



Planning Commission Regular Meeting Agenda

Date: Monday, August 12, 2024 **Location:** Bella Vista District Court
Time: Immediately Upon the Adjournment of the Board of Zoning Adjustment Meeting
at 4:30 pm 2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:
<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

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

III. Consideration of Minutes

- A. Regular Meeting Minutes - July 8, 2024

IV. Public Input

V. Unfinished 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 1,085 square-foot operation building to be located at 504 Memorial Drive; Parcel 16-40224-000; Applicant Cathy Barnes; Presented by Planner Workman.

VI. New Business

- A. **LSD-2023-51885:** A request for a six-month extension on the issued

development permit for the Razorback Greenway Extension Phase III from Mercy Way to Riordan Road; Presented by Planner Robertson.

- B. **LSD-2024-52811:** A request for a six-month extension on the issued development permit for the Republic Services Maintenance Building proposal at 36 Bella Vista Way; Presented by Planner Hyatt.

VII. Committee Reports

VIII. Open Discussion

- A. Reminder: Mid-Project Update will be given by Planning Manager Robertson and Freese and Nichols at the City Council Work Session this coming Monday at 5:30 pm across the hall in the training room.

IX. Announcements

- A. The City Council Work Session will be Monday, August 19, 2024 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, August 26, 2024 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, August 29, 2024 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, September 9, 2024 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

July 8, 2024
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 5:03 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: Gail Klesen

III. CONSIDERATION OF MINUTES

A. Regular Meeting Minutes – June 10, 2024

On a motion by Mr. Farner, and a second by Ms. Portillo, the June 10, 2024 minutes were approved by a voice vote.

IV. PUBLIC INPUT

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

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. WVR-2024-54672: A waiver request associated with LSD-2024-54538 on pedestrian accommodation installation requirements at 504 Memorial Dr.; Parcel 16-40224-000; Applicant Cathy Barnes; Presented by Planner Workman.

1. Planner Workman announced the applicant intends to request the Commission to table the request along with item B.
2. Scarlett Basore was present to request a tabling of the waiver and agreed to waive the 60 day review timeline.
3. A motion to table WVR-2024-54672 was made by Mr. Sedberry and a second was made by Ms. Duell.
Susan Duell – Y
Clayton Sedberry - Y
Gail Klesen -
Linda Lloyd - Y

Doug Farner - Y
JB Portillo - Y
Daniel Ellis - Y
Motion Approved 6 - 0

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 Dr.; Parcel 16-40224-000; Applicant Cathy Barnes; Presented by Planner Workman.

1. Item was requested to be tabled by the applicant under New Business, Item A.
2. A motion to table LSD-2024-54538 was made by Mr. Farner and a second was made by Mr. Sedberry.
JB Portillo - Y
Susan Duell - Y
Clayton Sedberry - Y
Gail Klesen -
Linda Lloyd - Y
Doug Farner - Y
Daniel Ellis - Y
Motion Approved 6 - 0

C. WVR-2024-54682: A waiver request associated with LSP 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.

1. Ms. Workman presented the staff report in the packet.
2. Gene Groseclos was present to reiterate hardship.
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 - Y
Gail Klesen -
Daniel Ellis - Y
Motion Approved 6 - 0

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.

1. Ms. Workman presented the staff report included with New Business item C.
2. A motion to approve the lot split was made by Mr. Farner and a second was made by Ms. Lloyd.
Doug Farner - Y
JB Portillo - Y
Susan Duell - Y
Clayton Sedberry - Y
Gail Klesen -
Linda Lloyd - Y
Daniel Ellis - Y
Motion Approved 6 - 0

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

- A. Planner Robertson announced Civic Clerk is now live and to please verify your email address in order to get the distribution packets. Eric is available if you are having any issues.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:13 pm.

SUBMITTED BY:

Sarah Costa, Planning Technician
City of Bella Vista

APPROVED AND ACCEPTED THIS 12TH DAY OF AUGUST, 2024:

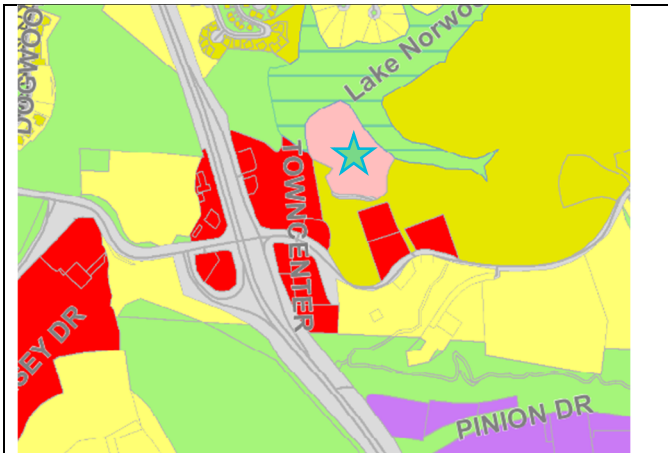
Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission



Meeting Information:
2483 Forest Hills Blvd
August 12, 2024 at 4:30 pm
Reviewer:
Megan Workman
Planner

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

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. 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. Staff would support an alternate location on the west side of the road within the right-of-way with a mid-block crossing to the subject site.

Public Comment

None at the time of this report.

Outstanding Technical Comments

Sec. 107-250(m) – Pedestrian Accommodations

- If the applicant's request to waive this section fails, pedestrian accommodations shall be provided. Minor modification of the plan would be required to reflect an updated alignment and a sidewalk detail with a cross-section.

Sec. 109-218(4)(a) – Interior Parking Lot Landscaping

- If the applicant's request to vary this section fails, three shade trees shall be provided within the parking lot islands.

Sec. 109-293(1) – Outdoor Lighting General Standards

- If the applicant's request to vary this section fails, the existing site lighting shall be modified to meet code requirements.

Recommendation

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

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.

Bella Vista Planning Commission

616 W. Lancashire Boulevard

Bella Vista, Arkansas 72715

P: 479.28.4980

E: www.bellavistaar.gov

Bell Construction Solutions

PO Box 8

Cave Springs, Arkansas 72718

P: 479.270.7632

E: cathy.barnes@bellconsolutions.com

DATE: June 06, 2024

PROJECT ID: Cooper Operations Building

RE: Waiver Application/Pedestrian Accommodations (Sec. 107-250(M))

To Whom It May Concern,

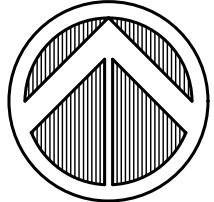
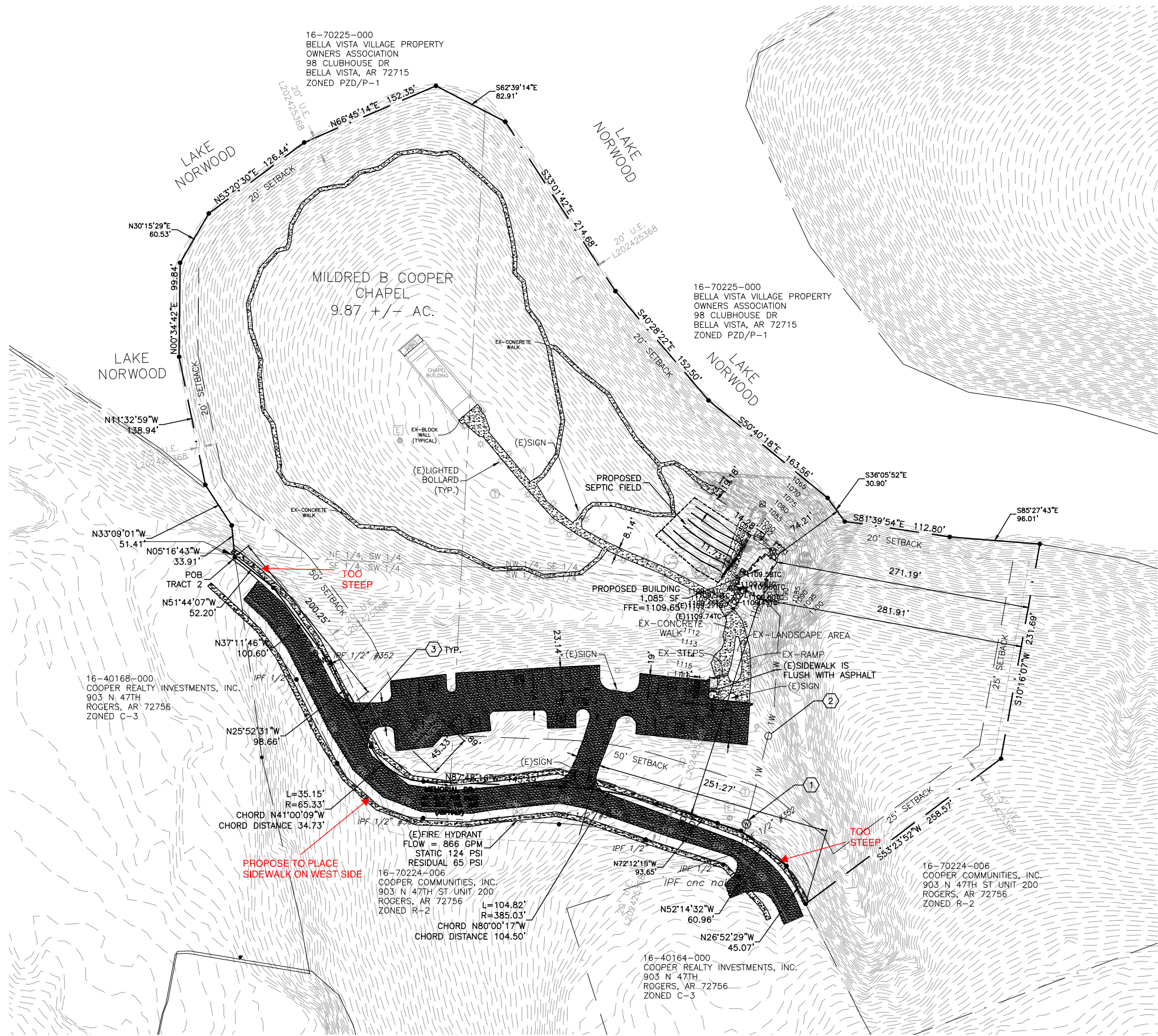
This letter is being submitted as a formal request for a waiver for Bella Vista Section 107-250(M) – Pedestrian Accommodations. The Code requires pedestrian accommodations for all new multifamily, commercial, and industrial subdivisions, replats, and large scale developments. And it specifically states that sidewalks are required in multifamily, commercial, and industrial developments on both sides of all streets that abut the property. The Mildred B. Cooper Chapel sits on approximately 10 acres of land and is surrounded by extensive pedestrian walks and trails that connect it with the office and parking lot. These walks are popular with visitors wanting to view the Chapel from all sides or wanting to enjoy the view of Lake Norwood below. We are requesting an exclusion from building a new sidewalk along Memorial Drive as there are no neighboring properties that are developed and is thus no need for connectivity. The road extends from the lake (near the dam) on the west side to Lancashire Boulevard to the east. There is regular pedestrian traffic north of the parking lot and around the neighboring dam (separate property), but not along Memorial Drive.

I thank you for your consideration in this matter.

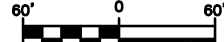
Matthew J. Holland

Project Manager

Bell Construction Solutions



NORTH



SCALE 1"=60'

LEGEND

PROPERTY LINE	---
EXISTING ASPHALT	----
EXISTING CONCRETE	=====
EXISTING ELECTRIC TRANSFORMER	
EXISTING TREE	
EXISTING EASEMENT	---
EXISTING 6" WATER MAIN	6W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING LIGHT	
EXISTING BOLLARD LIGHT	
PROPOSED SETBACK	---
PROPOSED STONE PAVEMENT	-----
PROPOSED CONCRETE	=====
PROPOSED 1" WATER SERVICE	1W
PROPOSED 5/8" WATER METER	
PROPOSED 4" SEWER SERVICE	1W
PROPOSED 1.5" FORCEMAIN	1.5FM
PROPOSED UNDERGROUND ELECTRIC	UGE

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

KEYNOTES:

- 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
- INSTALL 1" WATER SERVICE FROM NEW WATER METER TO BUILDING POINT OF CONNECTION.
- INSTALL DIRECTIONAL MARKING ARROWS AS INDICATED ON THE SITE PLAN.

NOT FOR CONSTRUCTION



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

COOPER CHAPEL OPERATIONS BUILDING

504 MEMORIAL DRIVE

BELLA VISTA, ARKANSAS 72714

MILDRED L COOPER MEMORIAL CHAPEL

504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

8200 SUITS US DR STE B
BELLA VISTA, AR 72714
P: (479) 387-2824
F: (479) 387-2824
M: (889) 750-5000
E: jason@eef-llc.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 5/28/2024
JOB NUMBER 23-1057
SHEET NAME OVERALL SITE PLAN
File No. 23-1057 With County Topo.dwg
C4.0



Know what's below.
Call before you dig.



Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

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

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- 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.
- 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 (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. 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 D1557. 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 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.
- 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.
- 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.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

- 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.
- 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:

- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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:

- 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.
- 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 BALDWIN		(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:

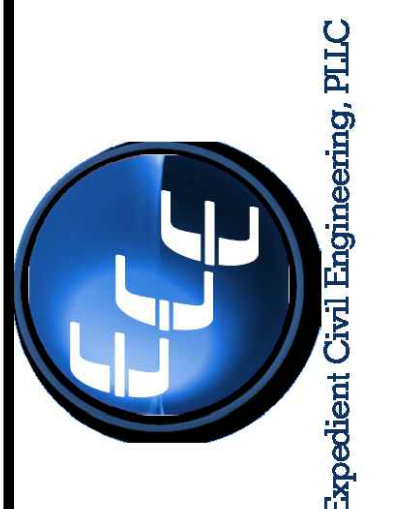
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY 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 10:15 AM STATE B
REGISTRATION STATE B
O (479) 344-0028
M (479) 344-0028
F (479) 344-0028
EMAIL: jason@ece-llc.com



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

CERTIFICATE OF APPROVAL:

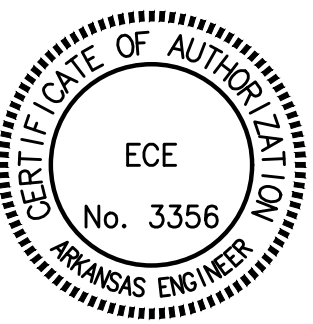
PURSUANT TO THE BELLA VISTA LARGE SCALE DEVELOPMENT REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

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

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 on this plat; 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.

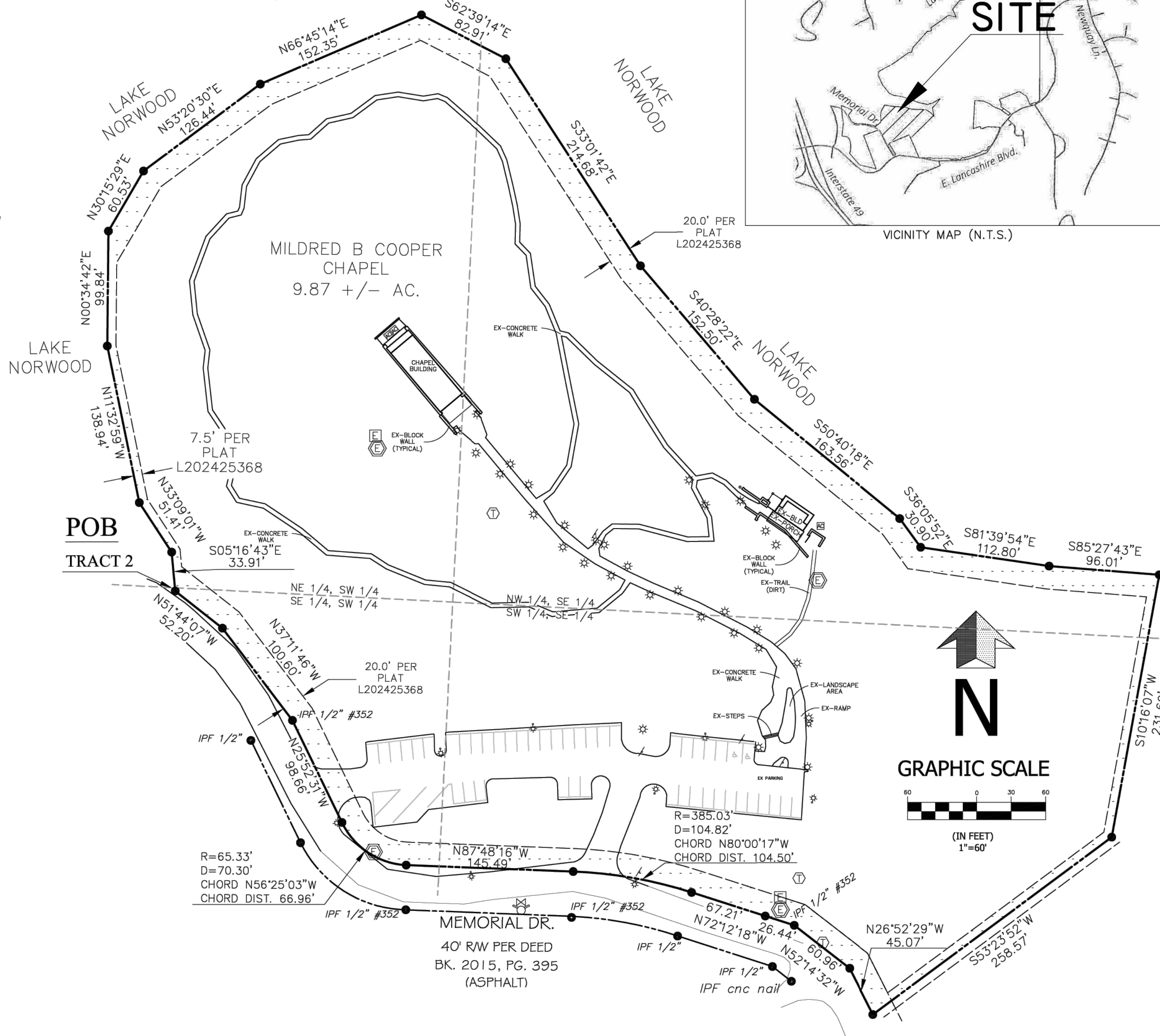
COMMENCING at the calculated Southwest Corner of said Section 23; THENCE along the South line of said Section 23, South 87°03'24" East, 2,426.60 feet; THENCE departing said South line, North 02°56'36" East, 893.46 feet to a 5/8-inch rebar at the Southeast Corner of Town Center NE Commercial Subdivision 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

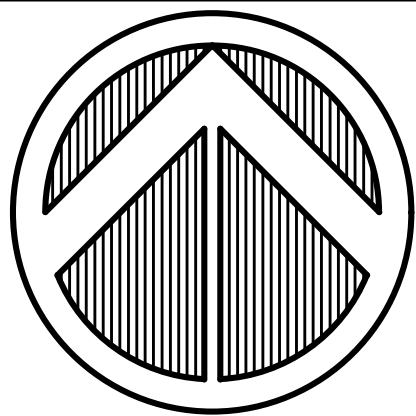
OWNER:
Mildred B Cooper Chapel
903 N. 47th Street
Rogers, Arkansas, 72756

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

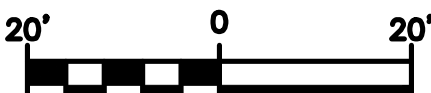
MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

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:

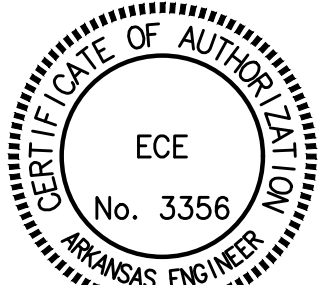
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. INSTRUCTION/DIRECTION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

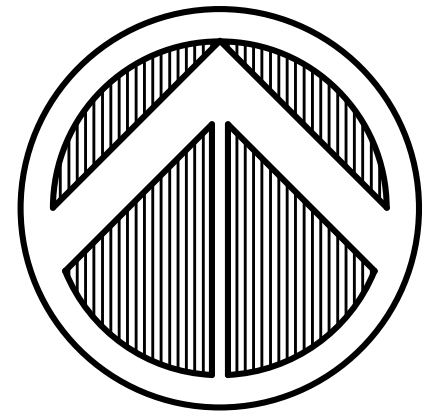
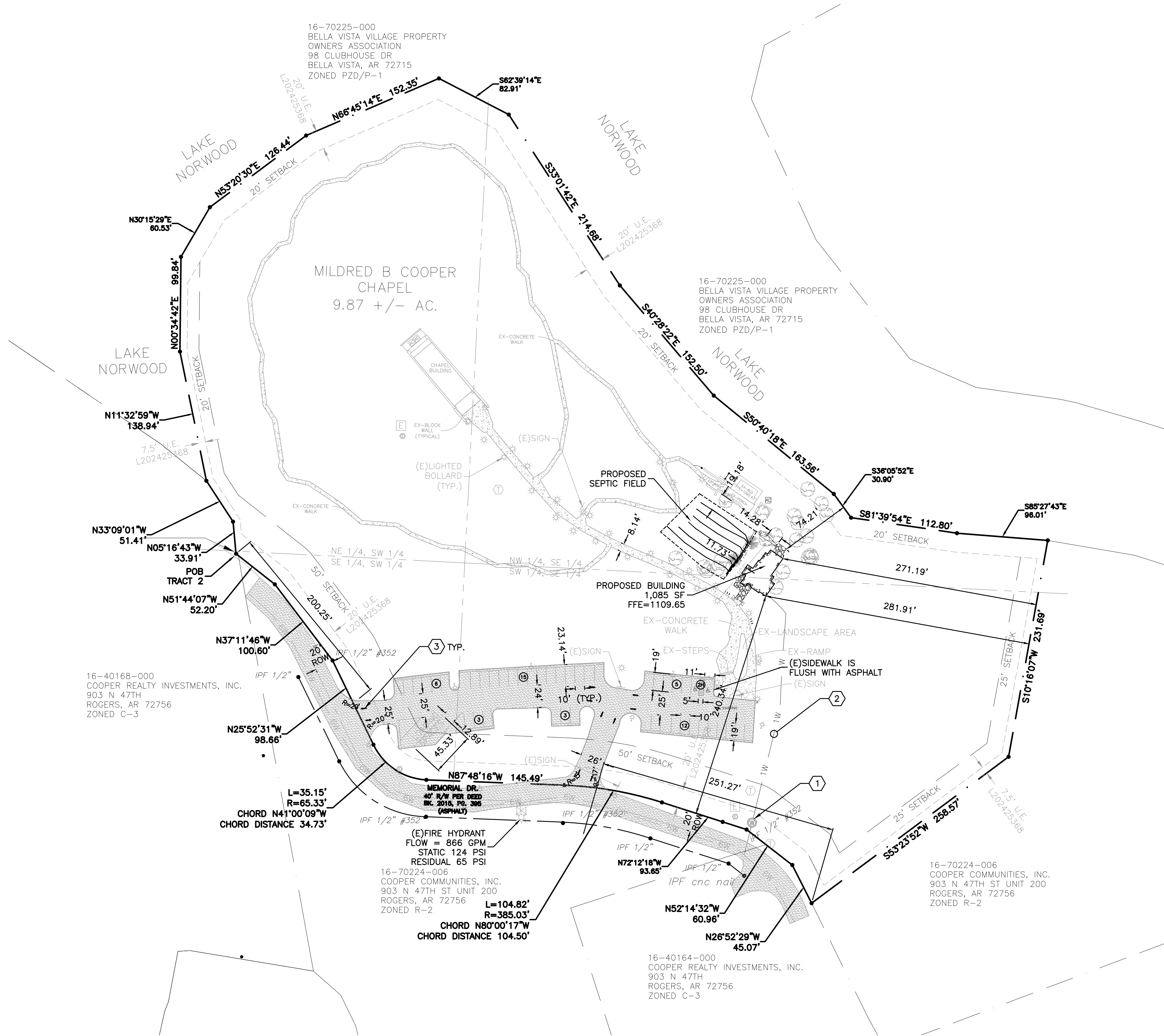
COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

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@eece-llc.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

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



NORTH

60' 0 60'

SCALE 1"=60'

LEGEND

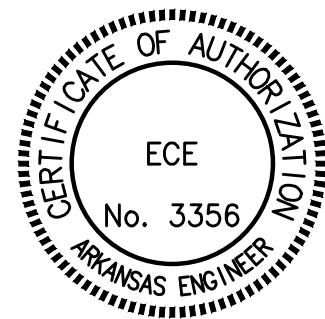
PROPERTY LINE	---
EXISTING ASPHALT	----
EXISTING CONCRETE	=====
EXISTING ELECTRIC TRANSFORMER	
EXISTING TREE	
EXISTING EASEMENT	---
EXISTING 6" WATER MAIN	6W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING LIGHT	
EXISTING BOLLARD LIGHT	
PROPOSED SETBACK	---
PROPOSED STONE PAVEMENT	-----
PROPOSED CONCRETE	=====
PROPOSED 1" WATER SERVICE	1W
PROPOSED 5/8" WATER METER	
PROPOSED 4" SEWER SERVICE	1W
PROPOSED 1.5" FORCEMAIN	1.5FM
PROPOSED UNDERGROUND ELECTRIC	UGE

PARKING REQUIREMENTS:

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

KEYNOTES:

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.



