



Planning Commission Regular Meeting Agenda

Date: Monday, July 8, 2024

Location: Bella Vista District Court

Time: Immediately Upon the Adjournment of the Board of Zoning Adjustment Meeting
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; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - June 10, 2024

IV. Public Input

V. Unfinished Business

VI. New Business

- A. **WVR-2024-54672:** A waiver request associated with LSD-2024-54538 on pedestrian accommodation installation requirements at 504 Memorial Drive; Parcel 16-40224-000; Applicant Cathy Barnes; Presented by Planner Workman.
- B. **LSD-2024-54538:** A large-scale development for a proposed operation building addition to the existing Mildred B. Cooper Memorial Chapel located at 504 Memorial Drive; Parcel 16-40224-000; Applicant Cathy Barnes; Presented by Planner Workman.
- C. **WVR-2024-54682:** A waiver request associated with LSP-2024-54529 on the length of property and planting screen easement dedications at 372 Bella Vista Way; Parcels 16-70183-000 and 16-70186-000; Applicant Gene Groseclos; Presented by Planner Workman.

- D. **LSP-2024-54529** A lot split at 372 Bella Vista Way; Parcels 16-70183-000 and 16-70186-000; Applicant Gene Groseclos; Presented by Planner Workman.

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, July 15, 2024 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, July 22, 2024 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, August 1, 2024 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, August 12, 2024 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

June 10, 2024
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:58 PM; immediately upon the adjournment of the Board of Zoning Adjustment meeting.

II. ROLL CALL

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

Member Absent: Clayton Sedberry

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – May 13, 2024*

On a motion by Mr. Farner, and a second by Ms. Klesen, the May 13, 2024 minutes were approved by voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Teresa Neil, 12900 Miller Church Rd, is not objecting to the Happy Egg project but has concerns about the waiver, there is no access for bicyclist or pedestrians without a sidewalk.
- C. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. **WVR-2024-54321:** A waiver request on side property length requirements associated with PLA 54132 at McNelly Rd; Parcel 18-09568-001 and 18-07232-003; Applicant Brittany Gillen; Presented by Planner Hyatt.

- 1. Mr. Hyatt presented the Staff Report.
- 2. Applicant Brittany Gillen was present for questions.
- 3. A motion to approve the waiver was made by Ms. Portillo and a second was made by Mr. Farner.
 - Linda Lloyd - Y
 - Doug Farner - Y
 - JB Portillo - Y
 - Susan Duell - Y
 - Clayton Sedberry -
 - Gail Klesen - Y

Daniel Ellis - Y

Motion Approved 6 - 0

- B. PLA-2024-54132:** A property line adjustment for Wishing Springs Razorback Greenway Relocation in the planning area on McNelly Road.; Parcels 18-09568-001 and 18-07232-003; Applicant Brittany Gillen; Presented by Planner Hyatt.

1. Mr. Hyatt presented the Staff Report.
2. Applicant Brittany Gillen was present for questions.
3. A motion to approve the property line adjustment was made by Mr. Farner and a second was made by Ms. Lloyd.

Doug Farner - Y

JB Portillo - Y

Susan Duell - Y

Clayton Sedberry -

Gail Klesen - Y

Linda Lloyd - Y

Daniel Ellis - Y

Motion Approved 6 - 0

- C. WVR-2024-54309:** A waiver request on pedestrian accommodation requirements associated with LSD-54139; Parcel 15-18996-002; Applicant Ali Karr; Presented by Planner Workman.

1. Ms. Workman presented the Staff Report.
2. Kendall Boyce was present for questions.
3. A motion to approve the waiver was made by Ms. Klesen and a second was made by Ms. Duell.

JB Portillo - Y

Susan Duell - Y

Clayton Sedberry -

Gail Klesen - Y

Linda Lloyd - N

Doug Farner - N

Daniel Ellis - Abstain

Motion Failed 3 - 2 with 1 Abstain

- D. LSD-2024-54139:** A large-scale development proposal for Happy Egg, a hatchery operation within the planning area on Punkin Hollow Road; Parcel 15-18996-002; Applicant Ali Karr; Presented by Planner Workman.

1. Ms. Workman presented the Staff Report.
2. Kendall Boyce was present for questions.
3. A motion to approve the large scale development was made by Ms. Klesen and a second was made by Mr. Farner.

Susan Duell - N

Clayton Sedberry -

Gail Klesen - N

Linda Lloyd - N

Doug Farner - N

JB Portillo - N

Daniel Ellis - Abstain

Motion Failed 0 - 5 with 1 Abstain

- E. PLA-2024-54135:** A lot combination and common property dedication at Sleaford Ln. and Trafalgar Rd.; Parcel 16-16926-000; Applicant Jocelynn Crowther; Presented by Planner Robertson.

1. Planner Robertson presented the Staff Report.

2. Jocelynn Crowther was present for questions.
3. A motion to approve PLA 54135 was made by Mr. Farner and a second was made by Ms. Duell.
Clayton Sedberry -
Gail Klesen - Y
Linda Lloyd - Y
Doug Farner - Y
JB Portillo - Y
Susan Duell - Y
Daniel Ellis - Y
Motion Approved 6 - 0

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

A. Zoning Code Update

1. Staff is waiting to receive the new code to do a full technical review.
2. Mid project update meeting with city council is coming this summer.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:11 pm.

SUBMITTED BY:

Sarah Costa, Planning Technician
City of Bella Vista

APPROVED AND ACCEPTED THIS 8TH DAY OF JULY, 2024:

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

Gail Kllesen, Secretary
Bella Vista Planning Commission



Meeting Information:

2483 Forest Hills Blvd
July 8, 2024 at 4:30 pm

Reviewer:

Megan Workman
Planner

Property Description

This property is located in central Bella Vista, within the city limits, on Parcel #16-40224-000; Tract 2 as shown on instrument L202427636 in the Benton County Book of Records.

Regulation

Sec. 107-250(m) requires pedestrian accommodations for all new large-scale developments. Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant is requesting a waiver of Sec. 107-250(m) for the proposed large-scale development described within.

Background

Planned site improvements include one 1,085 square foot operations building, with associated septic system, intended to support the Mildred B. Cooper Memorial Chapel. This site is located within a type 1 neighborhood center; adjacent to an identified priority 1 bike route. The corridor development should be tree-lined, trail and pedestrian connected, accessible by multiple modes of transportation with well-buffered parking areas. Staff finds it is imperative we achieve pedestrian accommodation in the neighborhood center node.

The applicant has requested a waiver from item 62 of Sec. 107-225(A): Items to be shown on plat or included in a plan; as permitted by Sec. 107-227. The applicant is unable to provide manufacturer or technical specifications due to the age of the existing site lighting and wishes to exclude this information from their submittal.

Public Comment

None at the time of this report.

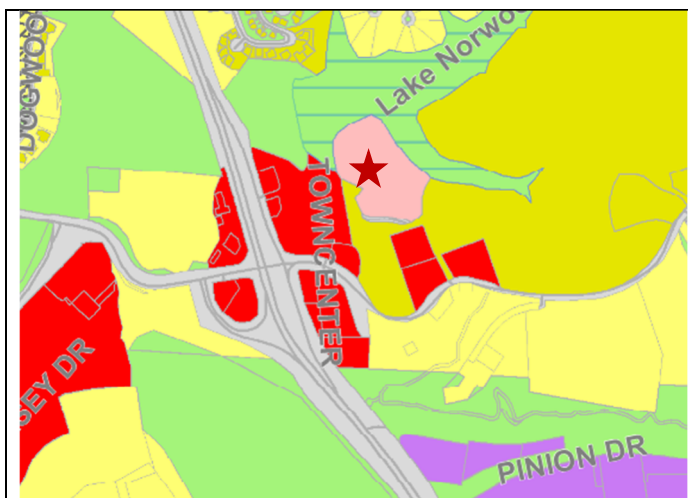
Outstanding Technical Comments

None at the time of this report.

Recommendation

Staff recommends approval of this request, so long as the pedestrian accommodations and denied variance requests are provided, if any.

Project Number	WVR 54672 & LSD 54538
Applicant	Cathy Barnes
Address/Location	504 Memorial Drive
Current Zoning	C-1, Neighborhood Commercial District
Site Area	9.87 Acres
Nature of Request	Seeking a waiver of Sec. 107-250(m) for a proposed large-scale development



Zoning Map



Future Land Use Plan

Sec. 107-35 Waiver Review Requirements

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

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

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

Sec. 107-35 Waiver Review Procedures

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

Sec. 107-162 Large Scale Development Review and Approval

Planning Commission Action: All developments other than those excepted by subsection (a)(1) of this section shall be submitted to the planning commission, which shall approve, approve with conditions, or disapprove the submitted plan. The planning commission is required to take such action within 90 days of submission unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission.

Sec. 107-163 Large Scale Development Review Criteria

The mayor or his designee, planning commission or city council may refuse approval of any development plan for any of the following reasons:

5. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
6. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
7. *Dangerous traffic conditions.* The proposed development would create or compound a dangerous traffic condition. For the purpose of this article, a "dangerous traffic condition" shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.
8. *Lack of utilities.* Adequate water, sewer, and electrical utilities are not readily available to the property and the developer has made no provision for extending such service to the development, or the provision of these utilities cannot obtain approval by the state health department, or other appropriate department.
9. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
10. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
11. *Other.* Any other circumstances as determined by the planning commission.



Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

June 19, 2024

Bella Vista Planning Commission
City of Bella Vista
616 W. Lancashire Blvd.
Bella Vista, AR 72714

**RE: WAIVER REQUEST
COOPER CHAPEL OPERATIONS BUILDING
504 MEMORIAL DRIVE, BELLA VISTA, AR
ECE PROJECT NO. 23-1057
CITY PROJECT NO. LSD-2024-54538**

To Whom it May Concern:

The purpose of this letter is to request a waiver from certain items of the Development code, items required by Bella Vista City Code.

1. Lighting (**Section 107-225(A)(62)**). Provide illuminating device information. No new lighting is planned. There are existing lights located along the existing concrete pathways leading up to the chapel. They are all shielded. We have included photos of the lighting. However, we do not know the lumens, shield type, etc. Requesting a waiver from this requirement.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager



Expedient Civil Engineering, PLLC

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Bella Vista, AR 72714
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June 19, 2024

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City of Bella Vista
616 W. Lancashire Blvd.
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Jason E. Ingalls, P.E.
Owner/Senior Project Manager



Expedient Civil Engineering, PLLC

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June 18, 2024

Planning Department
City of Bella Vista
616 W Lancashire
Bella Vista, AR 72714

Attn: Megan Workman

Re: Mildred B Cooper Memorial Chapel Operations Building
504 Memorial Drive
Bella Vista, AR 72714
Drainage Report

Dear Mrs. Workman:

The purpose of this report is to provide a drainage letter declaring no impact to the watershed. Cooper Chapel is proposing an 1,085 square foot operations building on the existing chapel site. The entire site drains to Lake Norwood. With the minimal increase in runoff to the lake, 1,085 square feet of building with approximately 200 square feet of deck out of a total of 9.87 acres for the total site, there would be minimal impact to the lake, if any at all. Therefore, due to this minimal impact, we certify that no drainage improvements are necessary for the project. All runoff from the approximately 1,285 square feet of additional impervious area will sheet flow to the lake as per pre-developed conditions.

I, Jason E. Ingalls, Registered Professional Engineer No.11411 in the State of Arkansas, hereby certify that the drainage designs and specifications contained in this letter have been prepared by me, or under my responsible supervision, in accordance with the regulations of the City of Bella Vista, Arkansas, the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standards of engineering practice. I further certify that the improvements outlined in this report will not have any adverse effects to life or downstream properties. I understand that review of these plans is limited to general compliance with the city codes and regulations and does not warrant the engineer's design or imply any liability to the City of Bella Vista for the designs contained herein.

If you have any questions or need additional information, please call me at (479) 364-0028.

Best Regards,

Jason E. Ingalls, P.E.

JEI/jei

COOPER CHAPEL OPERATIONS BUILDING LARGE SCALE DEVELOPMENT

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY.**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. **GRADING NOTES:**

- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. OFF-SITE FILL MATERIAL (SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. **PAVING NOTES:**

- J. ASPHALT CONCRETE SURFACE SHALL MEET SECTION 407, TYPE 2 OR THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARD SPECIFICATIONS, LATEST EDITION. BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- K. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. **CONCRETE NOTES:**

- A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
- D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. **UTILITY NOTES:**

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE BELLA VISTA POA, AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO BELLA VISTA POA UNLESS DULY AUTHORIZED TO DO SO BY BELLA VISTA POA. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
- C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BELLA VISTA POA AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST BELLA VISTA POA STANDARD SPECIFICATIONS AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

- A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER MILDRED B COOPER MEMORIAL CHAPEL	504 MEMORIAL DRIVE BELLA VISTA, ARKANSAS 72714	(479) 855-6598
BELLA VISTA PLANNING DEPARTMENT MS. MEGAN WORKMAN	616 W. LANCASHIRE BLVD. BELLA VISTA, ARKANSAS 72714	(479) 268-4980
BELLA VISTA FIRE INSPECTOR MR. JASON BOWMAN	101 TOWN CTR BELLA VISTA, ARKANSAS 72714	(479) 855-8270 (417) 342-6520
VILLAGE WASTE WATER MR. FRANK KNIGHT	PO BOX 5693 BELLA VISTA, ARKANSAS 72714	(479) 855-7613
DIRECTOR OF WATER BELLA VISTA POA WATER MR. CHARLIE HOLT, P.E. CHARLIEH@BVVPOA.COM BELLAVISTA.COM	51 HUNTLEY LANE BELLA VISTA, ARKANSAS 72715	(479) 855-5081
CARROLL ELECTRIC MR. DEREK THURMAN DTHURMAN@CARROLLECC.COM	707 SE WALTON BLVD BENTONVILLE, ARKANSAS 72712	(800) 432-9720 EXT. 2690
COX COMMUNICATIONS MR. KIP SMITH	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 274-0995
ARKANSAS DEPARTMENT OF TRANSPORTATION MR. BENJAMIN KERWOOD, DISTRICT 9 PERMIT OFFICER BENJAMIN.KERWOOD@ARDOT.GOV	PO BOX 610 HARRISON, ARKANSAS 72602	(870) 416-2961
AT&T MR. BRENT BALDWN		(479) 442-1967
CITY OF BELLA VISTA ENGINEERING MR. CHRIS BRACKETT, PE CBRACKETT@BELLAVISTAAR.GOV	616 W. LANCASHIRE BLVD. BELLA VISTA, ARKANSAS 72714	(479) 268-4980
CHIEF BUILDING OFFICIAL MR. FREDERIC HUDDLESTON, CBO FHUDDLESTON@BELLAVISTAAR.GOV		(479) 268-4980 EXT. 699
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.



Date	6/18/2024
Comments	PER CITY COMMENTS
Rev	1

COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, AR
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

6/18/2024 10:57 AM
BELLAVISTAAR.GOV
O (479) 344-0028
F (479) 344-0028
M (479) 754-5300
EMAIL: jason@coe-arc.com

NOT FOR CONSTRUCTION

CERTIFICATE OF APPROVAL:

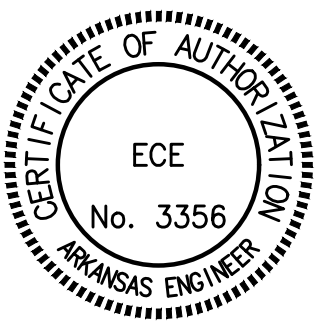
PURSUANT TO THE BELLA VISTA LARGE SCALE DEVELOPMENT REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXEXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

_____, CHAIRMAN, BELLA VISTA PLANNING COMMISSION

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0080J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.



CITY PROJECT NUMBER: LSD-2024-54538



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	COVER SHEET
File No.	23-1057.dwg
	C1.0

GENERAL NOTES:

1. 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; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. This plat represents a Lot Survey of "SUBJECT TRACT 2" on plat by CEI Engineering filed at L202425368 in the public records of Benton County, Arkansas.
3. 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.
4. This survey is based on a Lot Split plat by CEI Engineering filed at L202425368 in the public records of Benton County, Arkansas.
5. 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.
6. Basis of Bearings: All bearings and distances shown hereon are based on Arkansas State Plane Coordinate System, NAD83, North Zone.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
9. Subsurface and environmental conditions were not examined nor considered a part of this survey.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
11. 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.
12. 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.
13. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
14. By scaled map location and graphical plotting only. This property is located within 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: 05007C0080J Map Revised: September 28, 2007.
15. 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.
16. ALL FOUND PINS ARE SET BY PLS 1619 UNLESS OTHERWISE NOTED.

AS SURVEYED DESCRIPTION (SUBJECT TRACT 2 OF A LOT SPLIT OF PARCEL #16-70224-006 & #16-40224-000 COOPER COMMUNITIES INC L2024425368)
All of Subject Tract 2 as shown on a Lot Split plat of Parcel #16-70224-006 & #16-40224-000 Cooper Communities Inc. by CEI Engineering as shown on document L202425368 filed for record in Benton County, Arkansas. Being more particularly described as follows:
A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), and part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), all being within Section 23, Township 21 North, Range 31 West also being the parcel conveyed to Mildred Cooper Chapel per Deed Book 645, Page 377 and part of the parcel conveyed to Cooper Communities, Inc. per Deed Book 2002, Page 134512 in the public records of Benton County, Arkansas.

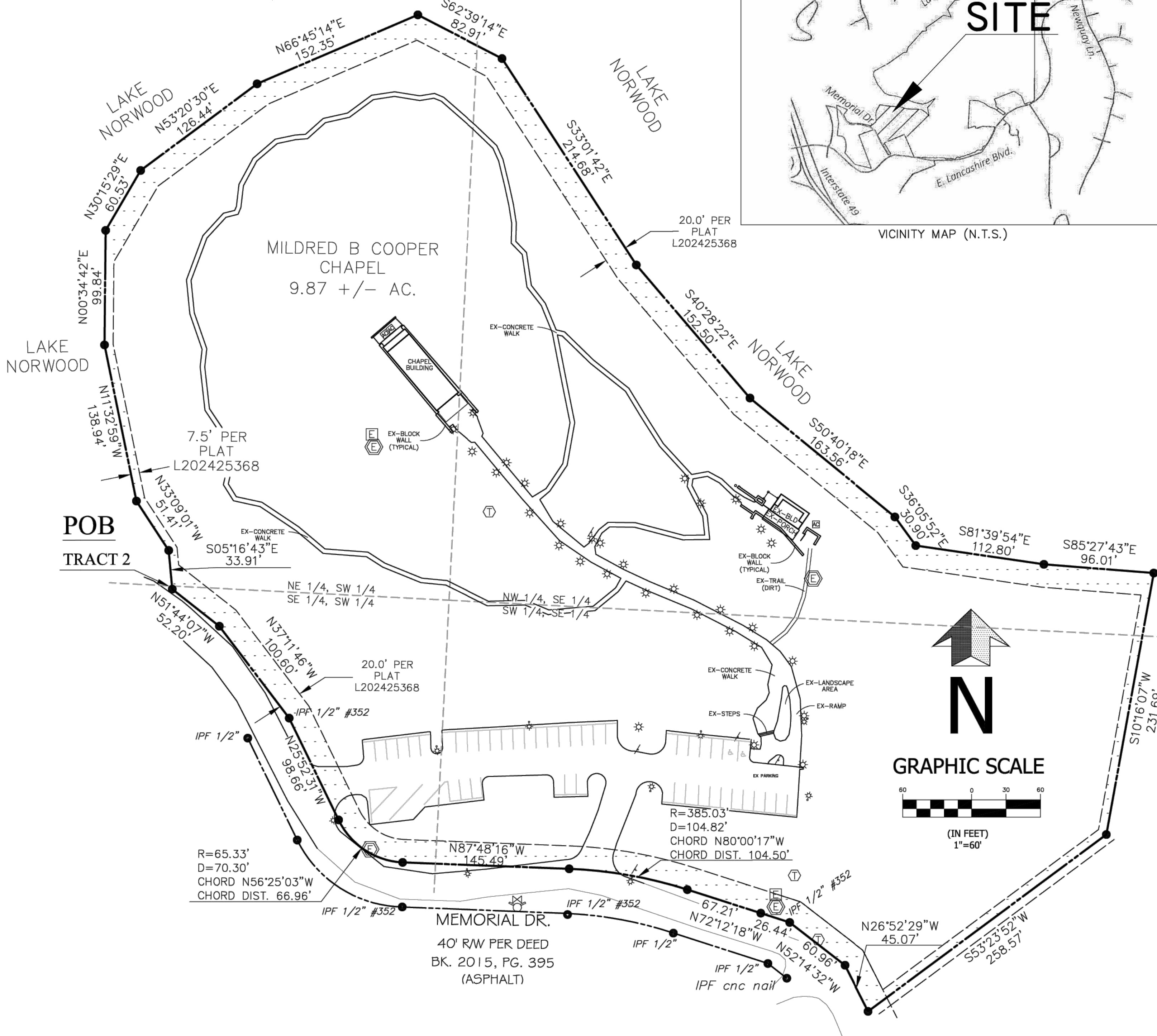
COMMENCING at the calculated Southwest Corner of said Section 23; THENCE along the South line of said Section 23, South 87°03'24" East, 2,426.60 feet; THENCE departing said South line, North 02°56'36" East, 893.46 feet to a 5/8-inch rebar at the Southeast Corner of Town Center NE Commercial Subdivision per Deed Book 2004, Page 42757; THENCE along the East line of said subdivision the following three (3) courses: North 06°10'23" East, 212.99 feet to a 1/2-inch rebar, North 14°04'37" West, 60.36 feet to a 5/8-inch rebar with cap L51618, North 05°16'43" West, 99.85 feet to a 5/8-inch rebar with cap L51618 on the South right-of-way of Memorial Drive per Deed Book 2015, Page 395; THENCE departing said East line, North 05°17'50" West, 55.16 feet to a 5/8-inch rebar with cap L51618 and the POINT OF BEGINNING THENCE along the West line of the parcel conveyed to Cooper Communities, Inc., North 05°16'43" West, 33.91 feet to a 5/8-inch rebar with cap L51618 on the West line of said parcel conveyed to Mildred B. Cooper Chapel; THENCE along said West line, North 33°09'01" West, 51.41 feet to a 5/8-inch rebar with cap L51618 on the South line of Lake Norwood per Plat Book Q Page 12; THENCE along said South line the following twelve (12) courses: North 11°32'59" West, 138.94 feet to a 5/8-inch rebar with cap L51618; North 00°34'42" East, 99.84 feet to a 5/8-inch rebar with cap L51618; North 30°15'29" East, 60.53 feet to a 5/8-inch rebar with cap L51618; North 53°20'30" East, 126.44 feet to a 5/8-inch rebar with cap L51618; North 66°45'14" East, 152.35 feet to a 5/8-inch rebar with cap L51618; South 62°39'14" East, 82.91 feet to a 5/8-inch rebar with cap L51618; South 33°01'42" East, 214.68 feet to a 5/8-inch rebar with cap L51618; South 40°28'22" East, 152.50 feet to a 5/8-inch rebar with cap L51618; South 50°40'18" East, 163.56 feet to a 5/8-inch rebar with cap L51618; South 36°05'52" East, 30.90 feet to a 5/8-inch rebar with cap L51618; South 81°39'54" West, 112.80 feet to a 5/8-inch rebar with cap L51618; South 85°27'43" East, 96.01 feet to a 5/8-inch rebar with cap L51618; THENCE departing said South line, South 10°16'07" West, 231.69 feet to a 5/8-inch rebar with cap L51618, THENCE South 53°23'52" West, 258.57 feet to a 5/8-inch rebar with cap L51618 on said North Right-of-way of Memorial Drive, THENCE along said North Right-of-way the following ten (10) courses: North 26°52'29" West, 45.07 feet to a 5/8-inch rebar with cap L51618, North 52°14'32" West, 60.96 feet to a 5/8-inch rebar with cap L5352; North 72°12'18" West, 26.44 feet to a 5/8-inch rebar with cap L51618, North 72°12'18" West, 67.21 feet to a 5/8-inch rebar with cap L51618; Westerly along the arc of a curve to the left 104.82 feet, having a radius of 385.03 feet, through a Central angle of 15°35'55", having a chord bearing and distance of North 80°00'17" West, 104.50 feet to a mag nail with washer L51618; North 87°48'16" West, 145.49 feet to a 5/8-inch rebar with cap L51618; Northwesterly along the arc of a curve to the right 70.30 feet, having a radius of 65.33 feet, through a central angle of 61°39'35", having a chord bearing and distance of North 56°25'03" West, 66.96 feet to a 5/8-inch rebar with cap L51618; North 25°52'31" West, 98.66 feet, 1/2-inch rebar L5352; North 37°11'46" West, 100.60 feet to a 5/8-inch rebar with cap L51618; North 51°44'07" West, 52.20 feet to the POINT OF BEGINNING containing 429,972 square feet or 9.87 acres, more or less. Being subject to all easements, rights-of-way, restrictions and covenants of record or fact.

Building setbacks for zone C-1, Neighborhood Commercial) are as follows:

1. Lot and area regulations.
 - a. Minimum lot size shall be no less than 43,560 square feet (1.0 acre) in size.
 - b. Minimum street frontage shall be no less than 100 feet.
 - c. Minimum lot width shall be no less than 100 feet. Lot width is measured at the building setback.
 - d. Minimum lot depth shall be no less than 100 feet.
 - e. At least 25 percent of the parcel area shall be left undeveloped as green space.
 - f. Maximum lot coverage shall be no more than 60 percent of the parcel area.
2. Setback requirements:
 - a. Minimum front setback from all property lines shall be 50 feet.
 - b. A minimum side setback of 25 feet shall be established parallel to all street right-of-way lines.
 - c. A minimum side setback of 20 feet shall be established parallel to side property lines that are adjacent to a non-residential district.
 - d. A minimum side setback of 25 feet shall be established parallel to side property lines that are adjacent to a residential district.
 - e. A minimum separation of at least ten feet shall be maintained between buildings within a single development.
 - f. A minimum rear setback of 20 feet shall be established parallel to rear property lines that are adjacent to a non-residential district.
 - g. A minimum rear setback of 25 feet shall be established parallel to rear property lines that are adjacent to a residential district.
3. Height requirements: Maximum 40 feet.

STATE SURVEY CODE: 500-21N-31W-0-23-123-04-1519

BOUNDARY SURVEY OF
SUBJECT TRACT 2 OF A LOT SPLIT OF PARCEL
#16-70224-006 & #16-40224-000 COOPER
COMMUNITIES INC L2024425368)
BELLA VISTA, ARKANSAS.



I, MICHAEL D. MILLION, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A
BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND ALL MONUMENTS
SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE
SHOWN CORRECTLY.

6/19/24
MICHAEL D MILLION RPLS 1519 DATE



FILE STAMP

LEGEND:

- BOUNDARY LINE
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- ROCK WALL
- OVERHEAD ELECTRIC
- CURB
- PARKING STRIP
- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- GROUND LIGHT
- LIGHT POLE (1 LIGHT)
- AIR CONDITIONING UNIT
- ELECTRIC RISER
- ELECTRIC VAULT
- SANITARY CLEANOUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SIGN

#	REVISION	DATE

BELLA VISTA
BENTON COUNTY
STATE OF ARKANSAS

OWNER:
Mildred B Cooper Chapel
903 N. 47th Street
Rogers, Arkansas, 72756

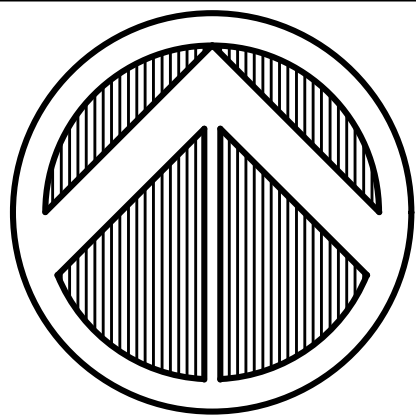
BELL CONSTRUCTION
SOLUTIONS

PO BOX 8
CAVE SPRINGS, AR. 72718
PHONE: (479) 366-0640
chuck.bell@bellconsolutions.com

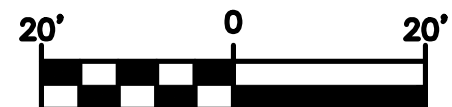
MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

FIELD WORK COMPLETED: 05/24/24	
DRAWN BY: CEB	SCALE: 1" = 60'
FIELD CREW: STEVE	DATE: 05/27/24
CHECKED BY: MDM	DWG: 2121.36

\\ECE\ECE-WorkGroup\ECE-Work\Projects\2023\Projects\23-1057\Projects\23-1057.dwg



NORTH



SCALE 1"=20'

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING ASPHALT	---
EXISTING CONCRETE	---
EXISTING ELECTRIC TRANSFORMER	---
EXISTING TREE TO REMAIN	---
PROPOSED SETBACK	---
PROPOSED STRAW WATTLE	---
PROPOSED TREE PROTECTION	---
EXISTING TREE TO BE REMOVED	---

KEYNOTES:

1. CONCRETE WASHOUT PER DETAIL 1/C7.0
2. PROPOSED STRAW WATTLE PER DETAIL 2/C7.0
3. REMOVE EXISTING TREE AND DISPOSE OF OFF-SITE. LEAVE STUMPS AND ALLOW NATURAL ROOT DECAY.
4. REMOVE EXISTING TRAIL
5. TREE PROTECTION FENCING PER DETAIL 3/C7.0

EROSION AND SEDIMENT CONTROL NOTES:

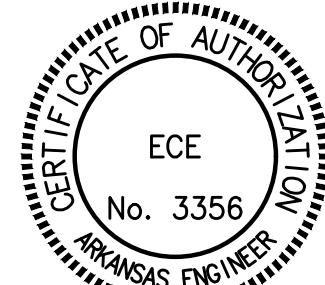
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

NOTES:

1. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF BELLA VISTA.



CITY PROJECT NUMBER: LSD-2024-54538

NOT FOR CONSTRUCTION



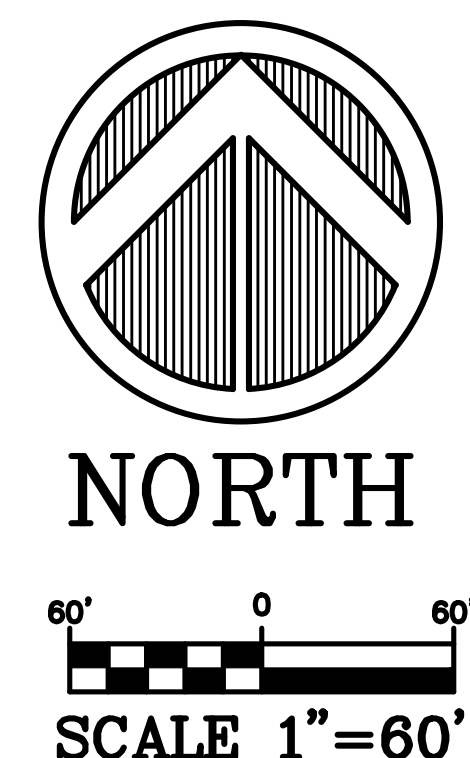
Date	6/18/2024
Comments	PER CITY COMMENTS
Rev	1

COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

800.545.5388
1801 WEST 10TH STREET, SUITE B
BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (505) 758-5300
EMAIL: jason@ece-arc.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN
File No.	23-1057.dwg
	C3.0



60' 0 60
SCALE 1"=60'

1. OFFICE - 3,000 - 10,000 SF - 1 PARKING SPACE
2. CHURCH - 1 PER 3 SEATS - 120 SEATS
3. NUMBER OF PARKING SPACES REQUIRED - 40 SPACES
4. NUMBER OF ACCESSIBLE SPACES PROVIDED - 2 EXISTING SPACES
5. NUMBER OF STANDARD PARKING SPACES PROVIDED - 44 SPACES
6. TOTAL NUMBER OF PARKING SPACES PROVIDED - 46 SPACES
7. TOTAL NUMBER OF LOADING SPACES PROVIDED - 2 SPACES
8. BICYCLE RACKS - 41 - 60 SPACES - 3 SPACES REQUIRED
9. TOTAL BICYCLE RACKS PROVIDED - 2 RACKS OR 4 SPACES

- ① CITY TO INSTALL NEW 5/8" WATER METER, BOX, SETTER, LID, ETC. AND INSTALL SERVICE LINE FROM MAIN TO THE METER AT DEVELOPER/OWNER'S EXPENSE
- ② INSTALL 1" WATER SERVICE FROM NEW WATER METER TO BUILDING POINT OF CONNECTION.
- ③ INSTALL DIRECTIONAL MARKING ARROWS AS INDICATED ON THE SITE PLAN.

NOT FOR CONSTRUCTION

23-1057.dwg

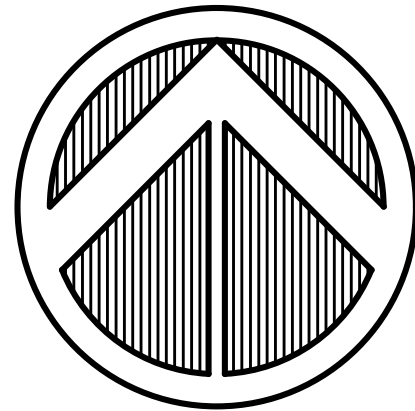
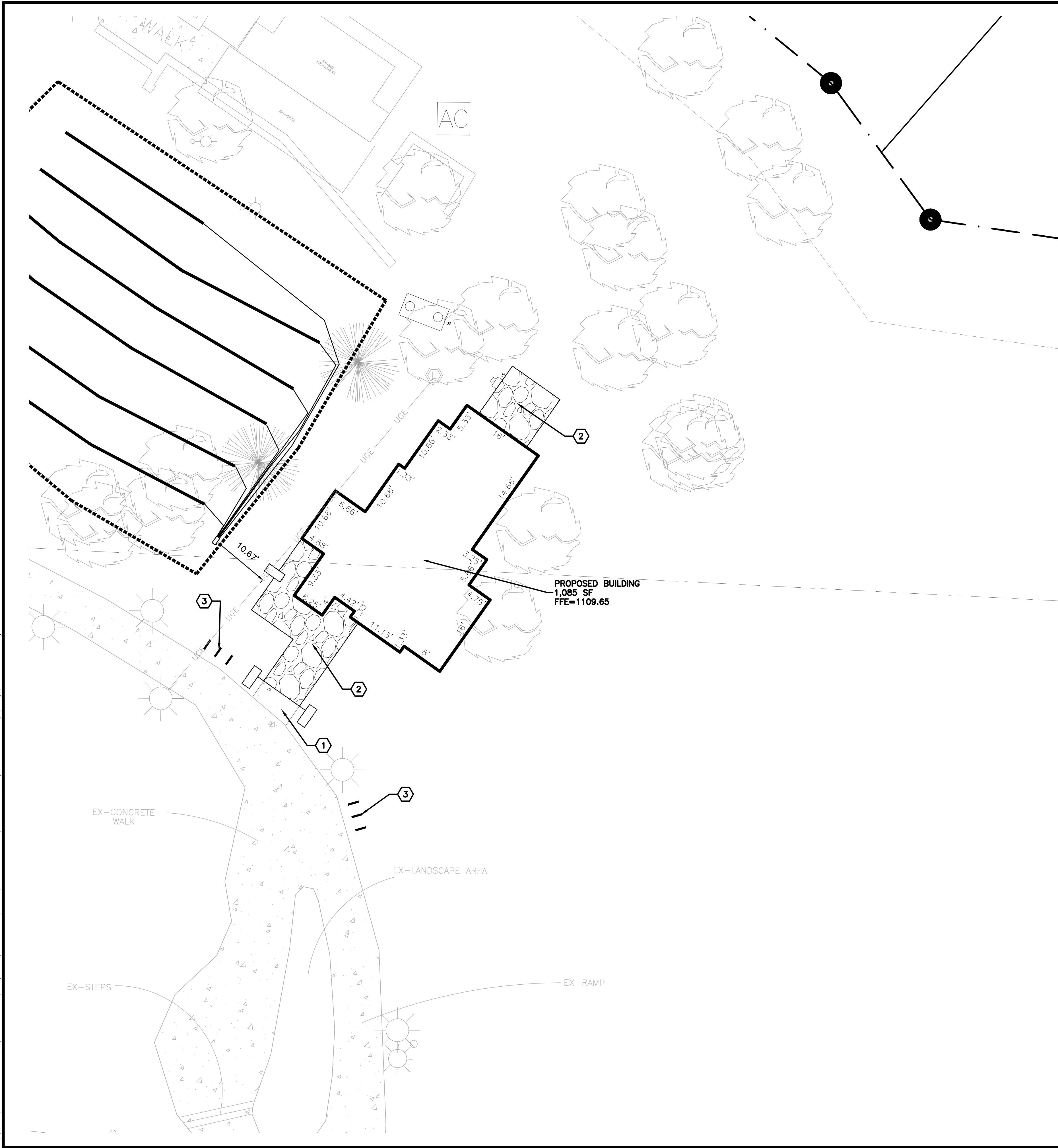
C40



Know what's below.
Call before you dig.

CITY PROJECT NUMBER: LSD-2024-54538

\\ECE\ECE-WorkGroup\ECE-Work\Projects\2023 Projects\23-1057 Cooper Chapel Operations Bldg\23-1057.dwg



NORTH

10' 0 10'

SCALE 1"=10'

LEGEND

PROPERTY LINE
EXISTING ASPHALT
EXISTING CONCRETE

EXISTING ELECTRIC TRANSFORMER

EXISTING TREE

EXISTING LIGHT

EXISTING LIGHTED BOLLARD

PROPOSED SETBACK
PROPOSED STONE PAVEMENT
PROPOSED CONCRETE

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

MILDRED B COOPER MEMORIAL CHAPEL
504 MEMORIAL DRIVE
BELLA VISTA, AR 72714

ZONING:

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

USE:

CHAPEL OPERATIONS BUILDING

SETBACKS:

FRONT: 50'
REAR: 20'
SIDE: 20'
SIDE (ADJACENT TO RESIDENTIAL): 25'

LOT BUILDING COVERAGE:

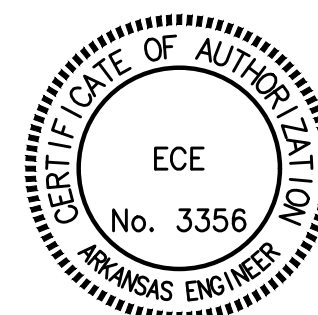
TOTAL LOT AREA: 429,972 SF
IMPERVIOUS AREA: 42,188 SF
GREENSPACE: 387,784 SF
% GREENSPACE: 90.2%

GENERAL NOTES:

- TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
- SOLID WASTE SHALL BE CURBSIDE PICKUP.
- SITE SUBJECT TO BLANKET EASEMENT PER PLAT 13-451 OF THE BENTON COUNTY RECORDS.

PARKING REQUIREMENTS:

- OFFICE - 3,000 - 10,000 SF - 1 PARKING SPACE
- CHURCH - 1 PER 3 SEATS - 120 SEATS
- NUMBER OF PARKING SPACES REQUIRED - 40 SPACES
- NUMBER OF ACCESSIBLE SPACES PROVIDED - 2 EXISTING SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 44 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED - 46 SPACES
- TOTAL NUMBER OF LOADING SPACES PROVIDED - 2 SPACES
- BICYCLE RACKS - 41 - 60 SPACES - 3 SPACES REQUIRED
- TOTAL BICYCLE RACKS PROVIDED - 2 RACKS OR 4 SPACES



CITY PROJECT NUMBER: LSD-2024-54538



Date	6/18/2024
Comments	PER CITY COMMENTS
Rev	1

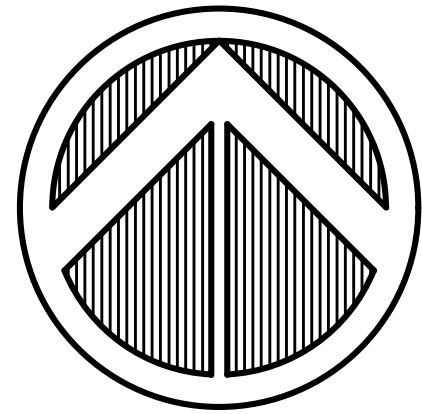
COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O (479) 384-0028
F (479) 384-0028
M (501) 758-5300
EMAIL: jason@ece-llc.com

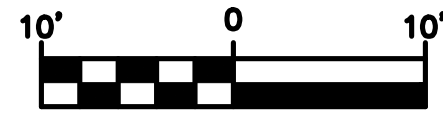


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	
SITE PLAN	
File No.	23-1057.dwg
C4.1	

\\ECE\ECE-WorkGroup\ECE-Work\Projects\2023\Projects\23-1057 Cooper Chapel Operations Bldg\23-1057.dwg



NORTH



SCALE 1"=10'

LEGEND

PROPERTY LINE
EXISTING ASPHALT
EXISTING CONCRETE

EXISTING ELECTRIC TRANSFORMER

EXISTING TREE

EXISTING LIGHT

EXISTING LIGHTED BOLLARD
PROPOSED SETBACK
PROPOSED STONE PAVEMENT
PROPOSED CONCRETE

EXISTING TOP OF CONCRETE
PROPOSED TOP OF CONCRETE
PROPOSED 1" WATER SERVICE
PROPOSED 4" SANITARY SEWER
PROPOSED 1.5" SEWER FORCEMAIN
PROPOSED UNDERGROUND ELECTRIC

KEYNOTES:

1 MEET AND MATCH EXISTING GRADE

GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- ALL SLOPES ARE TO BE 3:1 OR FLATTER.

NOTES:

- NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF BELLA VISTA. CITY PROJECT NUMBER: 1SD-2024-54538

NOT FOR CONSTRUCTION



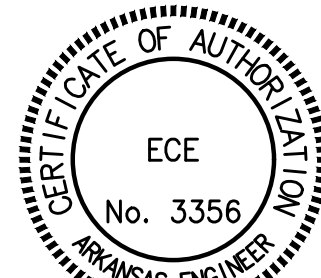
Date	6/18/2024
Comments	PER CITY COMMENTS
Rev	1

COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

504 MEMORIAL DRIVE, BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (505) 758-5300
EMAIL: jason@ece-arc.com

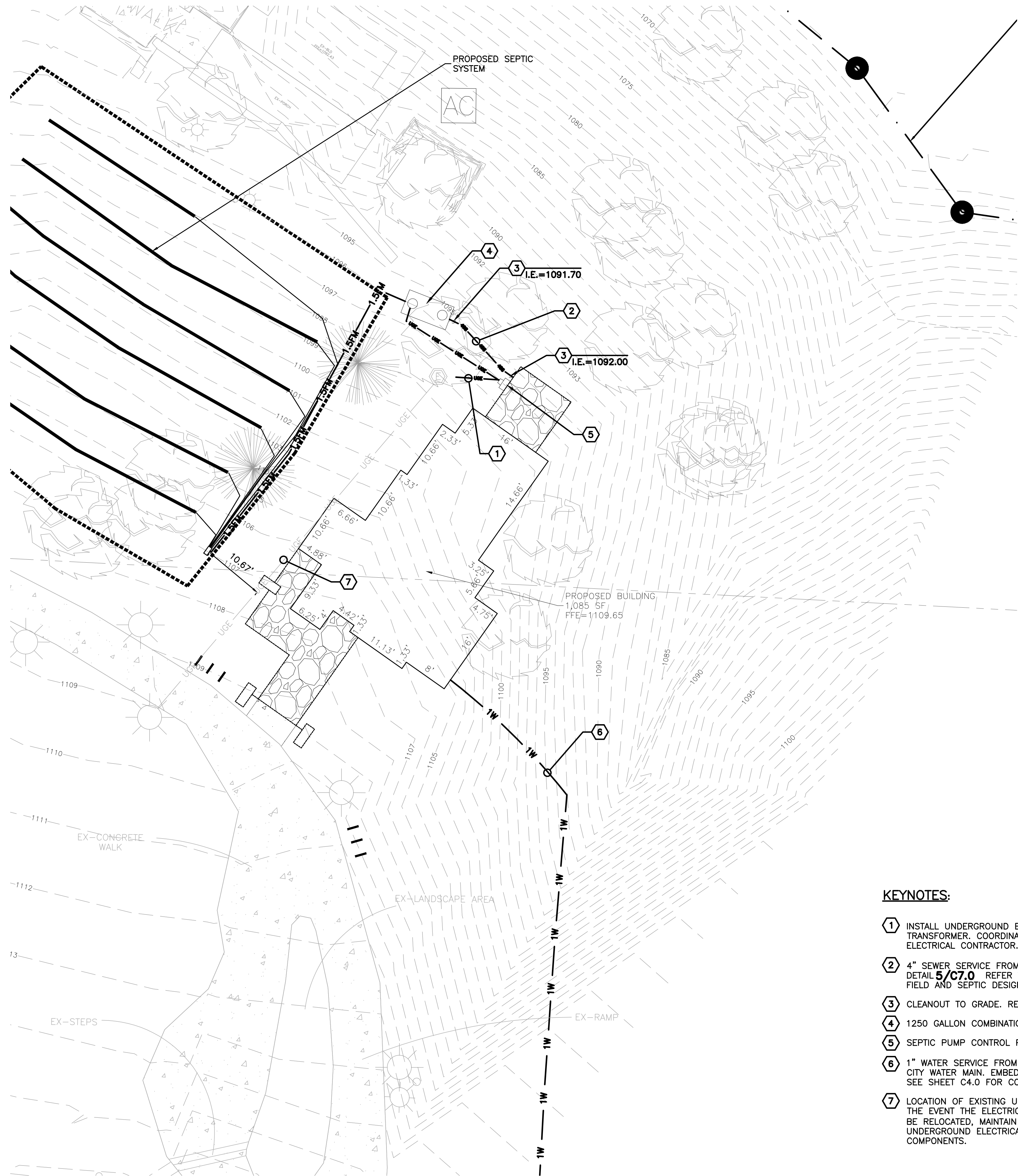


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	GRADING PLAN
File No.	23-1057.dwg
	C5.0



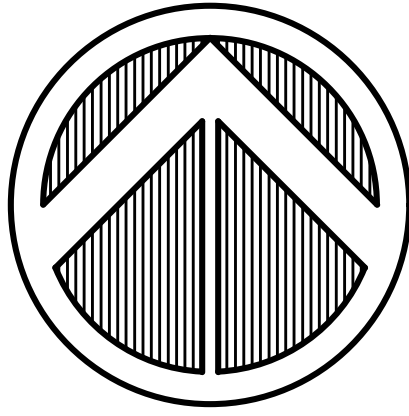
Know what's below.
Call before you dig.

