



Planning Commission Regular Meeting Agenda

Date: Monday, December 8, 2025

Location: Bella Vista District Court

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

2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

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

III. Consideration of Minutes

A. Regular Meeting Minutes - November 10, 2025

IV. Public Input

V. Unfinished Business

VI. New Business

- A. **LSP-2025-61920:** A proposed lot split creating two separate lots for a proposed VA Clinic near Forest Hills Blvd. & Rogers Road; Parcel 16-70311-001; Applicant Swope Consulting; Presented by Planner Hyatt.
- B. **LSD-2025-61919:** A proposed large-scale development for Veteran's Affair Medical Clinic near Forest Hills Blvd. & Rogers Road; Parcel 16-70311-001; Applicant Swope Consulting; Presented by Planner LaRue.

VII. Committee Reports

VIII. Open Discussion

A. **2026 Development Calendar**; Director Robertson

IX. Announcements

A. The City Council Work Session will be Monday, December 8, 2025 at 5:30 pm in the Police Training Room.

B. The City Council Regular Meeting will be on Monday, December 15, 2025 at 6:00 pm in District Court.

C. The Planning Commission Work Session set for January 1, 2026 has been canceled due to the holiday.

D. The Board of Zoning Adjustment meeting will be on Monday, January 12, 2026 at 4:30 pm directly followed by the Planning Commission Regular Meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

November 10, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 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: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – October 13, 2025*

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

IV. PUBLIC INPUT

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

V. UNFINISHED BUSINESS

A. 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. Linda Lloyd recused herself from the Commissioners 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 answer questions.
5. A motion to approve the preliminary plat was made by Mr. Farner and a second was made by Mr. Wagnon.

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

Motion approved with six yes votes. (6-0)

6. Linda Lloyd returned from the public seating into the Commissioners chair.

VI. NEW BUSINESS

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

1. Senior Planner Hyatt presented the staff report in the packet.
2. Applicant Jim Keith was present, representing Cooper Realty Investments.
3. A discussion was held regarding the request.
4. A motion to approve the large-scale extension was made by Ms. Portillo and a second was made by Mr. Sedberry.

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

Motion approved with six yes votes and one abstain. (6-0)

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

1. Trail Manager Workman presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Victor Gurel, representing Trailblazers, was present to answer questions.
4. A motion to approve the large-scale extension was made by Mr. Farner and a second was made by Ms. Klesen.

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

Motion approved with six yes votes and one abstain. (6-0)

C. WVR-2025-61698: A waiver request of 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.

1. Trails Manager Workman presented the staff report in the packet.
2. Staff recommends approval with the condition there be an installation of a soft surface trail along Cunningham Drive in lieu of the previously required sidewalk.
3. A discussion was held regarding the request.

4. Applicant, Taylor Lindley, was present to reiterate the hardship and request.
5. A motion to approve the waiver with staff recommendations was made by Mr. Farner and a second was made by Mr. Sedberry.

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

Motion approved with six yes votes and one abstain. (6-0)

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.

1. Planner LaRue presented the staff report in the packet.
2. Stephanie Spivey was present to answer questions and reiterate hardship.
3. A discussion was held regarding the request.
4. A motion to approve the waiver was made by Mr. Sedberry and a second was made by Mr. Farner.

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

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

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.

1. Planner Grady presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Wendy Wickersham was present to answer questions and reiterate hardship.
4. A motion to approve the waiver was made by Ms. Lloyd and a second was made by Mr. Farner.

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

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

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 Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. Kip Williams, Civil Engineer with OWN, was present to answer questions and reiterate hardship.
3. A discussion was held regarding the request.
4. A motion to approve the retaining wall placement waiver was made by Ms. Lloyd and a second was made by Mr. Sedberry.

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

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

5. A motion to approve the waiver of pedestrian accommodation requirements along Lancashire Drive with the stipulations of providing a fee in lieu of, and removing the existing crossing was made by Mr. Farner and a second was made by Ms. Portillo.

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

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

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 Senior Planner Hyatt.

6. Senior Planner Hyatt presented the staff report in the packet in conjunction with Item F.
7. A discussion was held regarding the request.
8. Applicant Kip Williams was present to answer questions.
9. A motion to approve the large-scale development was made by Ms. Klesen and a second was made by Mr. Farner.

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

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

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

None.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:09 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 8th DAY OF December 2025:

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

Gail Klesen, Secretary
Bella Vista Planning Commission



Meeting Information:

2483 Forest Hills Blvd
December 8, 2025

Reviewer:

Christopher Hyatt
Senior Planner

Property Description

This property is located in central Bella Vista on Parcel #16-70311-001, located at the corner of Rogers Road and Forest Hills Boulevard.

Regulation

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

Request

The applicant is requesting a lot split of the existing Tract 1 (+/- 20.0 acres) to create new Tracts 1 (+/- 3.73 acres) and Tract 2 (+/- 13.88 acres) new lots with this incidental subdivision request.

Background

The applicant is requesting to split a single 20-acre parcel into two, individual, tracts to coincide with a pending large-scale development project for a new VA Clinic (LSD-2025-61919) The subject site is zoned as C-2, Light Commercial and bulk and area requirements are being met with both tracts per the zoning code. Various drainage and utility easements are being dedicated to the public per this plat, meeting requirements. Minimum road frontage requirements are also being met for both tracts and minimum right-of-way dedication requirements have been previously met.

No new streets are proposed, nor are any vacated, however a 24' access easement is being dedicated along the southern edge of Tract 1 for future development. Additionally, a six-foot wide access easement is being dedicated along the western side of Tract 1 for a proposed sidewalk.

The subject site is located within the City's Type Two Village Center node per the Future Land Use Map, which plans for a mix of uses that include retail, institution, park and residential uses. Rogers Road and Forest Hills Boulevard are both classified as Major Arterials per the Master Street Plan, with Forest Hills also being a state highway.

Public Comment

None at the time of this report.

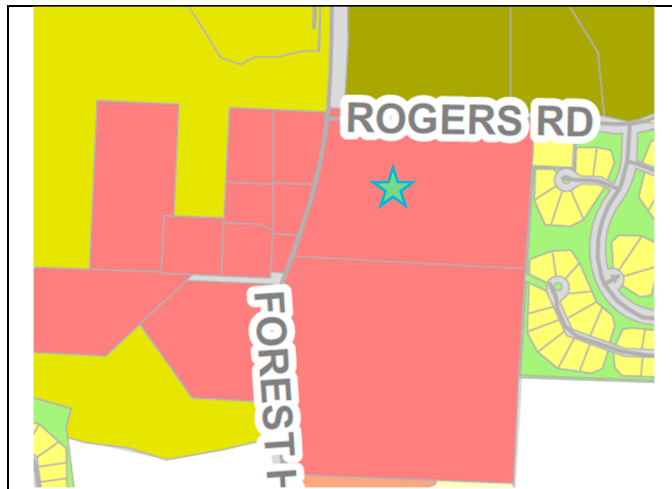
Outstanding Technical Comments

None at the time of this report

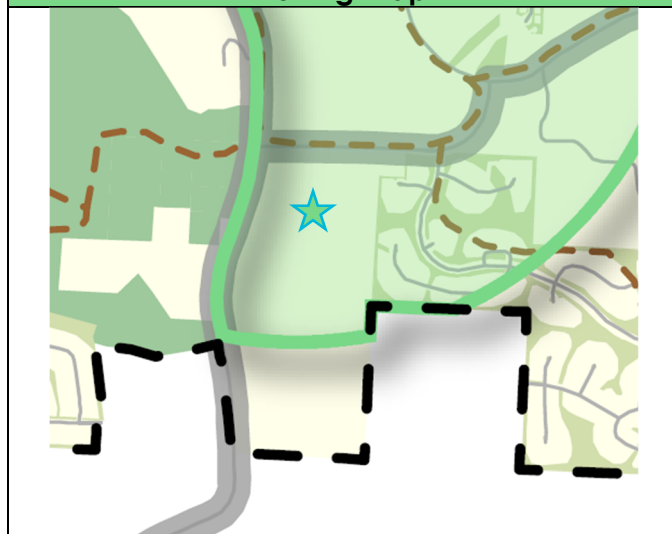
Recommendation

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

Project Number	LSP-2025-61920
Applicant	Swope Consulting
Address/Location	Rogers Rd/Forest Hills Blvd
Current Zoning	C-2, Light Commercial
Site Area	+/- 20.0 acres
Nature of Request	Lot Split of existing Tract 1 creating new Tracts 1 & 2.



Zoning Map



Future Land Use

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

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

Sec. 107-130 Incidental Subdivision Review Criteria

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

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

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, 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: _____ DATE OF EXECUTION: _____
REGISTERED ENGINEER
STATE OF ARKANSAS REGISTRATION NO. _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____
SIGNED _____
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

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

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS: _____ SOURCE OF TITLE: DEED RECORD _____ PAGE _____ & DEED RECORD _____ PAGE _____

STATE OF ARKANSAS)
COUNTY OF _____)
ACKNOWLEDGMENT

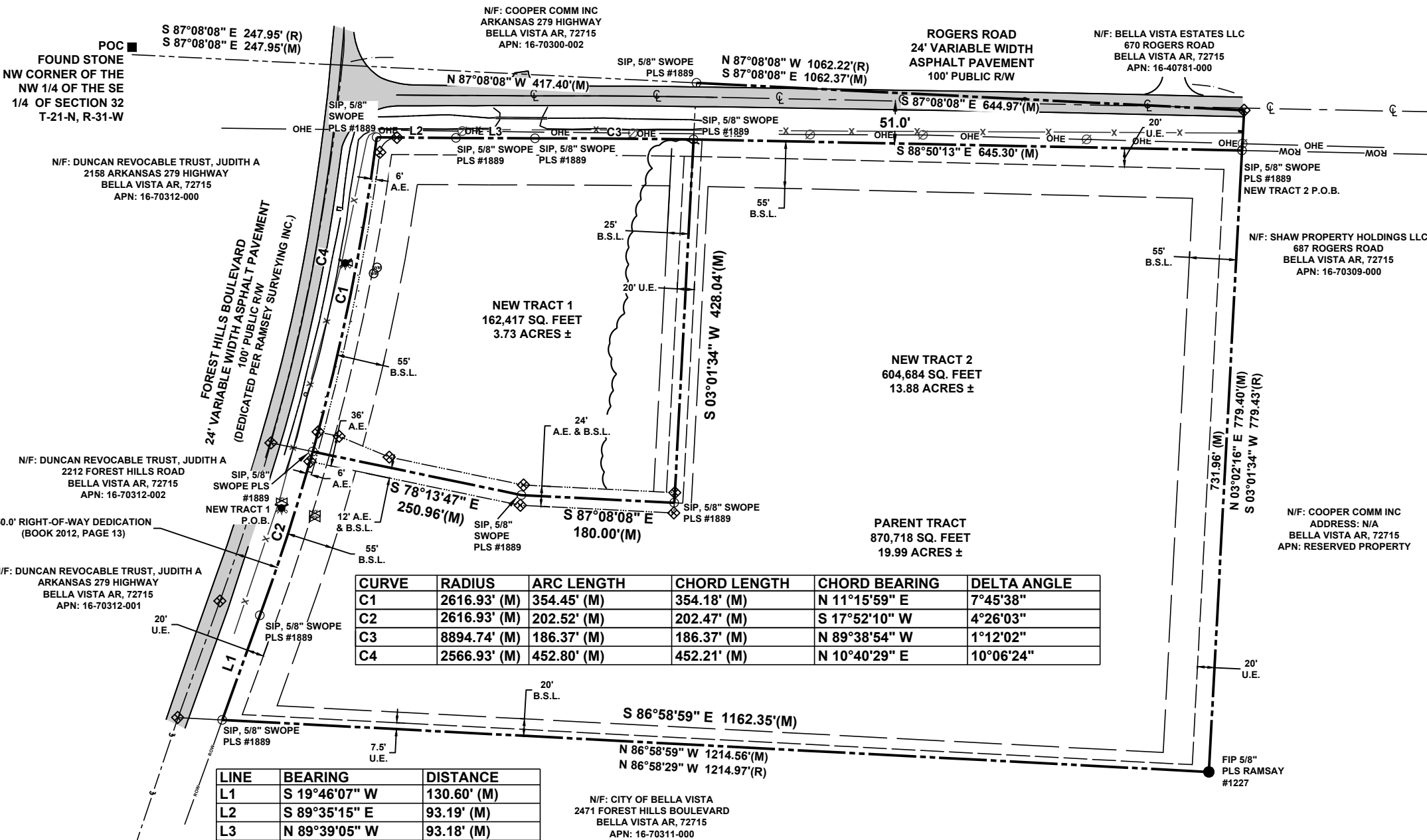
ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____, SATISFACTORILY PROVEN TO BE THE

PERSON(S) WHOSE NAME(S) APPEAR(S) AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/THEY HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND ON THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



DEED INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PERTINENT PROPERTY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. L202443632, WITH A RECORDING DATE OF 08/19/2024 AT 03:28 P.M.

DEED DESCRIPTION

LOCATED IN A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: STARTING AT A FOUND LIMESTONE AT THE NORTHWEST CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 32; THENCE ALONG THE NORTH LINE OF THE NW1/4 OF THE SE1/4, SOUTH 87°08'08" EAST 1662.22 FEET; THENCE ALONG THE EAST LINE OF THE SE1/4, SOUTH 03°01'34" WEST, 773.43 FEET TO A SET 5/8" REBAR; THENCE NORTH 86°58'59" WEST, 1214.97 FEET; THENCE ALONG THE CENTERLINE OF ARKANSAS STATE HIGHWAY #279, THE FOLLOWING COURSES: NORTH 19°56'01" EAST 145.83 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2622.88, AN ARC LENGTH OF 648.03 FEET, AND A CHORD OF NORTH 12°51'20" EAST, 646.39 FEET TO A SET MAG NAIL AND THE TRUE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHTS OF WAYS OF ARKANSAS STATE HIGHWAY #279 AND ROGERS ROAD AND ANY EASEMENTS OF RECORD.

NEW TRACT 1 SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: COMMENCING FROM A FOUND STONE BEING THE NW CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 32, T-21-N, R-31-W; THENCE S 87°08'08" E A DISTANCE OF 247.95' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 452.80', WITH A RADIUS OF 2560.33', WITH A CHORD BEARING OF S 10°40'29" W, WITH A CHORD LENGTH OF 452.21', TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 50.12' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF FOREST HILLS BOULEVARD, AS WELL AS BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 377.58', WITH A RADIUS OF 2616.93', WITH A CHORD BEARING OF N 11°31'10" E, WITH A CHORD LENGTH OF 377.23', TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889", BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROGERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 89°35'15" E A DISTANCE OF 93.19' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE S 89°39'05" E A DISTANCE OF 93.18' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 186.37', WITH A RADIUS OF 8894.74', WITH A CHORD BEARING OF S 89°38'54" E, WITH A CHORD LENGTH OF 186.37', TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE LEAVING SAID RIGHT-OF-WAY S 03°01'34" W A DISTANCE OF 428.04' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE N 87°08'08" W A DISTANCE OF 180.00' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE N 78°13'47" W A DISTANCE OF 250.96' TO THE POINT OF BEGINNING, CONTAINING 162.438 SQ. FEET, 3.73 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

NEW TRACT 2 SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: COMMENCING FROM A FOUND STONE BEING THE NW CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 32, T-21-N, R-31-W; THENCE S 87°08'08" E A DISTANCE OF 1310.32' TO A POINT; THENCE S 03°02'16" W A DISTANCE OF 47.44' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889" BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROGERS ROAD, AS WELL AS BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S 03°02'16" W A DISTANCE OF 731.96' TO A FOUND IRON REBAR STAMPED "PLS RAMSAY 1227"; THENCE N 86°58'59" W A DISTANCE OF 1162.35' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF FOREST HILLS BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N 19°46'07" E A DISTANCE OF 130.60' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 202.52', WITH A RADIUS OF 2616.93', WITH A CHORD BEARING OF N 17°52'10" E, WITH A CHORD LENGTH OF 202.47', TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE LEAVING SAID RIGHT-OF-WAY S 78°13'47" E A DISTANCE OF 250.96' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE S 87°08'08" E A DISTANCE OF 180.00' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE N 03°01'34" E A DISTANCE OF 428.04' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889" BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROGERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 89°38'54" E A DISTANCE OF 645.30' TO THE POINT OF BEGINNING, CONTAINING 603.828 SQ. FEET, 13.86 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

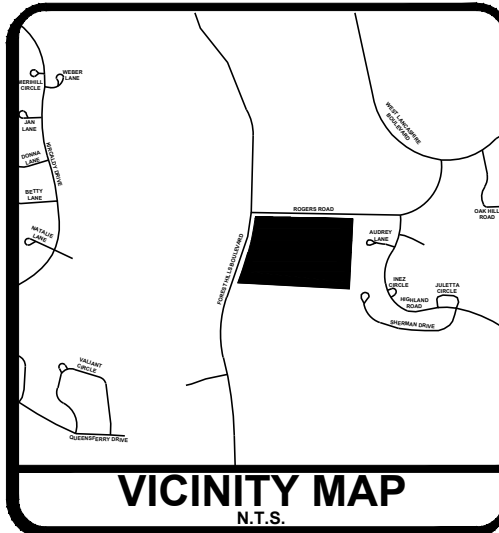
SOUTH ACCESS EASEMENT

LOCATED IN A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: COMMENCING FROM A FOUND LIMESTONE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 32, THENCE S 87°08'08" E A DISTANCE OF 247.95' TO A SET MAG NAIL; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 452.80', WITH A RADIUS OF 2566.93', WITH A CHORD BEARING OF S 10°40'29" W, WITH A CHORD LENGTH OF 452.21', THENCE WITH A CURVE TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 50.12' TO A SET 5/8" IRON REBAR WITH A CAP STAMPED SWOPE PLS #1889, BEING THE POINT OF BEGINNING; THENCE N 15°23'21" E A DISTANCE OF 24.05' TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 25.24' TO A POINT; THENCE S 87°23'24" E A DISTANCE OF 63.84' TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 159.79' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1.55', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF S 82°40'57" E, WITH A CHORD LENGTH OF 1.55', TO A POINT; THENCE S 87°08'08" E A DISTANCE OF 178.29' TO A POINT ALONG THE EAST BOUNDARY OF NEW TRACT 2; THENCE LEAVING SAID EAST BOUNDARY S 02°51'52" W A DISTANCE OF 24.00' TO A POINT; THENCE N 87°08'08" W A DISTANCE OF 180.16' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1.55', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF N 82°40'57" W, WITH A CHORD LENGTH OF 1.55', TO A POINT; THENCE N 78°13'47" W A DISTANCE OF 161.66' TO A POINT; THENCE N 78°13'47" W A DISTANCE OF 90.30' TO A POINT ALONG THE WEST BOUNDARY OF NEW TRACT 2; THENCE ALONG SAID WEST BOUNDARY N 15°47'08" E A DISTANCE OF 11.91' TO THE POINT OF BEGINNING.

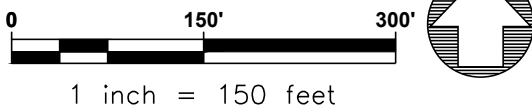
WEST ACCESS EASEMENT

LOCATED IN A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: COMMENCING FROM A FOUND LIMESTONE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 32, THENCE S 87°08'08" E A DISTANCE OF 247.95' TO A SET MAG NAIL; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 452.80', WITH A RADIUS OF 2566.93', WITH A CHORD BEARING OF S 10°40'29" W, WITH A CHORD LENGTH OF 452.21', THENCE WITH A CURVE TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 50.12' TO A SET 5/8" IRON REBAR WITH A CAP STAMPED SWOPE PLS #1889, BEING THE SOUTHWEST CORNER OF NEW TRACT 1; THENCE ALONG THE WEST BOUNDARY OF SAID NEW TRACT 1 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 377.58', WITH A RADIUS OF 2616.93', WITH A CHORD BEARING OF N 11°31'10" E, WITH A CHORD LENGTH OF 377.23', TO A SET 5/8" IRON REBAR WITH A CAP STAMPED SWOPE PLS #1889, BEING THE NORTHWEST CORNER OF NEW TRACT 1; THENCE LEAVING SAID WEST LINE S 89°35'15" E ALONG THE NORTH LINE OF SAID NEW TRACT 1 A DISTANCE OF 22.68' TO A POINT; THENCE LEAVING SAID NORTH LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.72', WITH A RADIUS OF 21.21', WITH A CHORD BEARING OF S 47°23'16" W, WITH A CHORD LENGTH OF 25.79', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 373.13', WITH A RADIUS OF 2622.93', WITH A CHORD BEARING OF S 11°49'57" W, WITH A CHORD LENGTH OF 372.81', TO A POINT; THENCE S 16°00'52" W A DISTANCE OF 6.39' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.99', WITH A RADIUS OF 785.05', WITH A CHORD BEARING OF S 16°05'58" W, WITH A CHORD LENGTH OF 5.99', TO A POINT; THENCE N 74°07'00" W A DISTANCE OF 6.00' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 24.06', WITH A RADIUS OF 2743.03', WITH A CHORD BEARING OF N 15°54'36" E, WITH A CHORD LENGTH OF 24.05', TO THE POINT OF BEGINNING.

Recording Block



GRAPHIC SCALE



BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.

SURVEYOR'S CERTIFICATION

- IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
- NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY: IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- FIELD WORK WAS COMPLETED 10/08/2025.
- THE NEAREST INTERSECTION IS THE INTERSECTION OF ROGERS ROAD AND FOREST HILLS BOULEVARD, ABUTTING THE NORTHWEST CORNER OF THE PROPERTY

LEGEND

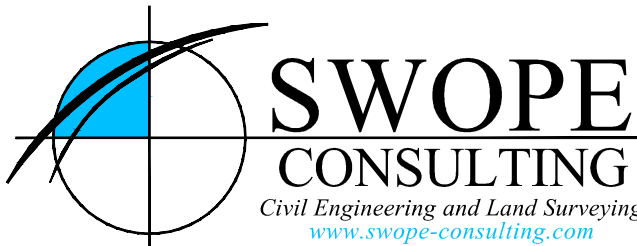
- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◆ COMPUTED POINT
- ◆ FOUND STONE
- ▽ SET MAG NAIL
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ POWER POLE
- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- - - RIGHT-OF-WAY (R/W)
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- - - ACCESS EASEMENT
- - - OVERHEAD POWER LINE
- - - FENCE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- N/F NOW OR FORMERLY

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, effective September 28, 2007.

Zone C-2 Building Setbacks (109-81)

Front/Exterior Side	55'
Side	20'
Rear	25'



Certificate of Authorization No. 2831

LOT SPLIT

OWNER INFORMATION

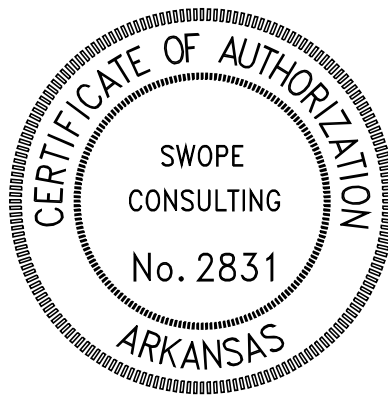
N/F: SI PROPERTY INVESTMENTS LLC

T.B.D. FOREST HILLS BOULEVARD
BELLA VISTA, ARKANSAS 72715
APN: 16-70311-001

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 12/02/2025

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS



DRAWN BY:	JOB NUMBER:
H.G.M.	25-299
SUBMITTAL DATE:	City Number:
12/02/2025	
DRAWING NAME:	
25-299su.dwg	
SHEET NUMBER:	
1 of 1	



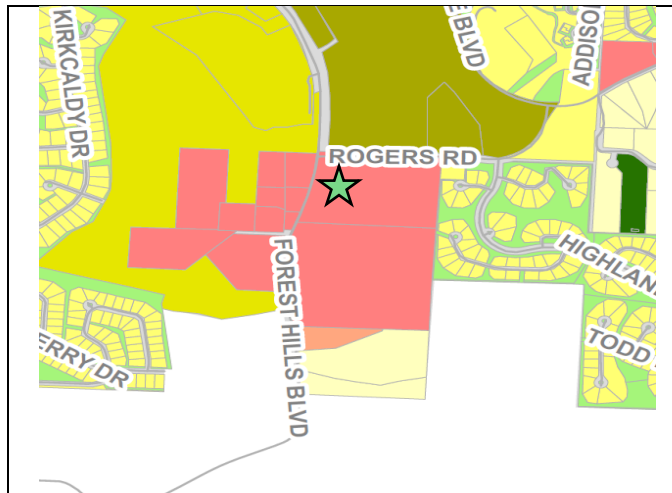
Meeting Information:

2483 Forest Hills Blvd
December 8th, 2025

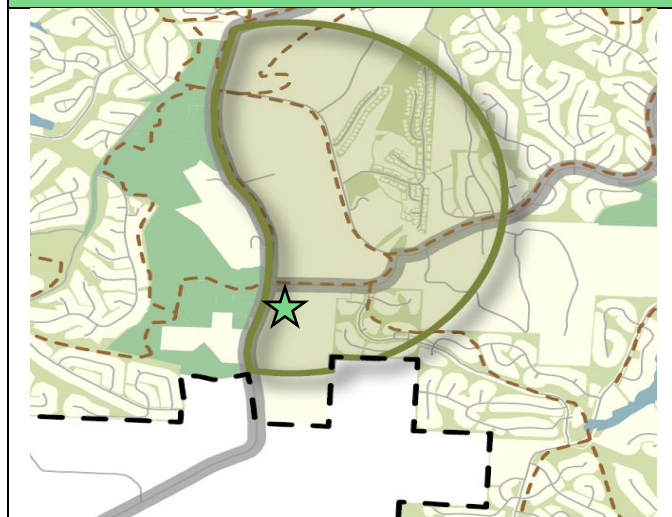
Reviewer:

Conner LaRue,
Planner

Project Number	LSD-2025-61919
Applicant	Swope Consulting
Address/Location	Forest Hills Blvd. & Rogers Rd.
Current Zoning	C-2 Light Commercial
Site Area	3.73 acres
Nature of Request	Proposed large-scale development.



Zoning Map



Future Land Use Plan

Property Description

This property is located in the southwest area of Bella Vista City Limits and is located on Parcel #16-70311-001.

Regulation

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

Request

The applicant is proposing to build an VA Clinic at the subject site along with other improvements.

Background

The applicant is requesting to build a +/- 16,862 sq. ft. VA medical clinic at the intersection of Rogers Rd. and Forest Hills Blvd. The Future Land Use Plan includes the site as a Type 2: Village Center Area. access from both street fronts, and is to include 77 total parking spaces. Ten ADA spaces are also included. Both streets are classified as major arterials per the Master Street Plan, and experience moderate to heavy traffic. The clinic however is not expected to generate over 100 trips per peak hour. A new sidewalk is proposed along both street fronts, with a dedicated access easement provided along Forest Hills. Stormwater is directed behind the facility to a detention pond, and is not expected to create any inadequate drainage conditions. The applicant is requesting a variance of the street and perimeter landscape requirement, citing the existing trees meet the intent of the ordinance. There are still outstanding comments from Planning, Engineering, Water and Fire.

Public Comment

None at the time of this report.

Outstanding Technical Comments

Remaining comments Planning, Engineering, Water and Fire

Recommendation

Staff recommends approval so long as remaining comments are met.

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.



October 27th, 2025

City of Bella Vista VA – Planning Department
Attn: Taylor Robertson
101 NE Towncenter
Bella Vista, AR 72714

**RE: LSD Narrative
Bella Vista VA Clinic**

Dear Taylor,

Please accept this letter in explanation of the referenced project submittal. The property is currently a 20-acre parcel on the SE corner of Rogers Avenue and Forest Hills Boulevard. This project includes a lot split of 4 acres, and the 16-acre remainder. The VA Clinic will be built on the 4 acres, and there are no definitive plans for the remainder.

The project consists of a 16,862-sf medical clinic with associated park, drive-thru drop off and detention pond. The facility will be served by driveways off both Rogers and Forest Hills. Also, there are sidewalks proposed along the frontage of both roads, for the roadway frontages of the new 4-acre lot.

Please note the attached waiver request. This request is submitted to allow existing trees to count towards the new-tree requirement. Further details are included in the letter of the waiver request.

The project is submitted with the following items:

1. Lot Split
2. Signed Lot Split application and checklist
3. Large-scale Development plan set
4. Signed Large-scale application and checklist
5. Drainage Report
6. Waiver Request Letter
7. Architectural Elevations

The above items, and this letter, are submitted for your review and ultimate approval.

Sincerely,

Phil Swope, PE
Project Engineer

BELLA VISTA VA CLINIC

LARGE SCALE DEVELOPMENT

FOREST HILL BLVD.

BELLA VISTA AR, 72715

Contact Information:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 16-70311-001
OWNER: DAVE IRVINE
ADDRESS: PO BOX 451214
GROVE, OK 74345
PH: 918-314-0950

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
PHIL SWOPE, P.S.
SWOPE CONSULTING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

CITY OF BELLA VISTA - ENGINEERING DEPARTMENT
ATTN: CHRISTOPHER BRACKETT, CITY ENGINEER
101 NE TOWNCENTER
BELLA VISTA, AR 72714
PH: (479) 855-8285

CITY OF BELLA VISTA - PLANNING DEPARTMENT
ATTN: CHRISTOPHER HYATT, SENIOR PLANNER
101 NE TOWNCENTER
BELLA VISTA, AR 72714
PH: (479) 855-8285

CITY OF BELLA VISTA - FIRE DEPARTMENT
ATTN: STEPHEN R. SIMS, FIRE CHIEF
103 NE TOWNCENTER
BELLA VISTA, AR 72714
PH: (479) 855-8249

CITY OF BELLA VISTA - STREET DEPARTMENT
ATTN: KAREN HUNT
101 NE TOWNCENTER
BELLA VISTA, AR 72714
PH: (479) 855-8285

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: 479-721-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
1133 E. HAROLD ST
FAYETTEVILLE, AR 72701
PH: 479-200-9022
PH: 479-571-6609
BB6585@ATT.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PH: 479-651-5583
TIMOTHY.GOSS@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK
ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT
OF HEALTH
ATTN: ADAM PARKER
DIVISION OF
ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

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

Date: _____

Signed by: _____

LEGAL DESCRIPTION

DEED INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PERTINENT PROPERTY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. L202443632, WITH A RECORDING DATE OF 08/19/2024 AT 03:28 P.M.

