



Planning Commission Regular Meeting Agenda

Date: Monday, March 9, 2026

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 Wagon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 9, 2026

IV. Public Input

V. Unfinished Business

VI. New Business

A. **Annual Election of Officers;** Director Robertson

B. **LSP-2026-63153:**A lot split request near the intersection of Copinsay Drive and Kirkwall Drive; Parcel 16-72577-012; Applicant Cooper Communities Inc.; Presented by Planner Grady

C. **WVR-2026-63439:** A waiver request associated with SPR 63265 on pedestrian accommodation requirements for a proposed parking lot expansion for the Police Department impound lot located at 2471 Forest Hills Blvd; Parcel 16-70311-000; Applicant CEI Engineering; Presented by Planner Hyatt.

- D. **SPR-2026-63265:** A site plan review request for a proposed parking lot expansion for the Police Department impound lot located at 2471 Forest Hills Blvd; Parcel 16-70311-000; Applicant CEI Engineering; Presented by Planner Hyatt.

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, March 16, 2026 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, March 23, 2026 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, April 2, 2026 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, April 13, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

February 9, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:39 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: Jack Wagnon.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – January 12, 2026*

On a motion by Mr. Farner and a second by Mr. Sedberry, the January 12, 2026 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

None.

VI. NEW BUSINESS

None.

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

- A. Annual training and administrative meeting by Director Robertson

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:42 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 9th DAY OF MARCH, 2026:

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

Gail Klesen, Secretary
Bella Vista Planning Commission



Meeting Information:

2483 Forest Hills Blvd
March 9, 2026

Reviewer:

Jessica Grady, CNU-A
Planner

Property Description

This property is located in the southwest area of Bella Vista City Limits and is located on Parcel #16-72577-012, containing 9.1 acres. Legal description contained within the plat.

Regulation

Sec. 107-041 allows for the subdivision of large, previously platted lots into five or fewer lots, with no changes to the dedicated rights-of-way or easements.

Request

The applicant is requesting a lot split to create two new lots.

Background

This property was previously part of parent tract 2, which contained +/-27.88 acres. The previous minor subdivision was approved by the Planning Commission August 28, 2025. The applicant is currently requesting to split the remaining tract two, containing 9.1-acre, into two individual parcels along Copinsay Drive and Kirkwall Drive. The parcel is dissected by an existing Section line, as illustrated on the plot map. Tract 5 would enclose 3.5 acres, maintaining 200' of road frontage. Tract 6 would enclose 5.6 acres with 382.82' of frontage.

The proposed tracts are dedicated with the required minimum 20' front setback, 15' rear setback, and 7.5' side utility easements per this plat. The subject land is located within city limits and is designated as a neighborhood area per the Future Land Use Plan. Per the Master Street Plan, both Copinsay Drive & Kirkwall Drive are classified as residential streets and maintains 60' of right-of-way, exceeding the required minimum. No new streets are proposed, nor are any vacated. All tracts have access to a public street and no increase in city public services is expected. No substandard lots are created, nor does any tract require a variance or waiver. Granting the lot split would not negatively impact public health, safety or welfare of other properties.

Public Comment

None at the time of this report.

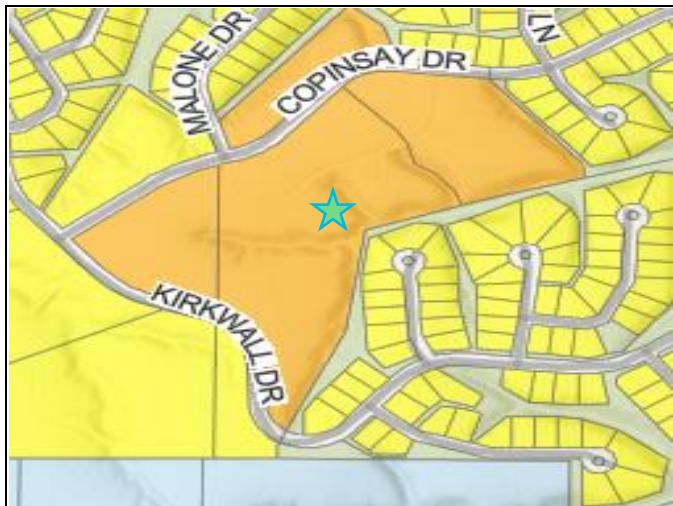
Outstanding Technical Comments

None at the time of this report.

Recommendation

Based on the analysis above, staff recommends approval of the lot split.

Project Number	LSP-2026-63153
Applicant	Cooper Communities Inc.
Address/Location	Copinsay Dr. & Kirkwall Dr.
Current Zoning	R-2 Moderate Density Residential
Site Area	+/-9.1 acres
Nature of Request	Requesting to split a lot into two lots.



Zoning Map



Future Land Use

Sec. 107-041(g) Minor Plat Review and Approval

Approval Criteria:

- (1) The Director shall approve the minor plat application if the following criteria are satisfied.
 - a. The proposed minor plat conforms to the requirements of these Subdivision Regulations, the applicable zoning district regulations and any other applicable provisions of the Code of Ordinances, subject only to acceptable rule exceptions.
 - b. The proposed development associated with the minor plat is consistent with the Engineering Design Standards, good traffic engineering design, and public safety considerations.
 - c. The proposed minor plat conforms to any existing, unexpired, and valid conditions of rezoning, special use permit, or site development plan approval.
 - d. All submission requirements are satisfied.

Sec. 107-041 Minor Plat Review Criteria

Scope of Approval and Recordation of minor plats shall be given based on the following threshold guidelines:

(i) Scope of Approval

- (1) The preliminary plat approval is valid for two (2) years from the original date of approval, and further development work will require approval of another preliminary plat.
- (2) A preliminary plat, conditioned upon the applicant completing a list of deficiencies, shall also be considered null and void should the list of deficiencies in its entirety not be completed within the twelve (12) months from the date of preliminary plat approval.
- (3) If a final plat is not submitted for approval within the validation period, the preliminary plat becomes void, unless an extension is approved by the Planning Commission, as described in Article IV. Division 2. Sec. 107-039(i) (4).
- (4) If, before the end of the validation time approved in Article IV. Division 2. Sec. 107-039(i) for the preliminary plat, the developer submits a written request for extension; the Planning Commission may grant an extension of up to twelve (12) additional months, provided, in the opinion of the Planning Commission, sufficient work has been completed with respect to the required improvements on the property. No more than one extension shall be granted.

(j) Recordation. The Director and the applicant shall maintain copies of the preliminary plat for purposes of inspection and final plat approval.

Taking Tract 2 of Parcel 16-72577-012 and Creating Tracts 5 & 6 Cooper Communities Inc.

Copinsay Dr & Kirkwall Dr
Bella Vista, Benton County, Arkansas

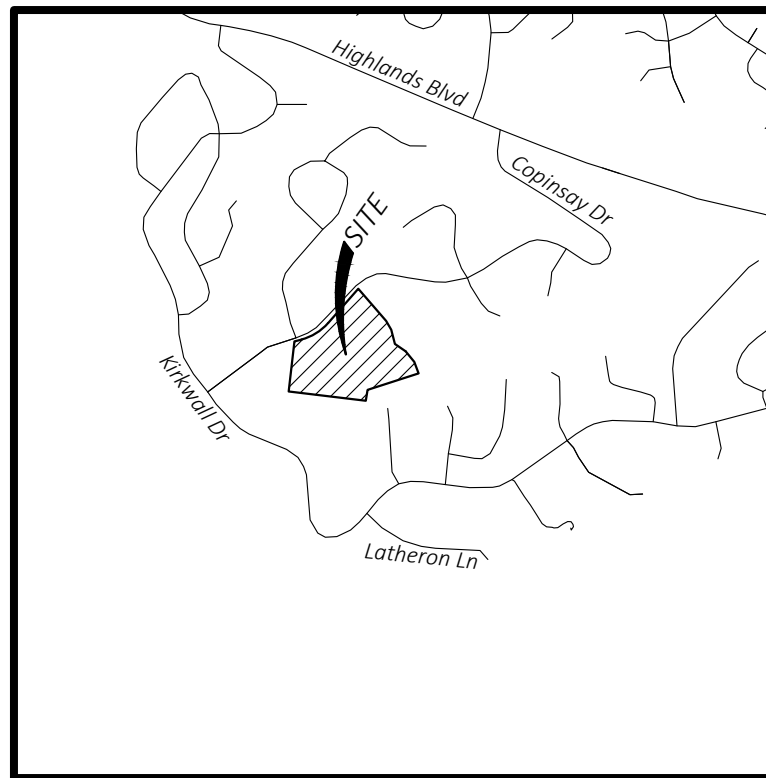
GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than those specifically shown on this plat; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Lot Split of Tract 2 of Parcel #16-72577-012 per Plat Instrument #L202550854 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded, easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, US Survey Feet, North Zone, as established by a Static observation processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C00551
Map Revised: September 28, 2007
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bella Vista GIS map. This property is zoned R-2 (Residential).
Building setbacks for zone R-2 are as follows:
 - Minimum front setback from all property lines shall be 20 feet, unless otherwise stated on the subdivision plat.
 - A minimum side setback of 15 feet shall be established parallel to all street right-of-way lines.
 - A minimum side setback of seven and one-half feet shall be established parallel to side property lines, unless otherwise stated on the subdivision plat.
 - A minimum rear setback of 15 feet shall be established parallel to rear property lines, unless otherwise stated on the subdivision plat.
 - Along bodies of water. Lots or parcels with access to bodies of water shall have at least 25 foot setback from the water's edge in which no primary or accessory structures may be built, except as provided in section 109-185.

PARENT TRACT DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) and the SW/4 of the SW/4 of Section 35, Township 21 North, Range 32 East also being a part of the land described in Plat Book 29 Page 270 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

Commencing at a found 5/8-inch rebar on the South Right-of-Way line of Copinsay Drive per plat of the Copinsay Subdivision dated April 1, 1986 by James Gore PLS #93; Thence along said South Right-of-Way, North 82°00'35" West, 334.27 feet to a found 1/2-inch rebar; Thence continuing along said South Right-of-Way Southwesterly on a curve to the left, 215.69 feet, having a radius of 217.88 feet, through a central angle of 56°43'12", having a chord bearing and distance of South 69°37'47" West, 206.99 feet to a found 1/2-inch rebar, also being the point of beginning; Thence leaving said South line, South 41°07'40" East, 291.49 feet to a set 5/8-inch rebar with cap LS 1618; Thence South 30°22'46" East, 70.18 feet to a set 5/8-inch rebar with cap LS 1618; Thence South 14°30'47" East, 101.13 feet to a set 5/8-inch rebar with cap LS 1618; Thence South 55°34'32" East, 89.91 feet to a set 5/8-inch rebar with cap LS 1618; Thence South 39°00'50" East, 93.67 feet to a set 5/8-inch rebar with cap LS 1618; Thence South 20°13'03" East, 85.51 feet to a set 5/8-inch rebar with cap LS 1618 on the North line of the Latheron Subdivision per plat by James Gore, Arkansas PLS #93 dated April 1st, 1986; Thence along said North line, South 72°04'12" West, 369.62 feet to a set 5/8-inch rebar with cap LS #1618; Thence leaving said North line along the West line of said Latheron Subdivision, South 09°35'08" West, 75.36 feet to a set 5/8-inch rebar with cap LS #1618; Thence leaving said West line, North 83°21'06" West, 533.88 feet to a set 5/8-inch rebar with cap LS #1618; Thence North 06°38'54" East, 348.55 feet to a found 1/2-inch rebar on said South Right-of-Way line of Copinsay Drive; Thence along said south line the following three (3) courses: 1. North 75°20'57" East, 50.06 feet to a found 1/2-inch rebar; 2. Northeasterly on a curve to left, 218.97 feet, having a radius of 366.81 feet, through a central angle of 34°12'13", having a chord bearing and distance of North 58°16'43" East, 215.74 feet to a set 5/8-inch rebar with cap LS #1618; 3. North 41°16'09" East, 313.79 feet to the point of beginning, containing 411,638 square feet or 9.45 acres, more or less.



VICINITY MAP

NOT TO SCALE
Latitude: 36°27'0"N
Longitude: 94°21'46"W

Owner / Owners
Parcel Number #16-72577-012 Cooper Communities Inc. 903 N. 47th St. Unit 200 Rogers, Arkansas, 72756

Surveyors:
CEI Engineering Associates, Inc. 2600 NE 11th St, Suite 300 Bentonville, AR 72712 Phone: (479) 273-9472 Fax: (479) 271-0536 Surveyor: Dustin G. Riley, Arkansas



Certificate of Approval

Pursuant to the City of Bella Vista Subdivision Regulations and all other conditions and approvals having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Signed _____ Date of Execution: _____
Planning Commission Chairman

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, 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: Plat Book 29 Page 270
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____.

Notary Public My commission expires: _____

Non-Buildability:

Approval of this plan does not in any way indicate that any of the tracts on this plan are buildable according to the planning regulations of Benton County, Arkansas nor an endorsement by the Planning board of said buildability of said tracts.

Non-assurance from Department of Health:

Approval of this plat does not carry any assurances that the tract or tracts will qualify for a septic system permit from the Arkansas Health Department.

REVISION

NO.	DESCRIPTION	DATE
1	Revised plan as shown	1/23/2026
2	Revised zoning designation	2/9/2026

CERTIFICATE OF SURVEYING ACCURACY:

I, Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Signed: _____ Date of Execution: **2.10.2026**
Registered Land Surveyor
State of Arkansas Registration No. 1618

State Survey Code: 500-21N-32W-0-35-300-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Lot Split
Cooper Communities Inc.
Copinsay Dr & Kirkwall Dr
Bella Vista, Benton County, Arkansas

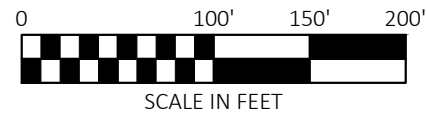


PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	KGM
CEI PROJECT NUMBER	34602
DATE	2/9/2026
REVISION	REV-2

COVER

SHEET TITLE
SHEET NUMBER

1 OF 2



Legend

- Boundary Line
- Adjoining Boundary Line
- Overhead Electric Line
- Lot Line to be added per this plat
- Setback Line
- Easement/Setback Line
- Section Line
- Storm Drainage Pipe
- Found Monument (1/2-Inch Rebar Unless Otherwise Noted)
- Set Rebar Cap LS #1618
- Telephone Riser
- Guy Wire / Anchor
- Utility Pole
- Fire Hydrant
- Water Valve
- Warning Fiber Optic Line Sign
- Mail Box
- Utility Easement (UE) & Setback dedicated per this plat

Property Line Table		
Line #	Direction	Length
L1	N82°00'35"W	334.27'
L2	S30°22'46"E	70.18'
L3	S14°30'47"E	101.13'
L4	S55°34'32"E	89.91'
L5	S39°00'50"E	93.67'
L6	S20°13'03"E	85.51'
L7	N00°08'47"E	101.39'
L8	S41°16'09"W	113.79'
L9	N75°20'57"E	50.06'
L10	S09°35'08"W	75.36'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	217.88'	215.69'	56°43'12"	S69°37'47"W	206.99'
C2	366.81'	218.97'	34°12'13"	N58°16'43"E	215.74'

ADJOINING PROPERTIES INFORMATION TABLE		
A1 PARCEL #16-36548-000 BELLA VISTA PROPERTY OWNERS ASSOCIATION DEED BK. 669, PG. 732 ZONE: R-1	A2 PARCEL #16-37132-000 BELLA VISTA PROPERTY OWNERS ASSOCIATION DEED BK. 669, PG. 732 ZONE: R-1	A3 PARCEL #16-72566-014 COOPER COMMUNITIES INC. PLAT BK. 29, PG. 270 ZONE: R-1
A4 TRACT 1 PLAT INST. #L202550854 PARCEL #16-72577-012 COOPER COMMUNITIES INC. ZONE: R-1	A5 TRACT 3 PLAT INST. #L202550854 PARCEL #16-72577-012 COOPER COMMUNITIES INC. ZONE: R-1	A6 TRACT 4 PLAT INST. #L202550854 PARCEL #16-72577-014 COOPER COMMUNITIES INC. ZONE: R-1