\\ECE\ECED-WorkGroup\ECED-Work\Projects\2023-Projects\23-1057 Cooper Chapel Operations Bldg\DWG\23-1057.dwg



KEYNOTES:

1. INSTALL UNDERGROUND ELECTRIC FROM BUILDING TO EXISTING TRANSFORMER. COORDINATE WITH CARROLL ELECTRIC AND BUILDING ELECTRICAL CONTRACTOR.
2. 4" SEWER SERVICE FROM BUILDING TO SEPTIC TANK. EMBED PIPE PER DETAIL 5/C7.0. REFER TO SEPTIC SYSTEM DESIGN DRAWINGS FOR SEPTIC FIELD AND SEPTIC DESIGN.
3. CLEANOUT TO GRADE. REFER TO DETAIL 6/C7.0
4. 1250 GALLON COMBINATION SEPTIC TANK.
5. SEPTIC PUMP CONTROL PANEL
6. 1" WATER SERVICE FROM BUILDING POINT OF CONNECTION TO NEAREST CITY WATER MAIN. EMBED PIPE PER DETAIL 5/C7.0. SEE SHEET C4.0 FOR CONTINUATION.
7. LOCATION OF EXISTING UNDERGROUND ELECTRICAL IS APPROXIMATE. IN THE EVENT THE ELECTRICAL IS UNDER THE PROPOSED BUILDING AND MUST BE RELOCATED, MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN THE UNDERGROUND ELECTRICAL AND THE PROPOSED SEPTIC SYSTEM LINES AND COMPONENTS.



NORTH

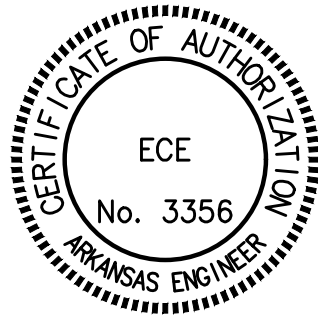
SCALE 1"=10'

LEGEND

- PROPERTY LINE
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING ELECTRIC TRANSFORMER
EXISTING TREE
EXISTING LIGHT
EXISTING LIGHTED BOLLARD
PROPOSED SETBACK
PROPOSED STONE PAVEMENT
PROPOSED CONCRETE
PROPOSED UNDERGROUND ELECTRIC
PROPOSED 4" SEWER SERVICE
PROPOSED CLEANOUT
PROPOSED 1" WATER SERVICE
PROPOSED 1.5" SEWER FORCEMAIN

UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BELLA VISTA POA AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BELLA VISTA POA AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED BELLA VISTA POA SPECIFICATIONS THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY BELLA VISTA'S INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL WATER MAINS SHALL BE C-900 PVC DR-14. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BELLA VISTA POA, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.
- WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.



CITY PROJECT NUMBER: LSD-2024-54538

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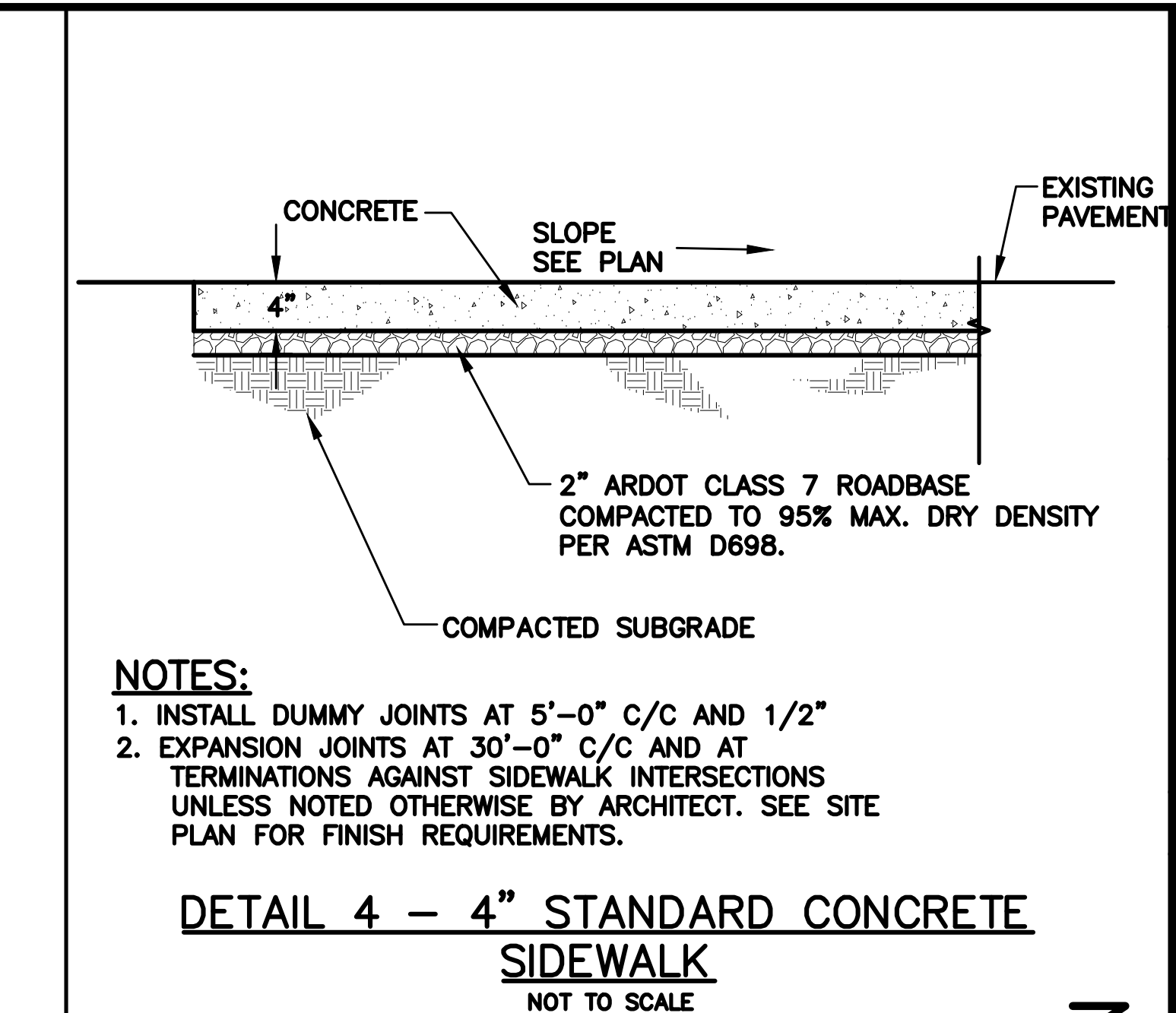
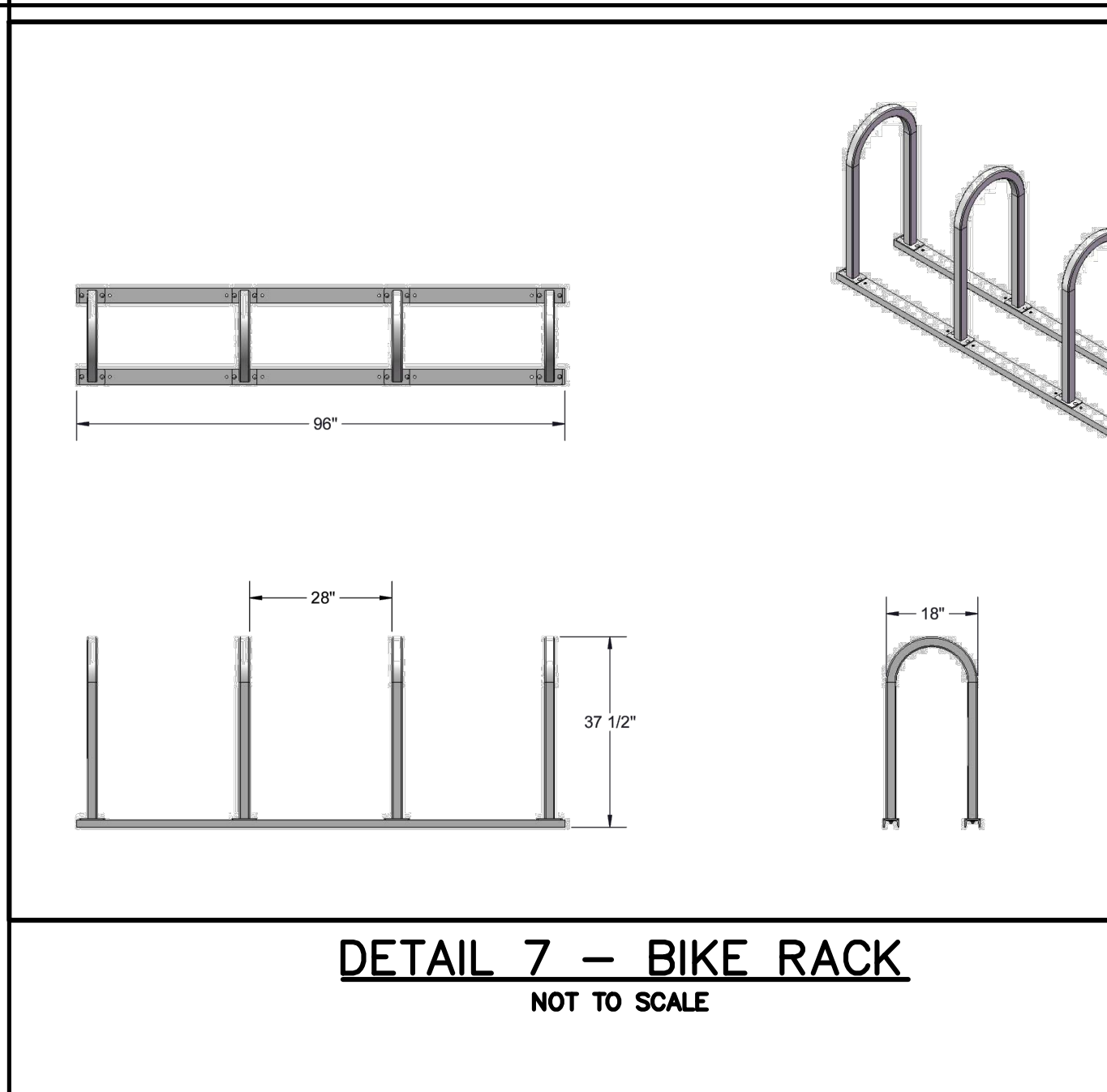
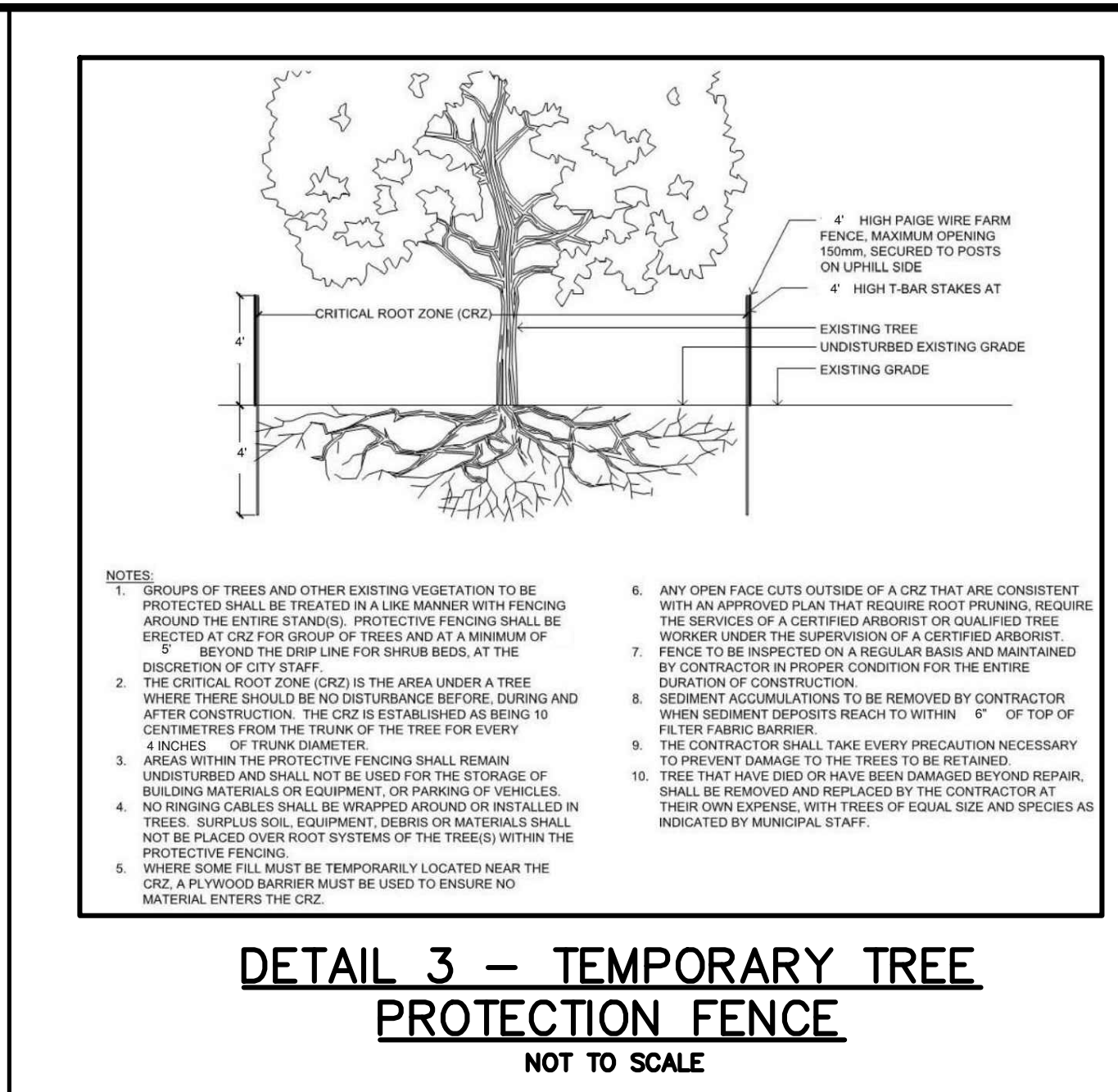
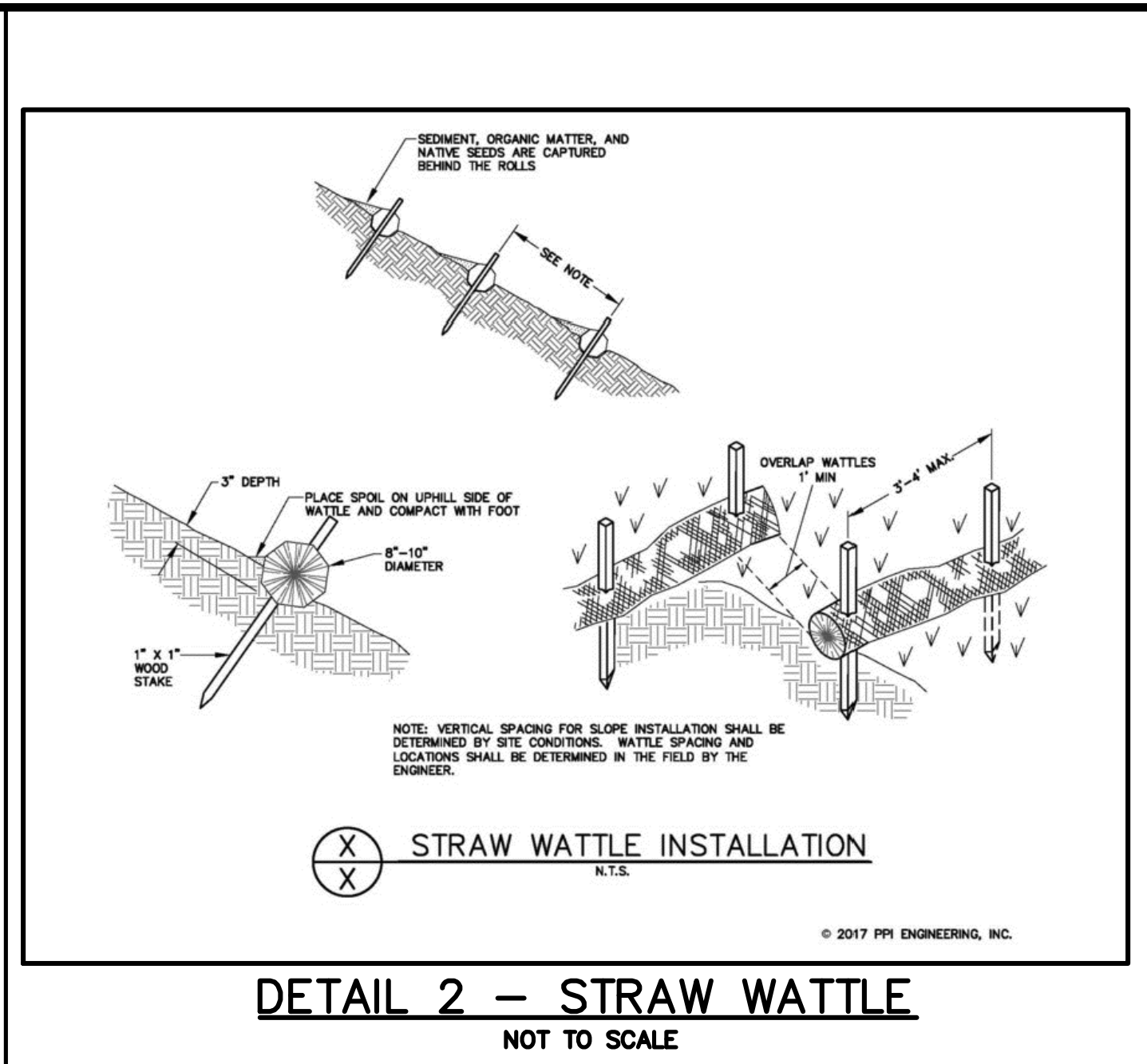
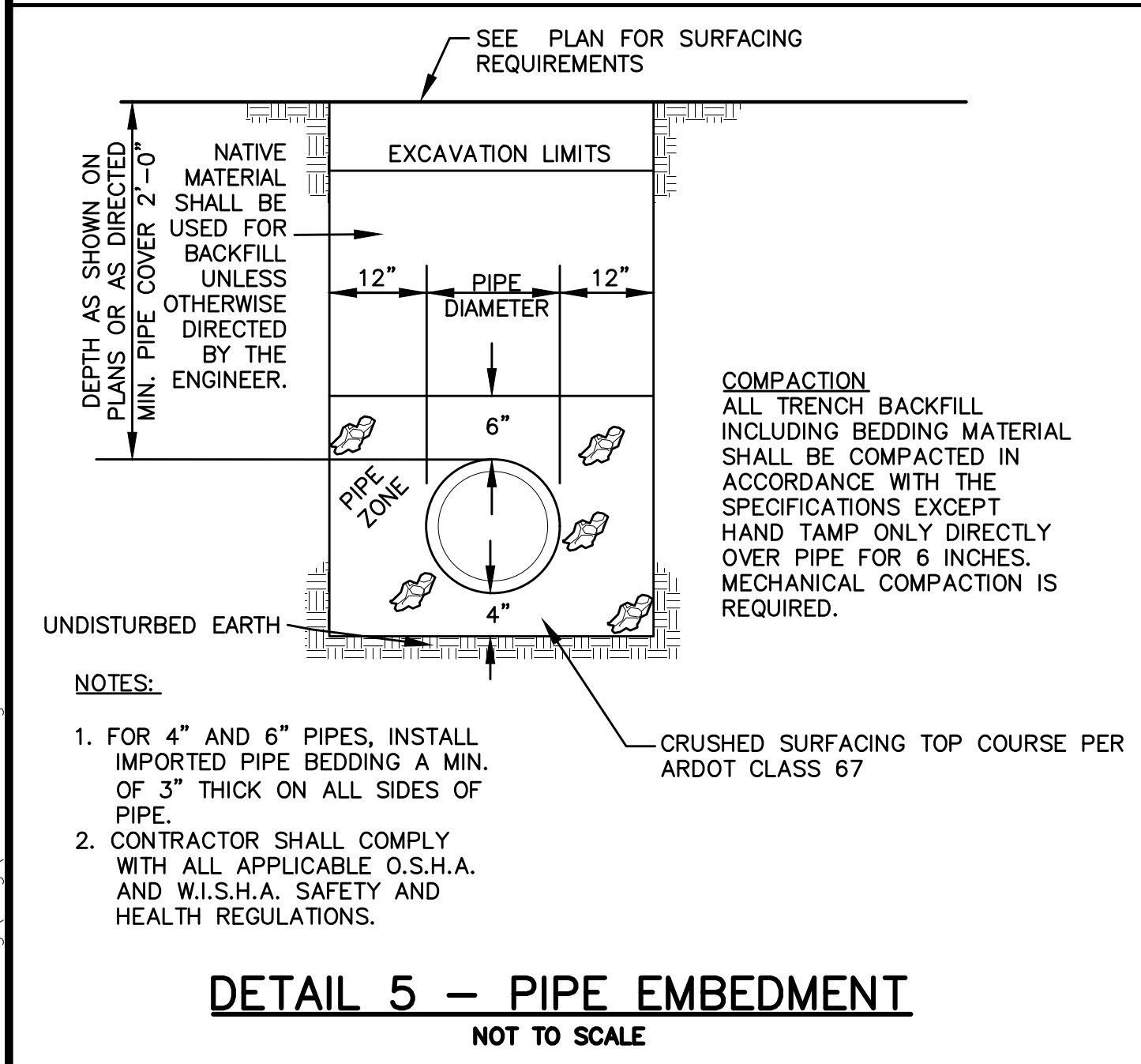
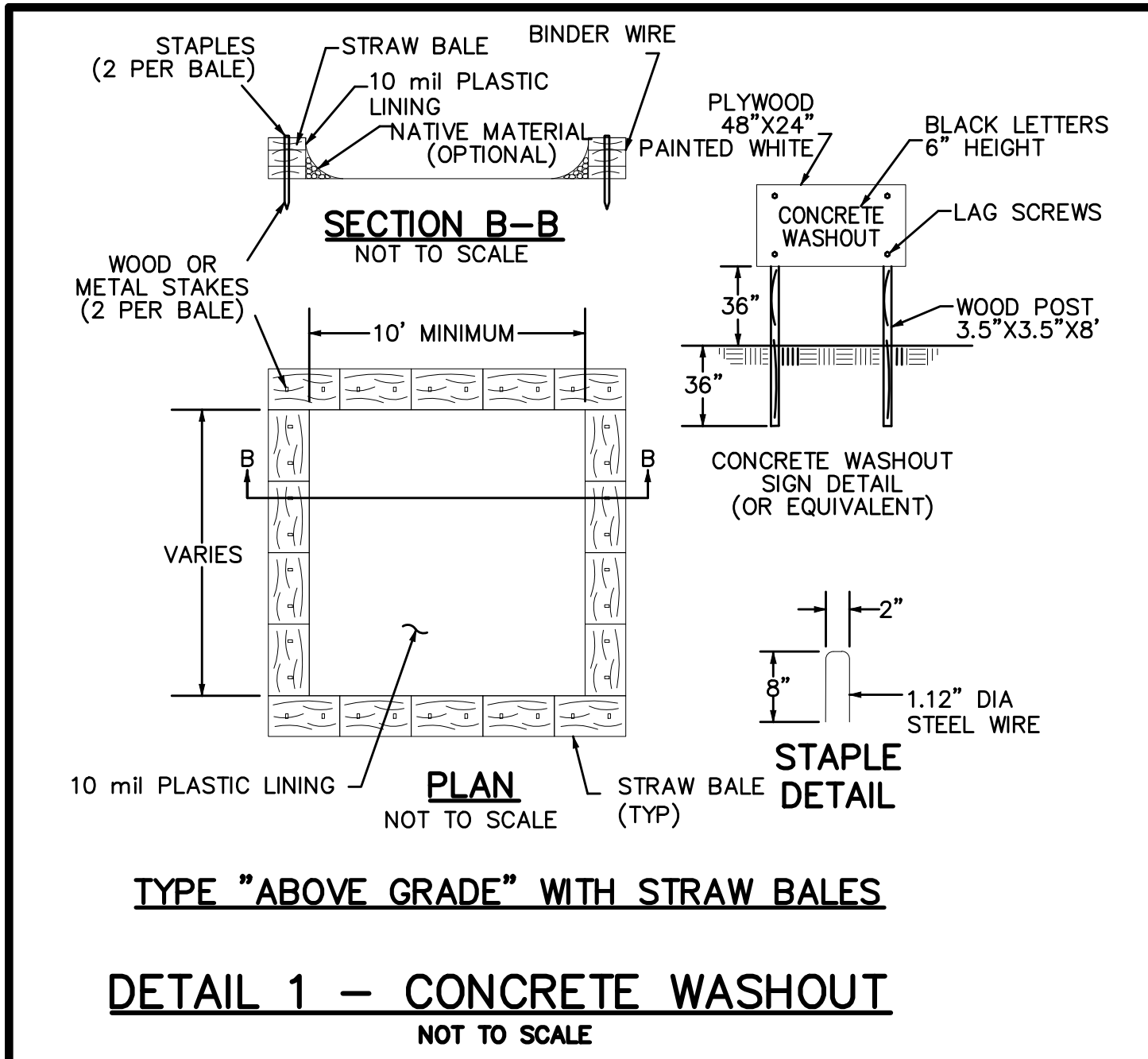
COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

PROJ: 23-1057 COOPER CHAPEL OPERATIONS BLDG
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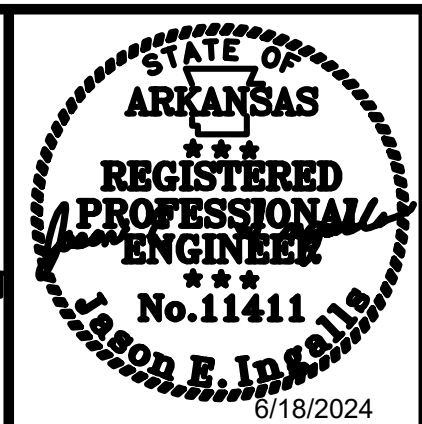


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	UTILITY PLAN
File No.	23-1057.dwg
	C6.0

\\ECC\ECC-WorkGroup\ECC-Work\Projects\2023 Projects\23-1057 Cooper Chapel Operations Bldg\23-1057.dwg



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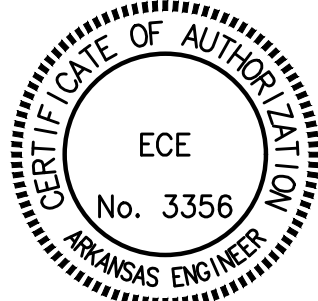
Date	6/18/2024
Comments	PER CITY COMMENTS
Rev	1

COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72114
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

23-1057-01-01 SITE B
REVISED 05/28/2024
O: (479) 384-0028
F: (479) 384-0028
M: (501) 754-5300
EMAIL: jason@eccc.com



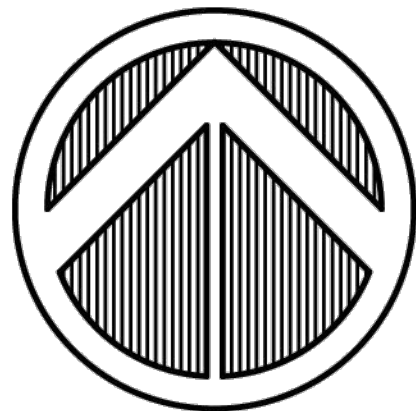
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CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	DETAILS
File No.	23-1057.dwg
	C7.0



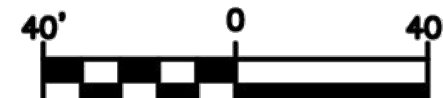
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CITY PROJECT NUMBER: LSD-2024-54538

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NORTH



SCALE 1"=40'

LEGEND

PROPERTY LINE	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CONTOUR	
PROPOSED SETBACK	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED SEWER VALVE	
PROPOSED FIRE HYDRANT	

EXISTING TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	EXISTING LOBLOOY PINE & WHITE OAK TREES		102	MATURE	50' MIN.



NOT FOR CONSTRUCTION



LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721
5/28/2024

Date	
Comments	
Rev	

COOPER CHAPEL OPERATIONS BUILDING

504 MEMORIAL DRIVE BELLA VISTA, ARKANSAS 72714

MILDRED L COOPER MEMORIAL CHAPEL

504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

COOPER CHAPEL SITE B
BELLA VISTA, AR 72714
O 479.283.9721
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EMAIL jason@landtek.com



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JWG

CHECKED BY:
JEI

DATE
5/28/2024

JOB NUMBER
23-1057

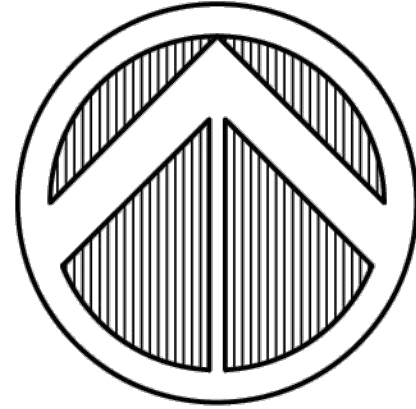
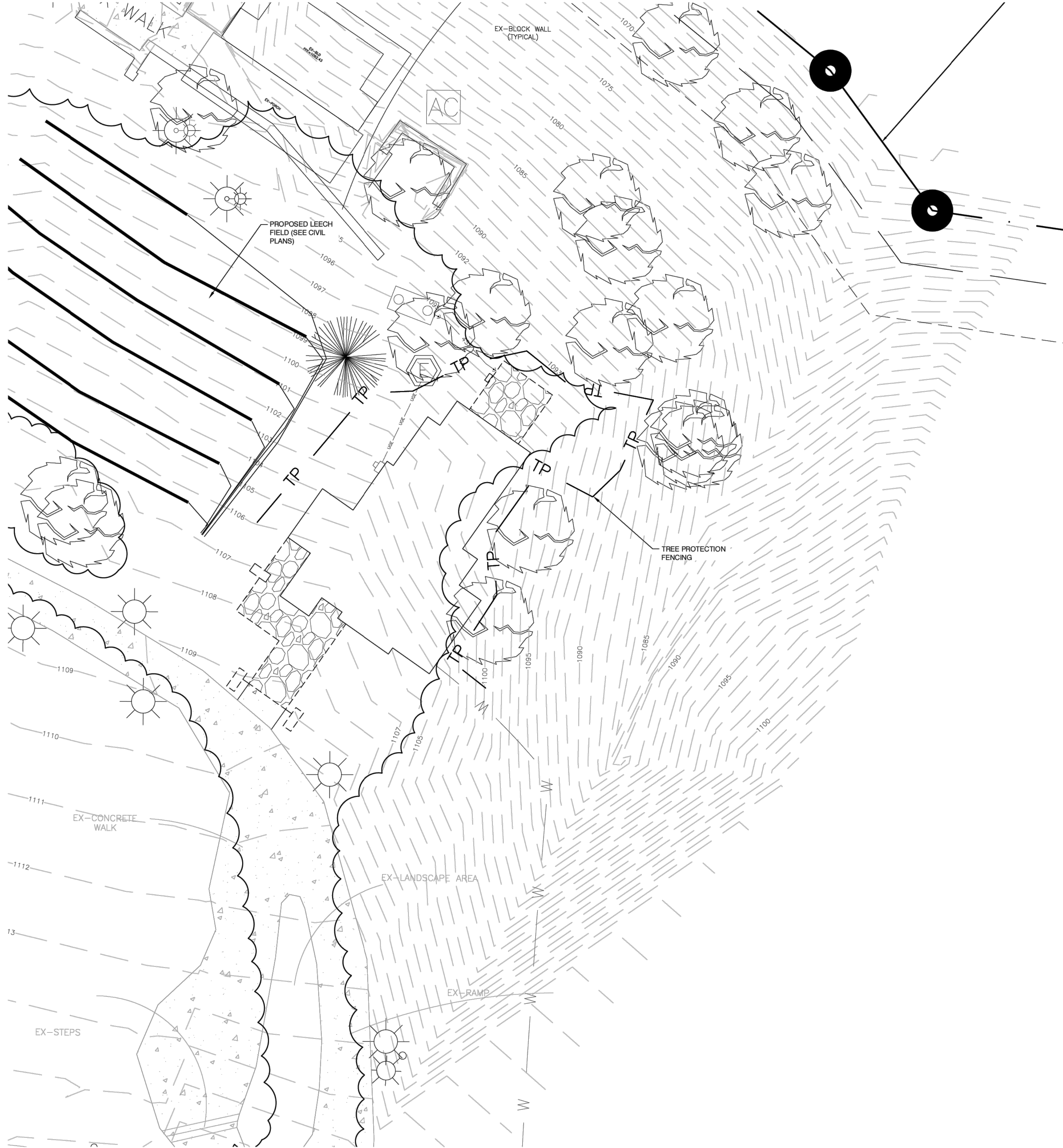
SHEET NAME

OVERALL
LANDSCAPE PLAN

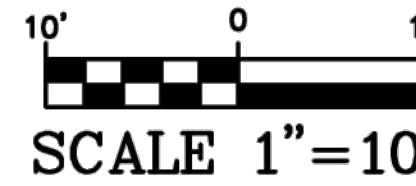
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Cooper Chapel Addition 2025-05-28.dwg

L1.0

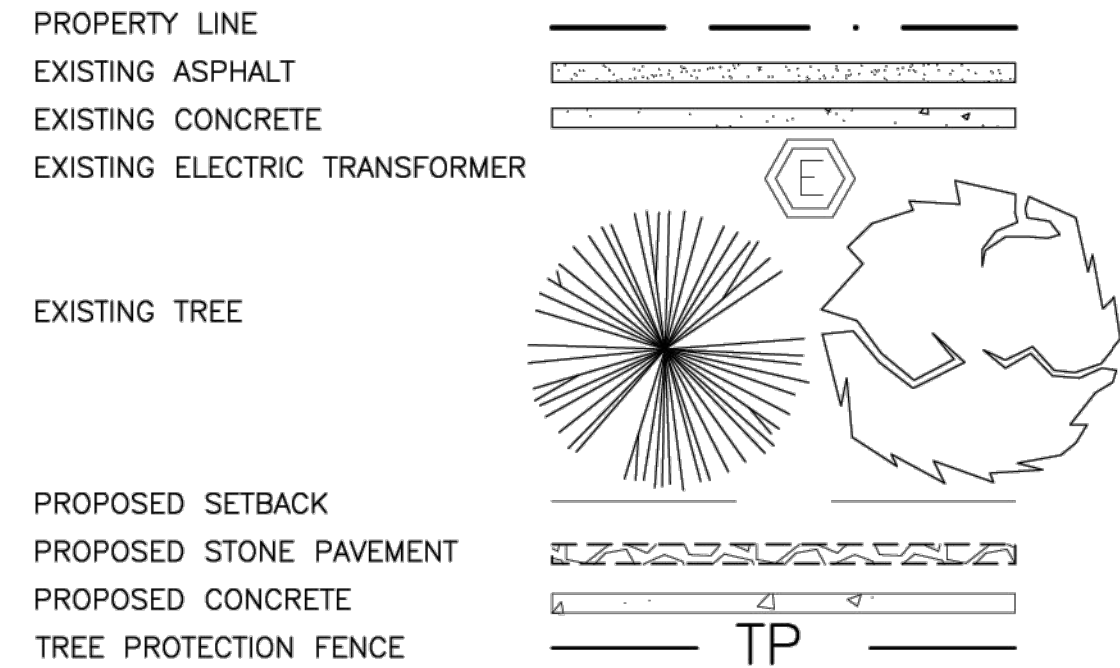
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NORTH



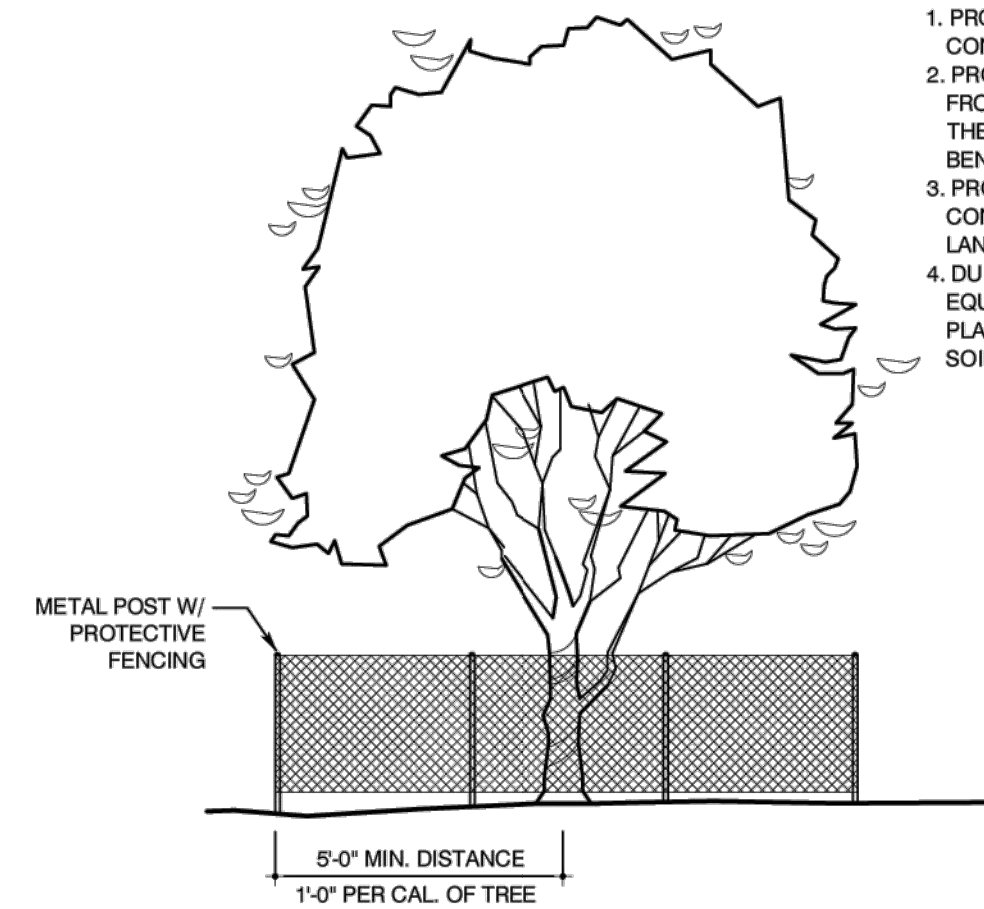
LEGEND



LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER 25' BUFFER STRIP WITH REQUIRED	25' BUFFER STRIP WITH EXISTING WOODLAND PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 21,107 SF 5% (1,055 SF) LANDSCAPING REQUIRED 3 LANDSCAPE ISLANDS REQUIRED	4,584 SF LANDSCAPING PROVIDED 4 LANDSCAPE ISLANDS PROVIDED
PERIMETER LANDSCAPING 1 SHADE TREE PER 50 LF EAST BOUNDARIES 152 LF WEST BOUNDARIES 512 LF NORTH BOUNDARIES 549 LF 1 ORNAMENTAL TREE PER 50 LF SOUTH BOUNDARIES 209 LF WEST BOUNDARIES 150 LF NORTH BOUNDARIES 213 LF	0 TREES REQUIRED* 0 TREES REQUIRED* 0 TREES REQUIRED* 0 TREES REQUIRED* 0 TREES REQUIRED* 0 TREES REQUIRED* 0 TREES REQUIRED*

*EXISTING TREES WILL SERVE AS PERIMETER TREES
NOTE: SEE TREE PRESERVATION DETAIL ON SHEET C7.0



TREE PROTECTION DETAIL

NOT TO SCALE

- NOTES:
1. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
 2. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0"). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIFLINE OF TREE AS SHOWN.
 3. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 4. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.



NOT FOR CONSTRUCTION

Date			
Comments			
Rev			

COOPER CHAPEL OPERATIONS BUILDING

504 MEMORIAL DRIVE BELLA VISTA, ARKANSAS 72714

MILDRED L COOPER MEMORIAL CHAPEL

504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

DRAWN BY:
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CHECKED BY:
JEI

DATE
5/28/2024

JOB NUMBER
23-1057

SHEET NAME
LANDSCAPE PLAN

File No.
Cooper Chapel Addition 2025-05-28.dwg

L1.1

LAYOUT PLAN, EROSION CONTROL & GRADING PLAN.

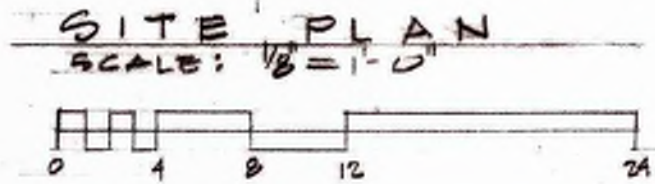
NOTE; SITE TO REMAIN NATURAL GRADE.

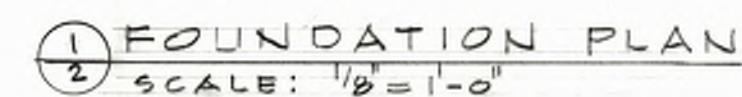
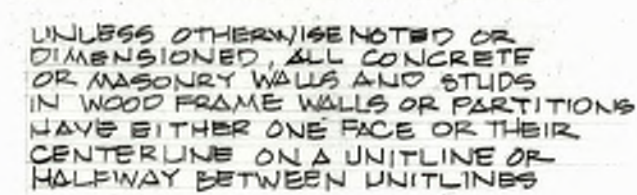
- NOTES AND AGREEMENTS:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (AHTD SURVEY CONTROL).
 3. SURVEY REPRESENTS A SURVEY OF A PARCEL(S) 16-17828-000, 16-17827-000. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
 8. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
 9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
 10. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
 11. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 12. DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES.
 13. THIS PLOT DEPICTS FUTURE CONSTRUCTION IMPROVEMENTS AS SHOWN.
 14. THIS IS NOT A BOUNDARY SURVEY. IT IS NOT INTENDED FOR TRANSFER OF TITLE.
 15. ALL DIMENSIONS MEASURED TO BLOCK LINE.
 16. OVERHANG BUILT BEYOND BUILDING SETBACKS MAY NOT MEET NATIONAL FIRE OR BUILDING CODE.
 17. ALL INFORMATION AS SHOWN HEREON IS RECORD INFORMATION OR INFORMATION PROVIDED BY THE CLIENT TO BELL CONSTRUCTION SOLUTIONS, LLC.
 18. IT IS THE RESPONSIBILITY OF THE BUILDER OR BUILDERS REPRESENTATIVE TO VERIFY ALL DIMENSIONS THAT ARE STAKED OR MARKED.
 19. BELL CONSTRUCTION SOLUTIONS, LLC. AND/OR FIELD CREWS ARE NOT RESPONSIBLE FOR MANAGEMENT OF CONSTRUCTION CREWS TO FOLLOW PLANS AND SPECIFICATIONS OR OVERSITE TO ADHERE TO ANY/ALL APPLICABLE BUILDING OR ZONING CODES.
 20. BY USING THIS PLOT PLAN THE BUILDER AGREES TO THE NOTES AND NOTICES IN STATEMENTS ABOVE.
 21. ALL PROPERTY WITHIN SHOW PROPERTY LINES ARE CLEARING AND GRADING AREAS.
 22. ALL EVES/OVERHANGS ARE 1.33' UNLESS OTHERWISE NOTED.