CITY PROJECT NUMBER: LSD-2024-54538

NOT FOR CONSTRUCTION



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Rev	1

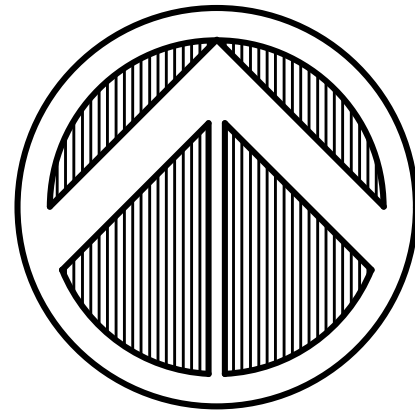
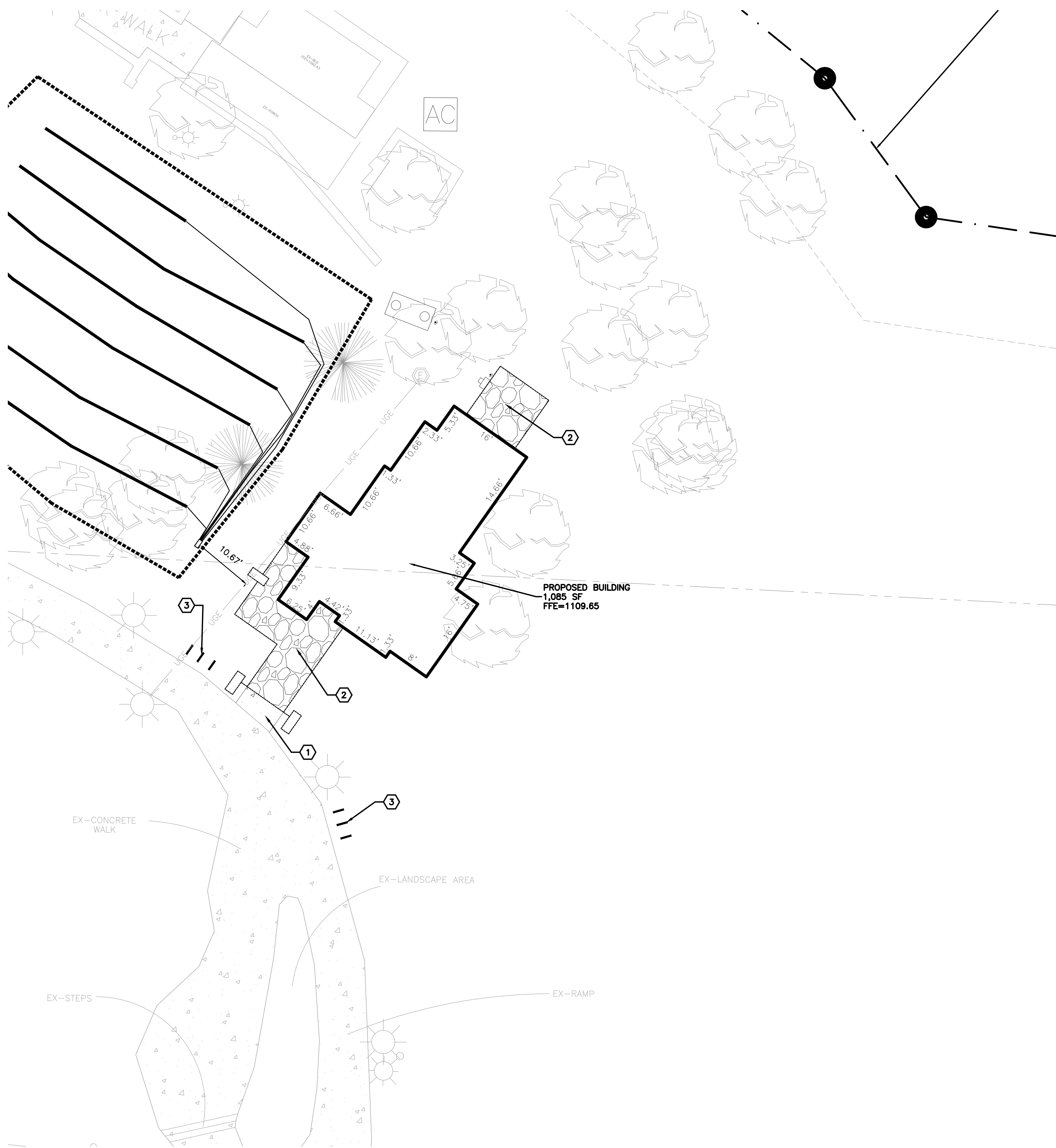
COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

16-70224-006
COOPER COMMUNITIES, INC.
903 N 47TH ST UNIT 200
ROGERS, AR 72756
ZONED R-2



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	OVERALL SITE PLAN
File No.	23-1057.dwg
	C4.0

\\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	(E)
EXISTING TREE	(Tree symbol)
EXISTING LIGHT	(Light symbol)
EXISTING LIGHTED BOLLARD	(Bollard symbol)
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:

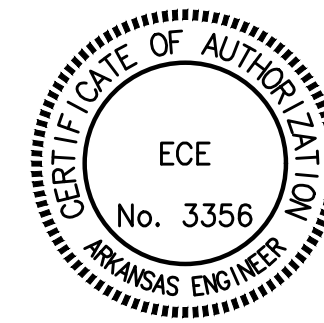
TOTAL LOT AREA:	429,972 SF
IMPERVIOUS AREA:	42,188 SF
GREENSPACE:	387,784 SF
% GREENSPACE:	90.2%

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



Know what's below.
Call before you dig.

CITY PROJECT NUMBER: LSD-2024-54538

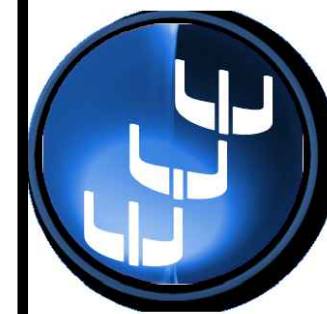
NOT FOR CONSTRUCTION



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

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

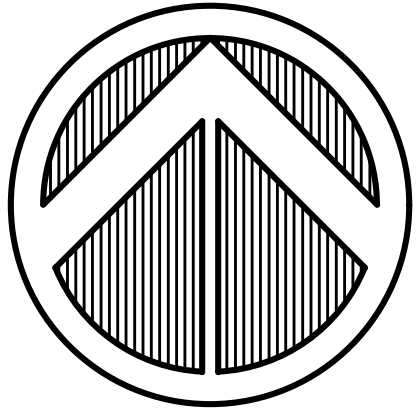
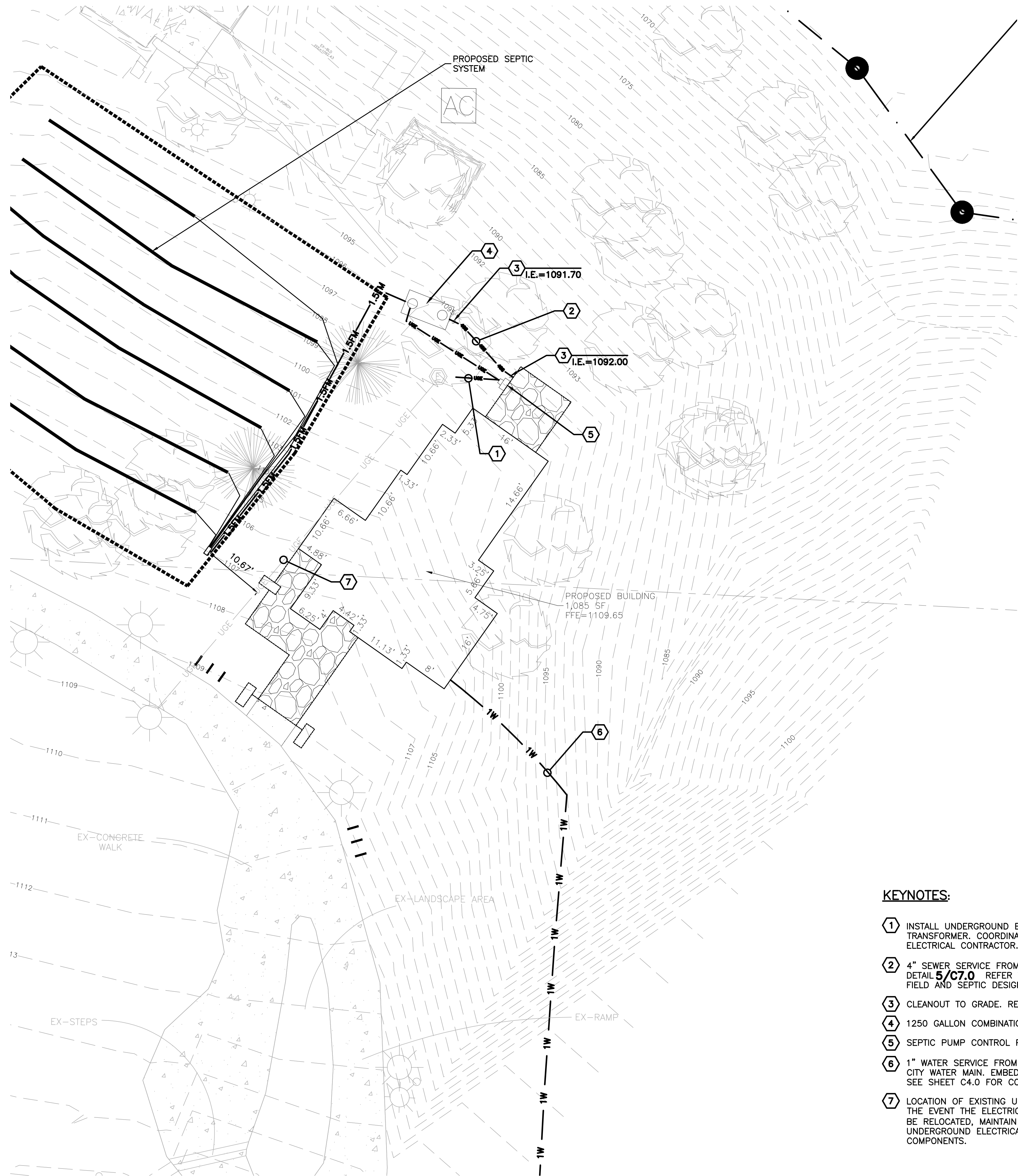
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O (479) 384-0028
F (479) 384-0028
M (501) 758-5300
EMAIL: jason@ece-llc.com



Expedient Civil Engineering, PLLC

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\ECG-WorkGroup\ECG-Work\Projects\2023-Projects\23-1057 Cooper Chapel Operations Bldg\DWG\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	=====
PROPOSED UNDERGROUND ELECTRIC	---
PROPOSED 4" SEWER SERVICE	---
PROPOSED CLEANOUT	---
PROPOSED 1" WATER SERVICE	1W 1W
PROPOSED 1.5" SEWER FORCEMAIN	1.5FM 1.5FM

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.

KEYNOTES:

- INSTALL UNDERGROUND ELECTRIC FROM BUILDING TO EXISTING TRANSFORMER. COORDINATE WITH CARROLL ELECTRIC AND BUILDING ELECTRICAL CONTRACTOR.
- 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.
- CLEANOUT TO GRADE. REFER TO DETAIL 6/C7.0
- 1250 GALLON COMBINATION SEPTIC TANK.
- SEPTIC PUMP CONTROL PANEL
- 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.
- 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.



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

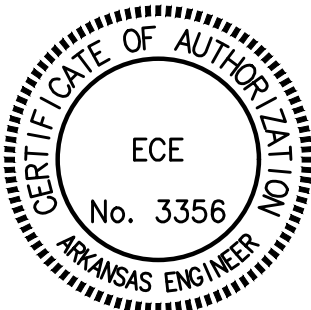
COOPER CHAPEL OPERATIONS BUILDING	BELLA VISTA, ARKANSAS 72714
504 MEMORIAL DRIVE	MILDRED L COOPER MEMORIAL CHAPEL
	504 MEMORIAL DRIVE, BELLA VISTA, AR 72714

NOT FOR CONSTRUCTION

PROJ: 23-1057 COOPER CHAPEL OPERATIONS BLDG
REV: 1
DATE: 6/18/2024
BY: J.E.I.
CHECKED BY: J.E.I.
APP: J.E.I.
ECC
EXPEDIENT CIVIL ENGINEERING, PLLC