Tract 5 Description

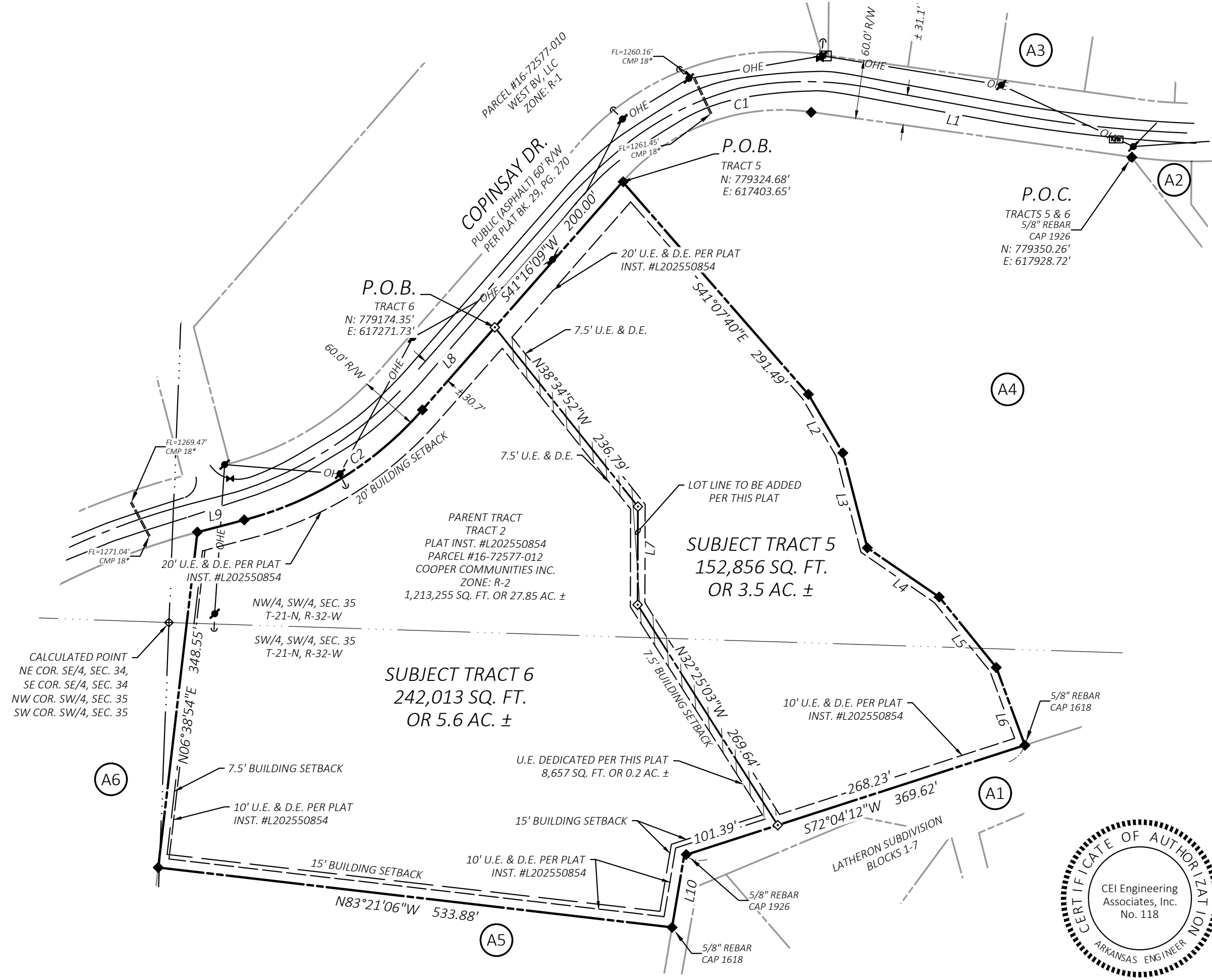
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Tract 6 Description

A tract of land located in part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) and part of the (SW/4) of the (SW/4) of Section 35, Township 21 North, Range 32 West, also being a part of the land described in Plat Instrument L202550854 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

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CEI ENGINEERING ASSOCIATES, INC.
 2600 NE 11TH ST, SUITE 300
 BENTONVILLE, AR 72712
 PHONE: (479) 273-9472
 FAX: (479) 273-0844
 CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
 DALLAS, TX 75234
 PHONE: (972) 488-3737
 FAX: (972) 488-6732

Lot Split
 Cooper Communities Inc.
 Copinsay Dr & Kirkwall Dr
 Bella Vista, Benton County, Arkansas



PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	KGM
CEI PROJECT NUMBER	34602
DATE	2/9/2026
REVISION	REV-2

Lot Split
 SHEET TITLE
 SHEET NUMBER

DRAWING LOCATION: S:\34000\34602\DRAWINGS\SURV\WORKING\34602 LS 2.DWG -- SAVED BY: CHENDERSON



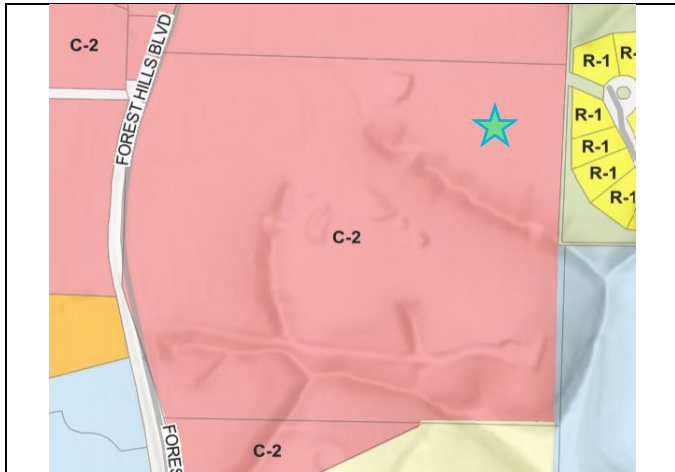
Meeting Information:

2483 Forest Hills Blvd
 March 9, 2026

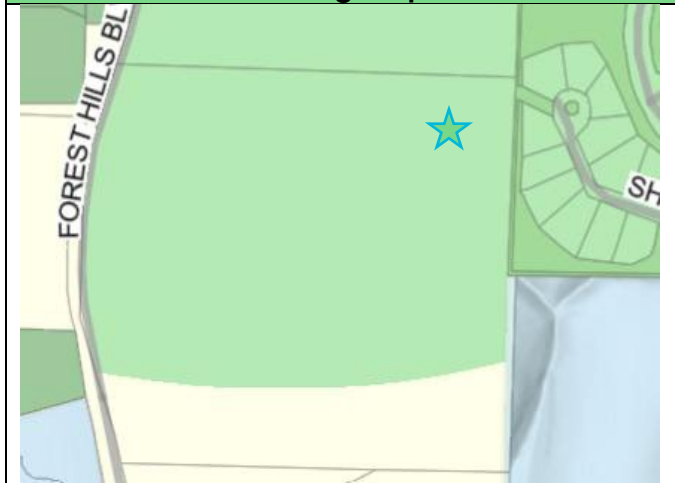
Reviewer:

Christopher Hyatt
 Senior Planner

Project Number	WVR-63439 & SPR-63265
Applicant	CEI/City of Bella Vista
Address/Location	2471 Forest Hills Blvd
Current Zoning	C-2 Light Commercial
Site Area	32.74 acres
Nature of Request	Seeking a waiver of 107-010(2)(g) for a proposed site improvement.



Zoning Map



Future Land Use Plan

Property Description

This property is located in the south-central area of Bella Vista city limits on Parcel #16-70311-000 or Tract #2 (Book 2012, Page 13).

Regulation

Sec. 107-010(2)(g) provides standards and guidelines for pedestrian accommodations. Sec. 109-139 sets forth review and approval requirements for developments other than a single-family residence or duplex.

Request

The applicant is requesting a waiver of Sec. 107-010(2)(g), requiring pedestrian accommodations in order to place a short-term parking/impound lot at the subject site.

Background

The Bella Vista Police Department is proposing an approximately 18,215 square foot parking and impound lot to be located behind the existing Street Department development. Before bringing the proposed development forward, CEI Engineering and the City Police Department requested a variance from the surfacing requirements with a sunset clause of five years, as well as a variance from all perimeter and interior parking lot landscaping requirements. These variances were approved at the January 12th Board of Zoning Adjustment meeting. The lot provides for a ribbon to contain the proposed gravel and is fenced in and fully screened from view as it sits behind the current development of the Street Department. Additionally, a berm and forested area shields the lot from the residential subdivision located east of the site. Drainage will flow to an existing pond located directly South of the proposed lot. Due to the size of the expansion, pedestrian accommodations would be required along the frontage, however, a waiver has been requested from this requirement. The Planning Commission must find all review requirements to be met for approval. The applicant's justification for the request includes the lot being a secured municipal facility with no public access, retail, or service component, therefore not generating pedestrian demand. The subject site is zoned C-2, Local Commercial. Per the Future Land Use Map, the site sits within a Type 2, Village Center node. The Master Street Plan shows the site to run alongside a Major Arterial with Forest Hills Boulevard.

Outstanding Technical Comments

None at the time of this report.

Recommendation

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

Sec. 107-046 Waiver Review Requirements

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

- The waiver is not contrary to the public interest, and the purpose of these regulations may be served to a greater extent by the proposed alternative;
- The conditions upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- Due to the unusual size, shape or character of a tract, a literal enforcement of the Subdivision Ordinance would result in unnecessary hardship or would deprive the applicant of the reasonable use of this land;
- That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations.
- The spirit of the waived provision is observed, and substantial justice is done;
- The granting of the waiver will not be detrimental to the public safety, health or welfare, or injurious to other property in the area where the waiver is located;
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result (as distinguished from a mere inconvenience), if the strict letter of these regulations is carried out; and
- The waiver will not in any manner conflict with or vary from, the provisions of Chapter 109 of this Code of Ordinances or the Comprehensive Plan. Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-046 Waiver Review Procedures

- The Planning Commission shall review the waiver to the effect of the proposed waiver upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public. The Planning Commission shall, in whole or in part:
 - 1. Approve the waiver, or
 - 2. Deny the waiver.
- A concurring vote of seventy-five percent (75%) of the members of the Planning Commission is necessary to authorize a waiver. The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 109-139 Site Plan Review and Approval

For site plans that are not administratively approved, the Director shall make a recommendation through a report to the Planning Commission to approve, deny, or approve with conditions. The Planning Commission may take the recommendation into account and approve, deny, or impose conditions.

Sec. 109-139 Site Plan Review Criteria

The planning commission may refuse approval of any development plan for any of the following reasons:

1. Generally. The site of the proposed use or any associated improvements is not in violation of any local, state, or federal law (other than a zoning violation).
 - a. The use and site plan for the proposed use conforms, at a minimum, with all applicable provisions of this Chapter for the existing underlying zoning designation, including but not limited to:
 1. Development Standards. All parking and loading, landscaping, signage, lighting, improvement, architectural design, and dimensional standards.
 2. Zoning District Standards. The purpose of the zoning district in which the proposed use is to be located and any standards applicable to the particular proposed use.
 - b. Site plans are only authorized for the proposed use.
2. Suitability. The characteristics of the proposed site are suitable for the proposed use considering the size, shape, location, topography, and location of improvements and natural features.
3. Timeliness. The proposed use and/or development is timely, considering the adequacy of transportation systems, public facilities, and services, existing or planned for the area affected by the proposed use.
4. Compatibility with the Surrounding Area. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed as allowable by the underlying zoning district.
5. Comprehensive Plan. The proposed use satisfies any applicable goals and policies of the Comprehensive Plan that apply to the proposed use.
6. Use Appropriate and Compatible. The use is appropriate to its proposed location and compatible with the character of neighboring uses, or enhances the mixture of complementary uses and activities in the immediate vicinity.
7. Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions, or incompatible service delivery, parking, or loading problems. Necessary mitigating measures shall be proposed by the applicant.
8. Nuisance. The operating characteristics of the use do not create a nuisance and the impacts of the use on surrounding properties are minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
9. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

To: City of Bella Vista Planning Commission

Re: Waiver Request – Article II, Division 2, Sec. 107-010(g)(6)b (Commercial Properties)

Dear Members of the Planning Commission,

On behalf of the City of Bella Vista, we respectfully request a waiver from the sidewalk requirement set forth in Article II, Division 2, Section 107-010(g)(6)b of the Bella Vista City Code for the proposed expansion and upgrades to the Bella Vista Police Department impound parking lot located at 2471 Forest Hills Boulevard, Bella Vista, Arkansas (Benton County Parcel No. 16-70311-000).

The proposed project consists of minor, operational improvements to an existing gravel-surfaced impound parking lot located east of the Bella Vista Street Department on City-owned property. The improvements include an expansion of the existing impound area approximately 200 feet to the east and 175 feet to the south, resulting in a total project area of approximately 1.35 acres. The parent tract encompasses approximately 31.4 acres; therefore, the proposed work represents a small and incremental modification to an existing municipal facility and does not constitute a material redevelopment of the property as a whole.

The project includes a temporary gravel parking area that will be upgraded to a hard surface within five (5) years in accordance with the variance approved by the Bella Vista Board of Zoning Adjustments on January 12, 2026. Additional improvements include security fencing, perimeter landscaping, and stormwater management measures. A variance for interior parking lot landscaping islands was also approved in perpetuity by the Board of Zoning Adjustments on January 12, 2026. All proposed improvements are designed to comply with applicable City of Bella Vista planning and zoning regulations.

Stormwater impacts associated with the limited increase in impervious area will be managed through an existing detention basin. A drainage study has confirmed adequate capacity, and any necessary basin improvements are included in the project scope. The basic scope of services includes surveying, grading and erosion control permitting, engineering and construction drawings, drainage analysis and reporting, preparation of a Storm Water Pollution Prevention Plan (SWPPP), and perimeter landscape design.

While Section 107-010(g)(6)b requires sidewalks along streets abutting new or redeveloped commercial property, the application of this requirement to the proposed project lacks an essential nexus and proportional relationship to the impacts generated by the development. The impound lot is a secured municipal facility with no public access, no retail or service component, and no anticipated pedestrian activity. The proposed improvements do not generate pedestrian demand, alter traffic patterns, increase frontage use, or otherwise create conditions that the sidewalk requirement is intended to address.

In addition, there are no existing sidewalks located either north or south of the project site that would allow for functional pedestrian connectivity. The nearest existing sidewalk is located approximately one (1) mile north of the site at the Casey's General Store near the intersection of

Forest Hills Boulevard and Lancashire Boulevard. As a result, construction of approximately 1,200 linear feet of sidewalk would constitute an isolated and disconnected improvement that would not provide a meaningful public benefit or serve the intent of the ordinance.

Given the limited scope of the project, its occupation of only approximately 1.35 acres of a 31.4-acre tract, and the absence of pedestrian-related impacts, requiring sidewalk construction would be disproportionate to the development's effects and would impose an improvement obligation that is not reasonably related in scale or nature to the project. Accordingly, the requirement does not meet the proportionality standard typically applied to development-related infrastructure improvements.

For these reasons, we respectfully request that the Planning Commission grant a waiver from the sidewalk requirement under Article II, Division 2, Section 107-010(g)(6)b for this project.

Thank you for your time and consideration. Please feel free to contact us should you require additional information or clarification.

Sincerely,

Jonathan Stanley
Assistant Project Manager / Client Manager
CEI Engineering Associates, Inc.