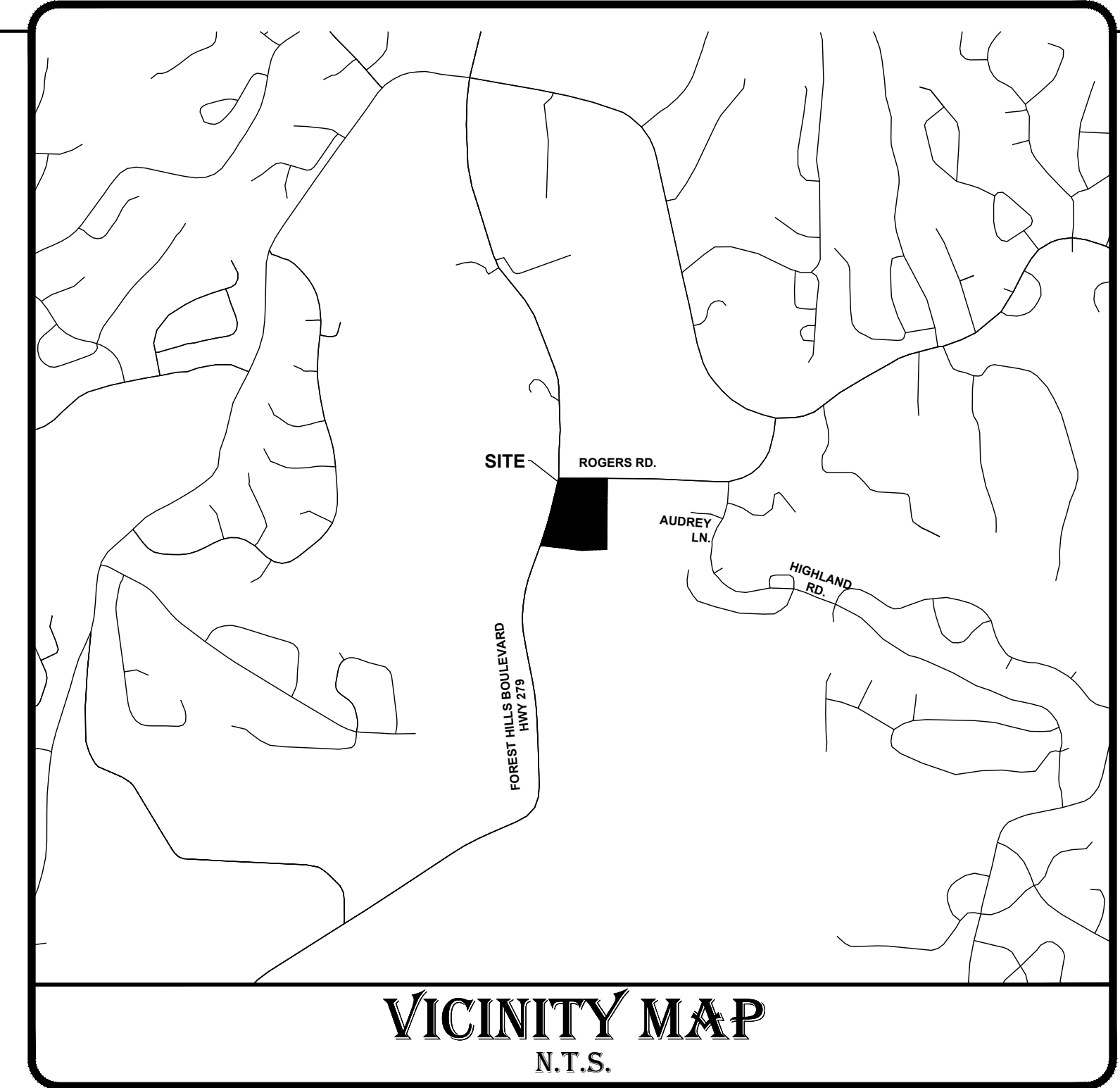
DEED DESCRIPTION

LOCATED IN A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS: STARTING AT A FOUND LIMESTONE AT THE NORTHWEST CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 32; THENCE ALONG THE NORTH LINE OF THE NW1/4 OF THE SE1/4, SOUTH 87°08'08" EAST 1062.22 FEET; THENCE ALONG THE EAST LINE OF THE NW1/4 OF THE SE1/4, SOUTH 03°01'34" WEST, 779.43 FEET TO A SET 5/8" REBAR; THENCE NORTH 86°58'26" WEST, 1214.97 FEET; THENCE ALONG THE CENTERLINE OF ARKANSAS STATE HIGHWAY #279 THE FOLLOWING COURSES: NORTH 19°56'01" EAST 145.83 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2622.88, AN ARC LENGTH OF 648.03 FEET, AND A CHORD OF NORTH 12°51'20" EAST, 646.39 FEET TO A SET MAG NAIL AND THE TRUE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHTS OF WAYS OF ARKANSAS STATE HIGHWAY #279 AND ROGERS ROAD AND ANY EASEMENTS OF RECORD.

NEW TRACT 1 SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY AS FOLLOWS:

COMMENCING FROM A FOUND STONE BEING THE NW CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 32, T-21-N, R-31-W; THENCE S 87°08'08" E A DISTANCE OF 247.95' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 452.80', WITH A RADIUS OF 2560.33', WITH A CHORD BEARING OF S 10°40'29" W, WITH A CHORD LENGTH OF 452.21', TO A POINT; THENCE S 78°13'47" E A DISTANCE OF 50.12' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF FOREST HILLS BOULEVARD, AS WELL AS BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 377.56', WITH A RADIUS OF 2616.93', WITH A CHORD BEARING OF N 11°31'10" E, WITH A CHORD LENGTH OF 377.23', TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889", BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROGERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 89°35'15" E A DISTANCE OF 93.19' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE S 89°39'05" E A DISTANCE OF 93.18' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 186.37', WITH A RADIUS OF 8894.74', WITH A CHORD BEARING OF S 89°38'54" E, WITH A CHORD LENGTH OF 186.37', TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE LEAVING SAID RIGHT-OF-WAY S 03°01'34" W A DISTANCE OF 428.04' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE N 87°08'08" W A DISTANCE OF 180.00' TO A SET 5/8" IRON REBAR STAMPED "PLS SWOPE 1889"; THENCE N 78°13'47" W A DISTANCE OF 250.96' TO THE POINT OF BEGINNING, CONTAINING 162.435 SQ. FEET, 3.73 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	SITE PLAN
C3.0	DEMO & EROSION CONTROL PLAN PHASE 1
C3.1	EROSION CONTROL PLAN PHASE 2
C3.2	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	STORM LINE A & B PLAN & PROFILE
C6.2	STORM LINE C & D PLAN & PROFILE
C10.0	DETAILS
C10.1	DETAILS
C10.2	LIGHTING DETAILS
C10.3	ARCHITECT DETAILS

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/27/25	1st SUBMITTAL
2	RE-2	11/19/25	2nd SUBMITTAL
3	RE-3	-/-/25	-----
4	RE-4	-/-/25	-----
5	RE-5	-/-/25	-----
6	RE-6	-/-/25	-----

SWOPE

CONSULTING

Civil Engineering and Land Surveying
www.swope-consulting.com

C1.0



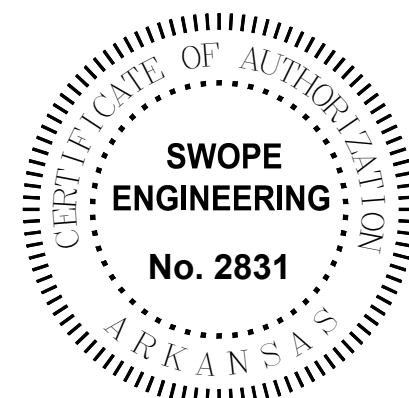
Know what's below.
Call before you dig.

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



PP##-####
DATE: NOVEMBER 19, 2025
REVISED: 11/19/2025

R:\SWOPE\25-299 BELLA VISTA VA CLINIC\DRAWINGS\25-299 PR.DWG - PLOTTED ON 11/19/2025 9:35:42 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JORDAY COOK

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND /OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH WATER AND SEWER SPECIFICATIONS



Know what's below.
Call before you dig.

GENERAL NOTES - CONT'D

21. DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTERLINE OF STRIPE.
22. ALL RADI SHALL BE 4 FOOT AT FACE OF CURB UNLESS OTHERWISE SPECIFIED.
23. LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
24. ALL CURB & GUTTER SHALL BE TYPE "A" 24" WIDE PER DETAIL SHEET.
25. ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
26. ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL FOLLOW THE GUIDELINES OF THE MUTCD.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
28. ALL ACCESSIBLE SPACES SHALL BE STRIPED / MARKED IN ACCORDANCE WITH THE ACCESSIBLE STRIPING DETAIL.
29. ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
30. ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

NOTES

1. UNLESS OTHERWISE NOTED ON THE PLAT, ALL HOUSES MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOME/BUILDING.
2. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMPS DAMAGED DURING CONSTRUCTION.
3. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADA RAMP CONSTRUCTION AND ALL COMMON PROPERTY SIDEWALK CONSTRUCTION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF SPRINGDALE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT, (5' GREEN SPACE BOC AND 5' SIDEWALK ON ALL STREET FRONTS).

SITE NOTES

1. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED ALL AREAS DISTURBED BY CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSION ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER IMMEDIATELY.
3. REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
5. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE ALL ISSUES WITH LOCAL UTILITY COMPANY PRIOR TO BIDDING.
6. CONTRACTOR SHALL CONSTRUCT ALL INTERSECTION ACCESSIBLE RAMPS INTO CORNER LOTS.
7. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY.
8. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, CROSS HATCHING, CROSSWALKS AND OTHER PAVEMENT MARKINGS WILL BE THERMOPLASTIC PER CITY STANDARDS AND SPECIFICATIONS.
10. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY, THE OWNER AND THE ENGINEER.
11. ALL SAW-CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT MAY VARY; SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO CITY SPECIFICATIONS FOR SMOOTHNESS.
12. ALL DIMENSION ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS NOTED OTHERWISE.
13. FINAL "AS-BUILT" PLANS OF ALL IMPROVEMENTS PERFORMED SHALL BE PROVIDED TO THE CITY AFTER COMPLETION OF THE ENTIRE PROJECT. AS-BUILT PLANS MUST BE PROVIDED BEFORE FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN BY THE CITY, AND BEFORE THE ASSOCIATED PROJECT BONDS ARE RELEASED.
14. CURB INLET AND JUNCTION BOX TOP ELEVATION SHALL BE SET BY THE STREET PROFILE. IF A CONFLICT EXISTS BETWEEN THE STRUCTURE'S TOP ELEVATION AND THE STREET TOP-OF-CURB, THE STREET SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT EXISTS.

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
2. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL REMOVE ALL BUILDINGS, PAVEMENT, CURBS, TREES (SAVE AND PROTECT), LIGHT POLES, UTILITY POLES AND LINES FROM THE SITE UP TO THE LIMITS OF CONSTRUCTION OR THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL CAP/PLUG ANY WATER, GAS, SANITARY SEWER OR STORM SEWER LINE AT THE PROPERTY LINE. ELECTRIC AND TELEPHONE LINES WHETHER OVERHEAD OR UNDERGROUND SHALL BE TERMINATED AT THE CLOSEST UTILITY POLE OR PEDESTAL TO THE PROPERTY LINE OR PER THE DESIGNATED UTILITY COMPANY'S REQUIREMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS FROM THE SITE PER GOVERNMENT GUIDELINES AND SHALL DISPOSE OF THE HAZARDOUS MATERIALS IN STRICT ACCORDANCE TO THE GUIDELINES.
6. CONTRACTOR SHALL ENSURE THAT ADEQUATE MEASURES ARE TAKEN PRIOR TO THE REMOVAL OF ANY EXISTING STORM WATER / SANITARY SEWER SYSTEMS SO THAT THE DISCHARGE OF WATER REMAINS UNINTERRUPTED BOTH ON AND OFF THE SITE.
7. CONTRACTOR SHALL ENSURE THAT ANY UTILITY SERVICE TO THE SITE THAT SHALL BE REMOVED WILL NOT INTERRUPT SERVICE TO THE NEIGHBORING PROPERTY OWNERS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE NEIGHBORING PROPERTY OWNERS IF SERVICE WILL BE INTERRUPTED.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION GENERAL NOTES

- A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE STANDARD DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
- B. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- D. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- E. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- F. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- G. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- H. SURFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- I. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR VEHICLES AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- J. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR U.S.
- K. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- L. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- N. THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- O. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- P. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE RETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- Q. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL INDICATE ON PLAN THE STOCKPILE AND BORROW AREA LOCATIONS AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- R. SLOPES SHALL BE SET IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- S. ALL CONSTRUCTION SHALL BE COMPLETED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

- SWPPP PHASE I:
1. PRE-CONSTRUCTION MEETING.
 2. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND CONCRETE WASH AREA(S).
 3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:
 - a. TRAILER
 - b. PARKING & STORAGE AREAS
 - c. LAY DOWN
 - d. PORTA POTTY
 - e. WHEEL WASH &/OR CONCRETE WASHOUT
 - f. MASON'S AREA
 - g. FUEL AND MATERIAL STORAGE CONTAINERS
 - h. SOLID WASTE CONTAINERS, ETC.,
 4. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
 5. THE FOLLOWING SHALL BE SHOWN ON THE EROSION CONTROL SITE MAP UPON IMPLEMENTATION AND INSTALLATION:
 - a. CONSTRUCTION TRAILER(S)
 - b. PARKING & STORAGE AREAS
 - c. LAY DOWN
 - d. PORTA POTTY
 - e. WHEEL WASH &/OR CONCRETE WASHOUT
 - f. FUEL AND MATERIAL STORAGE CONTAINERS
 - g. SOLID WASTE CONTAINERS, ETC.
 6. CONSTRUCT THE SILT FENCES ON THE SITE.
 7. CONTRACTOR SHALL HALT ALL GROUND DISTURBANCE ACTIVITIES AND CONTACT THE CIVIL ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 8. CONSTRUCT THE SEDIMENT BASIN(S) WITH OUTFALL STRUCTURE AS SHOWN ON PLAN BEFORE ANY OTHER CONSTRUCTION ACTIVITIES ARE PERFORMED.
 9. CLEAR AND GRUB THE SITE.
 10. BEGIN GRADING THE SITE.
 11. SWPPP PHASE II
 1. TEMPORARILY SEED DENuded AREAS.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES WHERE NOTED ON PLANS.
 4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 5. PREPARE SITE FOR PAVING.
 6. PAVE SITE.
 7. INSTALL INLET PROTECTION DEVICES.
 8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GRADING NOTES

- PRE-CONSTRUCTION:
1. PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
 2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
 3. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.

- GENERAL:
1. CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
 2. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY PROPOSED IMPROVEMENTS.
 3. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
 4. CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, SLUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
 5. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
 6. CONTRACTOR SHALL PROOF ROOF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
 7. CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEERING / INSPECTION FIRM REGISTERED WITH THE STATE OF ARKANSAS FOR INSPECTION AND TESTING OF SUBGRADE FOR PROPER COMPACTION (95% STANDARD PROCTOR).

- STORM SYSTEM:
1. ALL DRAINAGE STRUCTURES UNDER PAVED AREAS AND / OR AREAS EXPECTING HEAVY DUTY TRAFFIC LOADING SHALL BE DESIGNED TO MEET AASHTO HEAVY DUTY (H20) TRAFFIC LOADING.
 2. STORM PIPE / BOX SHALL BE BEDDED IN ACCORDANCE WITH THE BEDDING DETAIL AND IN ACCORDANCE WITH THE SPECIFICATIONS OF ASTM D2321 (LATEST EDITION AVAILABLE AT [HTTP://WWW.ASTM.ORG](http://www.astm.org)).
 3. STORM SYSTEM IS MEASURED FROM THE CENTER OF THE BOX AND FROM THE END OF THE FLARED END SECTIONS.
 4. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED SO THAT THE APPROPRIATE SECTION OF THE BOX, SUCH AS THE GUTTER FOR CURB INLETS, THE GRATE FOR DROP INLETS, IS AT AN ELEVATION THAT WILL ALLOW FOR THE MAXIMUM DRAINAGE INTO THE BOX IN ACCORDANCE WITH PROPOSED GRADES AND SPOT ELEVATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN THE EVENT OF A DISCREPANCY.
 5. ALL DRAINAGE STRUCTURES LOCATED WITHIN THE STATE OR LOCAL RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.
 6. CONTRACTOR SHALL MATCH TOP OF PROPOSED STORM SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
 7. CONTRACTOR SHALL NOT CONSTRUCT CURB INLET TOPS OR JUNCTION BOX TOPS UNTIL STREET GRADING ACHIEVES FINAL SUBGRADE ELEVATION.
 8. WHERE HDPE IS CHOSEN TO REPLACE RCP, FOLLOW MANUFACTURER'S INSTALLATION DETAILS.

GRADING NOTES

- POST-CONSTRUCTION:
1. CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MIN. DEPTH OF 3".
 2. ALL UNPAVED DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND ANCE OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
 3. ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.
 4. SOD IS REQUIRED FOR ENTIRE RETENTION/DETENTION POND AREAS.
 5. HDPE REFERS TO HIGH DENSITY POLYETHYLENE "PE" TYPE CORRUGATED (EXTERIOR) DRAINAGE PIPE.
 6. HDPP REFERS TO HIGH DENSITY POLYETHYLENE "PPP" TYPE (HIGH PERFORMANCE) DOUBLE WALLED CORRUGATED (EXTERIOR) DRAINAGE PIPE.

UTILITY NOTES

- GENERAL:
1. THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION IN AREAS OF EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITY LINES AND SHALL MAKE EVERY EFFORT NECESSARY TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
 2. A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION / INSTALLATION OF ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITY / GOVERNING AGENCY OR UTILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED BY SAID MUNICIPALITY / AGENCY / UTILITY. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY STATE / LOCAL PERMITS FOR CONSTRUCTION.
 3. WATER AND SANITARY LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION AND 10'-0" OF HORIZONTAL SEPARATION FROM EACH OTHER.
 4. ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER THE DETAIL SHEETS OR APPROVED EQUIVALENT ANCHORS.
 5. CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
 6. DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, BACK OF CURB, AND CENTERLINE OF PIPE AND FITTING.
 7. CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS.
 8. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
 9. CONTRACTOR SHALL OBTAIN AUTHORIZATION OF THE LOCAL MUNICIPALITY AS TO THE SUITABILITY OF ANY EXISTING WATER LINES, SEWER LINES, OR SEWER MANHOLES. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
 10. PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY.
 11. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
 12. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATION OF THE LOCAL WATER UTILITY COMPANY AND LOCAL MUNICIPALITY.
 13. PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY.
 14. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
 15. UTILITY LINES LESS THAN 12 KV SHALL BE RELOCATED UNDERGROUND AS REQUIRED BY THE LOCAL MUNICIPALITY.
 16. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ROUTING OF GAS, TELEPHONE, CABLE, AND ELECTRICITY.
 17. COORDINATE WITH LOCAL UTILITIES FOR MAKING THE HOT TAPS. LOCAL UTILITIES DOES ALL HOT TAPS ON OUR SYSTEM.
 18. ALL VALVES AND FIRE HYDRANTS MUST BE INSTALLED AT FINISHED GRADE. NO VALVES WITHIN THE SIDEWALKS.
 19. ALL METER CANS MUST BE 3" ABOVE FINISHED GRADE. THIS IS FINISHED GRADE WHEN HOME IS BUILT.
 20. STREET SIDE MANHOLE RIM ELEVATIONS SHALL BE 4" ABOVE THE PROPOSED FINAL GRADE AND OFFSITE OR NON STREET SIDE MANHOLE TOP RIM ELEVATIONS SHALL BE 12" ABOVE PROPOSED FINAL GRADE.

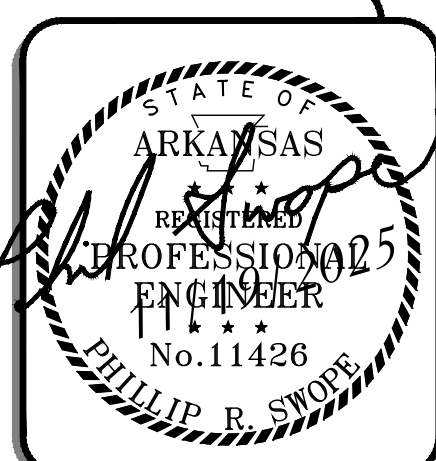
SANITARY SEWER NOTES

1. ALL SANITARY SEWER LINES SHALL HAVE 36" MIN. COVER ABOVE TOP OF PIPE.
2. ALL SANITARY SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL. SEE DETAIL SHEET(S).
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREA / NON-PAVED AREA SHALL BE CONSTRUCTED SO THAT THE RIM IS SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST ADJACENT GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED THEN THE MANHOLE COVER SHALL BE WATER TIGHT.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN.

WATER NOTES

1. ALL WATER LINES SHALL HAVE 48" MIN. COVER ABOVE TOP OF PIPE.
2. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL. SEE DETAIL SHEET(S).
3. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY STANDARDS AND WITH A CITY INSPECTOR PRESENT.
4. ALL FIRE HYDRANTS SHALL HAVE A CITY APPROVED GATE VALVE RESTRAINED TO THE HYDRANT.
5. ANY CLEANSOUTS, VALVE BOXES, AND METER BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APROIN IN ACCORDANCE WITH THE DETAIL SHEET.
6. ALL WATERLINE APPURTENANCES WITH ACCESS ABOVE-GROUND (VALVES, METERS, ETC) SHALL BE PLACED OUTSIDE OF PAVING AND FUTURE SIDEWALK AREAS. IF THESE LOCATIONS ARE NOT FEASIBLE, CONTACT THE ENGINEER PRIOR TO INSTALLATION.

THIS PLAN INCLUDES A REHABILITATION OF AN EXISTING ROAD, AS WELL AS TIE-INS TO EXISTING ROAD STRUCTURES ON THE NORTH AND EAST BOUNDARY OF THE SITE. EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOWN WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE REHABILITATION OF THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH GRADING WITH THE DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.



GENERAL NOTES

BELLA VISTA VA CLINIC

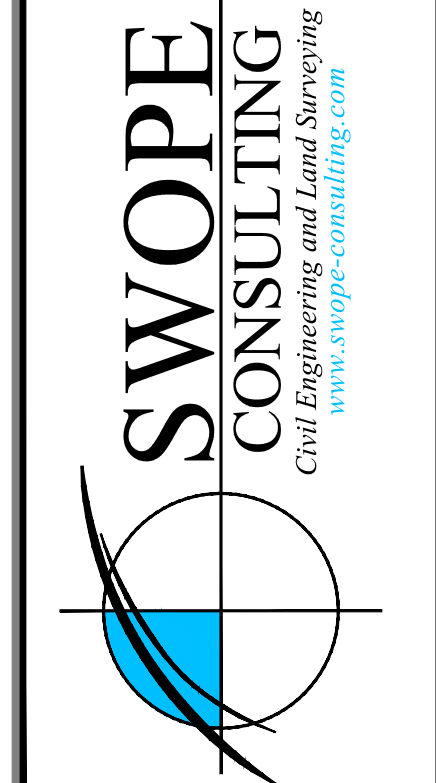
LARGE SCALE DEVELOPMENT

DAVE IRVINE

FOREST HILL BLVD

BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



DRAWN BY:	JORDAN	JOB NUMBER:	25-299
SUBMITTAL DATE:	11/19/2025	CITY NUMBER:	PP#-####
DRAWING NAME:	25-299 PR.DWG		
SHEET NUMBER:			

C1.1

LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND MAG NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)
- FOUND PIPE

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

SITE INFORMATION

ZONING: C-2
GROSS SITE AREA: 200,379 SQ. FT. (4.60 ACRES)
NET SITE AREA: 160,437 SQ. FT. (3.68)
BUILDING SETBACKS:
FRONT: 55FT
SIDE (PARALLEL TO R.O.W.): 30FT
SIDE (ADJACENT TO RESIDENTIAL): 25FT
SIDE (ADJACENT TO NON-RESIDENTIAL): 20FT
REAR (ADJACENT TO RESIDENTIAL): 55FT
REAR (ADJACENT TO NON-RESIDENTIAL): 25FT
PARKING SETBACKS:
FRONT AND EXTERIOR SIDE: 20FT
REAR AND INTERIOR SIDE: 15FT

PARKING INFORMATION

PARKING STALLS: 69
ADA SPACES REQUIRED/PROVIDED: 3/10
TOTAL SPACES: 77

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

FLOOD INFORMATION

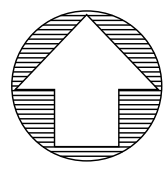
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0060J, EFFECTIVE DATE SEPTEMBER 28, 2007.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE CONSULTING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE



Know what's below.
Call before you dig.



GRAPHIC SCALE

0 30' 60'
1 inch = 30 feet

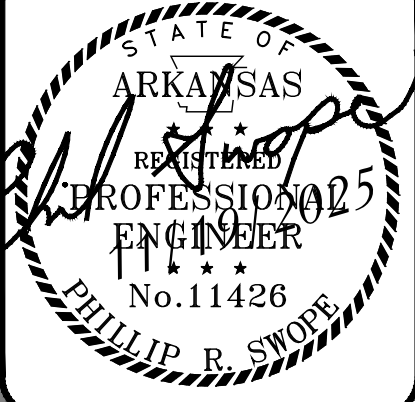
CABLE TRUST, JUDITH A
1818 N. HILLS ROAD
BELLA VISTA AR, 72715
16-70312-002

S 87°08'08" E 247.95' (R)
S 87°08'08" E 247.95' (M)

N/F: DUNCAN REVOCABLE TRUST, JUDITH A
2158 ARKANSAS 279 HIGHWAY
BELLA VISTA AR, 72715
APN: 16-70312-000

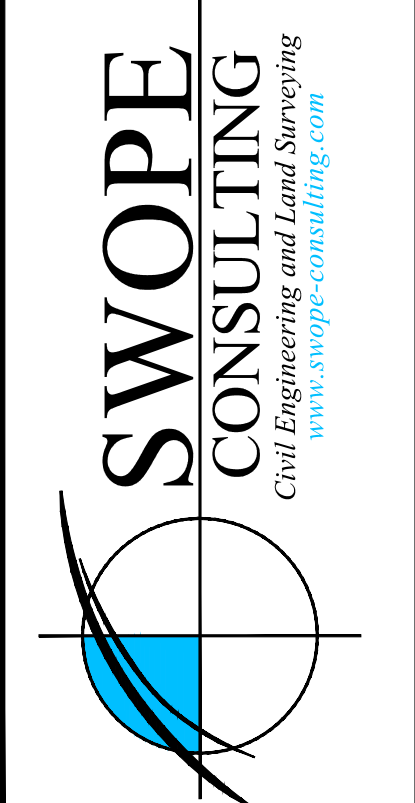
FOREST HILLS BOULEVARD
WITH ASPHALT PAVEMENT
100' PUBLIC R/W
(DEDICATED PER RAMSEY SURVEYING INC.)