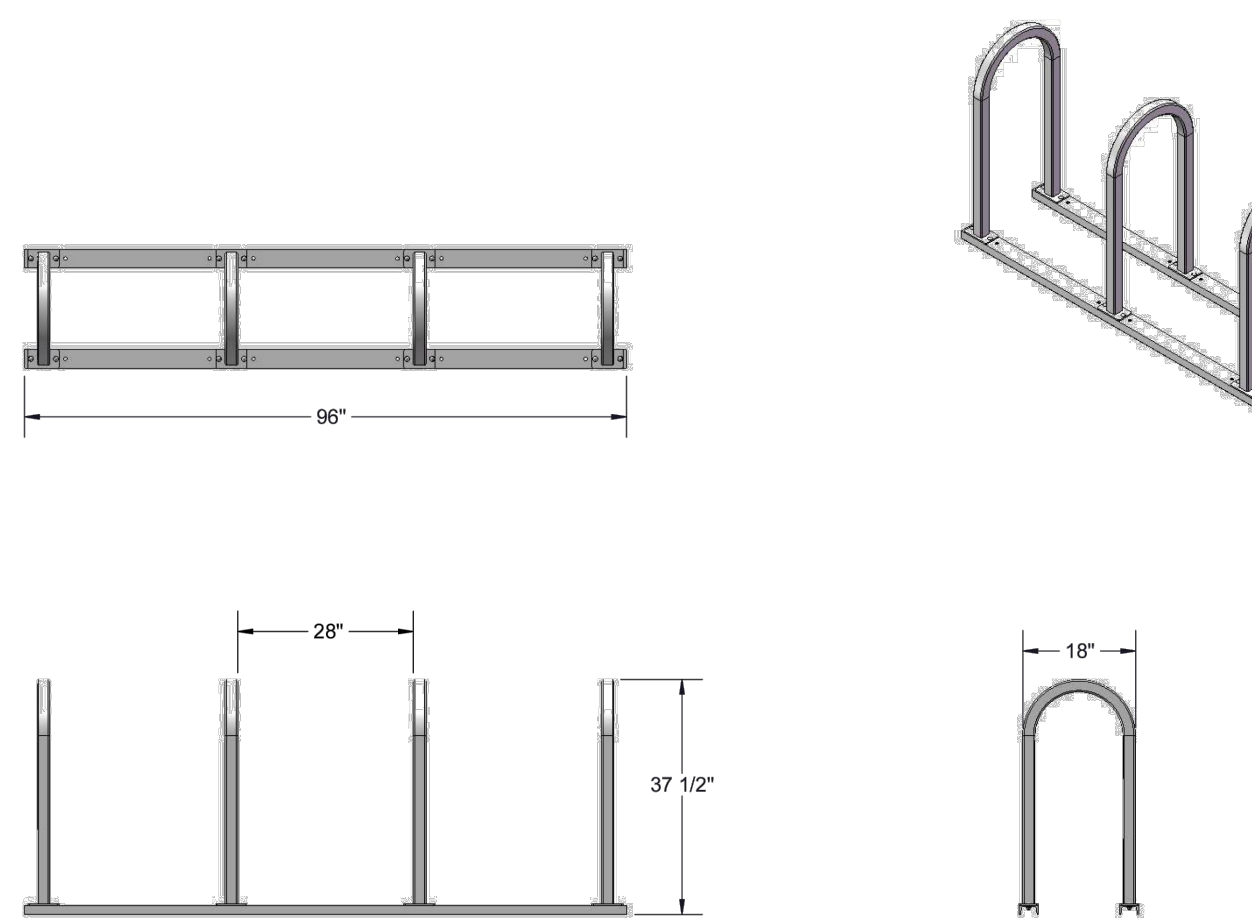
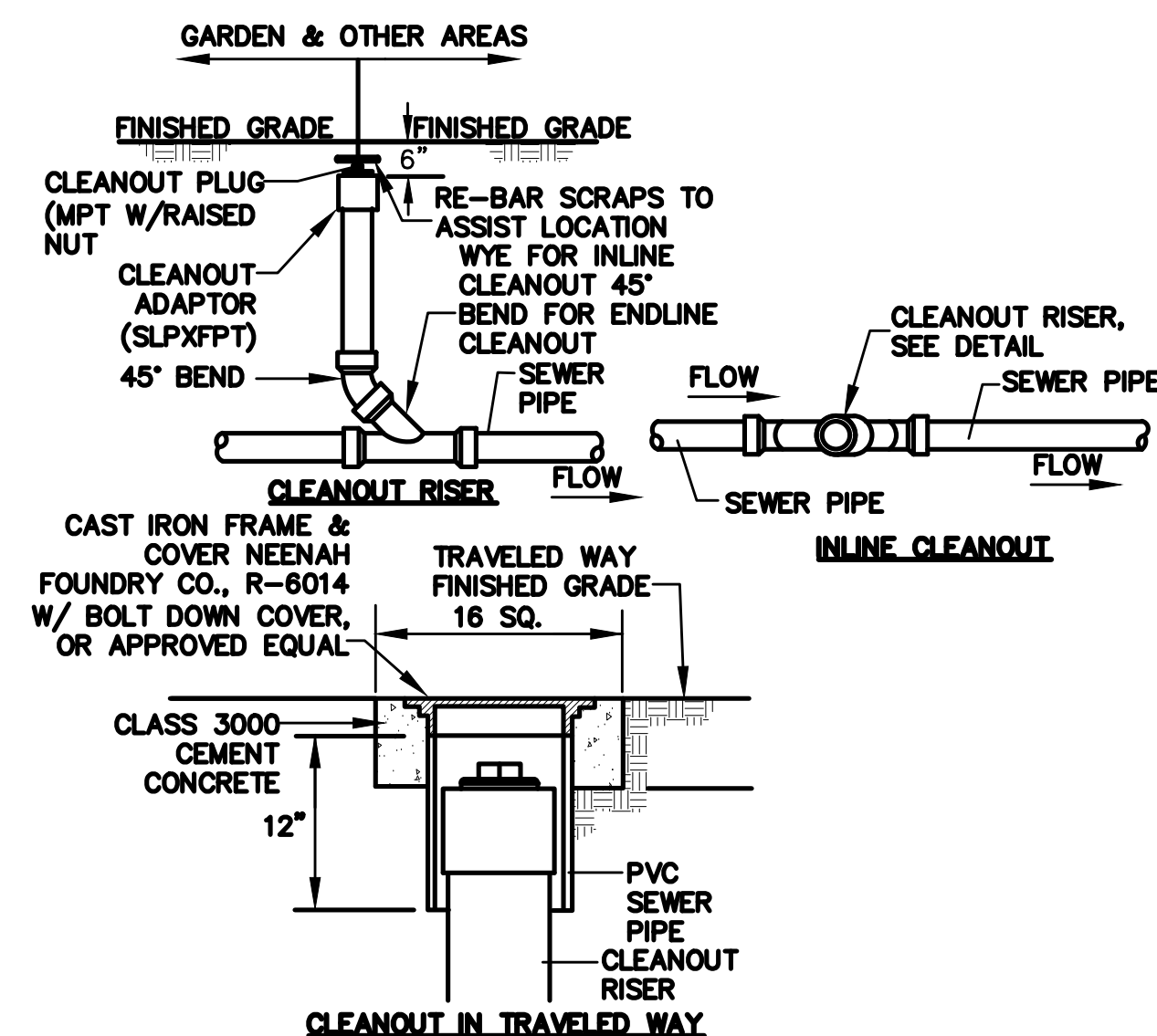
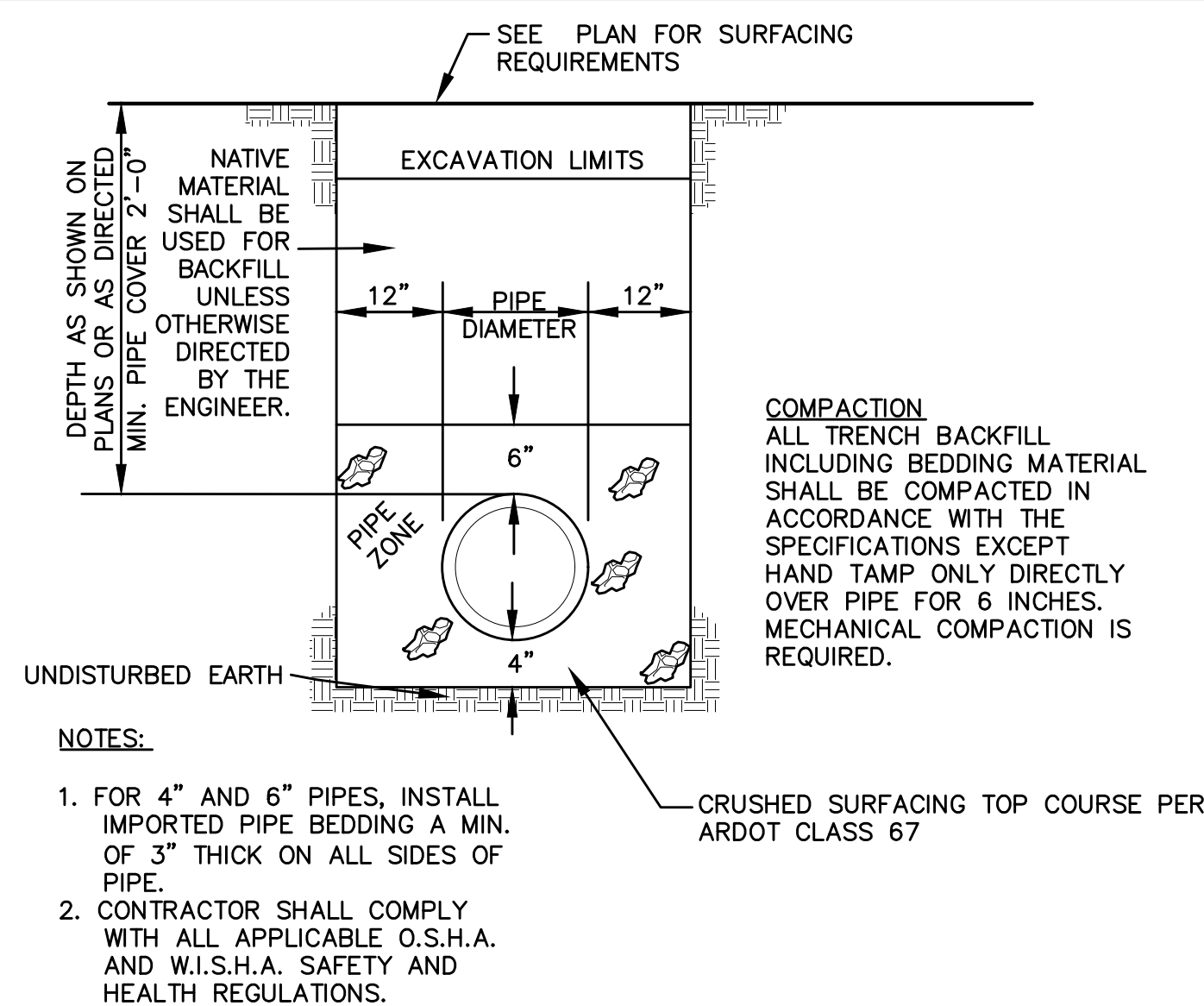
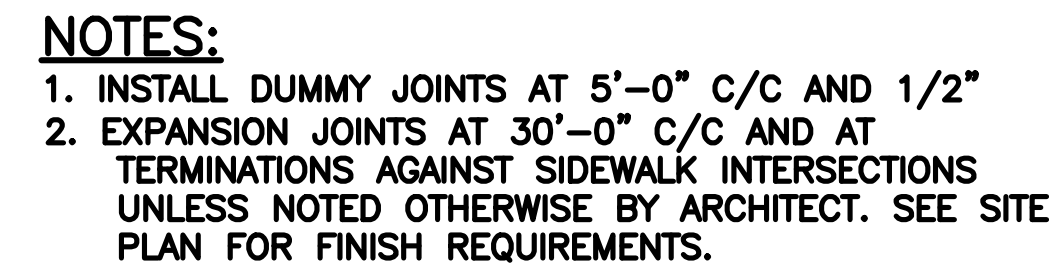
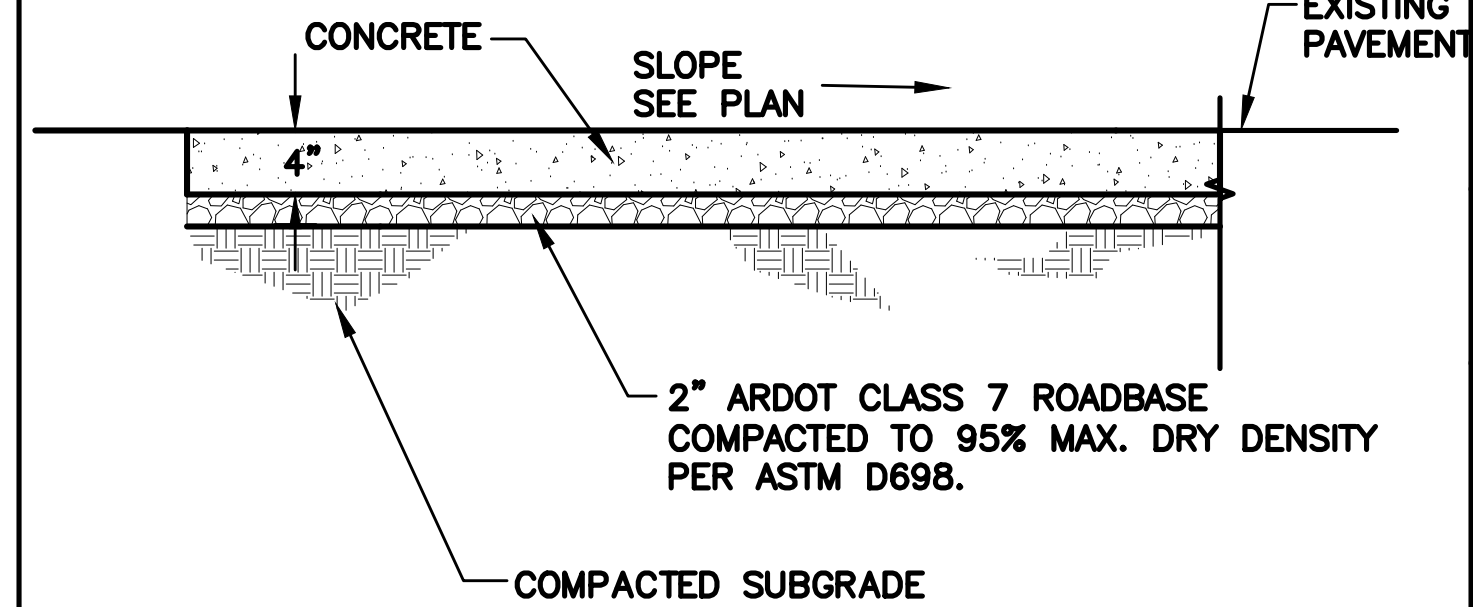
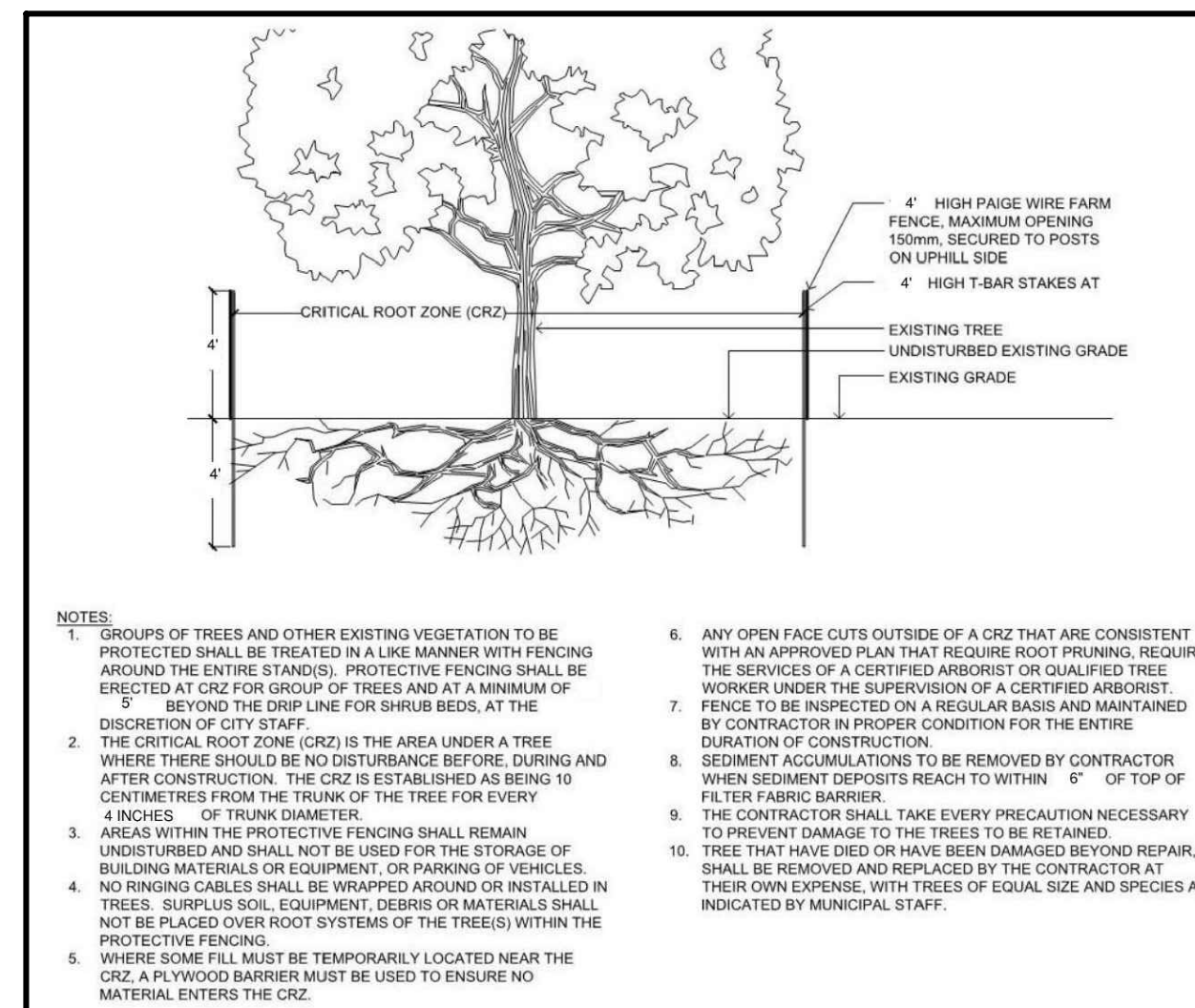
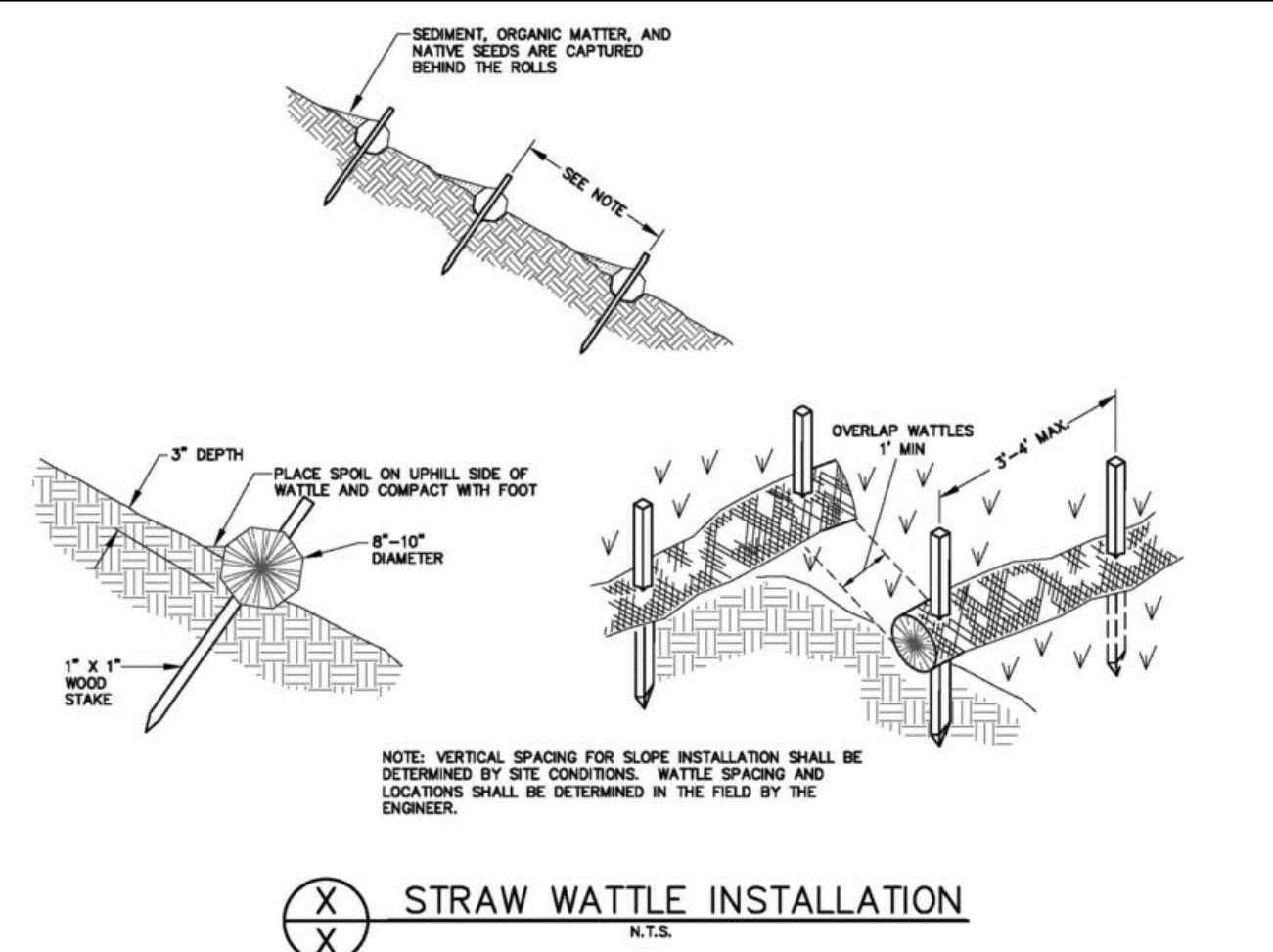
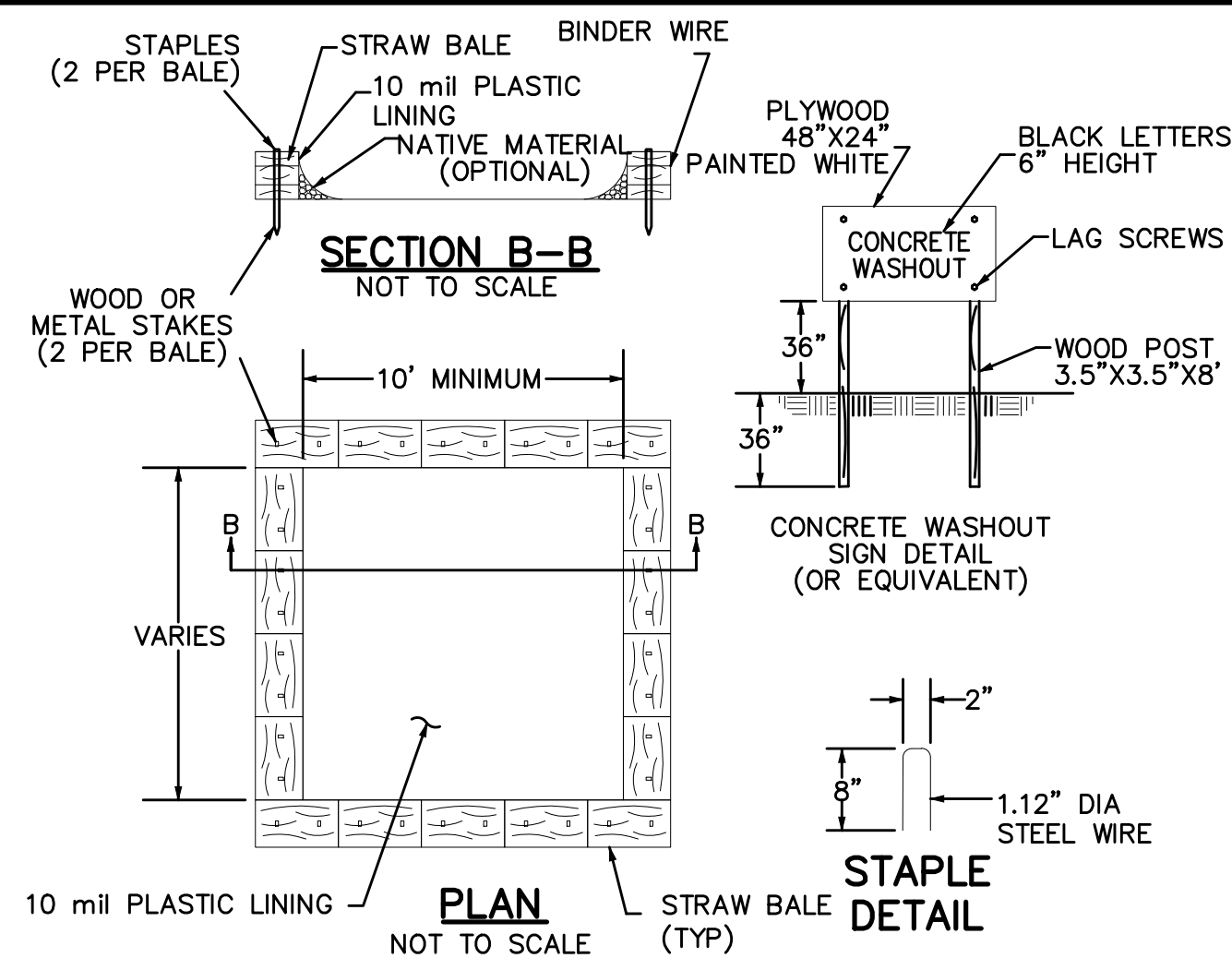


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/28/2024
JOB NUMBER	23-1057
SHEET NAME	UTILITY PLAN
File No.	23-1057.dwg
C6.0	



Know what's below.
Call before you dig.

CITY PROJECT NUMBER: LSD-2024-54538



NOT FOR CONSTRUCTION



Rev	Comments	Date
1	PER CITY COMMENTS	6/18/2024
14		

COOPER CHAPEL OPERATIONS BUILDING
504 MEMORIAL DRIVE
Bella Vista, ARKANSAS 72714

2200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: (479) 364-0028
D: (479) 367-2924
F: (509) 759-5300
EMAIL: jason@ece-pilc.com



DRAWN BY:
JEI

CHECKED BY:
JEI

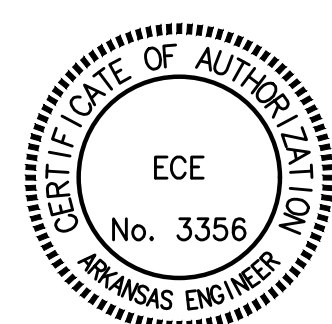
DATE
5/28/2024

JOB NUMBER
23-1057

SHEET NAME

DETAILS

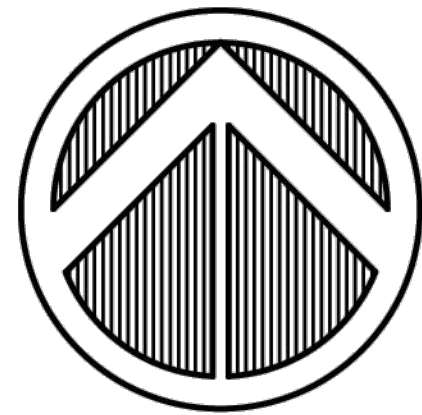
File No.
23-1057.dwg
C7.0



Know what's below.
Call before you dig.

CITY PROJECT NUMBER: LSD-2024-54538

C:\Landtek\ECE (Jason Ingalls)\2024\Cooper Chapel\Cooper Chapel Addition 2025-05-28.dwg



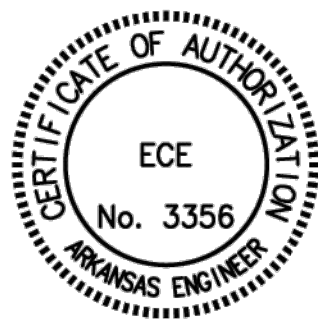
40' 0 40'
SCALE 1"=40'

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



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
M 479.283.9721
F 479.283.9721
EMAIL: jason@landtek.com



DRAWN BY:
JWG

CHECKED BY:
JEI

DATE
5/28/2024

JOB NUMBER
23-1057

SHEET NAME

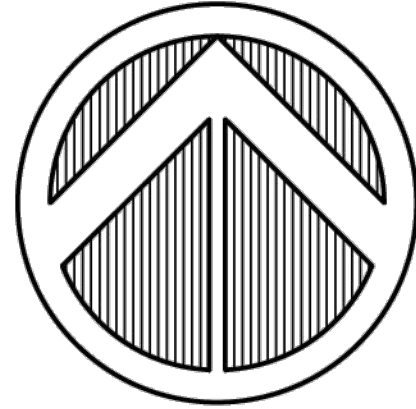
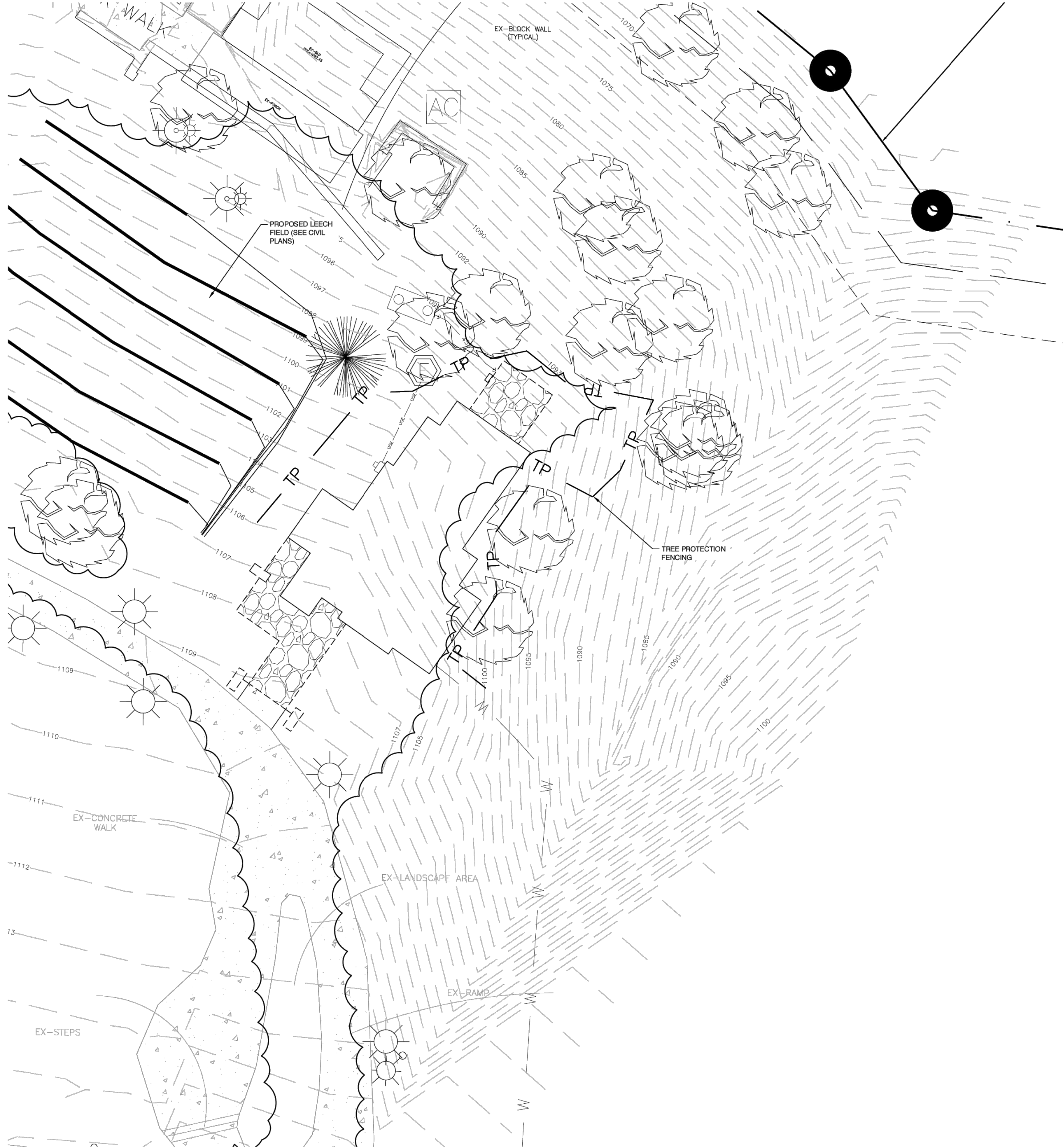
OVERALL
LANDSCAPE PLAN

File No.