SITE DEVELOPMENT PLANS

BVPD IMPOUND (SPR-63265)

LOT EXPANSION

2483 FOREST HILLS BLVD
BELLA VISTA, ARKANSAS



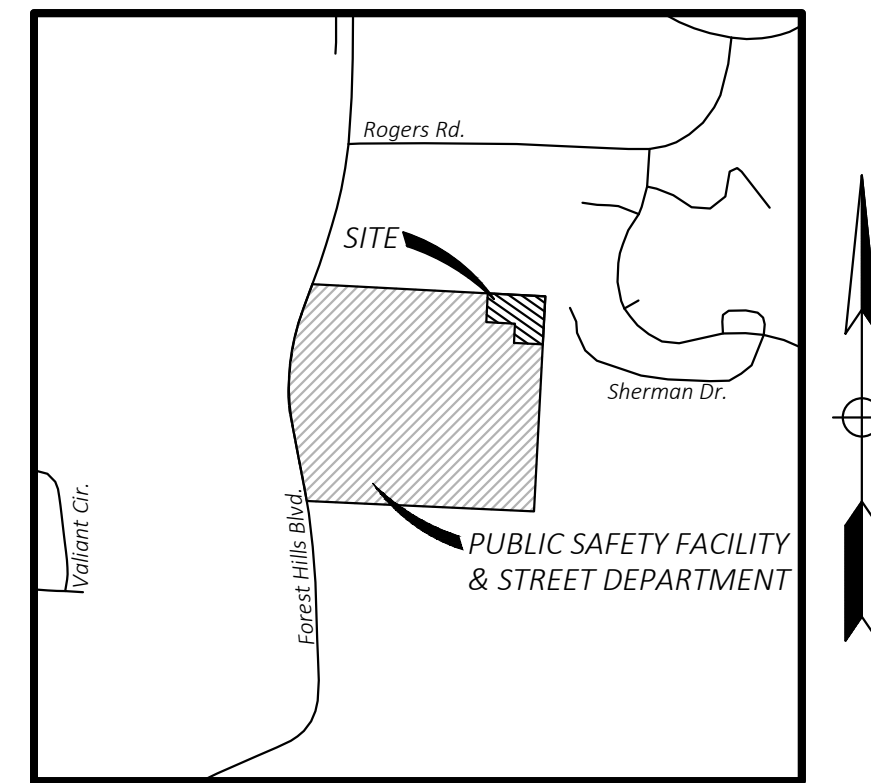
CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

GENERAL NOTES:

- A. TOPOGRAPHIC, INCLUDING PROPERTY LINES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANIES, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY & LIMITED TREE SURVEY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
- RECORD PLAT: RAMSEY SURVEYING, INC.
1729 WEST POPLAR STREET
ROGERS, AR 72758
479-831-6665
479-688-4977
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OR THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. **WETLANDS NOTE:** ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. **CONSTRUCTION ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, CONSTRUCTION ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CONSTRUCTION ENGINEER OF ANY PRE-CONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.
- K. **UTILITY PLAN OMITTED:** A UTILITY PLAN IS NOT PROVIDED DUE TO THE ABSENCE OF ANY NEW OR UPDATED UTILITIES.
- L. **LIGHTING PLAN OMITTED:** A LIGHTING PLAN IS NOT PROVIDED DUE TO THE ABSENCE OF ANY NEW OR UPDATED LIGHTING.

VARIANCES REQUESTED:

- CITY OF BELLA VISTA CODE OF ORDINANCES, PART II - LAND DEVELOPMENT ORDINANCES, ARTICLE IV, DEVELOPMENT STANDARDS, DIVISION 3, PARKING AND LOADING, SEC. 109.049(O) - WAIVER REQUESTED TO NULLIFY THE SURFACING REQUIREMENTS, GRANTED ON 1/12/2026 BY B.Z.A.
- CITY OF BELLA VISTA CODE OF ORDINANCES, PART II - LAND DEVELOPMENT ORDINANCES, ARTICLE VII, LANDSCAPING, SCREENING, AND BUFFERING, DIVISION 3, INTERIOR PARKING LOT LANDSCAPING, SEC. 109.218 - WAIVER REQUESTED TO NULLIFY THE REQUIREMENT FOR INTERIOR PARKING LOT LANDSCAPING, GRANTED ON 1/12/2026 BY B.Z.A.



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: ALAN YOUNG
PROJECT MANAGER
EMAIL: AYOUNG@CEIENG.COM
PHONE: (479) 339-9979 DIRECT
(479) 319-7369 CELL

NAME: JACOB RENNICK
ENGINEER OF RECORD
EMAIL: IRENNICK@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: LIEUTENANT SCOTT VANATTA
ADDRESS: SPECIAL OPERATIONS DIVISION
2483 FOREST HILLS BLVD
BELLA VILLA, AR 72715
PHONE: (479) 855-3771

PLAN INDEX:

C0.00 COVER SHEET	C4.10 EROSION CONTROL NOTES
C1.00 DEMOLITION PLAN	C5.00 DETAIL SHEET
C2.00 SITE PLAN	L0.00 LANDSCAPE PLAN
C3.00 GRADING & DRAINAGE PLAN	L1.00 LANDSCAPE NOTES
C4.00 EROSION CONTROL PLAN	

ASSOCIATED PLANS:

- PLAT BOOK 2012, PG 13, 32-21-31
- SURVEY

RESOURCE LIST:

PLANNING PLANNING MANAGER TAYLOR ROBERTSON CITY OF BELLA VISTA TROBERTSON@BELLAVISTAAR.GOV PLANNING@BELLAVISTAAR.GOV	FIRE FIRE INSPECTOR JASON BOWMAN JBOWMAN@BELLAVISTAAR.GOV	ARKANSAS DEPARTMENT OF HEALTH ADH.EHSBENTONCOUNTY@ARKANSAS.GOV
ENGINEERING: CITY ENGINEER CHRIS BRACKETT, PE CBRACKETT@BELLAVISTAAR.GOV	WATER DIRECTOR OF WATER BELLA VISTA POA CHARLIE HOLT, PE CHARLIEH@BVVPOA.COM	ELECTRIC CARROLL ELECTRIC COOPERATIVE CORP. MANAGER OF ENGINEERING SUPPORT DEREK THURMAN DTHURMAN@CARROLLECC.COM DEVELOPMENTS@CARROLLECC.COM
BUILDING CHIEF BUILDING OFFICIAL FRED HUDDLESTON FHUDDLESTON@BELLAVISTAAR.GOV	SEWER VILLAGE WASTE WATER GENERAL MANAGER FRANK KNIGHT JESSICA.VWWW@YAHOO.COM DIANE.VWWW@YAHOO.COM	

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X' OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0060. MAP REVISED: SEPTEMBER 28, 2007.



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BVPD IMPOUND (SPR-63265)
LOT EXPANSION
2483 FOREST HILLS BLVD
BELLA VISTA, ARKANSAS

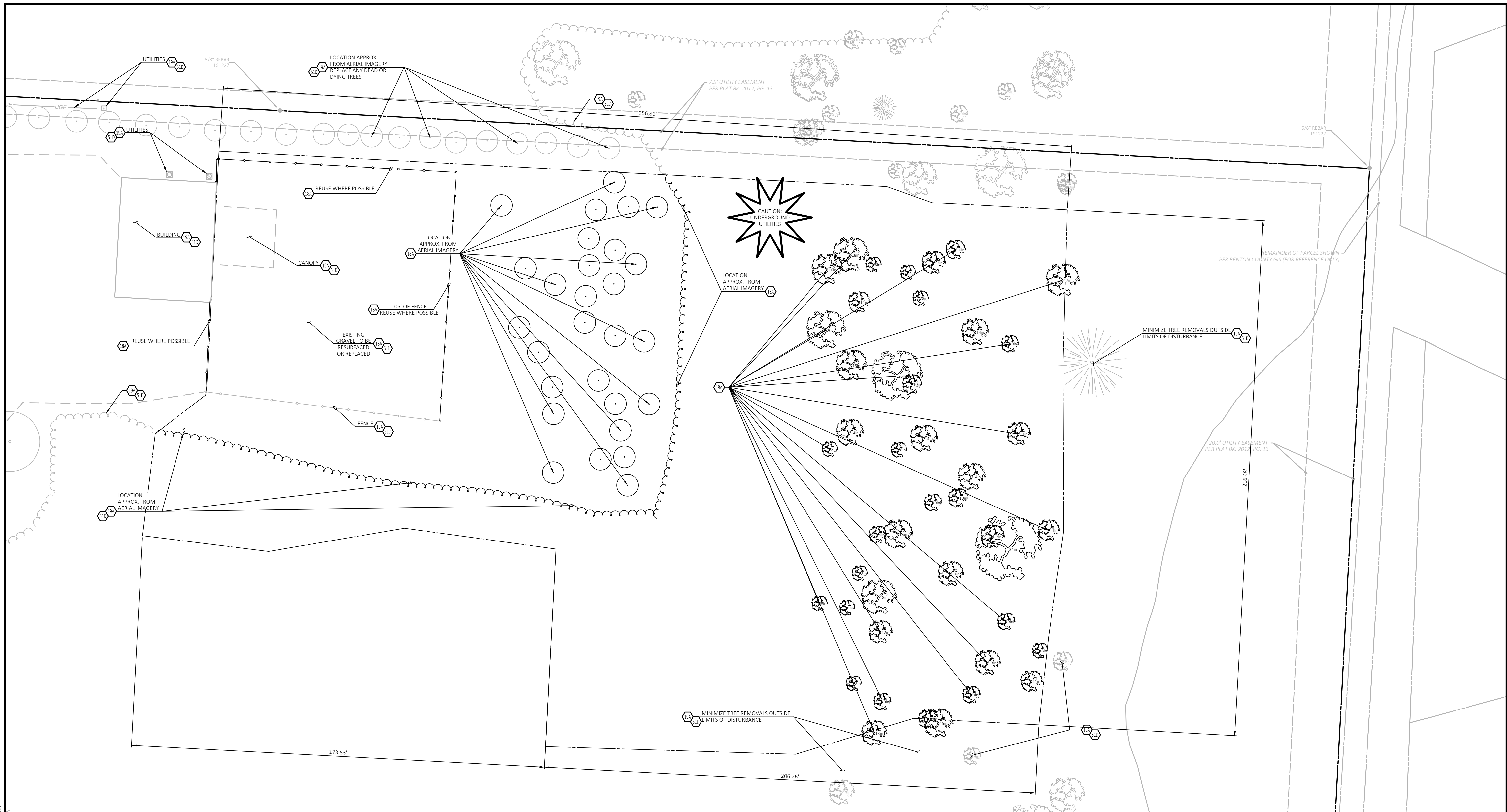
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

COVER SHEET

SHEET TITLE
SHEET NUMBER

C0.00



BVPD IMPOUND (SPR-63265)
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROFESSIONAL OF RECORD JCR
 PROJECT MANAGER AEY
 DESIGNER JDA
 CEI PROJECT NUMBER 34903
 DATE 2/16/2026
 REVISION SUB-1

DEMOLITION PLAN
 SHEET TITLE
 SHEET NUMBER

C1.00

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoining Boundary Line		Electric Vault
	Right-of-Way Line		Air Conditioner Unit
	Break Line		Telephone Riser
	Overhead Electric Line		Fiber Optic Riser
	Sanitary Sewer Line		Wheel Stop
	Storm Drainage Pipe		Handicap Parking (ADA)
	Chainlink Fence Line		Unknown Manhole
	Centerline		Bollard / Guard Post
	Benchmark (BM)		Gas Manhole (GMH)
	Found Monument (As Noted)		Fuel Storage Cap
	Drainage Manhole (DMH)		Polyvinyl Chloride Pipe
	Grate Inlet (GI)		Reinforced Concrete Pipe
	Grate Inlet (Circular) (GIC)		American's with Disabilities Acts
	Fire Hydrant		Corrugated Metal Pipe
	Water Valve		Corrugated Plastic Pipe
	Sewer Manhole (SMH)		Tree (Deciduous)
	Sewer Clean Out		Tree (Evergreen)
	Guy Wire / Anchor		
	Utility Pole		

DEMOLITION NOTES

- 18A EXISTING TO BE REMOVED.
- 19A EXISTING TO REMAIN.
- 51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

PROPOSED LEGEND

	LIMITS OF DISTURBANCE, ALSO BEING THE TREE LINE
	EXISTING FENCE LINE
	TEMPORARY SILT FENCE
	TREE PROTECTION FENCE
	EXISTING TREES

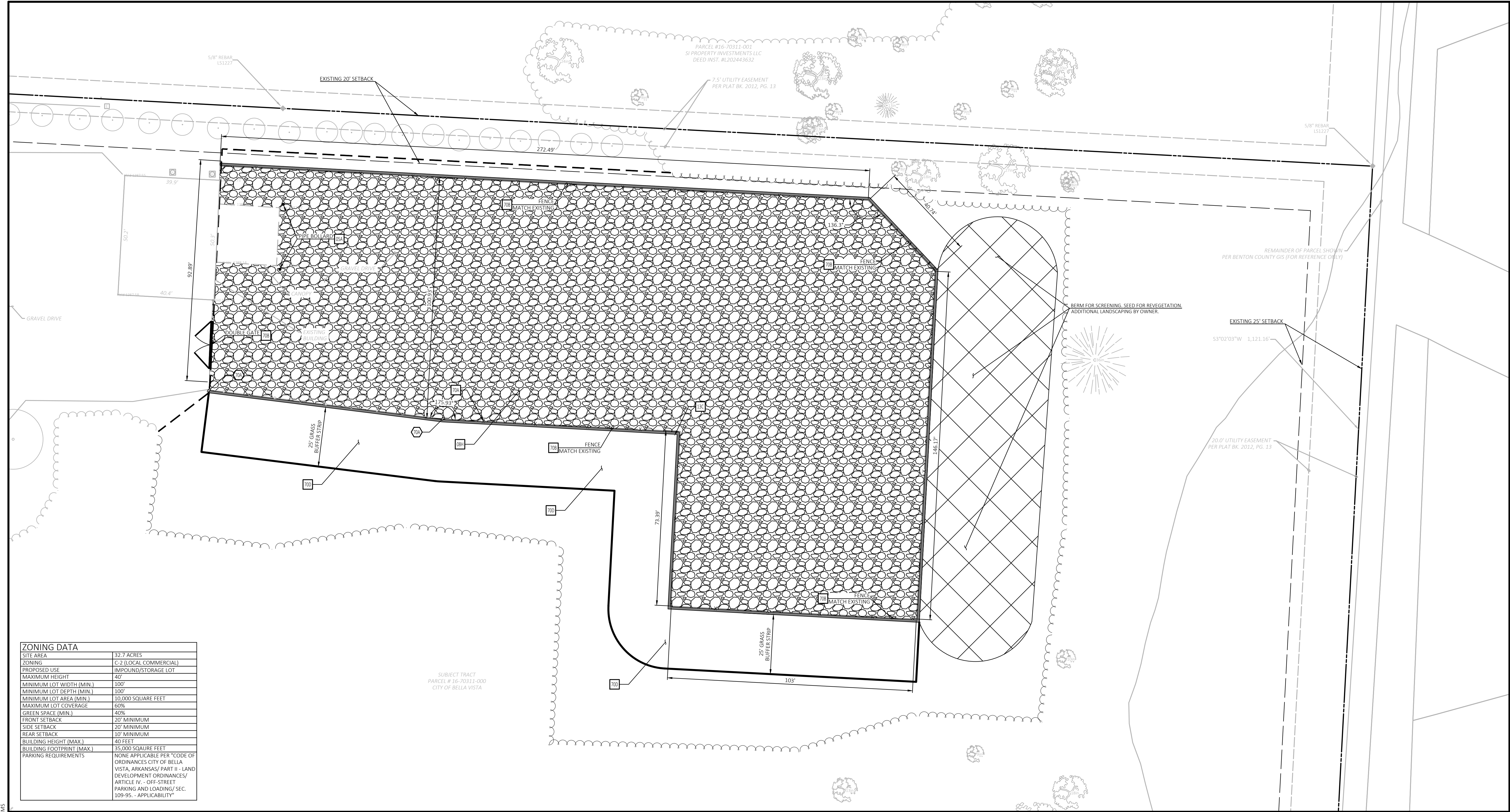
GENERAL DEMOLITION NOTES

- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "CITY OF BELLA VISTA STANDARD SITE WORK SPECIFICATIONS".
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 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.
- ENGINEER'S NOTICE TO CONTRACTOR**
 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR TO MINIMIZE DAMAGE TO EXISTING FOLIAGE.