N/F: COOPER COMM INC
ARKANSAS 279 HIGHWAY
BELLA VISTA AR, 72715
APN: 16-70300-002



SITE PLAN
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD.
BELLA VISTA AR, 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



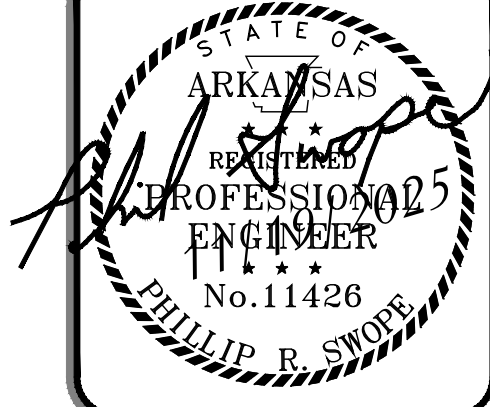
DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	SHEET NUMBER: C2.0

FEATURE LINES	
	SILT FENCE
	STOCKPILE/STAGING AREA
	LIMITS OF DISTURBANCE
	TEMPORARY CONSTRUCTION ENTRANCE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

SYMBOLS		HATCHES	
	INLET PROTECTION		ASPHALT
	ROCK CHECK DAM		CONCRETE
	SLOPE ARROW		GRAVEL
	TEMPORARY CONSTRUCTION ENTRANCE		FLOOD ZONE
	WATTLE		POND

Site Plan Details:

- Property:** NEW TRACT 1, 162,435 SQ. FEET (3.73 ACRES ±).
- Adjacent Owners:**
 - N/F: DUNCAN REVOCABLE TRUST, JUDITH A, 2158 ARKANSAS 279 HIGHWAY, BELLA VISTA AR, 72715, APN: 16-70312-000.
 - NCAN REVOCABLE TRUST, JUDITH A, 2212 FOREST HILLS ROAD, BELLA VISTA AR, 72715, APN: 16-70312-002.
- Boundaries and Easements:**
 - Top boundary: N 87°08'08" W 417.40'(M).
 - Right boundary: S 87°08'08" E 1062.22'(R), S 87°08'08" E 1062.37'(M).
 - Bottom boundary: S 87°08'08" E 180.00'(M).
 - Left boundary: S 78°13'47" E 250.96'(M).
 - Internal easements: SIP, 5/8" SWOPE, PLS #1889.
- Existing Features:**
 - ROGERS ROAD MAJOR ARTERIAL 100' PUBLIC R/W.
 - TEMPORARY CONSTRUCTION ENTRANCE.
 - EXISTING FENCE TO BE REMOVED.
 - EXISTING CMP PIPE TO BE REMOVED.
 - EXISTING POWER POLES.
 - SWPPP MAILBOX.
 - CONCRETE WASHOUT.
 - EXISTING TREES TO BE PROTECTED.
 - EXISTING FIRE HYDRANT.
 - EXISTING FENCE TO BE REMOVED.
 - EXISTING TREE CANOPY.
- Proposed Features:**
 - NEW TRACT 1 P.O.B. (Point of Beginning).
 - SILT FENCE (TYP.).
 - LIMITS OF DISTURBANCE (TYP.).
 - PROTECT EXISTING TREE CANOPY.
- Other Notes:**
 - "CAUTION" PROTECT EXISTING OVERHEAD ELECTRIC LINE.
 - "CAUTION" PROTECT EXISTING POWER POLES.
 - "CAUTION" EXISTING TREES TO BE PROTECTED.
 - "CAUTION" PROTECT EXISTING FIRE HYDRANT.
 - WATER METERS TO BE ABANDONED AND REMOVED.
 - FOREST HILLS BOULEVARD 24' VARIABLE W/ 16' PUBLIC R/W (DEDICATED PER RAMSEY SURVEYING INC.).



DEMO & EROSION CONTROL PLAN PHASE 1

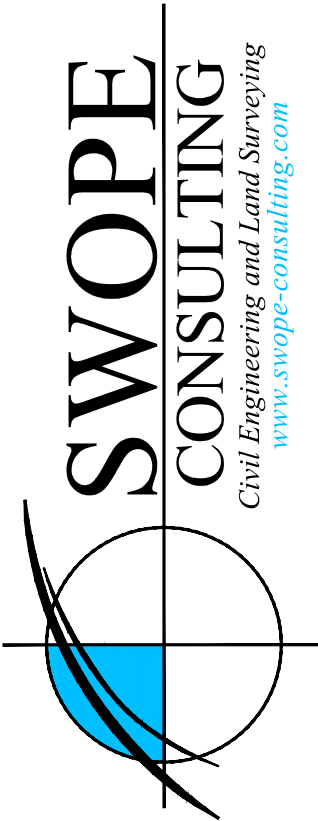
BELLA VISTA VA CLINIC

LARGE SCALE DEVELOPMENT

DAVE IRVINE
FOREST HILL BLVD

BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	
SHEET NUMBER: C3.0	

R:\SWOPE\25-299 BELLA VISTA VA CLINIC\CIVIL DRAWINGS\25-299 PR.DWG - PLOTTED ON 11/19/2025 9:38:45 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JORDAN COOK

EROSION CONTROL LEGEND

FEATURE LINES

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTURBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

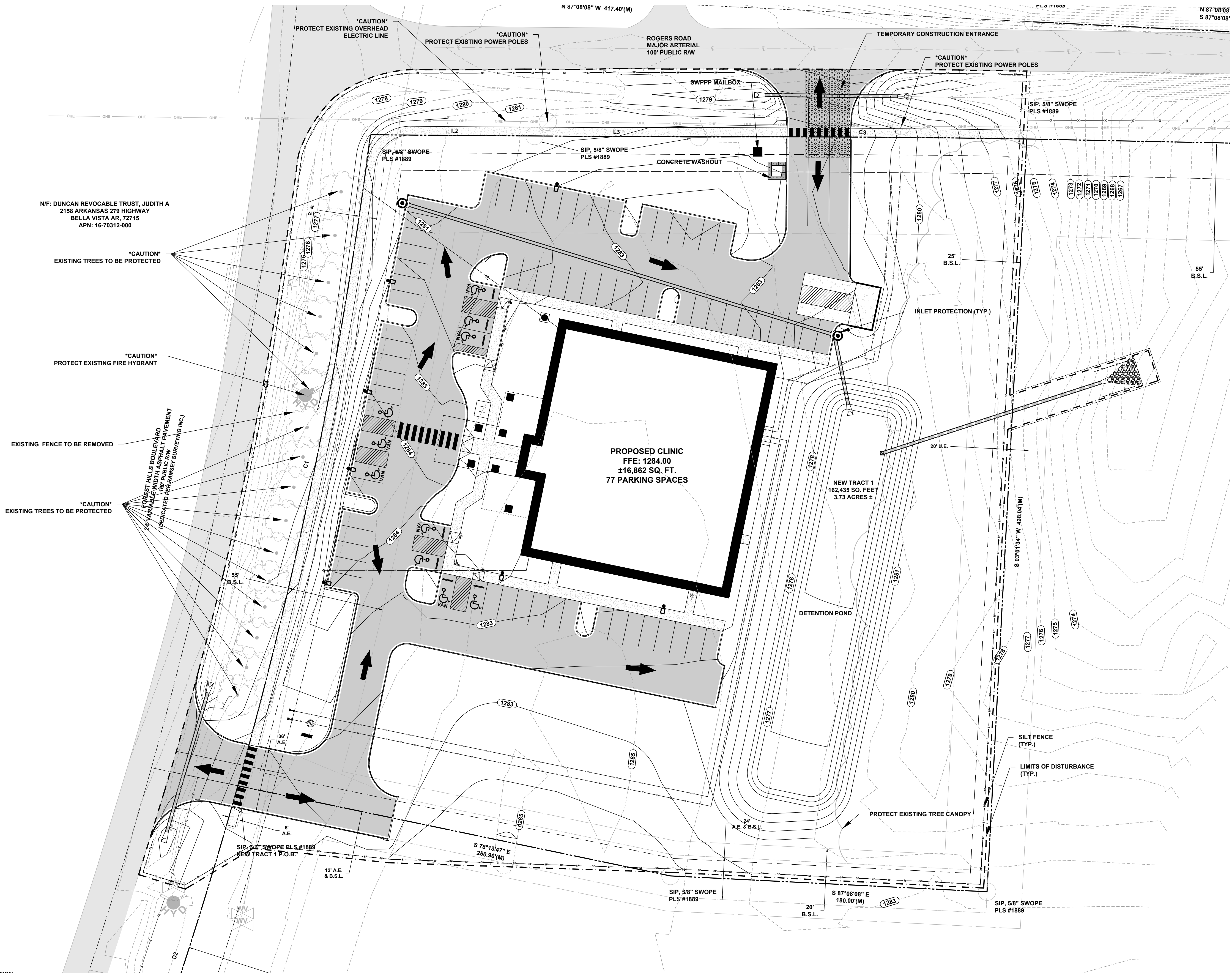
SYMBOLS

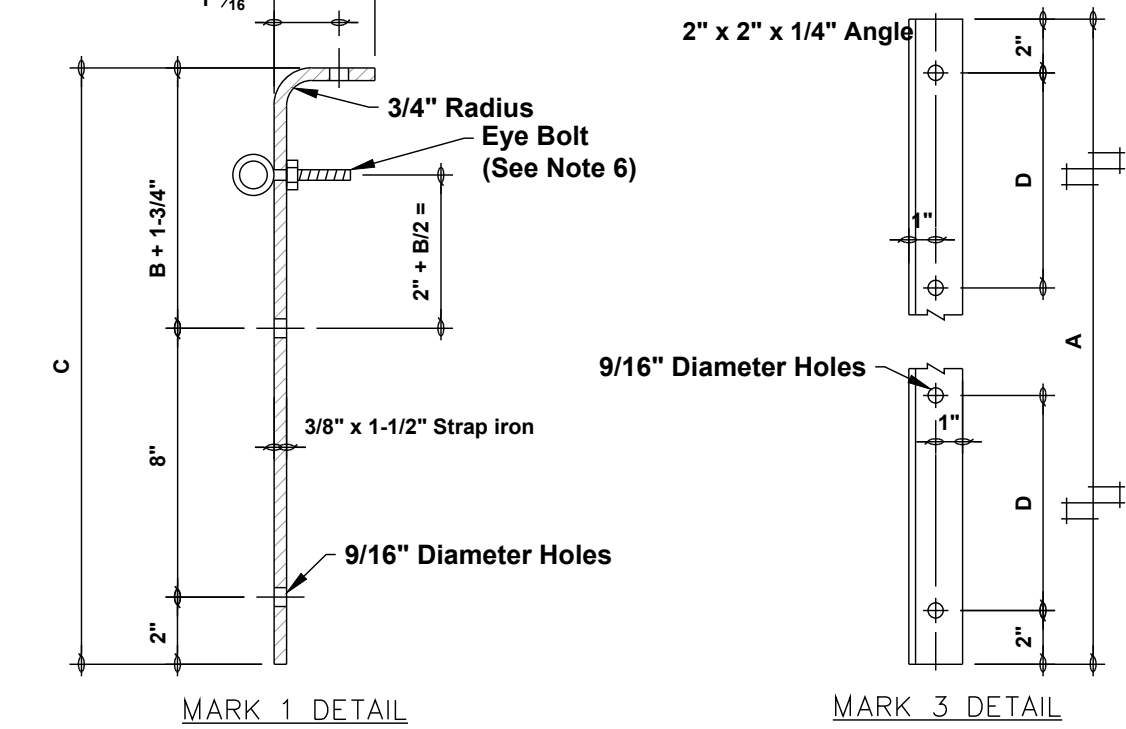
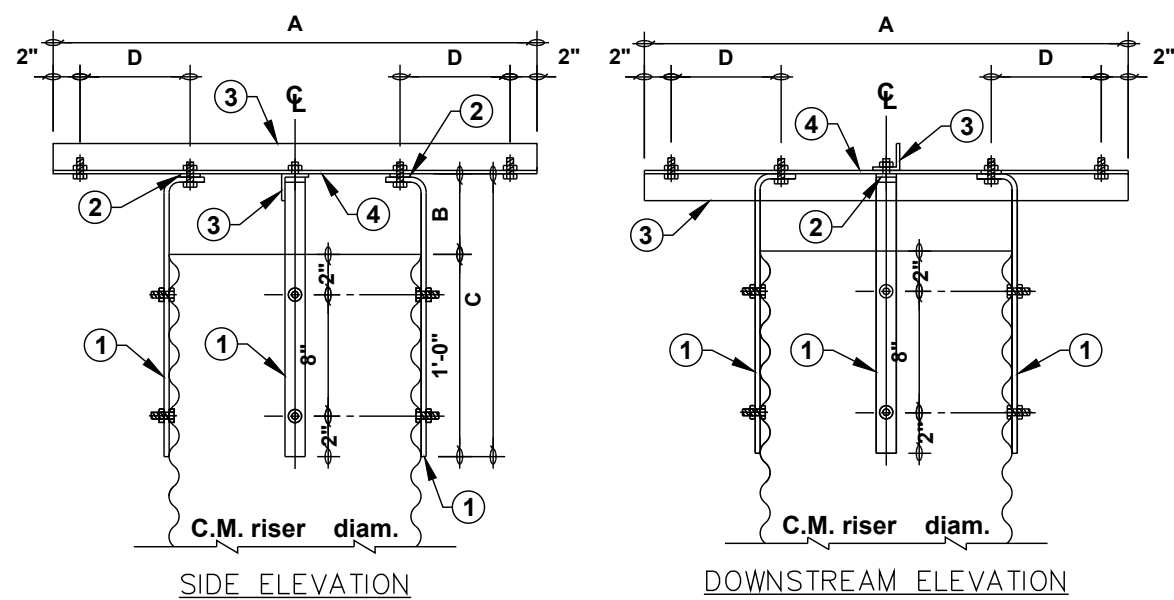
- INLET PROTECTION
- ROCK CHECK DAM
- SLOPE ARROW
- TEMPORARY CONSTRUCTION ENTRANCE
- WATTLE

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

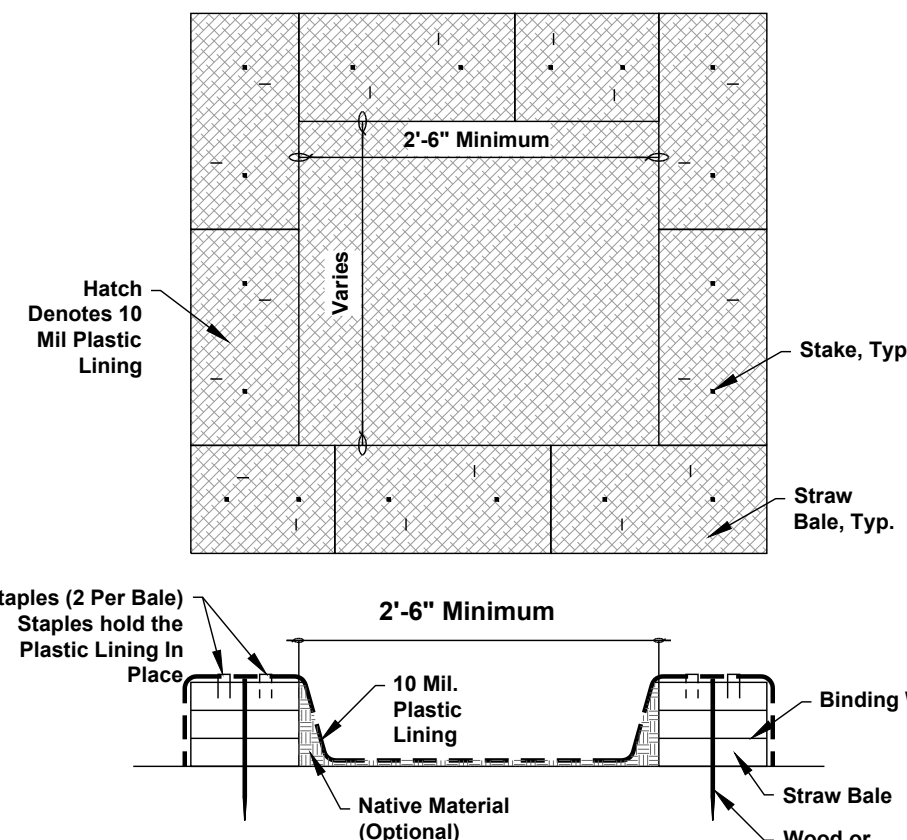




- NOTES:
1. If the C.M. riser is steel, the baffle plate and angles shall be steel.
 2. All steel shall be painted.
 3. If the C.M. riser is aluminum, the baffle plate and angles shall be aluminum.
 4. All bolts, nuts, and lock washers shall be galvanized, cadmium plated or stainless steel.
 5. The antivortex baffle plate may be left square providing all corners are rounded with a 6" radius.
 6. Optional for 30" and 36" diameter risers: The 7/16" diameter rod may be used in areas where a safety hazard exists. Do not use where trash accumulation is a problem. A 5/16" x 3-1/2" eye bolt with nut and lock washer shall be used to support the 7/16" diameter rod.

ANTI-VORTEX DEVICE

NTS

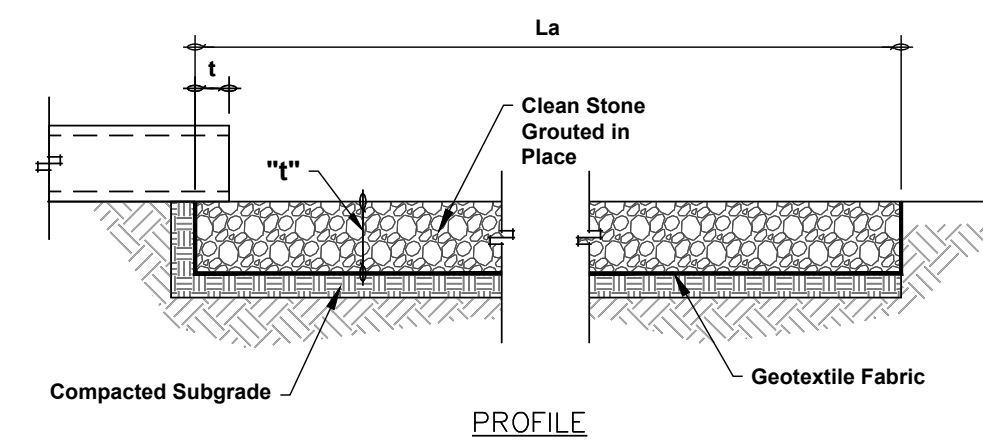
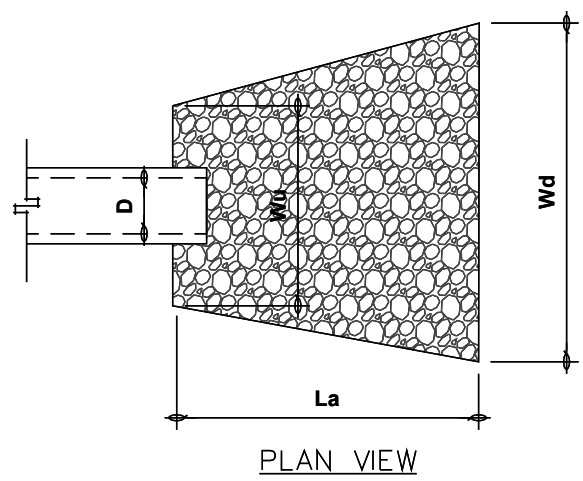


CONCRETE WASHOUT

NTS

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d ₅₀ , (inches)	Apron Length L _a , (feet)	Upstream Width W _u , (feet)	Downstream Width W _d , (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PROFILE

RIP RAP

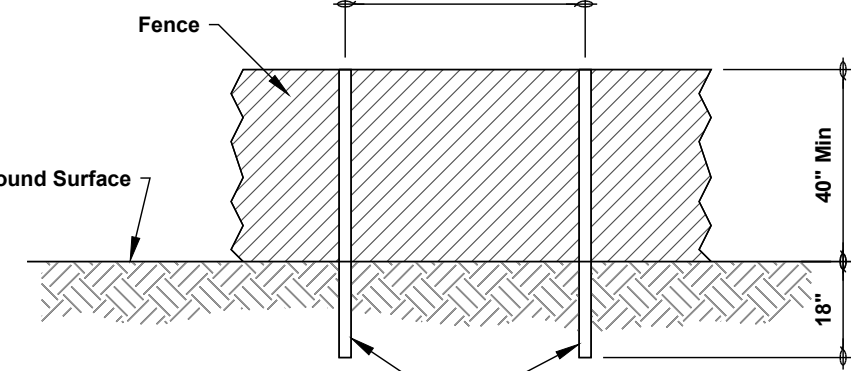
NTS

NOTES:

1. **Apron length:** Apron length (L_a) shall be determined from Table 1.
2. **Apron width:** The apron width is based on the diameter of the discharge pipe, (D). The apron width will be $3D$ at the upstream end (W_u), and the downstream width (W_d) will be equal to $D + L_a$.
 - A. **Alignment:** The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
 - B. **Thickness:** The required apron thickness is shown in Table 1.
 - C. **Gabions:** When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. **Materials:** Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unheven quarry stone. The stone shall be hard and angular; and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

TABLE 2 - Required Rock Gradation

Gabion Rock	Smallest dimension in inches					percent of rocks smaller than size shown
	6" d ₅₀	9" d ₅₀	12" d ₅₀	15" d ₅₀		
18	9	16	4.5	18		24
21	9	18	5	20		24
24	9	20	6	22		24
30	9	22	7.5	24		24
36	12	24	9	27		30
42	18	26	10.5	30		36
48	18	28	12	32		36



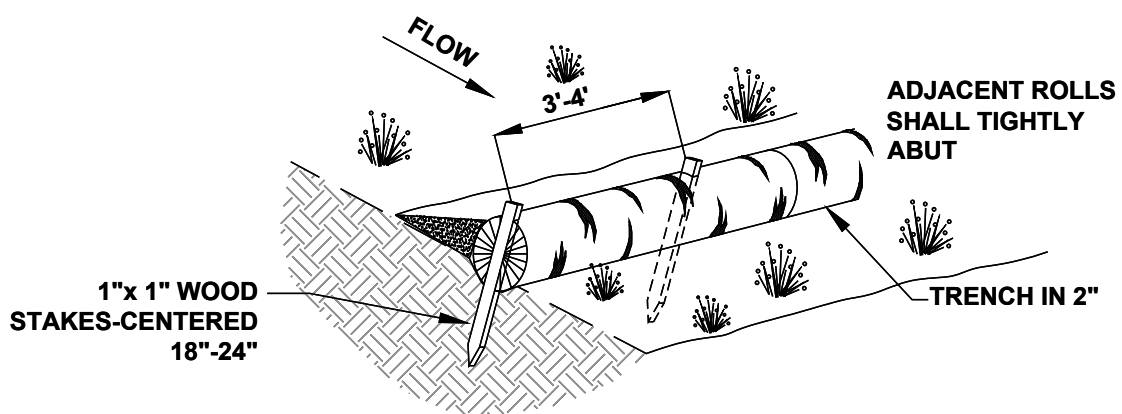
POST AND FENCE DETAIL

NOTES:

1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

TREE PROTECTION FENCING

NTS

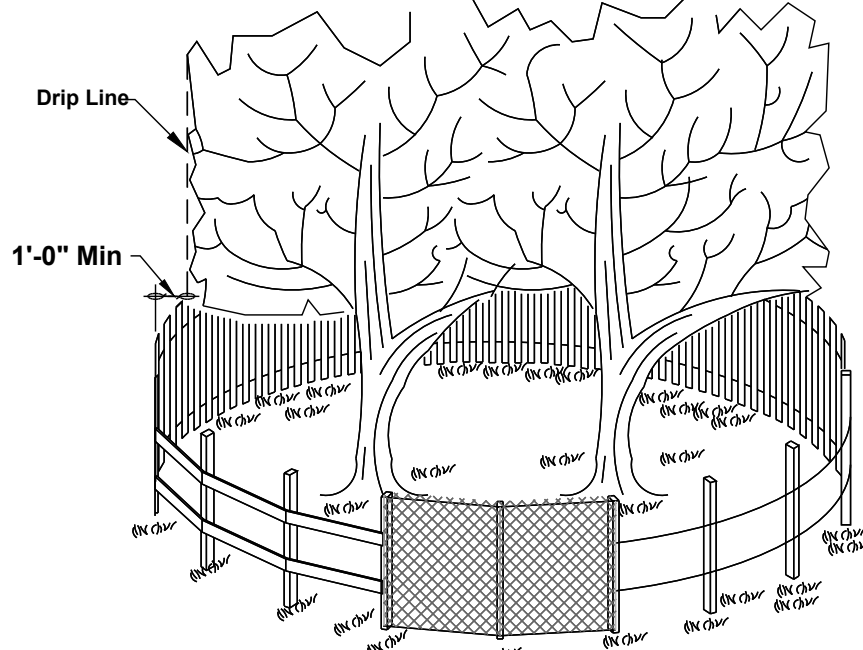


INSTALLATION NOTES

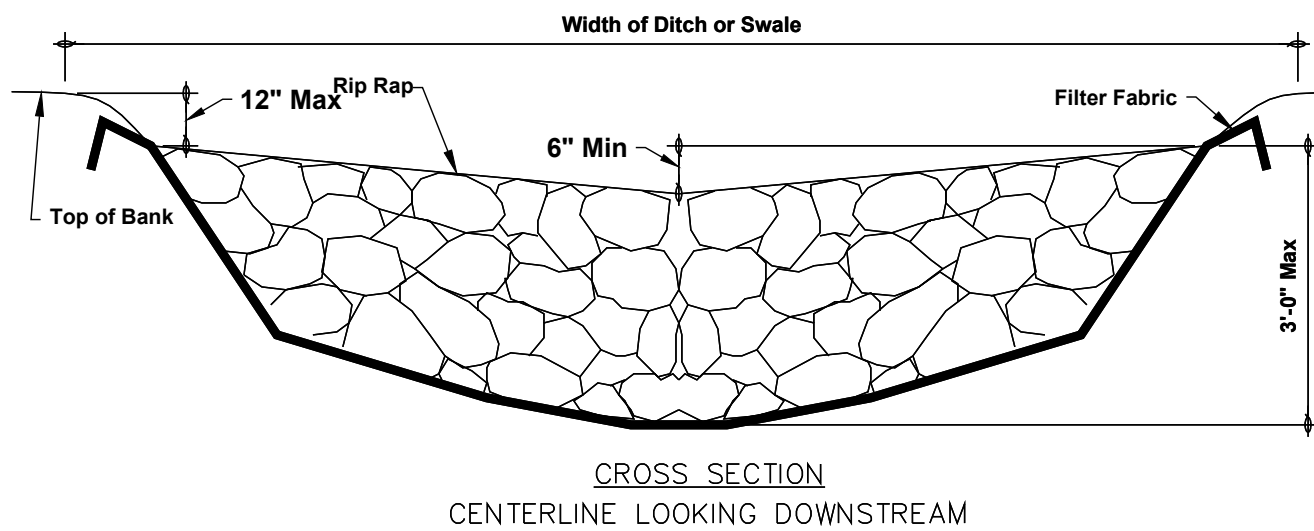
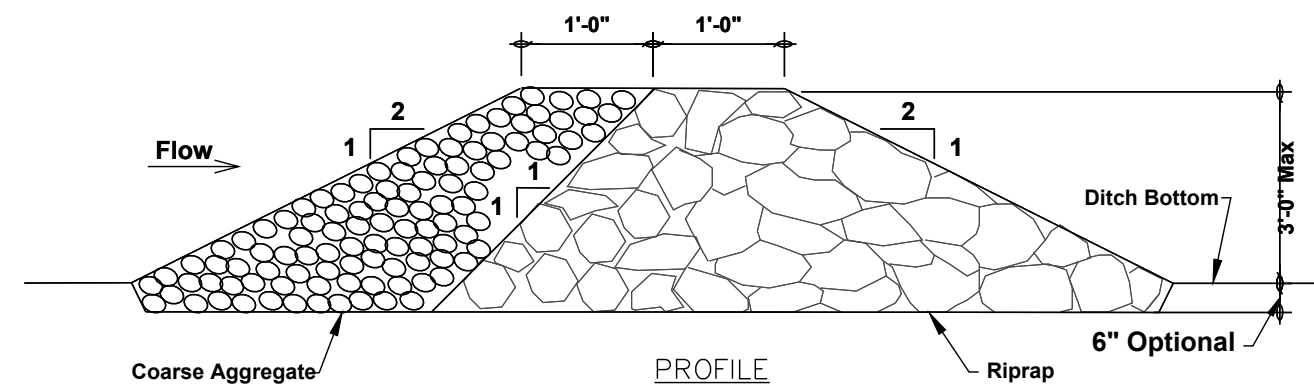
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE

NTS



SIDE VIEW

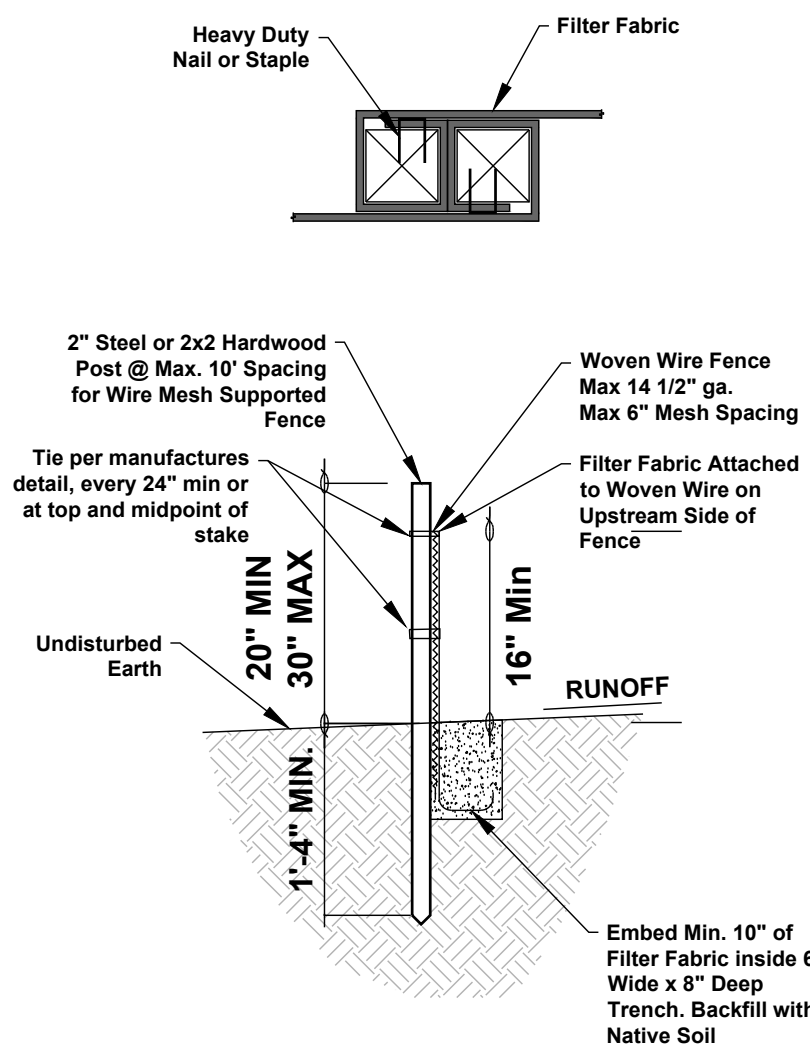


NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.