Cooper Chapel Addition 2025-05-28.dwg

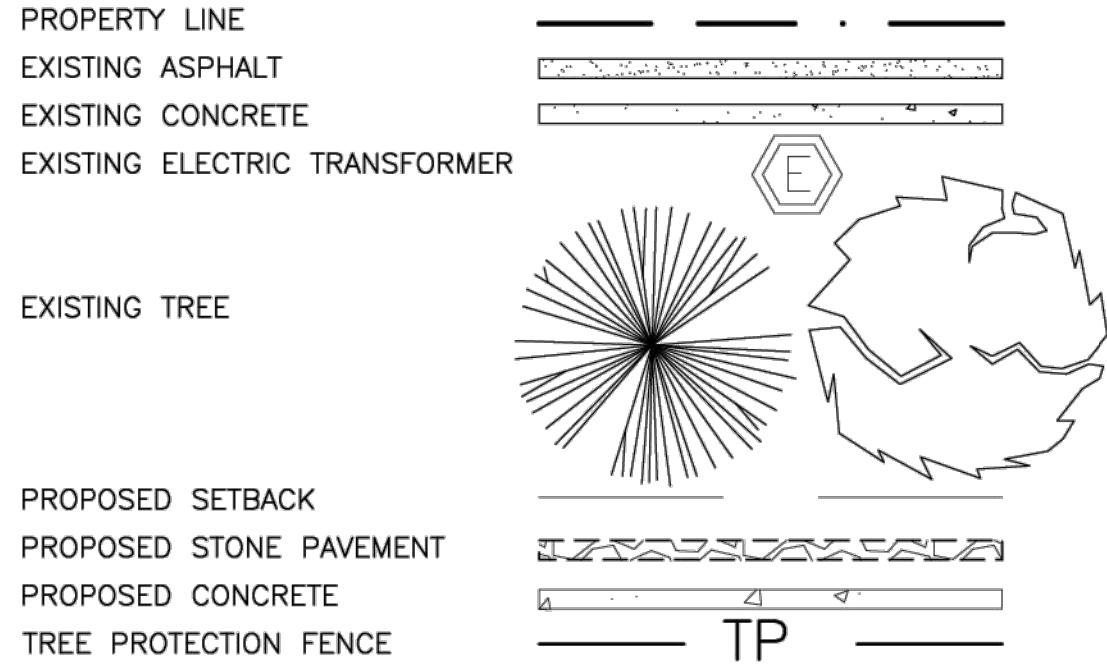
L1.0

C:\Landtek\ECE (Jason Ingalls)\2024\Cooper Chapel\Cooper Chapel Addition 2025-05-28.dwg



10' 0 10'
SCALE 1"=10'

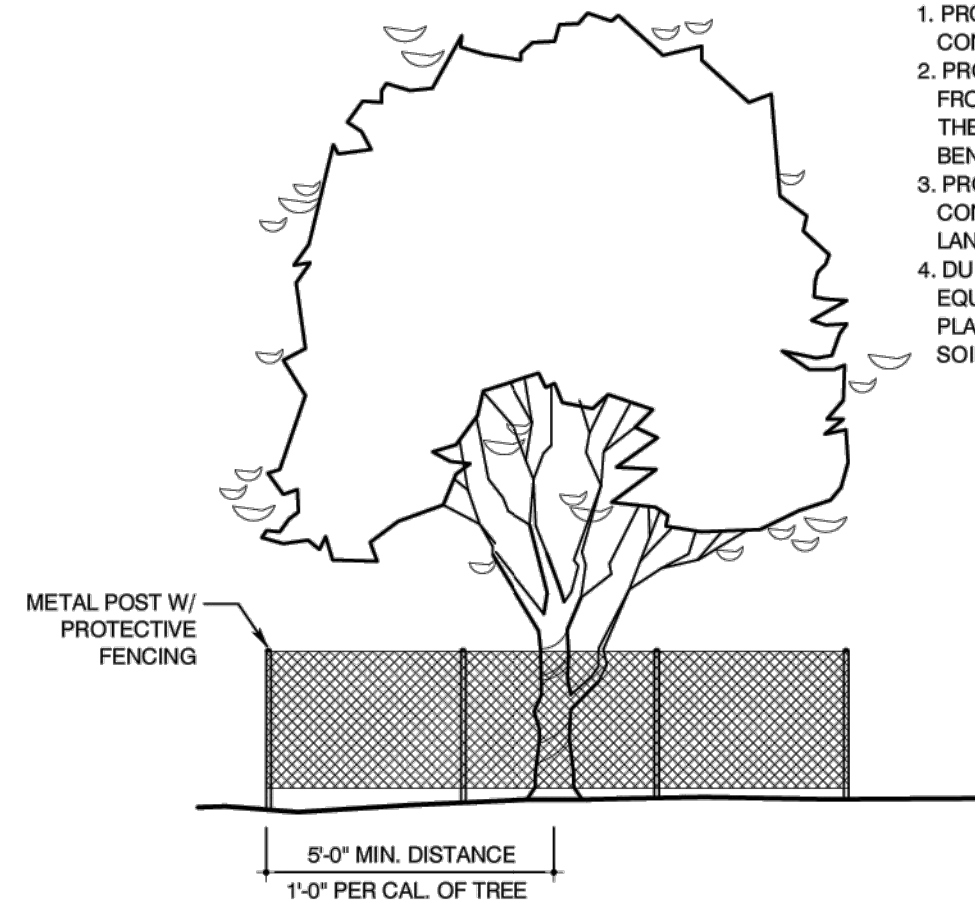
LEGEND



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



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

800 540 5405 US BR. STE. B
800 540 5405
O 479 384 0028
F 479 384 0028
M 479 384 0028
EMAIL: jason@ece-jlc.com



Expedient Civil Engineering, LLC

DRAWN BY:
JEI

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

Page 21 of 58

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

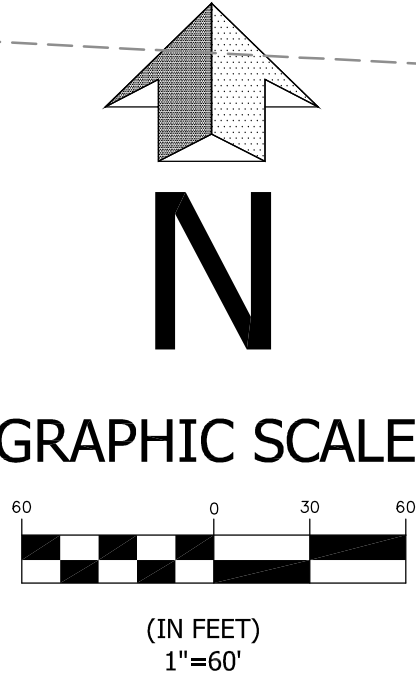
SITE TREE CANPOY COVERAGE:
TOTAL LAND: 429,972.46 SF (9.87 AC M/L)
TOTAL BUILDING: 1,657.00 ST
TOTAL CANOPY COVERAGE: 412,341.22 SF (9.54 AC M/L)
96% CANOPY COVERAGE

AREA OUTSIDE OF TREE CANOPY
14,317.24 sq. ft.
0.33 acres

EXISTING SITE CONTAINS HUNDREDS OF
MATURE OAKS, CEDARS, PINES, CHERRY
AND DOGWOOD TREES.

ANYTHING PLANTED WILL NOT RECIEVE ENOUGH
SUNLIGHT TO SURVIVE.

MEMORIAL DR.
40' R/W PER DEED
BK. 2015, PG. 395
(ASPHALT)



FILE STAMP

LEGEND:

BOUNDARY LINE

RIGHT-OF-WAY

SECTION LINE

EASEMENT LINE

ROCK WALL

PARKING STRIP

SANITARY CLEANOUT

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 LLC.

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: 07/22/24

DRAWN BY: CEB	SCALE: 1" = 60'
FIELD CREW: STEVE	DATE: 07/24/24
CHECKED BY: MDM	DWG: 2314.01

PG 1 OF 1

August 5, 2024

Bella Vista Planning Commission
Bella Vista, AR

Re: Cooper Chapel Existing Site Lighting

To whom it may concern:

After observing the existing lighting on the site at Cooper Chapel and doing a study of the existing light levels using a light meter, it is my opinion that the existing site lighting does not infringe on any adjacent neighbors of the property and that the existing lights are architectural in nature and designed to only illuminate the areas which they serve. This applies to both the pole lights in the parking lot as well as the bollard lights along the trail.

Sincerely,



Scott Geurin, P.E.
Brown Engineers, LLC
Principal

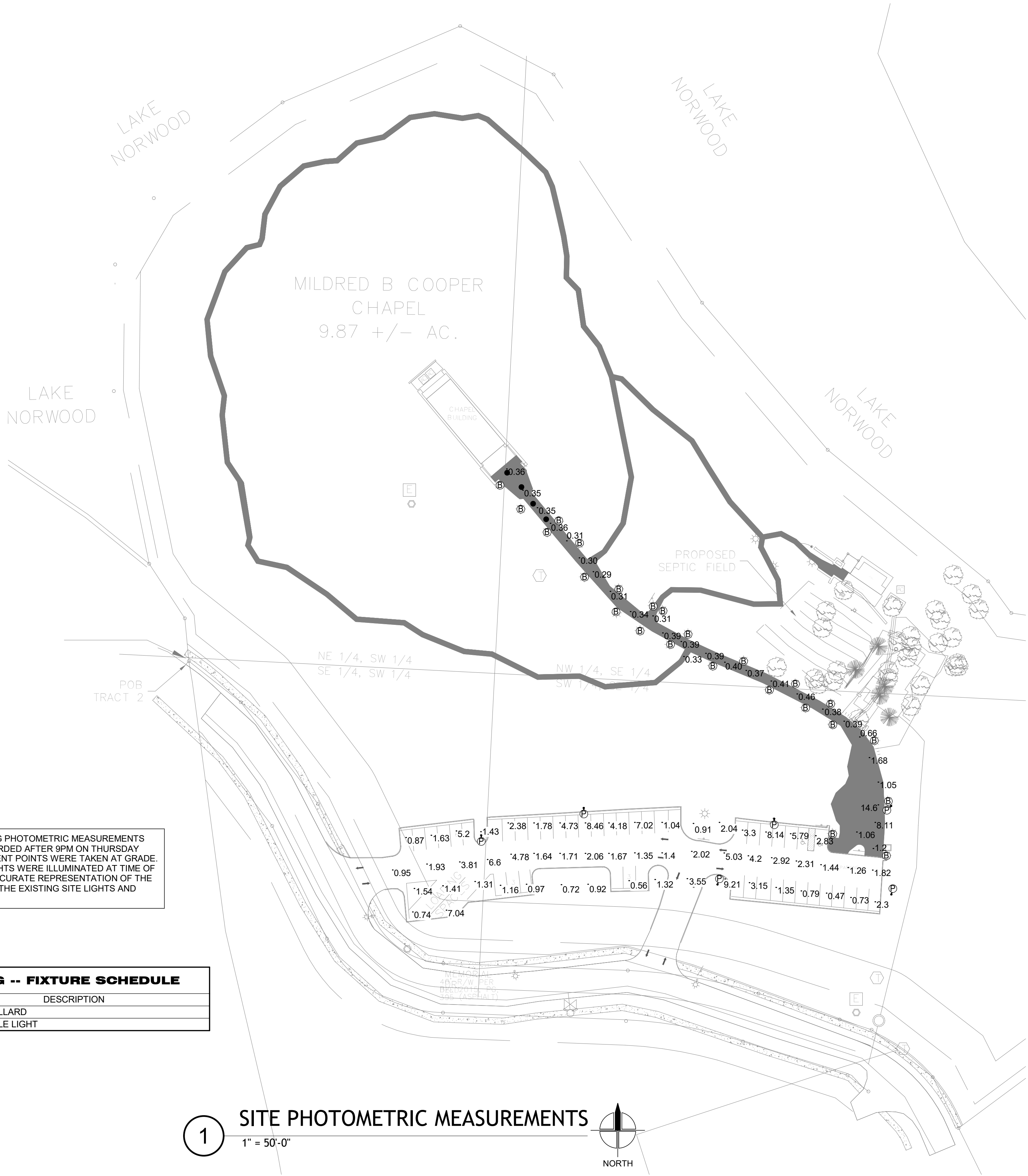
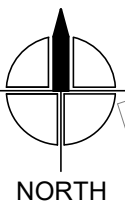
THESE SITE LIGHTING PHOTOMETRIC MEASUREMENTS SHOWN WERE RECORDED AFTER 9PM ON THURSDAY JULY 18. MEASUREMENT POINTS WERE TAKEN AT GRADE. ALL FUNCTIONAL LIGHTS WERE ILLUMINATED AT TIME OF VISIT AND ARE AN ACCURATE REPRESENTATION OF THE LIGHT LEVELS FROM THE EXISTING SITE LIGHTS AND BOLLARDS.

LIGHTING -- FIXTURE SCHEDULE	
MARK	DESCRIPTION
B	EXISTING BOLLARD
P	EXISTING POLE LIGHT

1

SITE PHOTOMETRIC MEASUREMENTS

1" = 50'-0"



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

17200 Chenal Pkwy,
Suite 300 PMB 324
Little Rock, AR 72223
Phone 501-448-0100
www.browngineers.net

1" = 1"

ONE INCH AT FULL SIZE. IF NOT ONE INCH SCALE ACCORDINGLY

DRAWN BY:	TB
CHECKED BY:	SG
DATE	07-24-2024
JOB NUMBER	ECE-001
SHEET NAME	SITE PHOTOMETRIC MEASUREMENTS
File No.	ECE-001
	E1.0

LAYOUT PLAN, EROSION CONTROL & GRADING PLAN.

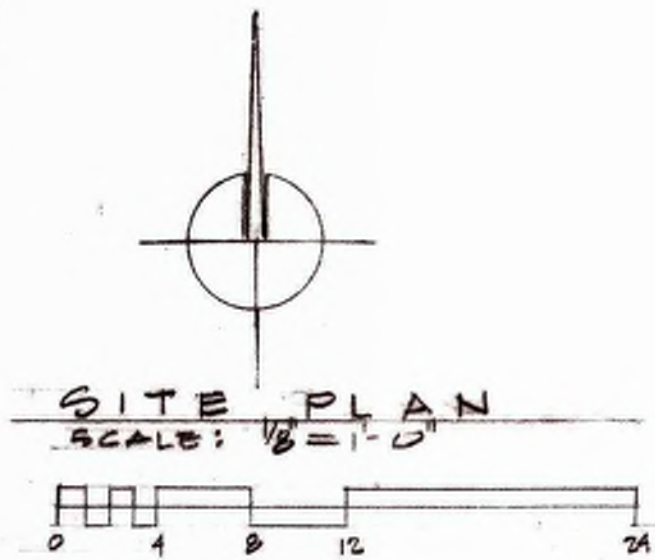
NOTE; SITE TO REMAIN NATURAL GRADE.

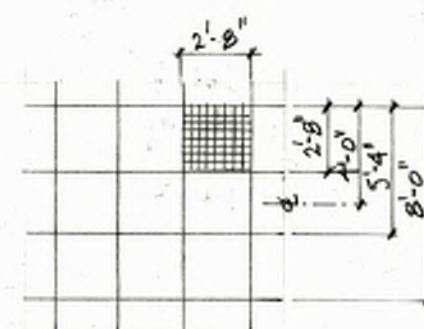
- NOTES AND AGREEMENTS:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK 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

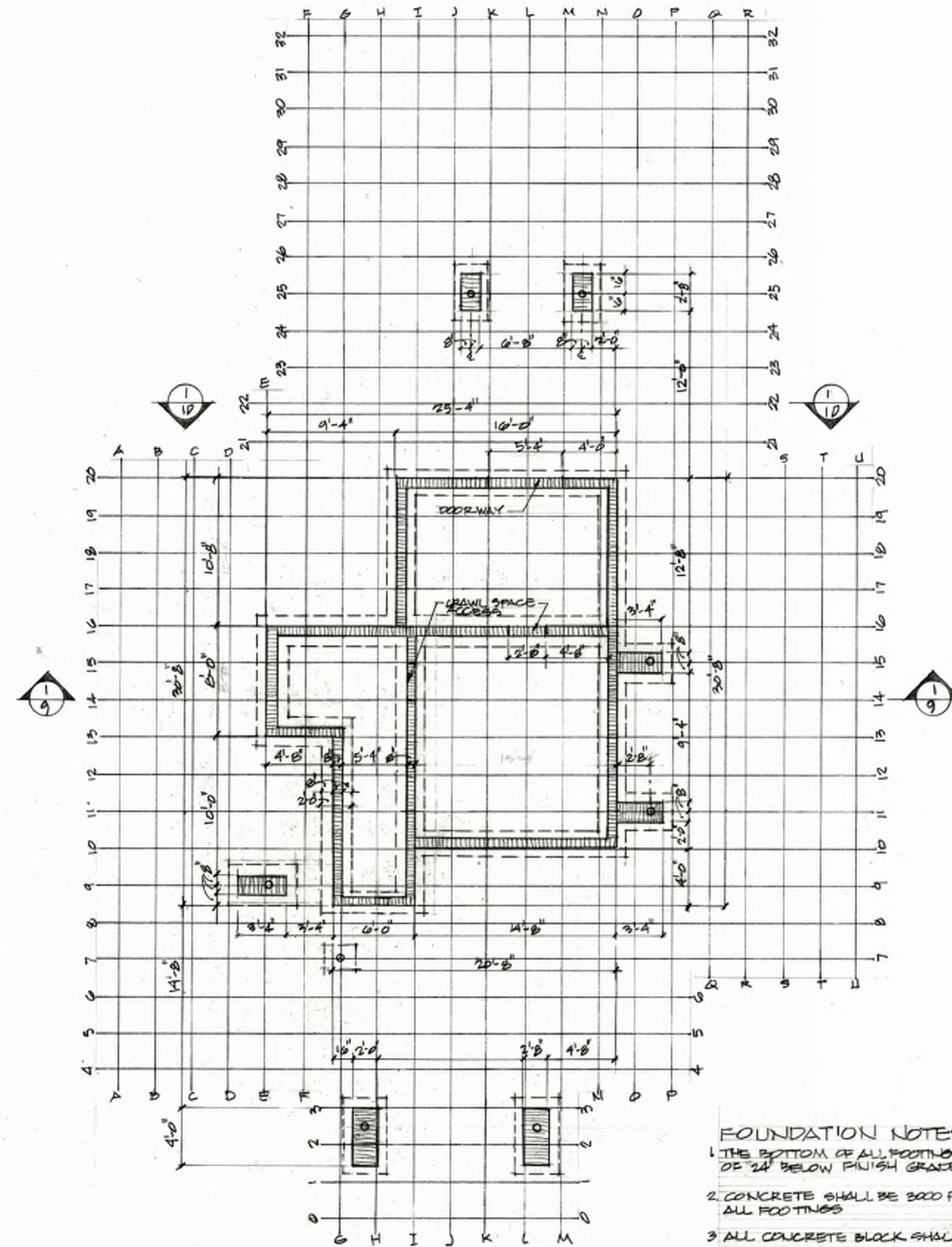
EROSION CONTROL
WATTLES (TYP)





"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



1 FOUNDATION PLAN
2 SCALE: 1/8" = 1'-0"

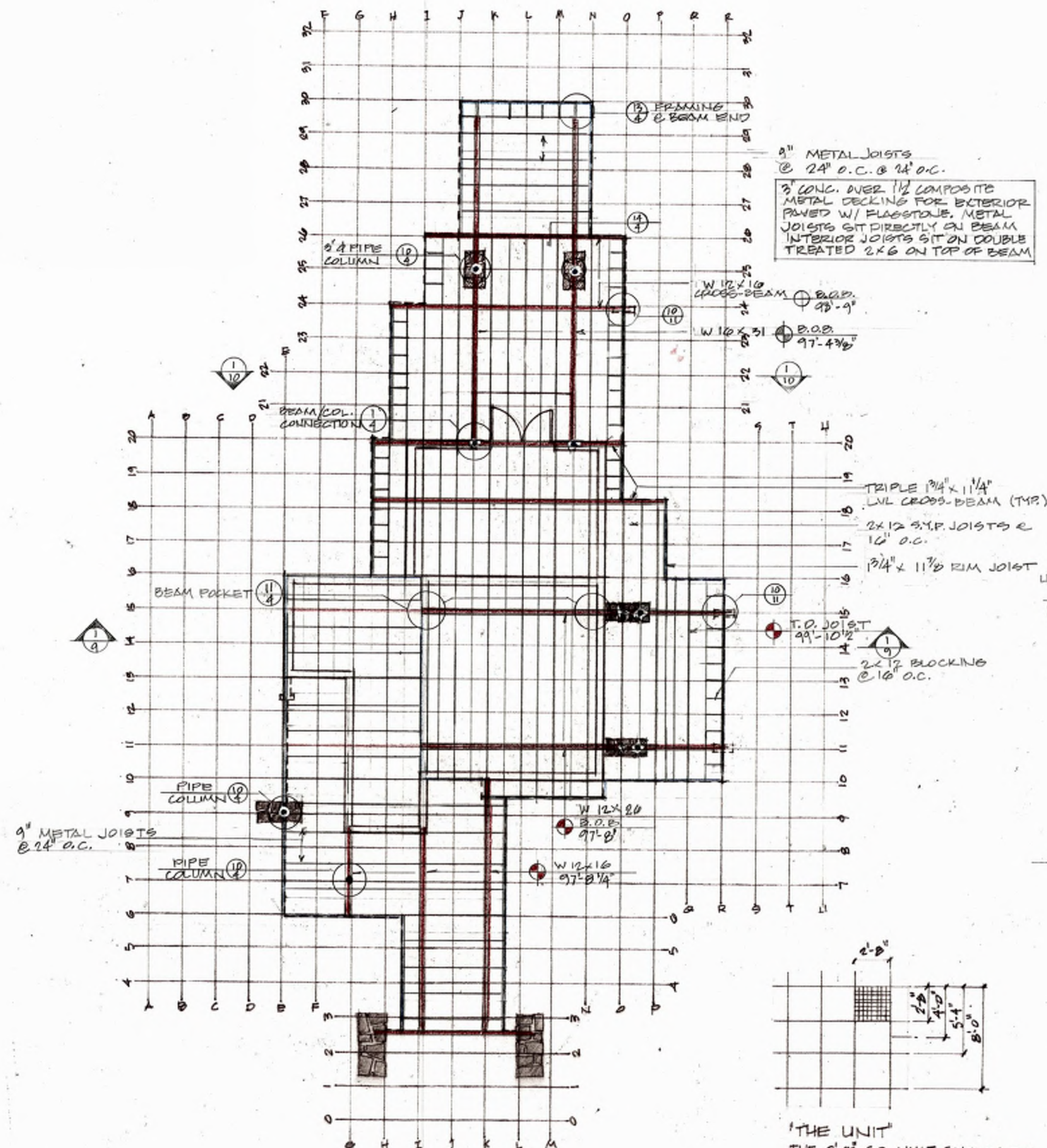
FOUNDATION NOTES

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 1 1/2"
6. STEP FOOTINGS IN 8" INCREMENTS AS REQUIRED
7. STONE TO EXTEND BELOW FINISH GRADE MIN. 8"