MILDRED B. COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING

DAVID MCKEE ARCHITECT

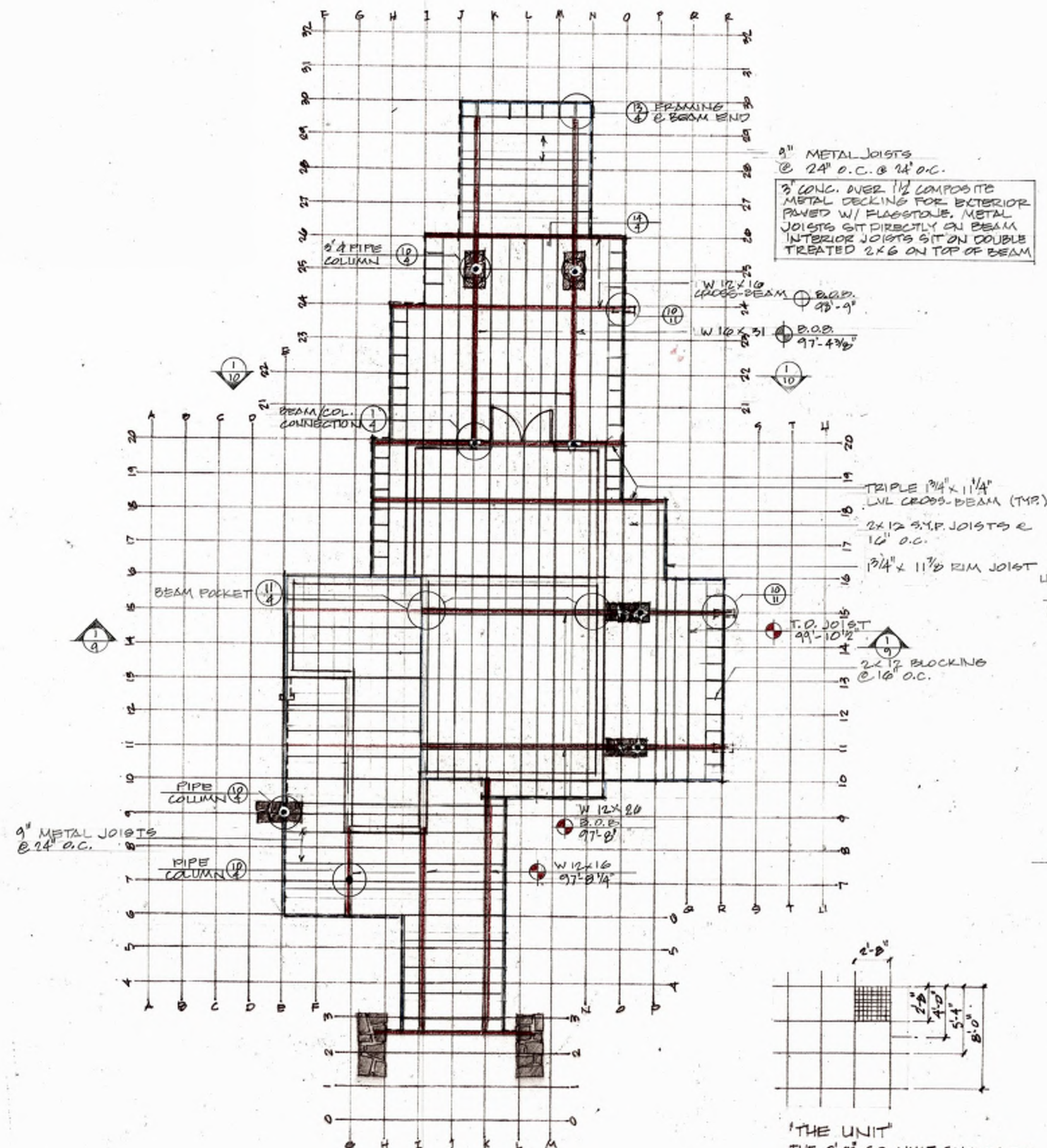
EROSION CONTROL
WATTLES (TYP)





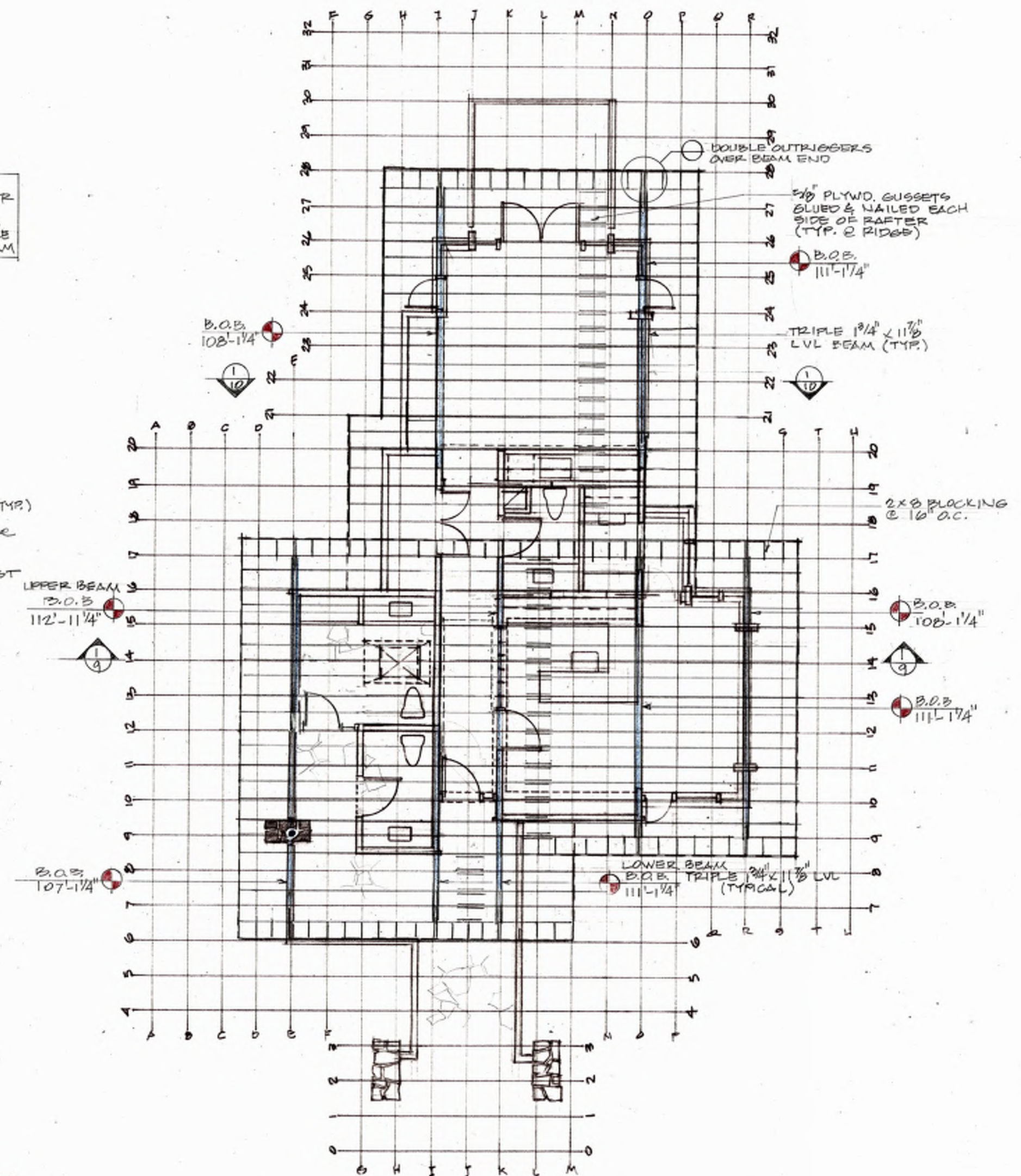
- ## FOUNDATION NOTES
- 1 THE BOTTOM OF ALL FOOTINGS SHALL BE MINIMUM OF 24" BELOW FINISH GRADE
 - 2 CONCRETE SHALL BE 3000 PSI @ 28 DAYS FOR ALL FOOTINGS
 - 3 ALL CONCRETE BLOCK SHALL BE FILLED W/ CONCRETE
 - 4 ALL FOOTINGS SHALL HAVE STEEL REINFORCEMENT AS NOTED
 - 5 MINIMUM COVER FOR ALL STEEL REINFORCEMENT IS 3"
 - 6 STEP FOOTINGS IN 6" INCREMENTS AS REQUIRED
 - 7 STONE TO EXTEND BELOW FINISH GRADE MIN. 6"

2

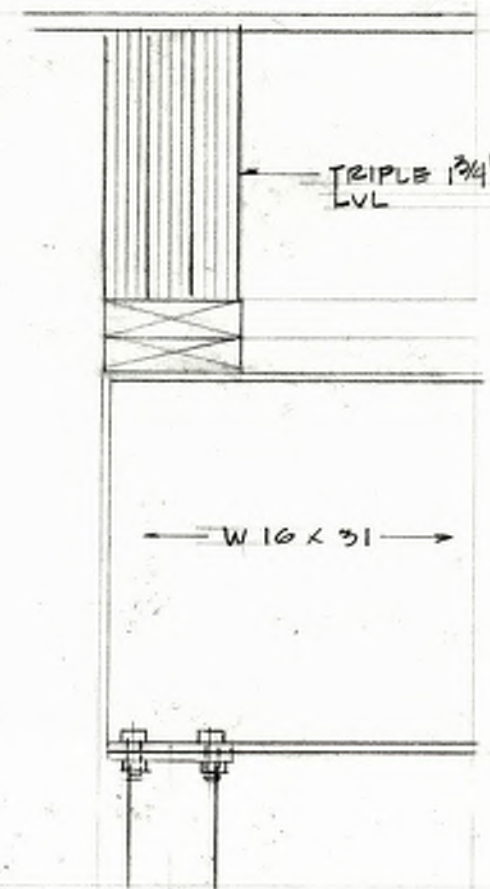


1 FLOOR FRAMING
3 SCALE: 1/8" = 1'-0"

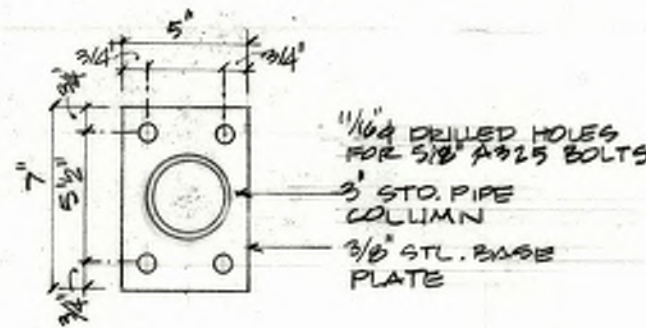
THE UNIT
THE 2'-0" SQ. UNIT SHOWN BY
THE GRID DETERMINES THE
HORIZONTAL LAYOUT, DETAILING,
AND FRAMING OF THIS BUILDING
UNLESS OTHERWISE NOTED OR
DIMENSIONED, ALL CONCRETE
OR MASONRY WALLS AND STUDS
IN WOOD FRAME WALLS OR PARTITIONS
HAVE EITHER ONE FACE OR THEIR
CENTERLINE ON A UNITLINE OR
HALFWAY BETWEEN UNITLINES



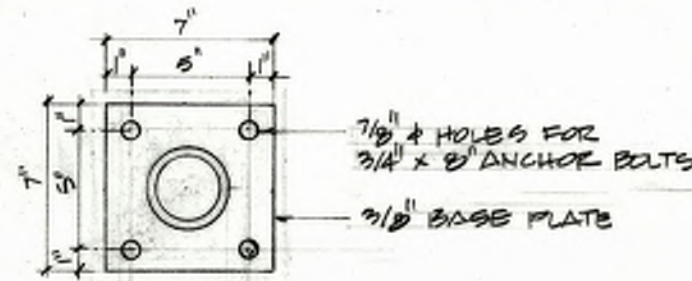
2 ROOF FRAMING
3 SCALE: 1/8" = 1'-0"



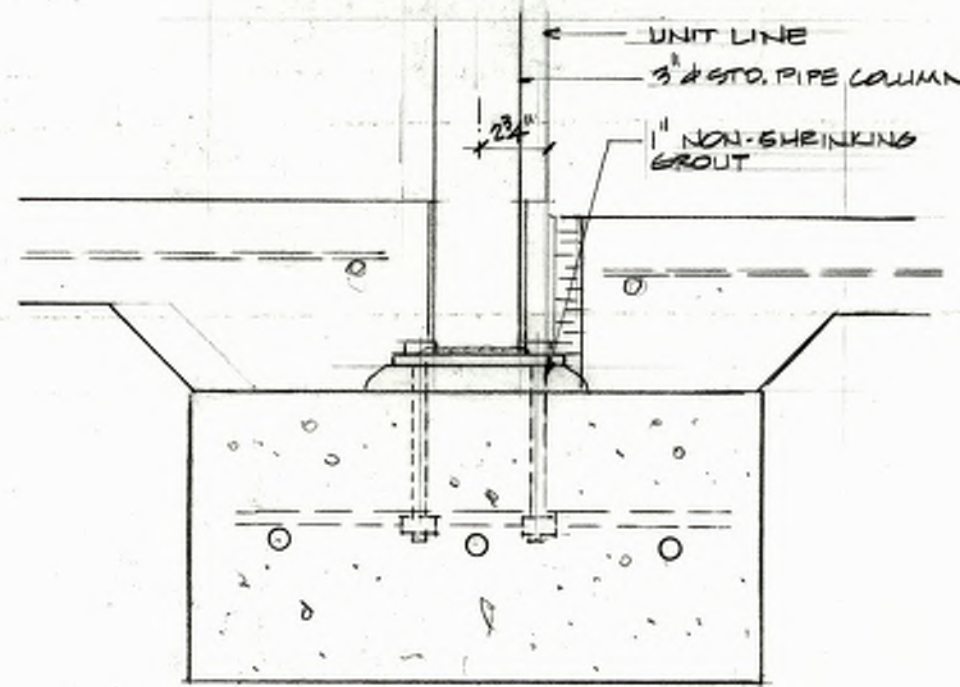
1 BEAM / CORNER
SCALE: 1/2" = 1'-0"



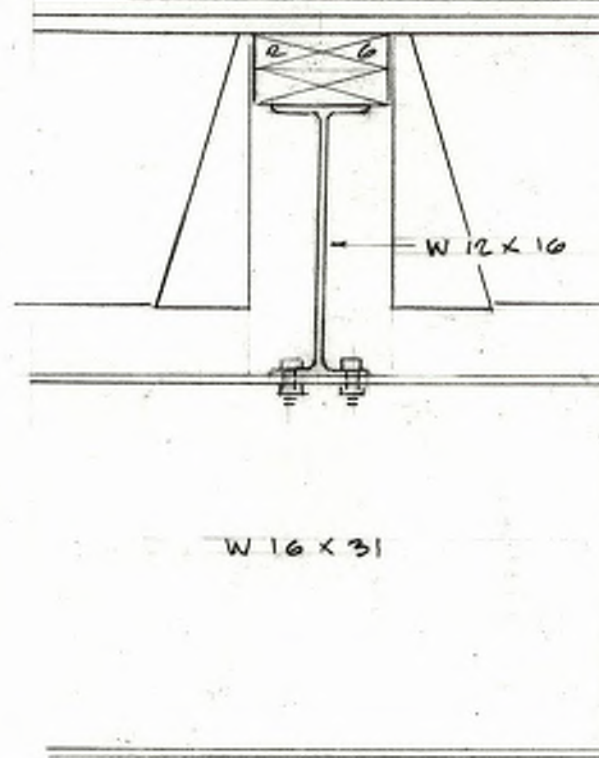
2 PIPE COL. TOP & BASE PLATE
SCALE: 1/2" = 1'-0"



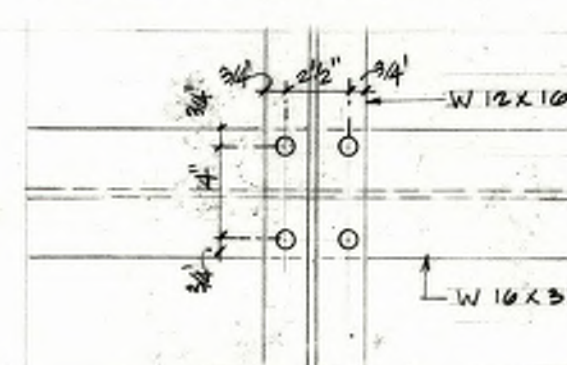
3 BASE PLATE
SCALE: 1/2" = 1'-0"



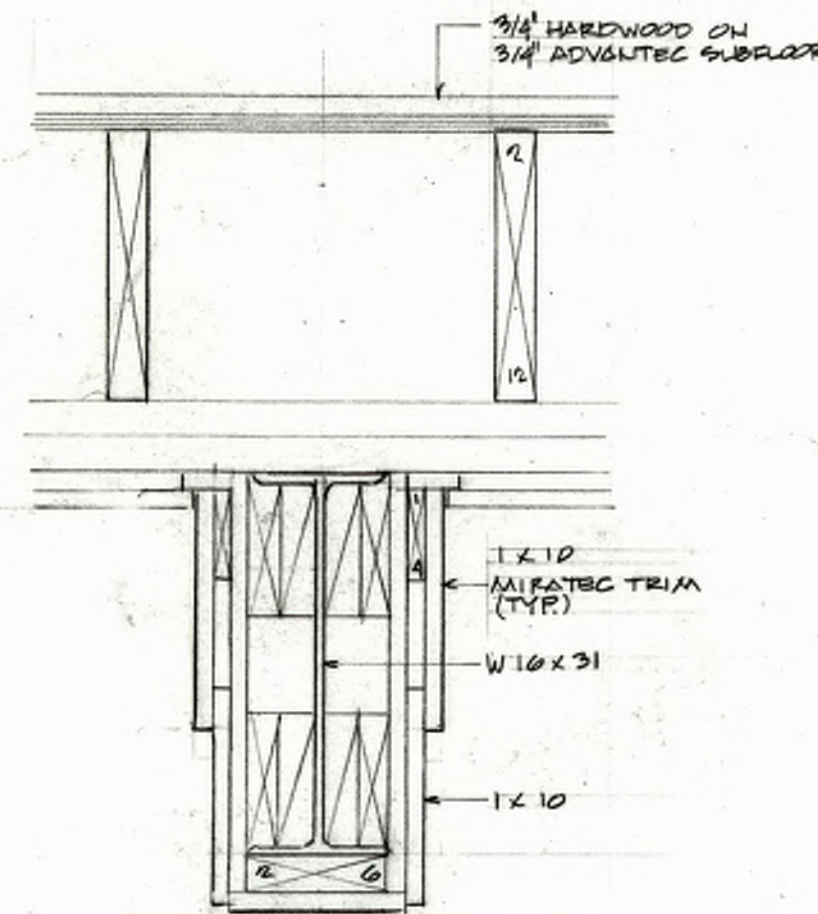
4 BASE PLATE
SCALE: 1/2" = 1'-0"



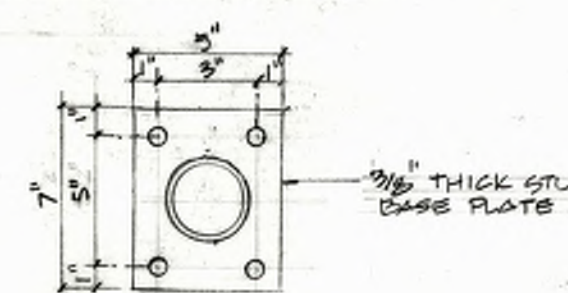
5 CROSSBEAM
SCALE: 1/2" = 1'-0"



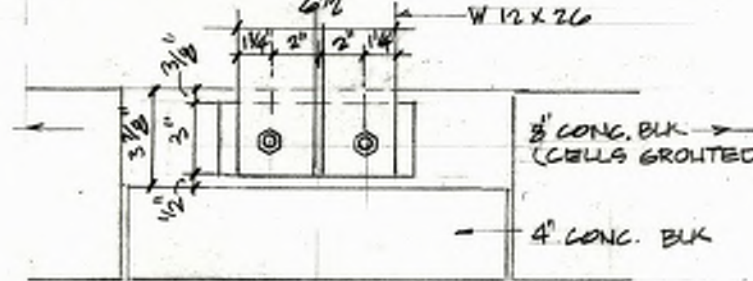
6 CROSSBEAM (PLAN)
SCALE: 1/2" = 1'-0"



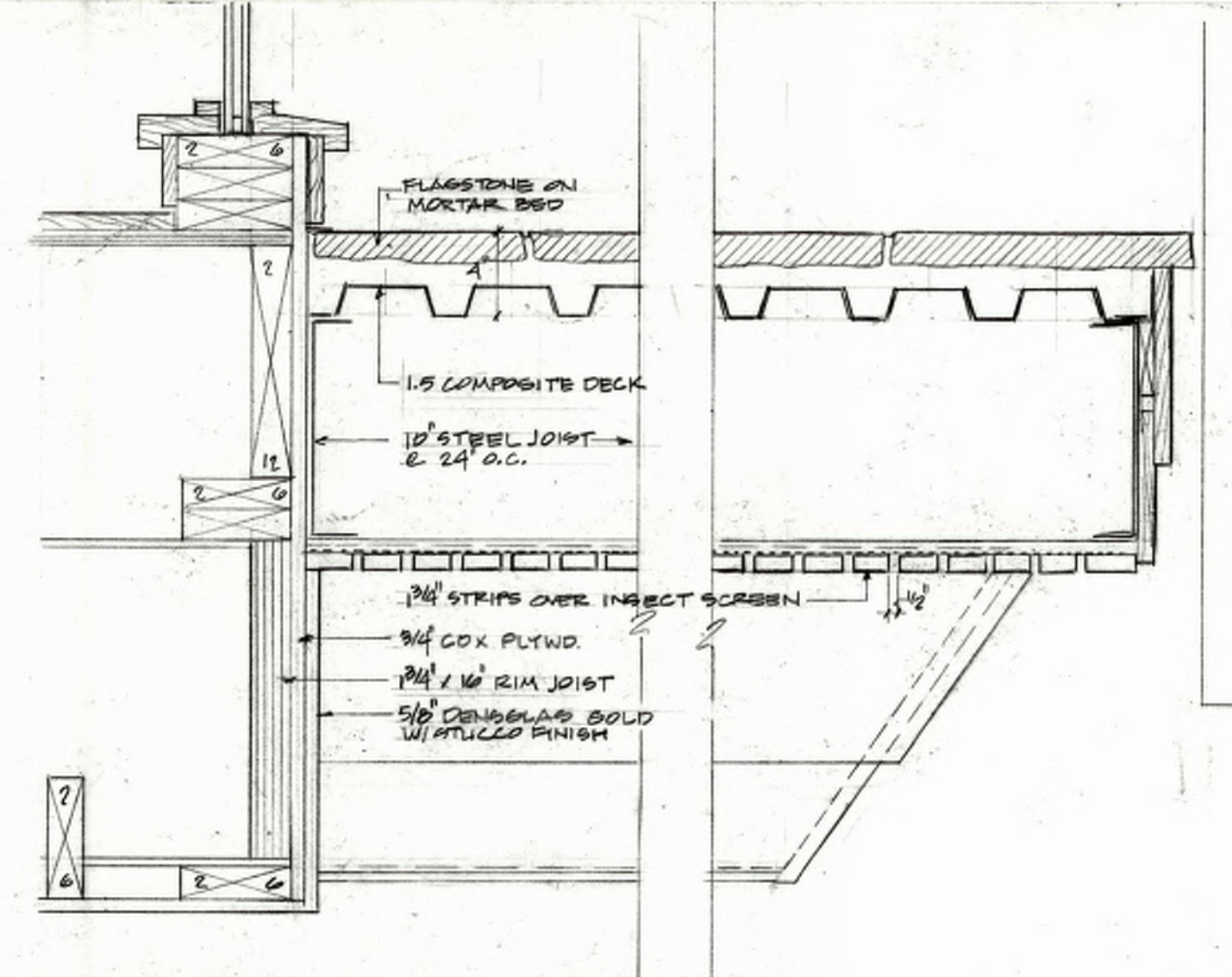
9 BEAM WRAP @ 16 x 31
SCALE: 1/2" = 1'-0"



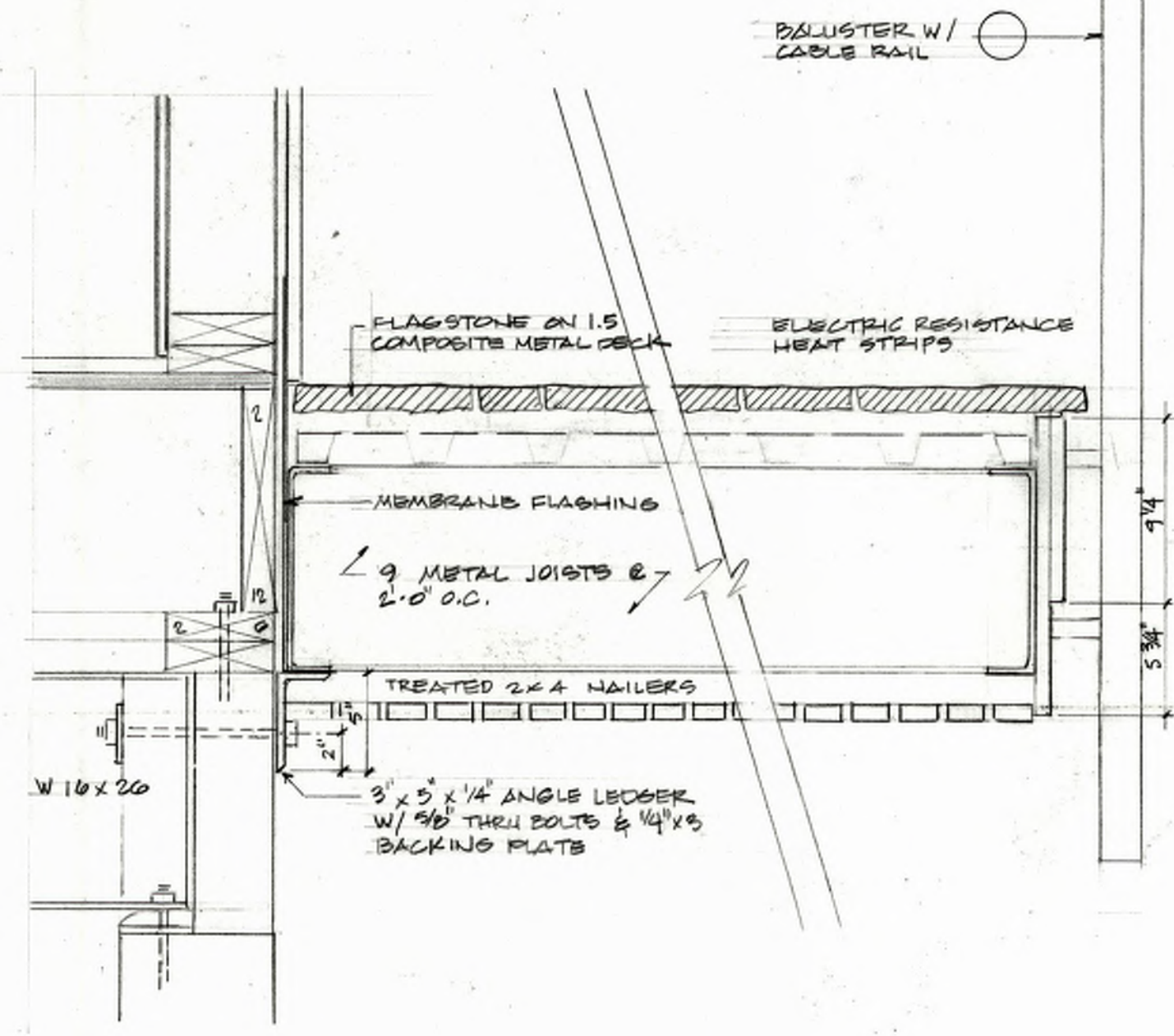
10 TOP PLATE
SCALE: 1/2" = 1'-0"



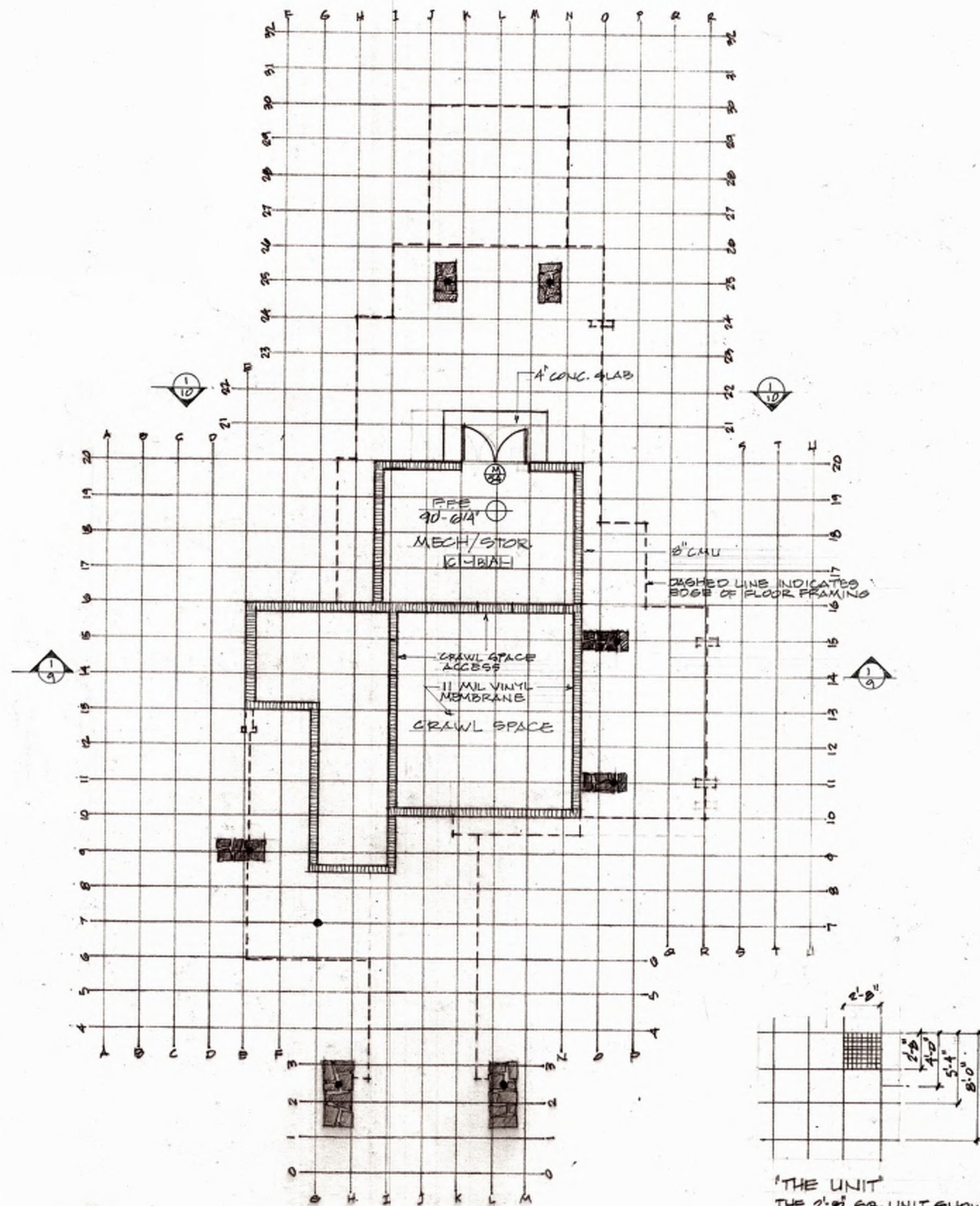
11 BEAM POCKET
SCALE: 1/2" = 1'-0"



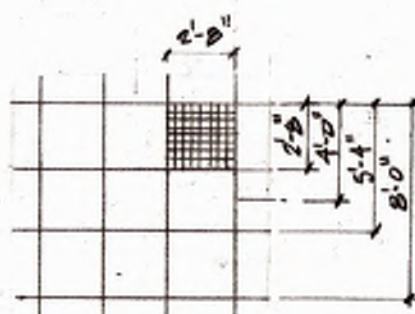
12 SILL & CANTILEVERED DECK
SCALE: 1/2" = 1'-0"



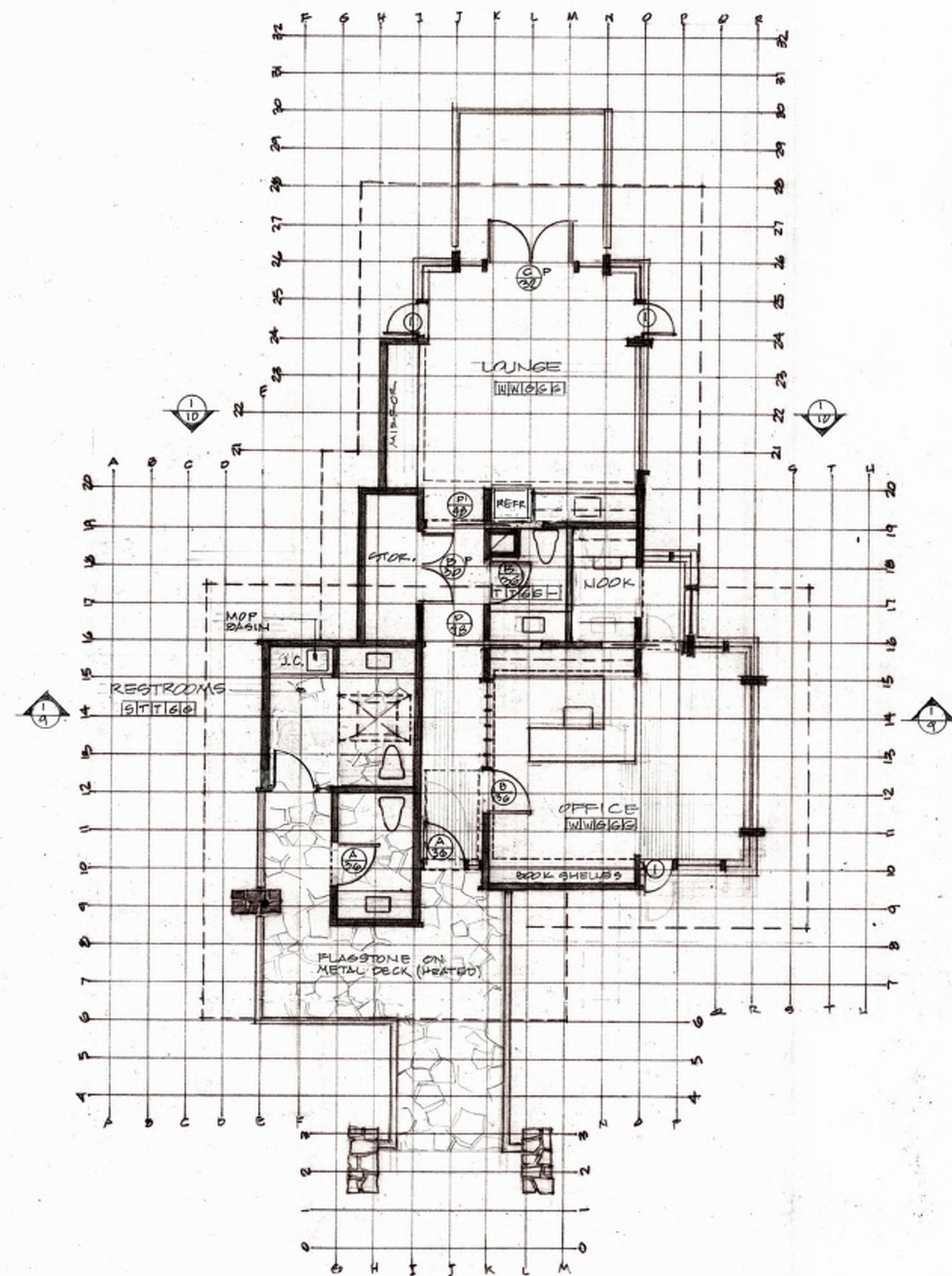
14 EXTERIOR DECK FRAMING
SCALE: 1/2" = 1'-0"



① LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



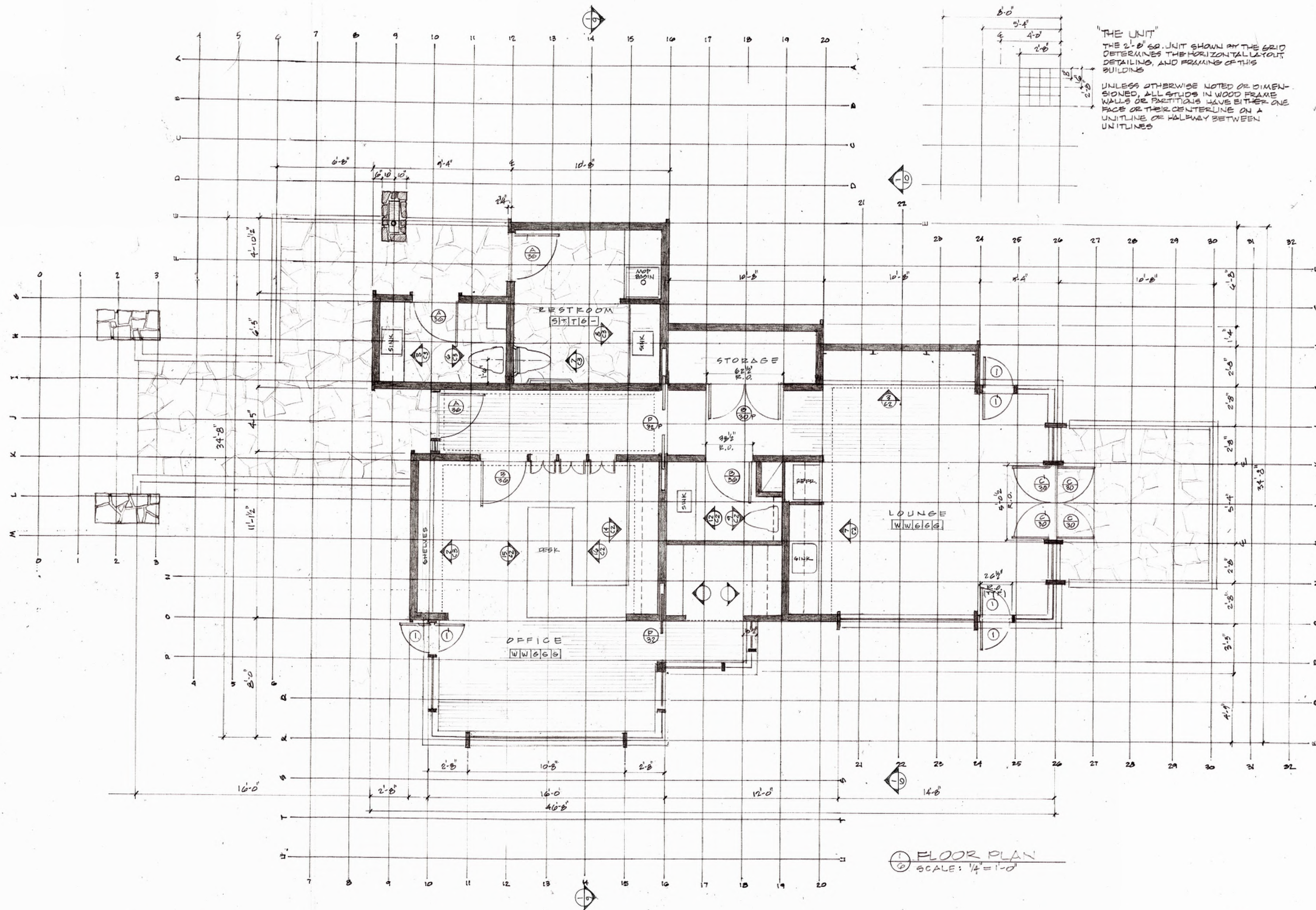
THE UNIT
THE 2'-0" SQ. UNIT SHOWN BY
THIS GRID DETERMINES THE
HORIZONTAL LAYOUT, DETAILING,
AND FRAMING OF THIS BUILDING
UNLESS OTHERWISE NOTED OR
DIMENSIONED, ALL CONCRETE
OR MASONRY WALLS AND STUDS
IN WOOD FRAME WALLS OR PARTITIONS
HAVE EITHER ONE FACE OR THEIR
CENTERLINE ON A UNITLINE OR
HALFWAY BETWEEN UNITLINES



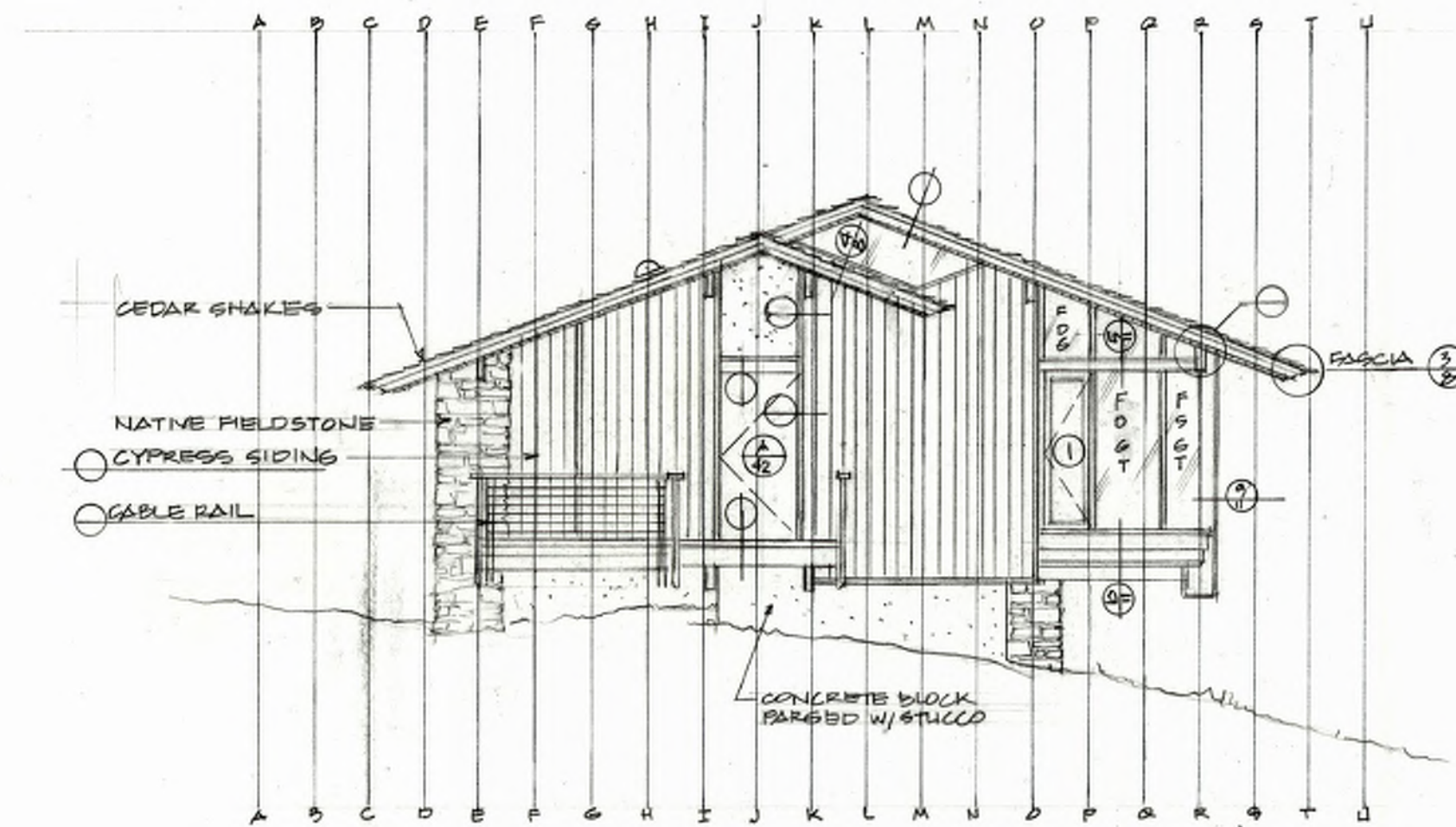
② FLOOR PLAN
SCALE: 1/8" = 1'-0"

MILDRED B COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING
DAVID MCKEE ARCHITECT

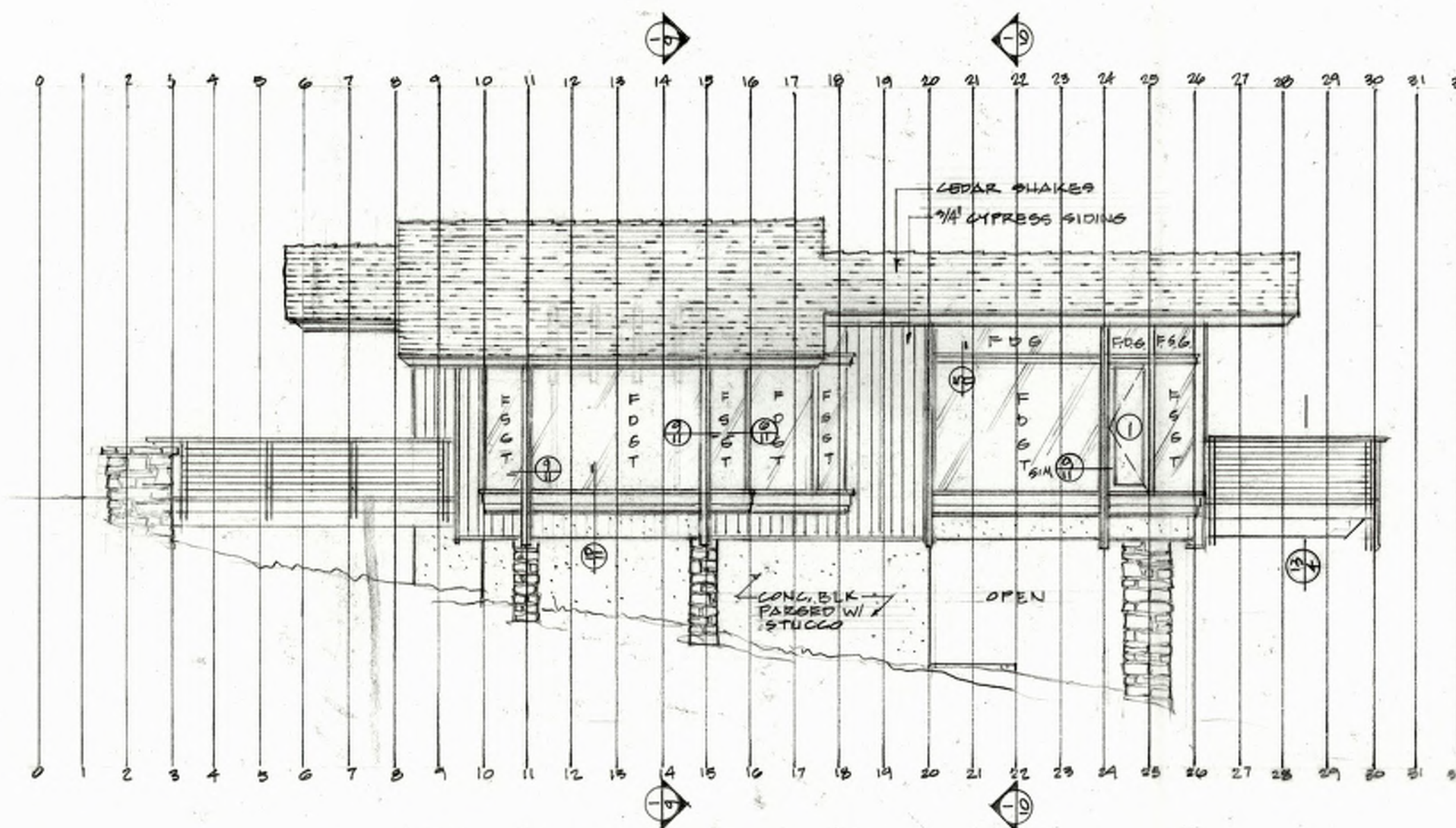
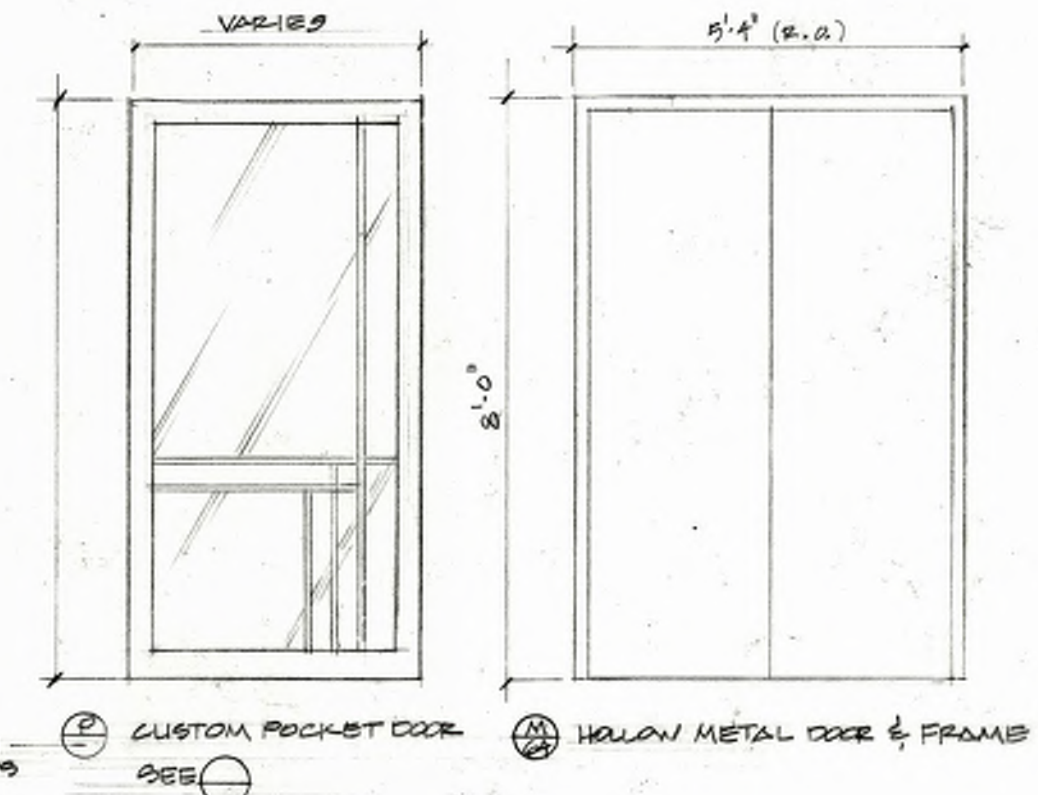
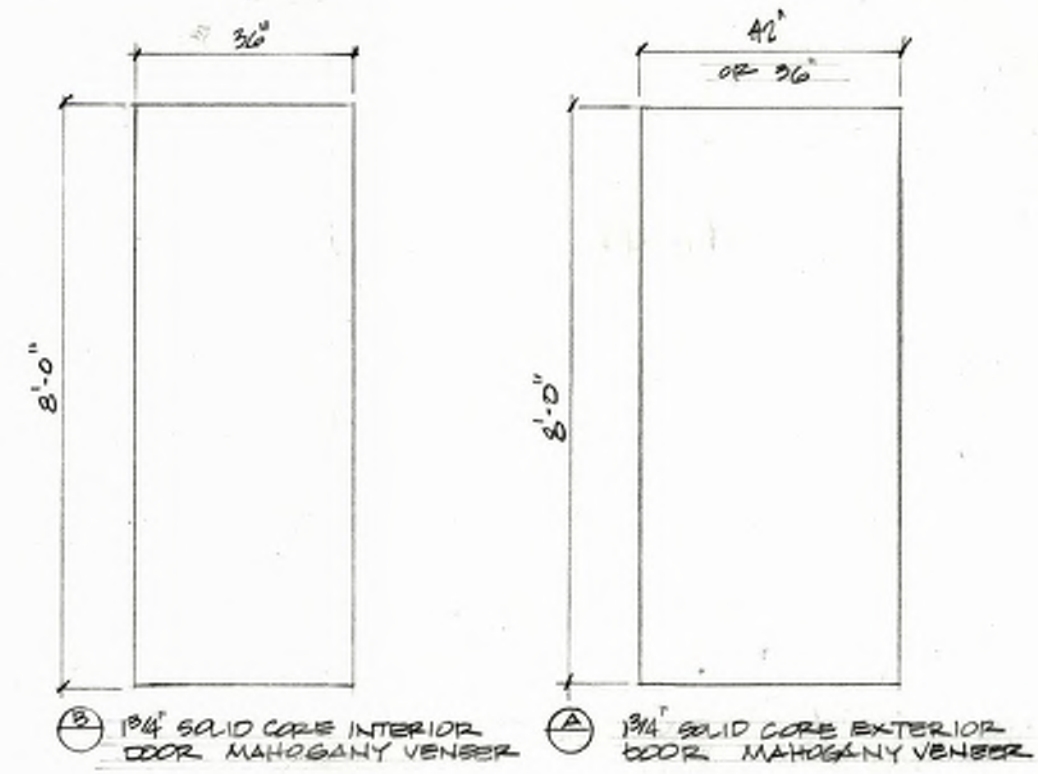
5