ROCK CHECK DAM

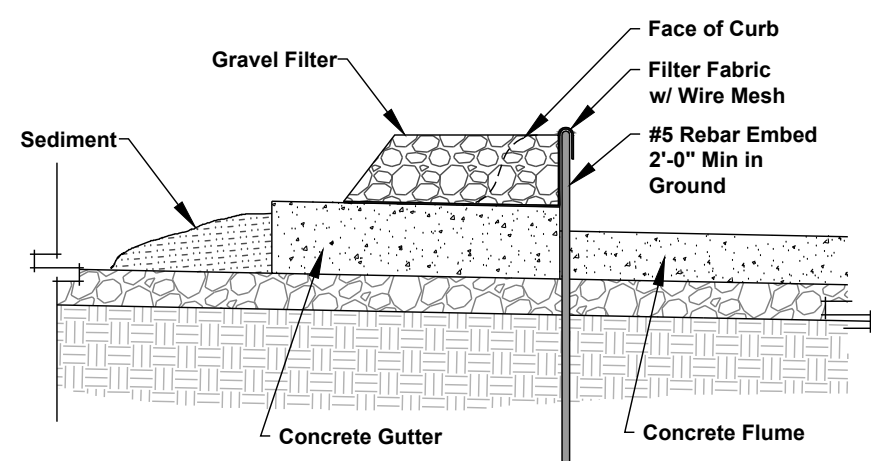
NTS



SILT FENCE (ER-SF)

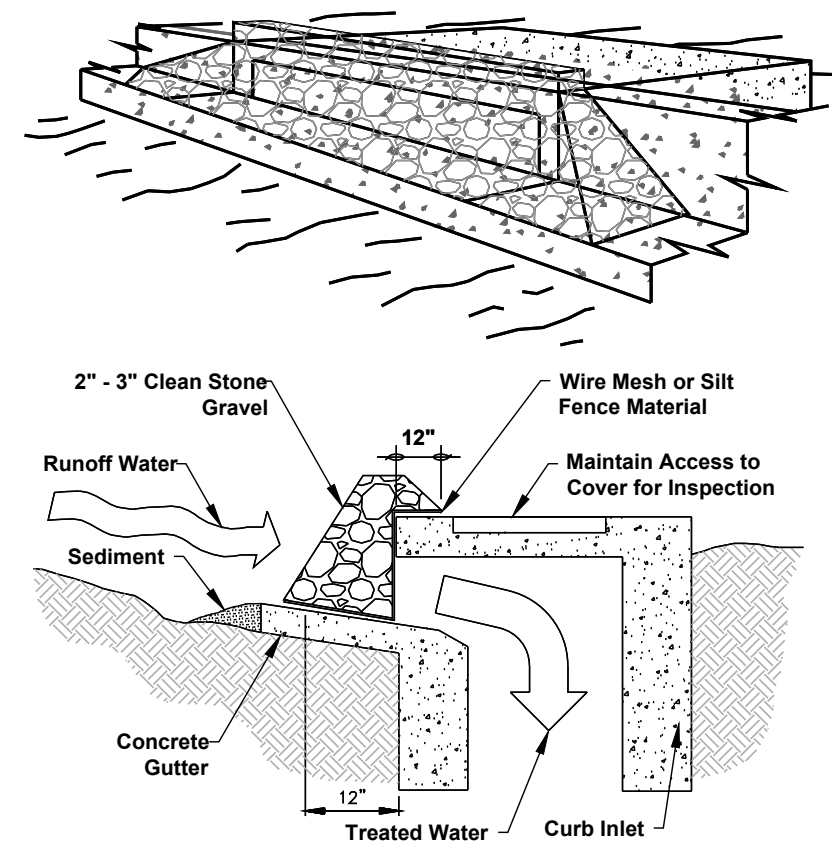
NTS

- NOTES:
1. This method of Inlet Protection is applicable at Flumes where Ponding in front of the Structure is not likely to cause inconvenience or Damage to Adjacent Structures and Unprotected Areas.
 2. Contractor shall inspect Sediment filter after each Runoff Event.
 3. Wire mesh and Filter Fabric are to be Adequately Secured to Rebar.
 4. Gravel filter shall be 2" to 3" Clean Erosion Control Stone.



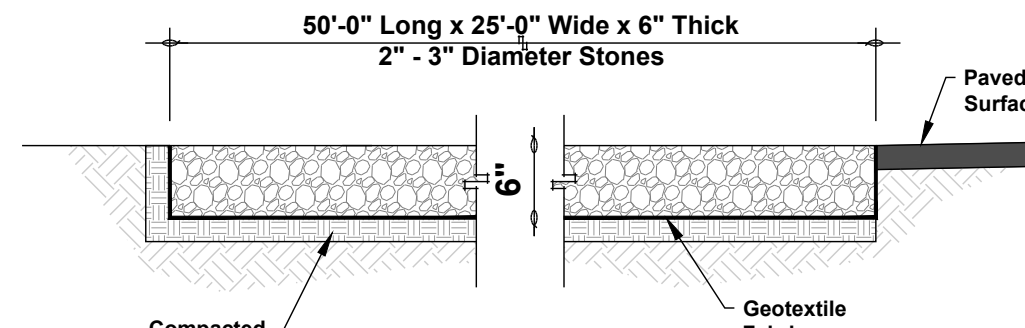
FLUME INLET PROTECTION

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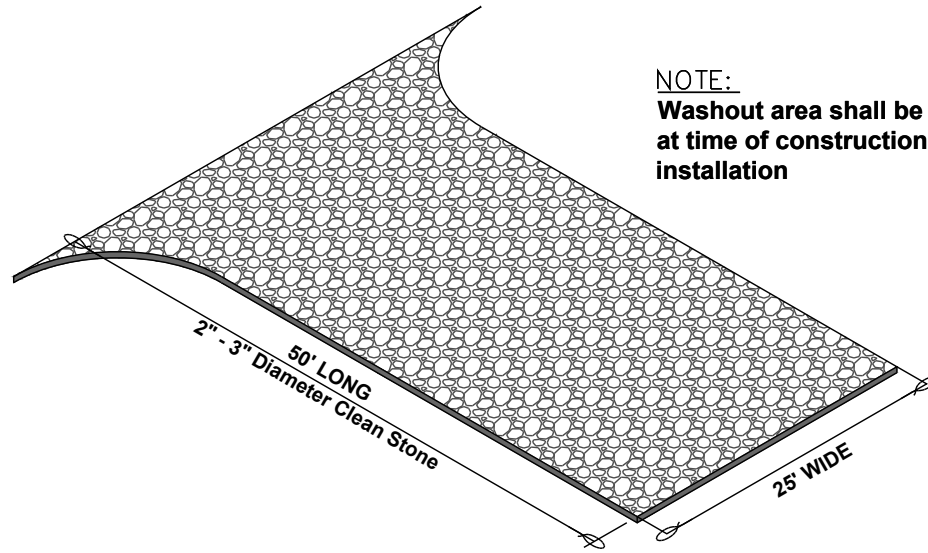


GRAVEL CURB INLET SEDIMENT FILTER

NTS



NOTE:
Washout area shall be installed at time of construction entrance installation



CONSTRUCTION ENTRANCE

NTS



EROSION CONTROL DETAILS

BELLA VISTA VA CLINIC

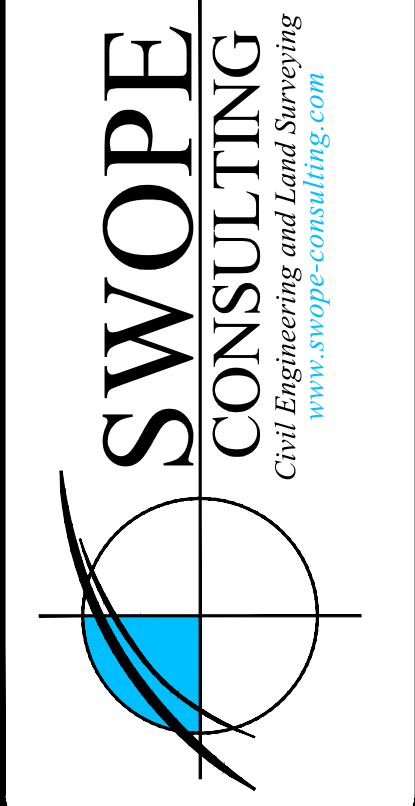
LARGE SCALE DEVELOPMENT

DAVE IRVINE

FOREST HILL BLVD

BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITAL

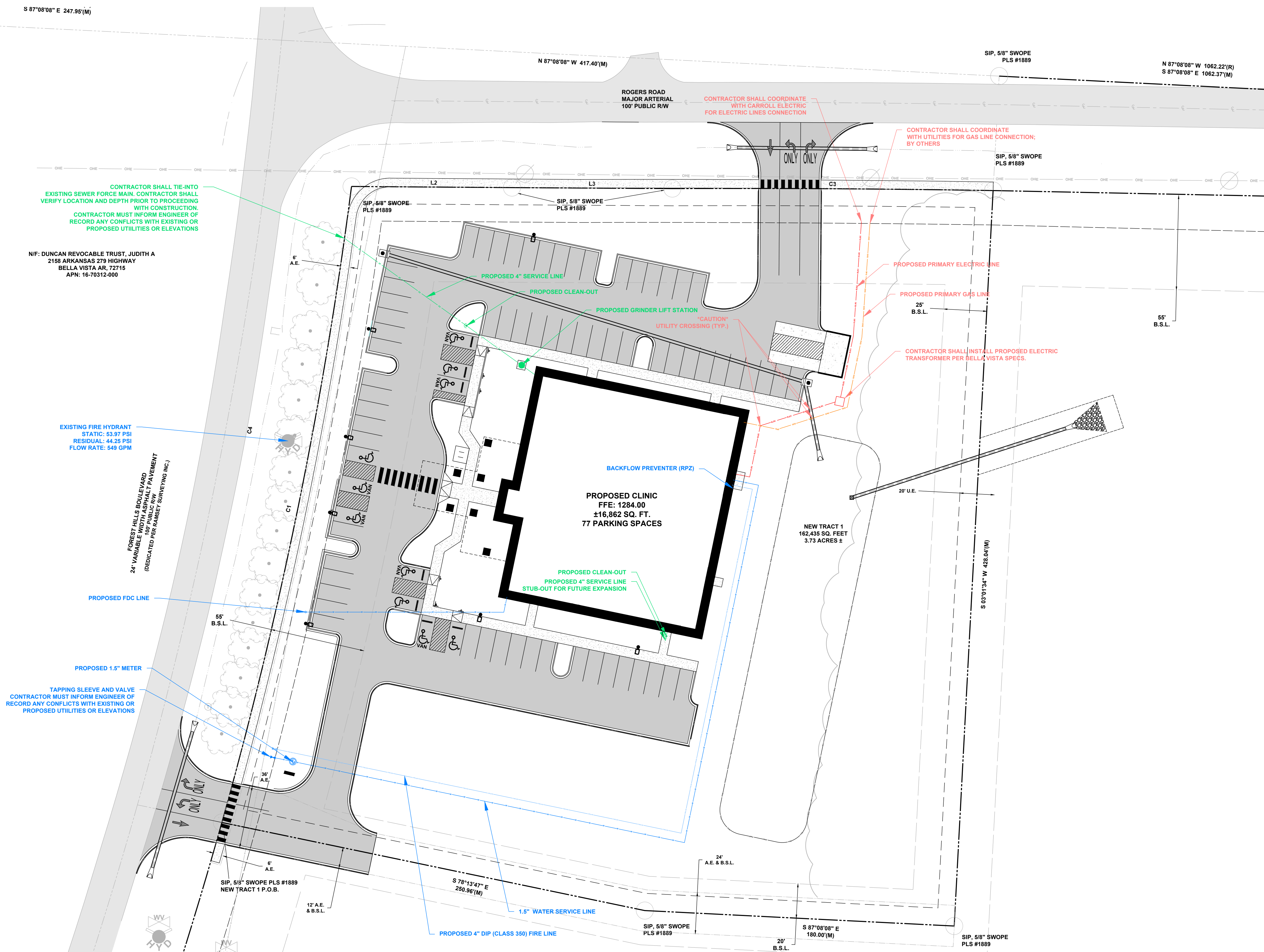


DRAWN BY:	JORDAN	JOB NUMBER:	25-899
SUBMITAL DATE:	11/19/2025	CITY NUMBER:	PP#-####
DRAWING NAME:	25-899 PR.DWG		
SHEET NUMBER:			

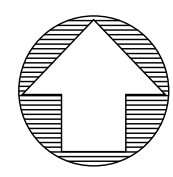
C3.2

FEATURE LINES	
	PROPERTY LINE
	OFFSITE PROPERTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	ACCESS EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	FIRELANE STRIPING
	STORM PIPE
UTILITY LINES	
	WATER LINE
	OVERHEAD POWER LINE
	SEWER LINE
	FLOW LINE
	GAS LINE
	FIBER OPTIC
	TELEPHONE LINE
SYMBOLS	
	FLARED END SECTION
	CURB INLET
	AREA INLET
	JUNCTION BOX
	GRATE INLET
	SANITARY SEWER
	SEWER SERVICE
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	WATER SERVICE
	WATER METER
	POWER POLE
	LIGHT
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	GAS METER
HATCHES	
	ASPHALT
	CONCRETE
	FLOOD ZONE
	GRAVEL
	POND

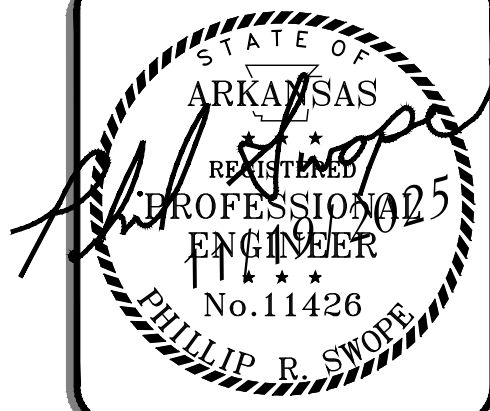
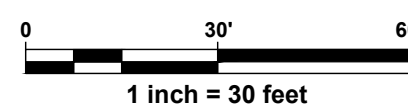
PROPOSED FLOWS
DEMAND = 500GPD per 1,000 SQ. FT. (.5 GDP/SQ. FT.) (WASHINGTON STATE DEPARTMENT OF ECOLOGY, SEWAGE WORKS DESIGN)
PEAK FACTOR = 4.0
TOTAL DEMAND = (.5 GDP/SQ. FT.) X (16,862 SQ. FT.) x 4.0 PF = 33,724 GDP (23.4GPM)
TOTAL PEAK FLOW = 23.4GPM



Know what's below.
Call before you dig



GRAPHIC SCALE



UTILITY PLAN
Bella Vista VA Clinic
Large Scale Development
Dave Irvine
Forest Hill Blvd
Bella Vista, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



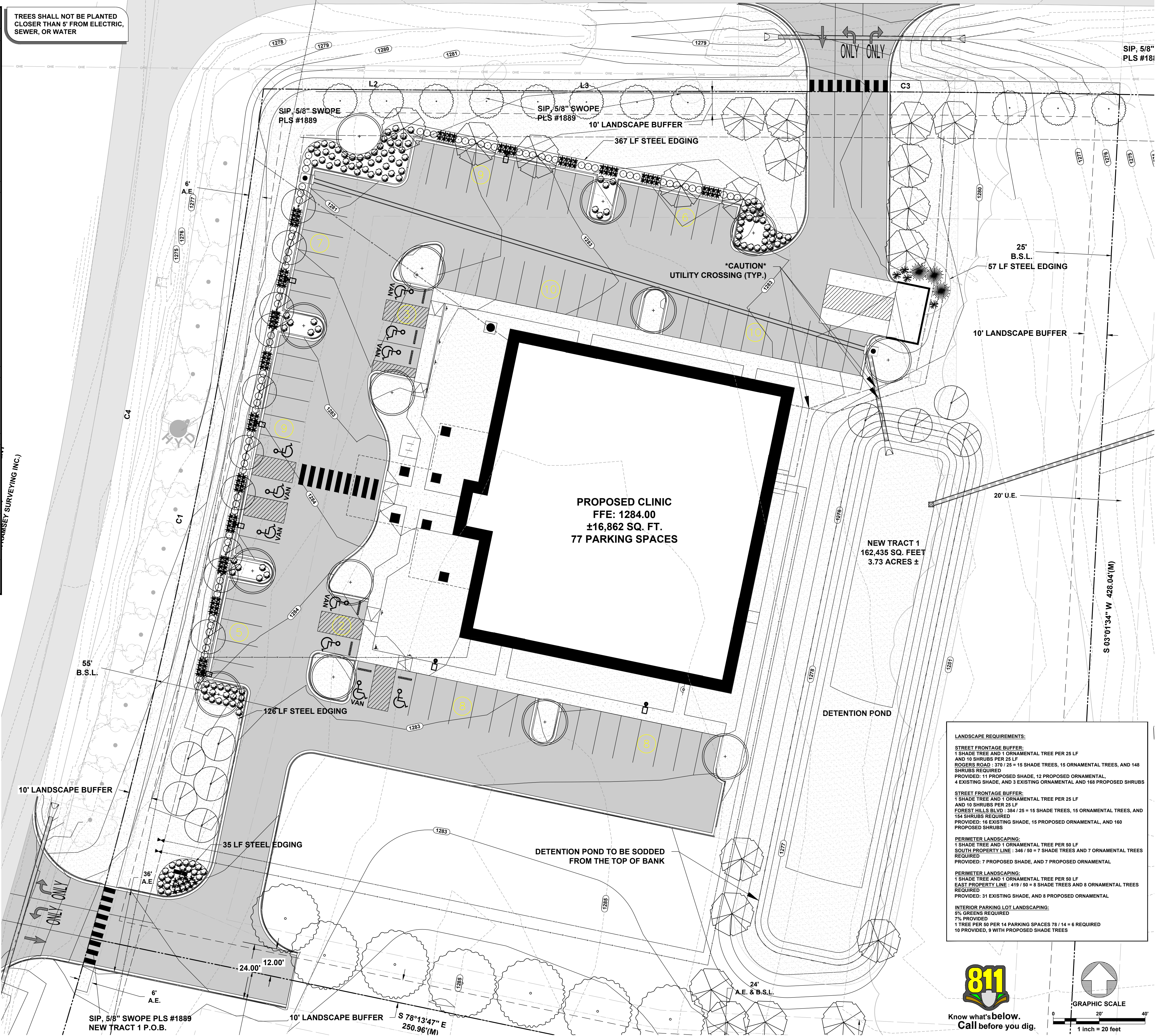
DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	
SHEET NUMBER: C4.0	

LANDSCAPE LEGEND			
STREET:			
NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
11		CRIMSON SPIRE OAK <i>Quercus robur</i> x <i>Q. alba</i> 'Crimschmidt'	2.6" CAL / B&B AS SHOWN
15		YOSHINO CHERRY <i>Prunus x yedoensis</i>	2.0" CAL / B&B AS SHOWN
15		EASTERN REDBUD <i>Cercis canadensis</i>	2.0" CAL / B&B AS SHOWN
PERIMETER:			
7		SHUMARD OAK <i>Quercus shumardii</i>	2.5" CAL / B&B AS SHOWN
7		YOSHINO CHERRY <i>Prunus x yedoensis</i>	2.0" CAL / B&B AS SHOWN
4		EASTERN REDBUD <i>Cercis canadensis</i>	2.0" CAL / B&B AS SHOWN
3		BLUE ATLAS CEDAR <i>Cedrus atlantica</i>	8" B&B AS SHOWN
PARKING:			
14		CHINESE PISTACHE <i>Pistachia chinensis</i>	2.0" CAL / B&B AS SHOWN
SHRUBS/STREET BUFFER:			
112		CORAL DRIFT ROSE <i>Rosa meldrora</i>	5 GALLON AS SHOWN
80		INKBERRY HOLLY <i>Ilex glabra</i>	5 GALLON AS SHOWN
4		Maiden Grass <i>Miscanthus sinensis</i> 'Gracillimus'	5 GALLON AS SHOWN
137		DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	1 GALLON AS SHOWN
SHRUBS/SIGN FOUNDATION:			
18		CORAL DRIFT ROSE <i>Rosa meldrora</i>	5 GALLON AS SHOWN
13		DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	1 GALLON AS SHOWN
		BERMUDA SOD	

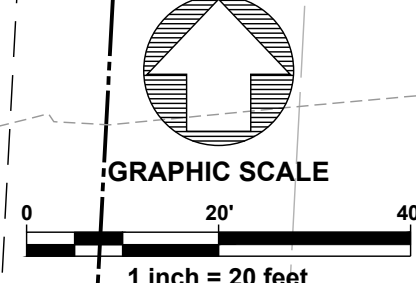
TREES SHALL NOT BE PLANTED
CLOSER THAN 5' FROM ELECTRIC,
SEWER, OR WATER

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE WITH HUNTER PGP ROTARY HEADS, HUNTER "8" TYPE SPRAY HEADS, HUNTER ICC 40 STATION CONTROLLER, RAIN AND FREEZE SENSORS, RAINBIRD PROFESSIONAL SERIES VALVES. ALL PROPOSED SOD AND BED AREAS SHALL BE IRRIGATED.
- ALL LAWN AREAS ARE TO BE IRRIGATED ON SEPARATE STATIONS AS LANDSCAPE BEDS.
- CONTRACTOR SHALL PROVIDE A THREE YEAR WARRANTY ON THE IRRIGATION SYSTEMS PARTS AND LABOR.



LANDSCAPE REQUIREMENTS:	
STREET FRONTAGE BUFFER: 1 SHADE TREE AND 1 ORNAMENTAL TREE PER 25 LF AND 10 SHRUBS PER 25 LF ROGERS ROAD : 370 / 25 = 15 SHADE TREES, 15 ORNAMENTAL TREES, AND 148 SHRUBS REQUIRED PROVIDED: 11 PROPOSED SHADE, 12 PROPOSED ORNAMENTAL, 4 EXISTING SHADE, AND 3 EXISTING ORNAMENTAL AND 168 PROPOSED SHRUBS	
STREET FRONTAGE BUFFER: 1 SHADE TREE AND 1 ORNAMENTAL TREE PER 25 LF AND 10 SHRUBS PER 25 LF FOREST HILLS BLVD : 364 / 25 = 15 SHADE TREES, 15 ORNAMENTAL TREES, AND 144 SHRUBS REQUIRED PROVIDED: 16 EXISTING SHADE, 15 PROPOSED ORNAMENTAL, AND 160 PROPOSED SHRUBS	
PERIMETER LANDSCAPING: 1 SHADE TREE AND 1 ORNAMENTAL TREE PER 50 LF SOUTH PROPERTY LINE : 346 / 50 = 7 SHADE TREES AND 7 ORNAMENTAL TREES REQUIRED PROVIDED: 7 PROPOSED SHADE, AND 7 PROPOSED ORNAMENTAL	
PERIMETER LANDSCAPING: 1 SHADE TREE AND 1 ORNAMENTAL TREE PER 50 LF EAST PROPERTY LINE : 419 / 50 = 8 SHADE TREES AND 8 ORNAMENTAL TREES REQUIRED PROVIDED: 31 EXISTING SHADE, AND 8 PROPOSED ORNAMENTAL	
INTERIOR PARKING LOT LANDSCAPING: 6% GREENS REQUIRED 7% PROVIDED 1 TREE PER 50 PER 14 PARKING SPACES 78 / 14 = 6 REQUIRED 10 PROVIDED, 9 WITH PROPOSED SHADE TREES	



LANDSCAPE PLAN

BELLA VISTA VA CLINIC

LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL

SWOPE CONSULTING

Civil Engineering and Land Surveying
www.swopeconsulting.com

DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP#-####
DRAWING NAME: 25-299 PR.DWG	SHEET NUMBER: C5.0

R:\SWOPE\25-299 BELLA VISTA VA CLINIC CIVIL DRAWINGS\25-299 GRADE.DWG - PLOTTED ON 11/19/2025 9:38:51 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JORDAN COOK

LEGEND

FEATURE LINES AND SURVEY SYMBOLS

---	PROPERTY LINE
---	OFFSITE PROPERTY LINE
---	CENTERLINE OF ROAD
---	RIGHT-OF-WAY
---	FENCE
---	ACCESS EASEMENT
---	BUILDING SET BACK
---	UTILITY EASEMENT
---	CURB AND GUTTER
---	ASPHALT PAVEMENT
○	SET/FOUND REBAR
⊗	FENCE CORNER POST
■	FOUND STONE
■	STATE MONUMENT
■	SET/FOUND ALUM. MONUMENT
○	SET/FOUND COTTON SPINDLE
▼	SET / FOUND MAG NAIL
▲	RAILROAD SPIKE
⬇	BENCH MARK (ELEV.)
●	FOUND PIPE

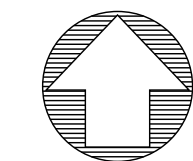
UTILITY SYMBOLS

FLARED END SECTION
CURB INLET
AREA INLET
JUNCTION BOX
GRATE INLET
SANITARY SEWER
SEWER SERVICE
FIRE HYDRANT ASSEMBLY
WATER VALVE
WATER SERVICE
WATER METER
POWER POLE
LIGHT
ELECTRICAL BOX
TELEPHONE PEDESTAL
GAS METER

HATCHES

ASPHALT
CONCRETE
FLOOD ZONE
GRAVEL
WET
13M POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

1 inch = 30 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF
BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76",
COMBINED SCALE FACTOR: 0.999973753.

N/F: DUNCAN REVOCABLE TRUST, JUDITH A
2158 ARKANSAS 279 HIGHWAY
BELLA VISTA AR, 72715
APN: 16-70312-000

FOREST HILLS BOULEVARD
24' VARIABLE WIDTH ASPHALT PAVEMENT
(DEDICATED PER RAUNSEY SURVEYING INC.)

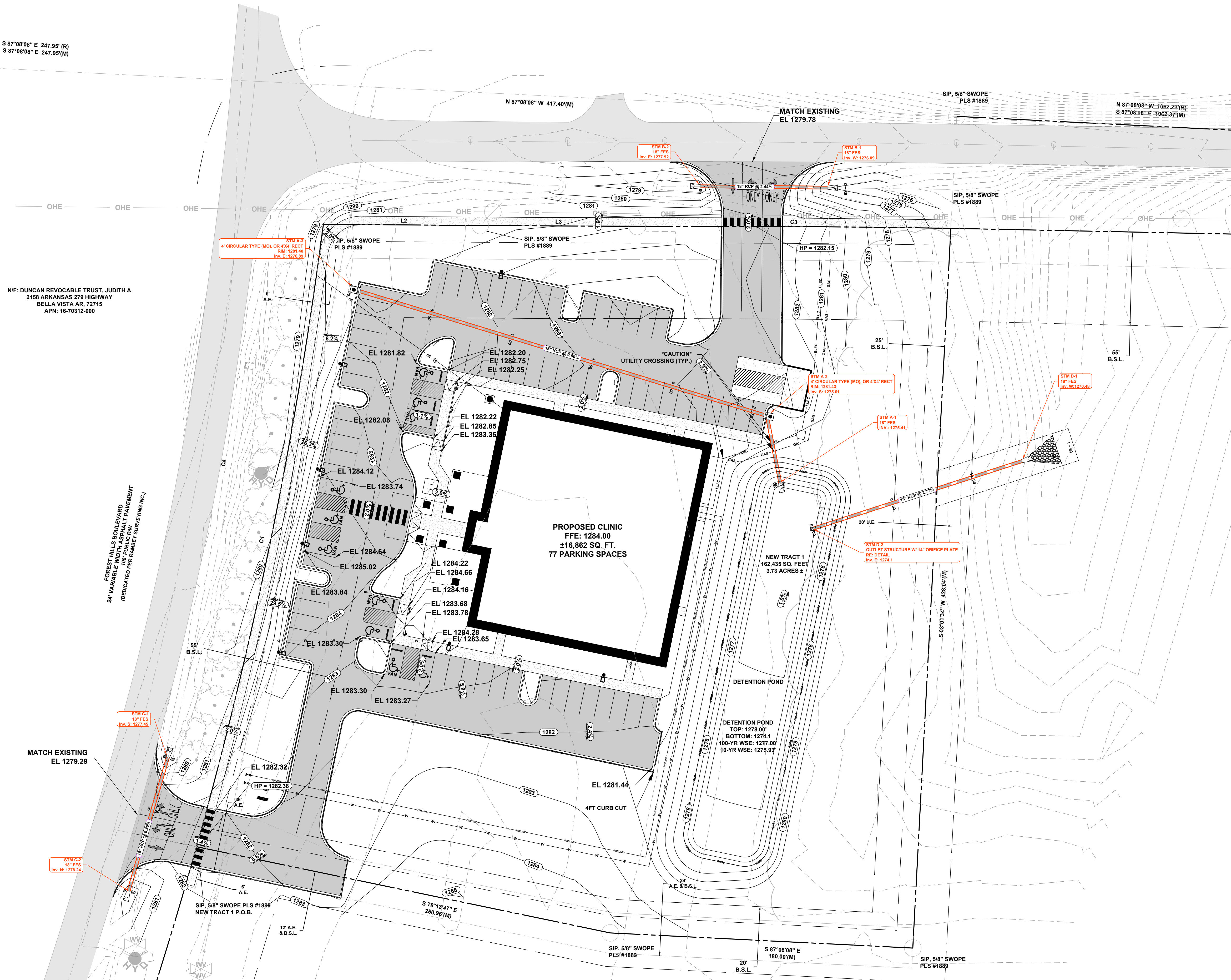
JUDITH A
J



Know what's below.
Call before you dig.