Know what's below.
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SITE BENCHMARK	
Benchmark #1: 5/8" rebar capped LS #1181 N: 779320.94' E: 635881.61' Elev.: 1283.04'	Benchmark #2: 5/8" rebar capped LS #118 N: 778357.130' E: 635860.33' Elev.: 1282.42'



ZONING DATA	
SITE AREA	32.7 ACRES
ZONING	C-2 (LOCAL COMMERCIAL)
PROPOSED USE	IMPOUND/STORAGE LOT
MAXIMUM HEIGHT	40'
MINIMUM LOT WIDTH (MIN.)	100'
MINIMUM LOT DEPTH (MIN.)	100'
MINIMUM LOT AREA (MIN.)	10,000 SQUARE FEET
MAXIMUM LOT COVERAGE	60%
GREEN SPACE (MIN.)	40%
FRONT SETBACK	20' MINIMUM
SIDE SETBACK	20' MINIMUM
REAR SETBACK	10' MINIMUM
BUILDING HEIGHT (MAX.)	40 FEET
BUILDING FOOTPRINT (MAX.)	35,000 SQUARE FEET
PARKING REQUIREMENTS	NONE APPLICABLE PER "CODE OF ORDINANCES CITY OF BELLA VISTA, ARKANSAS/ PART II - LAND DEVELOPMENT ORDINANCES/ ARTICLE IV - OFF-STREET PARKING AND LOADING/ SEC. 109-95 - APPLICABILITY"

BVPD IMPOUND (SPR-63265)
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS

EXISTING LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Break Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Chainlink Fence Line
	Centerline
	Benchmark (BM)
	Found Monument (As Noted)
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Grate Inlet (Circular) (GIC)
	Fire Hydrant
	Water Valve
	Sewer Manhole (SMH)
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Electric Riser
	Electric Vault
	Air Conditioner Unit
	Telephone Riser
	Fiber Optic Riser
	Wheel Stop
	Handicap Parking (ADA)
	Unknown Manhole
	Bollard / Guard Post
	Gas Manhole (GMH)
	Fuel Storage Cap
	PVC
	RCP
	American's with Disabilities Acts
	Corrugated Metal Pipe
	Corrugated Plastic Pipe
	Tree (Deciduous)
	Tree (Evergreen)

PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	FENCE LINE
	EXISTING FENCE LINE
	LIMITS OF DISTURBANCE, ALSO BEING THE FUTURE TREE LINE
	LIMITS OF DISTURBANCE
	LIMITS OF CONCRETE
	LIMITS OF CRUSHED STONE PAVING
	05A GUARD POST
	08H CRUSHED STONE PAVING
	70A RIBBON CURB
	70B SECURITY FENCE WITH DOUBLE GATE
	70D GRASS BUFFER STRIP
	SITE DETAILS
	05A GUARD POST
	08H CRUSHED STONE PAVING
	70A RIBBON CURB
	70B SECURITY FENCE WITH DOUBLE GATE
	70D GRASS BUFFER STRIP
	SITE NOTES
	70A ATTACH TO EXISTING FENCE
	*AS APPLICABLE TO EXISTING CODES AND CLIENT APPROVAL

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09U.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONTRACTORS SHALL MAINTAIN CONSTRUCTION SECURITY FENCING UNTIL THE PERMANENT FENCING HAS BEEN SATISFACTORILY ERECTED.
- NO NEW LIGHTING IS PROPOSED. ANY NEW LIGHTING WILL BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

**Know what's below.
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SITE BENCHMARK

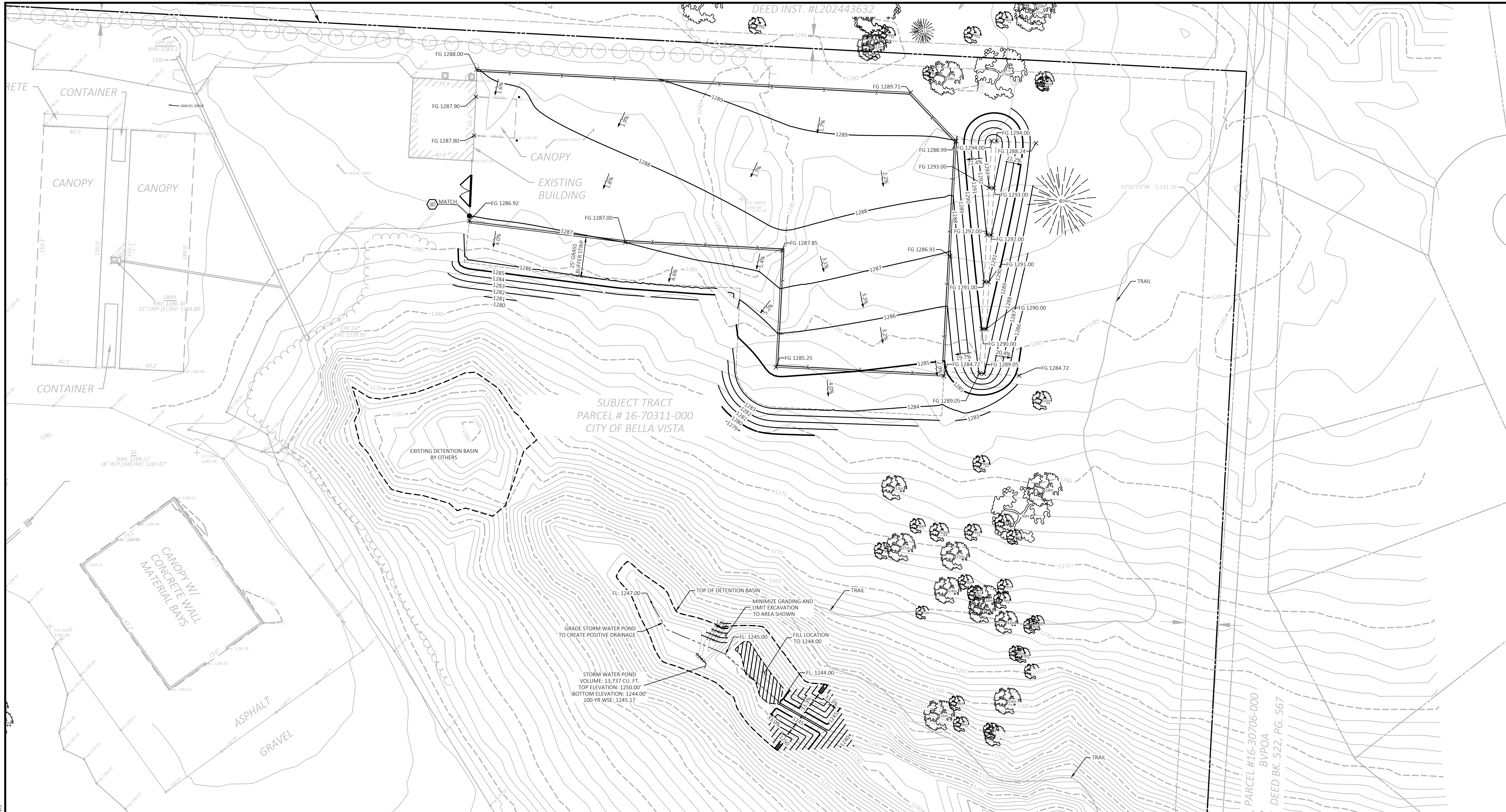
Benchmark #1: 5/8" rebar capped LS #1181 N: 779320.94' E: 635881.61' Elev.: 1283.04'	Benchmark #2: 5/8" rebar capped LS #1118 N: 778157.130" E: 635860.33" Elev.: 1282.42'
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

SITE PLAN
SHEET TITLE
SHEET NUMBER

C2.00



BVPD IMPOUND (SPR-63265)
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

GRADING &
 DRAINAGE PLAN
 SHEET TITLE
 SHEET NUMBER

C3.00

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoining Boundary Line		Electric Vault
	Right-of-Way Line		Air Conditioner Unit
	Break Line		Telephone Riser
	Overhead Electric Line		Fiber Optic Riser
	Sanitary Sewer Line		Wheel Stop
	Storm Drainage Pipe		Handicap Parking (ADA)
	Chainlink Fence Line		Unknown Manhole
	Centerline		Ballard / Guard Post
	Benchmark (BM)		Gas Manhole (GMH)
	Found Monument (As Noted)		Fuel Storage Cap
	Drainage Manhole (DMH)		Polyvinyl Chloride Pipe
	Grate Inlet (GI)		Reinforced Concrete Pipe
	Grate Inlet (Circular) (GIC)		American's with Disabilities Acts
	Fire Hydrant		Corrugated Metal Pipe
	Water Valve		Corrugated Plastic Pipe
	Sewer Manhole (SMH)		Tree (Deciduous)
	Sewer Clean Out		Tree (Evergreen)
	Guy Wire / Anchor		
	Utility Pole		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	CONTOUR ELEVATIONS
	GRADE BREAK
	FLOWLINE

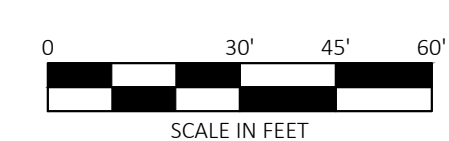
GRADING NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.

GENERAL GRADING NOTES

- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL NOT OPERATE HEAVY EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN. ANY FINAL GRADING WITHIN THE DRIP LINE SHALL BE BY DONE BY HAND.
- DO NOT ADD MORE THAN 4" OF FILL WITHIN THE DRIPLENE OF ANY TREE DESIGNATED TO REMAIN.

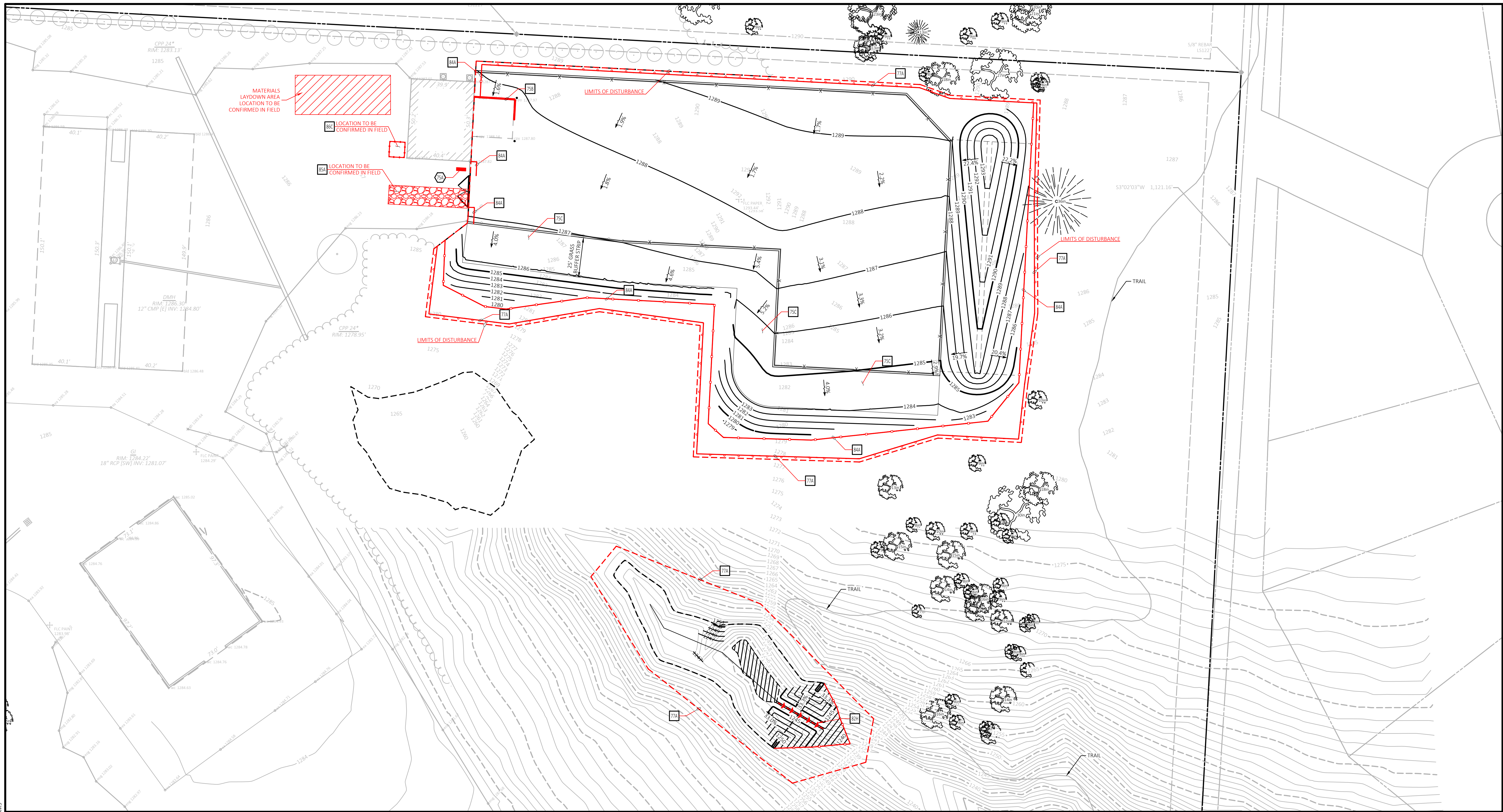
ZONING DATA	
SITE AREA	32.7 ACRES
ZONING	C-2 (LOCAL COMMERCIAL)
LIMITS OF DISTURBANCE	1.97 ACRES (85,893 S.F.)



Know what's below.
 Call before you dig.

SITE BENCHMARK	
Benchmark #1: 5/8" rebar capped LS #1181	Benchmark #2: 5/8" rebar capped LS #1118
N: 77320.94'	N: 77315.710"
E: 635881.61'	E: 635860.33'
Elev.: 1283.04'	Elev.: 1282.42'

DRAWING LOCATION: P:\34000\34903\DRAWINGS\DESIGN\WORKING\34903-GR.DWG - SAVED BY: JADAMS



BVPD IMPOUND (SPR-63265)
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoining Boundary Line		Electric Vault
	Right-of-Way Line		Air Conditioner Unit
	Break Line		Telephone Riser
	Overhead Electric Line		Fiber Optic Riser
	Sanitary Sewer Pipe		Wheel Stop
	Storm Drainage Pipe		Handicap Parking (ADA)
	Chainlink Fence Line		Unknown Manhole
	Centerline		Bollard / Guard Post
	Benchmark (BM)		Gas Manhole (GMH)
	Found Monument (As Noted)		Fuel Storage Cap
	Drainage Manhole (DMH)		Polyvinyl Chloride Pipe
	Grate Inlet (GI)		Reinforced Concrete Pipe
	Grate Inlet (Circular) (GIC)		American's with Disabilities Acts
	Fire Hydrant		Corrugated Metal Pipe
	Water Valve		Corrugated Plastic Pipe
	Sewer Manhole (SMH)		Tree (Deciduous)
	Sewer Clean Out		Tree (Evergreen)
	Guy Wire / Anchor		
	Utility Pole		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE		ROCK CHECK DAM
	CONTOUR ELEVATIONS		
	GRADE BREAK		
	FLOWLINE		
	TREE PROTECTION FENCE		
	SILT FENCE		
	SWP-CI (BIG RED)		
EROSION DETAILS			
	75B SWP-CI (BIG RED)		
	75C GRASS BUFFER STRIP		
	77A TREE PROTECTION		
	82H ROCK CHECK DAM		
	84A TEMPORARY SILT FENCE		
	85A TEMPORARY STONE CONSTRUCTION ENTRANCE		
	86C CONCRETE WASHOUT		
EROSION NOTES			
	75A SWPPP MAILBOX		

GENERAL EROSION NOTES

- SEE SHEET "EROSION CONTROL NOTES" FOR EROSION CONTROL NOTES AND DETAILS.
- CONTRACTOR STAGING & STOCKPILE AREA WILL BE DECIDED ON LOCATION BY CONTRACTOR AND CLIENT.
- EXCAVATION MATERIAL SHALL NOT BE DEPOSITED IN OR SO NEAR STREAMS AND OTHER STORMWATER DRAINAGE SYSTEMS THAT IT MAY BE WASHED DOWNSTREAM BY HIGH WATER OR RUNOFF. ALL EXCAVATION MATERIAL SHALL BE STABILIZED IMMEDIATELY WITH APPROPRIATE EROSION CONTROL MEASURES.
- READY-MIXED CONCRETE, OR ANY MATERIALS RELEASED FROM THE CLEANING OF VEHICLES OR EQUIPMENT CONTAINING OR USED IN TRANSPORTING OR APPLYING READY-MIXED CONCRETE, SHALL BE CONTAINED ON CONSTRUCTION SITES FOR PROPER DISPOSAL.
- ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN TEN DAYS AFTER THE GRADING OR DISTURBANCE.