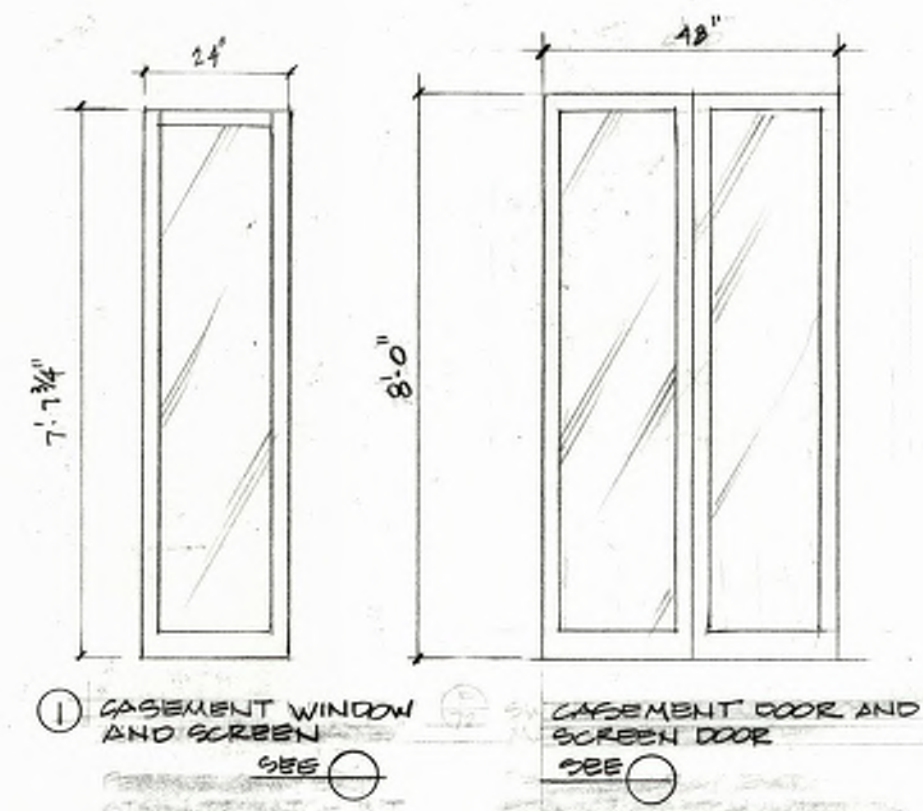
MILDRED B. COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT



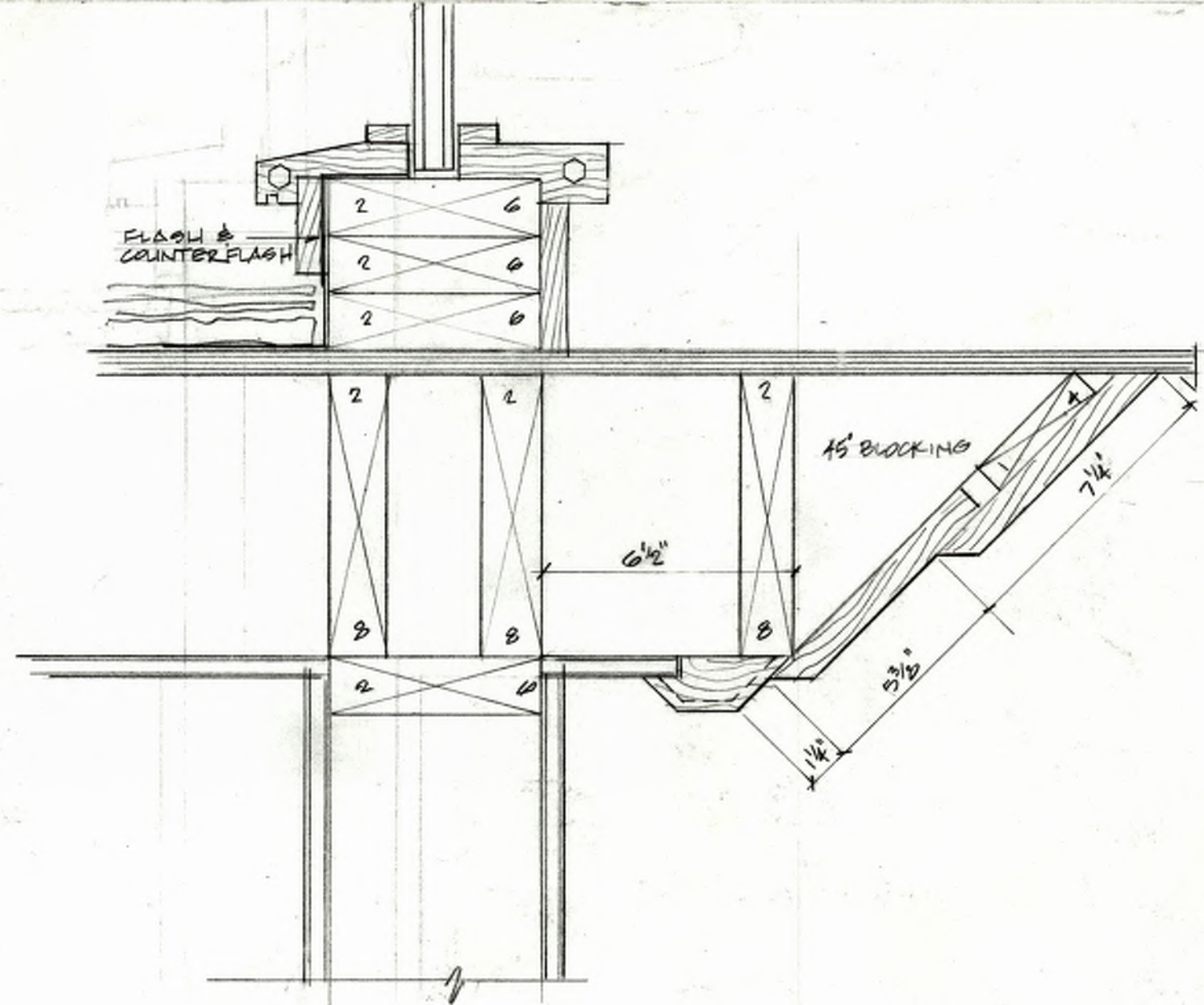
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



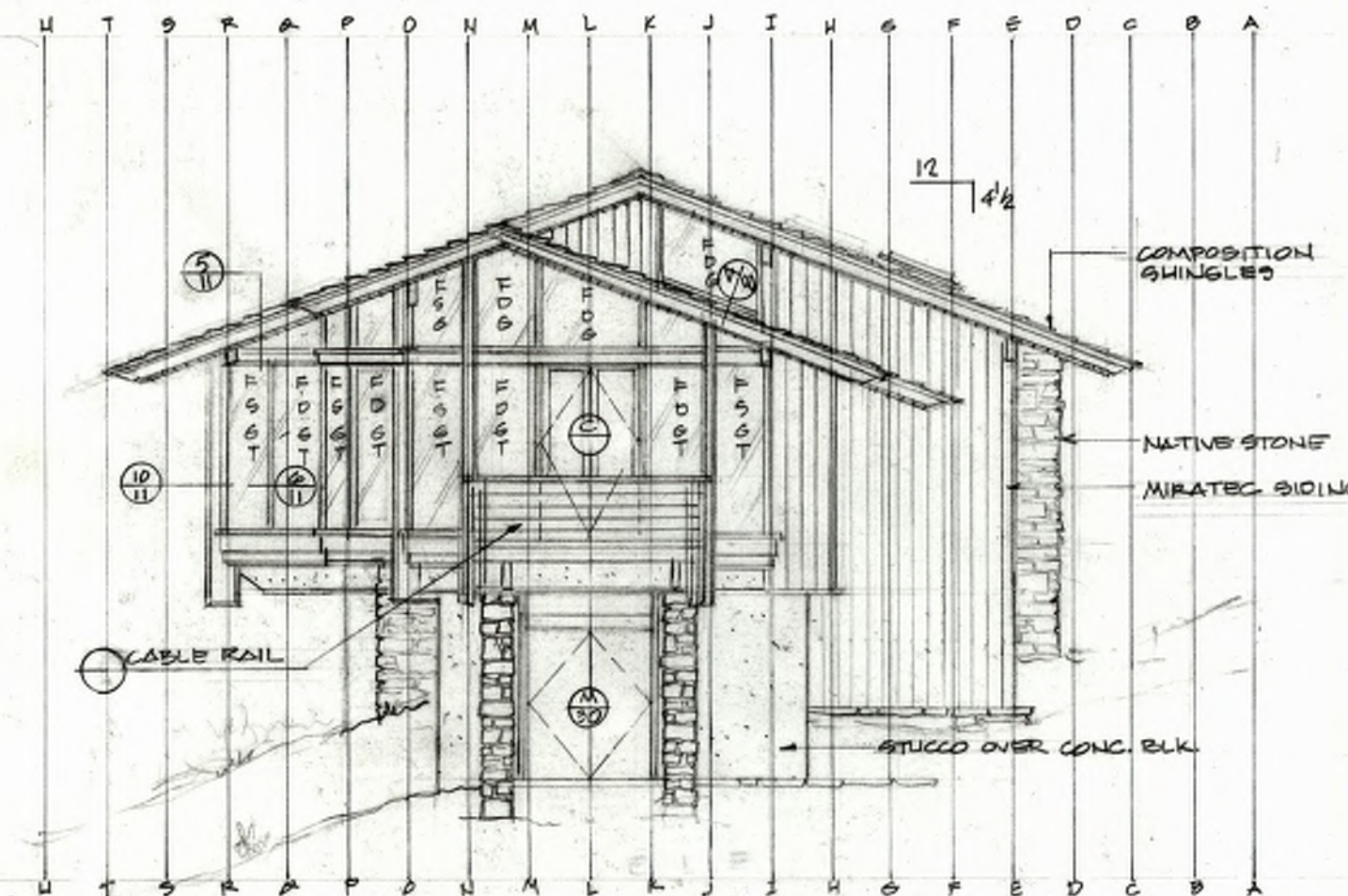
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



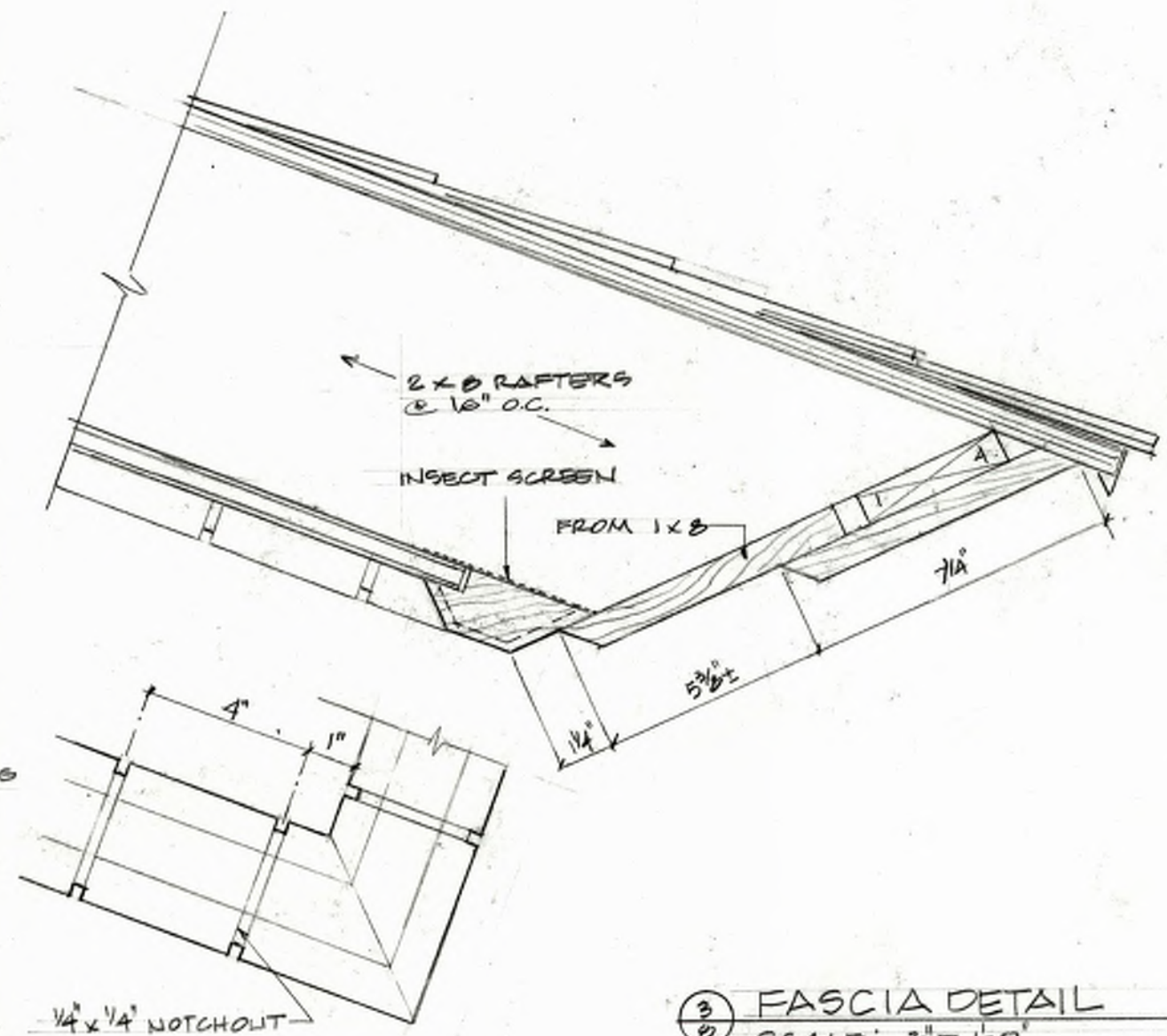
MILDRED B. COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING
DAVID MCKEE ARCHITECT

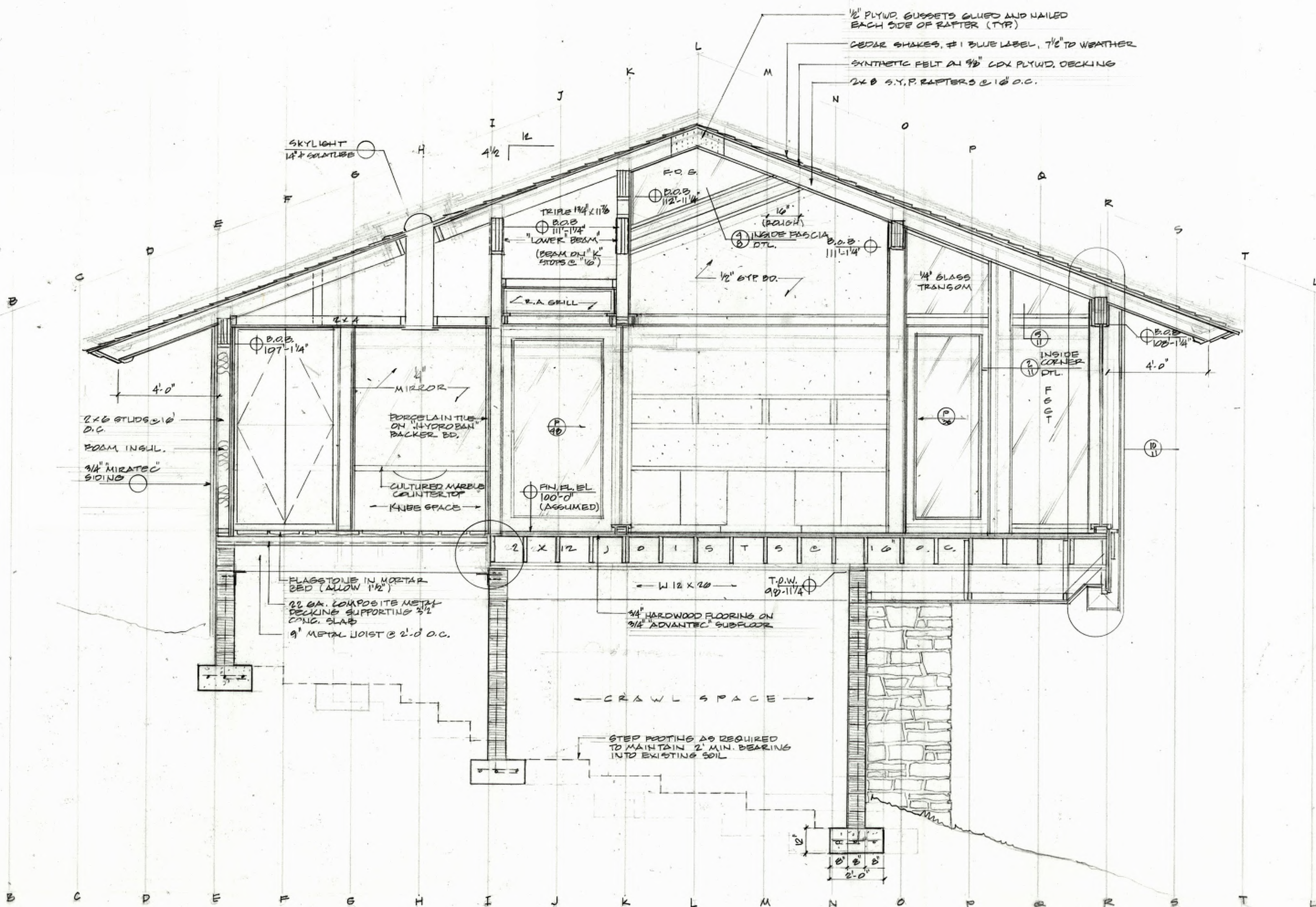


④ INSIDE FASCIA
② SCALE: 3" = 1'-0"



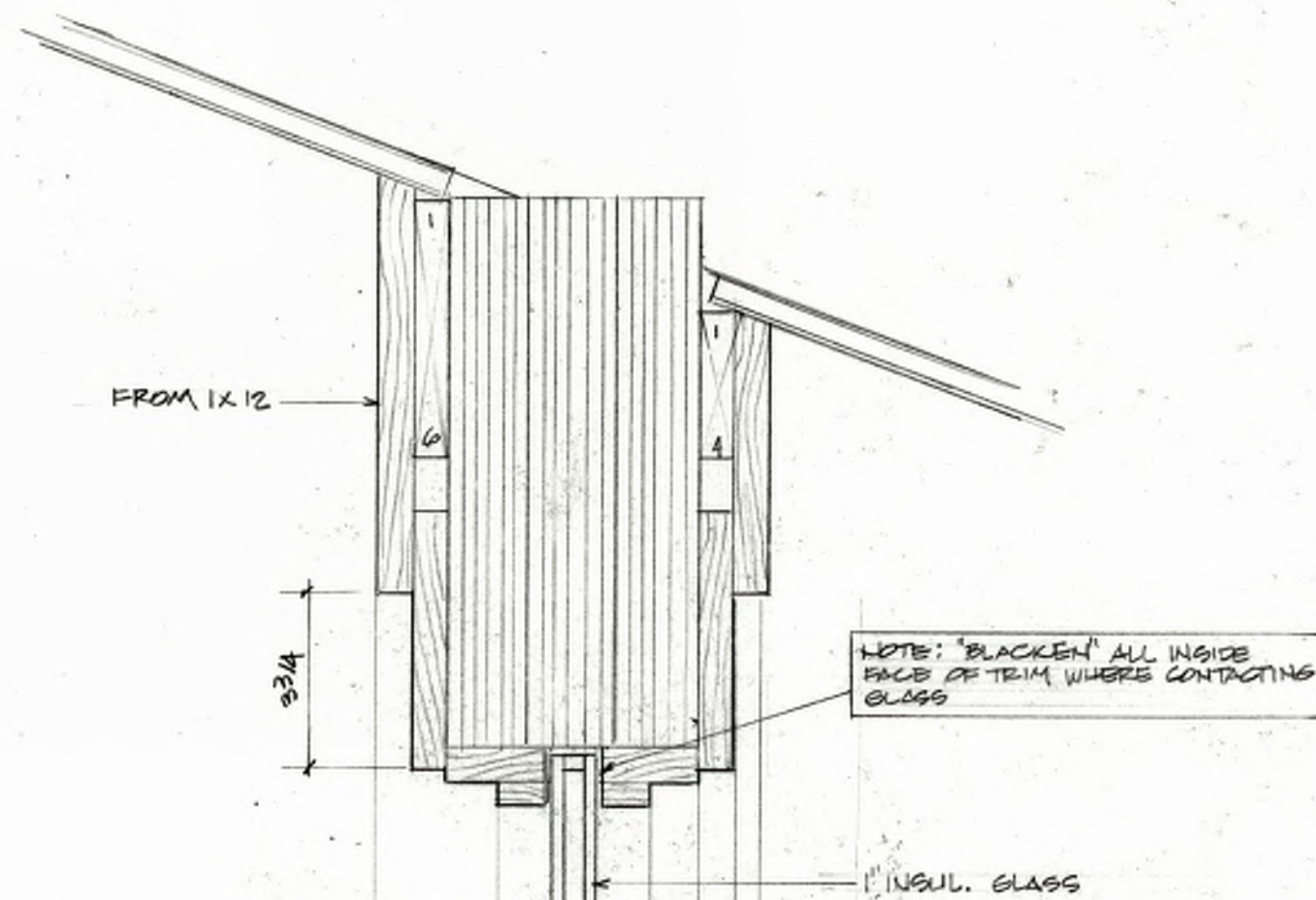
① EAST ELEVATION
② SCALE: 1/8" = 1'-0"



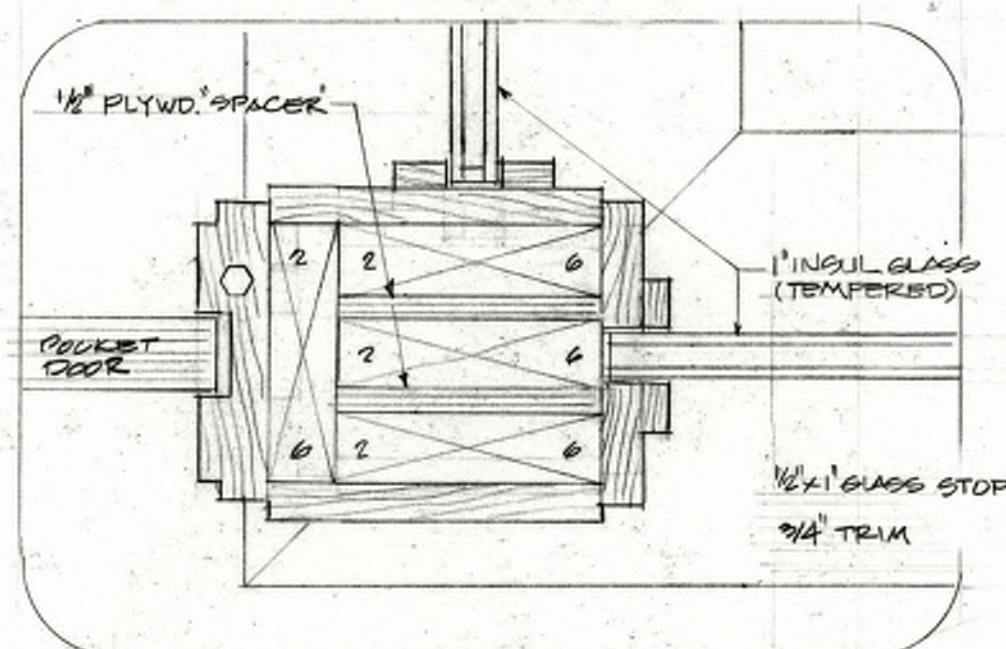


SECTION @ GRID "14"
 SCALE: 3/8" = 1'-0"

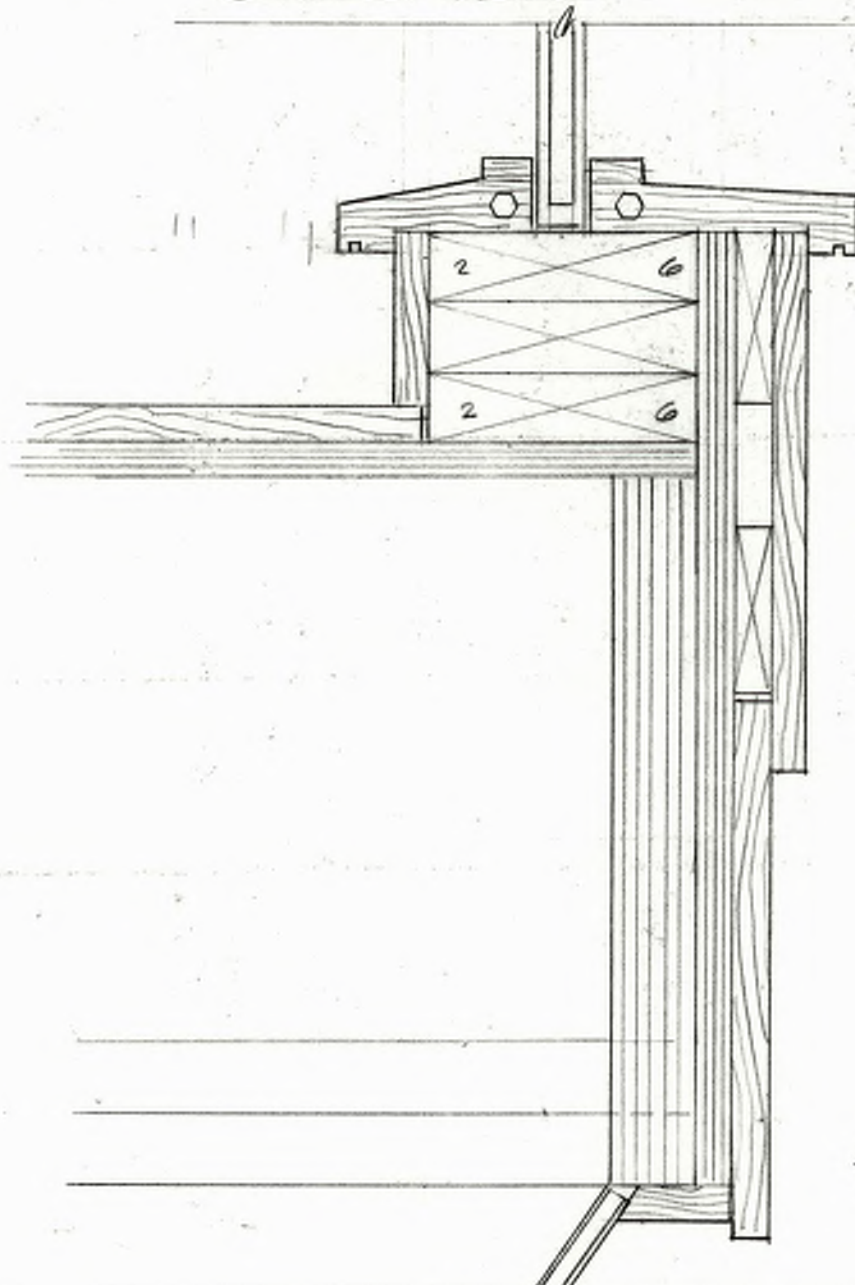
MILDRED B. COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT



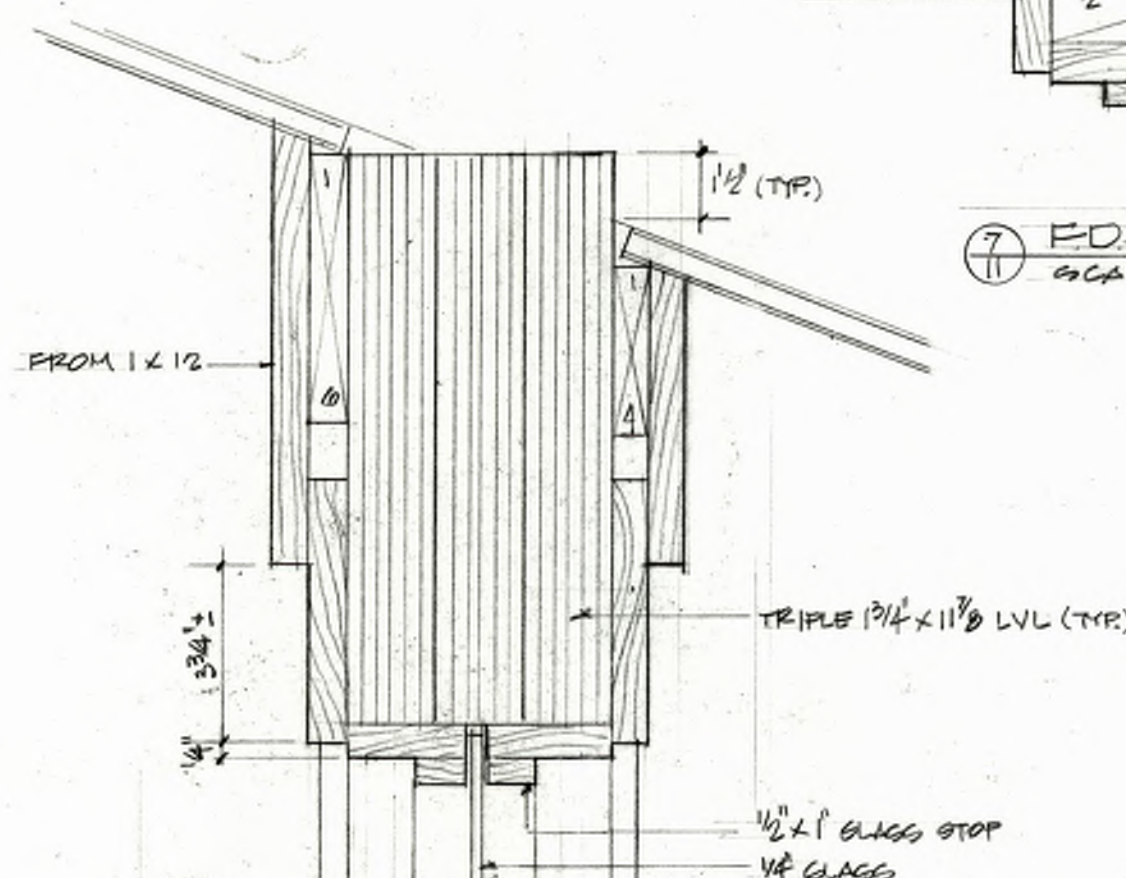
① F.D.G. @ BEAM - BEAM TRIM
SCALE: 3" = 1'-0"



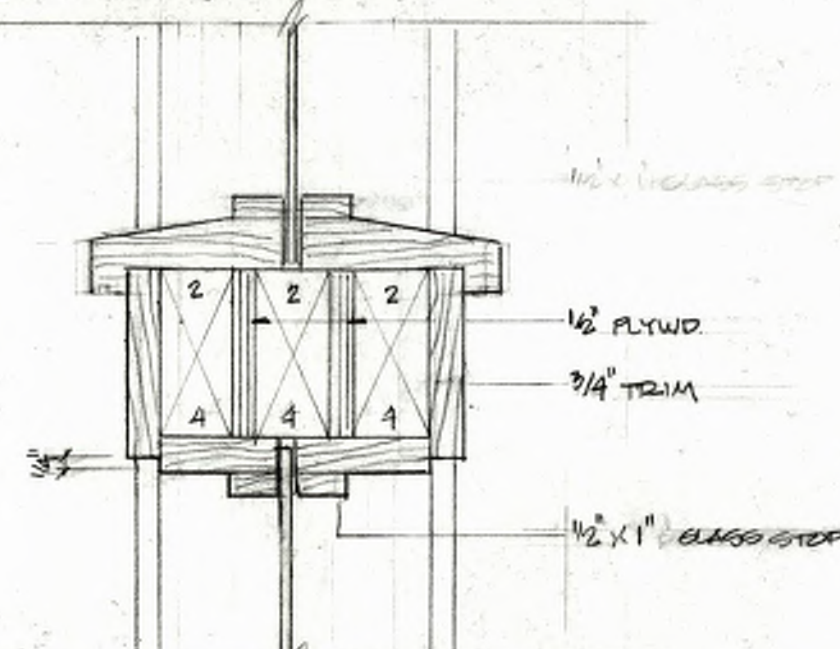
② F.D.G. @ INSIDE CORNER
SCALE: 3" = 1'-0"



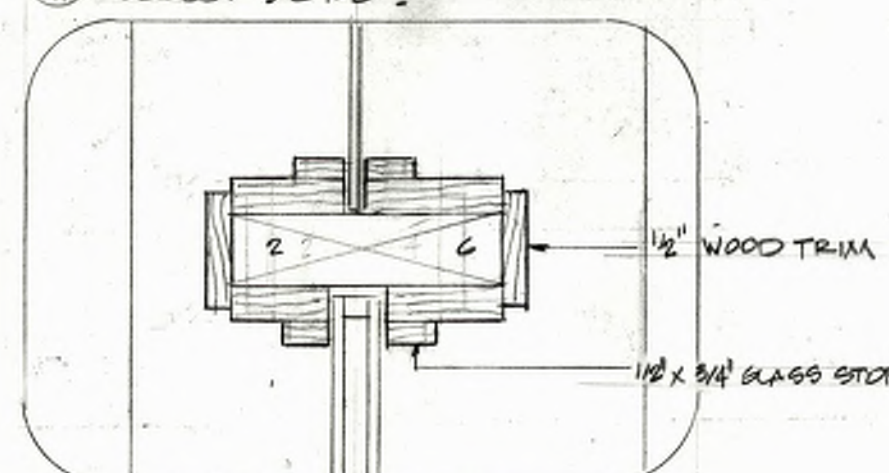
③ F.D.G. SILL
SCALE: 3" = 1'-0"



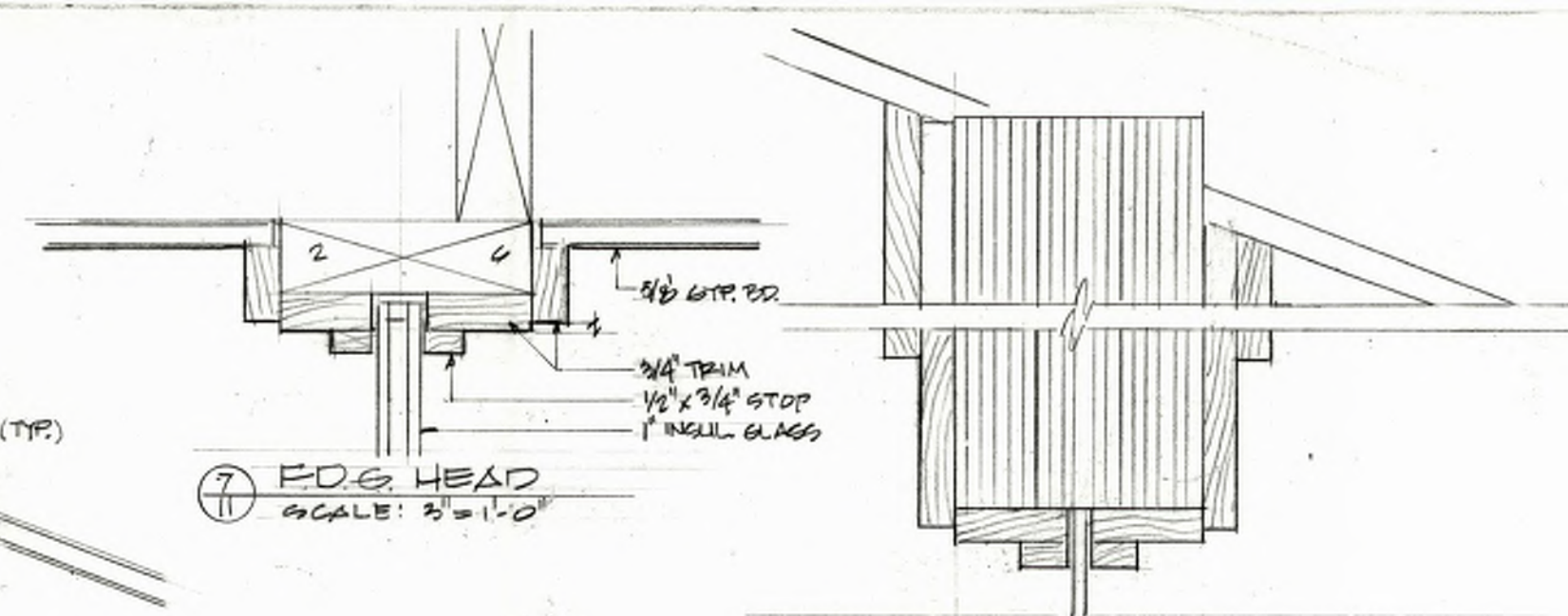
④ F.S.G. @ BEAM - BEAM TRIM
SCALE: 3" = 1'-0"



⑤ F.S.G. @ HORIZ. MULLION
SCALE: 3" = 1'-0"

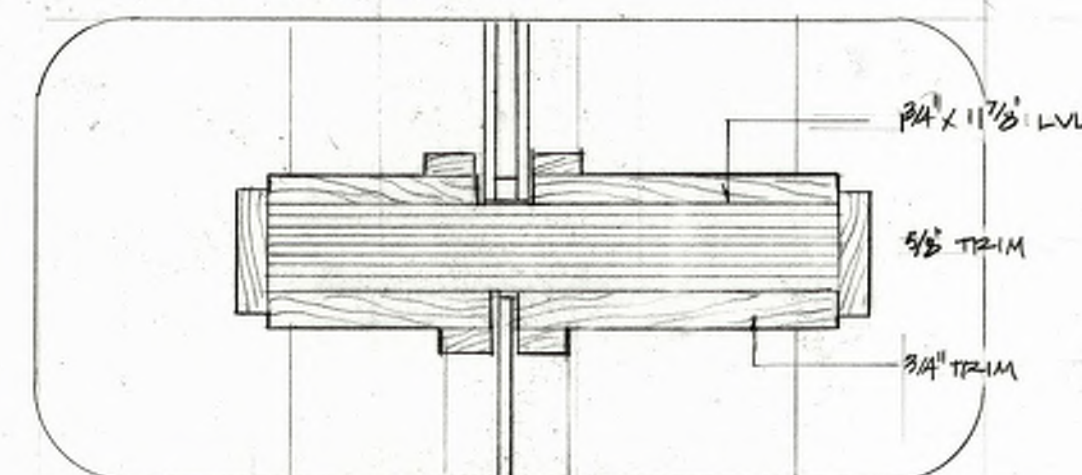


⑥ F.S.G. / F.D.G. @ MULLION
SCALE: 3" = 1'-0"

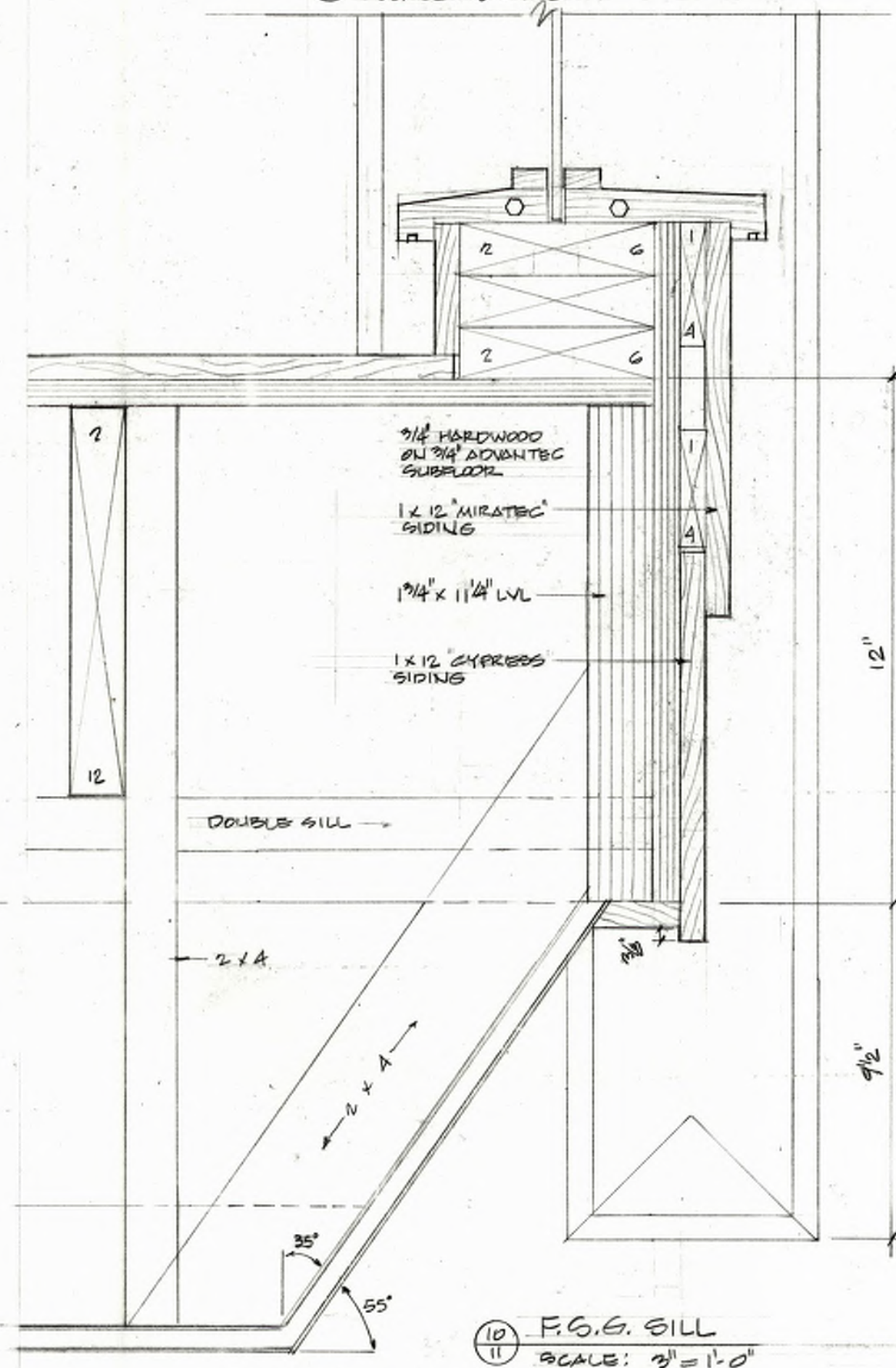


⑦ F.D.G. HEAD
SCALE: 3" = 1'-0"

⑧ F.S.G. @ BEAM
SCALE: 3" = 1'-0"



⑨ F.D.G. / F.S.G. @ "FIN" MULLION
SCALE: 3" = 1'-0"

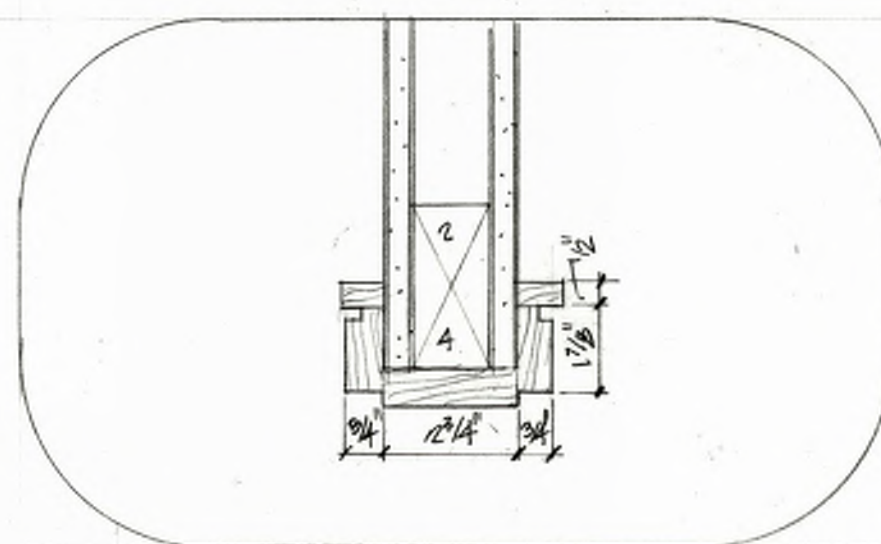


⑩ F.S.G. SILL
SCALE: 3" = 1'-0"