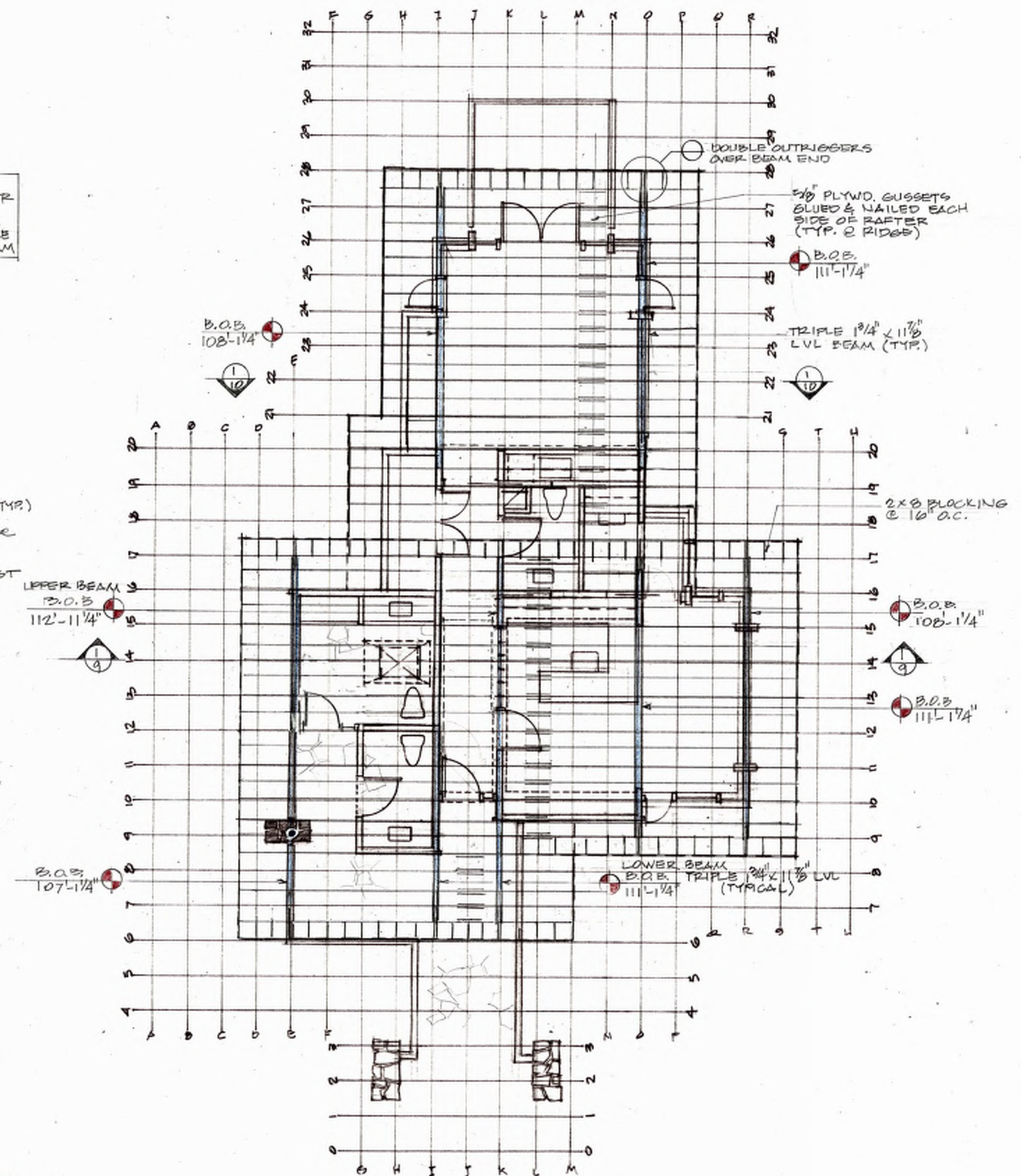
MILDRED B. COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING

DAVID MCKEE ARCHITECT

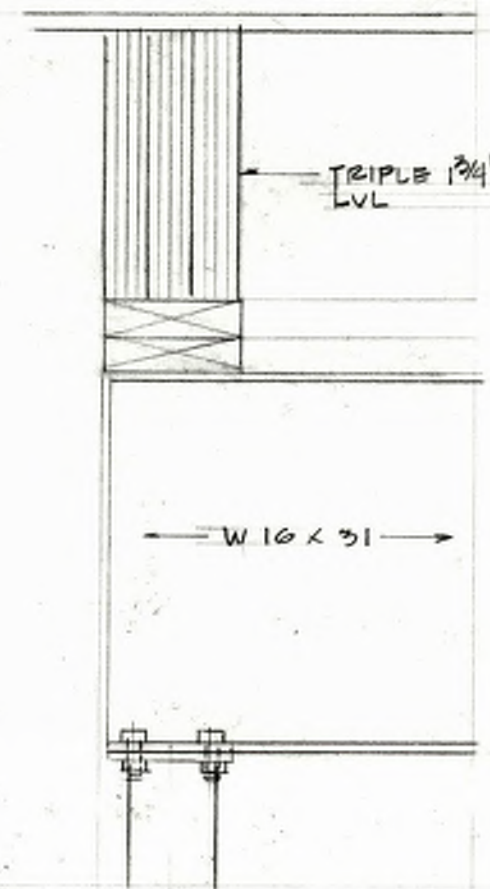
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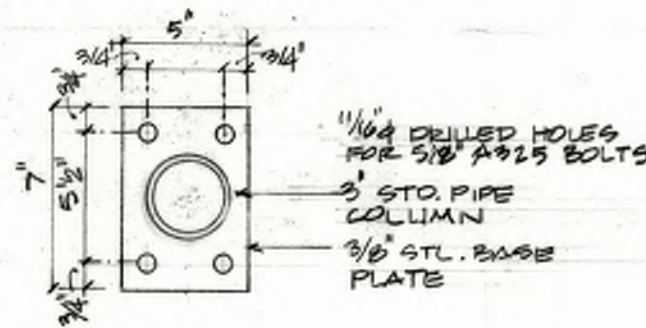
1 FLOOR FRAMING
3 SCALE: 1/8" = 1'-0"



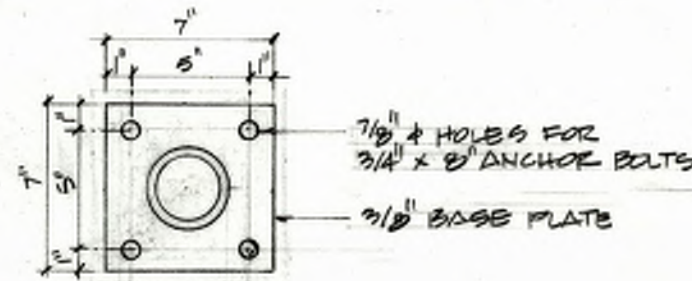
2 ROOF FRAMING
3 SCALE: 1/8" = 1'-0"



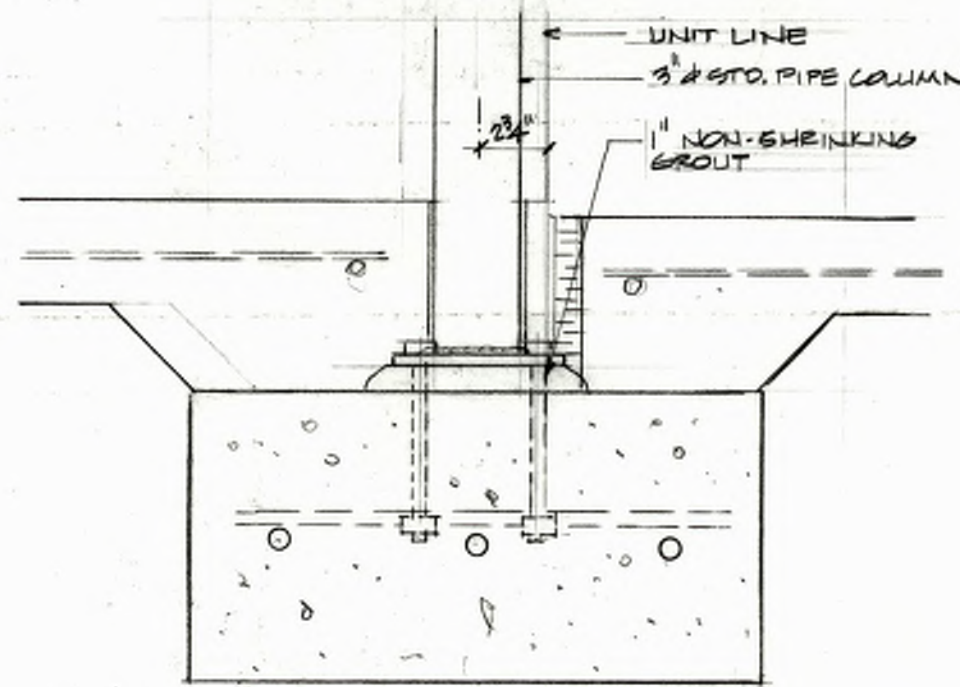
1 BEAM / COLUMN
SCALE: 1/2" = 1'-0"



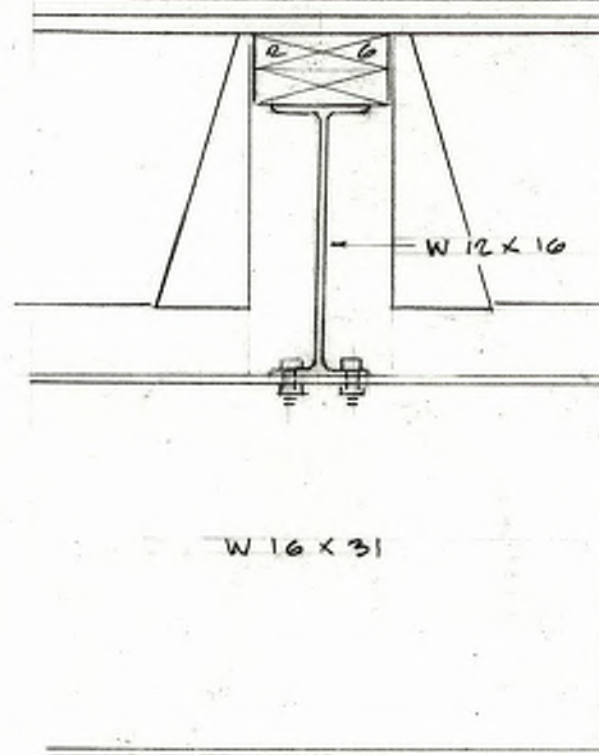
2 PIPE COL. TOP & BASE PLATE
SCALE: 1/2" = 1'-0"



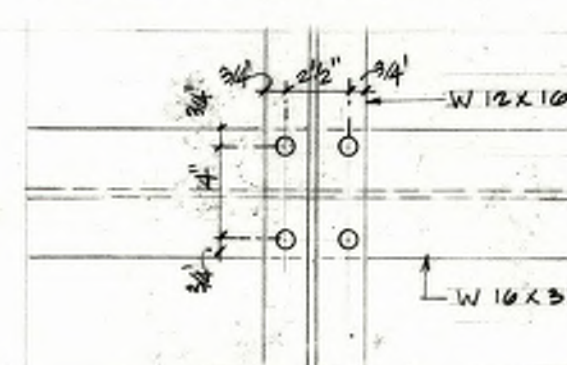
3 BASE PLATE
SCALE: 1/2" = 1'-0"



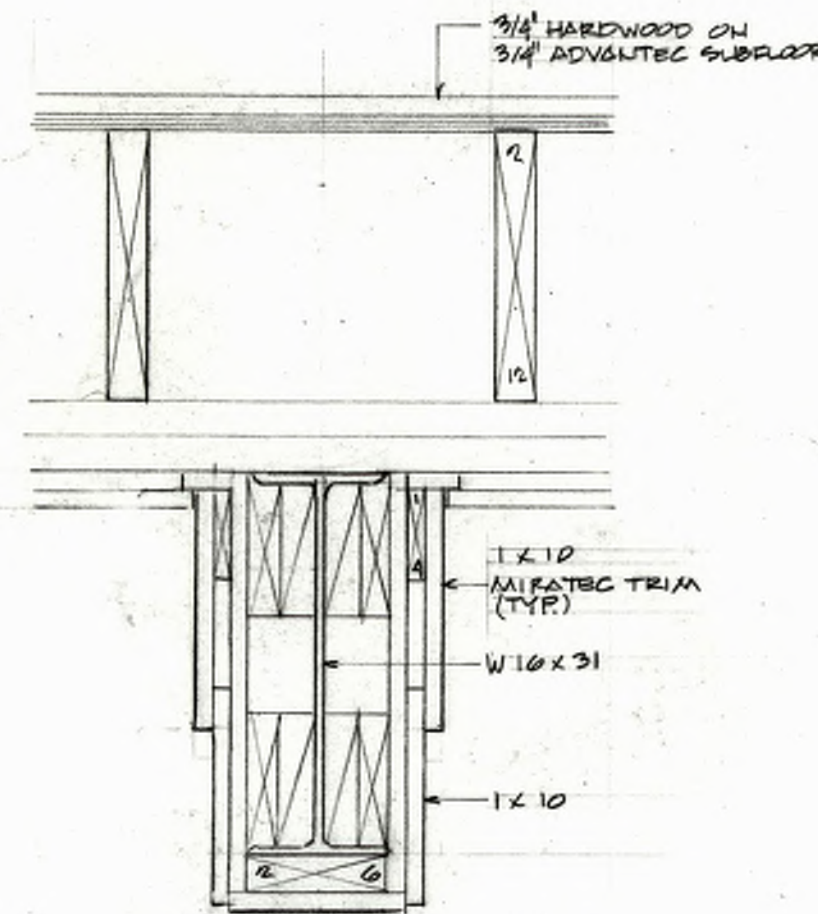
4 BASE PLATE
SCALE: 1/2" = 1'-0"



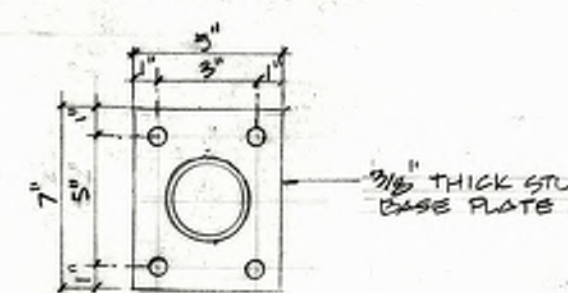
5 CROSSBEAM
SCALE: 1/2" = 1'-0"



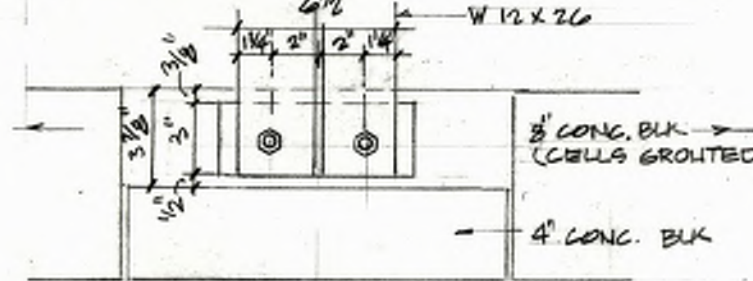
6 CROSSBEAM (PLAN)
SCALE: 1/2" = 1'-0"



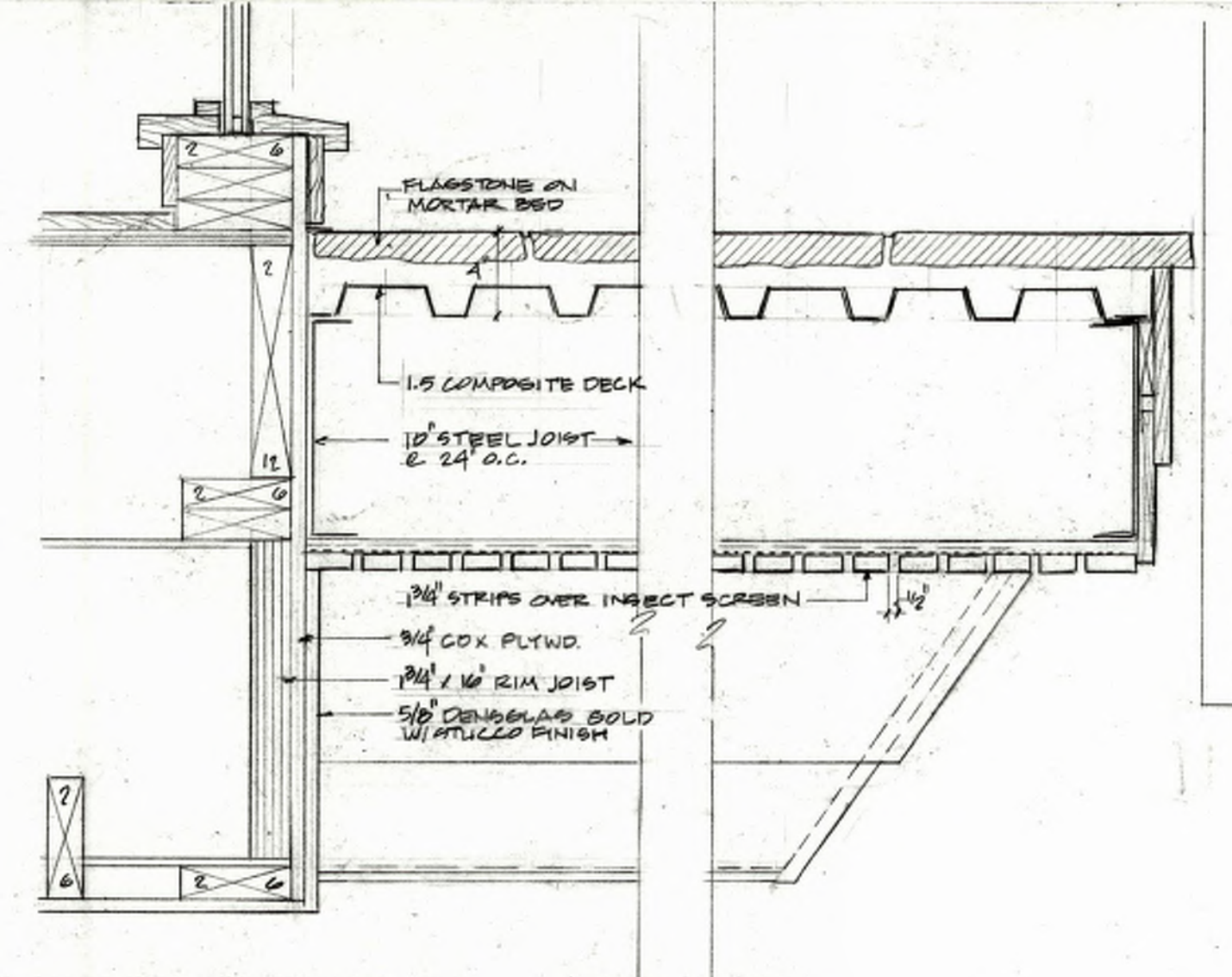
9 BEAM WRAP @ 16 x 31
SCALE: 1/2" = 1'-0"



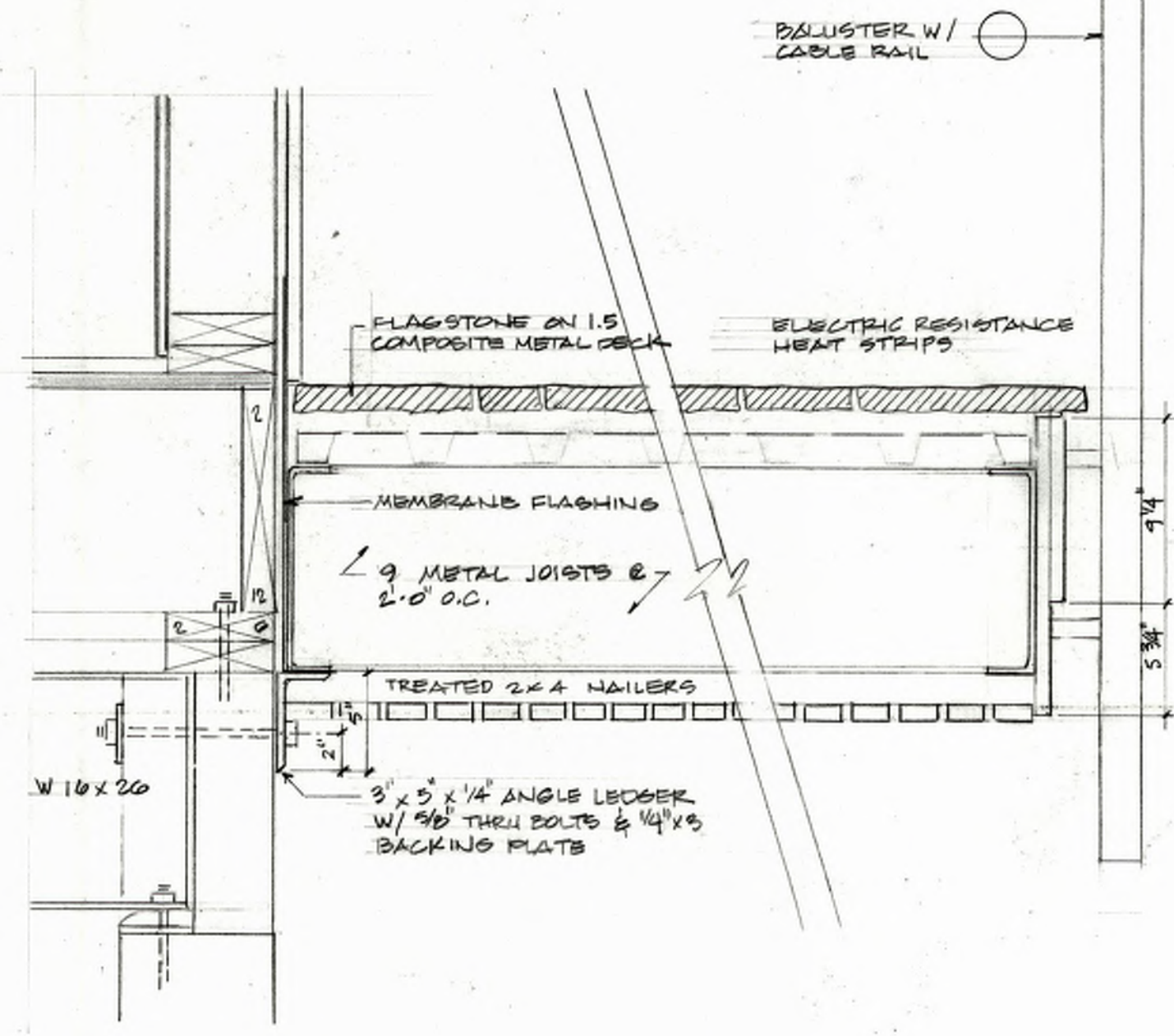
10 TOP PLATE
SCALE: 1/2" = 1'-0"