AREA OF DISTURBANCE = 1.97 ACRES (85,893 S.F.)



Know what's below.
 Call before you dig.

SITE BENCHMARK	
Benchmark #1: 5/8" rebar capped LS #1181 N: 779320.94' E: 635881.61' Elev.: 1283.04'	Benchmark #2: 5/8" rebar capped LS #118 N: 778157.10" E: 635860.33' Elev.: 1282.42'

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

EROSION CONTROL
 PLAN
 SHEET TITLE
 SHEET NUMBER

C4.00

GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. A COPY OF THE SWPPP AND EROSION CONTROL PLANS, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ONSITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC UNTIL THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE NPDES PERMIT.
- C. THE CONTRACTOR MUST UPDATE THE SWPPP AND EROSION CONTROL PLANS TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT SITE. CHANGES MAY INCLUDE BMP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRUBBING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.
- D. THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND PERMITTED.
- F. THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT, FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
- G. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- I. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. ADEQUATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
- K. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- L. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
- M. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- O. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- P. IF 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. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- Q. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- R. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- S. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- T. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- U. SEDIMENT BASINS AND TRAPS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL AND/OR STATE ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- V. ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY TRASH AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
- W. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- X. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- Y. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- Z. IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPs NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.
- AA. IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. CONSTRUCT THE SILT FENCES ON THE SITE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CLEAR AND GRUB THE SITE.
4. BEGIN GRADING THE SITE.
5. INSTALL EROSION CONTROL BMPs AS SHOWN ON EROSION CONTROL PLAN.
6. TEMPORARILY SEED DENuded AREAS.
7. INSTALL GRAVEL PARKING AND RIBBON CURB.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GENERAL EROSION NOTES CONT'D

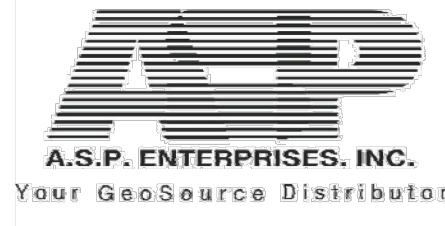
- MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY THE DESIGNATED QUALIFIED PERSON OR DESIGNATED ALTERNATE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 0.25 INCHES, AND SHOULD BE CLEANED 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 SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
 3. SILT FENCES AND WATTLES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WATTLES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
 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. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS OR ROCK CHECK DAMS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
 7. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
 8. THE TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.

GENERAL GRADING NOTES

- A. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- B. TOPSOIL EXCAVATION
-TOPSOIL SHALL CONSIST OF ORGANIC SURFICIAL SOIL AT DEPTHS DETERMINED BY FIELD TEST PITS BY CONTRACTOR AND EVALUATION BY OWNER'S ONSITE GEOTECHNICAL ENGINEER. SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES IN DIAMETER, WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
-CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING AND REMOVE CUTTINGS WITH REMAINDER OF CLEARED VEGETATIVE MATERIAL.
-STRIP TOPSOIL FROM AREAS THAT ARE TO BE FILLED, EXCAVATED, LANDSCAPED, OR RE-GRADED TO SUCH DEPTH THAT IT PREVENTS INTERMINGLING WITH UNDERLYING SUBSOIL OR QUESTIONABLE MATERIAL.
-STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN ON A MANNER THAT WILL FREELY DRAIN SURFACE WATER. COVER STORAGE PILES AS REQUIRED TO PREVENT WINDBLOWN DUST.
-TRANSPORT UNSATISFACTORY MATERIAL FROM SITE WITH APPROPRIATE VEHICLES AND DISPOSE OFF-SITE.
-DO NOT REMOVE EXCESS TOPSOIL MATERIAL FROM SITE UNLESS DIRECTED BY OWNER.
- C. COMPACTION
-ALL SOIL COMPACTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND VERIFIED BY FIELD TESTING AS REQUIRED BY THE SPECIFICATIONS.
-AREAS EXPOSED BY EXCAVATION OR TOPSOIL STRIPPING SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" AND COMPACTED AS REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS AND VERIFIED BY FIELD TESTING AS REQUIRED BY THE SPECIFICATIONS.
-COMPACTED AREAS SHALL BE PROOF ROLLED TO DETERMINE AREAS OF INSUFFICIENT COMPACTION.
-AREAS DETERMINED TO HAVE INSUFFICIENT COMPACTION SHALL BE REMOVED AND REPLACED IN MANNER THAT WILL COMPLY WITH THE SPECIFICATIONS AND VERIFIED BY FIELD TESTING AS REQUIRED BY THE SPECIFICATIONS.
-IMPORTED FILL MATERIAL SHALL BE SPREAD IN 8" TYPICAL (12" MAXIMUM) LIFTS ON SITE AND COMPACTED TO 98% OF STANDARD PROCTOR WITHIN +/-2% OPTIMUM MOISTURE CONTENT OR AS RECOMMENDED IN ACCORDANCE WITH THE SPECIFICATIONS AND VERIFIED BY FIELD TESTING AS REQUIRED BY THE SPECIFICATIONS.

SWP-CI "Big Red"

Curb Inlet Protector
By ASP Enterprises and Storm Water Products
Temporary and Reusable Solutions for Sediment Control



- Reusable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by dissipating the water energy



"Big Red" Filter Advantages:

- Easy to Install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 90% Inert Recycled Materials

The SWP-CI "Big Red" Filter is a REUSABLE inlet protector that keeps out sediment throughout the entire construction project. There are no pockets to fill, no velcro bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the contour, and you are DONE!

Simple installation also translates into simple removal, cleanup and re-use at the next project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, removing the sediment on the concrete, and placing the unit back. If it is severely filled with sediment, wash it out in a vegetated area and it is as good as new.



All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the perfect choice for all curb inlet applications. It comes in 54" long for single curb inlets and 104" lengths for double curb inlets.

- High Flow Rate
- Made of Durable High-Strength Geotextile
- Fully Reusable
- Made of Recycled Materials

758

SWP-CI "Big Red"

Curb Inlet Protector
By ASP Enterprises and Storm Water Products



- Specifications:
1. Infill Material: shredded recycled rubber tires
 2. Weight: approx. 10 lbs per linear foot
 3. Diameter: approx. 8"

Geotextile fabric made of durable high flow fabric with the following properties:

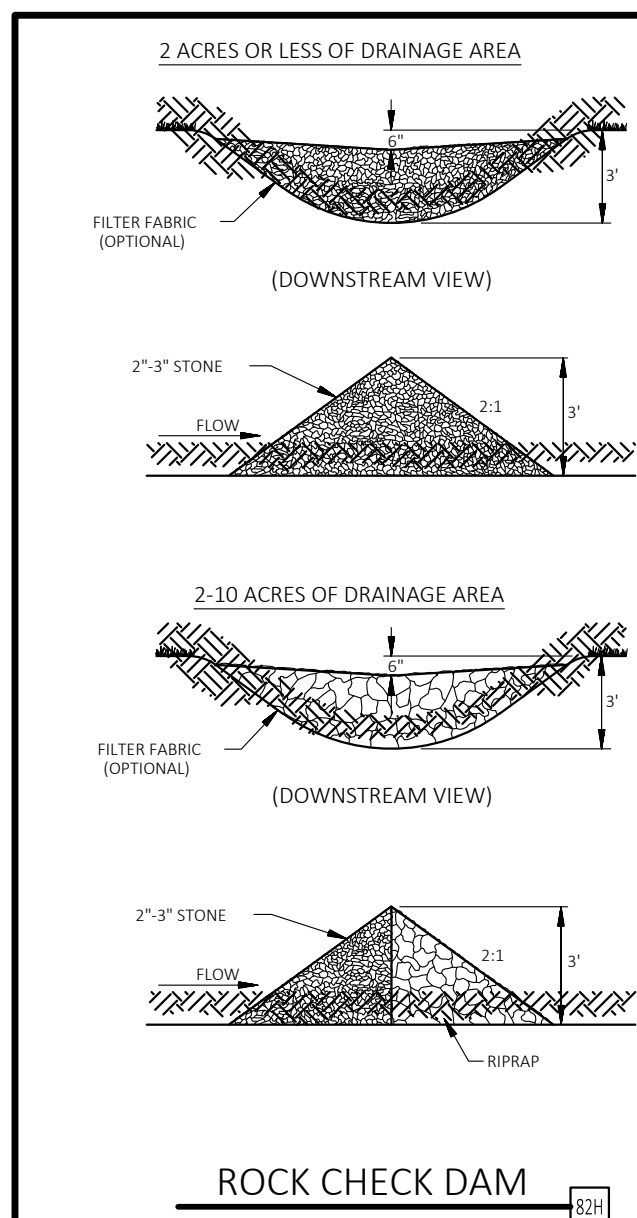
Property	Test Method	Units	Typical Value
Weight	ASTM D5261	oz/sq.yd	9.3
Grab Tensile Strength	ASTM D4632	lb	warp fill 250
			fill 290
Tear Strength (Trapezoid)	ASTM D4533	lb	warp fill 60
			fill 50
Burst	ASTM D3786	psi	440

(Efforts were made to determine flow rate-the fabric exceeded all capacities of the testing equipment)