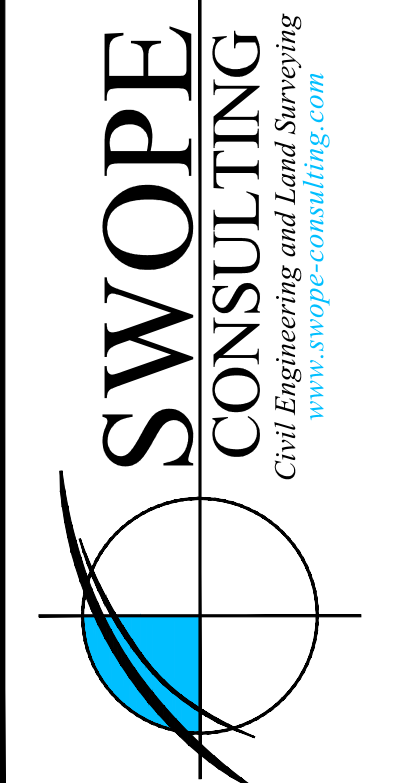
FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas
Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton
County, Arkansas, and Incorporated Areas, Map Number 05007C0235K,
Effective Date September 28, 2007.



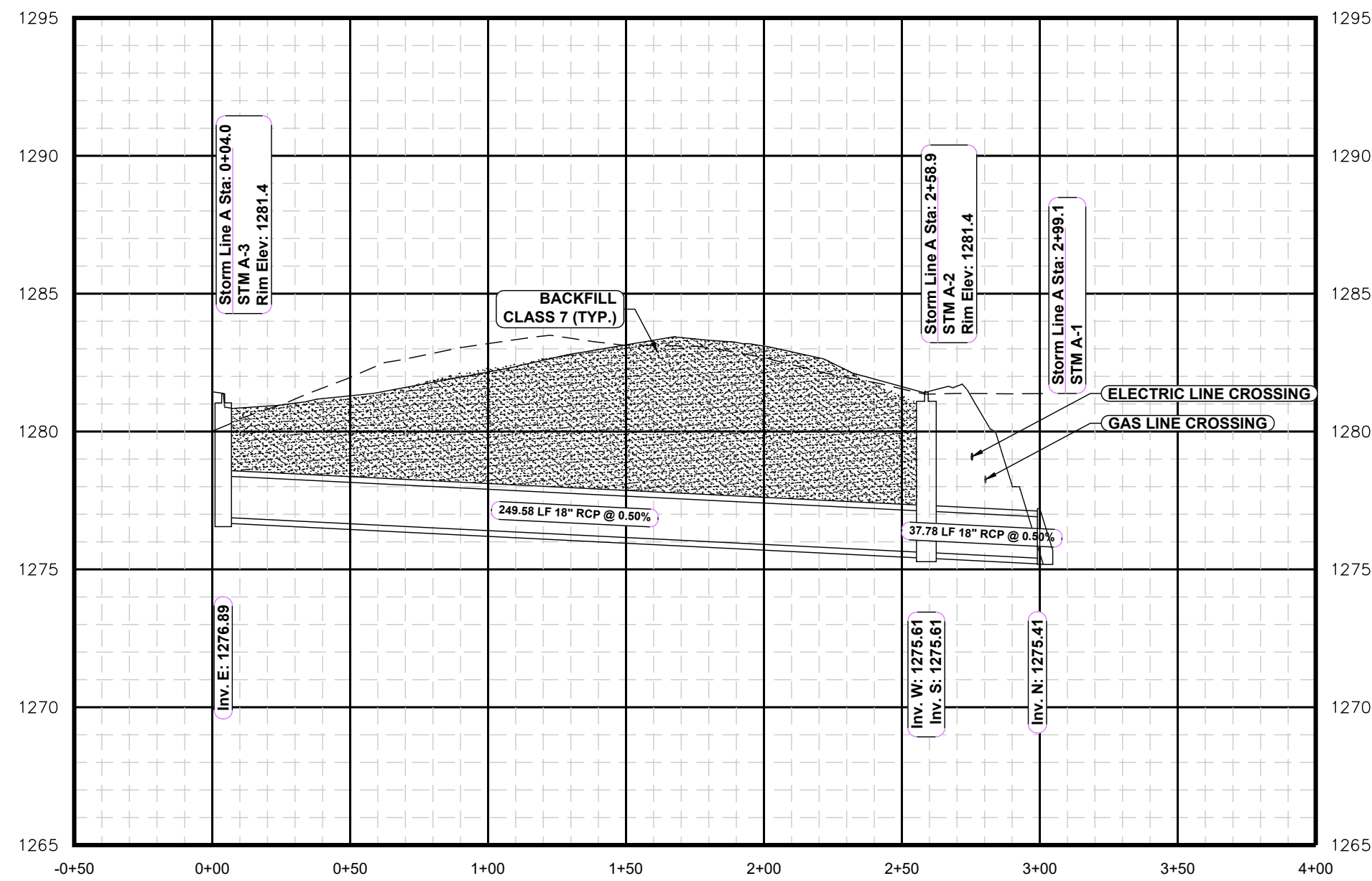
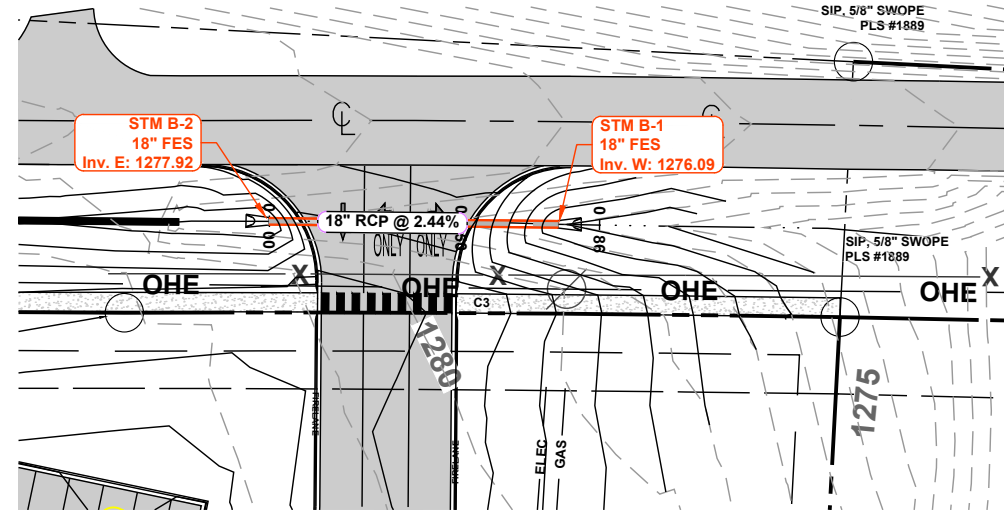
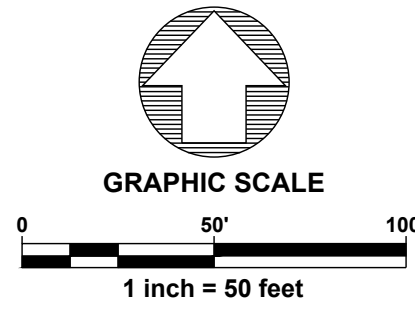
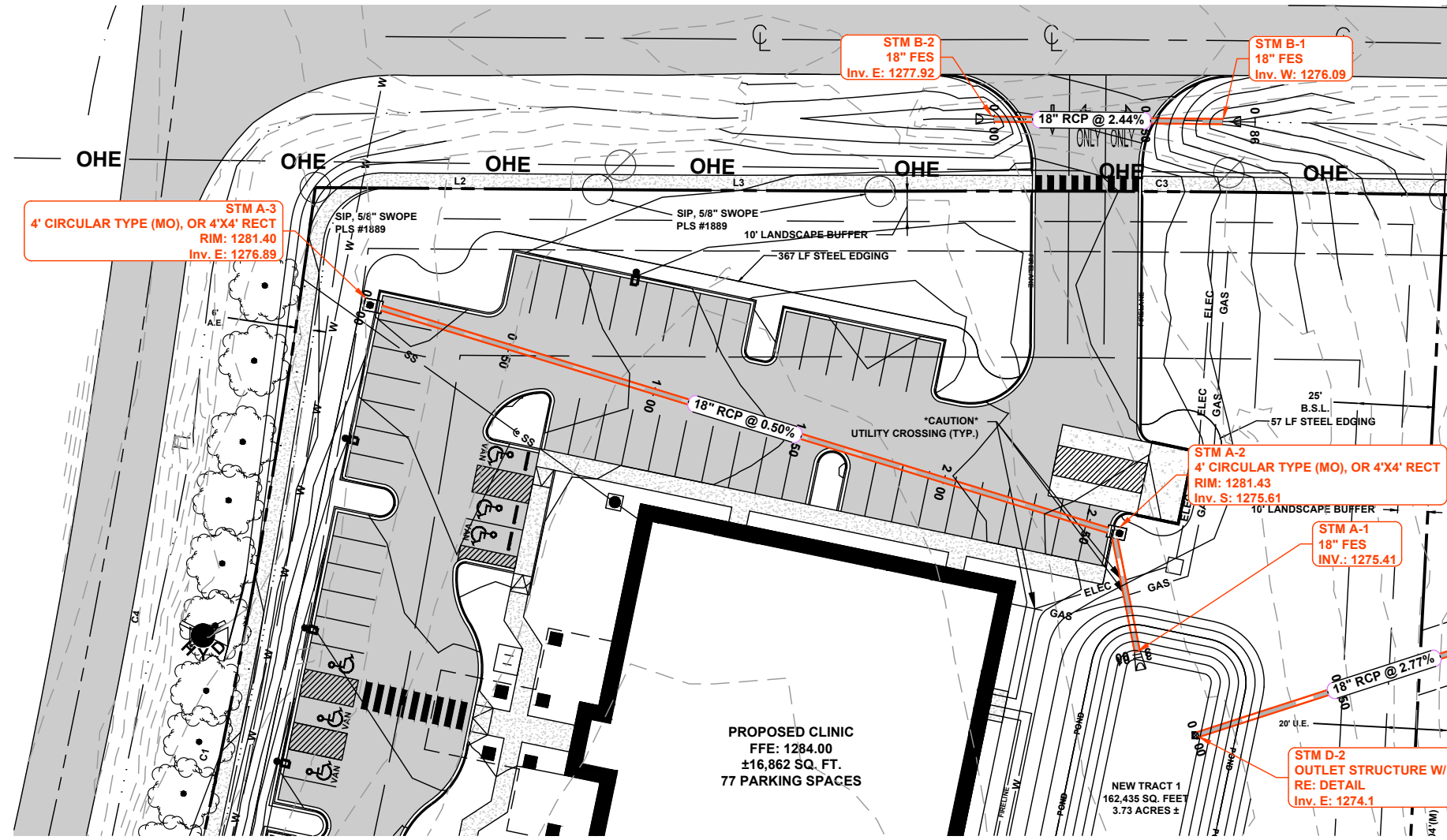
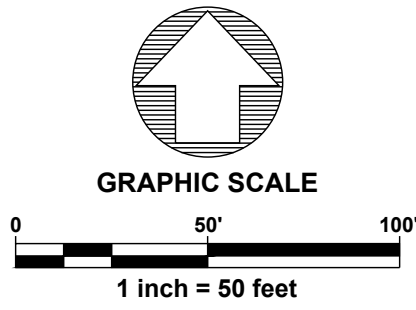
GRADING & DRAINAGE PLAN
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	11/18/2025	FIRST SUBMITTAL



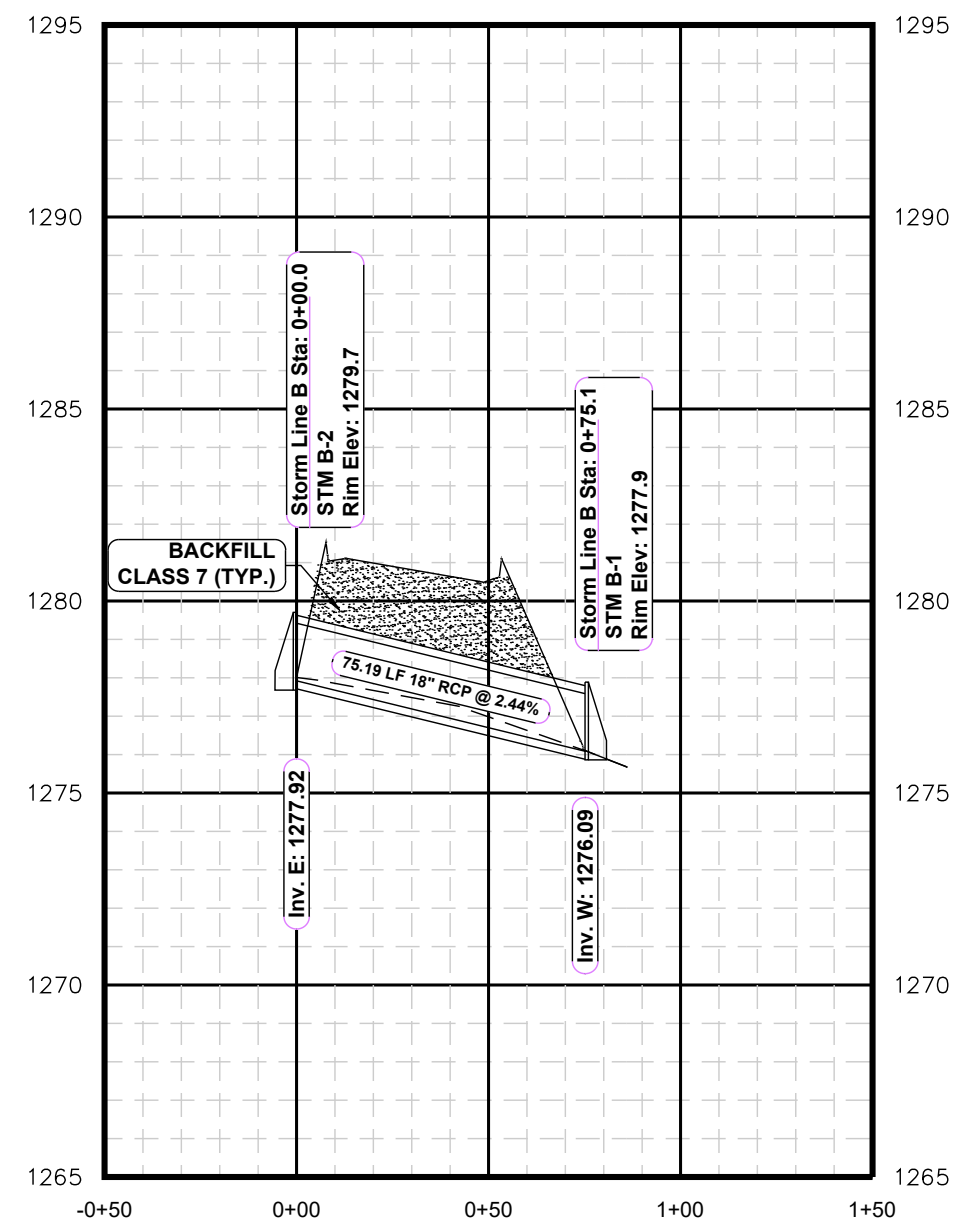
DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/18/2025	CITY NUMBER: PP#-####
DRAWING NAME: 25-299 GRADE.DWG	SHEET NUMBER: C6.0

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STORM LINE A PROFILE

HORIZ. SCALE: 1" = 30'-0"
VERT. SCALE: 1" = 3'-0"

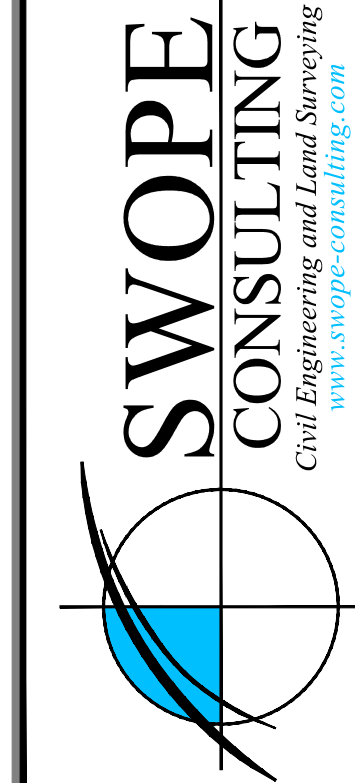


STORM LINE B PROFILE

HORIZ. SCALE: 1" = 30'-0"
VERT. SCALE: 1" = 3'-0"

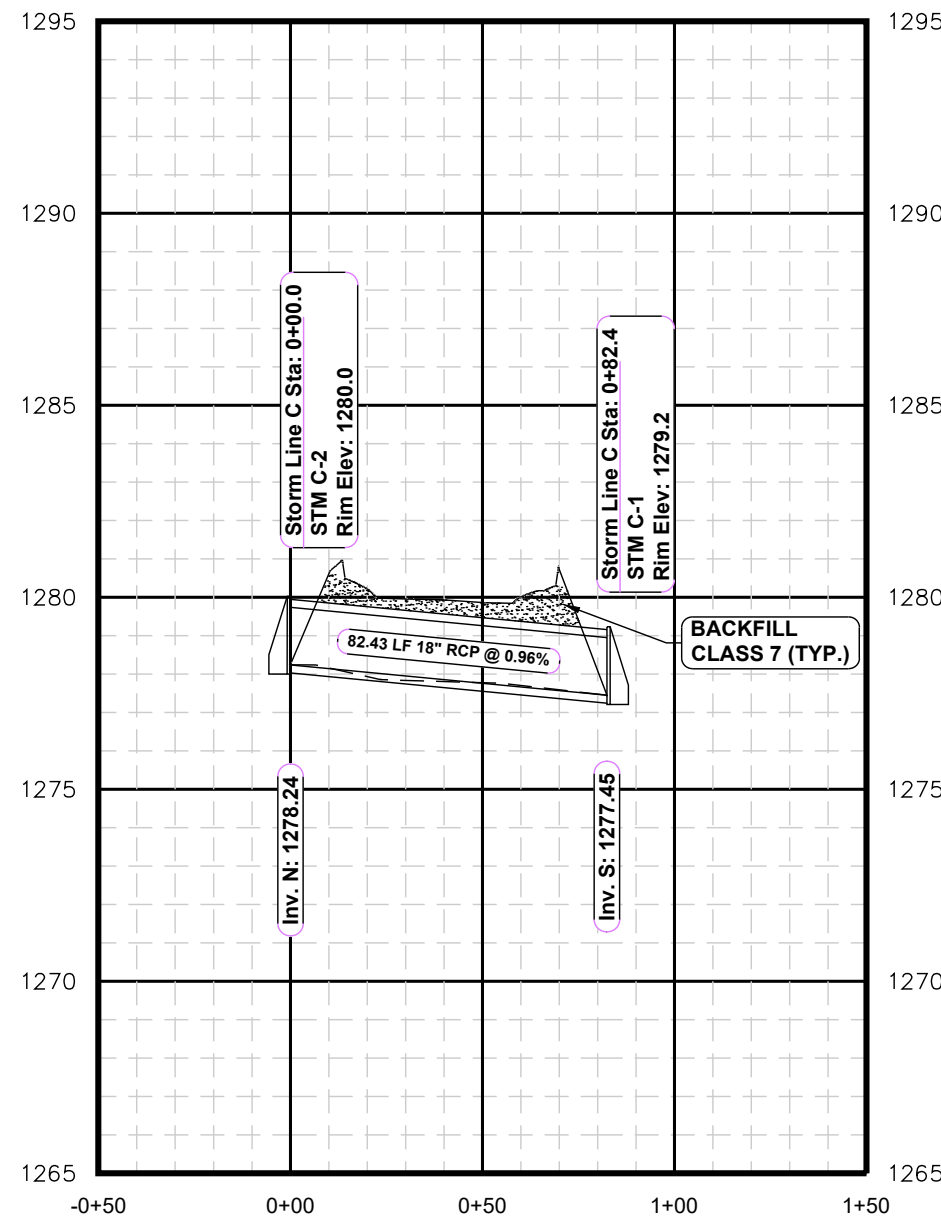
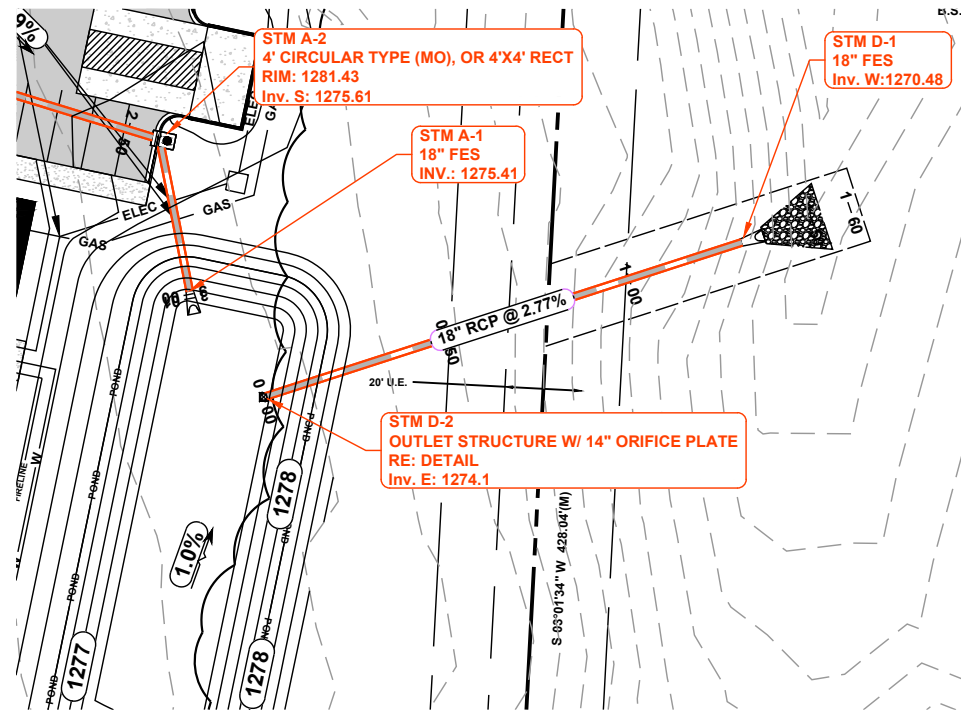
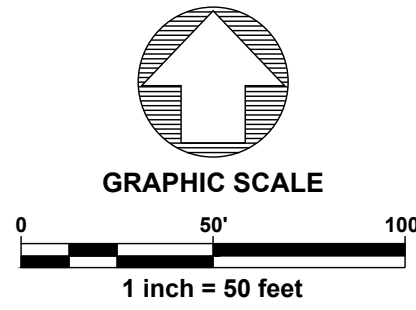
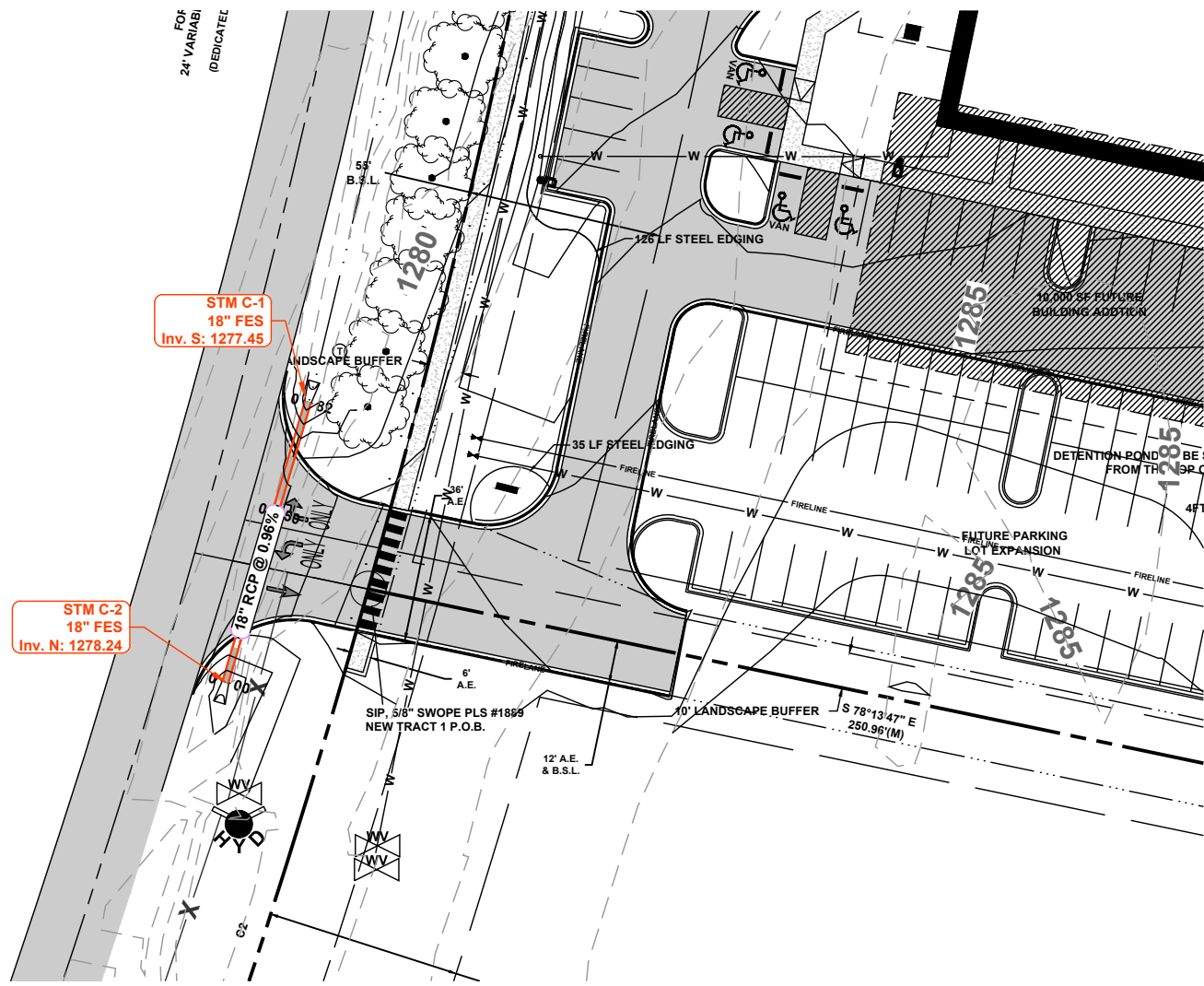
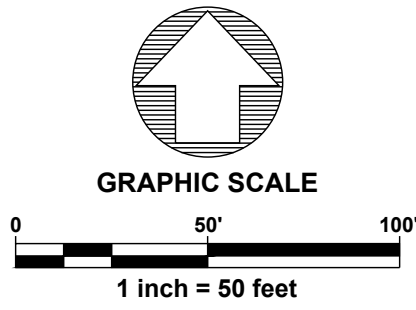


STORM LINE A & B PLAN & PROFILE
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715

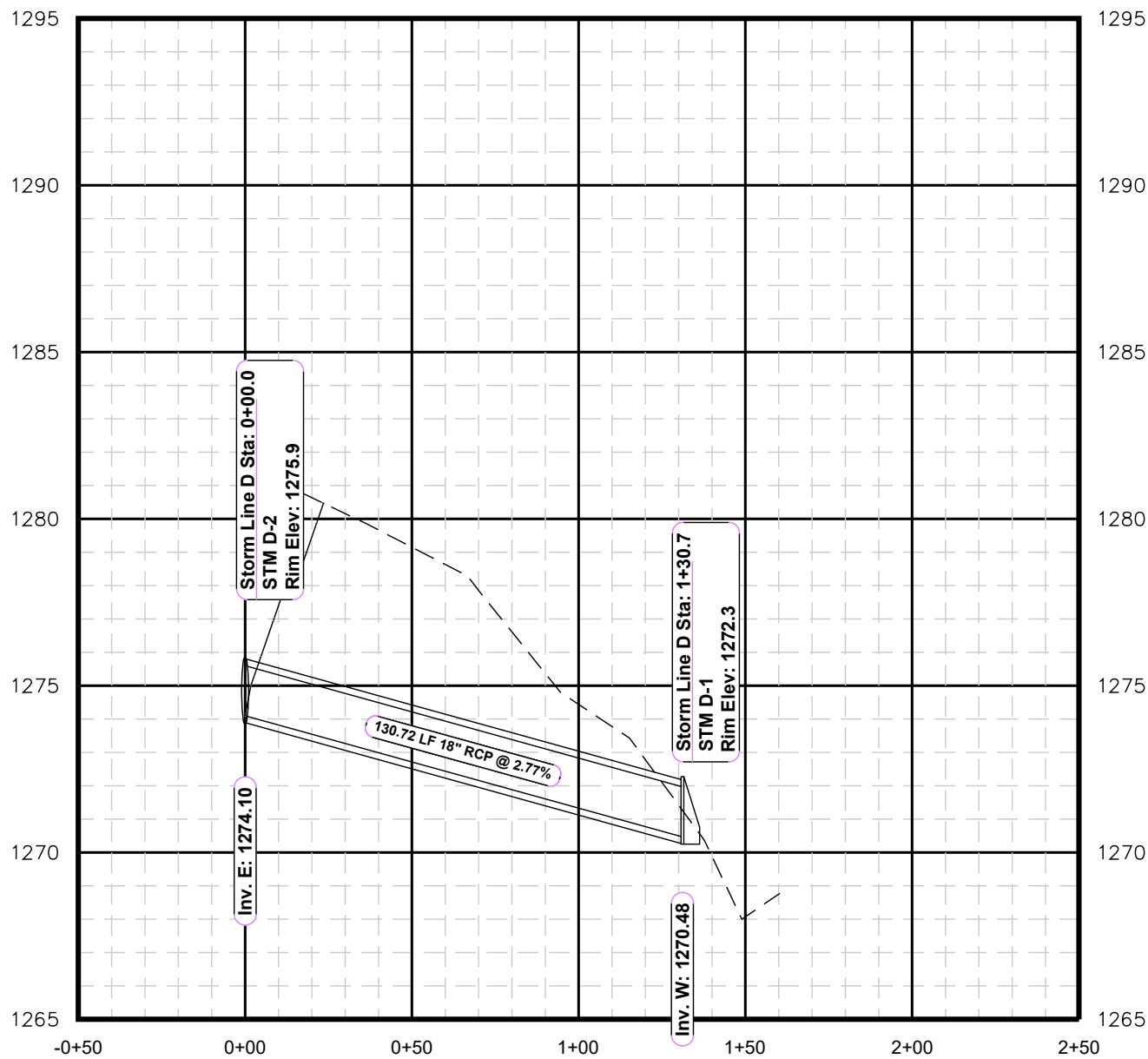


DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/18/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 GRADE.DWG	SHEET NUMBER: C6.1