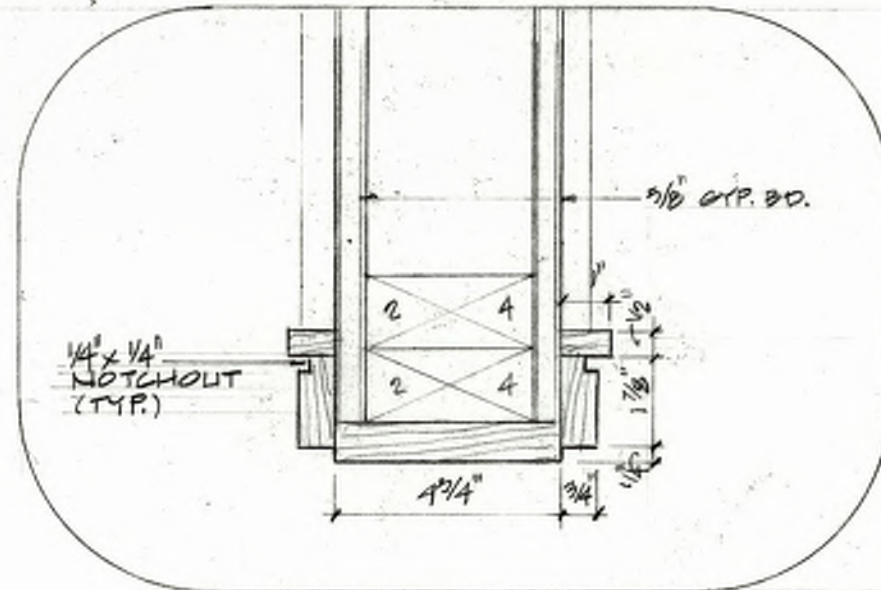
MILDRED B COOPER MEMORIAL CHAPEL

OPERATIONS BUILDING

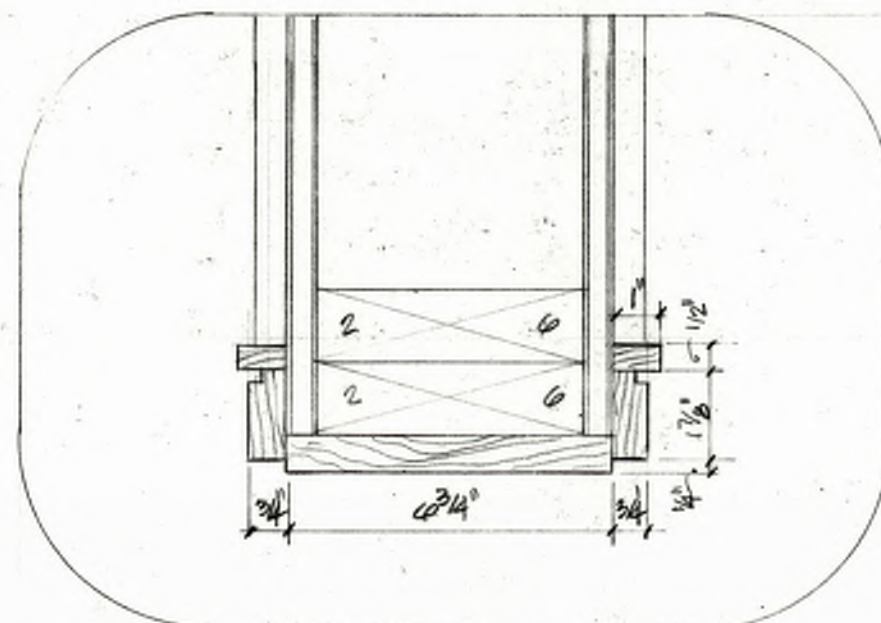
DAVID MCKEE ARCHITECT



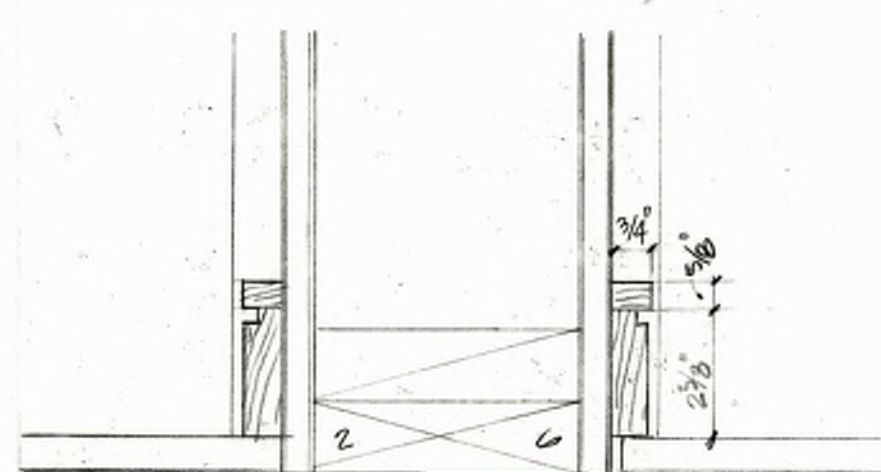
① 2x END WALL TRIM
SCALE: 3" = 1'-0"



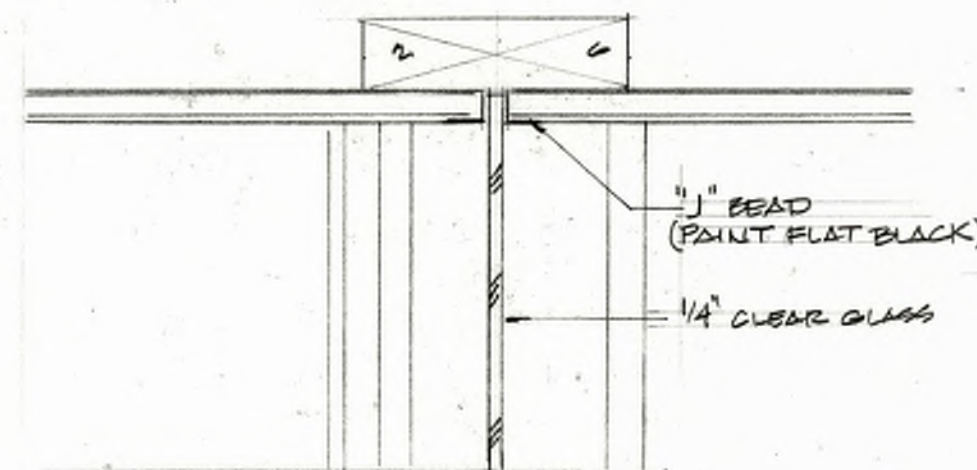
② 2x4 END WALL TRIM
SCALE: 3" = 1'-0"



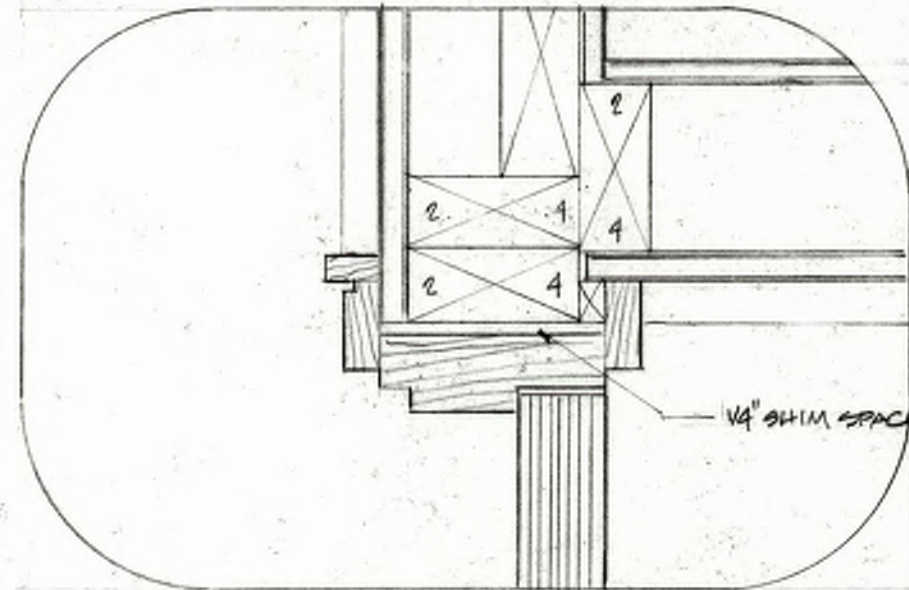
③ 2x6 END WALL TRIM
SCALE: 3" = 1'-0"



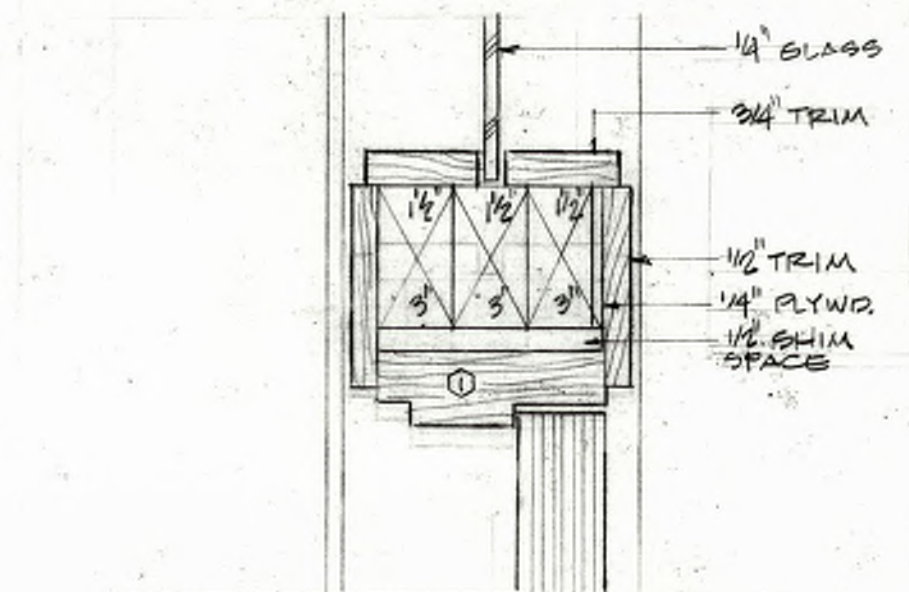
④ BASE TRIM
SCALE: 3" = 1'-0"



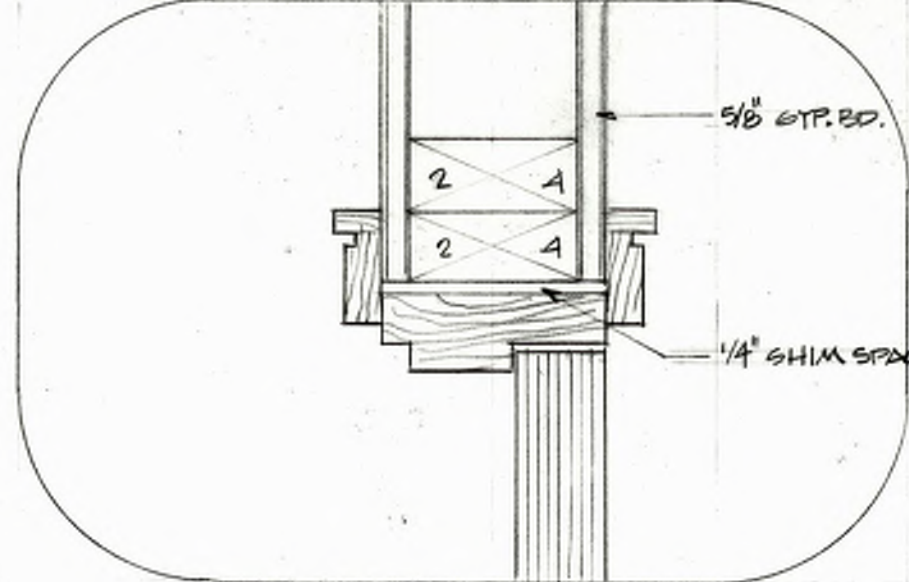
⑤ TRANSOM HEAD
SCALE: 3" = 1'-0"



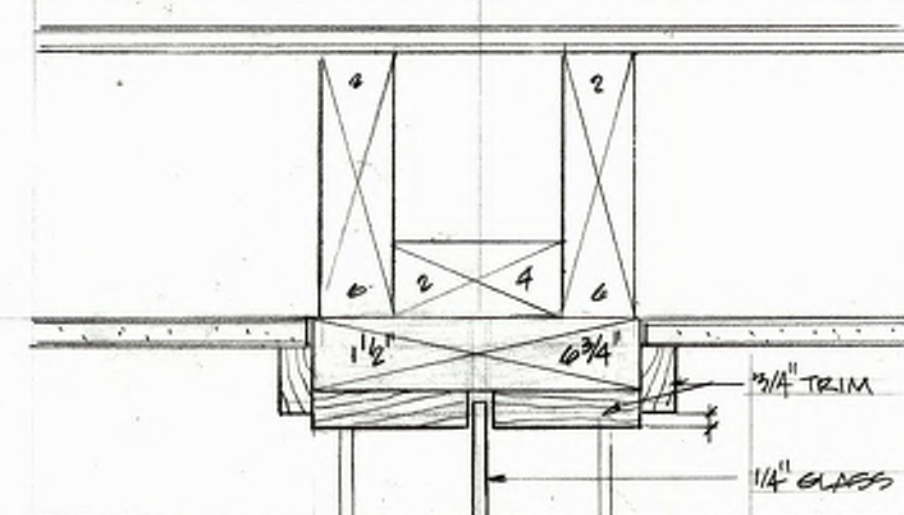
⑥ DOOR JAMB & CORNER
SCALE: 3" = 1'-0"



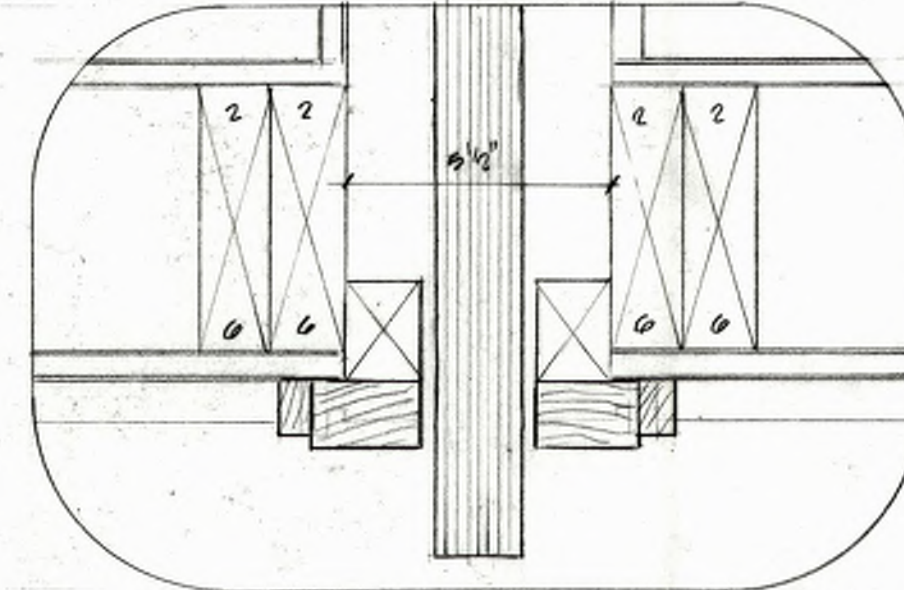
⑦ DOOR HEAD & TRANSOM
SCALE: 3" = 1'-0"



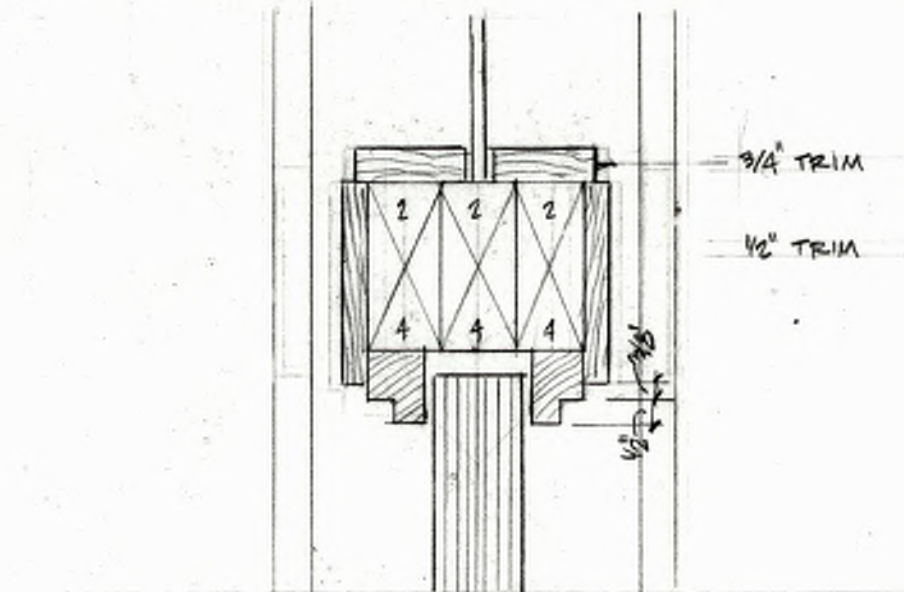
⑧ DOOR JAMB & END WALL
SCALE: 3" = 1'-0"



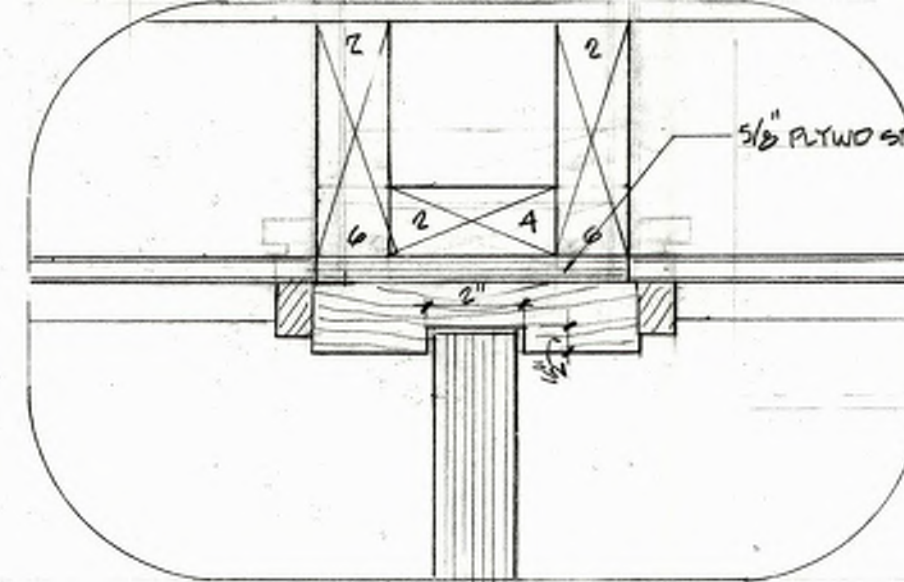
⑨ TRANSOM JAMB
SCALE: 3" = 1'-0"



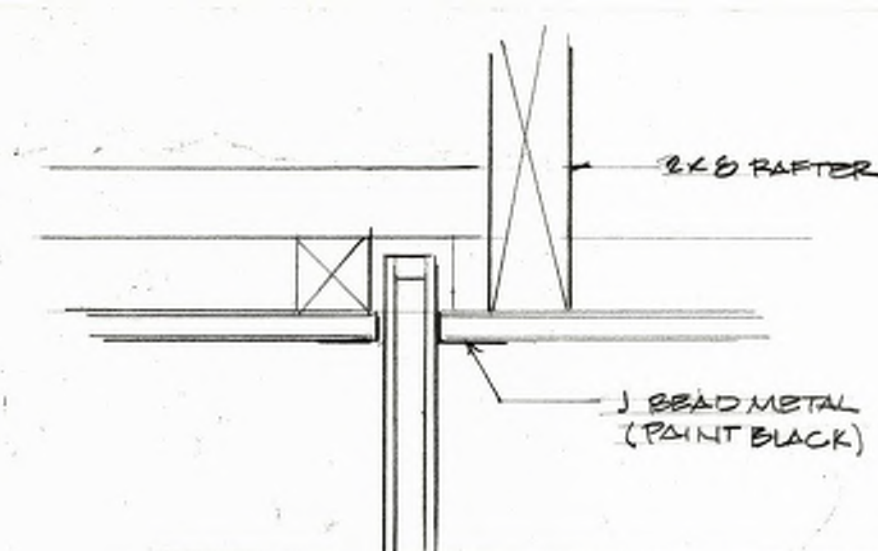
⑩ POCKET DOOR JAMB RECESS
SCALE: 3" = 1'-0"



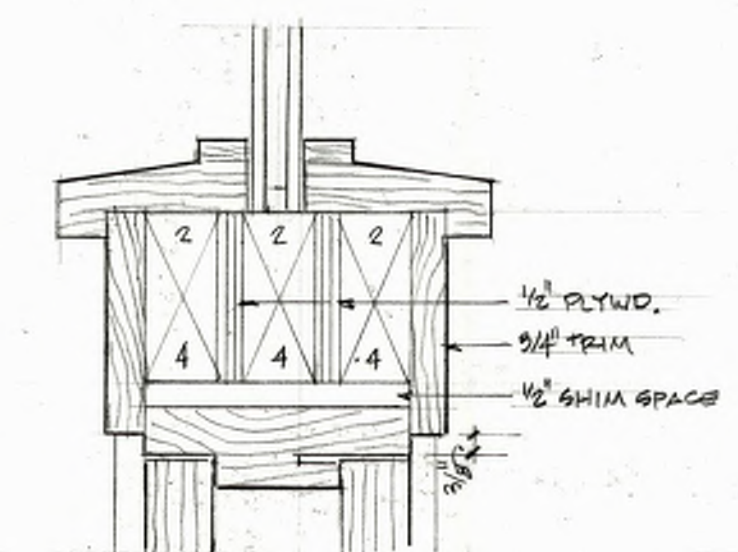
⑪ POCKET DOOR HEAD/TRANSOM
SCALE: 3" = 1'-0"



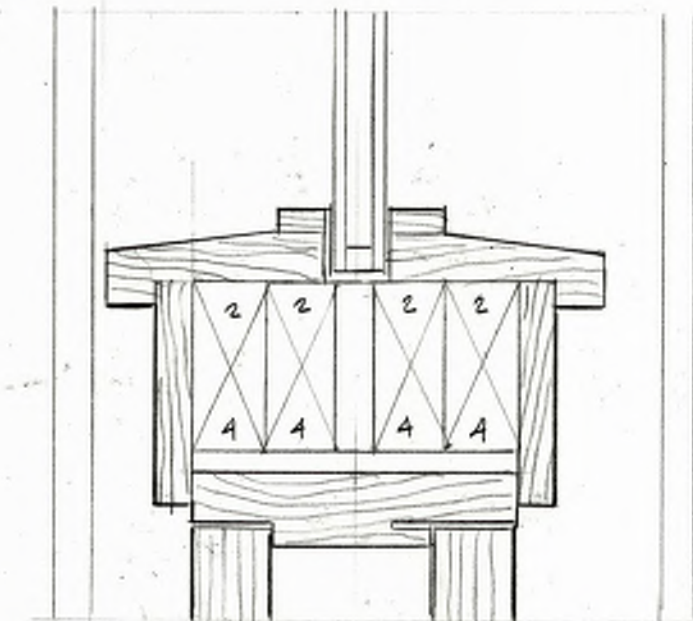
⑫ POCKET DOOR JAMB
SCALE: 3" = 1'-0"



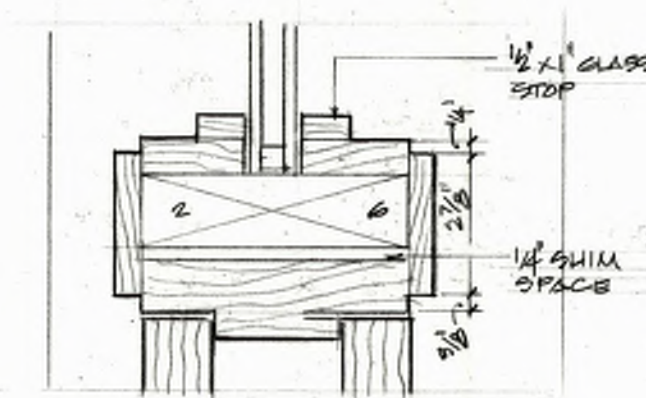
⑧ F.O.G. HEAD @ CEILING
SCALE: 3" = 1'-0"



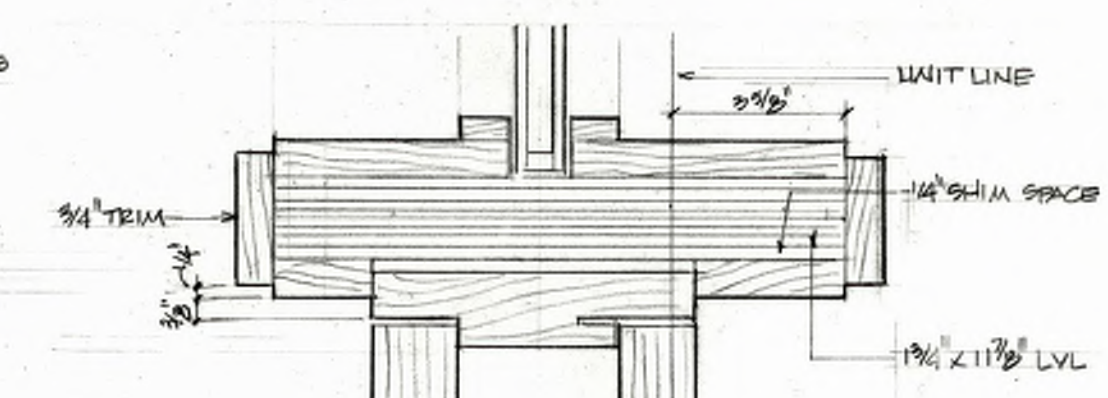
④ WINDOW HEAD
SCALE: 3" = 1'-0"



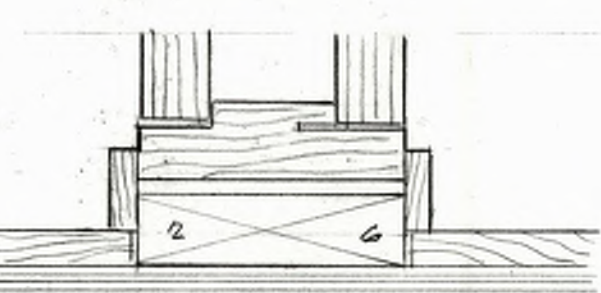
⑨ CASEMENT DOOR HEAD
SCALE: 3" = 1'-0"



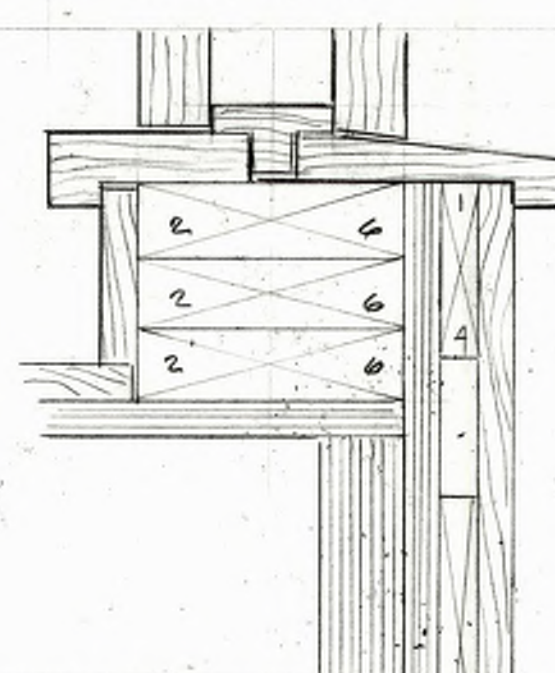
⑤ WINDOW JAMB
SCALE: 3" = 1'-0"



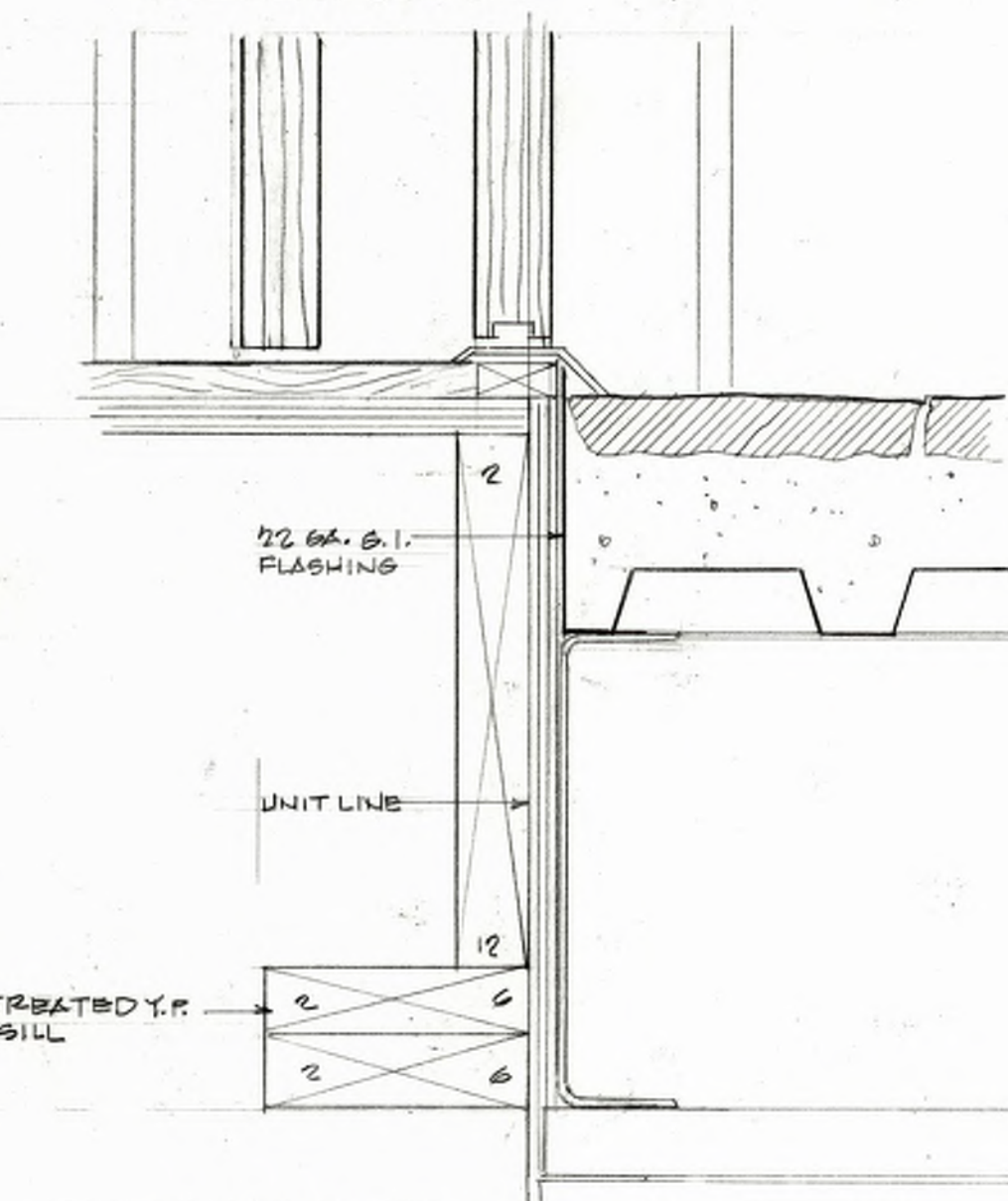
⑩ DOOR JAMB
SCALE: 3" = 1'-0"



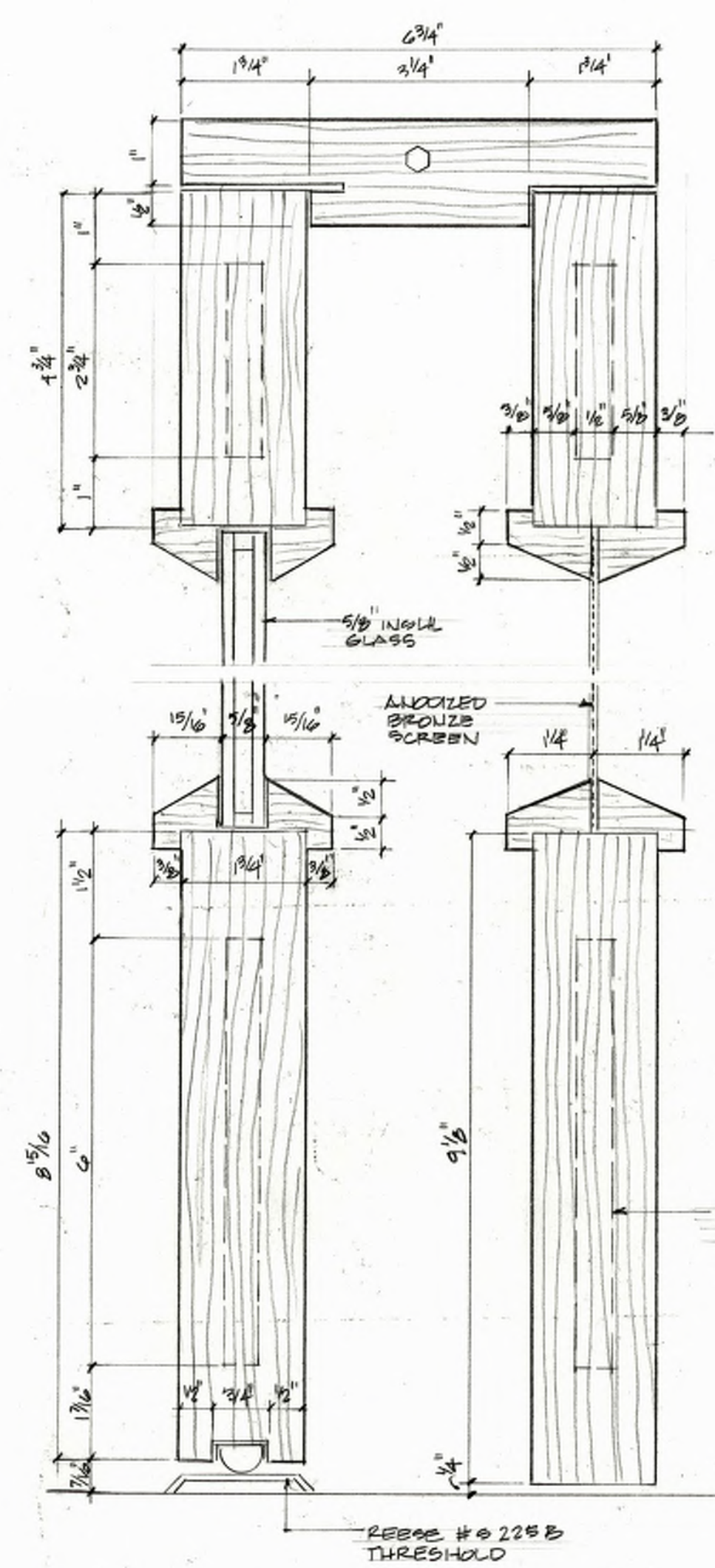
⑥ WINDOW JAMB
SCALE: 3" = 1'-0"



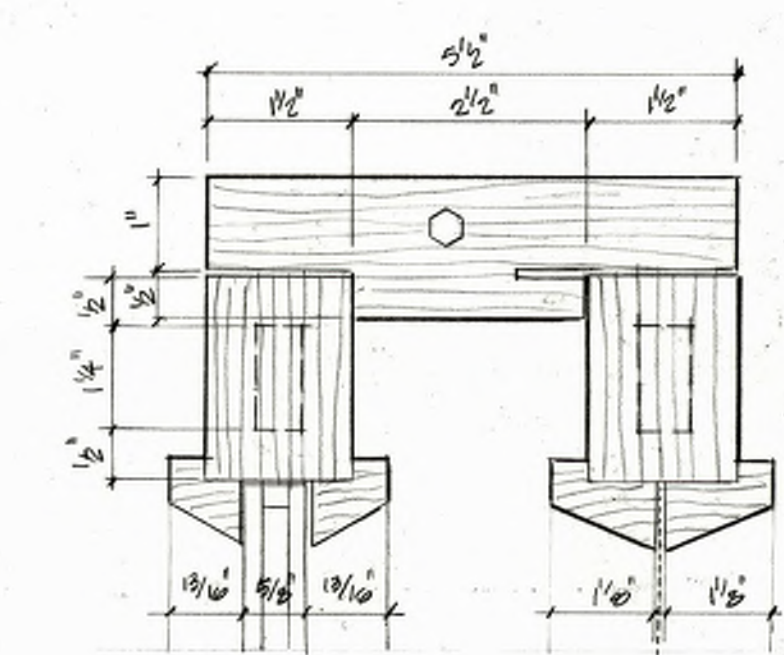
⑦ WINDOW SILL
SCALE: 3" = 1'-0"



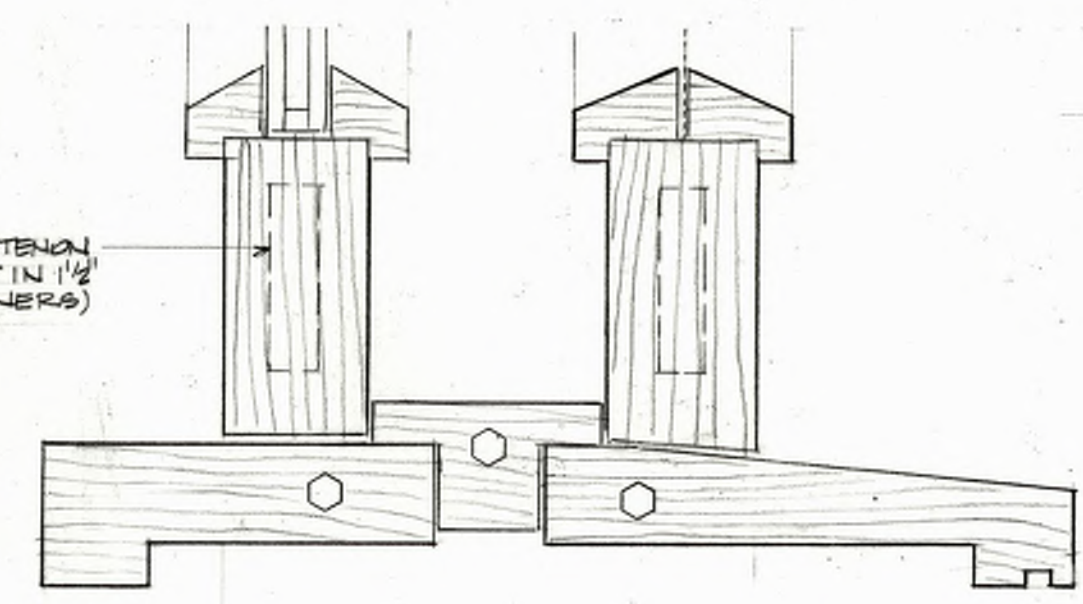
⑪ CASEMENT DOOR THRESHOLD
SCALE: 3" = 1'-0"

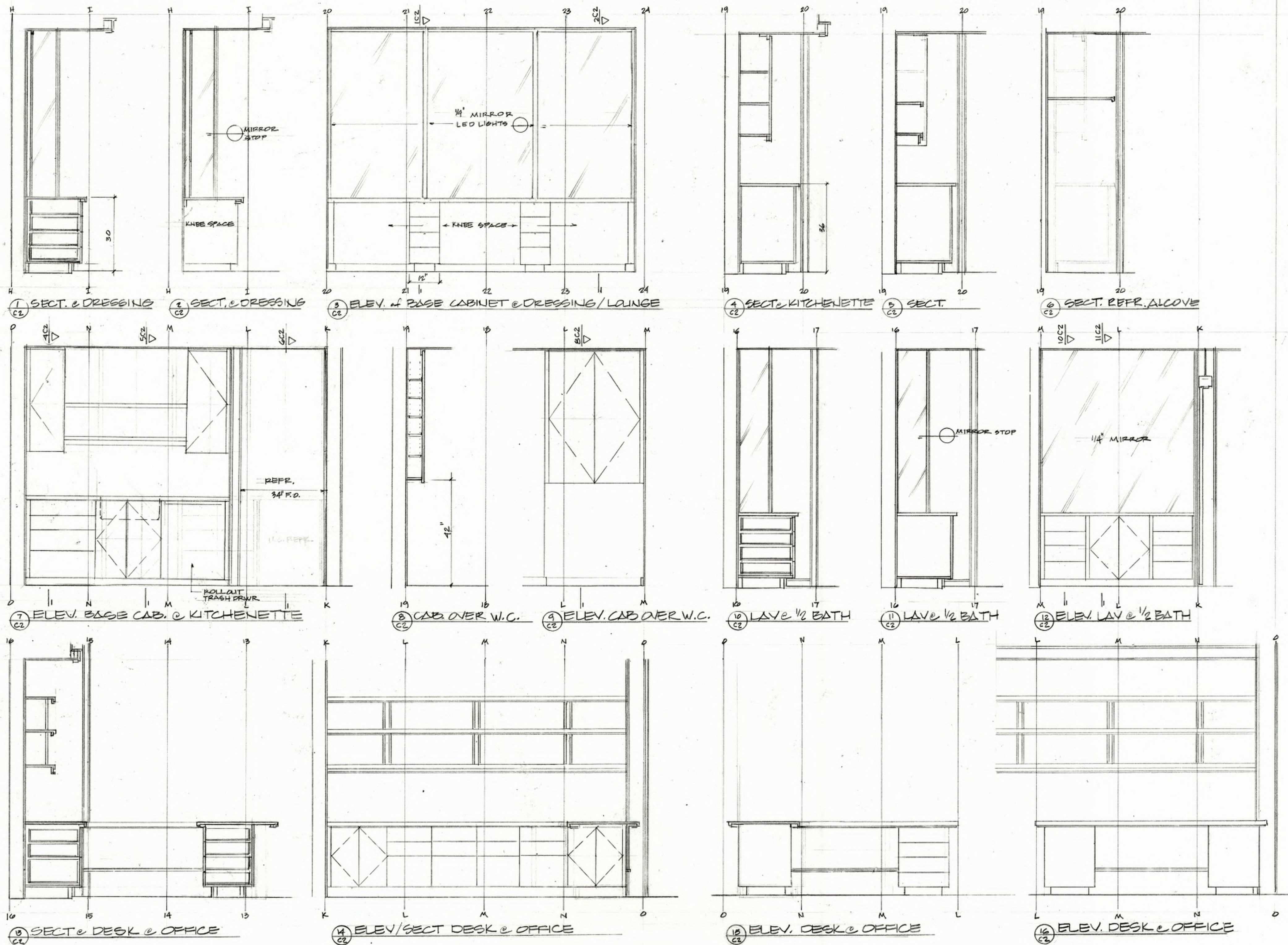


① CASEMENT DOOR DETAILS
HALF FULL SCALE



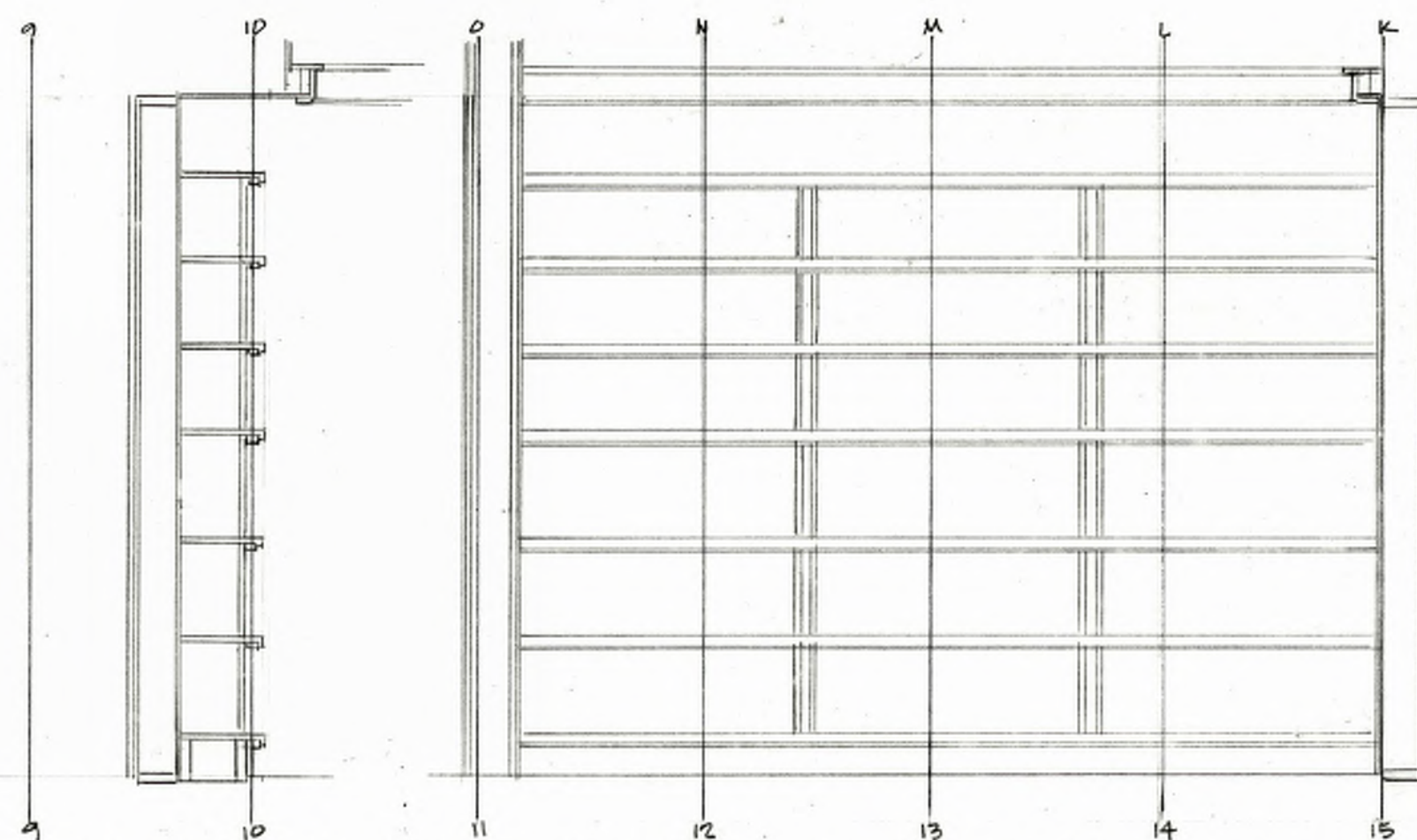
② CASEMENT WINDOW DETAILS
HALF FULL SCALE