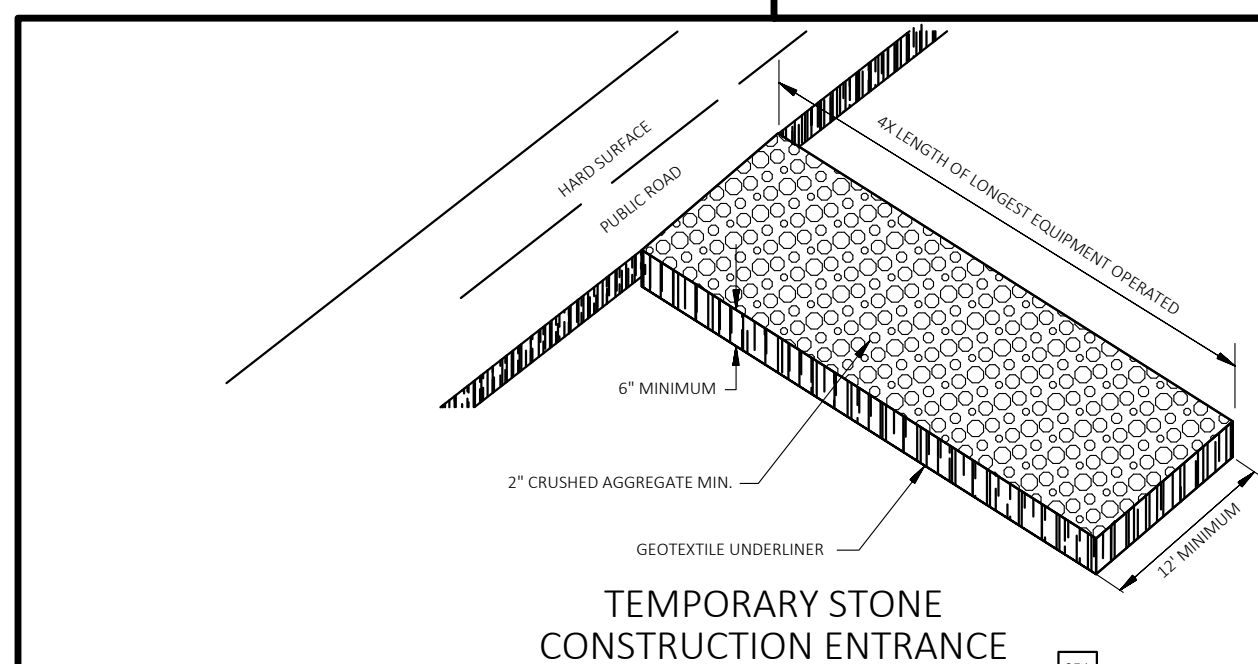


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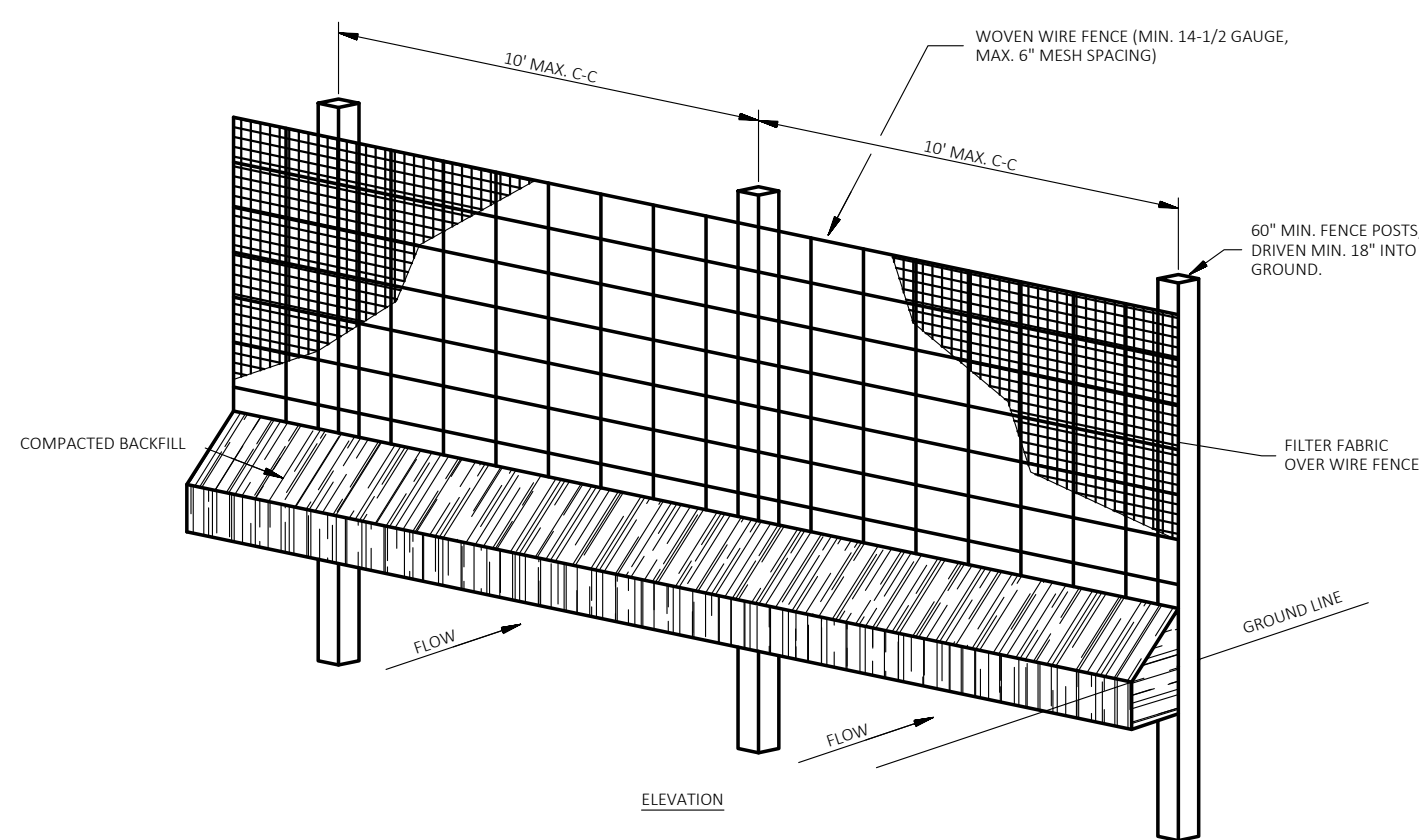
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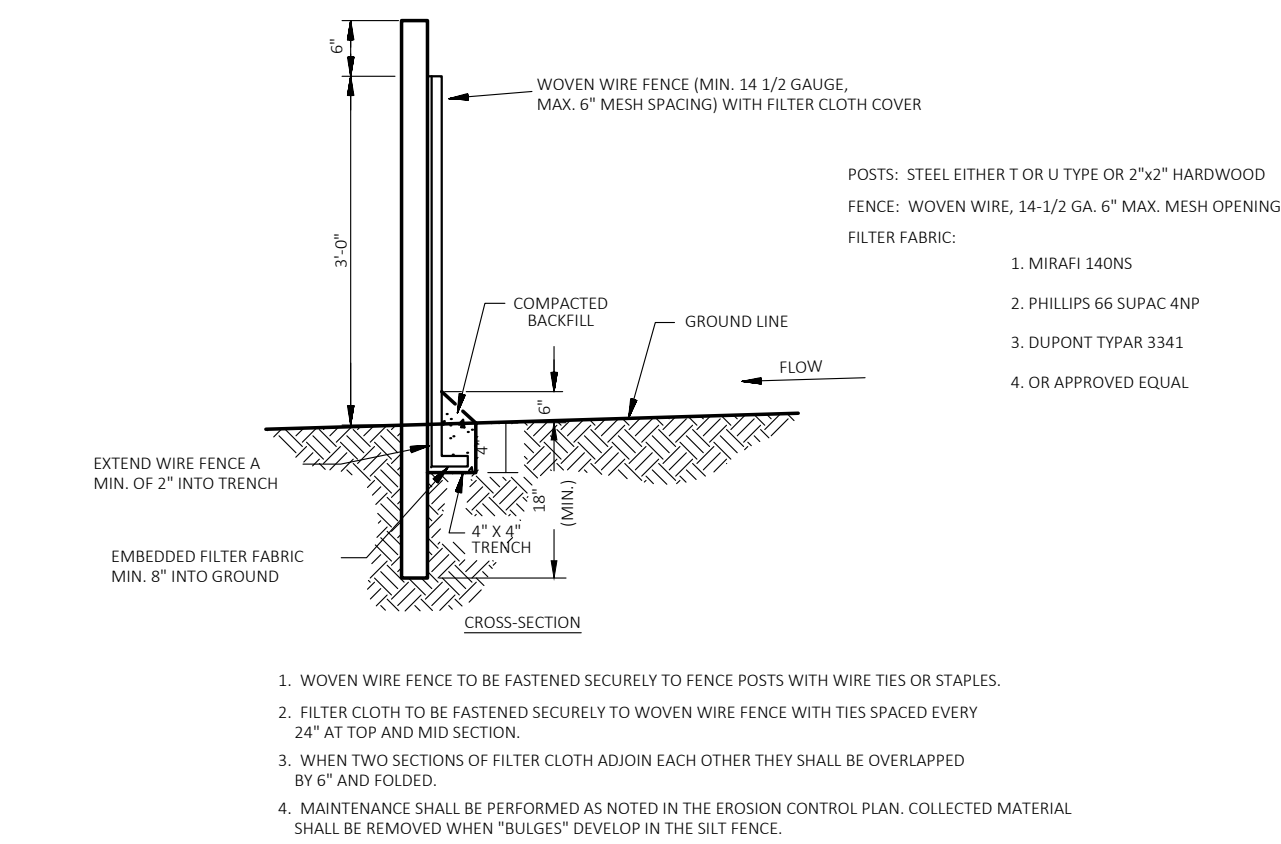
ROCK CHECK DAM
N.T.S.



TEMPORARY STONE CONSTRUCTION ENTRANCE
N.T.S.

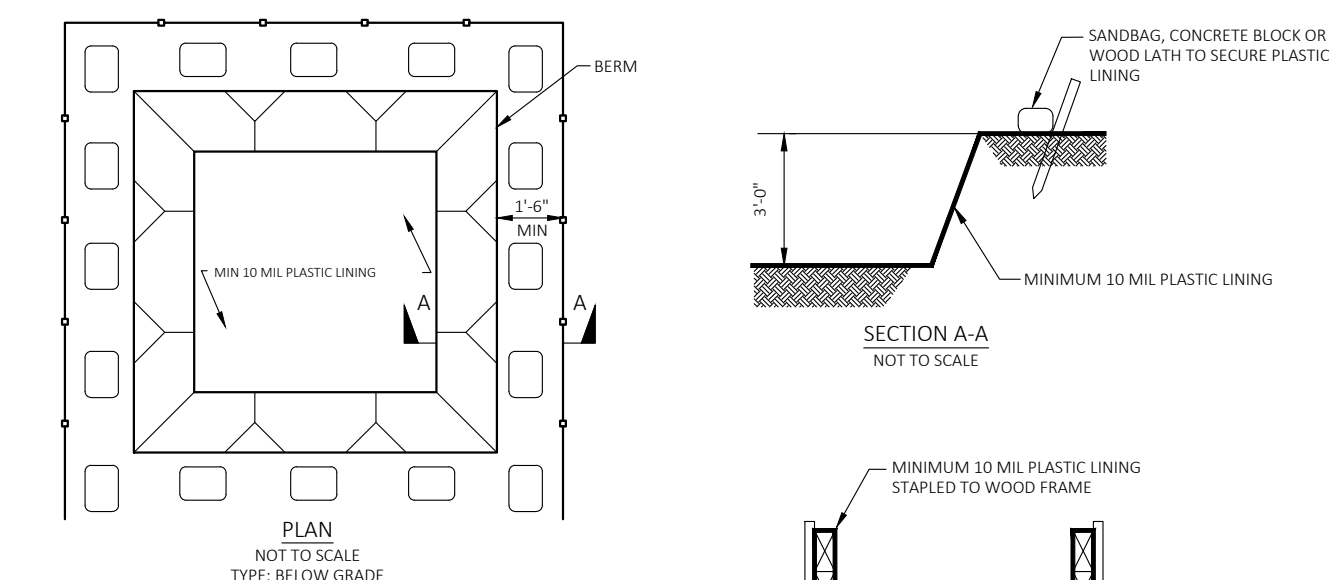


TEMPORARY SILT FENCE
N.T.S.

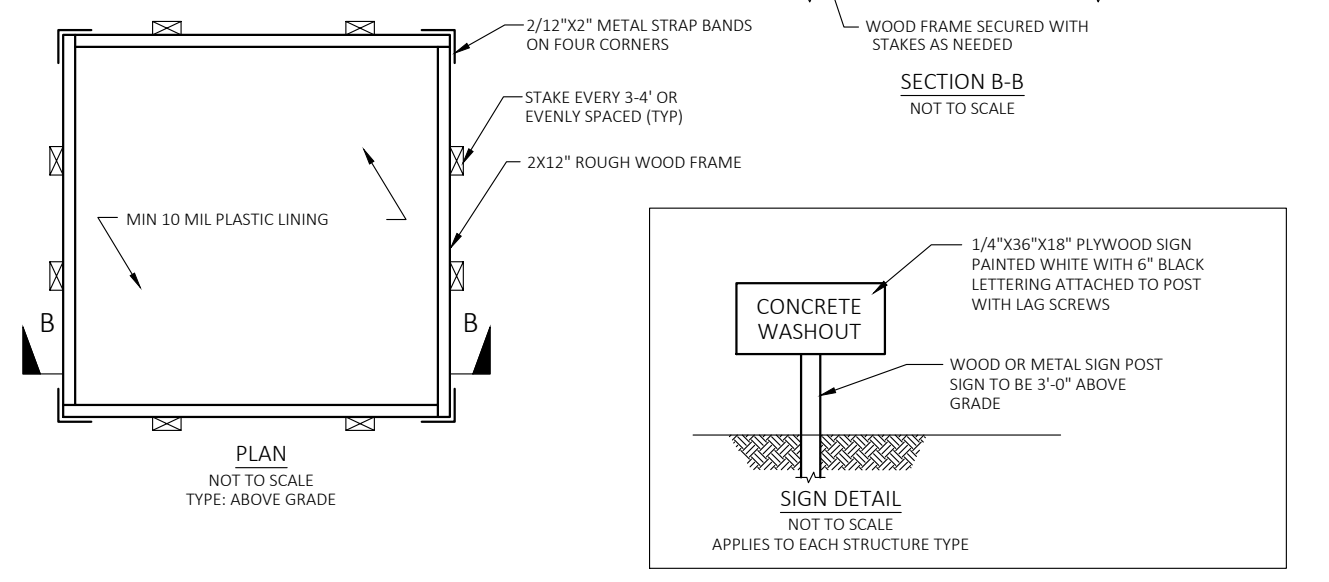


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH THIS SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGEY" DEVELOPS IN THE SILT FENCE.

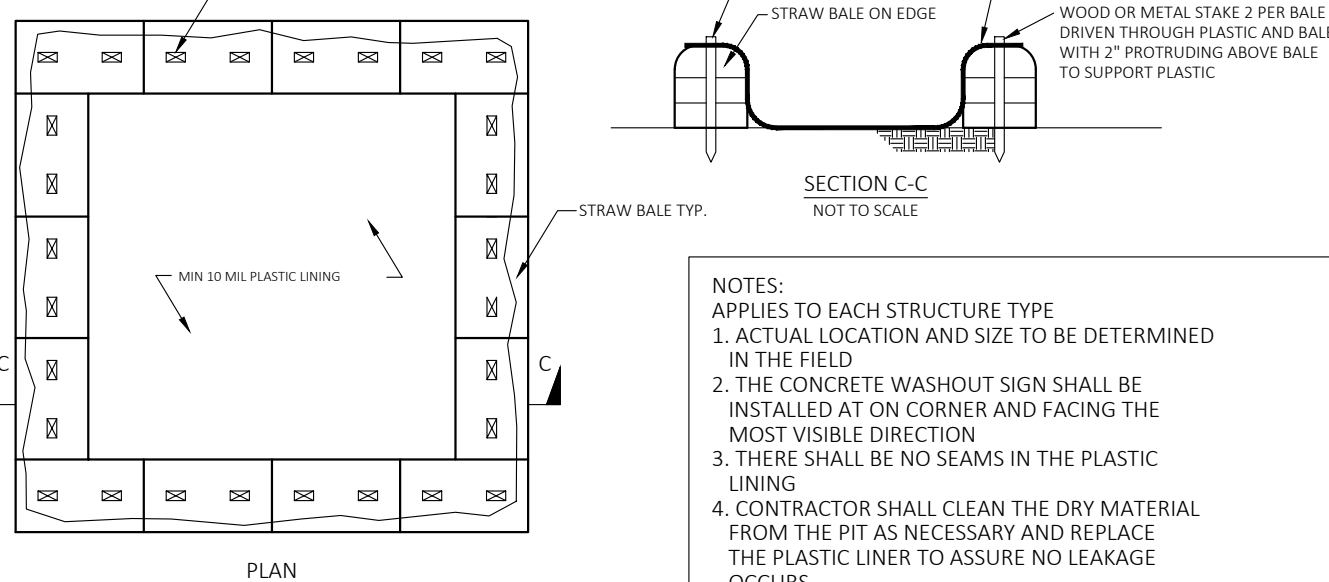
TEMPORARY SILT FENCE
N.T.S.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

- NOTES: APPLIES TO EACH STRUCTURE TYPE
1. ACTUAL LOCATION AND SIZE TO BE DETERMINED IN THE FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED AT ON CORNER AND FACING THE MOST VISIBLE DIRECTION
 3. THERE SHALL BE NO SEAMS IN THE PLASTIC LINING
 4. CONTRACTOR SHALL CLEAN THE DRY MATERIAL FROM THE PIT AS NECESSARY AND REPLACE THE PLASTIC LINER TO ASSURE NO LEAKAGE OCCURS.

CONCRETE WASHOUT
N.T.S.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-8472
FAX: (479) 273-0844