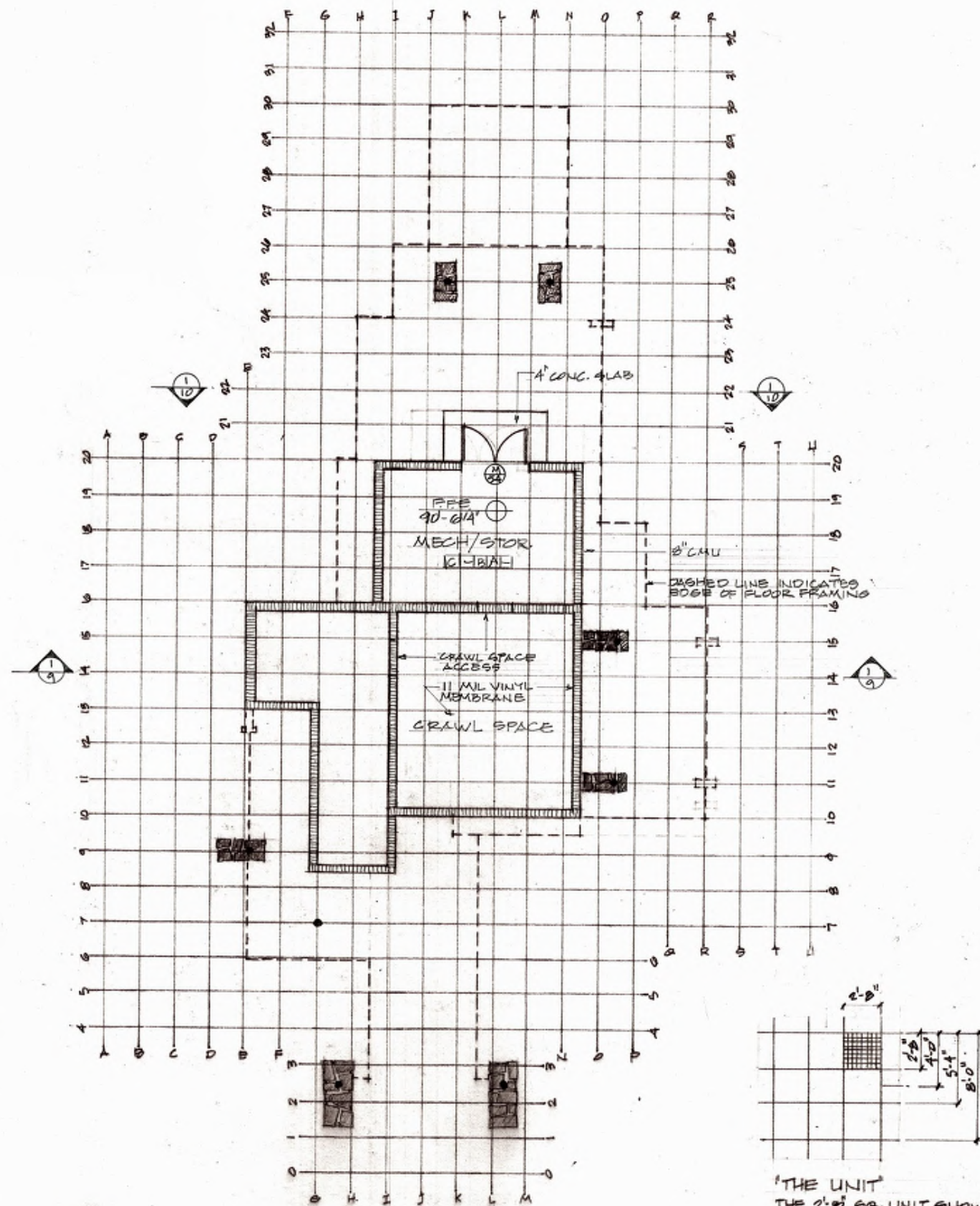
11 BEAM POCKET
SCALE: 1/2" = 1'-0"



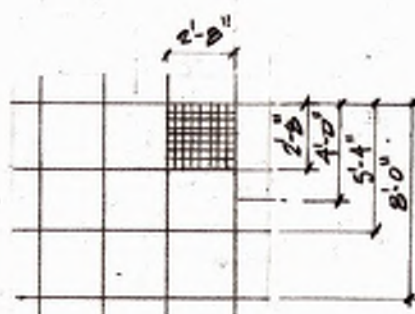
12 SILL & CANTILEVERED DECK
SCALE: 1/2" = 1'-0"



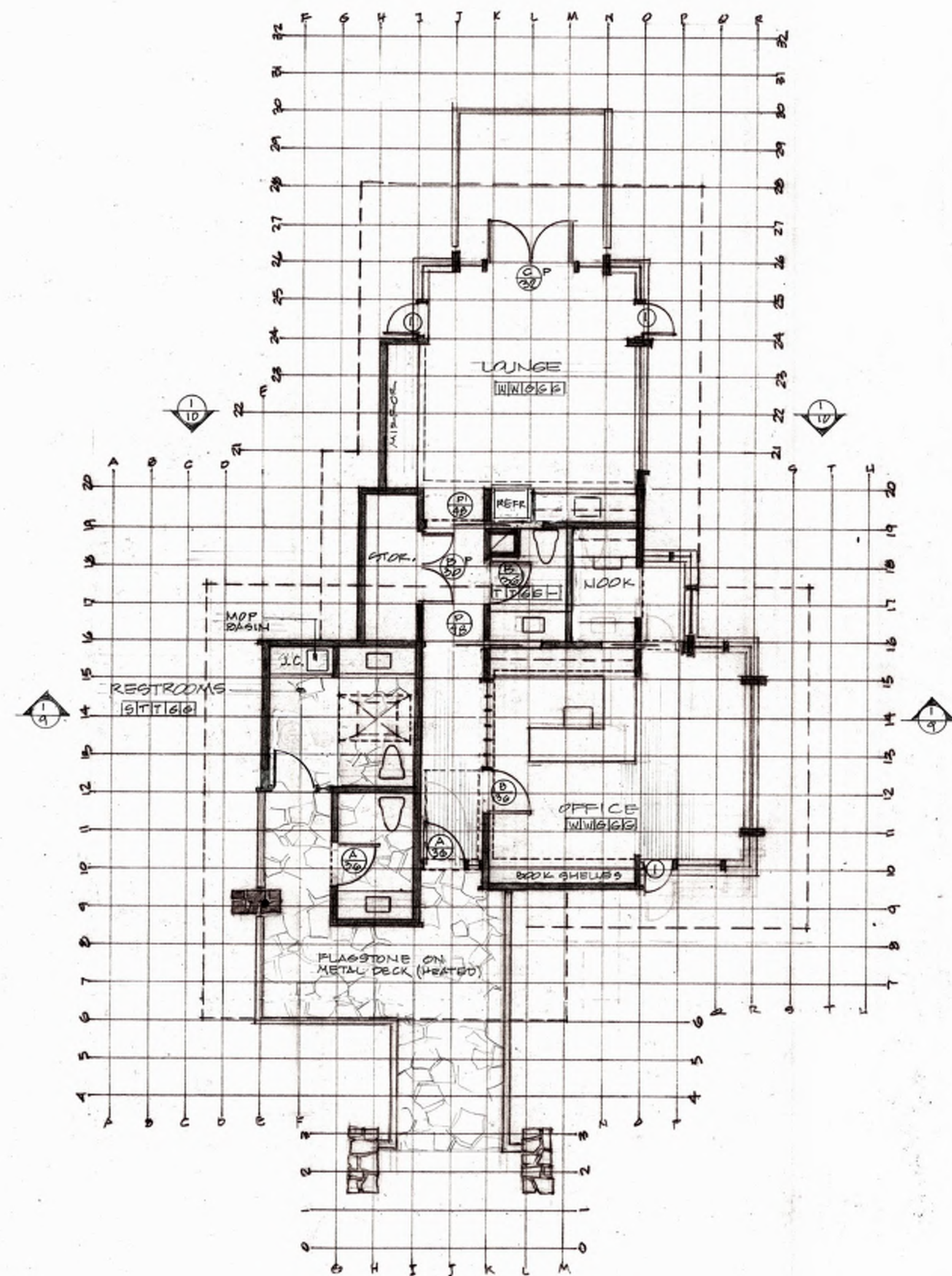
14 EXTERIOR DECK FRAMING
SCALE: 1/2" = 1'-0"



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



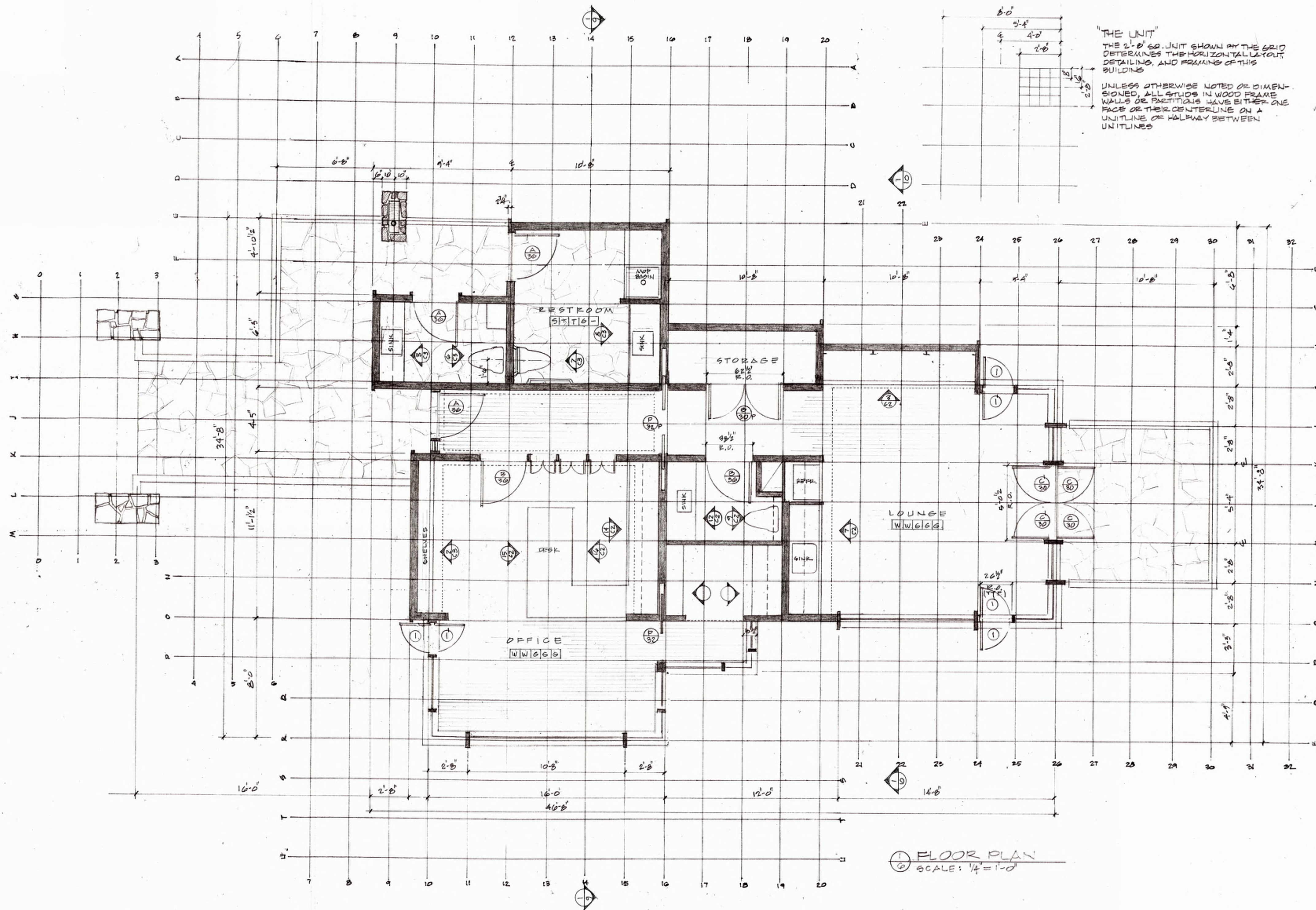
THE UNIT
THE 2'-0" SQ. UNIT SHOWN BY
THE GRID DETERMINES THE
HORIZONTAL LAYOUT, DETAILING,
AND FRAMING OF THIS BUILDING
UNLESS OTHERWISE NOTED OR
DIMENSIONED, ALL CONCRETE
OR MASONRY WALLS AND STUDS
IN WOOD FRAME WALLS OR PARTITIONS
HAVE EITHER ONE FACE OR THEIR
CENTERLINE ON A UNITLINE OR
HALFWAY BETWEEN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



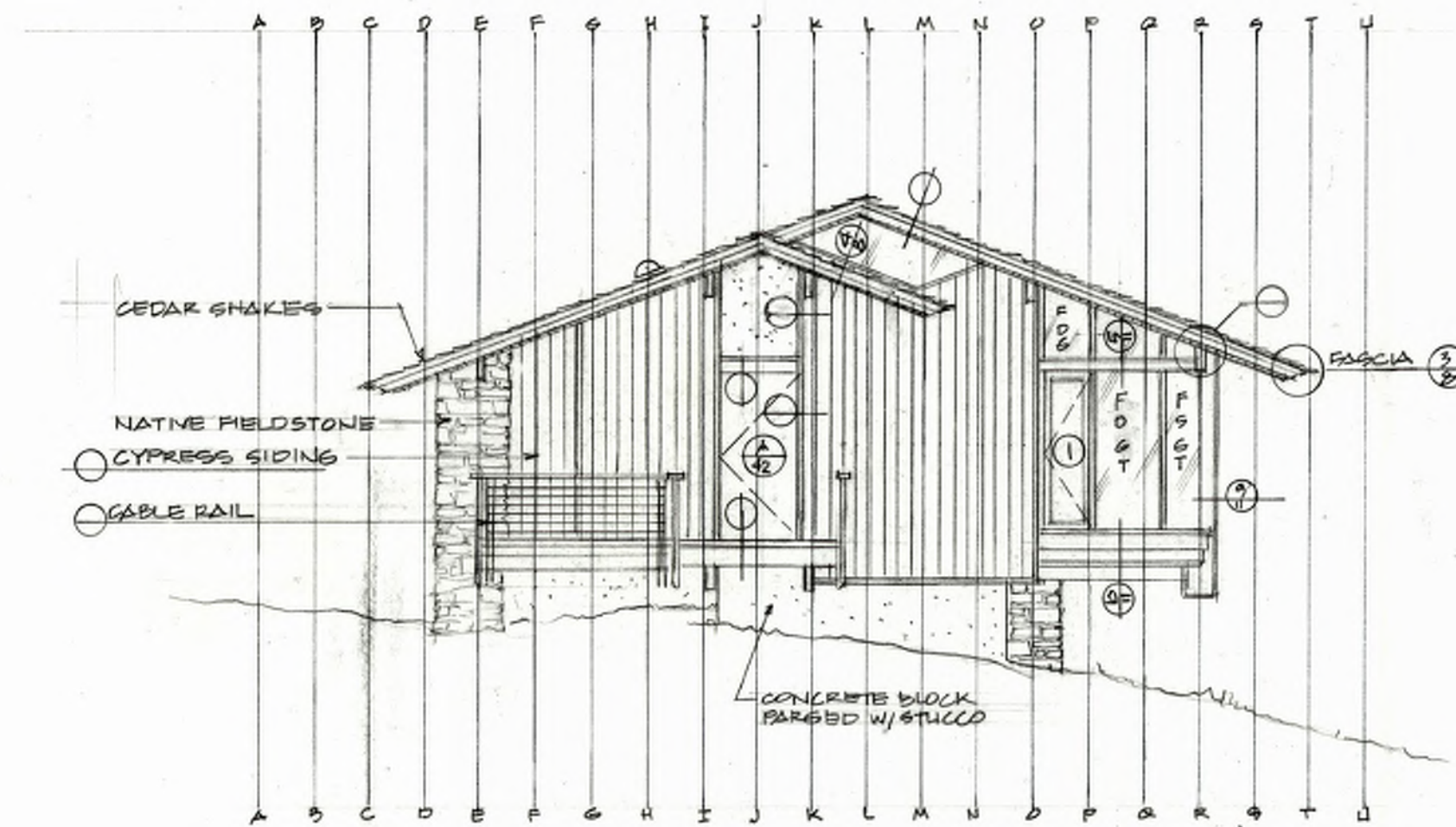
② FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MILDRED B COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING

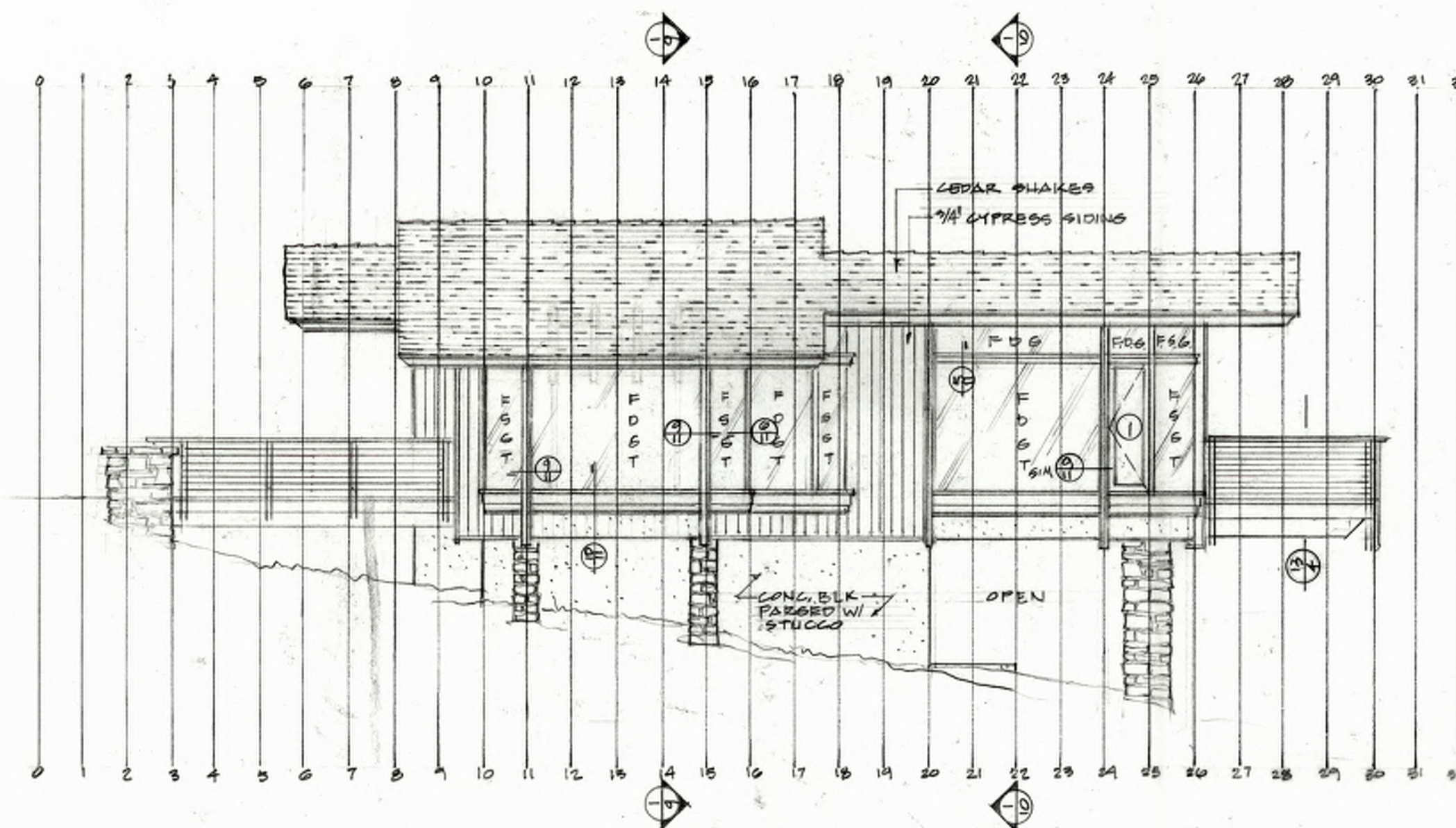
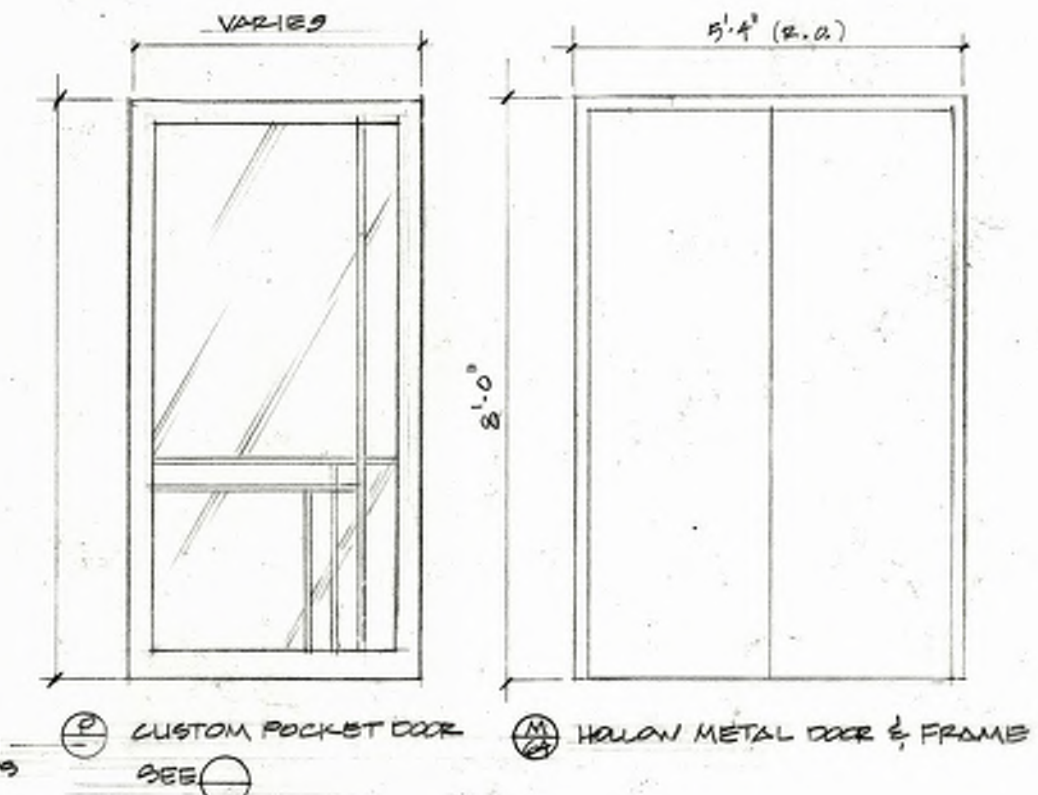
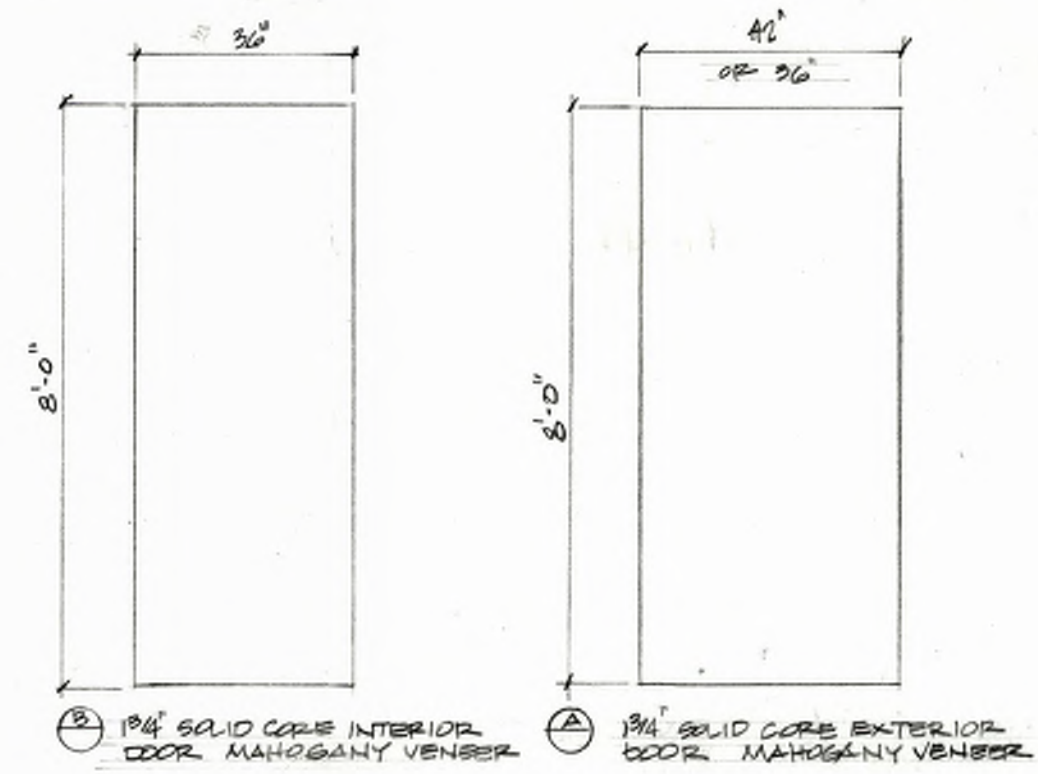
DAVID MCKEE ARCHITECT