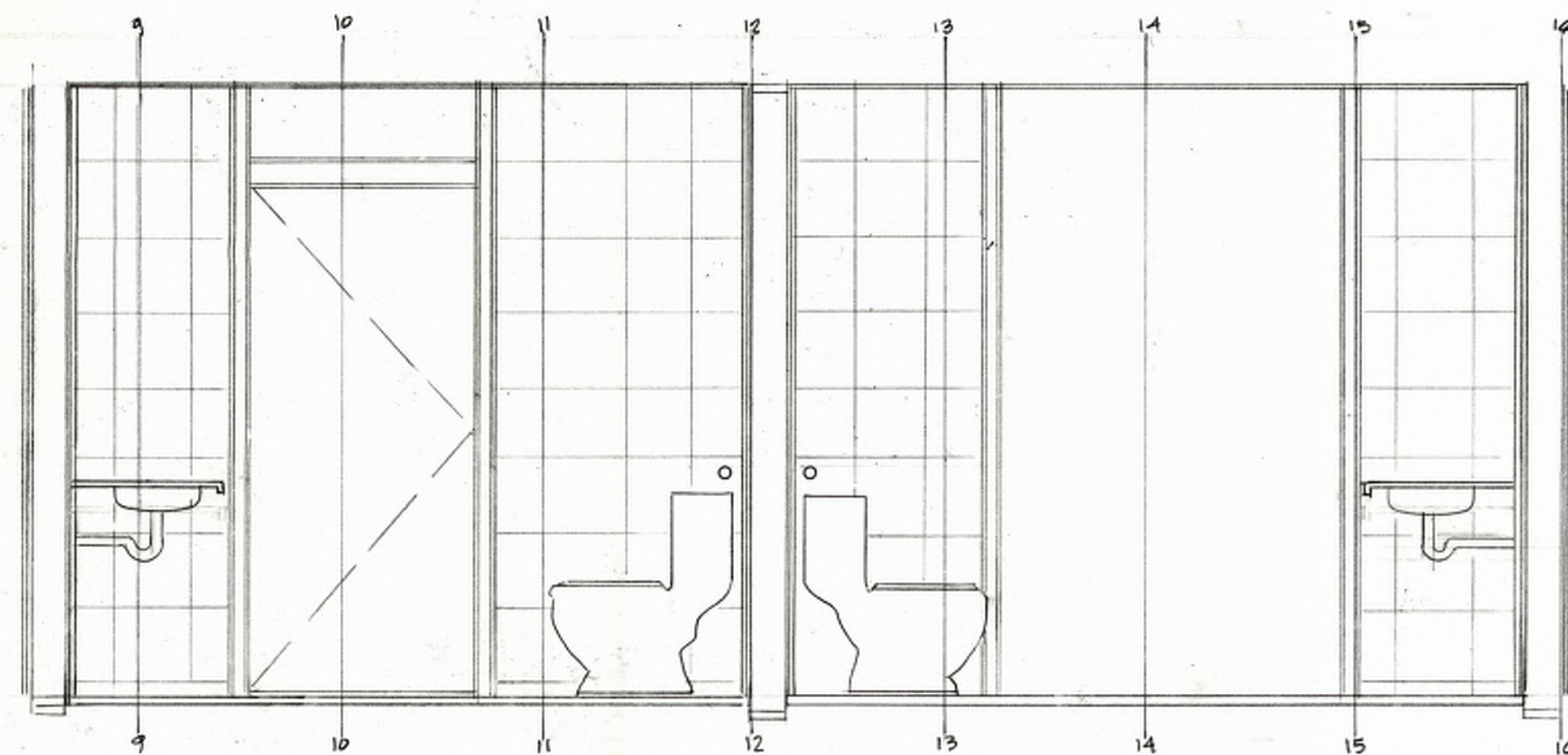


MILDRED B COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT

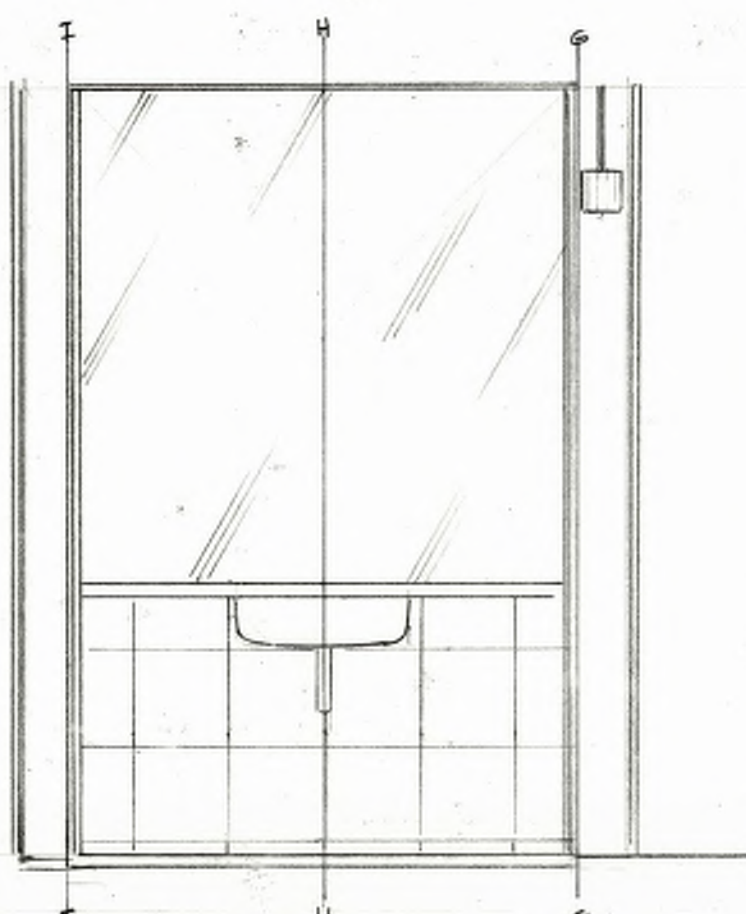
C2



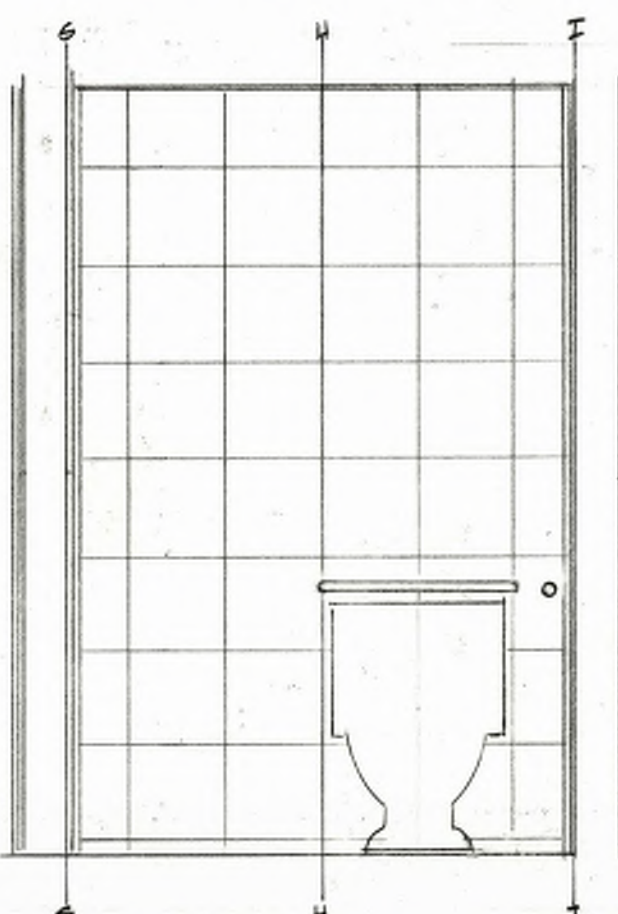
① SECT. SHELVES ② ELEVATION of SHELVES @ OFFICE



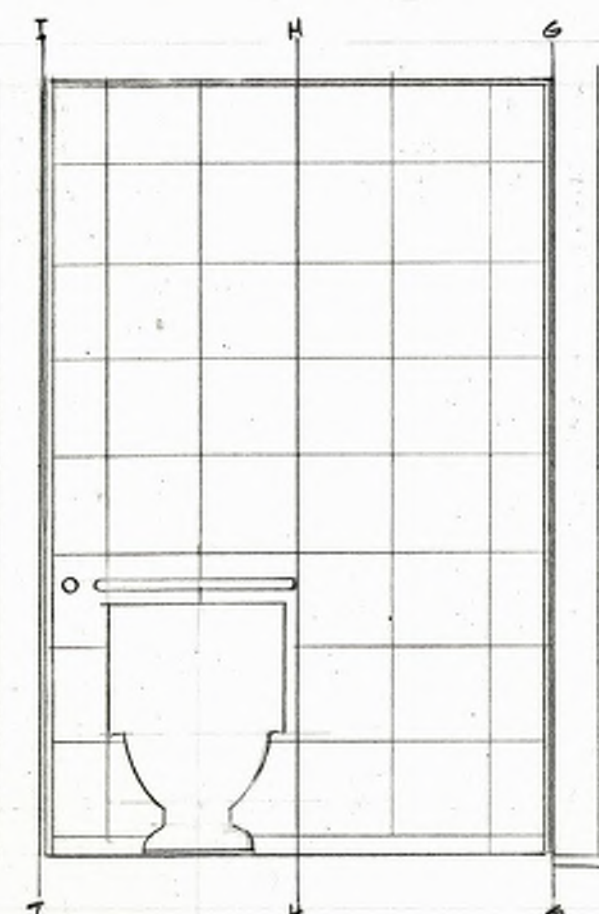
③ SECTION thru RESTROOMS



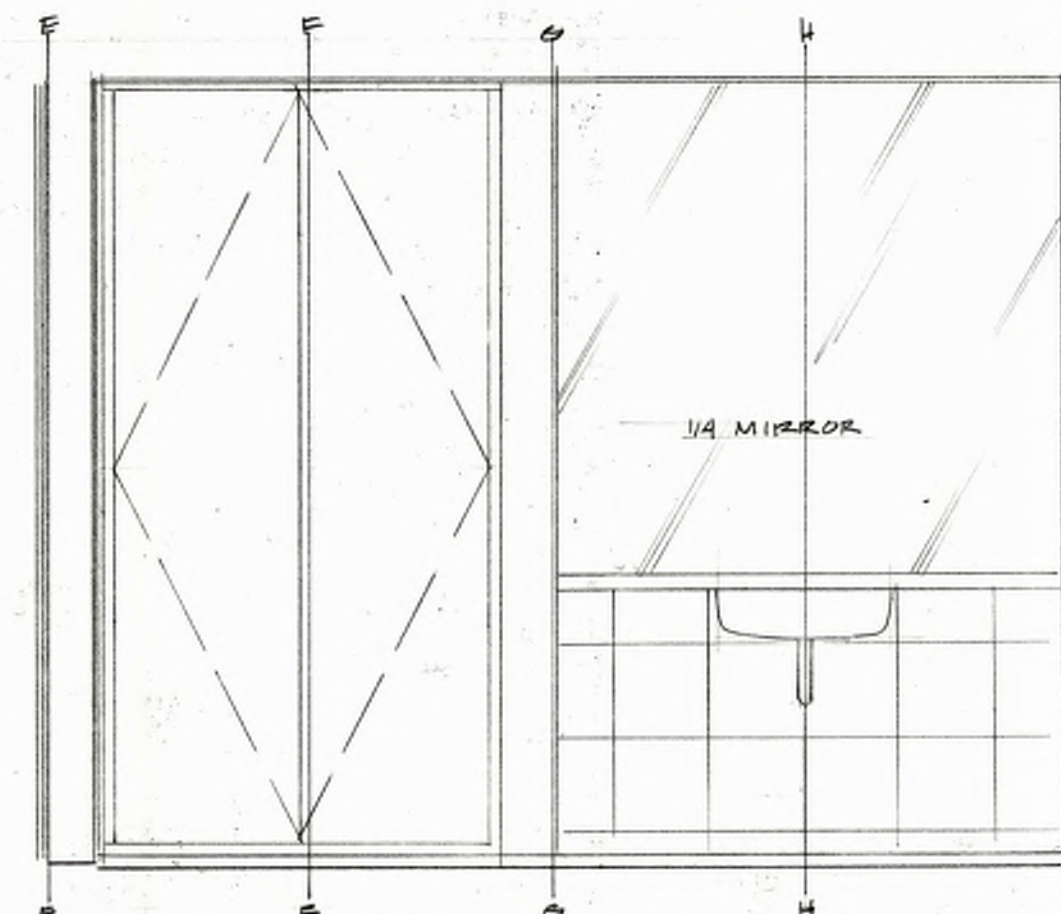
④ ELEV. RESTROOM LAV



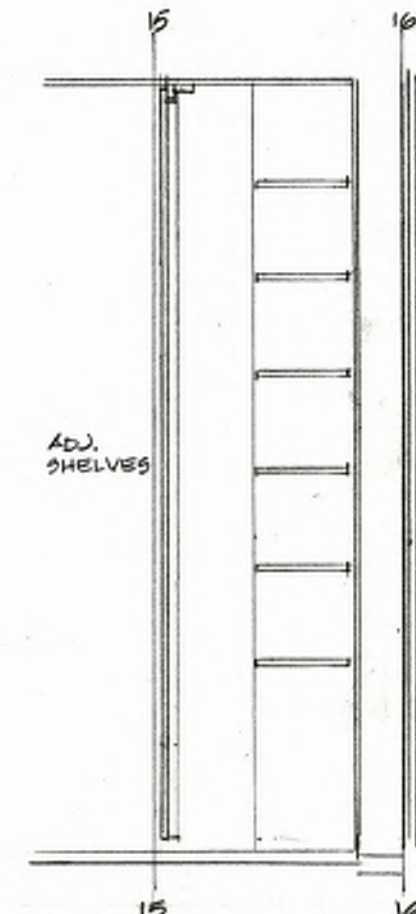
⑤ ELEV. W.C.



⑥ ELEV. W.C.



⑦ ELEV. J.C. LAV & RESTROOM



⑧ SECT. @ J.C.

MECHANICAL NOTES

ZONE 1: ENTRY, STUDY, LOUNGE
2 1/2 TON HIGH EFFICIENCY HEAT PUMP
COOLING - 30,000 BTU @ 1000 CFM
HEATING - 36,000 BTU UPFLOW

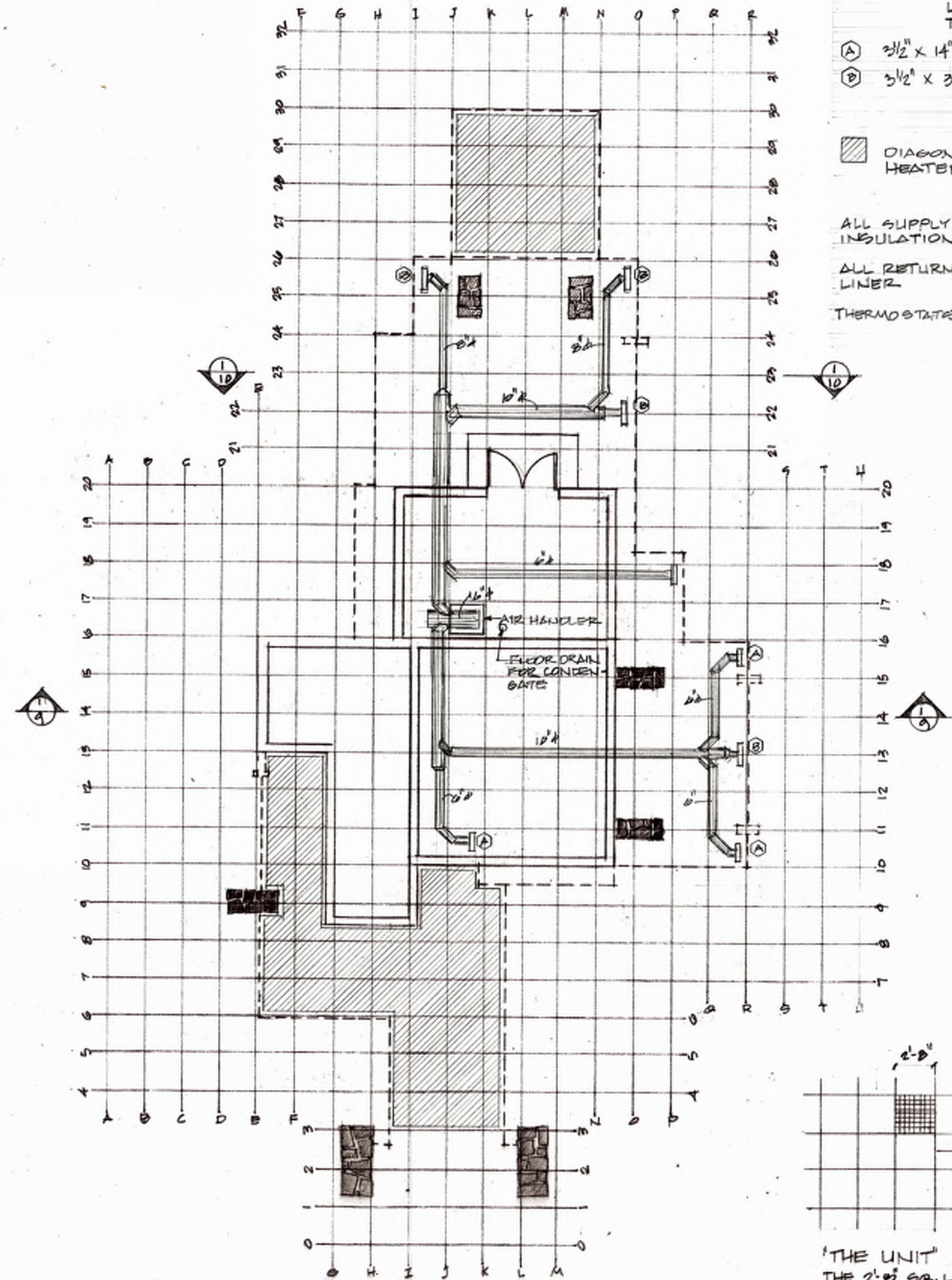
SUPPLY GRILLS
PRICE LINEAR BAR
LBP SERIES, 10A CORE, TEO BORDER
TYPE C FASTENING
A) 3 1/2" X 14" - 100 CFM
B) 3 1/2" X 30" - 200 CFM

DIAGONAL HATCHING INDICATES PAVED AREA
HEATED W/ ELEC. RESISTANCE MATS

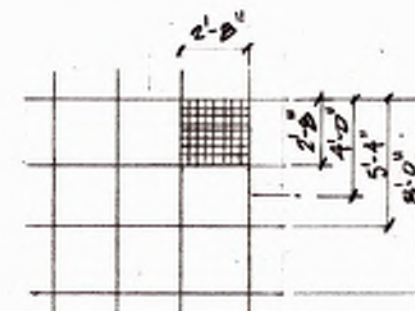
ALL SUPPLY DUCTS HAVE 2" FIBERGLASS, FOIL BACKED
INSULATION WRAP

ALL RETURN AIR DUCTS HAVE 1" INTERIOR ACOUSTIC
LINER

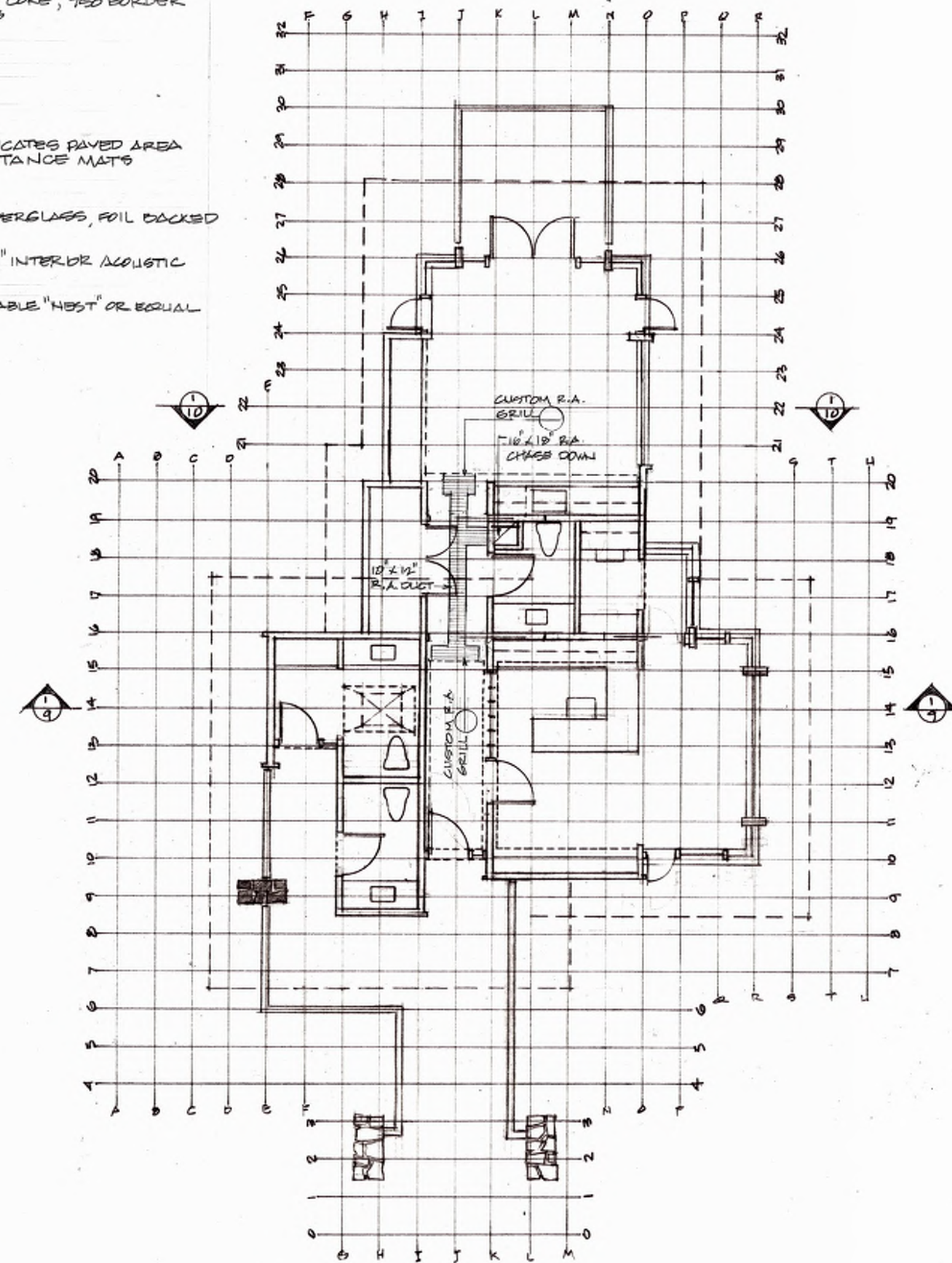
THERMOSTATS TO BE PROGRAMMABLE "HIST" OR "EQUAL"



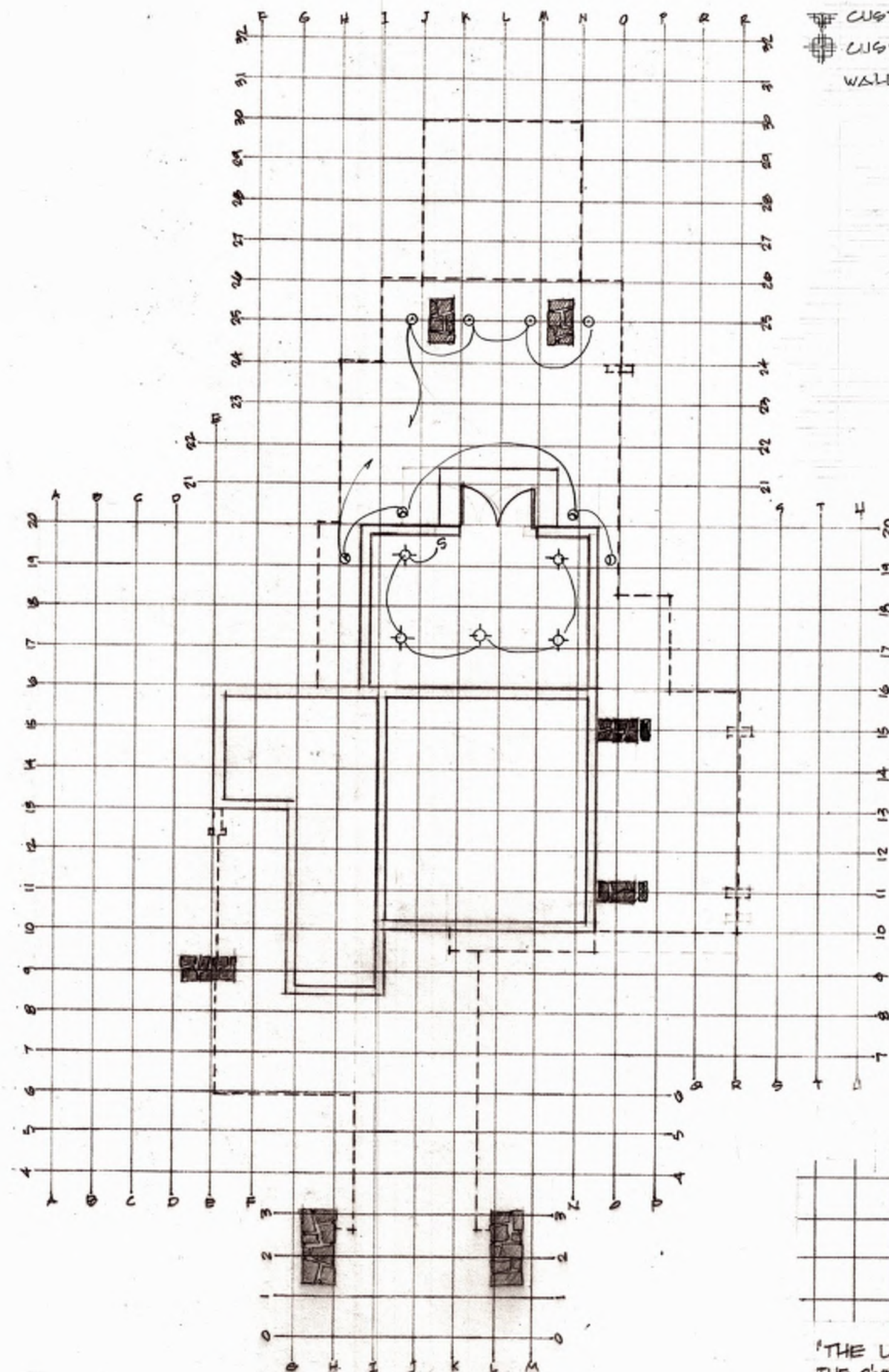
1) FORCED AIR DISTRIBUTION/
HEATED PAVING
SCALE: 1/8" = 1'-0"



"THE UNIT"
THE 2'-0" SQ. UNIT SHOWN BY
THE GRID DETERMINES THE
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AND FRAMING OF THIS BUILDING
UNLESS OTHERWISE NOTED OR
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OR MASONRY WALLS AND STUDS
IN WOOD FRAME WALLS OR PARTITIONS
HAVE EITHER ONE FACE OR THEIR
CENTERLINE ON A UNITLINE OR
HALFWAY BETWEEN UNITLINES

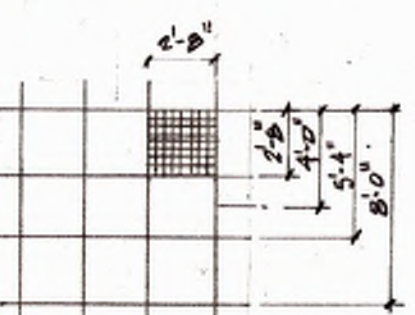


2) RETURN AIR
SCALE: 1/8" = 1'-0"

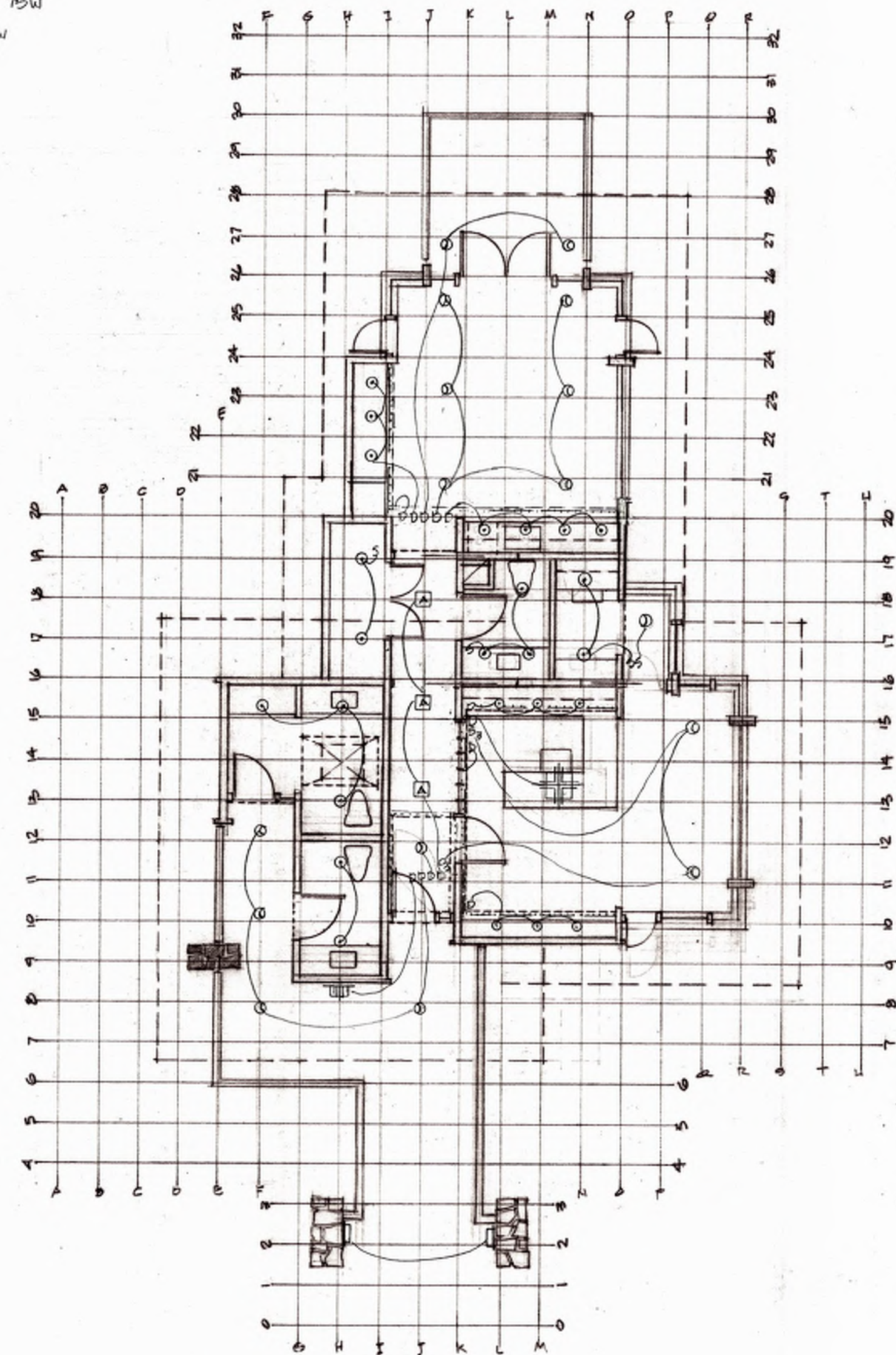


① ELECTRICAL PLAN (LIGHTING)
E1 LOWER LEVEL

- FIXTURES
- ① 5 1/2" ADJUSTABLE DOWNLIGHT SWITCHABLE LED TRIM KIT RB 56A 6W WS MW MO 3000K W/ QUICK CONNECT HOUSING - JUNG
 - ② 4" RECESSED DOWNLIGHT ICI LED 24 09 LM 30K 90 CRI 120 FRPC W/ QUICK CONNECT HOUSING - JUNG
 - LED STRIP
 - A JGF 6R 12" LED DOWNLIGHT - JUNG
 - CUSTOM WALL SCONCE SEE 75W
 - CUSTOM PENDANT SEE 100W
 - WALL LIGHT



THE UNIT
THE 2'-0" SQ. UNIT SHOWN BY THE GRID DETERMINES THE HORIZONTAL LAYOUT, DETAILING, AND FRAMING OF THIS BUILDING
UNLESS OTHERWISE NOTED OR DIMENSIONED, ALL CONCRETE OR MASONRY WALLS AND STUDS IN WOOD FRAME WALLS OR PARTITIONS HAVE EITHER ONE FACE OR THEIR CENTERLINE ON A UNITLINE OR HALFWAY BETWEEN UNITLINES



② ELECTRICAL PLAN (LIGHTING)
E1 SCALE: 1/8"=1'-0"

ELECTRICAL SPECIFICATIONS

GENERAL
ELECTRICAL LAYOUT SHOWS ELECTRICAL OUTLETS, SWITCHES AND FIXTURE LOCATIONS. IT IS LEFT TO THE ELECTRICIAN TO ARRANGE CIRCUITS ACCORDING TO HIS CALCULATIONS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL PERMITS AND INSPECTIONS.

THE INSTALLATION OF THE ELECTRICAL SYSTEM SHALL COMPLY IN EVERY RESPECT WITH THE NATIONAL ELECTRICAL CODE.

DISTRIBUTION

A. SERVICE

1. SERVICE SHALL COME TO THE BUILDING UNDERGROUND
2. ELECTRICAL PANELS SHALL BE SQUARE D OR EQUAL

B. CIRCUITS

1. LIGHTING CIRCUITS AND CONVENIENCE OUTLETS SHALL BE 20 AMP CIRCUITS OF #12, 3 WIRE UNLESS NOTED OTHERWISE
2. PROVIDE INDIVIDUAL APPLIANCE CIRCUITS AS RECOMMENDED BY THE CODE

C. WIRING

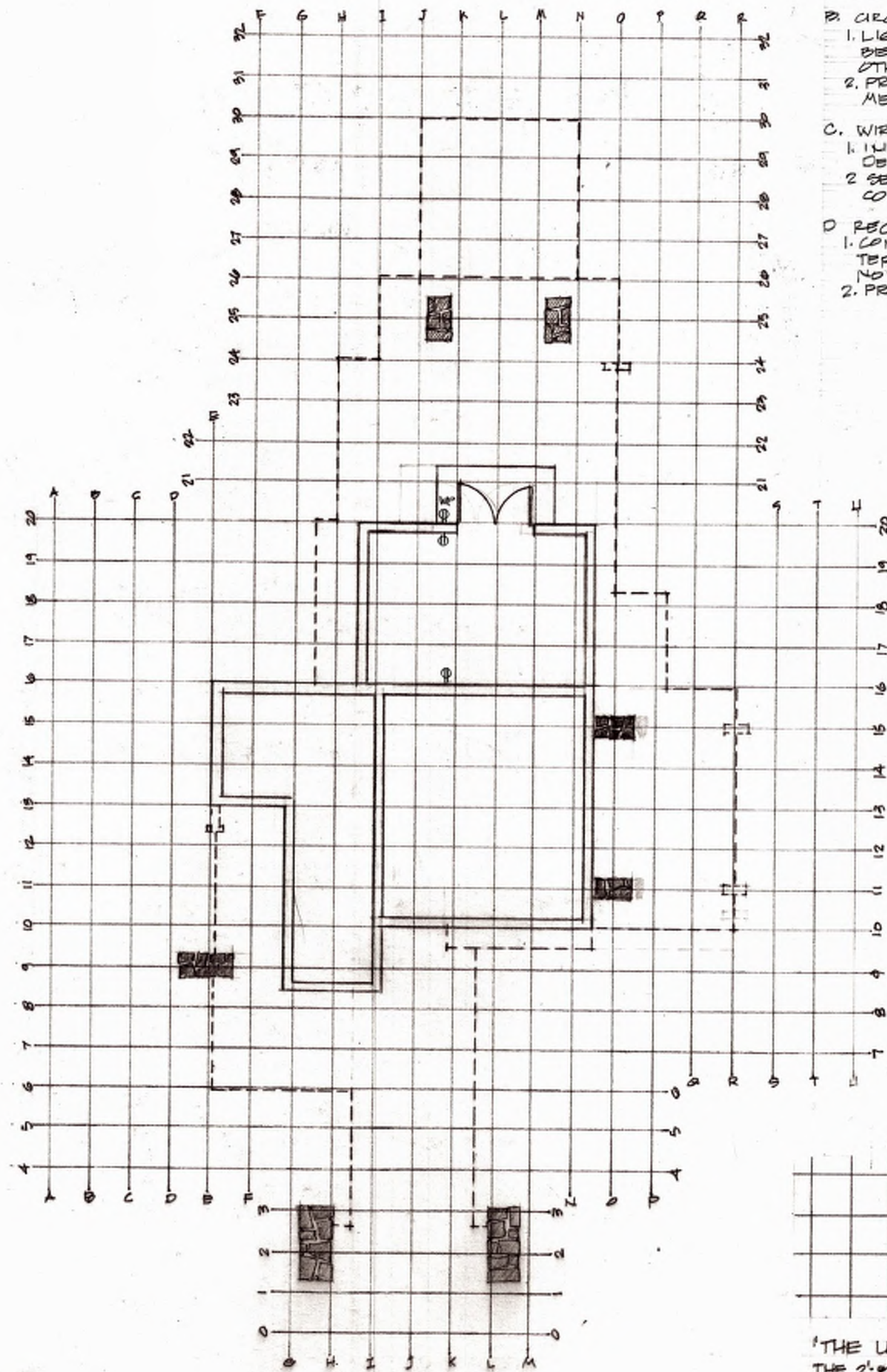
1. INTERIOR WIRING IN WOOD CONSTRUCTION SHALL BE DETERMINED BY CODE
2. SERVICE ENTRANCE SHALL BE INSULATED COPPER IN CONDUIT

D. RECEPTACLES

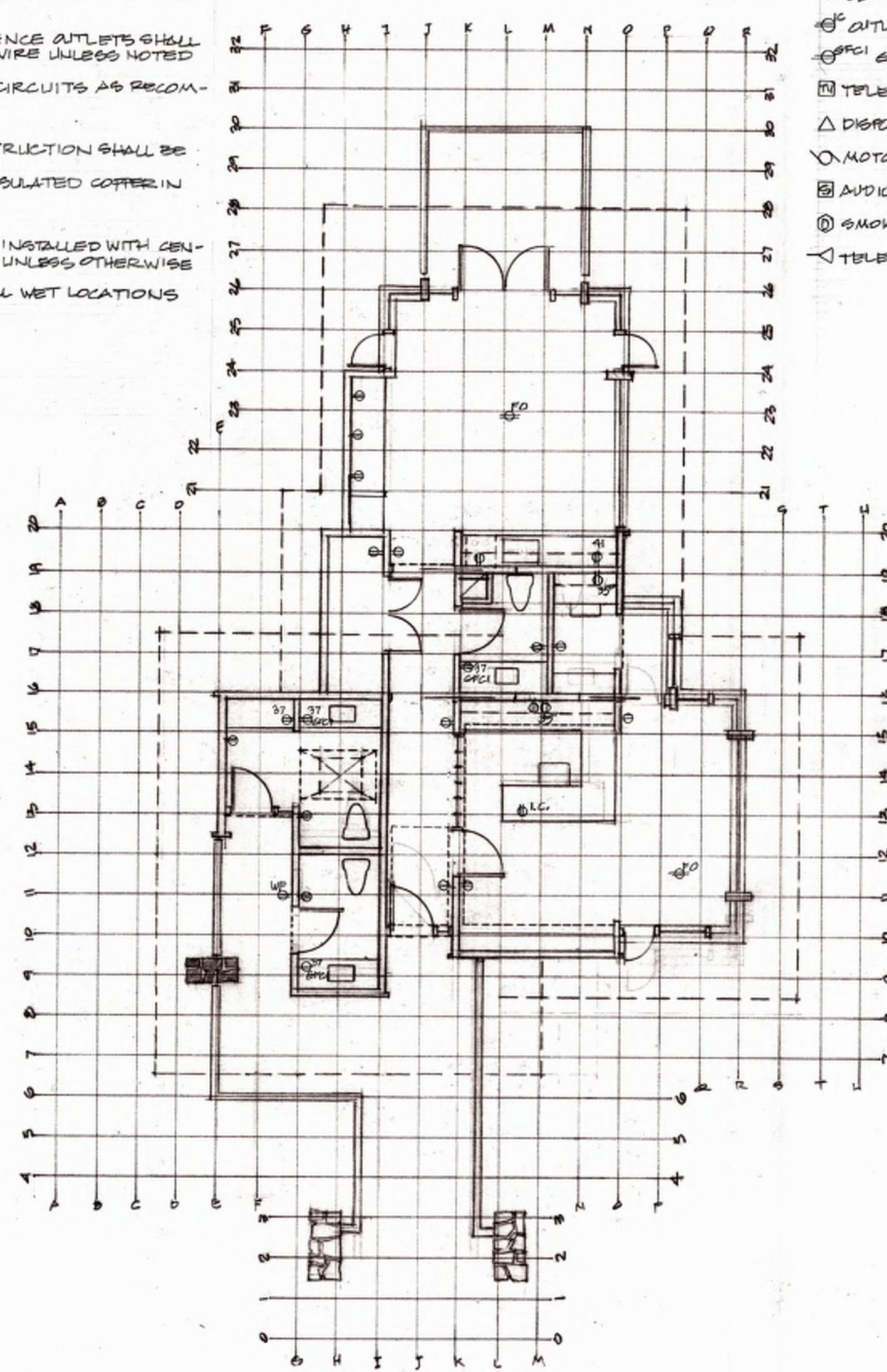
1. CONVENIENCE OUTLETS SHALL BE INSTALLED WITH CENTERLINE 12" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
2. PROVIDE GFCI RECEPTACLES @ ALL WET LOCATIONS

DEVICES ETC.

- ⊗ SWITCH "LEVITON" OSCRO AC QUIET ROCKER
- ⊗ THREE-WAY SWITCH
- ⊗ FOUR-WAY SWITCH
- D DIMMER "LEVITON" DEVA
- ⊗ DUPLEX OUTLET
- ⊗ 220 OUTLET
- ⊗ OUTLET IN CABINET
- ⊗ GFCI GROUND FAULT INTERRUPTER
- ⊗ TELEVISION OUTLET
- Δ DISPOSAL
- MOTOR
- ⊗ AUDIO SPEAKER
- ⊗ SMOKE DETECTOR
- ▽ TELEPHONE JACK



① LOWER LEVEL (POWER)



② ELECTRICAL PLAN (POWER)
SCALE: 1/8" = 1'-0"

THE UNIT

THE 2'-0" SQ. UNIT SHOWN BY THE GRID DETERMINES THE HORIZONTAL LAYOUT, DETAILING, AND FRAMING OF THIS BUILDING.

UNLESS OTHERWISE NOTED OR DIMENSIONED, ALL CONCRETE OR MASONRY WALLS AND STUDS IN WOOD FRAME WALLS OR PARTITIONS HAVE EITHER ONE FACE OR THEIR CENTERLINE ON A UNITLINE OR HALFWAY BETWEEN UNITLINES.

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



Company Name: Bella Vista Village POA
Address: Water Department
City: Bella Vista
State: AR
Zip: 72715

Test Date: 5/28/24 12:00 am

NFPA Classification:

Orange B
866.44

Work Order: 10,403
Operator: GR

Test Hydrant: 900-006
Address: Memorial Dr
Cross Street:
Location:
District: 3
Sub-Division: None

Latitude: 36.476685
Longitude: -94.24514
Elevation: 1139.421875
State X / Y: /

Pumpers: 1 4.50 **Nozzles:** 2 2.50 **Open Dir:** Left

Manuf: Mueller
Model: 1 Pumper 2 Nozzle 5.25

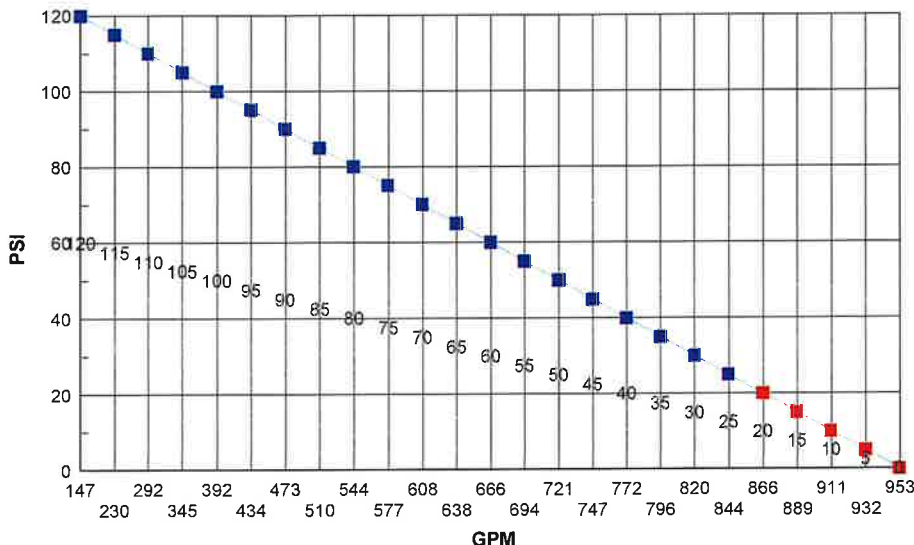
Installed: 01/01/1986
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	Flow	2 Pitotless Little HM	2.00	640.00	1624.00
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 16.81	Total Gallons Used: 1624.00
Static PSI: 123.88	Max GPM during test: 640.00
Residual PSI: 64.60	Elapsed Time Min:Sec: 2 : 53
Percent Drop: 47.85	Predicted GPM @ 20 PSI: 866.44

900-006 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow



Arkansas Department of Health
Environmental Health Protection

Received

NOV 06 2023

Receipt Number
26320770

Individual Onsite Wastewater System Permit Application

Permit Type ☒ New Installation
☐ Alteration / Repair

DR Environmental ID #

7 6 0 2 1 4 7 0 4 7

Benton Co Health Unit

Fee Schedule for Structures		✓
Structures 1500 sq ft or less	\$ 30.00	☒
Structures more than 1500 sq ft and up to 2000 sq ft	\$ 45.00	☐
Structures more than 2000 sq ft and up to 3000 sq ft	\$ 90.00	☐
Structures more than 3000 sq ft and up to 4000 sq ft	\$120.00	☐
Structures more than 4000 sq ft	\$150.00	☐
Alteration and Repair	\$ 30.00	☐

Part 1 Application

Treatment Type (check one)

Disposal Method (check one)

- ☒ STD = Standard Septic Tank
☐ ISF = Intermittent Sand Filter
☐ PMF = Proprietary Media Filter
☐ OTH = Other (Describe)
- ☐ ATU = Aerobic Treatment Plant
☐ RSF = Re-circulating Sand Filter
☐ RGF = Re-circulating Gravel Filter
☐ HLD = Holding Tank

- ☒ STD = Standard Absorption Field
☐ SUR = Surface Discharge
☐ CPF = Capping Fill
☐ OTH = Other
- ☐ LPD = Low Pressure Distribution
☐ HLD = Holding Tank
☐ SRL = Serial Distribution
☐ DRP = Drip Irrigation

1. Owner's/Applicant's Name
Cooper Chapel Operations, Bldg., c/o David Makee Architect

2. Phone Number
479-841-0007

3. Mailing Address
545 W. Center St., Fayetteville, AR. 72701

4. County
Benton

5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map)
911: 504 Memorial Dr., Bella Vista, AR. 72714. Parcel #: 16-40224-0000

6. Subdivision Name
NA

7. Approval Date
NA

8. Date Recorded
NA

9. Lot Number
NA

10. Lot Dimensions
See Map & Survey

11. Total Area (Acres)
7.85

12. # Bedrooms # People
office, lounge, & 2 restrooms

13. Daily Flow (GPD)
up to 500

14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary)
Pt. of the NE SW of the NW SE of the NE NE SW of Section 23, T-21-N, R-31-W

15. Water Supply (Specify supplier, if Public Water)
Bella Vista

16. GPS Coordinates
36 28' 39" N 94 14' 40" W

17. Loading Rates	(gpd/ft ²)	18. System Specifications					
Primary Area	0.75	a. Size of Septic Tank	1250Comb	gal	f. Trench Depth	18	inches
Secondary Area	NA	b. Size of Dose Tank	NA	gal	g. Trench Spacing	8	feet
Percolation Test	(min/in)	c. Absorption Area	700	ft ²	h. Trench Media (List Below)		i. Trench Width
Primary Area Avg	NA	d. Number of Field Lines	6		Pipe and gravel		24 in
Secondary Area	NA	e. Length of Field Lines	Vary	ft	Ez Flow 1201		18 in

TO THE OWNER

The permit for construction may be deemed invalid by the local Environmental Health Specialist before the start of construction, if the site and/or soil conditions have changed after approval of this permit, or if the information within this permit is inaccurate or has been found to be misrepresented. Approval for operation does not constitute a guarantee that the system will function properly. The approval states that the system was designed and installed according to the Arkansas Department of Health, Rules and Regulations Pertaining to Onsite Wastewater Systems, unless there are exceptions or deviations noted in the comments. A Permit for Construction is valid for one (1) year from the date of approval. The authorized agent must revalidate a permit more than one (1) year old prior to the start of any construction.