BVPD IMPOUND (SPR-63265)
LOT EXPANSION
2483 FOREST HILLS BLVD
BELLA VISTA, ARKANSAS

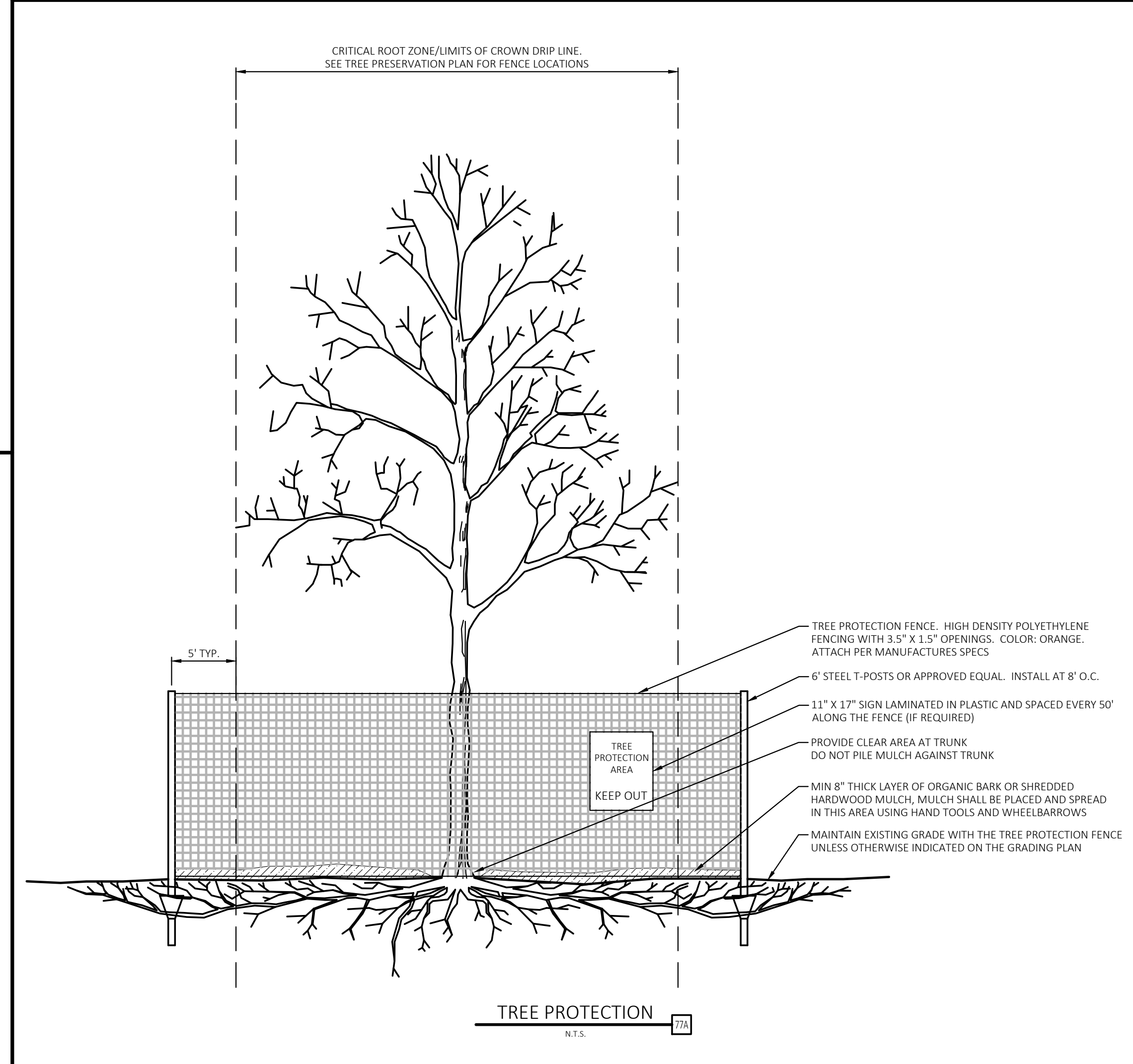
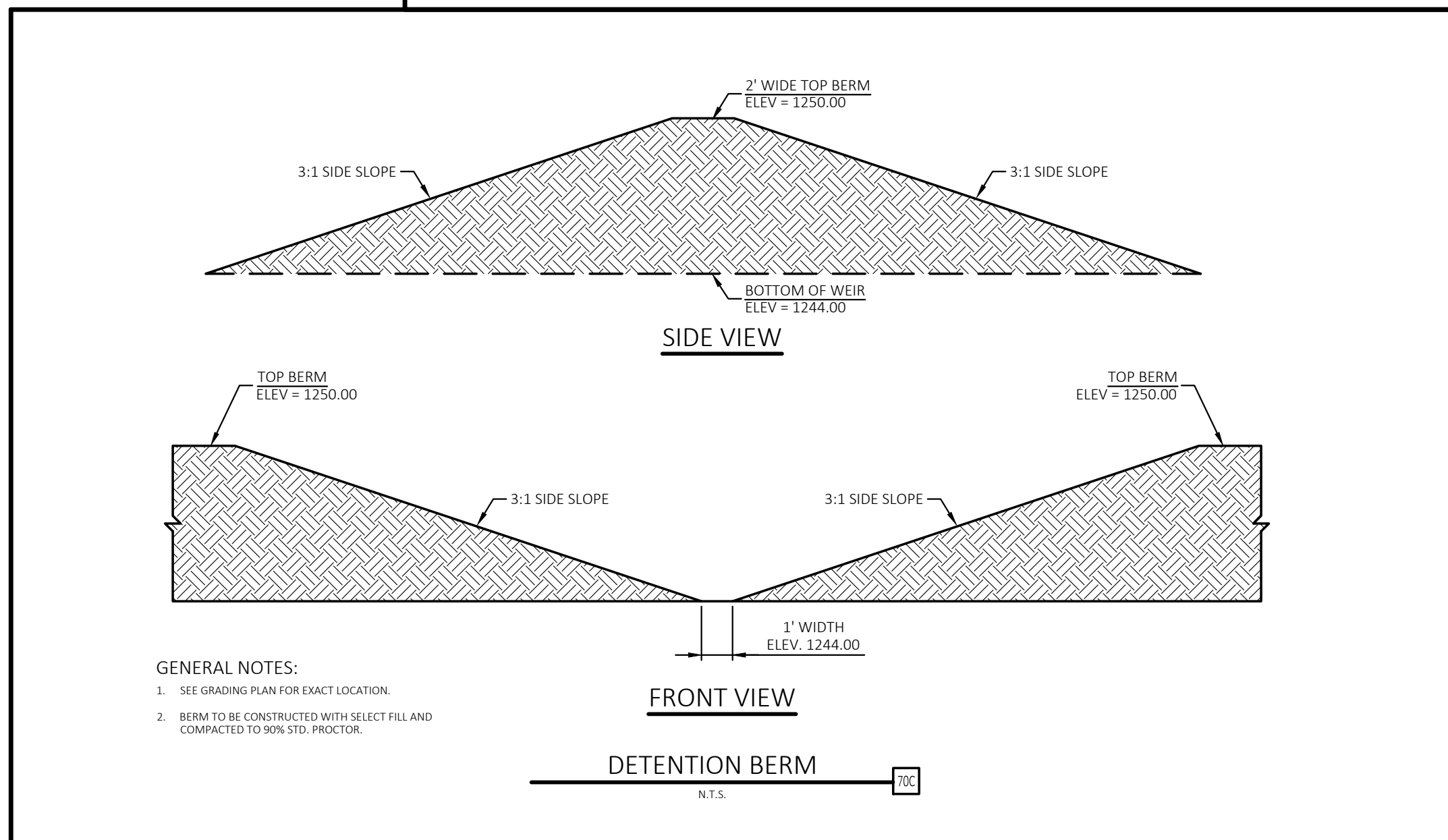
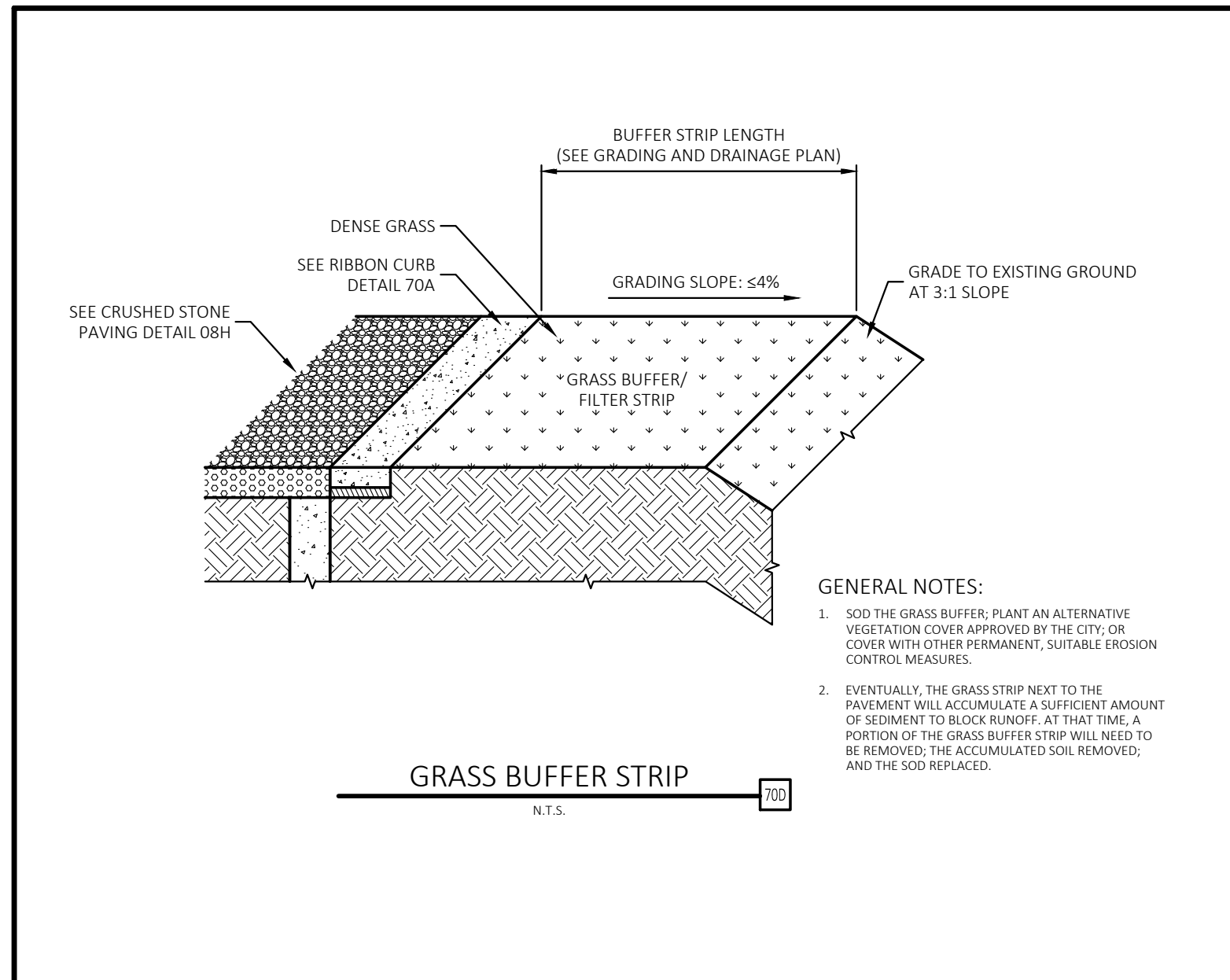
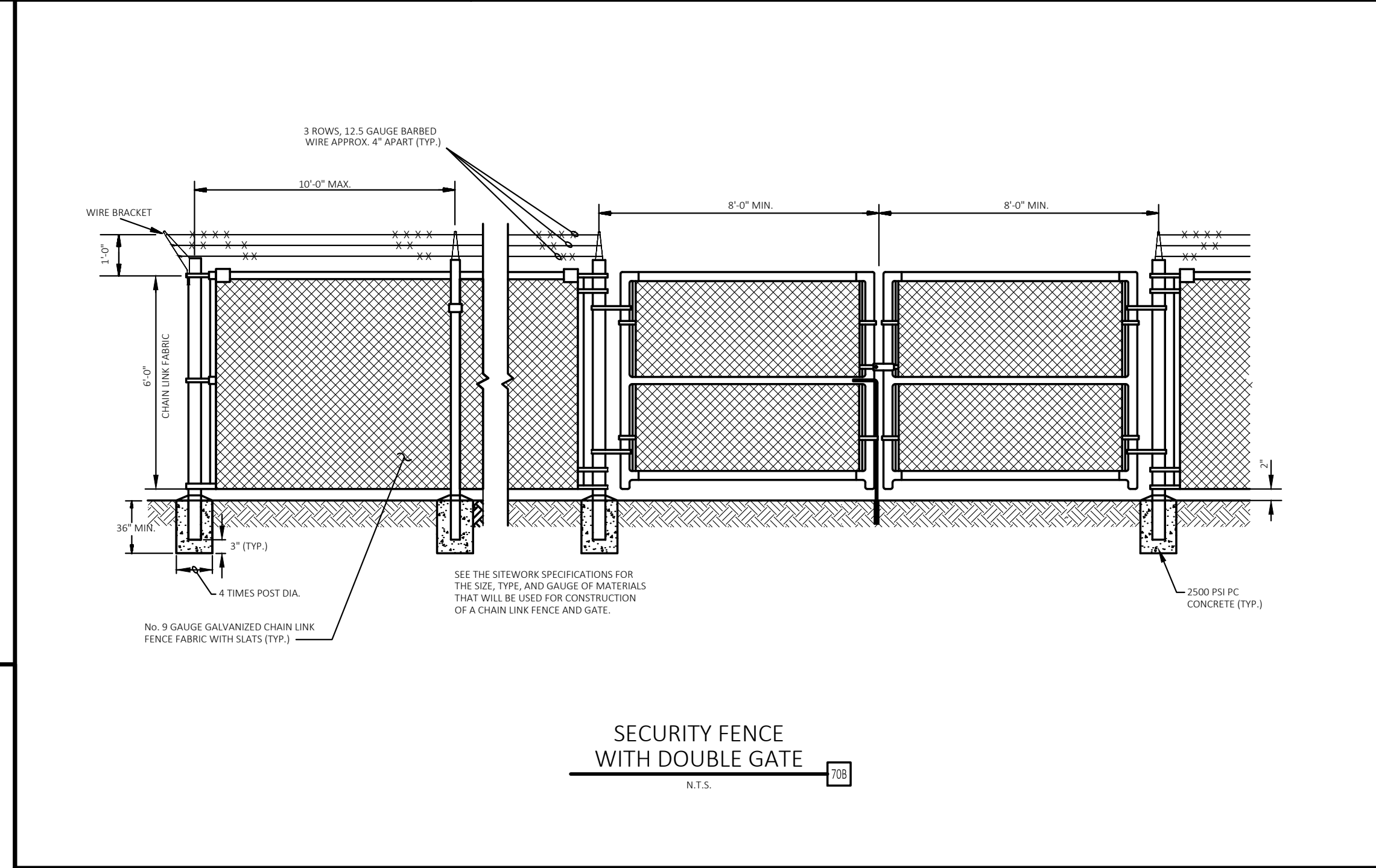
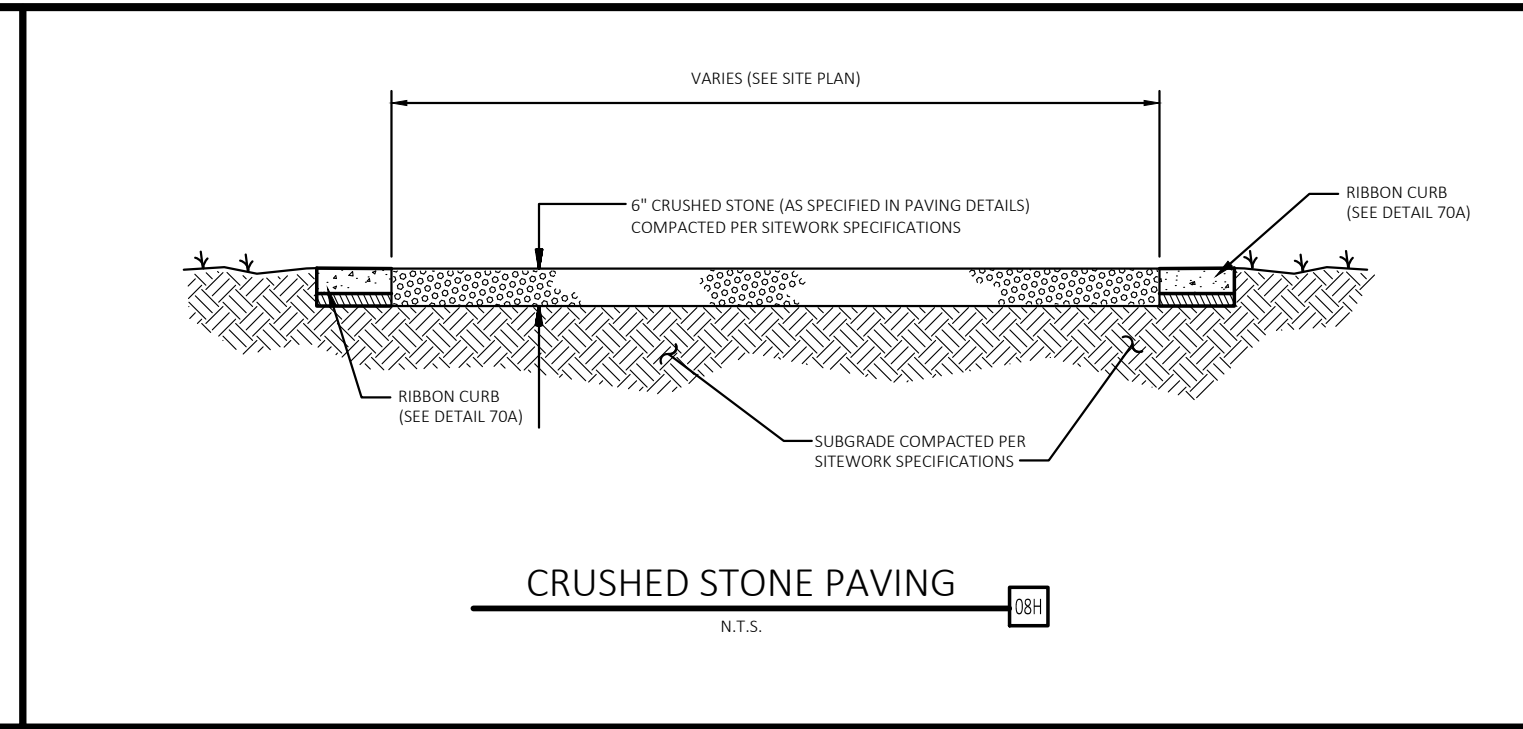
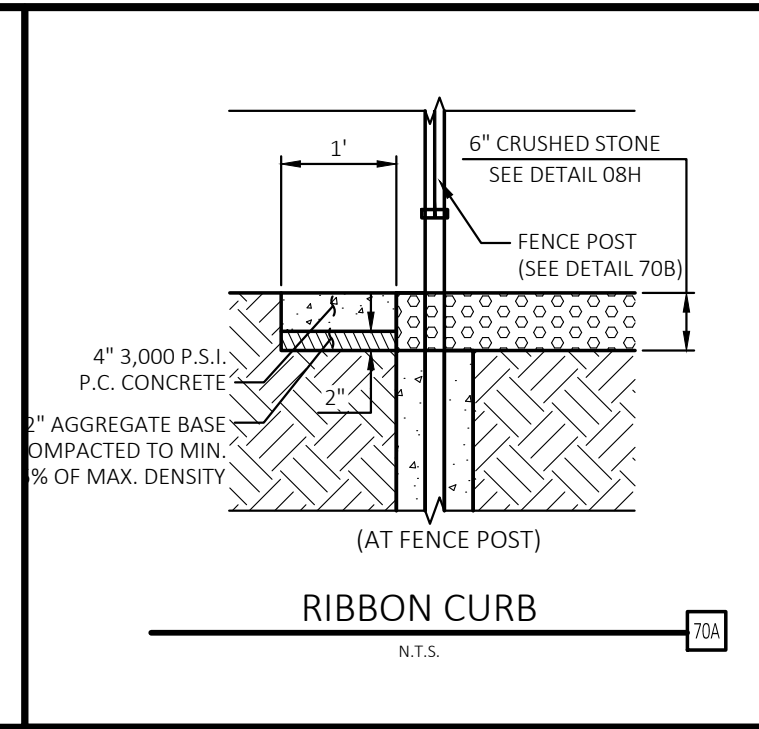
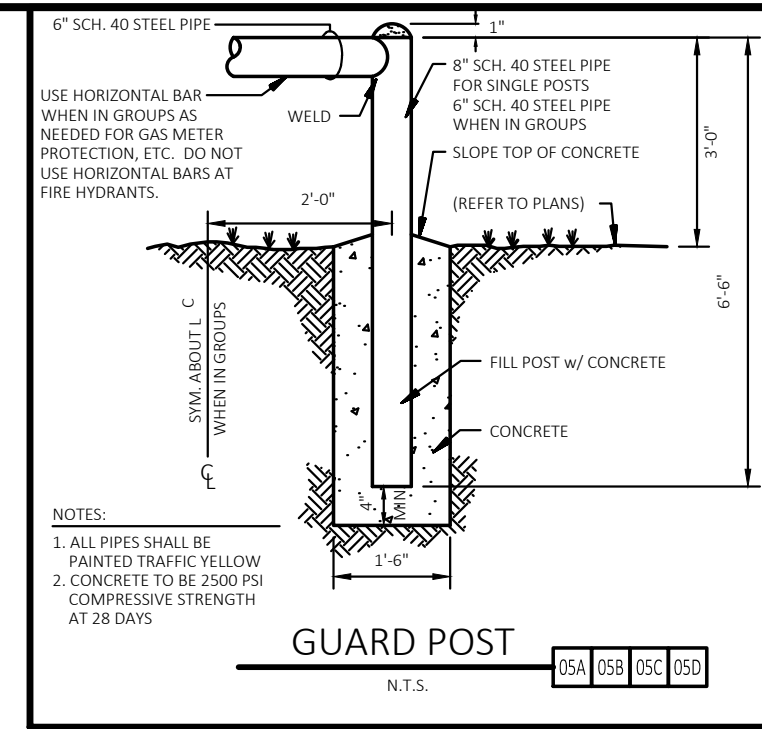
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