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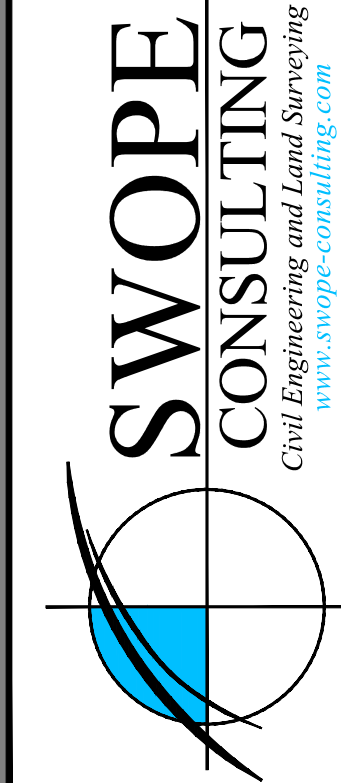
STORM LINE C PROFILE
HORIZ. SCALE: 1" = 30'-0"
VERT. SCALE: 1" = 3'-0"



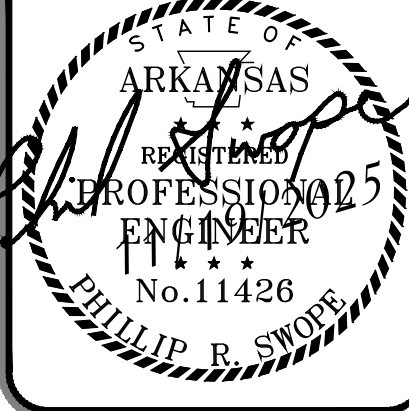
STORM LINE D PROFILE
HORIZ. SCALE: 1" = 30'-0"
VERT. SCALE: 1" = 3'-0"

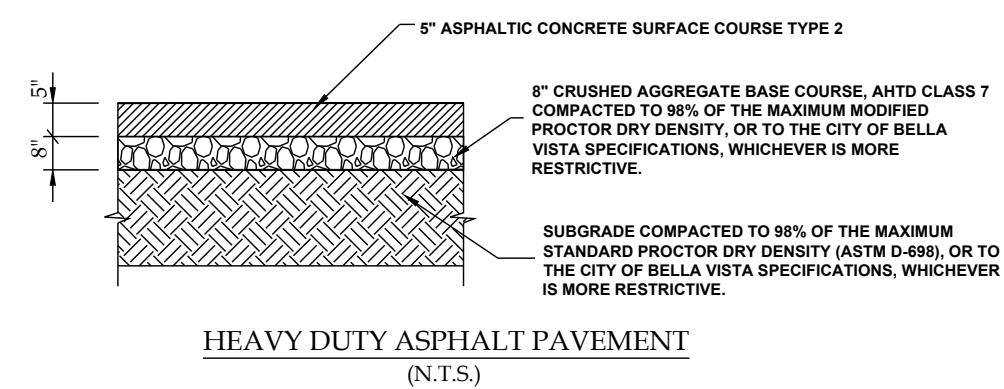


STORM LINE C & D PLAN & PROFILE
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715



DRAWN BY:	JORDAN	JOB NUMBER:	25-299
SUBMITTAL DATE:	11/18/2025	CITY NUMBER:	PP##-####
DRAWING NAME:	25-299 GRADE.DWG		
SHEET NUMBER:	C6.2		

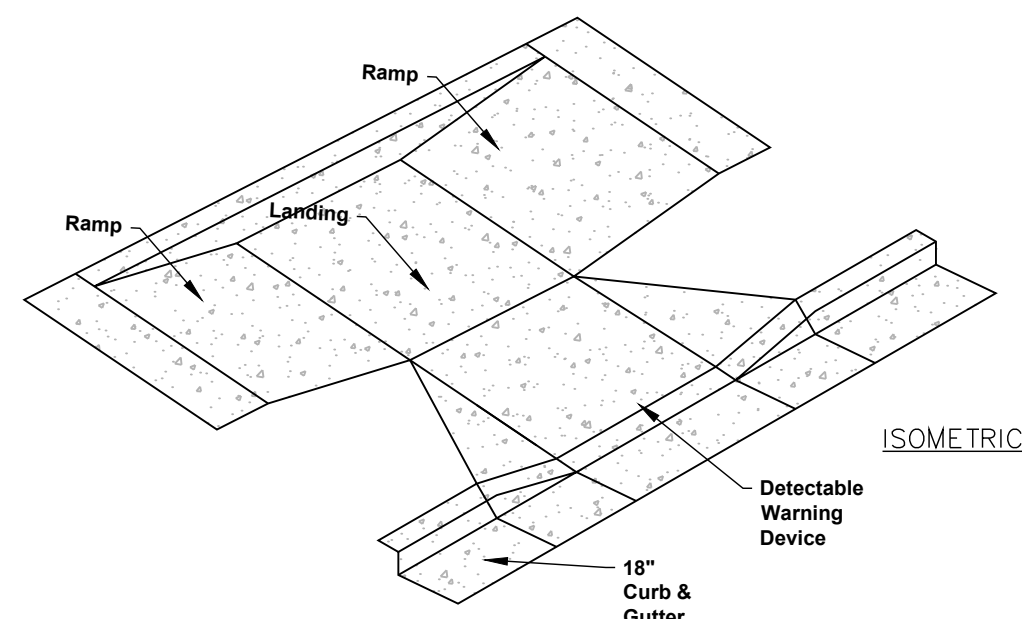
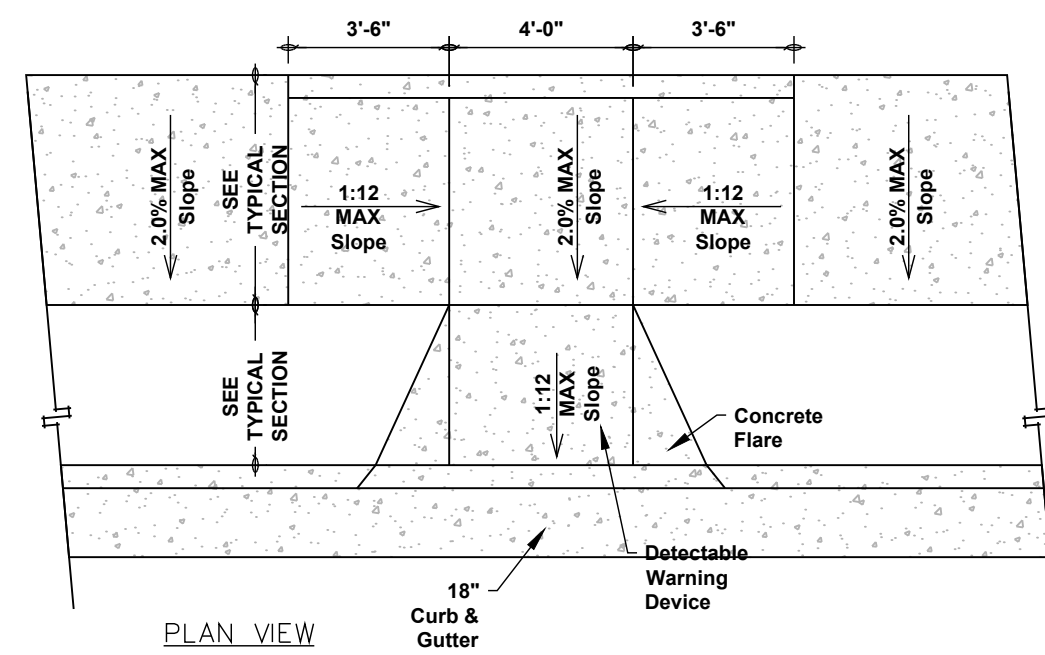




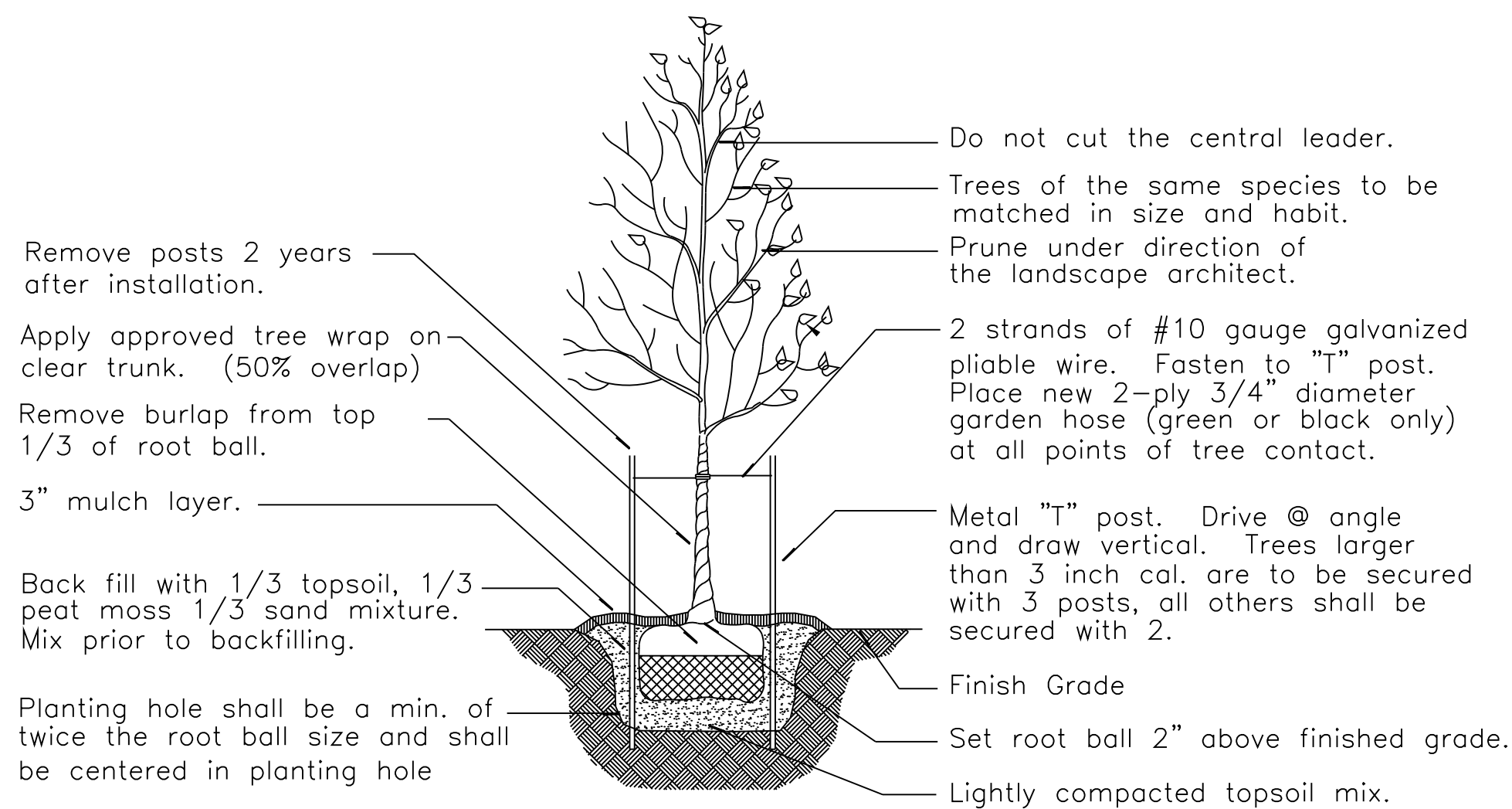
NOTES:

PAVEMENT SUBGRADE SHALL CONSIST OF NATIVE, SILTY LEAN CLAY OR LEAN CLAY WITH SILT SOILS, OR FILLER/PAVEMENT FILL MATERIAL. NATIVE SOILS SHALL BE OVER EXCAVATED AND REPLACED WITH 8 INCHES OF SELECT FILL. SELECT FILL SHALL CONSIST OF APPROVED LOW VOLUME CHANGE MATERIAL HAVING AN EFFECTIVE PLASTICITY INDEX OF 18 OR LESS AND CONTAINING AT LEAST 15 PERCENT FINES (MATERIAL PASSING THE NO. 200 SIEVE, BASED ON DRY WEIGHT). LOCALLY AVAILABLE CLAYEY GRAVEL, GRAVELLY CLAY, OR GRAVEL MAY BE USED IF AVAILABLE, BUT NOT USED AS THE ENTIRE SUBGRADE. SOILS CONTAINING ORGANIC MATERIAL OR DEBRIS SHOULD NOT BE USED AS FILL. SILTY SOILS, INCLUDING SOILS MEETING UNIFIED CLASSIFICATION GROUP SYMBOLS ML, SM AND CL-M, SHALL NOT BE USED. EXPOSED SUBGRADE SHALL BE PROTECTED WITH A RUBBER-TIRED CONSTRUCTION VEHICLE OR EQUIVALENT. EXPOSED SUBGRADE SHALL BE PROTECTED WITH A MINIMUM OF 2 INCHES OF FILL. SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES. MOISTURE CONTENT SHALL THEN BE AT THE MATERIAL'S MAXIMUM LABORATORY DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 USING STANDARD PROCTOR PROCEDURE. SCARIFIED SUBGRADE SHALL THEN BE COVERED WITH 2 TO 3 INCHES OF FILL. SUBGRADE SHALL BE PROTECTED WITH A MINIMUM OF 2 INCHES OF FILL. WEATHER CONDITIONS:

ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO SECTION 407 OF THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE COMPACTED TO A MINIMUM DENSITY EQUAL TO 97 PERCENT OF ASTM SPECIFICATION D 1559 WITH A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS.

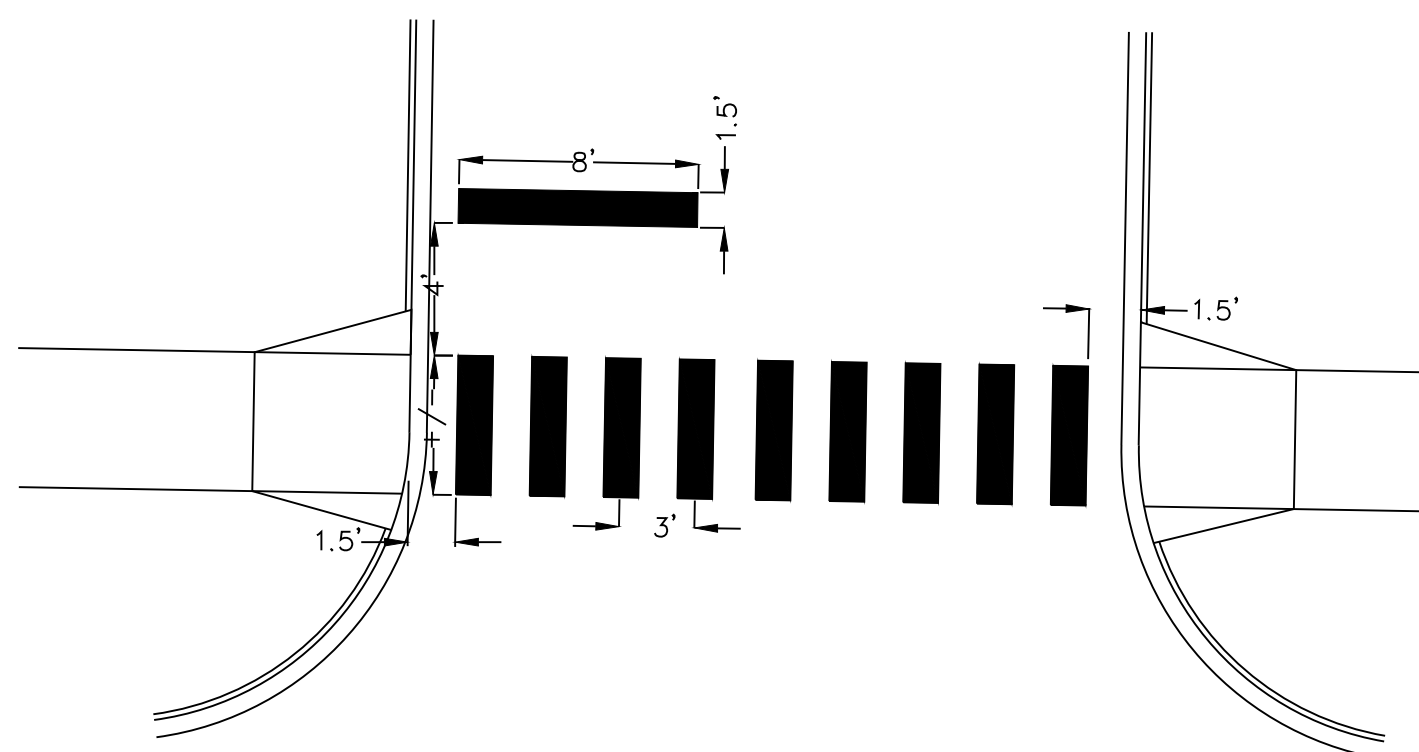


Scale: 1/4" = 1'-0"



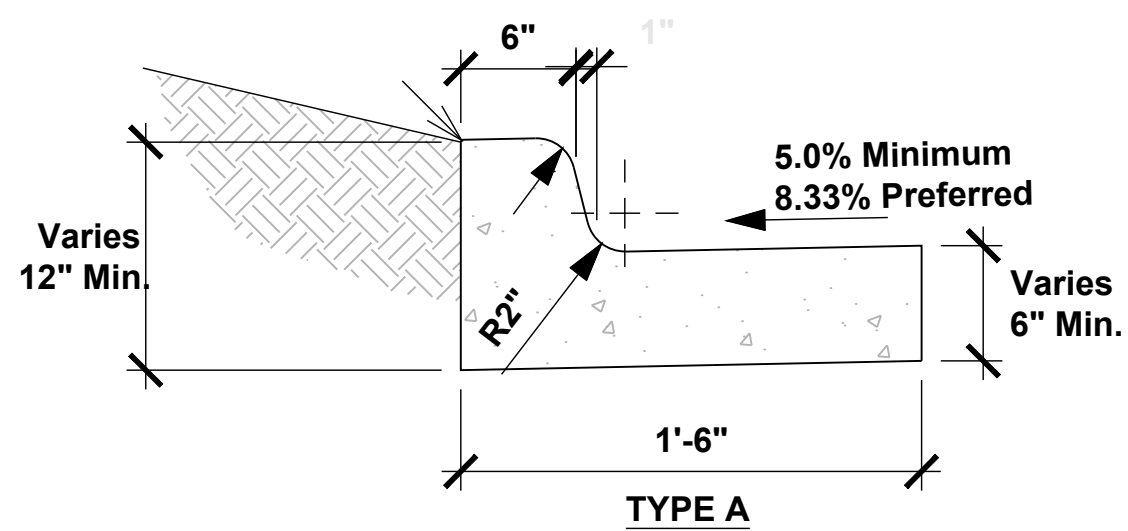
Water thoroughly, immediately after installation.

NTS



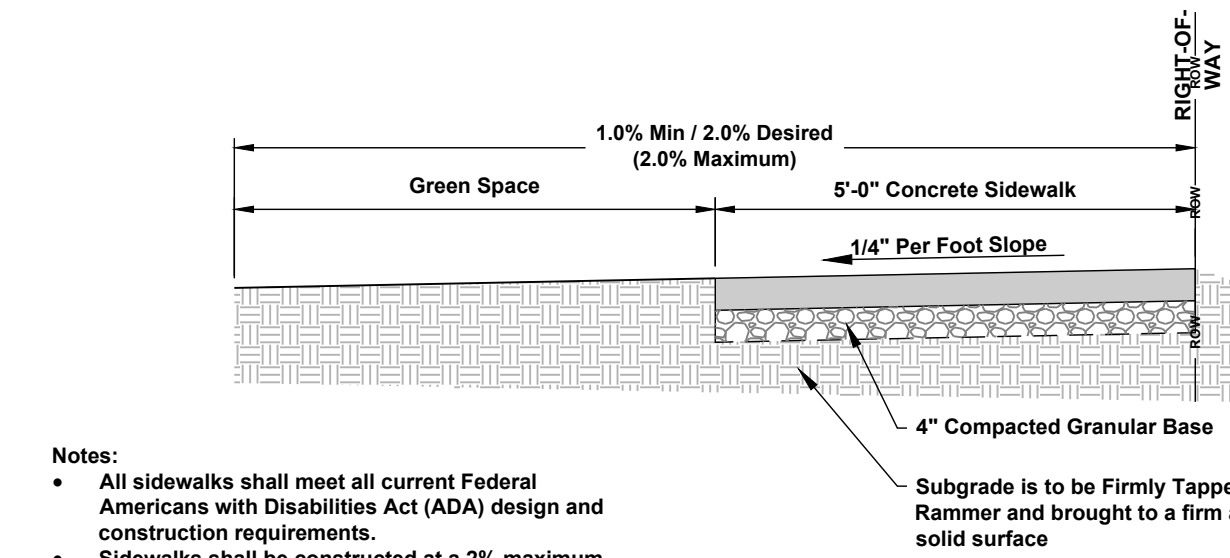
1. STOP BAR: 8'x1.5' WHITE THERMOPLASTIC STOP BAR SHALL BE PLACED 4' BEHIND CROSSWALK (TYP)
2. PEDESTRIAN CROSSWALK: 1.5' THERMOPLASTIC BARS SPACED 3' ON CENTER (TYP) WIDTH TO MATCH WALK WIDTH

N.T.S.



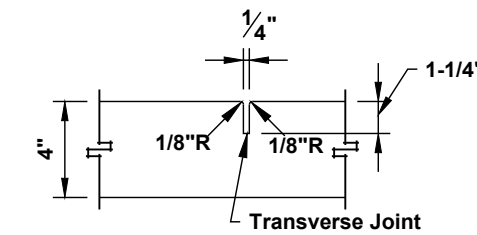
Notes:

1. Curb and gutter shall be constructed of Portland cement concrete meeting the requirements of AHTD Class S (AE) air entrained concrete, shall have a minimum 28 day compressive strength of 4,000 psi, and a maximum slump of 4.
2. For flexible pavement, curb and gutter shall have contraction joints at intervals not to exceed 20 feet. Contraction joints shall be constructed to the proper width and depth, cleaned, and joint filler material installed in compliance with manufacturer's recommendations.
3. Expansion joints shall be provided at all stationary structures, and at intervals not to exceed 200 feet. Expansion joint material shall comply with AASHTO M 213.
4. All Curb and Gutter shall have a broomed finish unless otherwise specified.
5. Modified Curb (Type I) shall be placed across all Driveway Entrances.
6. Modified Curb (Type II) shall be placed as shown on plan.

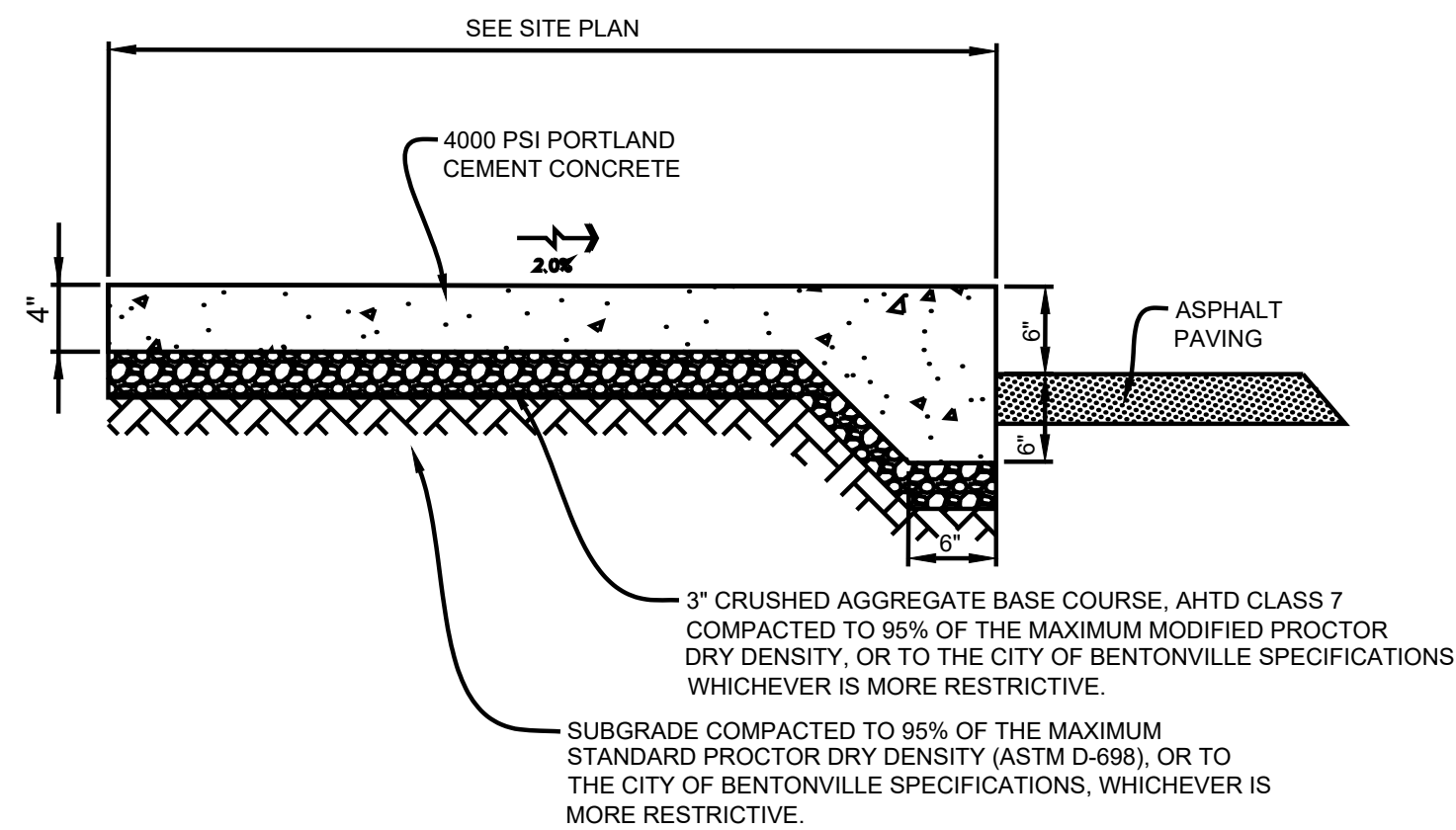


Notes

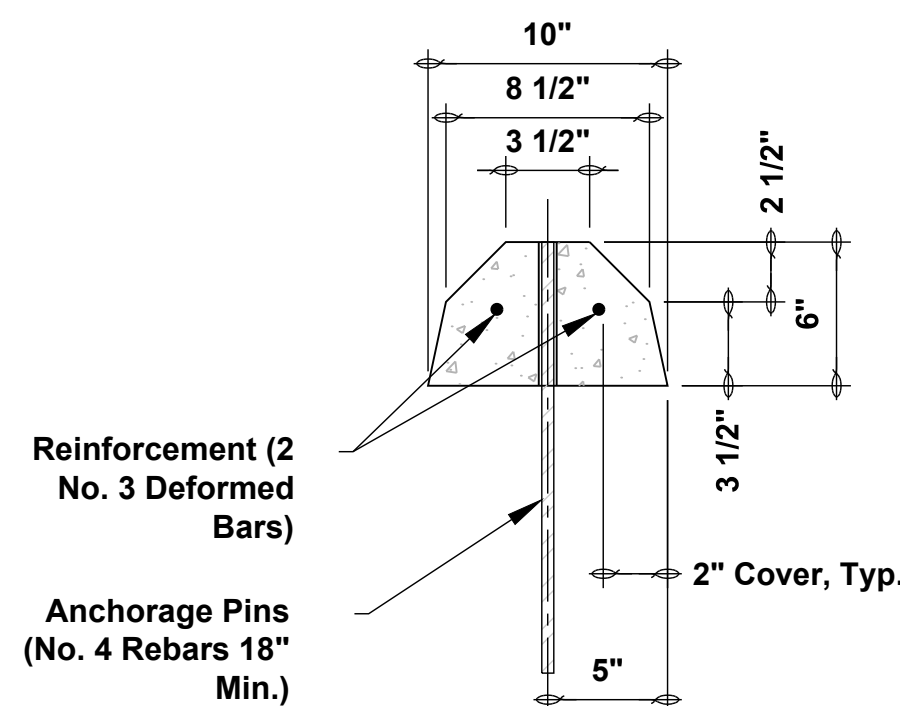
- All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
- Sidewalks shall be constructed at a 2% maximum cross slope. Where sidewalks cross driveways, sidewalks shall not exceed a 2% cross slope along the path of the sidewalk.
- Sidewalks shall be constructed of Portland cement concrete having a minimum 28 day compressive strength of 4,000 psi and a minimum of 4 inches thick, with a minimum of four (4) inches of compacted base course underneath.
- The subgrade under the sidewalk shall be well compacted.
- Sidewalks will be cut at five (5) feet intervals with expansion joints not to exceed 25 feet. Expansion joints shall be made with a material approved by the city. **TREATED LUMBER SHALL NOT BE USED.**
- The sidewalk shall be continuous through driveways with a cold joint or expansion joint at the edge of the sidewalk opposite the street.
- Sidewalks shall have smooth, finished edges and be finished with a smooth and even surface.
- Where sidewalks join a storm drain box, the sidewalk shall be supported by the drain box. The sidewalk shall be "doweled" to the drain box using #4 or #5 smooth rod or "keyed" to storm drain box subject to approval by the city. A detail of the sidewalk box connection shall be submitted to the city for review.