19. Utilization Verification

I hereby attest that item 12, the number of bedrooms (number of persons for commercial) and square footage of the structure that will utilize the designed individual onsite wastewater system in this permit application, is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

Owner/Applicant Signature See opt A Date _____

20. I certify that I have conducted the above tests and that the above listed information is in accordance with the latest requirements of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems.

Mark W. Corbitt
Designated Representative Signature

Designated Representative Title Soil Certified ☒ Yes ☐ No

Mark W. Corbitt
Print Name

10/10/2023
Date

479-466-6183
Phone Number

21. Approval of Health Authority

The information and specifications in the application has been reviewed and found to meet the requirements of the Arkansas Department of Health Rules and Regulations Pertaining To Onsite Wastewater Systems. A PERMIT FOR CONSTRUCTION is hereby issued.

Jeddie Gray
Environmental Specialist Signature

EHS

918
EHS Number

11/17/2023
Date

Individual Onsite Wastewater System Permit Application

Receipt Number

26320770

Continue Part 1

22. Soil Criteria (Primary Area)				Indicate the depth to items a-f, if observed in the soil (designate in inches)			
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
>36"	NA	33"	NA	NA	NA	NA	0.75
23. Soil Criteria (Secondary Area)				Indicate the depth to items a-f, if observed in the soil (designate inches)			
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
NA	NA	NA	NA	NA	NA	NA	NA
24. Seasonal Water Table (SWT) Classes Detail							
Primary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	NA	in	NA				
Moderate	33	in	10% chroma 2 depletion.				
Long	NA	in	NA				
Secondary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	NA	in	NA				
Moderate	NA	in	NA				
Long	NA	in	NA				
Comments							

Part 2 Installation Inspection

Septic tank manufacturer	Pump information	
Septic tank material	Trench media and width	
Dose tank manufacturer	Depth of interceptor drain	
Dose tank material	Depth of settled fill	
Name of Installer	License Number	
Installation Inspected by ☐ Environmental Health Specialist ☐ Designated Representative (check one or installer signs System Installation Verification below)		
Signature	EHS / License Number	Date
System Installation Verification I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.		
Installer Signature	License Number	Date

Part 3 Permit for Operation

The information contained in Part 1 and 2 of this form has been reviewed and found to meet the requirements of the Arkansas Department of Health. THE PERMIT FOR OPERATION of this system is hereby issued.		
Environmental Health Specialist	Signature	EHS Number
Comments	Date	
Site Revalidation conducted by ☐ Environmental Health Specialist ☐ Designated Representative (check one)		
Signature	EHS / License Number	Date

Freddie Young

From: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Sent: Friday, November 17, 2023 3:40 PM
To: Freddie Young
Subject: RE: Cooper Chapel 26320770
Attachments: Cooper Chapel Operations^J Bldg. 504 Memorial Dr-signed.pdf

Strange. Must have been printed before I added those and I didn't realize it.
Try this one.

From: Freddie Young <Freddie.Young@arkansas.gov>
Sent: Friday, November 17, 2023 3:25 PM
To: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Subject: RE: Cooper Chapel 26320770

No comments found on any of the 3 copies.

From: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Sent: Friday, November 17, 2023 3:00 PM
To: Freddie Young <Freddie.Young@arkansas.gov>
Subject: RE: Cooper Chapel 26320770

See comments near middle of Page 2 of EHP 19. I discussed with Kyle and Richard how to size this one.
It is basically just a lounge and dressing room area for bride and bridesmaids for weddings so will only be used a few times a week. Office for a few staff throughout the week. And restrooms for random tour buses that occasionally visit throughout the week with visitors who are just there for a very short time (less than 30 minutes)

From: Freddie Young <Freddie.Young@arkansas.gov>
Sent: Friday, November 17, 2023 8:51 AM
To: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Subject: RE: Cooper Chapel 26320770

No, I don't see any notes. I can use this email. How did you come up with GPD?

15 people X ?

X2 for primary and alternate combined?

Thanks

Freddie

From: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Sent: Thursday, November 16, 2023 6:05 PM
To: Freddie Young <Freddie.Young@arkansas.gov>
Subject: RE: Cooper Chapel 26320770

Did you see the note about how we are having them install both at the same time for extra storage?
They only need half of that for what we have on the drawing.

From: Freddie Young <Freddie.Young@arkansas.gov>
Sent: Thursday, November 16, 2023 3:46 PM
To: Mark and Rebecca Corbitt <corbittenvironmentalconsulting@gmail.com>
Subject: Cooper Chapel 26320770

Cooper Chapel 26320770

This will need an alternate area.

Freddie

Freddie Young
Environmental Health Specialist
Benton County Health Unit
479-986-1300 ext 1362
479-986-1374 Fax
freddie.young@arkansas.gov

For information on the flu and other initiatives, go to www.healthy.arkansas.gov

Also follow us on Facebook and Twitter

<http://www.facebook.com/pages/Arkansas-Department-of-Health/115357271814843><http://www.facebook.com/pages/Arkansas-Department-of-Health/115357271814843><https://twitter.com/ADHPIO><https://twitter.com/ADHPIO>

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Individual Onsite Wastewater System Permit Application

Receipt Number

26320770

Continue Part 1

22. Soil Criteria (Primary Area)				Indicate the depth to items a-f, if observed in the soil (designate in inches)			
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
>36"	NA	33"	NA	NA	NA	NA	0.75
23. Soil Criteria (Secondary Area)				Indicate the depth to items a-f, if observed in the soil (designate inches)			
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
NA	NA	NA	NA	NA	NA	NA	NA
24. Seasonal Water Table (SWT) Classes Detail							
Primary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	NA	in	NA				
Moderate	33	in	10% chroma 2 depletion.				
Long	NA	in	NA				
Secondary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	NA	in	NA				
Moderate	NA	in	NA				
Long	NA	in	NA				
Comments Projected use should be under 250 GPD however recommended installing both primary and secondary fields since a partial line was needed for the primary and the rest of that partial line was needed for the alternate area. Also the primary use for this building will be intermittent with weddings and with bus loads of tourists that stop by to see the chapel occasionally throughout the week.							

Part 2 Installation Inspection

Septic tank manufacturer	Pump information
Septic tank material	Trench media and width
Dose tank manufacturer	Depth of interceptor drain
Dose tank material	Depth of settled fill
Name of Installer	License Number
Installation Inspected by ☐ Environmental Health Specialist ☐ Designated Representative (check one or installer signs System Installation Verification below)	
Signature	EHS / License Number Date
System Installation Verification I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.	
Installer Signature	License Number Date

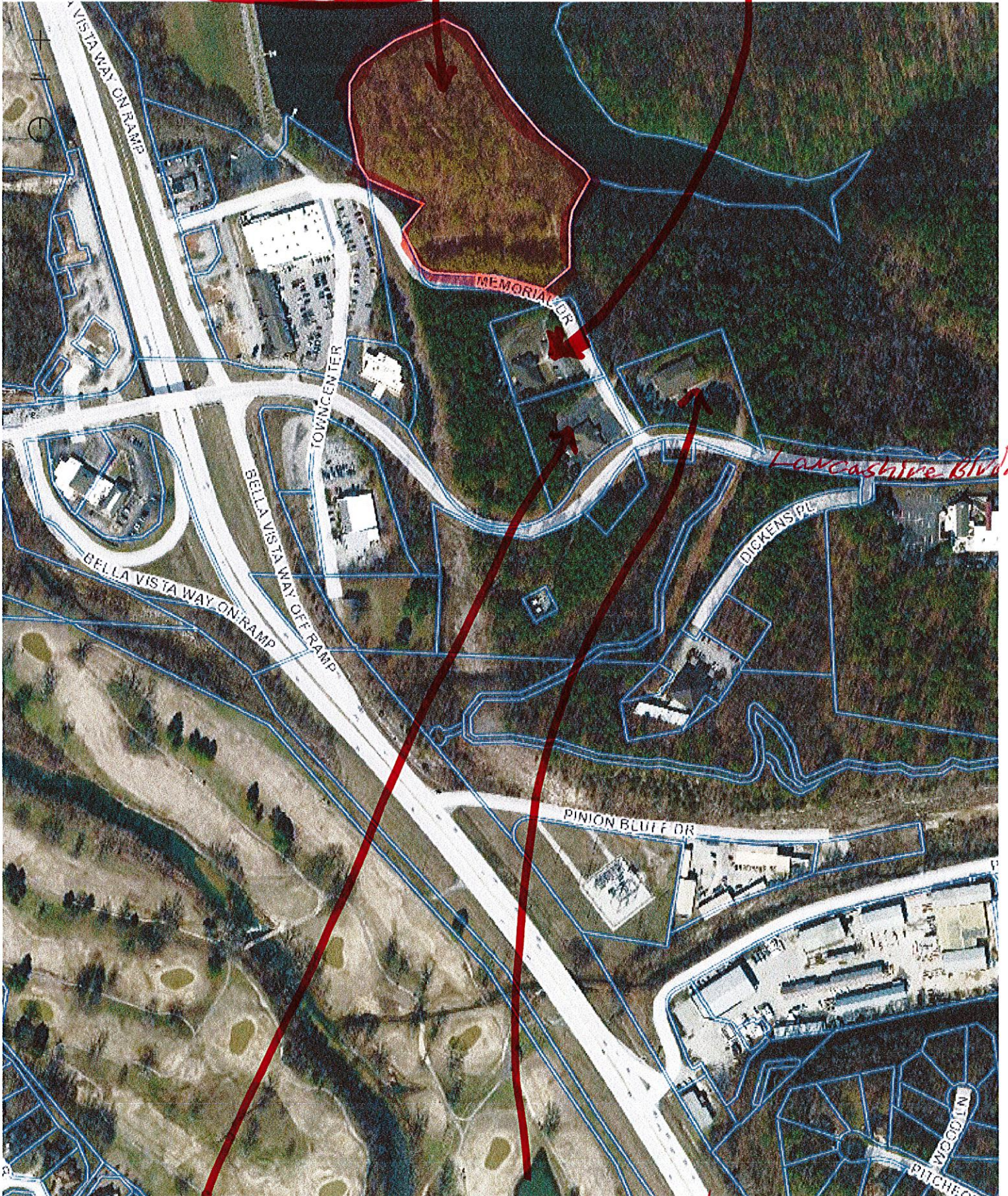
Part 3 Permit for Operation

The information contained in Part 1 and 2 of this form has been reviewed and found to meet the requirements of the Arkansas Department of Health. THE PERMIT FOR OPERATION of this system is hereby issued.		
Environmental Health Specialist	Signature	EHS Number Date
Comments		
Site Revalidation conducted by ☐ Environmental Health Specialist ☐ Designated Representative (check one)		
Signature	EHS / License Number	Date

Parcels

504 Memorial Drive

555 Memorial Drive



Lancashire Blvd.

Results

575 Memorial Drive

600 Memorial Drive

Print

Export CSV

Clear Results

Powered by Esri (<http://www.esri.com/>)

2004-2005
1/1/05



* Optional System Utilization Verification Form



Arkansas Department of Health
Environmental Health Protection

Receipt Number
26320770

Individual Onsite Wastewater System Permit Application

Permit Type ☒ New Installation
☐ Alteration / Repair

OR Environmental ID #

7 6 0 2 1 4 7 0 4 7

☐ Homeowner

☒ Builder/Developer

Fee Schedule for Structures	
Structures 1500 sq ft or less	☒
\$ 30.00	
Structures more than 1500 sq ft and up to 2000 sq ft	☐
\$ 45.00	
Structures more than 2000 sq ft and up to 3000 sq ft	☐
\$ 90.00	
Structures more than 3000 sq ft and up to 4000 sq ft	☐
\$120.00	
Structures more than 4000 sq ft	☐
\$150.00	
Alteration and Repair	☐
\$ 20.00	

*RESTROOM REQUIREMENT FOR BRIDAL PARTY
DRESSING AND OCCASIONAL TOUR BUS*

TO THE PROPERTY OWNER

Onsite Wastewater System Utilization Verification

Property location: 504 MEMORIAL DRIVE, DELLA VISTA, AR 72714
(Address of Proposed System, City, State, Zip)

I hereby attest there are 15 bedrooms (number of persons for commercial) and the square footage of the structure that will utilize the designed onsite wastewater system in this permit application is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

As Developer/Builder, I hereby attest that the above information is correct and prior to the sale of the property, I will convey, to the buyer, all information associated with this system.

Owner/Applicant Signature 

Date 11-2-23

This document must be submitted with the permit application, if the Owner/Applicant Signature Section (number 19 on the LHP-19) is not signed.

FHP-19, OPT-A (R 8/13)

Tank & Leach Field:

Designed with **6 lateral lines at different lengths.**
 Lateral lines are **18"** inches deep, **24"** inches wide on **8'** centers.
New 1,250-gallon combo tank & spider valve.

Pipe Specifications:

House to Tank is 4" SCH 40	Distance	15'
Tank to spider valve is 1 ½" SCH 40	Distance	60'
All tight lines are 1 ½" SCH 40		
Leach lines are perforated 4" ASTM 2729		

Pump and Tank Specifications:

Designed for a **Zoeller BN151 .3 HP** effluent pump
 Set timer to dose 50 gallons every 6 hours until redundant off float has been reached.
 Set floats low in pump chamber to allow for storage in pump compartment of tank.
 Pump will operate at **17.7** gallons per minute.

See attached for orifice sizes.

Drawdown is 5 gallons/inch for a Piles concrete combo tank

Installer Notes:

- Maximum trench depth should not exceed **18"**.
- Risers need to be kept accessible for maintenance
- Flow line out of spider valve should be at or above ground elevation at Line 1.
- Each soil absorption trench should be installed on contour as designed.
- Gravel trench should begin 5' from the tight line.
- Tight line trenches should be no deeper than 6".
- Excavation of trenches by backhoe needs to be done in a manner to prevent compaction of trench bottom.
- To avoid smearing of the sidewall of trenches, no digging should be done while the ground is wet.
- Final grading over the absorption area shall be done to drain all surface water off and away from septic system.

The location and/or elevation of any existing utilities as shown on these plans should not be relied on as being exact or complete. The contractor is advised to contact Arkansas One Call at 1-800-482-8998 for information on existing utilities on this property.

System Elevations:

	Ground Elevation (top of natural grade)			Flow Line Elevation (bottom of pipe)		
Stub out	98.0			Above 93.15		
Septic tank inlet	94.5			92.95		
Septic tank outlet	94.7			92.7		
Spider Valve	106.2			105.5		
	Ground Elevation			Flow Line Elevation (Bottom of Trench)		
	Beg	Mid	End	Beg	Mid	End
Line 1	105.5	105.5	105.5	104.0	104.0	104.0
Line 2	104.0	104.0	104.0	102.5	102.5	102.5
Line 3	102.0	102.0	102.0	100.5	100.5	100.5
Line 4	100.1	100.1	100.1	98.6	98.6	98.6
Line 5	98.1	98.1	98.1	96.6	96.6	96.6
Line 6	95.9	-	95.9	94.4	-	94.4

Benchmark: 97.8 Ground @ Electric Pad

Property owner Notes:

- Effluent filter should be cleaned at least once a year, but it's recommended it be cleaned every 6 months.
- Guttering should be in such a manner to carry runoff water around and away from the lateral field.
- Garbage grinders are not recommended for septic systems.
- Recommend topsoil and seeding to prevent erosion.

Notice: This is only a plan and does not necessarily reflect the actual size shape or location of any improvements, which may be constructed on this property. This individual sewage disposal system was designed according to the Arkansas Department of Health Rules and Regulations Pertaining to Sewage Disposal Systems, DR's, and installers. However, this does not constitute a guarantee that the system will function properly.

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
TEL: (502) 778-2731 • 1 (800) 928-PUMP • **FAX:** (502) 774-3624

Visit our web site:
zoellerpumps.com

APAK® ALARM SYSTEMS

The APak® Alarm system sounds a horn when a potentially threatening liquid level condition occurs. The horn can be silenced, but the alarm light remains on until the condition is remedied. The all new APak® alarm is more compact and easier to install. It is cCSAus approved in a NEMA 1 enclosure.

A green "POWER ON" light indicates 120 V primary power to the alarm. A low battery chirp feature indicates when the battery should be replaced. A red "ALARM" light indicates a high-level condition.

10-4012 APak® Alarm

- NEMA 1 enclosure (INDOOR USE ONLY)
- Automatic alarm reset
- Horn is rated 87 decibels at 10'
- 2 AA battery backup (batteries not included)
- 15' alarm (12 V) tethered switch
- 6' power cord
- cCSAus approved

10-4011 APak® Alarm

Same standard features of our 10-4012 with:

- 15' alarm (12 V) alarm reed sensor

NOTE: It is always recommended to power the alarm from a separate circuit than the pump to avoid losing power to both during a tripped breaker scenario.

Models 10-4012



Z Control® Enabled

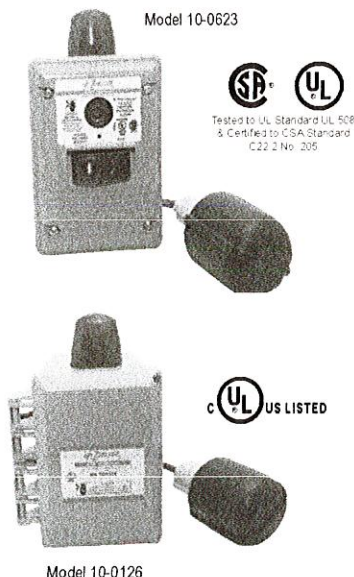


Models 10-4011

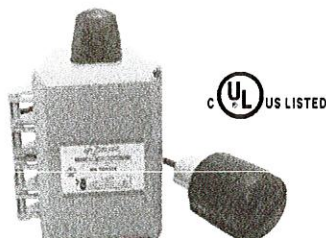


Z Control® Models

- **10-4013 comes with reed sensor**
- **10-4014 comes with mechanical float switch**
- All the Standard features plus:
- 2nd Input for additional monitoring ability
- Dry contacts for connection to home security system, etc.
- Z Control Enabled
 - Wifi equipped
 - Receive free text, email, and push alerts on:
 - Power outage
 - Low battery
 - Input 1 or 2 triggers
 - Loss of contact with Z Control®
- Remotely Silence, Reset alarm.
- Free Z Control App and Web interfaces
- Free Z Control account
- No monthly cost
- Simple setup
- Z Control connectivity LED



Model 10-0623



Model 10-0126

10-0623 INDOOR / OUTDOOR Alarm System

- NEMA 3R enclosure (6.5" X 4.5" X 3")
- Top-mounted alarm beacon
- Automatic alarm reset, horn silence switch and alarm test switch
- Horn is rated 85 decibels at 10'
- Pre-mounted terminal block with connections for pump and float switch
- 15' alarm (12 V) tethered switch
- Power connections are field wired
- UL / CSA listed

10-0682 DELUXE Alarm System includes same features of our 10-0623 with:

- 20' alarm (12 V) tethered switch
- 6' 115 V power cord with water-tight cord connectors

10-0126 INDOOR / OUTDOOR Alarm System includes same features of our 10-0623 with:

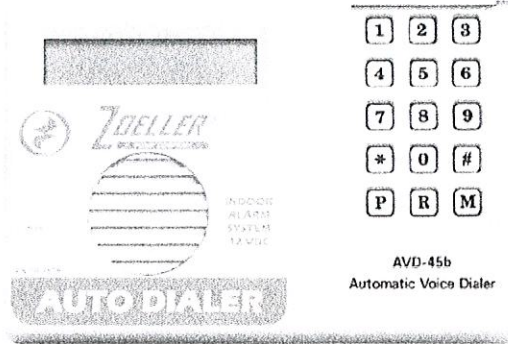
- NEMA 4X thermoplastic enclosure (6" X 4" X 3")
- Horn is rated 88 decibels at 10'
- 5A auxiliary dry contacts
- UL listed to Canadian standard cULus

AUTO DIALER SYSTEM

10-2616 Auto-Dialer System

The Auto-Dialer is a single channel voice dialer that can be used with any device that can provide a normally open / closed contact. It can be programmed to store up to four numbers to dial, including standard (voice) telephones, most cellular phones, and pagers. It will provide a 16 second pre-recorded message.

- Voice-Chip technology (NO TAPES)
- Record your own personal messages
- Dials each contact number up to four times
- Internal 9V battery back-up (Battery NOT Included)
- Tone or pulse dial only (NOT intended for digital phone lines)

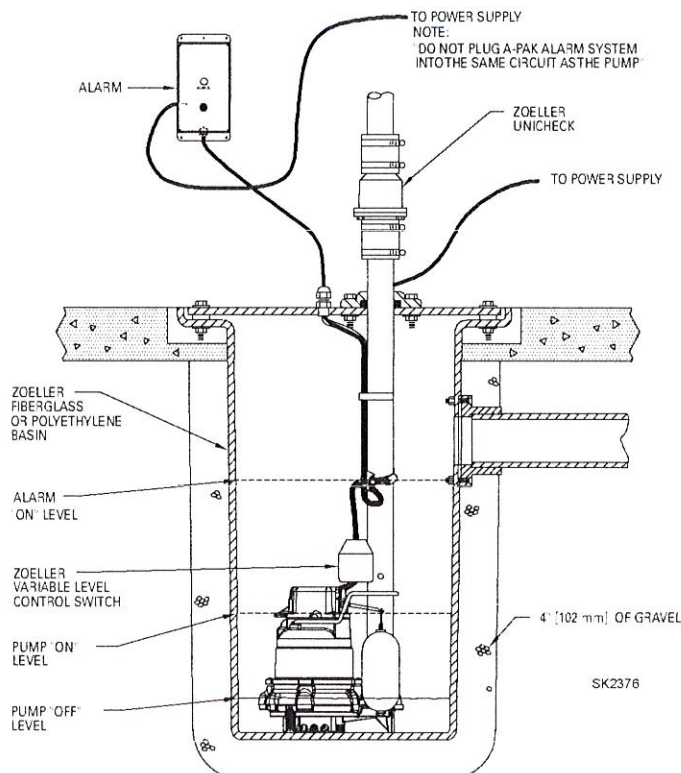


Model 10-2616 Auto Dialer

High water alarms provide the owner with early notification that the water level is continuing to rise in the application. This could be due to a pump failure or power outage, or the pump is simply overwhelmed in the application.

Zoeller recommends that ALL systems be installed with a high water alarm whether it is a small sump pump, sewage system, or a large outdoor lift station. Small alarms can be used on systems like water heaters or drain sinks. For a low upfront cost, a high water alarm saves the headache and stress of cleaning up a catastrophe after the fact.

An alarm system is designed to operate independently from the pump; meaning it can be used with any manufacturer's model. In fact, it is recommended that all alarms are wired in to a separate circuit breaker. This protects the alarm from being tripped if the pump inadvertently trips the circuit breaker. The last thing a homeowner wants is to NOT have an alarm due to the system not getting power. For instances like a complete power failure, most alarms include a battery backup that keeps power to the alarm during a storm or black-out.



MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
(502) 778-2731 • 1 (800) 928-PUMP • FAX (502) 774-3624

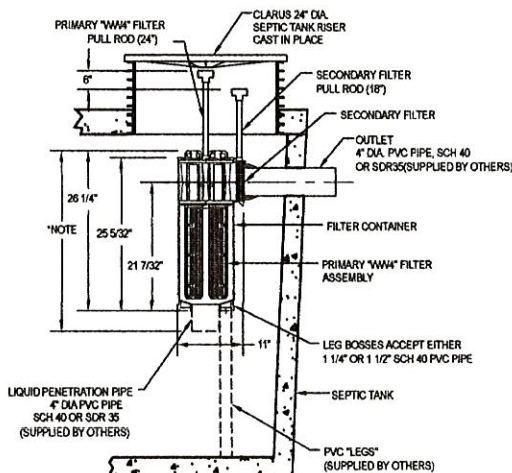
Trusted. Tested. Tough.™

Visit our web site:
zoellerpumps.com

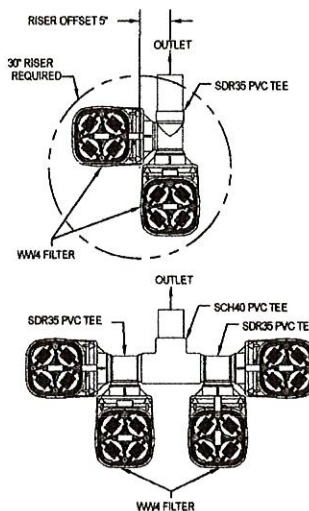
WW4 Effluent Filter, P/N 5000-0007

Register your
Clarus Environmental Product
on our website:
<http://reg.clarusenvironmental.com/>

OWNER'S MANUAL



*NOTE: STATE AND LOCAL PLUMBING CODES MAY REQUIRE A SPECIFIC LIQUID PENETRATION. FOR EXAMPLE, 25% - 40% INTO THE LIQUID DEPTH OR 8\"/>



SK2318

Application: Single family homes or commercial applications

Filter Area: 528 linear feet of 1/16\"/>

Flow Rate: 4,000 GPD. Two or more filters may be connected with a manifold for higher flow applications.

Material: All materials are non-corrodible in the septic tank environment. Materials of construction are PVC, ABS, and polyethylene.

Easy To Install Or Retrofit: The WW4 Filter adapts to either a SCH 40 or SDR 35 4\"/>

Easy To Maintain: The filter element can be removed for maintenance by pulling the longer PVC handle out of the filter container. The secondary filter will remain in the container while the cartridge is cleaned. To clean, hold filter assembly over septic tank opening and rinse with tap water, washing filtered solids back into the septic tank. In addition, spray off any solids that have accumulated on the inside of the filter container. Reinstall the filter element. Next, remove the secondary filter and rinse with tap water. The WW4 Filter should be cleaned each time the septic tank is pumped or when the need is indicated by a high water level in the tank or slow flows from the source. For installations that exceed the design flow rate of the filter or in applications where the septic tank is undersized, more frequent cleanings may be required. It is recommended that the filter be inspected and serviced as part of a regular septic tank maintenance routine.

Troubleshooting, Repair, and Replacement: Follow the installation and maintenance instructions above. For replacement components, call 1-800-928-7867.

Lifetime Warranty: Every Clarus Environmental filter is guaranteed to be free from defects in materials and workmanship for the lifetime of the homeowner/purchaser. Free repair or replacement, excluding labor, will be made on return of the filter prepaid to the factory. This warranty is limited to product proven to be free from abuse or improper installation.

ALL CLARUS ENVIRONMENTAL PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH PLUMBING AND HEALTH DEPARTMENT CODES.

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
TEL: (502) 778-2731 • 1 (800) 928-PUMP • FAX: (502) 774-3624

Visit our website:
zoellerpumps.com

Timed Dosing Simplex Pump Control Panel

Motor Contactor Control Programmable Timed Dosing

Zoeller Pump Company control panels provide residential and commercial customers with a reliable means of controlling a single phase pump in onsite septic installations.

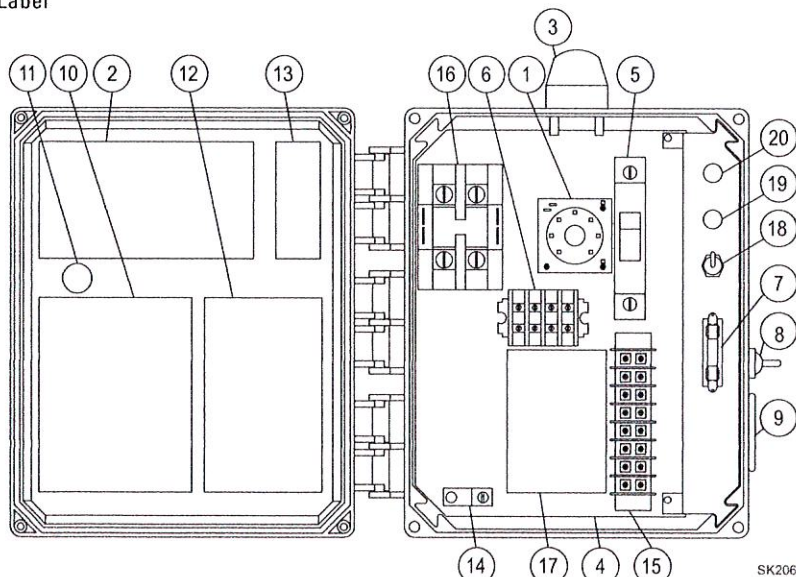
A programmable timer activates a magnetic motor contactor to turn the dosing chamber pump on and off. A high or low water condition will override the timer to turn the pump on or keep the pump from running dry.

An alarm float activates the audio/visual alarm system indicating a high liquid level. Common applications include media filter systems, pressure distribution systems, mound systems, or any application requiring a timed dose.

Note: All variable level float switches for these control panels are mechanically activated and do not contain mercury.



- | | |
|--|---|
| 1. Programmable Timer - with separate variable controls allows for setting the on and off times from .05 seconds to 30 hours | 11. Tested Stamp |
| 2. Rating Label | 12. Timer Instruction Label |
| 3. Alarm Beacon - large red light provides 360° visual check of alarm condition | 13. UL Label |
| 4. Schematic diagram - (loose in enclosure) | 14. Ground Lug |
| 5. Circuit Breaker - provides pump disconnect | 15. Float Switch Terminal Block |
| 6. Power and Pump Terminal Block - includes terminals for separate pump and control power | 16. Magnetic Motor Contactor - controls the pump by switching both electrical lines |
| 7. Spare fuse | 17. Backplate Label - includes diagram of float, pump, and power connections |
| 8. Exterior Horn Test/Normal/Silence Switch - allows alarm horn to be silenced and allows alarm system to be tested | 18. HOA Switch - for manual control of the pump |
| 9. Alarm Horn - provides audio warning of alarm condition | 19. Alarm Fuse |
| 10. Pump Specifications Label | 20. Control Fuse |



SK2069

DELUXE MODELS

Part Number	Mode	Voltage	Phase	FLA
10-0684	Simplex	115	1	0 - 20 Amps
10-0697	Simplex	115/200/230	1	0 - 20 Amps
10-1430	Duplex	115/200/230	1	0 - 20 Amps

SPECIFICATIONS

Enclosure: 10" x 8" x 4" (Simplex); 14" x 12" x 6" (Duplex),
NEMA 4X, watertight, noncorrodible engineered thermoplastic

Alarm/Control Section Voltage: 120 VAC, 60 Hz, single
phase, 40 watt maximum (alarm condition)

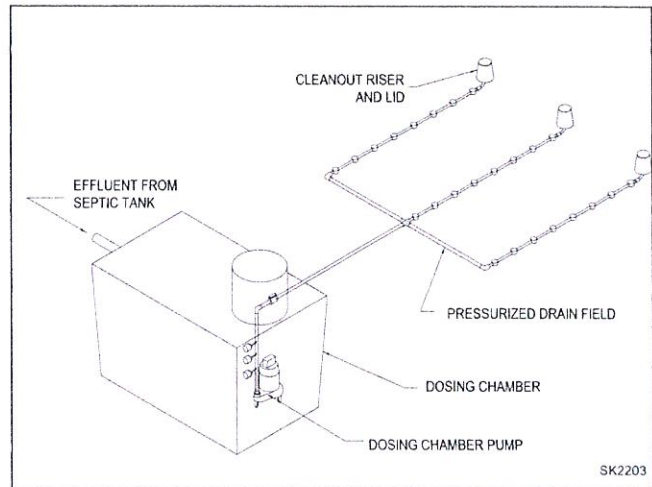
Pump Section:

120V models - 120 VAC, 60 Hz, single phase, 0 - 20 FLA

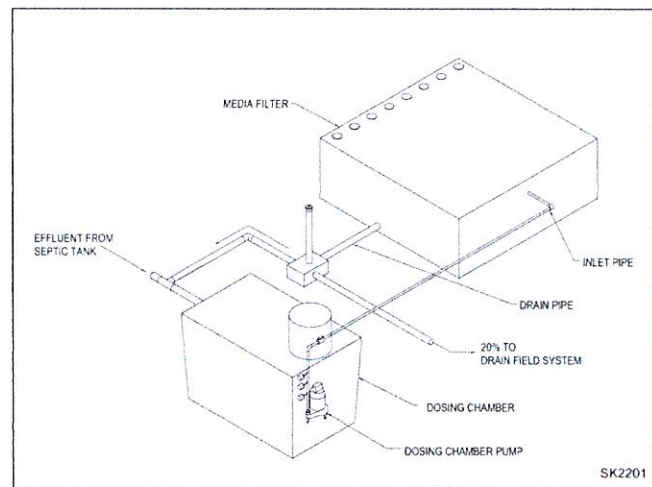
230V models - 230 VAC, 60 Hz, single phase, 0 - 20 FLA

STANDARD FEATURES

- **UL labeled** - entire control system (panel and switches) meets and/or exceeds industry safety standards
- **Complete Packages** - panels include low level cutout, timer override and high water alarm variable level float switches
- **Installation Instructions** - complete step-by-step instructions allow for easy installation
- **Lockable Latch** - Added security and protection for your system
- **Two-Year Limited Warranty** - our commitment to customer satisfaction
- **Redundant off circuit (redundant off float sold separately)** - protection against primary switch failure
- **Event Counters** - allows monitoring of pump cycles
- **Elapsed Time Meter** - allows monitoring of hours run



Typical Pressure Distribution System



Typical Single Pass or Recirculating Media Filter Systems

SEQUENCE OF OPERATIONS FOR SIMPLEX TIMED DOSING

1. Operation can begin after the following:
 - Correct voltage is supplied to the panel
 - A good ground is supplied to the panel
 - Pump is connected correctly to the panel
 - Panel circuit breaker is closed
 - Floats are installed properly
 - Pump HOA Switches are set to "Auto"

The control panels are available for use with two, three, or four float combinations.

2. In a two float system, one float in the tank is the *Low Level Cutout* float while the other is a *High Level Alarm* float. The normal operating level should be between the *Low Level Cutout* position and the *High Level Alarm* position.
3. When the *Low Level Cutout* float switch is closed, the pump will be ready to energize. The pump will become operational by using the *On/Off* timer.

4. In the event the liquid level continues to rise, the alarm float switch will be closed. When the alarm float switch is closed, the following will occur:
 - The external high water light will illuminate
 - The audible high water horn will sound
5. The audible high water horn can be silenced by flipping the alarm silence switch. The horn silence relay automatically resets the alarm after the high water condition has been resolved.
6. The three float system adds a *Timer Override* float. The *Timer Override* float gives you the option of pumping from the basin while the timer is in the *Off* cycle. It is only intended for times of abnormally high liquid level intrusions. The normal operating level should be between the *Low Level Cutout* float and the *Timer Override* float.
7. A four float system includes a *Redundant Off* float, a *Low Level Cutout* float, a *Timer Override* float and a *High Level Alarm* float. The *Redundant Off* float is positioned slightly below the *Low Level Cutout* float, but above the pump. The normal operating level should be between the *Low Level Cutout* position and the "Timer Override" position. The *Redundant Off* and the *Low Level Cutout* float switches must be closed for the pump to operate on the timer.

ALL ZOELLER PUMP COMPANY PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH LOCAL AND/OR STATE PLUMBING AND/OR HEALTH DEPARTMENT CODES.



ENVIRONMENTAL

Zoeller Family of Water Solutions

Zoeller Company



PUMP COMPANY

Zoeller Family of Water Solutions

System Head Curve and Pump Selection Tool

Static Head Information

Static Head - elevation difference from low water to outfall	17.1 feet
System high point above outfall?	No

Friction Head Information

Pipe	1		
How many different pipes in the system (not counting laterals)?	1		
Pipe 1 Length	60 feet		
Pipe 1 Size	1 1/2 inches		
Pipe 1 Class	SCH 40		
Pipe 2 Length			
Pipe 2 Size			
Pipe 2 Class			
Pipe 3 Length			
Pipe 3 Size			
Pipe 3 Class			
Pressurized Laterals?	No		
How many are gassed at once?			
Length of one lateral			
Size of lateral			
Class of lateral			
Fittings & Discharge Assemblies			
Type	Size	Quantity	Flow
90 Elbow	1 1/2 inches	1	100 %
45 Elbow	1 1/2 inches	1	100 %
Special Friction Considerations			
Weep Hole	Yes	1/8 "	
Add-In Friction	15 % of Pipe Loss		
Automatic Multizone Valve?	No		
Pressure Filter?	No		

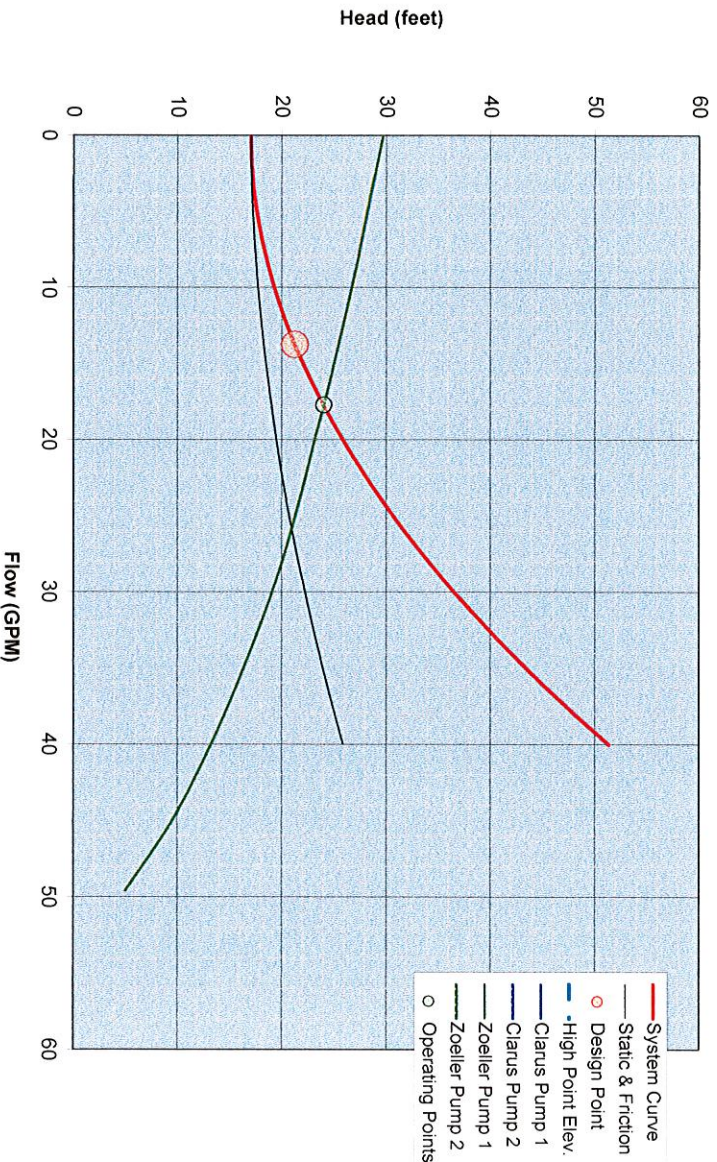
Operating Head Information

System Type	Spider Valve
Required Pressure	3. feet
Number of Orifices	
Size of Orifices	3/8 "
Spider Valve Orifice Sizes (Data originates from Spider Valve Sizing Tab)	11/32"
	11/32"
	7/32"

Factors and Coefficients

Hazen-Williams C Factor	130
Discharge Coefficient (Cd)	0.61
Lateral Design Mode	Off

System / Pump Interaction Curves



NOTE: THE DISPLAYED PUMP CURVES HAVE BEEN ADJUSTED TO ACCOUNT FOR THE EFFECT OF THE WEEP HOLE

60 Hz Frequency

Operating Points

Clarus Environmental Pumps

Clarus Pump 1

Flow Control Orifices?

Clarus Pump 2

Flow Control Orifices?

Zoeller Pump Company Pumps

Zoeller Pump 1

151, 0.3hp, 60Hz

17.7 GPM @ 24.0'

Zoeller Pump 2

Design Point
13.7 GPM
@ 21.3' TDH

Curve Zoom Range 40 GPM

Project Name: Cooper Chapel Operations

Project Address

Contact Info:

Notes:

Spider Valve®

Customizable Valve Assembly

Split Effluent Flows Evenly
To Lateral Lines

Features

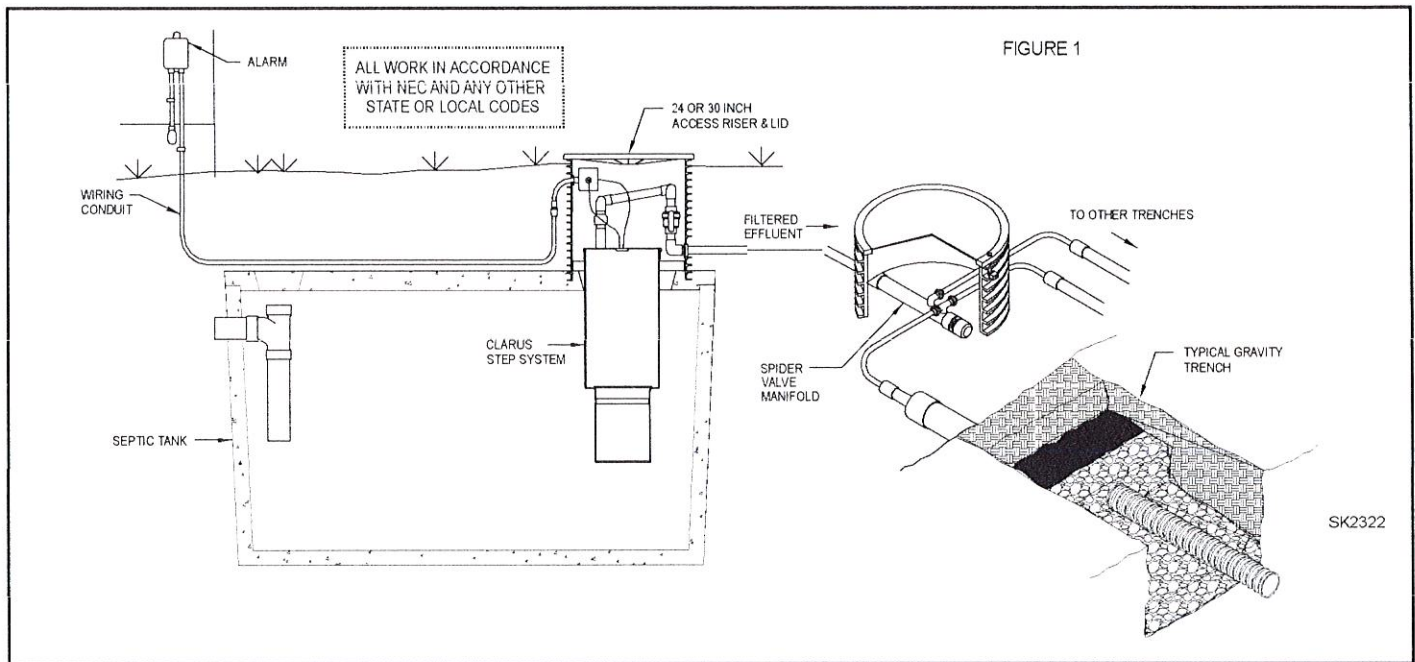
- Pressurized splitting to a gravity disposal field
- 3 feet of 1/2" diameter PVC flexible pipe on each discharge for ease of assembly
- 2" diameter SCH 80 PVC manifold with cleanout for equal pressurization and easy maintenance
- Models available with 2 outlets up to 10 outlets (6 outlet shown)
- Standard 5/32" orifices can be custom drilled in the field to accommodate laterals of different lengths
- Orifice sizing program available
- Fits in a 24" diameter access riser
- Compatible with conventional lateral trenches and chamber systems
- Not compatible with low pressure pipe (LPP) systems



Trusted. Tested. Tough.™

3649 Cane Run Road • Louisville, KY 40211-1961 • (502) 778-2731 • FAX: (502) 774-3624
clarusenvironmental.com

C2.10.110
CL0076
1018
Supersedes
0616



Distal Pressure		Flow (GPM) per Orifice							
Feet*	psi	5/32"	3/16"	7/32"	1/4"	9/32"	5/16"	11/32"	3/8"
3	1.30	0.52	0.75	1.03	1.34	1.70	2.09	2.53	3.01
4	1.73	0.60	0.87	1.18	1.55	1.96	2.42	2.92	3.48
5	2.16	0.68	0.97	1.32	1.73	2.19	2.70	3.27	3.89
6	2.60	0.74	1.07	1.45	1.89	2.40	2.96	3.58	4.26

* The Distal Pressure selected will need to be added to the friction head and static head for the TDH.