EROSION CONTROL
NOTES

SHEET TITLE
SHEET NUMBER

C4.10



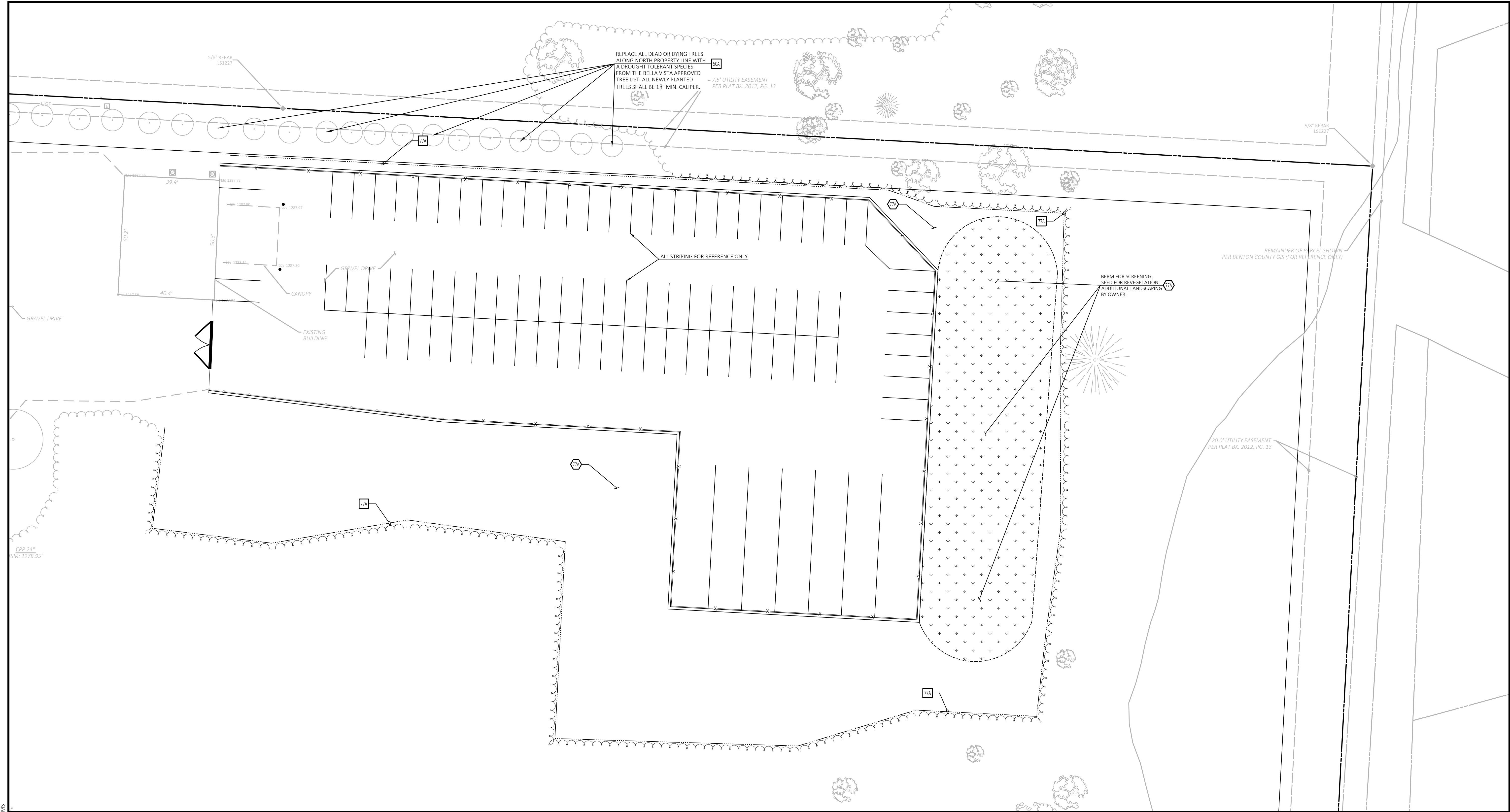
BVPD IMPOUND (SPR-63265)
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

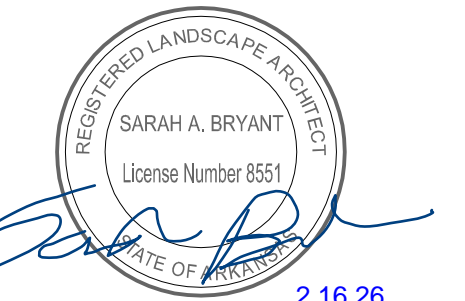
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/16/2026
REVISION	SUB-1

DETAIL SHEET
 SHEET TITLE
 SHEET NUMBER

C5.00



BVPD IMPOUND
 LOT EXPANSION
 2483 FOREST HILLS BLVD
 BELLA VISTA, ARKANSAS



PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34903
DATE	2/11/2026
REVISION	SUB-1

LANDSCAPE PLAN
 SHEET TITLE
 SHEET NUMBER

L0.00

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoining Boundary Line		Electric Vault
	Right-of-Way Line		Air Conditioner Unit
	Break Line		Telephone Riser
	Overhead Electric Line		Fiber Optic Riser
	Sanitary Sewer Line		Wheel Stop
	Storm Drainage Pipe		Handicap Parking (ADA)
	Chainlink Fence Line		Unknown Manhole
	Centerline		Bollard / Guard Post
	Benchmark (BM)		Gas Manhole (GMH)
	Found Monument (As Noted)		Fuel Storage Cap
	Drainage Manhole (DMH)		PVC
	Grate Inlet (GI)		RCP
	Grate Inlet (Circular) (GIC)		American's with Disabilities Acts
	Fire Hydrant		Corrugated Metal Pipe
	Water Valve		Corrugated Plastic Pipe
	Sewer Manhole (SMH)		Tree (Deciduous)
	Sewer Clean Out		Tree (Evergreen)
	Guy Wire / Anchor		
	Utility Pole		

GENERAL NOTES

- A. SEE LANDSCAPE NOTES (SHEET L1.00) FOR LANDSCAPE NOTES AND DETAILS.
- B. ANY PLANTING INSTALLATION MUST MEET THE CITY OF BELLA VISTA'S CODES AND ORDINANCES. (1.5 CALIPER DBH FOR ORNAMENTAL TREES AND 2.5 CALIPER DBH FOR SHADE TREES)

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 77A TREE PROTECTION

LANDSCAPE NOTES

- 77A ALL DISTURBED AREAS BOTH ON AND OFF SITE SHALL BE FULLY SEEDDED

PROPOSED LEGEND

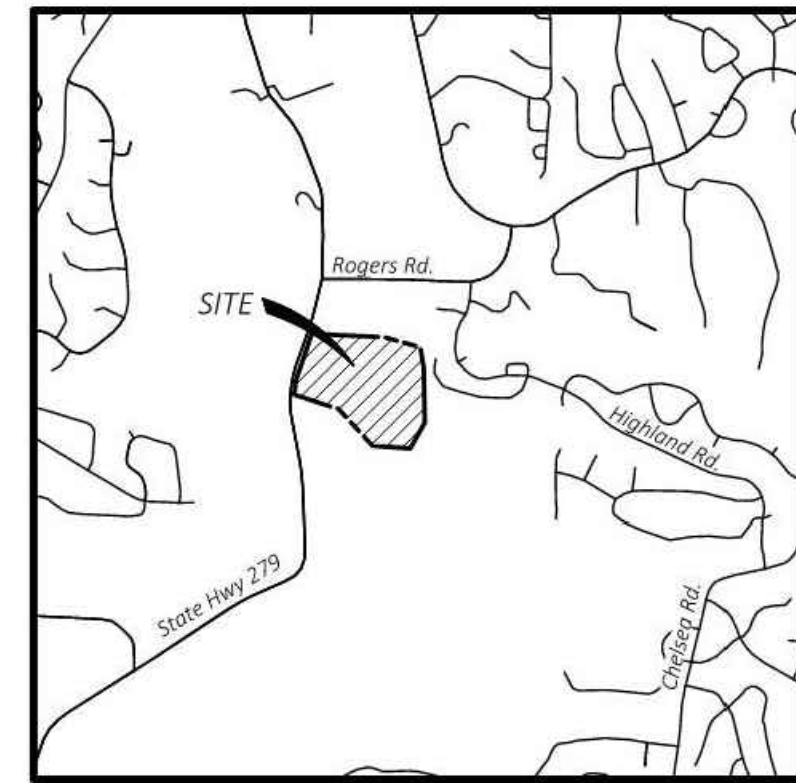
	TREE PROTECTION FENCE
	LIMITS OF GROUND COVER



Know what's below.
 Call before you dig.

SITE BENCHMARK	
Benchmark #1: 5/8" rebar capped LS #1181	Benchmark #2: 5/8" rebar capped LS #118
N: 7779.20.94"	N: 778157.18"
E: 635881.61"	E: 635860.33"
Elev.: 1283.04'	Elev.: 1282.42'

DRAWING LOCATION: P:\24000\24003\DRAWINGS\DESIGN\WORKING\BVPD.LP.DWG - SAVED BY: JADAMS



VICINITY MAP

NOT TO SCALE
 Latitude: 36°27'11"N
 Longitude: 94°17'51"W



Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Break Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Chainlink Fence Line
	Centerline
	Benchmark (BM)
	Found Monument (As Noted)
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Grate Inlet (Circular) (GIC)
	Fire Hydrant
	Water Valve
	Sewer Manhole (SMH)
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Electric Riser
	Electric Vault
	Air Conditioner Unit
	Telephone Riser
	Fiber Optic Riser
	Wheel Stop
	Handicap Parking (ADA)
	Unknown Manhole
	Ballard / Guard Post
	Gas Manhole (GMH)
	Fuel Storage Cap
	Polyvinyl Chloride Pipe
	Reinforced Concrete Pipe
	American's with Disabilities Acts
	Corrugated Metal Pipe
	Corrugated Plastic Pipe
	Tree (Deciduous)
	Tree (Evergreen)

GENERAL NOTES:

- This survey does not purport to be a proposed tract split or replat, or any other subdivision plot as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than those easements which were visible at the time of making of this survey; building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Topographic Survey of Parcel # 16-70311-000 as recorded in Deed Records, Bk. 2014, Pg. 30456 in the public records of Benton County, Arkansas.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
- Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0060 Map Revised: September 28, 2007



SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, Dustin G. Riley hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown. The field work was completed on August 14, 2025.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

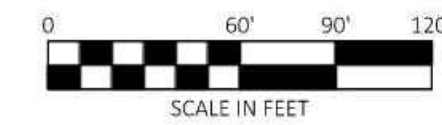
Dustin G. Riley, Arkansas PLS#1618 _____ Date _____

Topographic Survey
 City of Bella Vista
 2471 Forest Hills Blvd.
 City of Bella Vista, Benton County, Arkansas

Preliminary
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	CDG
FIELD WORK	IAM
CEI PROJECT NUMBER	34551
DATE	8/27/2025
REVISION	REV-0

Topographic Survey
 SHEET TITLE
 SHEET NUMBER



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Break Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Chainlink Fence Line
- Centerline
- Benchmark (BM)
- Found Monument (As Noted)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Grate Inlet (Circular) (GIC)
- Fire Hydrant
- Water Valve
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Electric Riser
- Electric Vault
- Air Conditioner Unit
- Telephone Riser
- Fiber Optic Riser
- Wheel Stop
- Handicap Parking (ADA)
- Unknown Manhole
- Ballard / Guard Post
- Gas Manhole (GMH)
- Fuel Storage Cap
- Polyvinyl Chloride Pipe
- Reinforced Concrete Pipe
- American's with Disabilities Acts
- Corrugated Metal Pipe
- Corrugated Plastic Pipe
- Tree (Deciduous)
- Tree (Evergreen)

**SUBJECT TRACT
 PARCEL # 16-70311-000
 CITY OF BELLA VISTA**



DRAWING LOCATION: S:\4000\34551\DRAWINGS\SURVEY\WORKING\34551_TOPO.DWG - SAVED BY: WPIERSON

**Topographic Survey
 City of Bella Vista
 2471 Forest Hills Blvd.
 City of Bella Vista, Benton County, Arkansas**

Preliminary
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	CDG
FIELD WORK	IAM
CEI PROJECT NUMBER	34551
DATE	8/27/2025
REVISION	REV-0

Tree Survey
 SHEET TITLE
 SHEET NUMBER
 2 OF 2