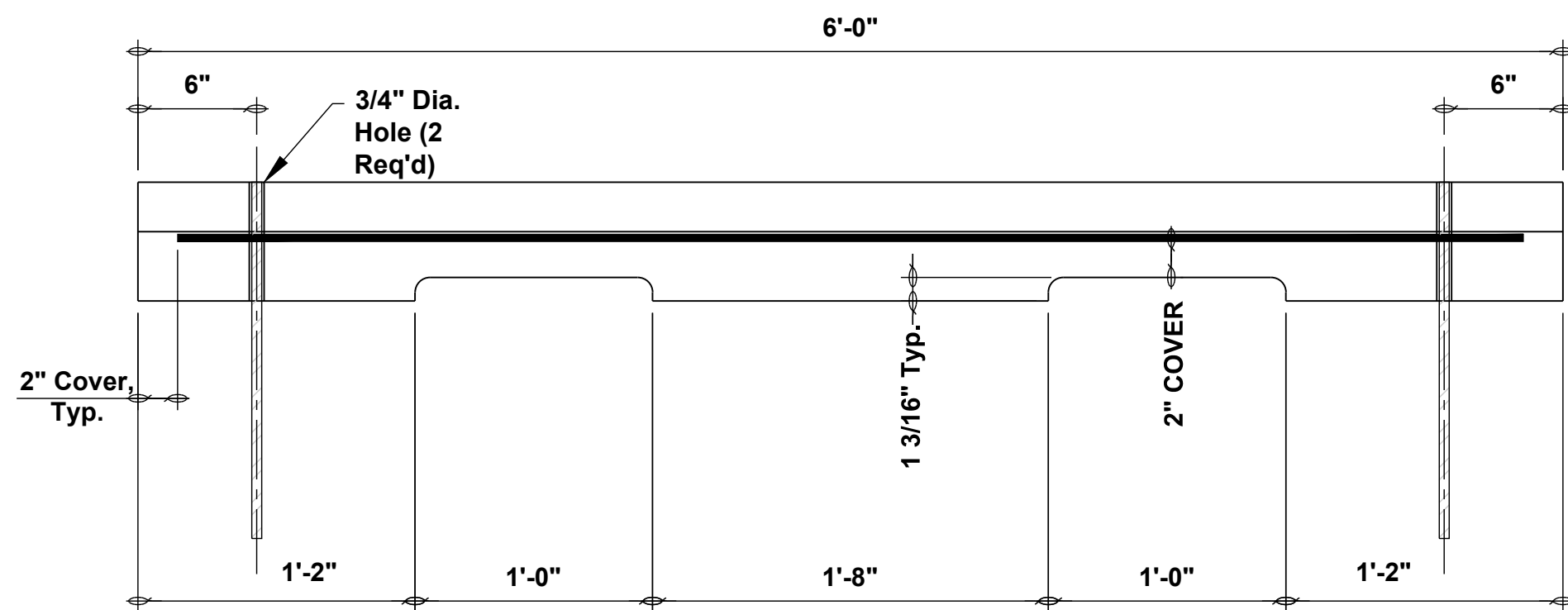
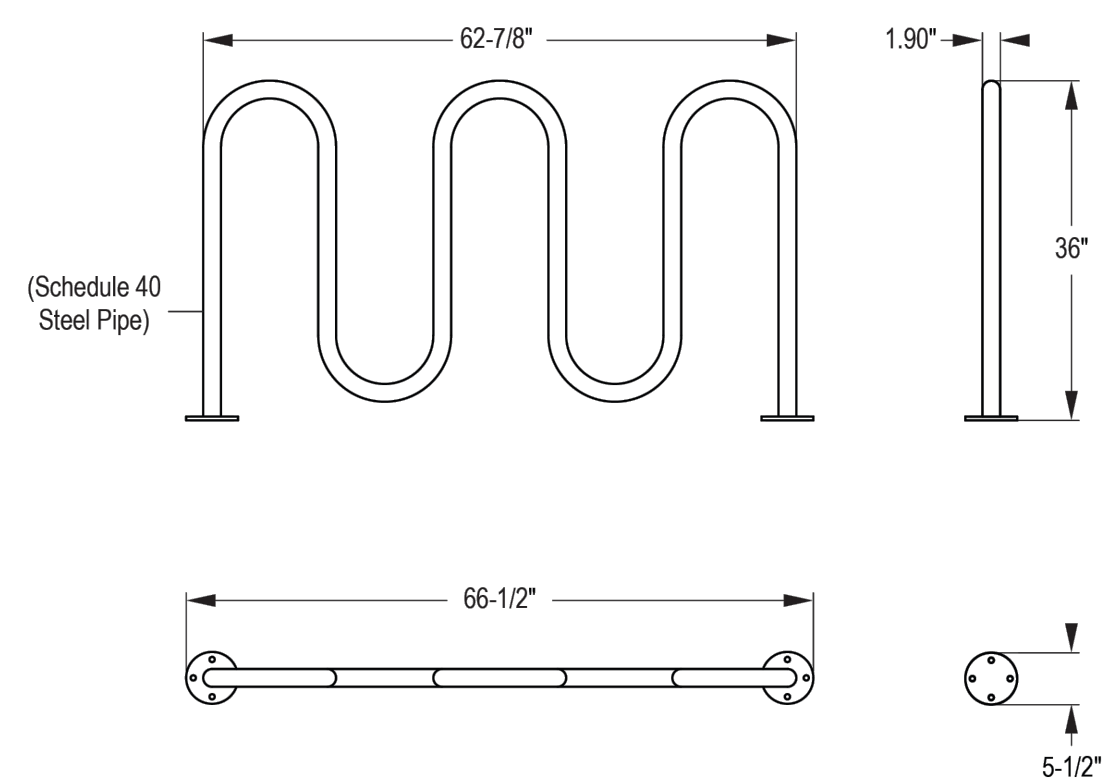
NOT TO SCALE



TURNDOWN SIDEWALK
N.T.S.

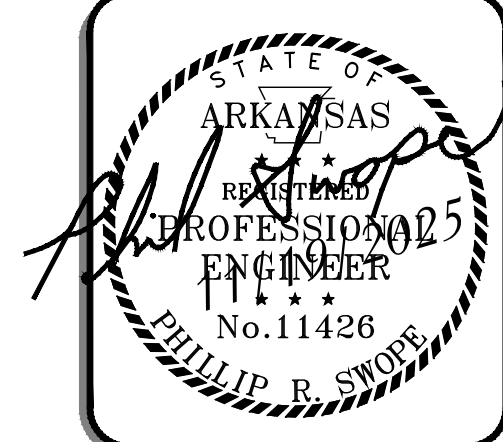


Section A-A



Precast Concrete Wheel Stop

NTS.



DETAILS

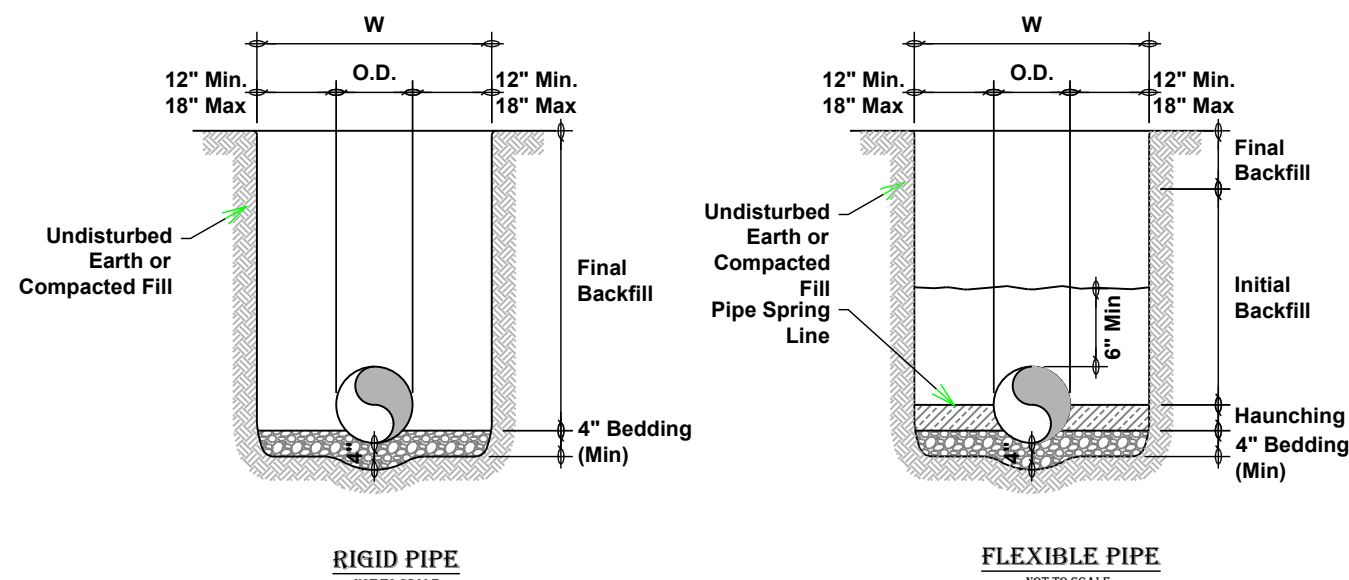
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	
SHEET NUMBER:	

C10.0

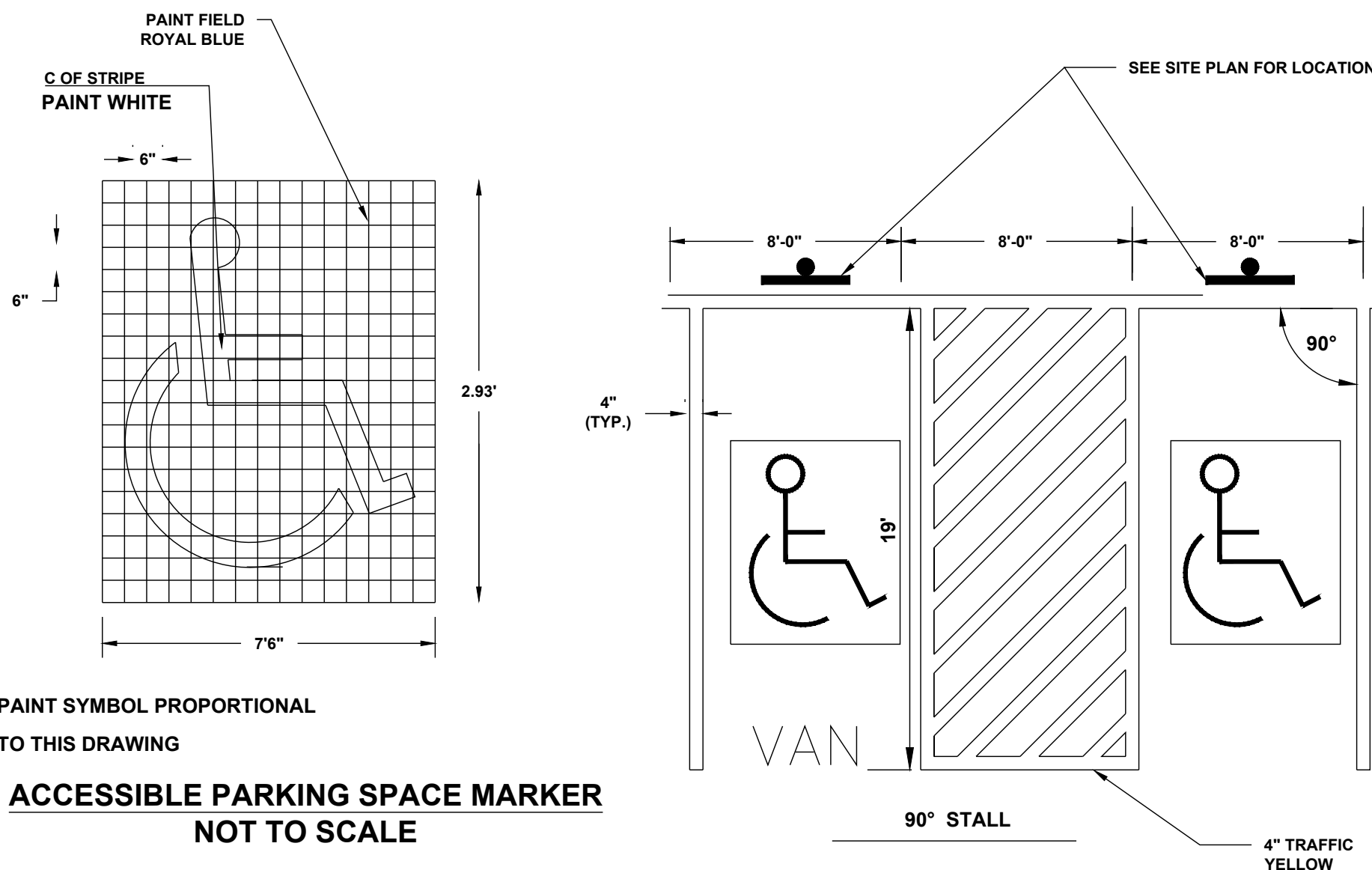


GENERAL NOTES

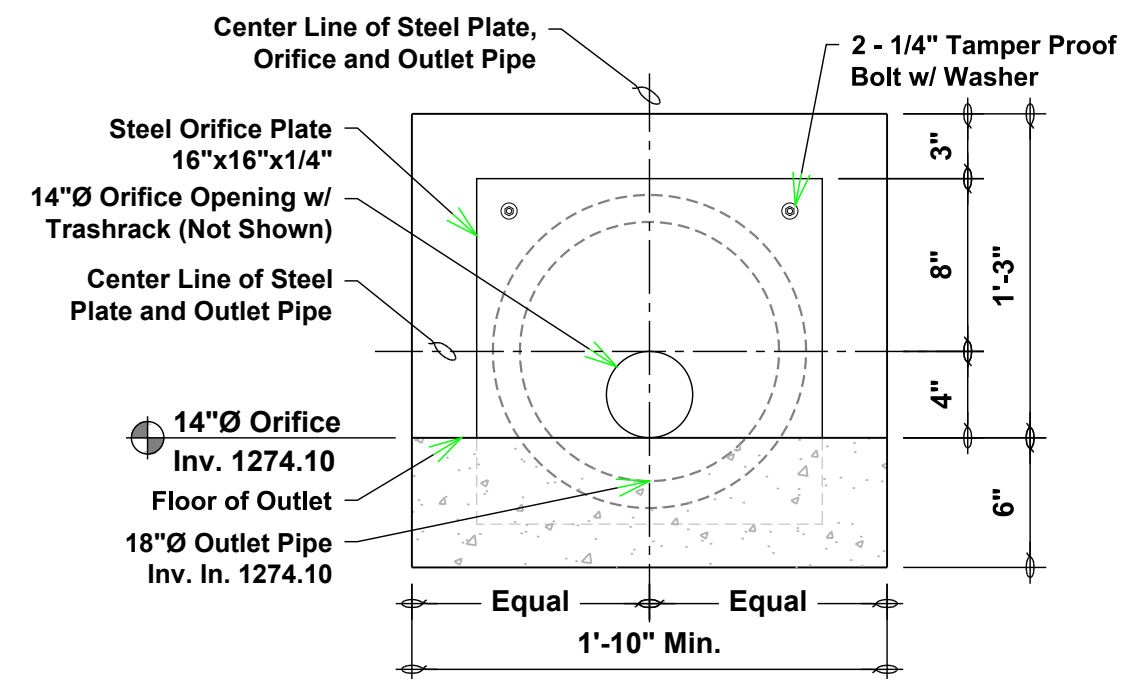
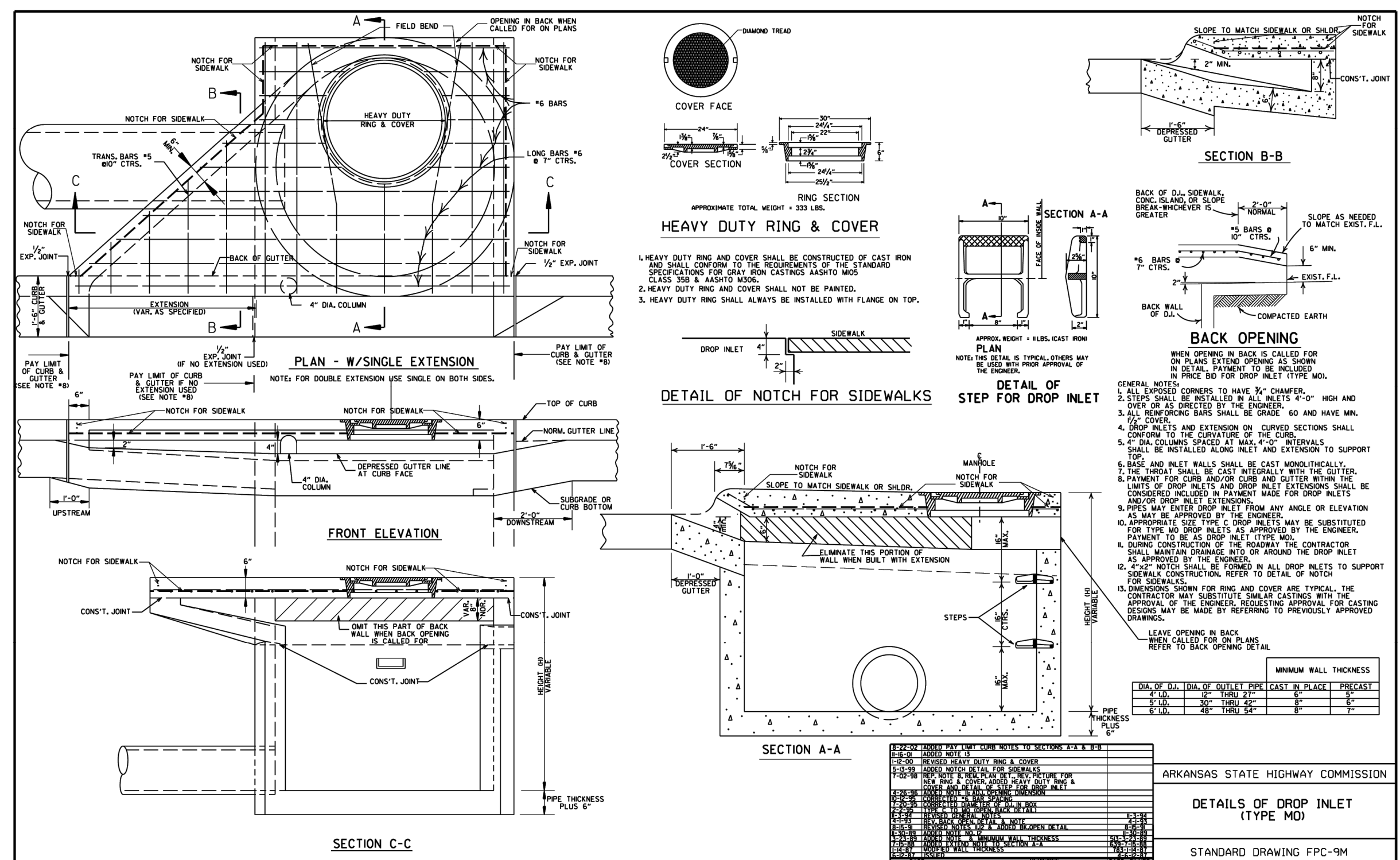
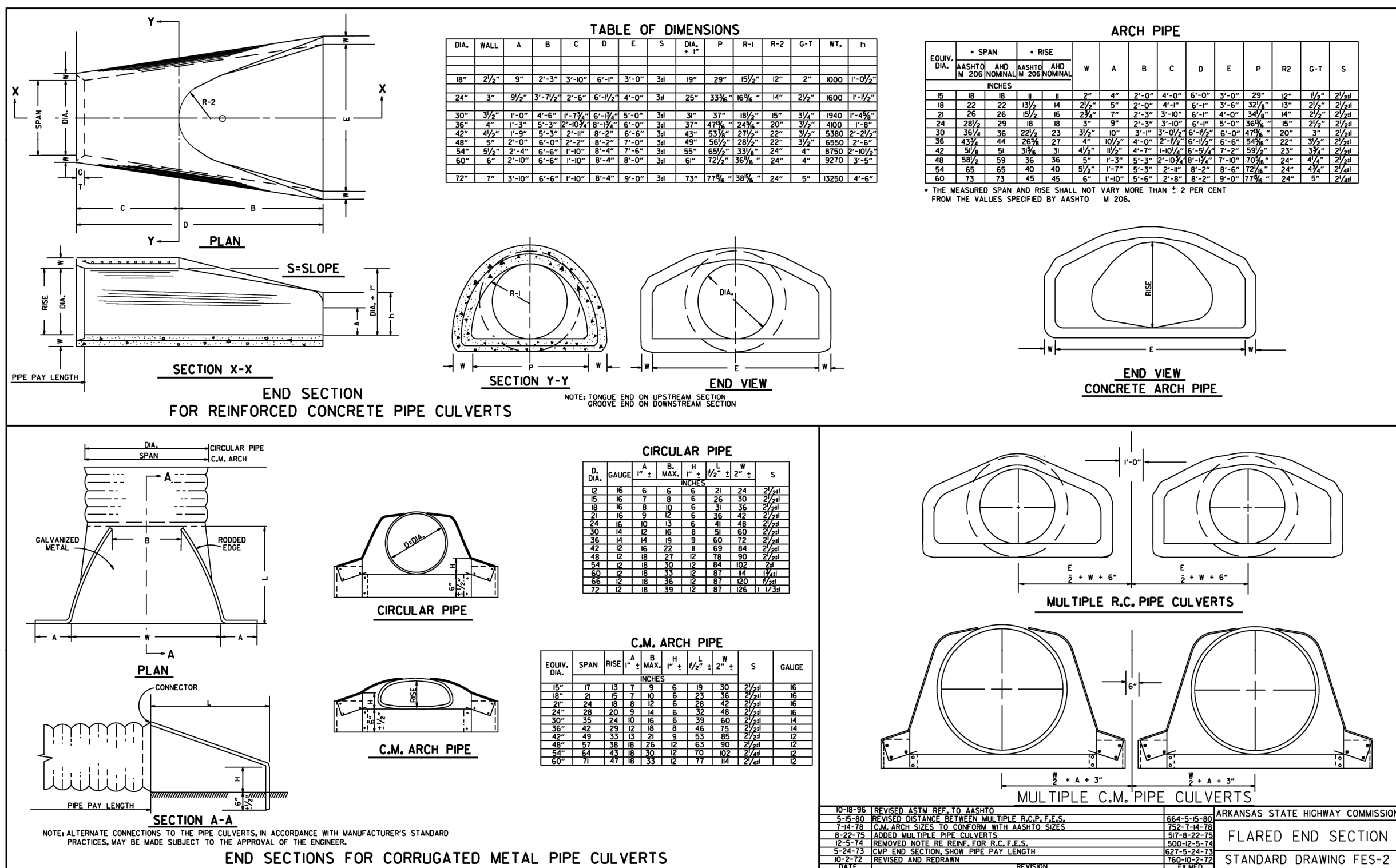
1. BEDDING SHALL BE CLASS I WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATIONS)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3, 4, AND 5.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS II AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE

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

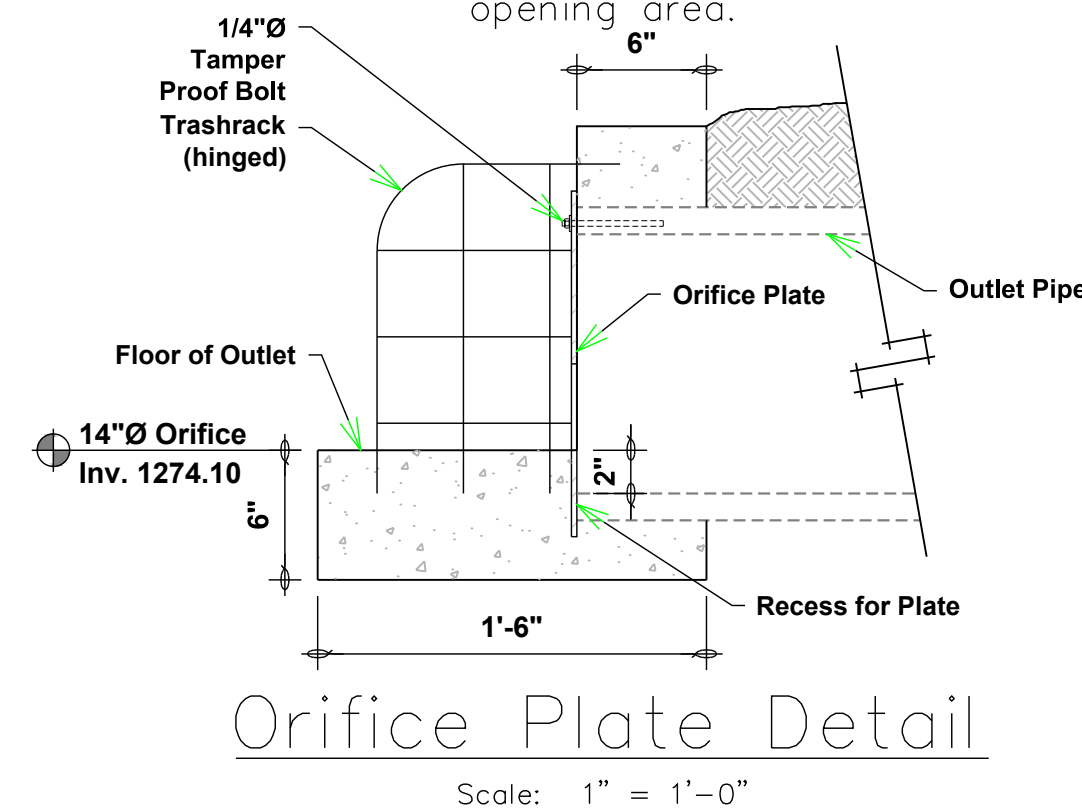
STORM SEWER TRENCH AND BEDDING



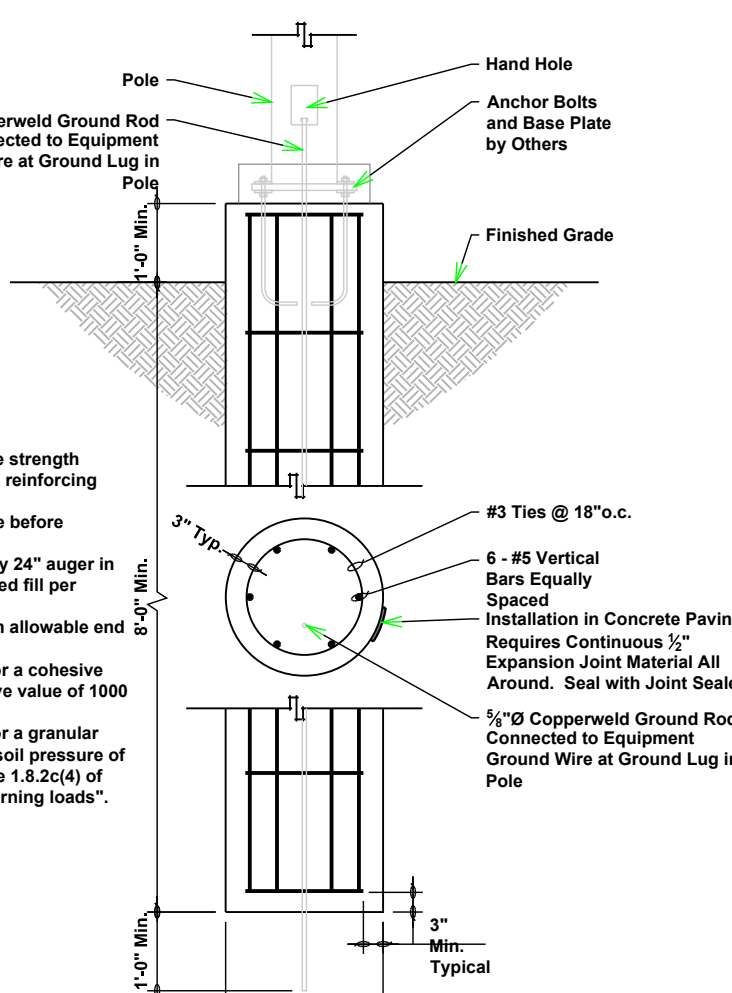
ACCESSIBLE PARKING SPACE MARKER
NOT TO SCALE



NOTE: Trashrack clear area to be 10 times orifice opening area.