Spider Valve® "Pressure Manifold" CL0405	
Part Number	Description
5051-0030	2-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0031	3-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0032	4-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0033	5-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0034	6-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0035	7-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0036	8-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0037	9-Outlet pressure manifold assembly w/ 5/32" ID washers and unions
5051-0038	10-Outlet pressure manifold assembly w/ 5/32" ID washers and unions

NOTE: For sizing help please consult Clarus Environmental at 1-800-928-7867 or use the Spider Valve® Orifice Sizing Tool to help design your onsite system at clarusenvironmental.com





ENVIRONMENTAL

Zoeller Family of Water Solutions™

Zoeller Company

Spider Valve Sizing Tool

1-877-244-9340

Number of Outlets	6
Distal Pressure	3 ft
Maximum Orifice	3/8 "

Lateral Line #1	Length	75 ft	Orifice Size	0.369 "	Drill Size	3/8 "
Lateral Line #2	Length	65 ft	Orifice Size	0.343 "	Drill Size	11/32"
Lateral Line #3	Length	60 ft	Orifice Size	0.330 "	Drill Size	11/32"
Lateral Line #4	Length	60 ft	Orifice Size	0.330 "	Drill Size	11/32"
Lateral Line #5	Length	60 ft	Orifice Size	0.330 "	Drill Size	11/32"
Lateral Line #6	Length	30 ft	Orifice Size	0.233 "	Drill Size	7/32"

Total Flow
13.72 GPM

Project Data		Notes:
Project Name:		
Project Address		
Contact Info:		

The tools and information contained herein are made available for your use. Clarus Environmental and Zoeller Company believe this information to be correct and accurate at the time of issue. However, Clarus Environmental and Zoeller Company assume no liability, expressed or implied, resulting from the access and use of this information. It is solely the responsibility of the user to verify that the information is correct and accurate for the required purposes. Use of this program implies acceptance of, and agreement with, these responsibilities.

Version 4.40

Parcels



Results

Print

Export CSV

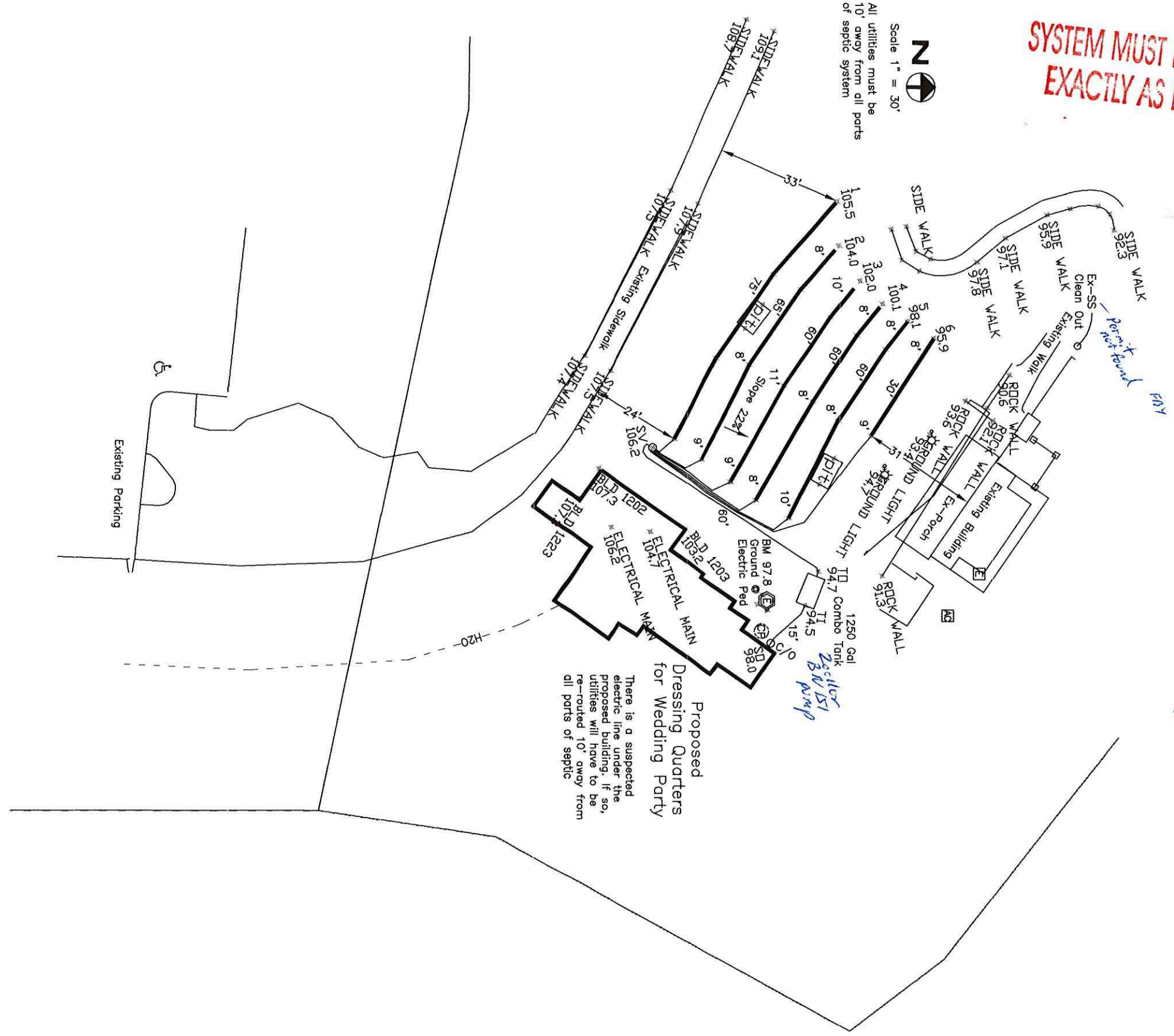
Clear Results

Powered by Esri (<http://www.esri.com/>)

**SYSTEM MUST BE INSTALLED
EXACTLY AS DESIGNED**

INSTALLER MUST CALL
472-985-1354
24/7 - HOUR TO INSTALL AT 100

Scale 1" = 30'
All utilities must be
10' away from all parts
of septic system



26320770

Debbie Yorg EHS 918
11/17/2023

Proposed
Dressing Quarters
for Wedding Party

There is a suspected
electric line under the
proposed building. If so,
utilities will have to be
re-routed 10' away from
all parts of septic



Meeting Information:

2483 Forest Hills Blvd
July 8, 2024, at 4:30 pm

Reviewer:

Megan Workman
Planner

Property Description

This property is located in the northern area of Bella Vista City Limits and is located on Parcel numbers 16-70183-000 and 16-70186-000; Lot 1 as shown on Record Plat L202248071 in the Benton County Book of Records.

Project Number	WVR-54682 & LSP-54529
Applicant	Gene Groseclos
Address/Location	372 Bella Vista Way
Current Zoning	I-1, Light Industrial District & R-1, Residential, Single-Family District
Site Area	84.73 acres
Nature of Request	Requesting to split a lot into three

Regulation

Sec. 107-249(f)(3) states that no lot shall be more than four times as deep as it is wide. Sec. 107-249(f)(7) requires a planting screen easement for double-frontage lots. 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 waiver of 107-249(f)(3) and 107-249(f)(7) for the proposed lot split.

Background

The applicant proposes establish Lots 1 – 3 of the State Line Subdivision. Lot 1, containing 66.93 acres, is fronted by a 40-foot wide right-of-way dedicated via record plat L202248071 to Bella Vista Way, an identified Major Arterial, to the east and Forest Hills Boulevard, an identified Major Arterial, to the west. Lot 2, containing 3.15 acres, is fronted by the aforementioned 40-foot right-of-way. Lot 3, containing 14.65 acres, is fronted by Carlisle Drive, a Non-Classified street per the Master Street Plan. No new street or alley is required or proposed. No vacations are proposed. The subject site is located within the floodplain to the south and west. The bulk and area regulations of the underlying zoning districts have been met.

Public Comment

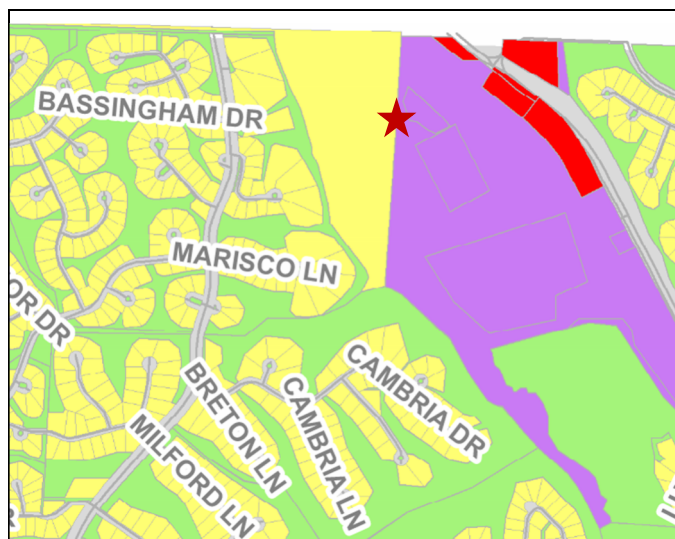
None at the time of this report.

Outstanding Technical Comments

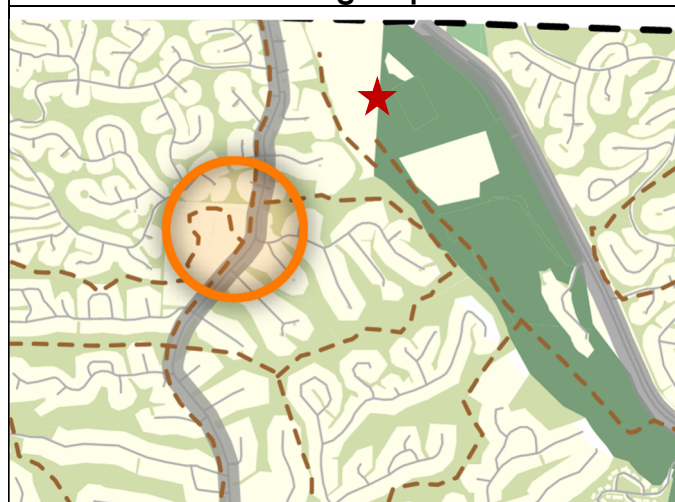
None at the time of this report.

Recommendation

Staff recommends approval of the lot split so long as the Planning Commission approves the waiver requests.



Zoning Map



Future Land Use

Sec. 107-35 Waiver Review Requirements

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

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

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

Sec. 107-35 Waiver Review Procedures

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

Sec. 107-128 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:

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



June 6, 2024 (as revised July 1, 2024)

City of Bella Vista, Arkansas
616 W. Lancashire Blvd.
Bella Vista, Arkansas 72715
Attn: Megan Workman, Planner
Email: mworkman@bellavistaar.gov

Re: LSP-2024-54529

Ladies and Gentlemen:

In regard to Section 107-249(f)(3) of the Ordinances of the City of Bella Vista that provides that “No lot shall be more than four times deep as it is wide.” and, Section 107-249(f)(7) in the Ordinances of the City of Bella Vista, that requires a “10 foot planting easement” to provide separation from streets or traffic arteries, we hereby request a waiver based upon the following, facts and circumstances.

The west side of the subject property is bordered by Sugar Creek and the subdivisions of Marisco, Forrest Hills and Avondale. The subdivisions have either substantial areas of Common Property near the subject property’s west property line and/or drainage and utility easements. The presence of these elements provide more than adequate screening and separation from the subject parcel. On the east side of the subject property, the majority of the east property line is bordered by several parcels owned by unrelated third-parties which lie between the subject property and U.S. Highway 71 that also provide adequate separation and screening.

As you will note, despite the fact that the proposed lot split is not in technical compliance with the ordinances, there is adequate width to develop this property and the subject property is already adequately screened and separated from residential properties, streets and traffic arteries. To strictly apply the provisions of these ordinances would not only be redundant but would limit and deprive the applicant of the reasonable future use of this land including severely limiting access points.

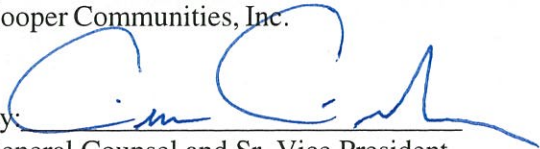
We find no evidence that the grant of the waivers would be detrimental to the public health, safety and welfare or injurious to other property in the area.

The grant of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations and ordinances governing Bella Vista.

If you have additional questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

Cooper Communities, Inc.

By: 
General Counsel and Sr. Vice President

Lot Split of Tract A per Plat Instrument #L202248071, creating Lots 1-3, Block 1 State Line Subdivision, Bella Vista, Arkansas Cooper Communities, Inc.

372 Bella Vista Way
Bella Vista, Benton County, Arkansas

GENERAL NOTES:

1.

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 possible 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.
2.

This plat represents a Lot Split of the tract of land described in Plat Instrument #L202248071 in the public records of Benton County, Arkansas.
3.

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.
4.

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.
5.

Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by Static observations processed through Trimble RTX.
6.

This survey is valid only if the drawing includes the seal and signature of the surveyor.
7.

This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
8.

Subsurface and environmental conditions were not examined nor considered a part of this survey.
9.

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.
10.

An address of 372 Bella Vista Way was disclosed in documents, or observed while conducting the fieldwork.
11.

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0080J
Map Revised: September 28, 2007
12.

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 I-1 (Light Industrial District).
Building setbacks for zone I-1 are as follows:

Front :

50 Feet

Side (Right-of-way):

40 Feet

Side (non-residential):

30 Feet

Side (residential):

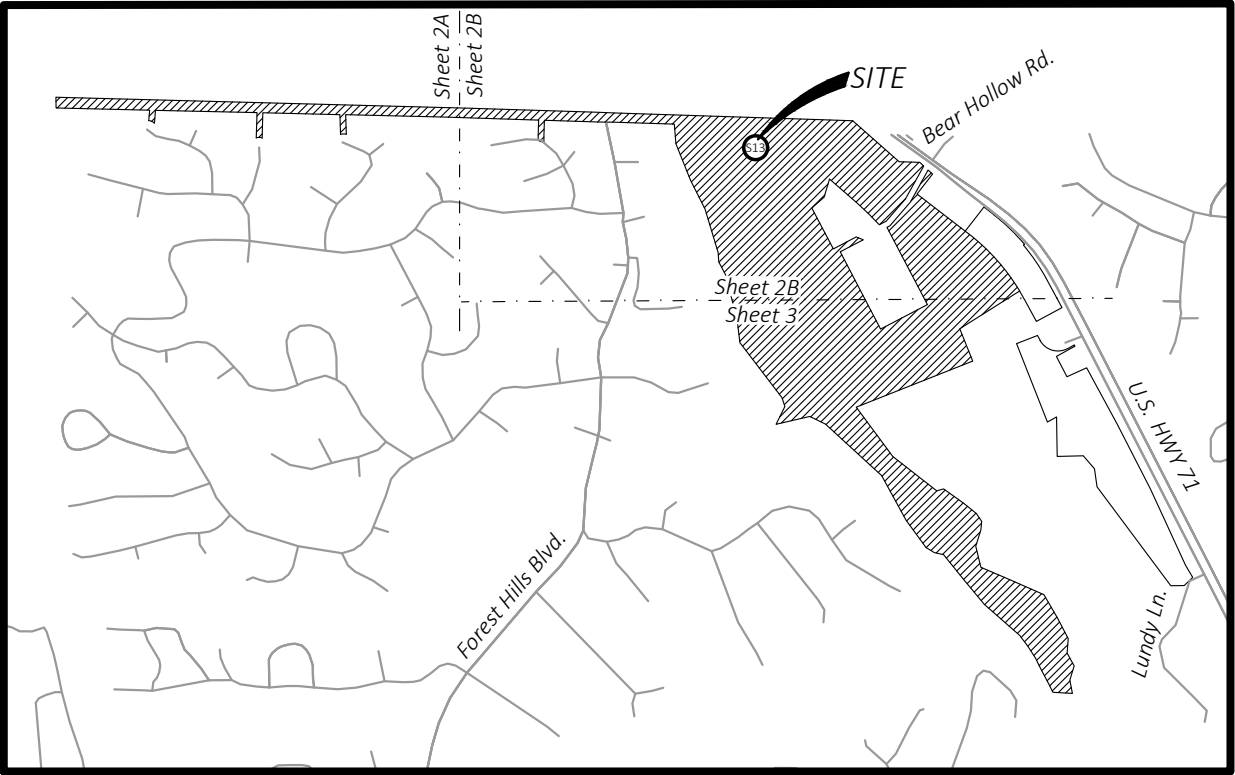
100 Feet

Rear (non-residential):

50 Feet

Rear (residential):

100 Feet



VICINITY MAP

NOT TO SCALE
Latitude: 36°29'41.24"N
Longitude: 94°16'03.64"W

Surveyors:
CEI Engineering Associates, Inc. 2600 NE 11th St, Suite 300 Bentonville, AR 72712 Phone: (479) 273-9472 Fax: (479) 271-0536 Surveyor: Dustin Riley, Arkansas PLS#1618

Owner
Parcel #'s 16-70186-000 & 16-70183-000 Cooper Communities Inc. 903 North 47th Street Rogers, Arkansas, 72756

SHEET INDEX:

1.

Cover Sheet
2.

Lot Split - West
3.

Lot Split - East
4.

Tables
5.

Descriptions

REVISION		
NO.	DESCRIPTION	DATE
△	1st Sub Comments	06/13/2024
△	Subdivision name	06/17/2024
△	Subdivision name	06/19/2024
△	Updated adjoiner	06/25/2024



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: Deed Book 2005, Page 49536

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

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.



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: _____

Registered Land Surveyor
State of Arkansas Registration No. 1618

City of Bella Vista Project #LSP-2024-54529

State Survey Code: 500-21N-31W-0-16-104-04-1618

State Survey Code: 500-21N-31W-0-15-234-04-1618



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.
372 Bella Vista Way
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	WGG
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33646
DATE	6/25/2024
REVISION	REV-4

Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 5

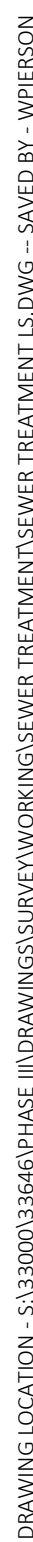
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	WGG
DESIGNER	WAP
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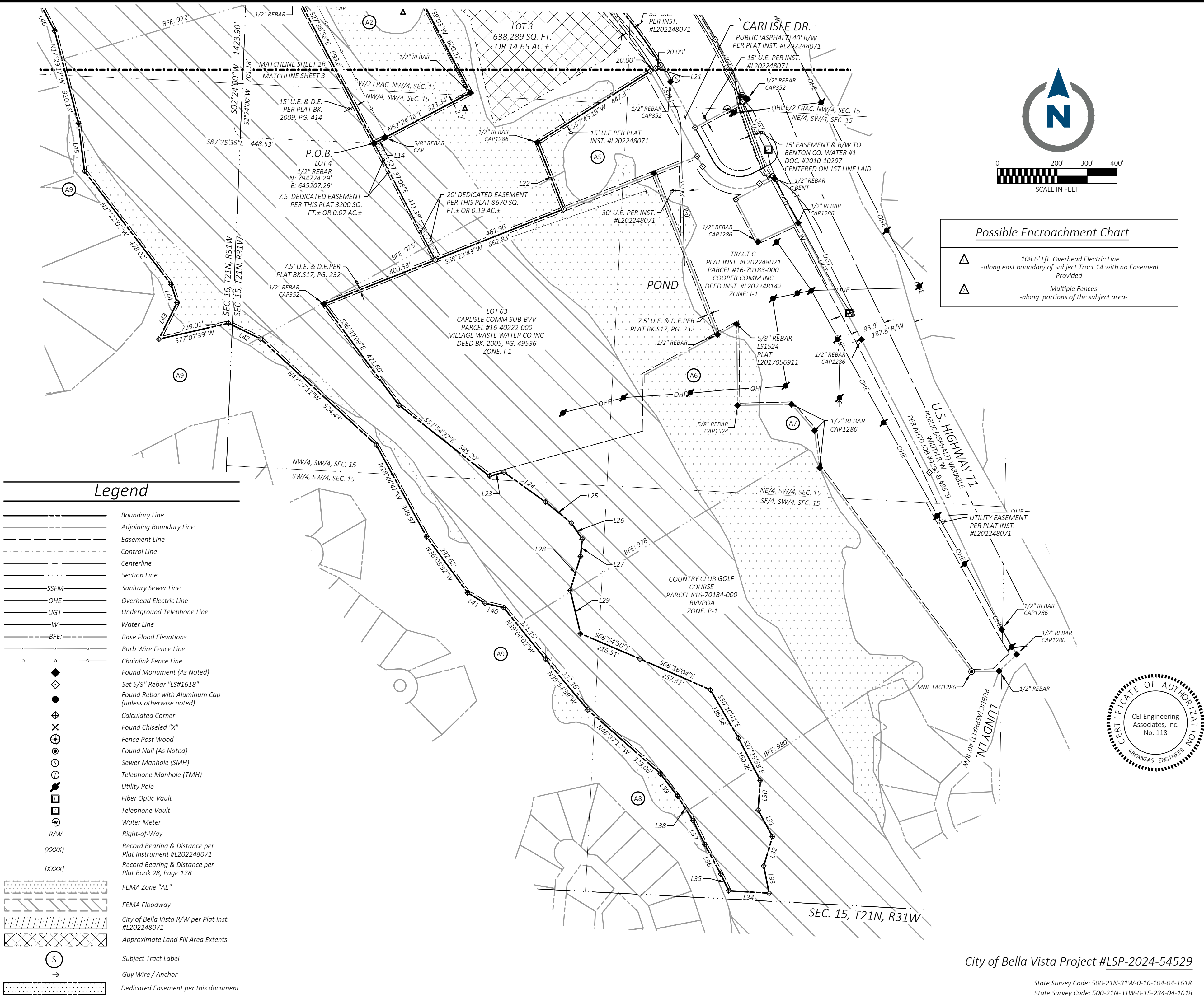
SHEET TITLE
SHEET NUMBER

2 OF 5

Page 69 of 72



DRAWING LOCATION - S:\33000\33646\PHASE II\DRAWINGS\WORKING\SEWER TREATMENT\LS.DWG -- SAVED BY - WPIERSON



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.
372 Bella Vista Way
Bella Vista, Benton County, Arkansas

Preliminary
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survey document

PROFESSIONAL OF RECORD	WGG
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33646
DATE	6/25/2024
REVISION	REV-4

Lot Split East

SHEET TITLE	
SHEET NUMBER	

3 OF 5

City of Bella Vista Project #LSP-2024-54529

State Survey Code: 500-21N-31W-0-16-104-04-1618
State Survey Code: 500-21N-31W-0-15-234-04-1618

DRAWING LOCATION - S:\33000\33646\PHASE II\DRAWINGS\SURVEY\WORKING\SEWER TREATMENT\LS.DWG -- SAVED BY - WPIERSON

ADJOINER INFORMATION TABLE	
A1 LOT 1A, BLOCK 1 BELLA VISTA ANIMAL SHELTER SUB. PLAT INST. #L202248071 PARCEL #16-43164-000 BELLA VISTA ANIMAL SHELTER INC. DEED INST. #L202329051 ZONE: I-1	A7 PARCEL #16-70183-006 BVPOA DEED BK. 2010, PG. 65422 ZONE: I-1
A2 LOT 1 ALLIED SUB. PLAT BK. 2011, PG. 385 PARCEL #16-43396-000 ALLIED SERVICES LLC ZONE: I-1	A8 COMMON PROPERTIES BLOCKS 1 -5 FOREST HILLS SUB. PLAT BK. 25, PG. 275 PARCEL #16-40489-000 BVVPOA ZONE: P-1
A3 PARCEL #16-70178-000 SCOTT PETROLEUM CORPORATION DEED INST. #L202272061 ZONE: C-3	A9 COMMON PROPERTIES MARISCO SUB. PLAT BY DONALD GRISHAM, LS293 APRIL 21, 1971 PARCEL #16-20677-000 BVVPOA ZONE: P-1
A4 LOT 73 CARLISLE COMM. SUB. PLAT BK. 28, PG. 128 PARCEL #16-40222-010 COOPER COMM INC DEED BK. 2010, PG. 10294 ZONE: C-3	A10 COMMON PROPERTIES OAKFORD SUB. PLAT BY JAMES GORE, LS93 JULY 10, 1970 PARCEL #16-23273-000 BVVPOA ZONE: P-1
A5 TRACT B PLAT INST. #L202248071 PARCEL #16-70183-007 CITY OF BELLA VISTA DEED INST. #L202248142 ZONE: I-1	A11 COMMON PROPERTIES TIVERTON SUB. PLAT BY DONALD GRISHAM, LS293 JUNE 9, 1970 PARCEL #16-30963-000 BVVPOA DEED INST. #L201943052 ZONE: P-1
A6 PARCEL #16-70183-004 BVPOA DEED INST. #L2017056919 ZONE: I-1	A12 PARCEL #16-70177-000 TERRA PASO LLC DEED INST. #L202355697 ZONE: C-3

Property Line Table		
Line #	Direction	Length
L1	S88°07'15"E	196.07'
L2	S88°21'02"E	142.16'
L3	S47°22'18"E	36.74'
L4	S28°59'19"W	206.83'
L5	S51°29'39"E	106.93'
L6	S44°45'44"E	106.94'
L7	S16°24'27"W	131.10'
L8	S49°14'55"W	112.89'
L9	S27°56'25"E	318.96'
L10	N62°20'57"E	178.09'
L11	S67°15'59"E	51.92'
L12	S62°20'57"W	138.57'
L13	S62°20'57"W	40.16'
L14	N62°24'18"E	40.10'
L15	N62°20'20"E	22.90'
L16	N40°48'35"E	215.00'
L17	N28°59'19"E	253.83'
L18	S47°22'18"E	40.92'

Property Line Table		
Line #	Direction	Length
L19	S37°40'13"W	173.81'
L20	S52°20'10"E	31.20'
L21	S58°53'06"W	40.00'
L22	S21°36'15"E	240.00'
L23	N74°19'59"E	50.00'
L24	S54°20'27"E	170.46'
L25	S50°46'41"E	112.30'
L26	S34°09'52"E	65.01'
L27	S05°42'44"W	57.92'
L28	S16°58'07"W	118.50'
L29	S13°20'52"E	149.08'
L30	S04°13'12"W	99.20'
L31	S28°28'06"E	100.88'
L32	S16°38'29"W	102.37'
L33	S11°09'18"E	93.15'
L34	N86°34'00"W	135.38'
L35	N25°34'47"W	62.60'
L36	N28°23'58"W	112.24'

Property Line Table		
Line #	Direction	Length
L37	N25°51'10"W	89.64'
L38	N32°43'56"W	95.56'
L39	N37°18'04"W	95.21'
L40	N76°39'54"W	64.76'
L41	N58°56'55"W	67.74'
L42	N63°55'06"W	120.31'
L43	N26°32'50"E	136.81'
L44	N18°27'10"W	63.25'
L45	N07°10'05"W	161.27'
L46	N27°54'54"W	96.18'
L47	N04°24'59"W	65.19'
L48	N05°01'04"W	135.44'
L49	N89°08'51"W	101.98'
L50	S01°50'11"W	109.20'
L51	S00°01'41"E	44.35'
L52	N69°28'19"W	42.72'
L53	N00°01'41"W	30.00'
L54	N01°50'11"E	109.85'

Property Line Table		
Line #	Direction	Length
L55	S01°39'41"E	135.24'
L56	N01°39'41"W	137.64'
L57	S01°35'19"W	173.70'
L58	N01°35'19"E	174.18'
L59	S04°31'19"W	88.66'
L60	N04°31'19"E	72.52'
L61	N01°19'52"W	73.87'
L62	S88°06'56"E	103.95'
L63	S28°59'19"W	52.57'
L64	S40°48'35"W	203.25'
L65	S62°20'57"W	53.33'
L66	N43°58'17"W	104.78'
L67	N47°11'18"W	110.20'
L68	N49°01'19"W	251.65'
L69	N87°36'00"W	53.26'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	1431.80'	530.24'	21°13'07"	S41°43'17"E	527.22'
C2	60.00'	40.78'	38°56'33"	S87°54'43"W	40.00'
C3	60.00'	40.79'	38°57'09"	N89°20'43"W	40.01'
C4	60.00'	43.28'	41°19'54"	N66°18'00"W	42.35'

LOT 1 AREA BY QUARTER QUARTER (TOTAL: 66.93 AC.±)					
SECTION 16 (38.24 AC.±)					
W/2 FRACTIONAL NW/4, SEC. 16 97,761 SQ. FT. OR 2.24 AC.±	E/2 FRACTIONAL NW/4, SEC. 16 116,547 SQ. FT. OR 2.68 AC.±	W/2 FRACTIONAL NE/4, SEC. 16 79,011 SQ. FT. OR 1.81 AC.±	E/2 FRACTIONAL NE/4, SEC. 16 1,035,562 SQ. FT. OR 23.77 AC.±	NE/4, SE/4 SEC. 16 337,220 SQ. FT. OR 7.74 AC.±	
SECTION 15 (28.69 AC.±)					
W/2 FRACTIONAL NW/4, SEC. 15 151,478 SQ. FT. OR 3.48 AC.±	W/2 FRACTIONAL NW/4, SEC. 15 102,266 SQ. FT. OR 2.35 AC.±	NW/4, SW/4 SEC. 15 542,204 SQ. FT. OR 12.45 AC.±	SW/4, SW/4 SEC. 15 224,394 SQ. FT. OR 5.15 AC.±	SE/4, SW/4 SEC. 15 228,923 SQ. FT. OR 5.26 AC.±	
LOT 2 AREA BY QUARTER QUARTER (TOTAL: 3.15 AC.±)					
W/2 FRACTIONAL NW/4, SEC. 15 137,101 SQ. FT. OR 3.15 AC.±					
LOT 3 AREA BY QUARTER QUARTER (TOTAL: 14.65 AC.±)					
W/2 FRACTIONAL NW/4, SEC. 15 388,937 SQ. FT. OR 8.93 AC.±	E/2 FRACTIONAL NW/4, SEC. 15 11,345 SQ. FT. OR 0.26 AC.±	NW/4, SW/4 SEC. 15 238,012 SQ. FT. OR 5.46 AC.±			



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Lot Split
Cooper Communities, Inc.
372 Bella Vista Way
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	WGG
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33646
DATE	6/25/2024
REVISION	REV-4

City of Bella Vista Project #LSP-2024-54529

State Survey Code: 500-21N-31W-0-16-104-04-1618
State Survey Code: 500-21N-31W-0-15-234-04-1618

Tables

SHEET TITLE

SHEET NUMBER

4 OF 5

DRAWING LOCATION - S:\33000\33646\PHASE II\DRAWINGS\SEWER\WORKING\SEWER TREATMENT\LS.DWG -- SAVED BY - WPIERSON

Subject Tract Lot 1 Description

A part of the West Half of the Fractional Northwest Quarter (NW 1/4) of Section 16, Township 21 North, and Range 31 West, and the East Half Fractional of the NW 1/4 of said Section 16, and the West Half Fractional of the Northeast Quarter (NE 1/4) of said Section 16, and the East Half Fractional of the NE 1/4 of said Section 16, and the NE 1/4 of the Southeast Quarter (SE 1/4) of said Section 16, and the West Half of the Fractional NW 1/4 of Section 15, Township 21 North, Range 31 West, and the NW 1/4 of the Southwest Quarter (SW 1/4) of said Section 15, and the SW 1/4 of the SW 1/4 of said Section 15, and the SE 1/4 of the SW 1/4 of said Section 15, and being a part of Tract A as shown at Plat Instrument #L202248071 in the public records of Benton County, Arkansas and being described by metes and bounds as follows.

BEGINNING at an aluminum cap found at the Northwest Corner of Section 15, Township 21 North, Range 31 West;
THENCE along the North Line of said Section 15, South 88°07'15" East, 196.07 feet to a 1/2-inch rebar with cap LS 1286 set at the intersection of said North Line and the West Line of the tract of land described in Deed Instrument #L202355697;
THENCE along said West Line, South 48°34'31" East, 38.49 feet to a 5/8-inch rebar with cap LS 755;
THENCE continuing along said West Line, South 48°34'31" East, 388.92 feet to a 5/8-inch rebar with cap LS 1808;
THENCE departing said West Line along the South Line of said Tract, South 88°21'02" East, 142.16 feet to a chiseled X found at the intersection of said South Line and the West Right-of-Way Line of U.S. Highway 71 per AHTD JOB #9190 & #9579;
THENCE along said West Line, South 47°22'18" East, 36.74 feet to a 5/8-inch rebar with cap LS 1618 set at the intersection of said West Line and the North Line of the Access Easement described in Plat Book 2006 Page 1528;
THENCE along said North Line, South 28°59'19" West, 206.83 feet to a 5/8-inch rebar with cap LS 1618;
THENCE departing said North Line, North 51°29'39" West, 106.93 feet to a 5/8-inch rebar with cap LS 1618;
THENCE North 49°41'07" West, 240.86 feet to a 5/8-inch rebar with cap LS 1618;
THENCE North 44°45'44" West, 106.94 feet to a 5/8-inch rebar with cap LS 1618;
THENCE South 44°50'50" West, 292.80 feet to a 5/8-inch rebar found at the North East Corner of Lot 1A Block 1 of the Animal Shelter Subdivision per Plat Instrument #L202248071;
THENCE along the North Line of said Lot 1A, South 16°24'27" West, 131.10 feet to a found 5/8-inch rebar with cap LS 992;
THENCE continuing along said North Line, South 49°14'55" West, 112.89 feet to a found 1/2-inch rebar with cap LS 1286;
THENCE departing said North Line along the West Line of said Lot 1A, South 27°56'25" East, 318.96 feet to a 1/2-inch rebar with cap 1286;
THENCE departing said West Line along the South Line of said Lot 1A, North 62°20'57" East, 178.09 feet to a 5/8-inch rebar with cap LS 1618;
THENCE departing said South Line along the East Line of the 40' Access Easement Described in Plat Instrument #L202248071, South 67°15'59" East, 51.92 feet to a 5/8-inch rebar with cap LS 1618 set at the intersection of said East Line and the North Line of Lot 1 Block 1 of the Allied Subdivision per Plat Book 2011 Page 385;
THENCE along the North Line of said Lot 1, South 62°20'57" West, 138.57 feet to a 5/8-inch rebar;
THENCE continuing along said North Line, South 62°20'57" West, 40.16 feet to a 1/2-inch rebar;
THENCE departing said North Line along the West Line of said Lot 1 South 27°36'58" East, 599.87 feet to a 1/2-inch rebar;
THENCE South 27°37'21" East, 441.38 feet to a 5/8-inch rebar with cap LS 1618;
THENCE along the North Line of Lot 63 of the Carlisle Commercial Subdivision, South 68°23'43" West, 400.53 feet to a 1/2-inch rebar with cap 352;
THENCE departing said North Line along the West Line of said Lot 63, South 36°32'09" East, 421.60 feet to a calculated corner;
THENCE continuing along said West Line, South 51°54'37" East, 385.20 feet to a calculated corner;
THENCE departing said West Line along the South Line, North 74°19'59" East, 50.00 feet to a calculated corner;
THENCE departing said South Line along the West Line of the Country Club Golf Course the following fourteen (14) courses:

1. South 54°20'27" East, 170.46 feet to a calculated corner;
2. South 50°46'41" East, 112.30 feet to a calculated corner;
3. South 34°09'52" East, 65.01 feet to a calculated corner;
4. South 05°42'44" West, 57.92 feet to a calculated corner;
5. South 16°58'07" West, 118.50 feet to a calculated corner;
6. South 13°20'52" East, 149.08 feet to a calculated corner;
7. South 66°54'50" East, 216.51 feet to a calculated corner;
8. South 66°16'04" East, 257.31 feet to a calculated corner;
9. South 30°10'41" East, 186.58 feet to a calculated corner;
10. South 27°15'58" East, 160.06 feet to a calculated corner;
11. South 04°13'12" West, 99.20 feet to a calculated corner;
12. South 28°28'06" East, 100.88 feet to a calculated corner;
13. South 16°38'29" West, 102.37 feet to a calculated corner;
14. South 11°09'18" East, 93.15 feet to a calculated corner;
15. North 86°34'00" West, 135.38 feet to a calculated corner set at the intersection of said West Line and the East Line of the common properties of Blocks 1-5 of the Forest Hills Subdivision per Plat Book 25 Page 275;

THENCE along said East Line the following six (6) courses:

1. North 25°34'47" West, 62.60 feet to a calculated corner;
2. North 28°23'58" West, 112.24 feet to a calculated corner;
3. North 25°51'10" West, 89.64 feet to a calculated corner;
4. North 32°43'56" West, 95.56 feet to a calculated corner;
5. North 37°18'04" West, 95.21 feet to a calculated corner;
6. North 48°37'12" West, 323.06 feet to a calculated corner;

THENCE departing said East Line along the East Line of the common properties of the Marisco Subdivision per Plat by Donald Grisham LS 293, filed on April 21, 1971, the following twenty (20) courses:

1. North 39°54'39" West, 222.16 feet to a calculated corner;
2. North 39°00'02" West, 221.15 feet to a calculated corner;
3. North 76°39'54" West, 64.76 feet to a calculated corner;
4. North 58°56'55" West, 67.74 feet to a calculated corner;
5. North 36°08'32" West, 232.62 feet to a calculated corner;
6. North 28°44'47" West, 349.97 feet to a calculated corner;
7. North 47°27'11" West, 524.43 feet to a calculated corner;
8. North 63°55'06" West, 120.31 feet to a calculated corner;
9. South 77°07'39" West, 239.01 feet to a calculated corner;
10. North 26°32'50" East, 136.81 feet to a calculated corner;
11. North 18°27'10" West, 63.25 feet to a calculated corner;
12. North 37°22'02" West, 478.02 feet to a calculated corner;
13. North 07°10'05" West, 161.27 feet to a calculated corner;
14. North 14°29'17" West, 320.16 feet to a calculated corner;
15. North 27°54'54" West, 96.18 feet to a calculated corner;
16. North 04°24'59" West, 65.19 feet to a calculated corner;
17. North 16°43'01" West, 313.21 feet to a calculated corner;
18. North 26°34'58" West, 223.61 feet to a calculated corner;
19. North 21°49'09" West, 269.26 feet to a 1/2-inch rebar with cap 1286;
20. North 05°01'04" West, 135.44 feet to a 1/2-inch rebar with cap 1286;

THENCE departing said East Line along the North Line of said common properties, North 88°09'12" West, 412.27 feet to a calculated corner at the intersection of said North line and the East Right-of-Way Line of U.S. Highway 279 per Plat Book L Page 45 and Plat Book M Page 36;

THENCE along the South Line of the Prescriptive Highway Easement per Plat #L202248071, North 89°08'51" West, 101.98 feet to a calculated corner at the intersection of the West Line of said Right-of-Way and the North Line of the common property of the Oakford Subdivision per Plat by James Gore LS 93 filed on July 10th, 1970;

THENCE along the North Line of the common properties of said Subdivision the following seven (7) courses:

1. North 88°09'49" West, 380.63 feet to a calculated corner;
2. South 01°50'11" West, 109.20 feet to a calculated corner;
3. South 00°01'41" East, 44.35 feet to a calculated corner;
4. North 69°28'19" West, 42.72 feet to a 3/8-inch rebar;
5. North 00°01'41" West, 30.00 feet to a calculated corner;
6. North 01°50'11" East, 109.85 feet to a calculated corner;
7. North 88°09'49" West, 643.92 feet to a calculated corner;

THENCE departing said North Line along the North Line of the common properties of the Tiverton Subdivision per Plat by Donald Grisham LS 293 filed on June 9th, 1970. The following thirteen (13) courses:

1. North 88°39'12" West, 685.50 feet to a calculated corner;
2. South 01°39'41" East, 135.24 feet to a calculated corner;
3. Westerly on a curve to the left, 40.78 feet, having a radius of 60.00 feet, through a central angle of 38°56'33", having a chord bearing and distance of South 87°54'43" West, 40.00 feet to a calculated corner;
4. North 01°39'41" West, 137.64 feet to a calculated corner;
5. North 88°39'12" West, 531.39 feet to a calculated corner;
6. South 01°35'19" West, 173.70 feet to a calculated corner;
7. Westerly on a curve to the left, 40.79 feet, having a radius of 60.00 feet, through a central angle of 38°57'09", having a chord bearing and distance of North 89°20'43" West, 40.01 feet to a 1/2-inch rebar;
8. North 01°35'19" East, 174.18 feet to a calculated corner;
9. North 88°39'12" West, 700.09 feet to a calculated corner;
10. South 04°31'19" West, 88.66 feet to a 1/2-inch rebar;
11. Northwestely on a curve to the left, 43.28 feet, having a radius of 60.00 feet, through a central angle of 41°19'54", having a chord bearing and distance of North 66°18'00" West, 42.35 feet to a calculated corner;
12. North 04°31'19" East, 72.52 feet to a calculated corner;
13. North 88°39'12" West, 644.21 feet to a calculated corner at the intersection of said North Line and the East Line of Section 16, Township 21 North, Range 31 West;

THENCE along said West Line, North 01°19'52" West, 73.87 feet to an aluminum cap found at the Northwest Corner of said Section 16;

THENCE departing said West Line along the North Line of said Section 16 the following four (4) courses:

1. South 88°28'53" East, 2,863.68 feet to an aluminum cap;
2. South 88°08'45" East, 873.62 feet to an aluminum cap;
3. South 88°06'56" East, 103.95 feet to a 5/8-inch rebar;
4. South 88°07'08" East, 1,454.69 feet to the POINT OF BEGINNING containing 2,915,372 square feet or 66.93 acres, more or less.

Subject Tract Lot 2 Description

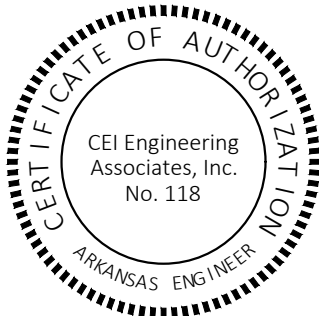
A part of the West Half of the Fractional NW 1/4 of Section 15, Township 21 North, Range 31 West and a part of the tract of land described in Plat Instrument #L202248071 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at an aluminum cap found at the Northwest Corner of Section 15, Township 21 North, Range 31 West;
THENCE along the East Line of said Section 15, South 02°24'00" West, 406.43 feet to a calculated corner;
THENCE departing said East Line, South 87°36'00" East, 53.26 feet to a 5/8-inch rebar found at the Northeast Corner of Lot 1A Block 1 of the Animal Shelter Subdivision per Plat Instrument #L202248071 and the POINT OF BEGINNING;
THENCE North 44°50'50" East, 292.80 feet to a 5/8-inch rebar with cap LS 1618;
THENCE South 44°45'44" East, 106.94 feet to a 5/8-inch rebar with cap LS 1618;
THENCE South 49°41'07" East, 240.86 feet to a 5/8-inch rebar with cap LS 1618;
THENCE South 51°29'39" East, 106.93 feet to a 5/8-inch rebar with cap LS 1618 set on the North Line of the Access Easement described in Plat Book 2006 Page 1528;
THENCE along said North Line the following three (3) courses:
1. South 28°59'19" West, 52.57 feet to a 5/8-inch rebar with cap LS 1618;
2. South 40°48'35" West, 203.25 feet to a 5/8-inch rebar;
3. South 62°20'57" West, 53.33 feet to a 5/8-inch rebar with cap LS 1618;
THENCE departing said North Line along the East Line of said Lot 1A Block 1 the following three (3) courses:
1. North 43°58'17" West, 104.78 feet to a 5/8-inch rebar with cap LS 992;
2. North 47°11'18" West, 110.20 feet to a 5/8-inch rebar with cap LS 1618;
3. North 49°01'19" West, 251.65 feet to the POINT OF BEGINNING containing 137,097 square feet or 3.15 acres, more or less.

Subject Tract Lot 3 Description

A part of the West Half of the Fractional NW 1/4 of Section 15, Township 21 North, Range 31 West, and the NW 1/4 of the Southwest Quarter (SW 1/4) of said Section 15, and the East Half Fractional of the NW 1/4 of said Section 15, and being a part of the tract of land described in Plat Instrument #L202248071, and being described by metes and bounds as follows:

COMMENCING at an aluminum cap found at the Northwest Corner of Section 15, Township 21 North, Range 31 West;
THENCE along the East Line of said Section 15, South 02°24'00" West, 722.72 feet to a calculated corner;
THENCE departing said East Line, South 87°36'00" East, 462.72 feet to a 1/2-inch rebar on the South Line of the Access Easement described in Plat Book 2006 Page 1528 and the POINT OF BEGINNING;
THENCE along said South Line the following three (3) courses:
1. North 62°20'20" East, 22.90 feet to a 5/8-inch rebar with cap LS 1618;
2. North 40°48'35" East, 215.00 feet to a 5/8-inch rebar with cap LS 1618;
3. North 28°59'19" East, 253.83 feet to a 5/8-inch rebar with cap LS 1618 to the intersection of said South Line and the West Right-of-Way Line of U.S. Highway 71 per AHTD Job #9190 and #9579;
THENCE along said West Line, South 47°22'18" East, 40.92 feet to a 1/2-inch rebar set at the intersection of said West Line and the East Line of the tract of land described in Plat Instrument #L202248071;
THENCE along said East Line the following eight (8) courses:
1. South 37°40'13" West, 173.81 feet to a 1/2-inch rebar;
2. South 52°19'44" East, 418.89 feet to a 5/8-inch rebar with cap LS 1618;
3. South 52°20'10" East, 31.20 feet to a 5/8-inch rebar with cap LS 1618;
4. Southeasterly on a curve to the right 530.24 feet, having a radius of 1,431.80 feet, through a central angle of 21°13'07", having a chord bearing and distance of South 41°43'17" East, 527.22 feet to a 5/8-inch rebar with cap LS 1618;
5. South 58°53'06" West, 40.00 feet to a 5/8-inch rebar with cap LS 1618;
6. South 57°45'19" West, 447.37 feet to a 1/2-inch rebar with cap LS 1286;
7. South 21°36'15" East, 240.00 feet to a 5/8-inch rebar with cap LS 1618;
8. South 68°23'43" West, 461.96 feet to a 5/8-inch rebar with cap LS 1618;
THENCE North 27°37'08" West, 441.34 feet to a 1/2-inch rebar set at the Southwest Corner of Lot 1 of the Allied Subdivision per Plat Book 2011 Page 385;
THENCE along the South Line of said Lot 1, North 62°24'18" East, 40.07 feet to a 5/8-inch rebar;
THENCE continuing along said South Line, North 62°24'18" East, 323.34 feet to a 1/2-inch rebar;
THENCE departing said South Line along the East Line of said Lot 1, North 27°39'03" West, 600.22 feet to the POINT OF BEGINNING containing 638,288 square feet or 14.65 acres, more or less.



City of Bella Vista Project #LSP-2024-54529

State Survey Code: 500-21N-31W-0-16-104-04-1618
State Survey Code: 500-21N-31W-0-15-234-04-1618



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.
372 Bella Vista Way
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	WGG
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33646
DATE	6/25/2024
REVISION	REV-4

Descriptions

SHEET TITLE
SHEET NUMBER

5 OF 5