Scale: 1" = 1'-0"

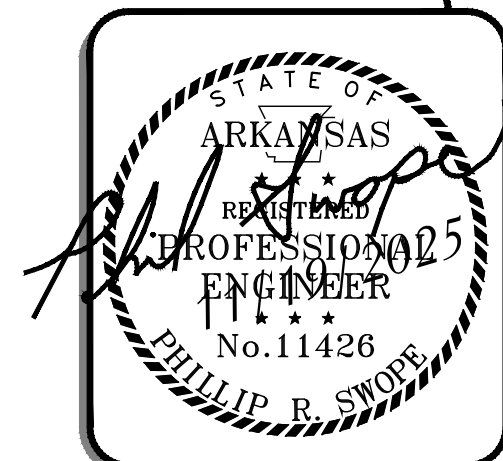


Notes:

- × 3500 psi min. 28 day compressive strength concrete with Grade 60 deformed reinforcing steel bars.
- × If water is present in hole, remove before pouring concrete.
- × Foundation excavation shall be by 24" auger in undisturbed or properly compacted fill per Geotechnical Specifications.
- × Foundation shall have a minimum allowable bearing of 2000 psf.
- × Foundation has been designed for a cohesive soil based on a minimum cohesive value of 1000 psf.
- × Foundation has been designed for a granular soil based on a minimum lateral soil pressure of 1000 psf, utilizing AASHTO Figure 1.8.2c(4) of "embedment of posts with overturning loads".

Typical Light Pole Base Detail

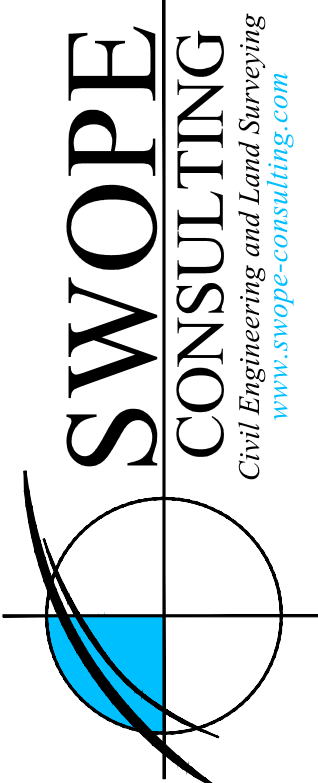
Scale: $1/2" = 1'-0"$



DETAILS

BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715

NO.	DATE	REVISION
1	10/27/25	FIRST SUBMITTAL



DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	
SHEET NUMBER:	

C10.1

A17-3T100

RAB



Project:
West Plains VA

Type:
SL2/SL3

Prepared By:

Date:

Driver Info		LED Info	
Type	Constant Current	Watts	100/80/60W
120V	0.80A/0.64A/0.48A	Color Temp	3000/4000/5000K
208V	0.46A/0.37A/0.28A	Color Accuracy	81-83 CRI
240V	0.42A/0.33A/0.25A	L70 Lifespan	100,000 Hours
277V	0.36A/0.30A/0.22A	Lumens	8,986-15,364 lm
Input Watts	57.4-99.8W	Efficacy	145.8-163.2 lm/W

80W setting = 12,355 lumens

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.

DLC Product Code: S-QGNF/MW (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)
DLC Product Code: S-W24J16 (Architectural Flood and Spot Luminaires)

Electrical

Driver:

100W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.80A, 208V: 0.46A, 240V: 0.42A, 277V: 0.36A
80W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.64A, 208V: 0.37A, 240V: 0.33A, 277V: 0.30A
60W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.48A, 208V: 0.28A, 240V: 0.25A, 277V: 0.22A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

2.82% at 120V, 10.18% at 277V

Power Factor:

99.9% at 120V, 93.5% at 277V

Surge Protection:

6 kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type II distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area (Without Shield):

1 Fixture: 0.60 ft²
2 Fixtures at 90°: 0.86 ft²
2 Fixtures at 180°: 1.21 ft²
3 Fixtures at 90°: 1.47 ft²
4 Fixtures at 90°: 1.47 ft²

A17-3T100

RAB

Technical Specifications (continued)

Effective Projected Area (With Shield):

1 Fixture: 0.64 ft²
2 Fixtures at 90°: 1.14 ft²
2 Fixtures at 180°: 1.28 ft²
3 Fixtures at 90°: 1.8 ft²
4 Fixtures at 90°: 1.8 ft²

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free, RoHS-compliant components.

LED Characteristics

LEDs:

Long life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Optical

BUG Rating:

B3 U0 G3

Other

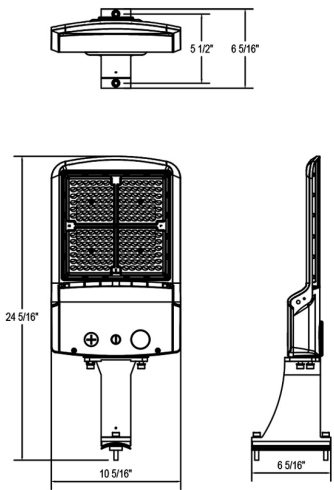
5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

A17-3T100

RAB

Dimensions



Features

0-10V Dimming, standard
100,000-hour LED lifespan
5-Year, limited warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Driver	Options
A17	3T	100	SF = Splitter (Factory installed SF available in 150W) ¹ Blank = Universal Pole Mount	Blank = 3000/4000/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MWS = Microwave Motion Sensor /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MWS = Lightcloud Blue w/MWS Sensor

¹ Splitter Mount available on 150W only
Type II distribution available as special order.
Wall mount and roadway arm mount available as optional accessories.

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: www.rablighting.com
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Page 1 of 3

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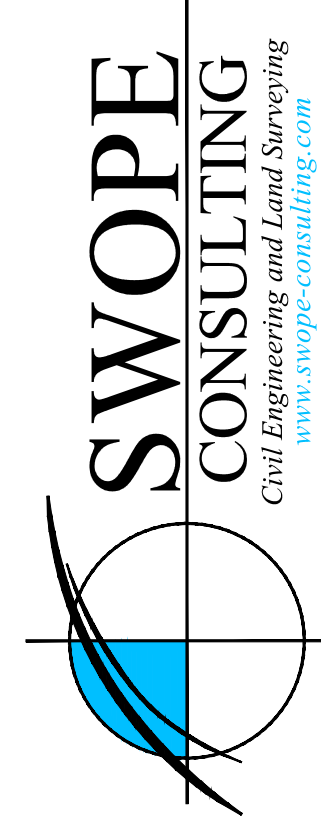
Page 2 of 3

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Page 3 of 3



LIGHTING DETAILS
BELLA VISTA VA CLINIC
LARGE SCALE DEVELOPMENT
DAVE IRVINE
FOREST HILL BLVD
BELLA VISTA, AR 72715



DRAWN BY:
JORDAN

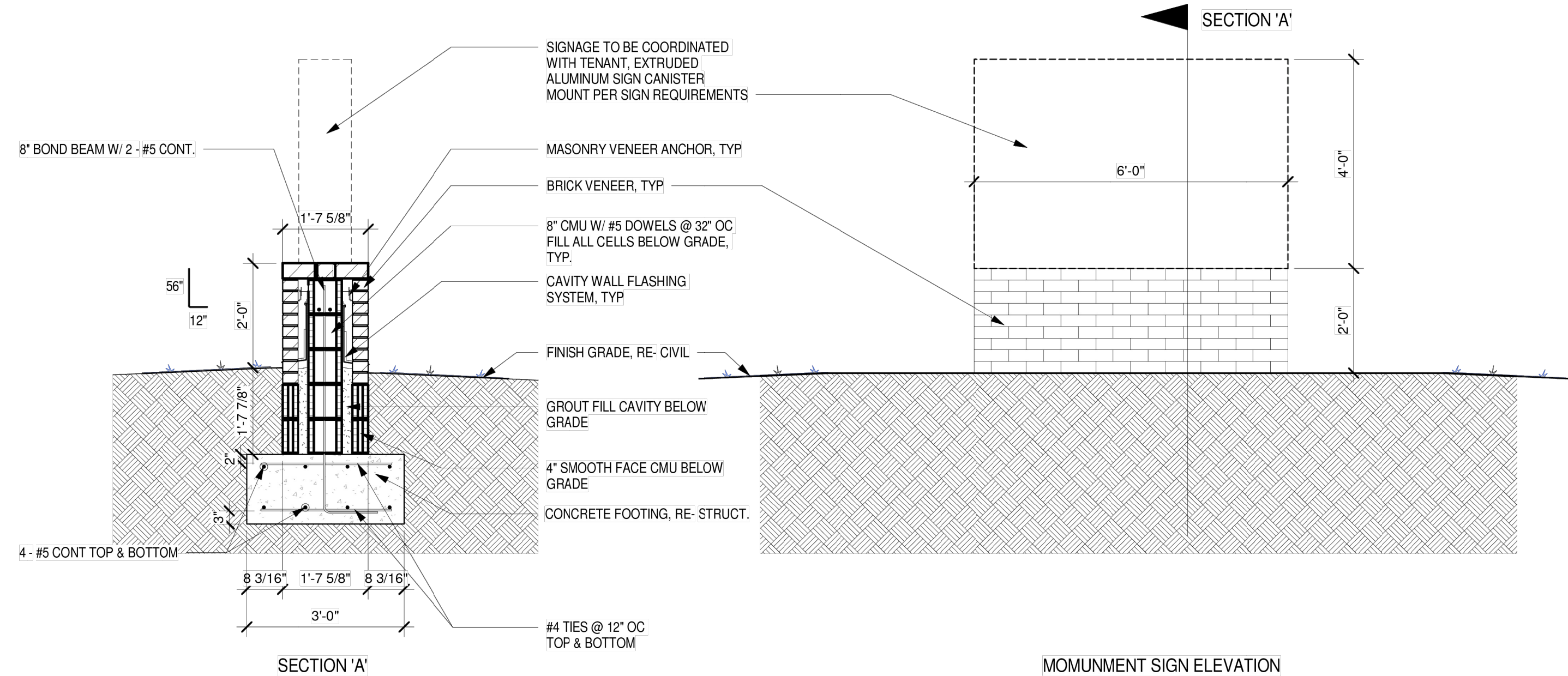
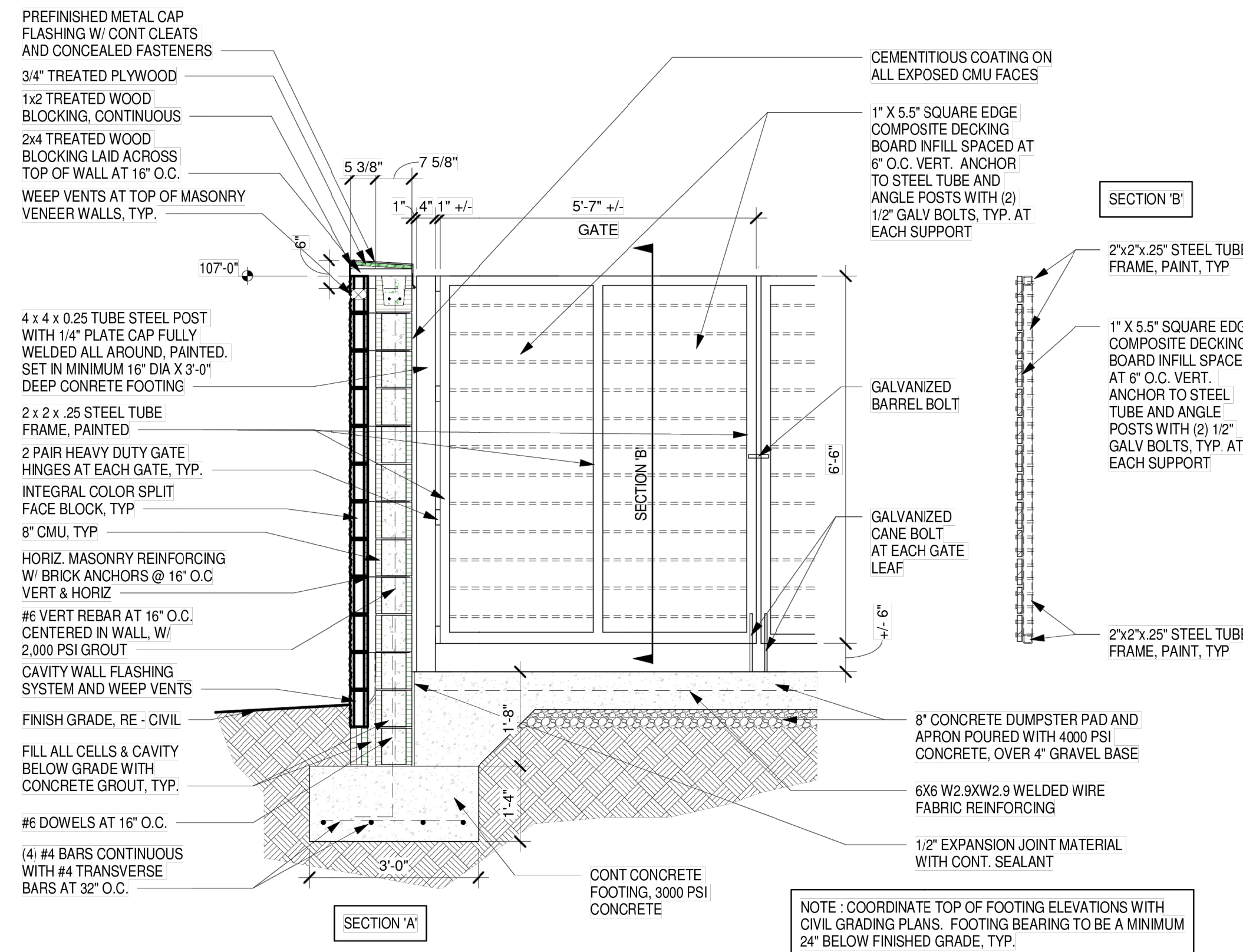
JOB NUMBER:
25-299

SUBMITTAL DATE:
11/19/2025

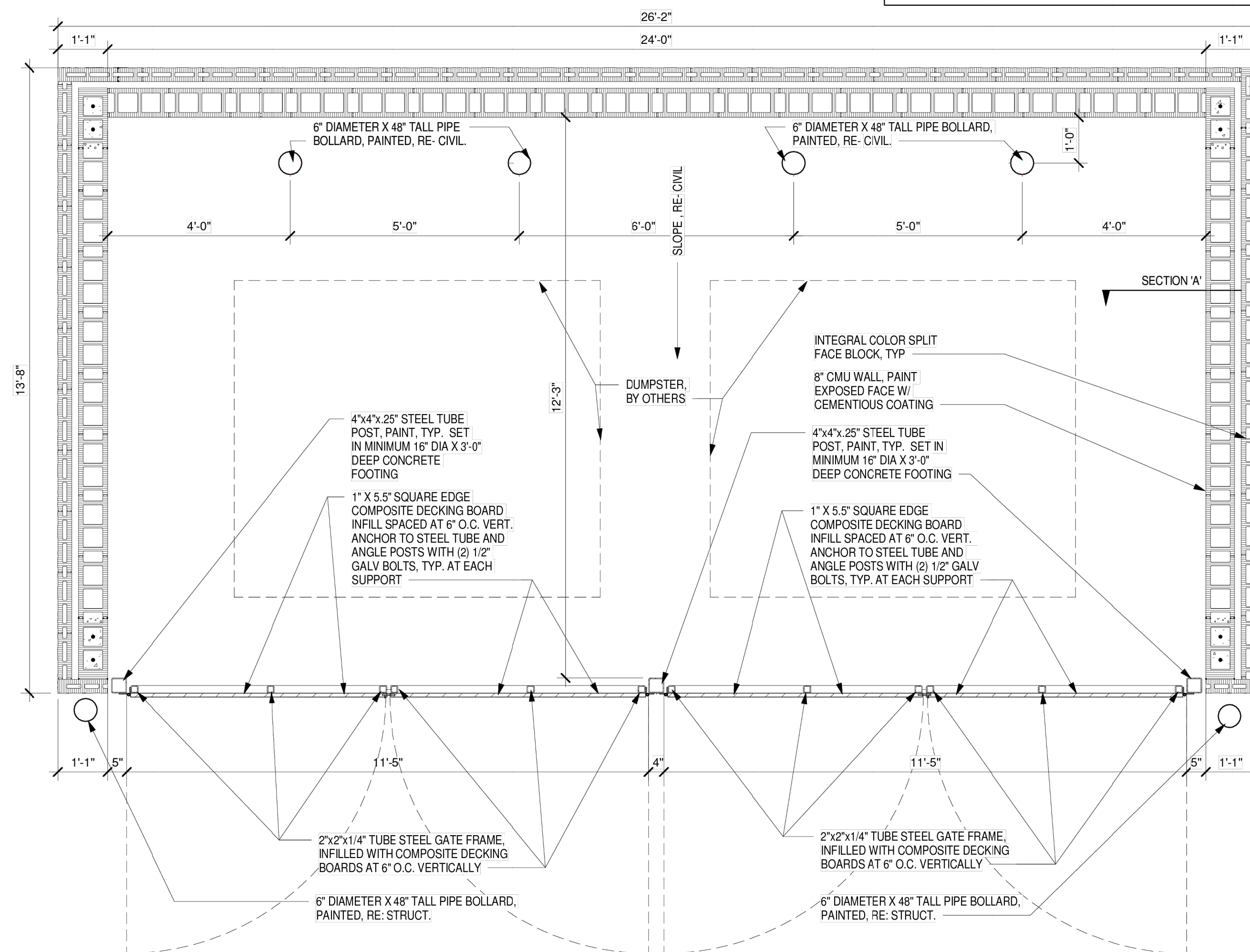
CITY NUMBER:
PP##-####

DRAWING NAME:
25-299 PR.DWG

SHEET NUMBER:
C10.2



2 MONUMENT SIGN
1/2" = 1'-0"



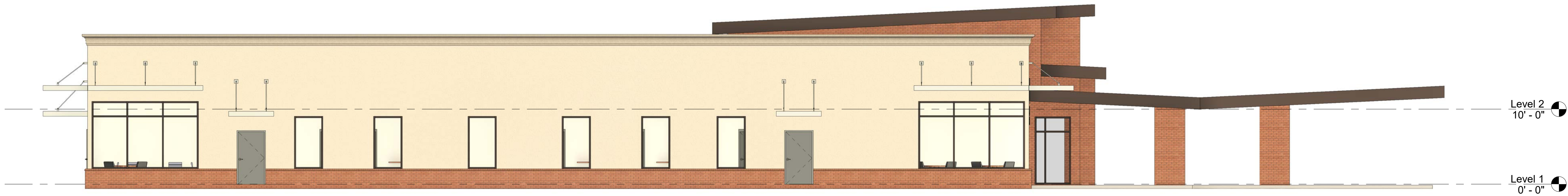
1 DUMPSTER SCREEN DETAILS
1/2" = 1'-0"

NOTE : PAINT ALL
EXPOSED STEEL PER
SPECIFICATIONS TYP.

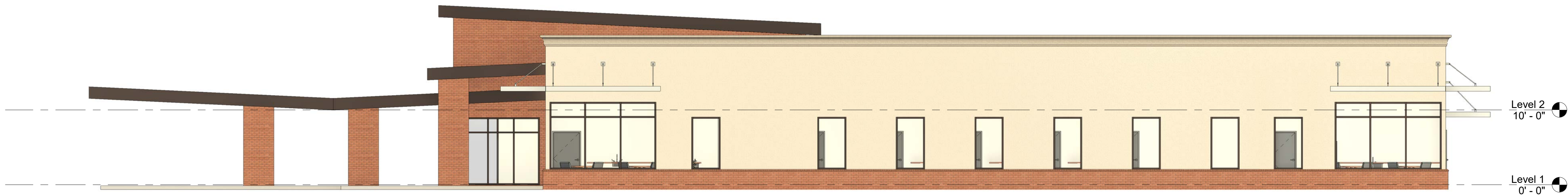
NOTE : VERIFY
ENCLOSURE FINAL
DIMENSIONS WITH
LOCAL JURISDICTION
DUMPSTER SIZES

NO.	DATE	REVISION
1	11/03/2005	FIRST SUBMITTAL
2	REVISION	REVISION
3	REVISION	REVISION

DRAWN BY: JORDAN	JOB NUMBER: 25-299
SUBMITTAL DATE: 11/19/2025	CITY NUMBER: PP##-####
DRAWING NAME: 25-299 PR.DWG	
SHEET NUMBER:	



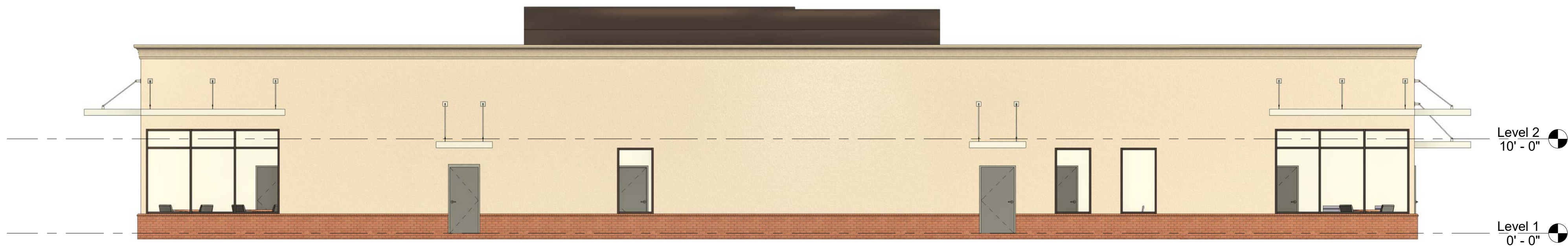
① LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"



③ FRONT ELEVATION
1/8" = 1'-0"



④ REAR ELEVATION
1/8" = 1'-0"



IMPORTANT NOTE ABOUT PLAN LIABILITY:
DUE TO LOCAL CODES, REGULATIONS AND BUILDING PRACTICES AND/OR BECAUSE OF SPECIFIC SITE CONDITIONS THESE DRAWINGS MAY NOT BE SUITABLE OR LEGAL FOR USE IN THE CONSTRUCTION OF THIS BUILDING IN ALL LOCALITIES. CONSEQUENTLY, THESE DRAWINGS ARE NOT TO BE USED AS A GUIDE FOR CONSTRUCTION WITHOUT THE CONSULTATION OF THE DESIGNER. THE DESIGNER HAS NOT BEEN Brought INTO CONFORMITY WITH ALL LOCAL REQUIREMENTS. BUILDER MUST CAREFULLY INSPECT EVERY DETAIL IN THESE DRAWINGS AND ASSUME COMPLETE RESPONSIBILITY FOR THEM.

A2

VA - Bella Vista, AR CBOC

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UPRIGHT DESIGN INC.

HOME PLANS
STOCK & CUSTOM
(479) 549-8913

1st FLOOR HEATED
COVERED EXTERIOR
TOTAL UNDER ROOF
16,862 SF
2050 SF
18,912 SF

Outstanding Comments

BV Engineering:

1. The comment was to make the sidewalk continuous through the driveway which means to continue the concrete through the driveway and tie the driveway asphalt to each side.
2. This comment was to add trickle channels to the detention pond that were not added.
3. Please explain why Hydrograph #5 Postdev NE isn't included in the combined eastern Hydrograph #8. It definitely looks like it should.

BV Planning:

1. Please confirm water connection and that it meets Arkansas Fire Codes

BV Fire:

1. Ensure building, parking lot and facilities meet current City of Bella Vista City Codes and Arkansas Fire Codes for access, remote FDC and connections, fire protection systems, Knox box requirements, exits/egress, etc.

Centerton Utilities:

1. Please show and label all existing and proposed utility easements.
2. Please show the existing water mains so the contractor knows the correct one to connect to for domestic service and for fire suppression and label the entity the mains belong to (Bella Vista POA or Centerton Utilities).
3. The water meter needs to be located within a utility easement so my operators can access it for possible future maintenance.
4. Will an irrigation meter be needed for this facility?
5. Please provide the materials and rating of the water service line.
6. Please include our standard detail sheets that are relevant to this project (sheets 102, 103, 105, 106). Up to four can be shown on a single sheet in the plans.
7. Please provide the full set of civil site development plans with your next submittal.



Planning Commission

Development Calendar 2026

Planning and Development Department

101 Town Center; Bella Vista, AR 72714 (P): 479-855-8285

Cycle	Tech Review		PC Work Session				PC Regular Meeting			Review Days	City Council		
	Submission Deadline	Distribute Comments	Publication Deadline ¹	Work Session Resubmittal	Distribute packet	Work Session Meeting	PC Resubmittal	Distribute packet	Regular Meeting		CC Resubmittal	City Council Work Session	City Council
	Due by 3:30 PM	Due by end of day	15 days before PC	Due by 12:00 PM	Due by end of day	At 4:30 PM	Due by 12:00 PM	Due by end of day	at 4:30 PM or after BZA		day after PC	As Shown on CC Calendar	As Shown on CC Calendar
1	Dec 01	Dec 12	Dec 28	Dec 24	Dec 29	<i>Canceled</i>	Jan 06	Jan 09	Jan 12	42	Jan 13	Jan 20	Jan 26
2	Dec 29	Jan 09	Jan 25	Jan 21	Jan 26	Jan 29	Feb 03	Feb 06	Feb 09	42	Feb 10	Feb 17	Feb 23
3	Jan 26	Feb 06	Feb 22	Feb 18	Feb 23	Feb 26	Mar 03	Mar 06	Mar 09	42	Mar 10	Mar 16	Mar 23
4	Feb 23	Mar 06	Mar 22	Mar 18	Mar 23	Mar 26	Mar 31	Apr 03	Apr 06	42	Apr 07	Apr 20	Apr 27
5	Mar 23	Apr 03	Apr 19	Apr 15	Apr 20	Apr 23	Apr 28	May 01	May 04	42	May 05	May 18	May 26
6	Apr 20	May 01	May 17	May 13	May 18	May 21	May 26	May 29	Jun 01	42	Jun 02	Jun 15	Jun 22
7	May 18	May 29	Jun 14	Jun 10	Jun 15	Jun 18	Jun 23	Jun 26	Jun 29	42	Jun 30	Jul 20	Jul 27
8	Jun 15	Jun 26	Jul 12	Jul 08	Jul 13	Jul 16	Jul 21	Jul 24	Jul 27	42	Jul 28	Aug 17	Aug 24
9	Jul 13	Jul 24	Aug 09	Aug 05	Aug 10	Aug 13	Aug 18	Aug 21	Aug 24	42	Aug 25	Sep 21	Sep 28
10	Aug 10	Aug 21	Sep 06	Sep 02	Sep 07	Sep 10	Sep 15	Sep 18	Sep 21	42	Sep 22	Oct 19	Oct 26
11	Sep 07	Sep 18	Oct 04	Sep 30	Oct 05	Oct 08	Oct 13	Oct 16	Oct 19	42	Oct 20	Nov 16	Nov 23
12	Oct 05	Oct 16	Nov 01	Oct 28	Nov 02	Nov 05	Nov 10	Nov 13	Nov 16	42	Nov 17	Dec 14	Dec 21
1	Nov 02	Nov 13	Nov 29	Nov 25	Nov 30	Dec 03	Dec 08	Dec 11	Dec 14	42	Dec 15	Jan 11	Jan 18
2	Nov 30	Dec 11	Dec 27	Dec 23	Dec 28	Dec 31	Jan 05	Jan 08	Jan 11	42	Jan 12	Feb 08	Feb 16

Board of Construction Appeals

Cycle	Submission Deadline	Distribute packet	BCA Meeting
	15 days before	One Week Prior	At 3:00 PM
1	Dec 29	Jan 06	Jan 13
2	Jan 26	Feb 03	Feb 10
3	Feb 23	Mar 03	Mar 10
4	Mar 30	Apr 07	Apr 14
5	Apr 27	May 05	May 12
6	May 25	Jun 02	Jun 09
7	Jun 29	Jul 07	Jul 14
8	Jul 27	Aug 04	Aug 11
9	Aug 24	Sep 01	Sep 08
10	Sep 28	Oct 06	Oct 13
11	Oct 26	Nov 03	Nov 10
12	Nov 23	Dec 01	Dec 08
1	Dec 28	Jan 05	Jan 12

Location/Time

All Board of Zoning Adjustment and Planning Commission Meetings will be held at 2483 Forest Hills Blvd in the District Court or as otherwise shown on the agenda. PC Regular Meeting will be held directly after the BZA. Board of Construction Appeals Meetings will be held in the Conference Room on the 2nd floor at 103 Town Center and packets will be distributed by the Fire Department.

Notes

1. *Italicized dates* are adjusted for holidays, etc.
2. TBD: to be determined by a City Planner.
3. Legal notifications apply to Conditional Use Permits, Zoning Amendments, Variances, and Annexations. Failure to comply with requirements will result in delay of application.
4. Waiver applications may be accepted during tech review.
5. City Council will only consider appeals from Planning Commission, Final Plats, Zoning Amendments, and Annexations. Appeals from the Board of Zoning Adjustment shall be considered only by the applicable Circuit Court.

Board of Zoning Adjustment

Cycle	Submission Deadline	Distribute packet	BZA Meeting
	Due by 3:30 PM	Due by end of day	At 4:30 PM
1	Dec 12	Jan 09	Jan 12
2	Jan 09	Feb 06	Feb 09
3	Feb 06	Mar 06	Mar 09
4	Mar 06	Apr 03	Apr 06
5	Apr 03	May 01	May 04
6	May 01	May 29	Jun 01
7	May 29	Jun 26	Jun 29
8	Jun 26	Jul 24	Jul 27
9	Jul 24	Aug 21	Aug 24
10	Aug 21	Sep 18	Sep 21
11	Sep 18	Oct 16	Oct 19
12	Oct 16	Nov 13	Nov 16
1	Nov 13	Dec 11	Dec 14