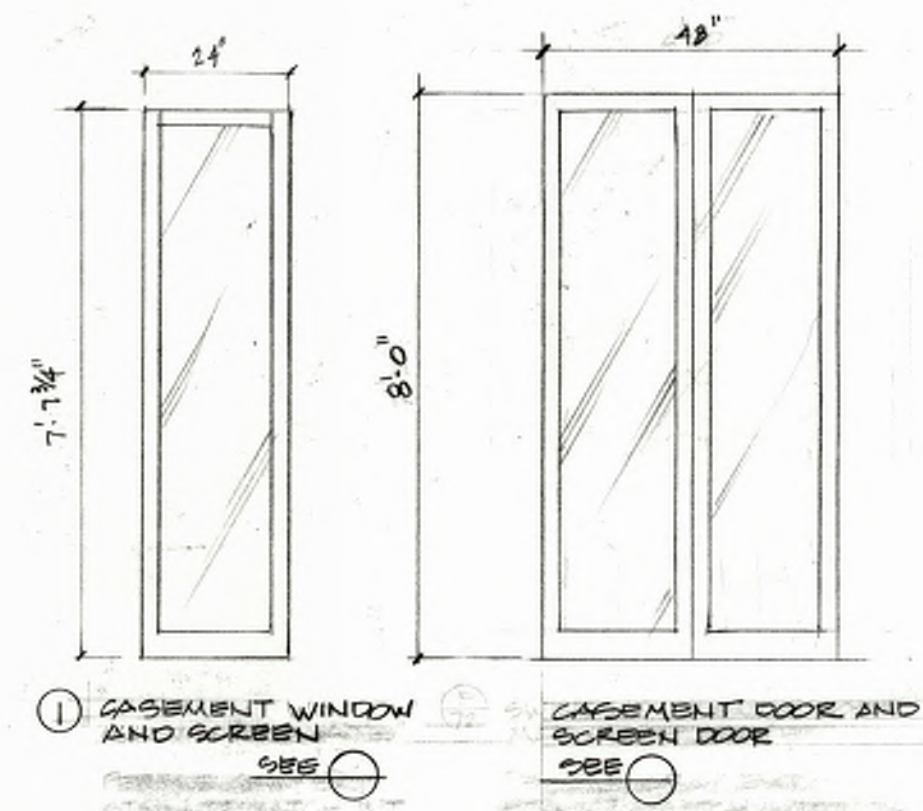
MILDRED B. COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT



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

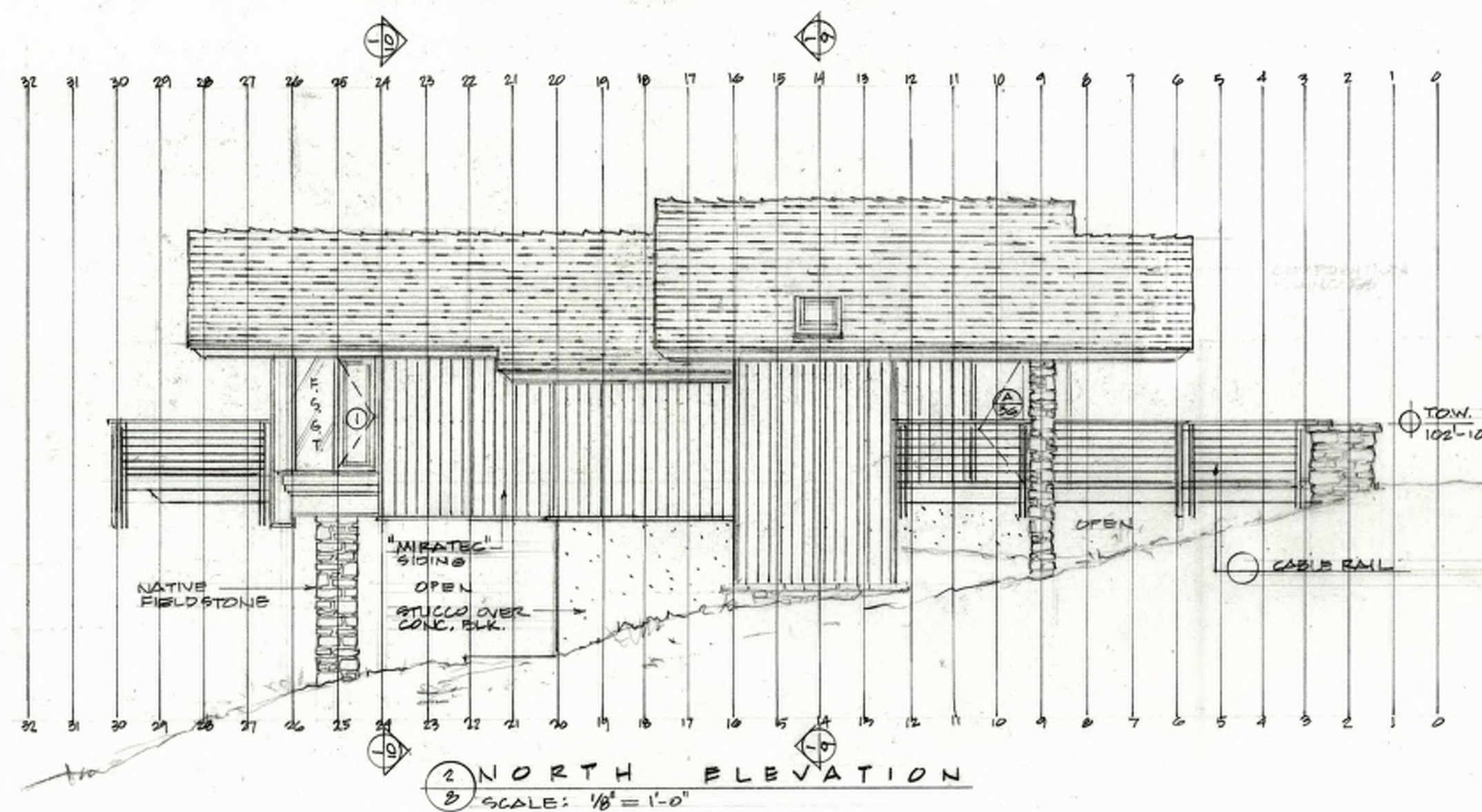
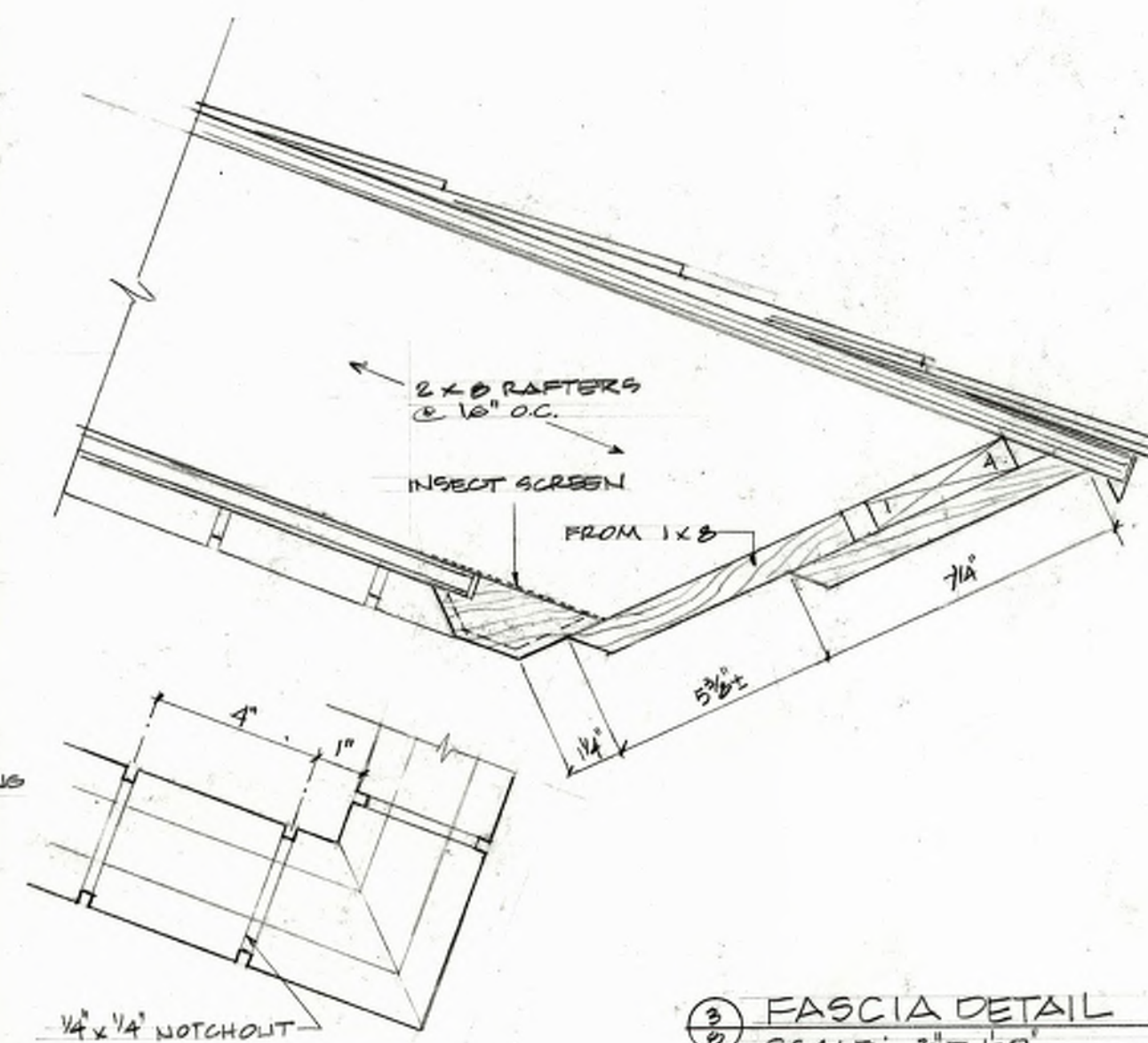
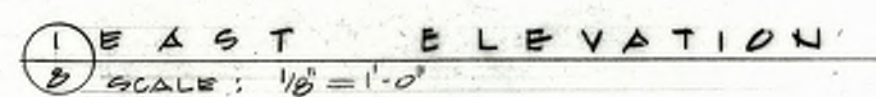
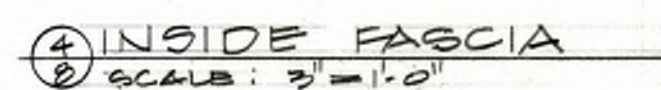


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

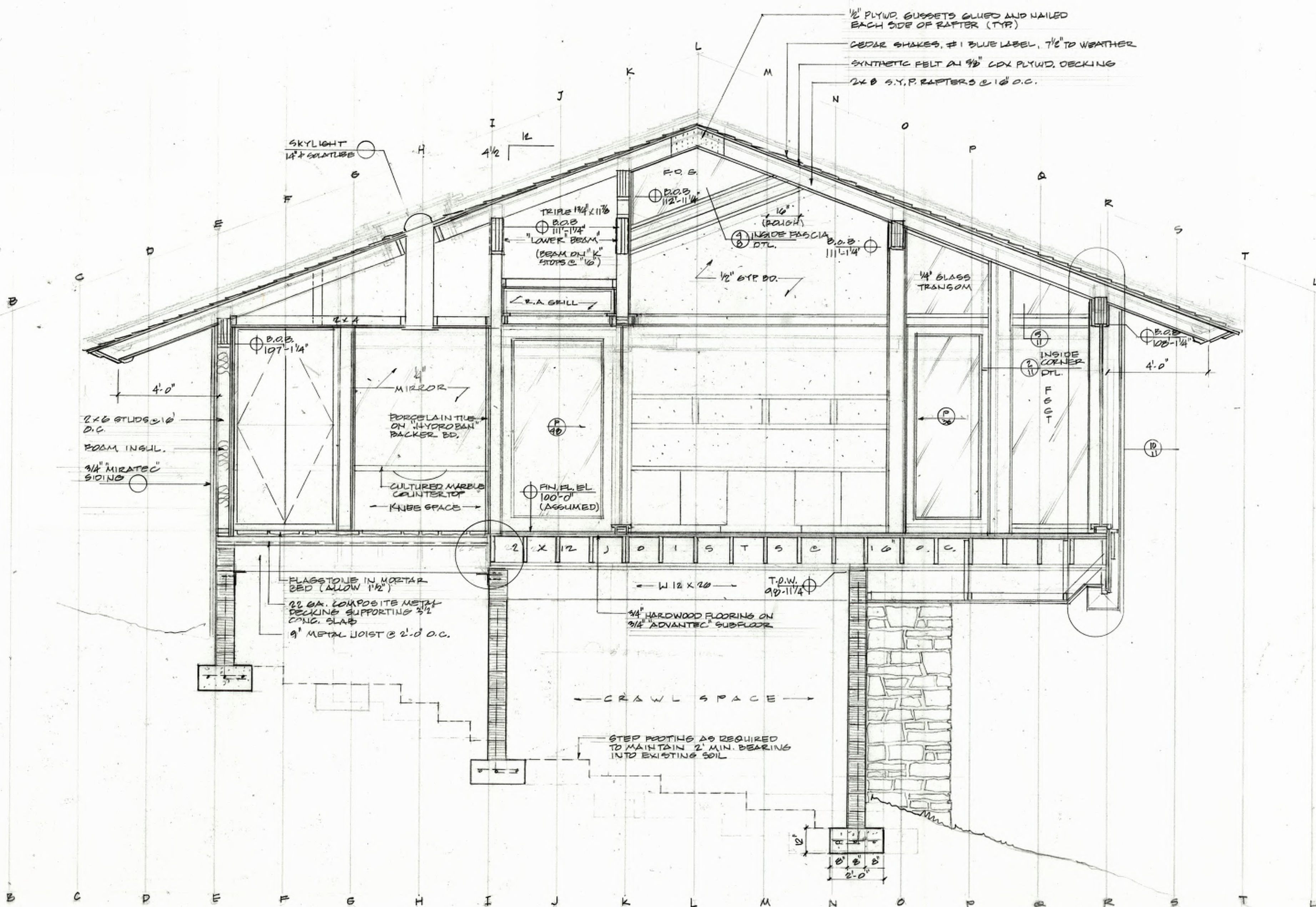


MILDRED B. COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING
DAVID MCKEE ARCHITECT

7

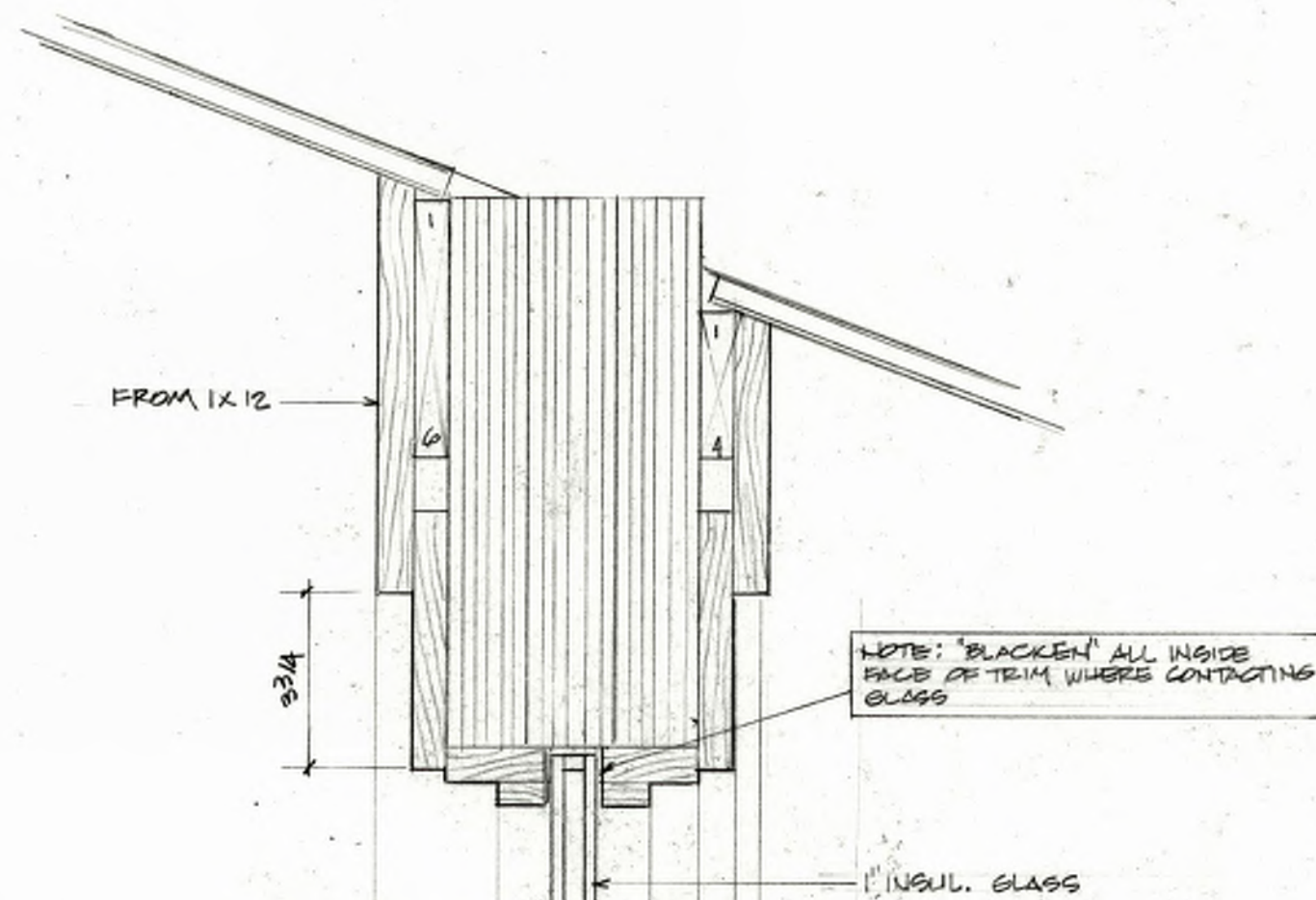


MILDRED B. COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING
DAVID MCKEE ARCHITECT

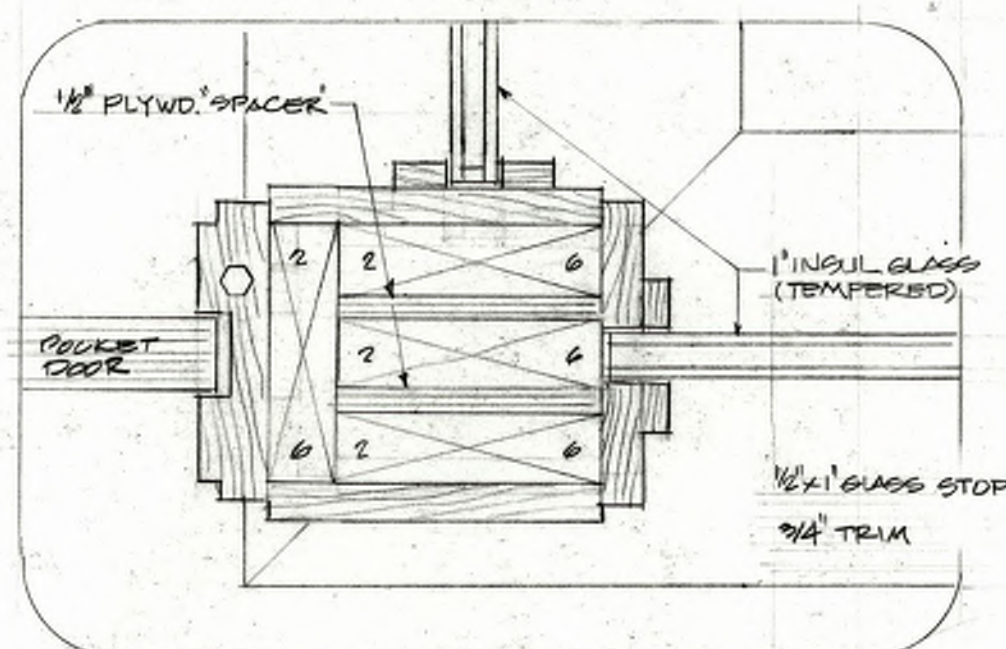


SECTION @ GRID "14"
 SCALE: 3/8" = 1'-0"

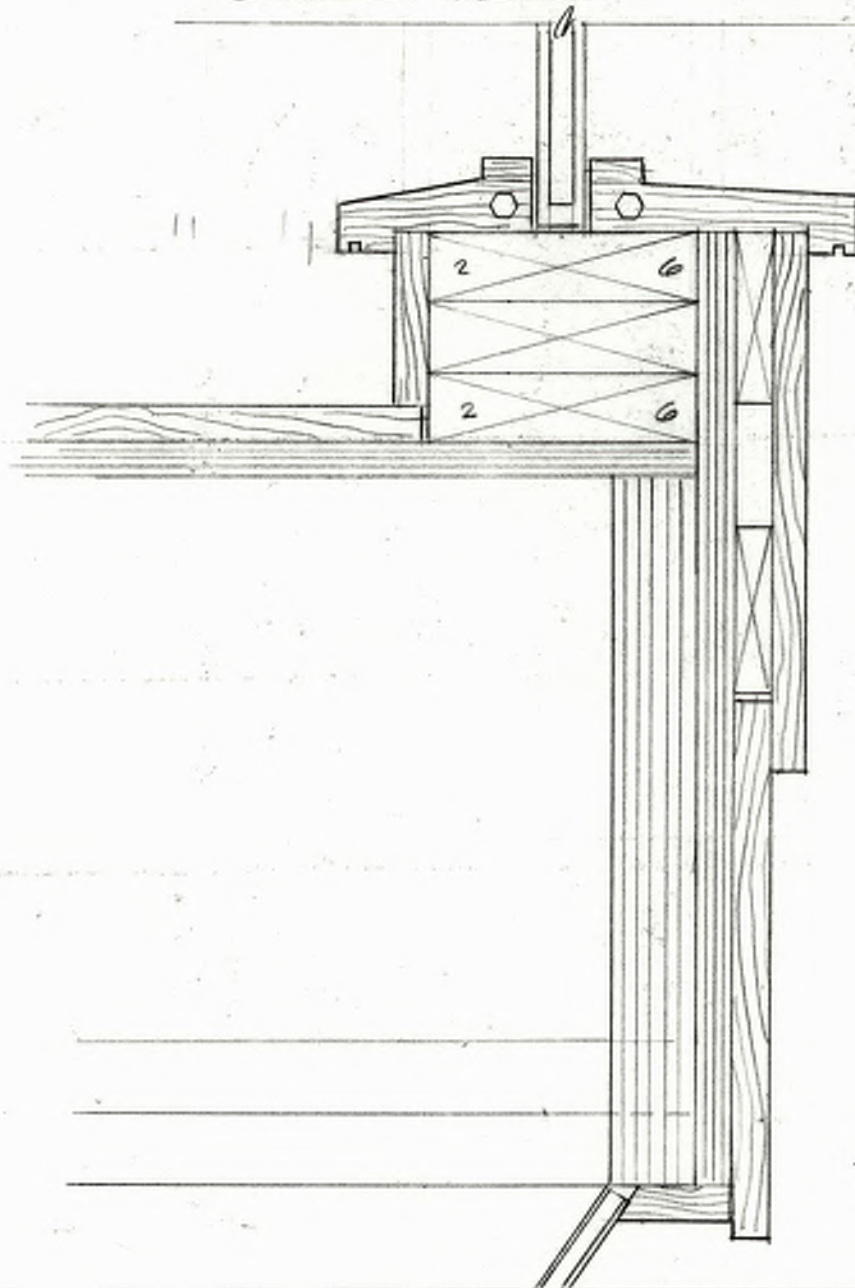
MILDRED B. COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT



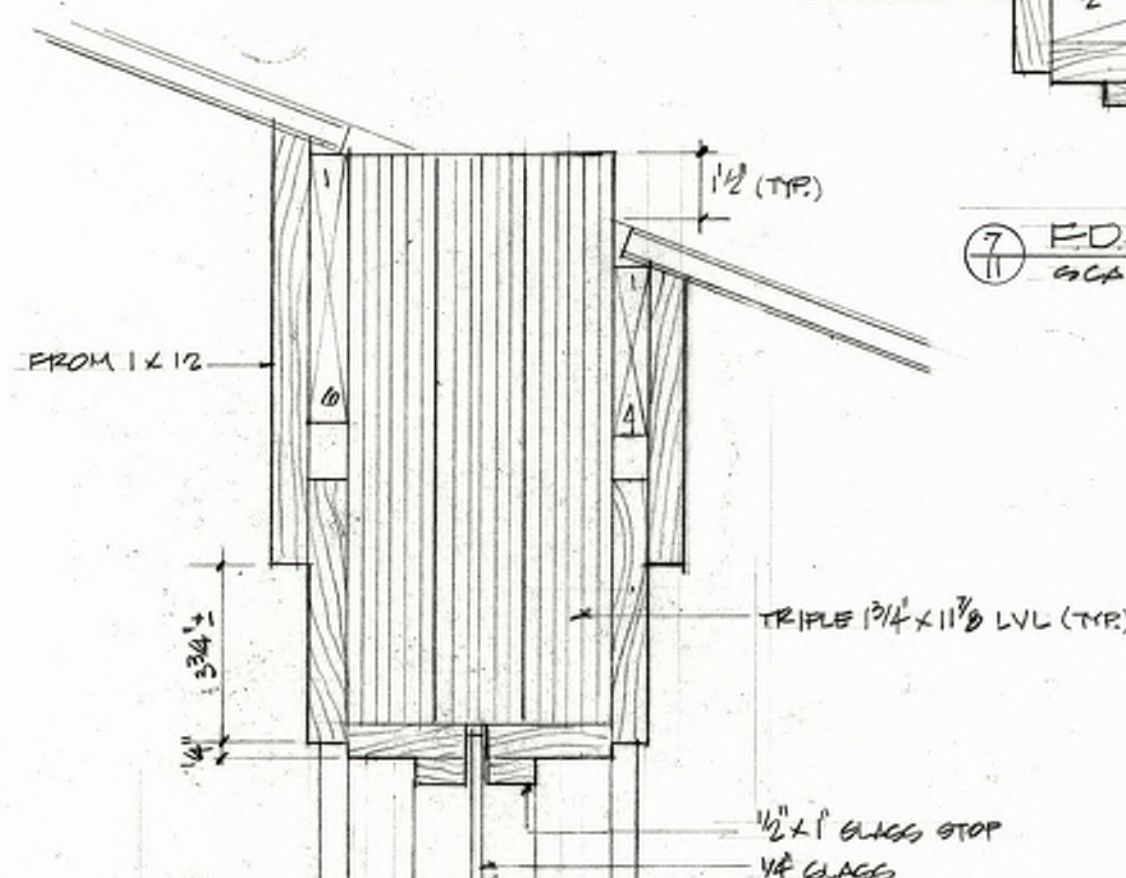
① F.D.G. @ BEAM - BEAM TRIM
SCALE: 3" = 1'-0"



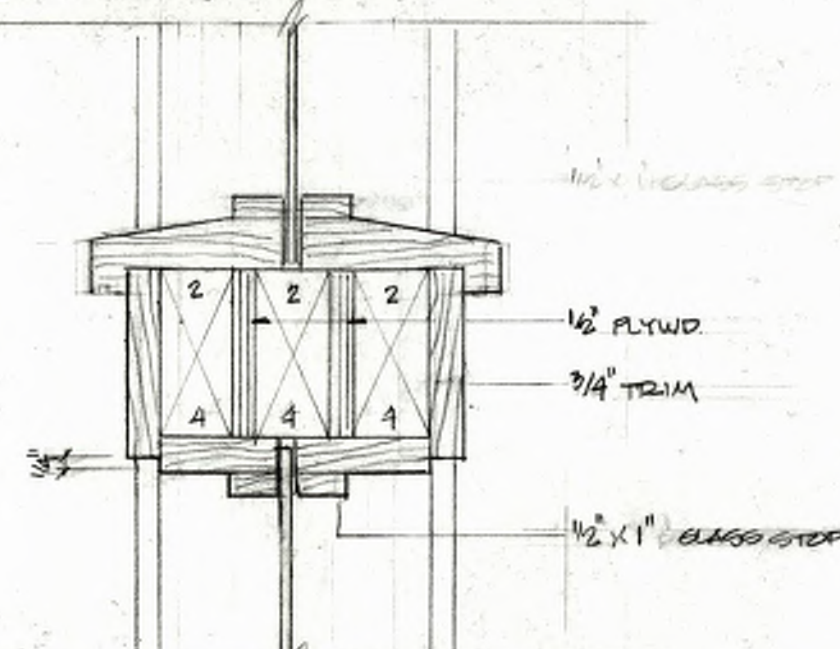
② F.D.G. @ INSIDE CORNER
SCALE: 3" = 1'-0"



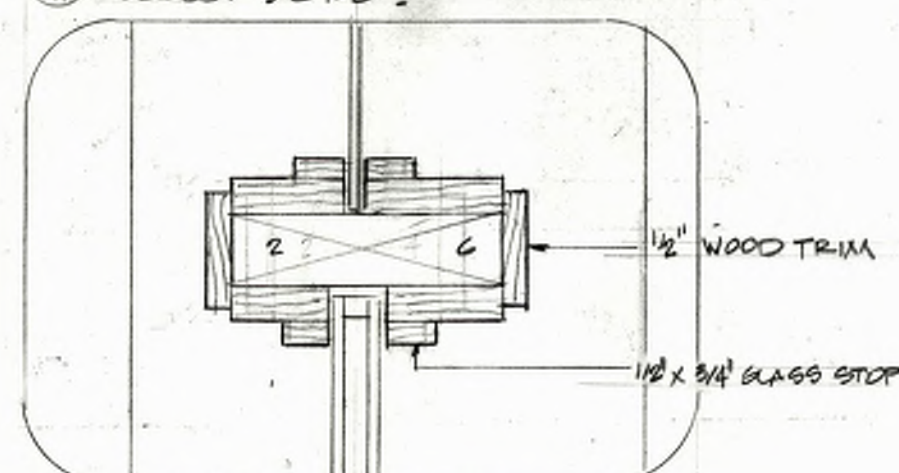
③ F.D.G. SILL
SCALE: 3" = 1'-0"



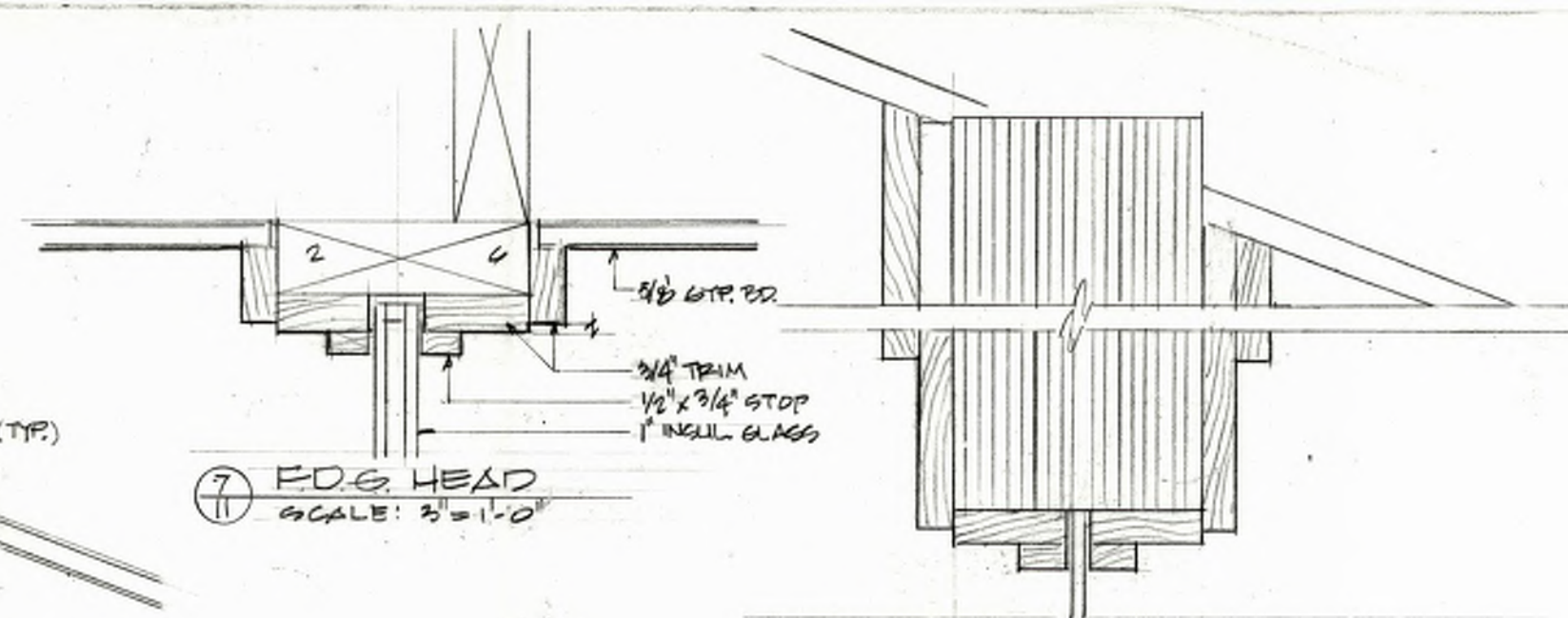
④ F.S.G. @ BEAM - BEAM TRIM
SCALE: 3" = 1'-0"



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

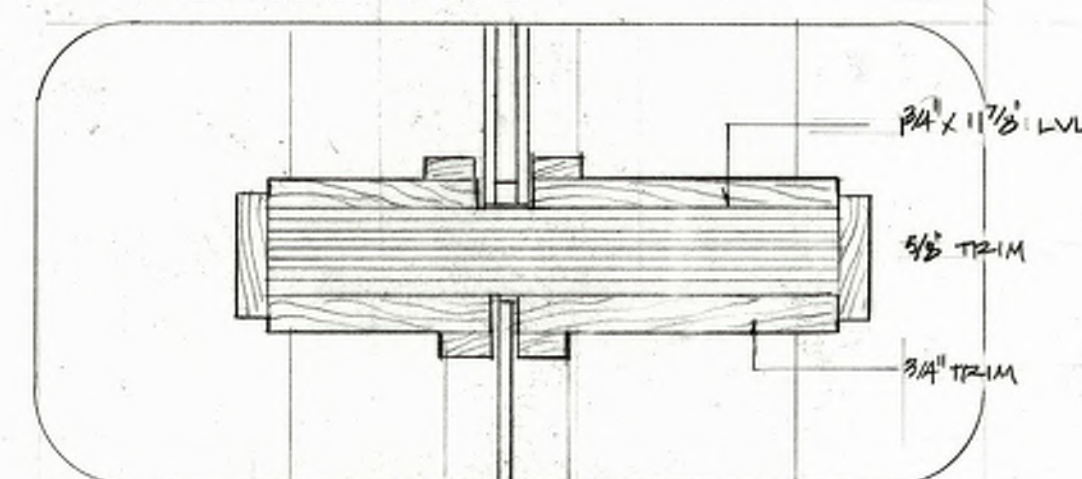


⑥ F.S.G. / F.D.G. @ MULLION
SCALE: 3" = 1'-0"

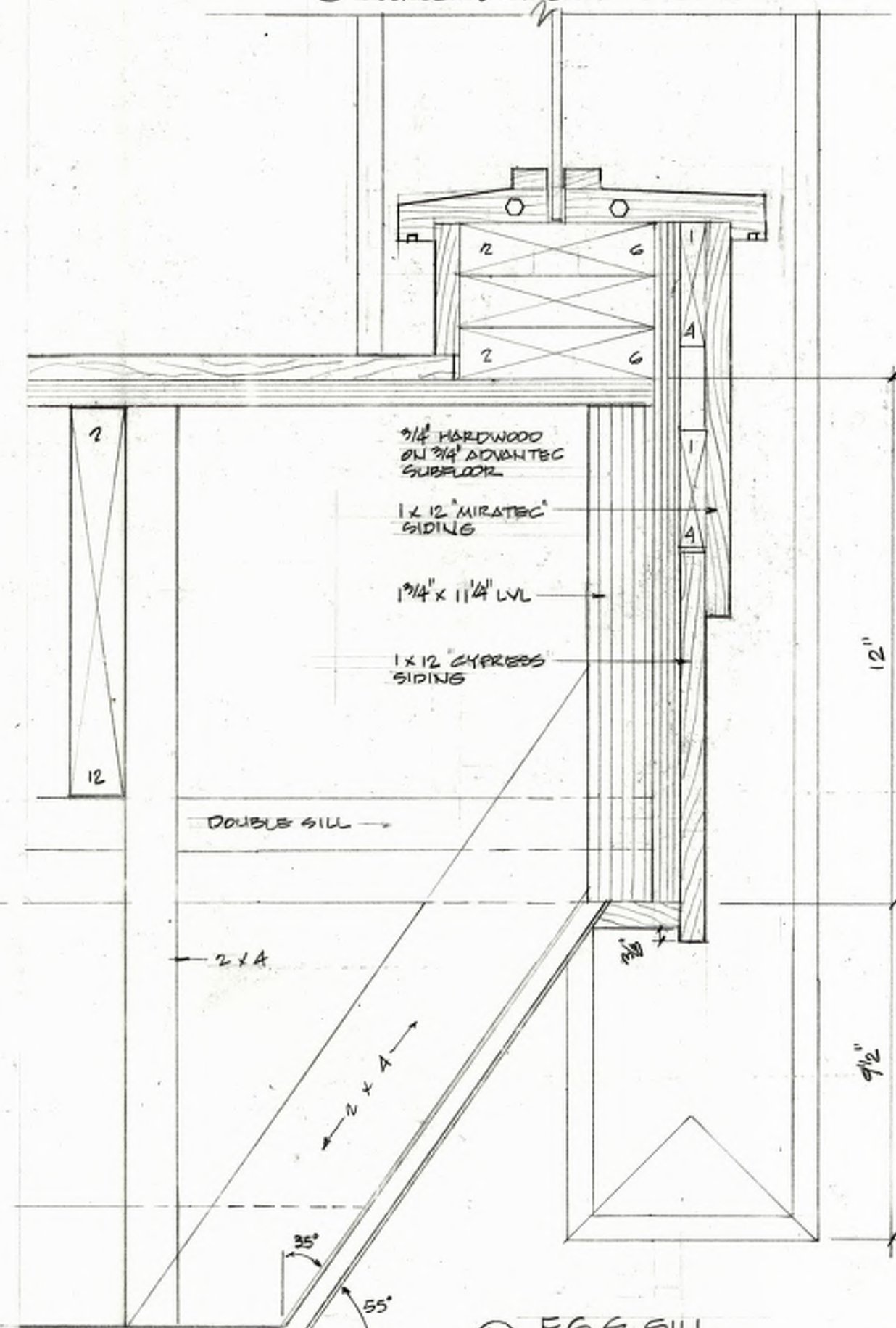


⑦ F.D.G. HEAD
SCALE: 3" = 1'-0"

⑧ F.S.G. @ BEAM
SCALE: 3" = 1'-0"



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

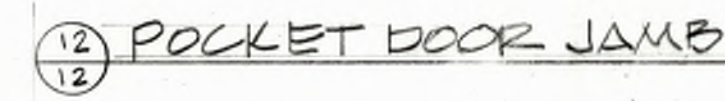
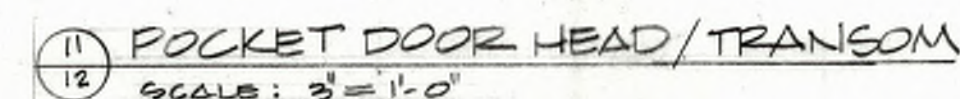
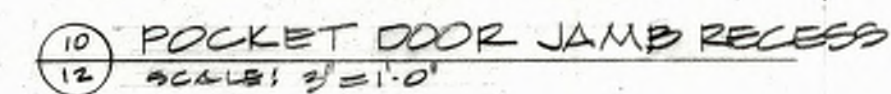
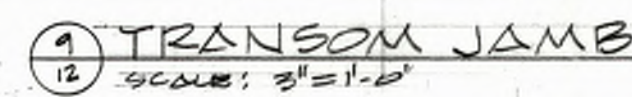
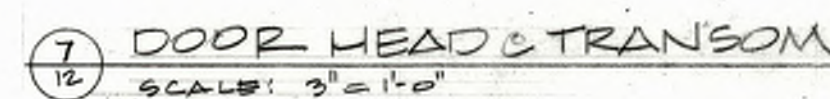
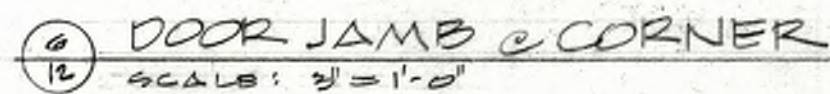
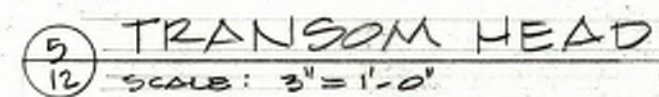
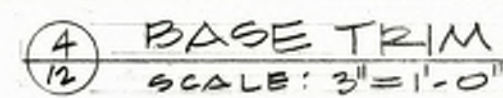
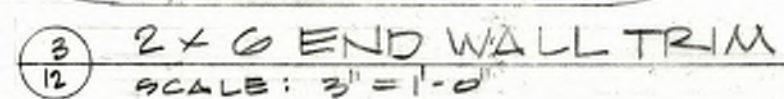
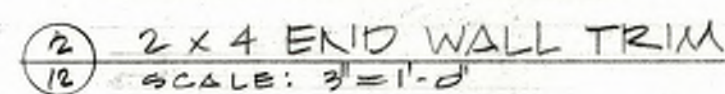
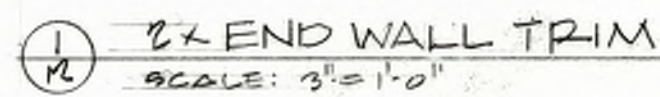


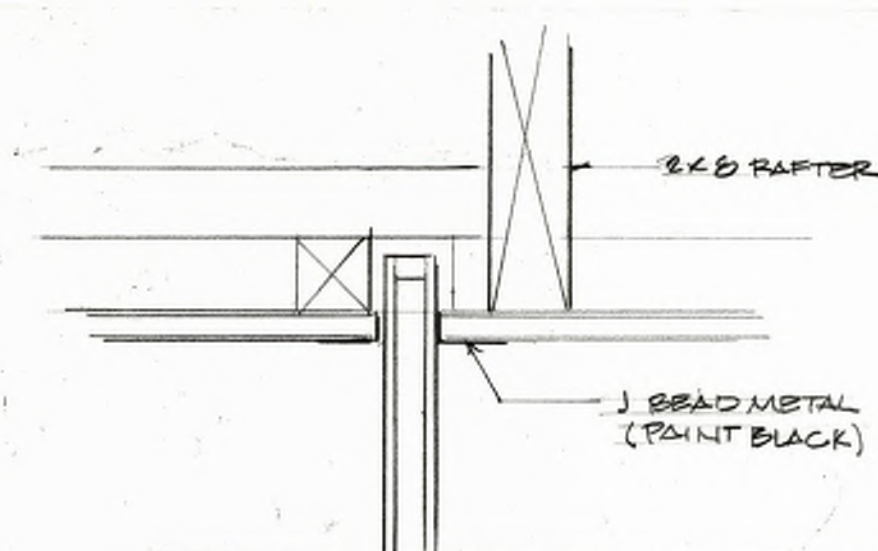
⑩ F.S.G. SILL
SCALE: 3" = 1'-0"

MILDRED B COOPER MEMORIAL CHAPEL

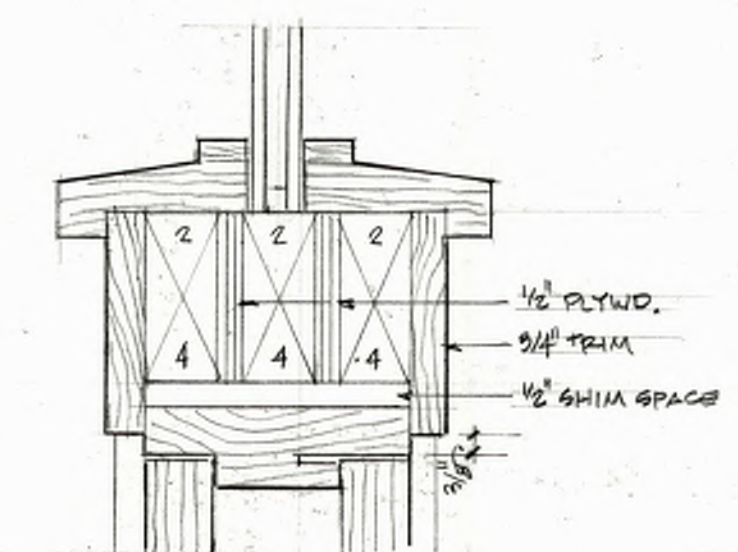
OPERATIONS BUILDING

DAVID MCKEE ARCHITECT

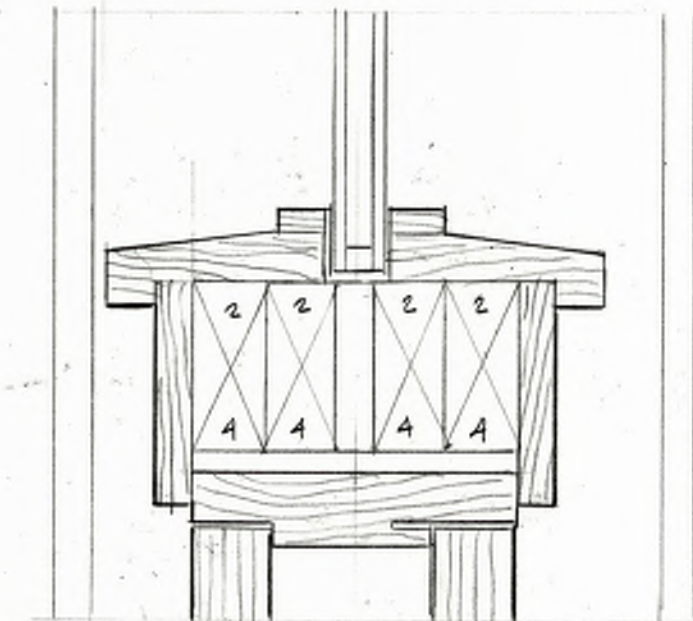




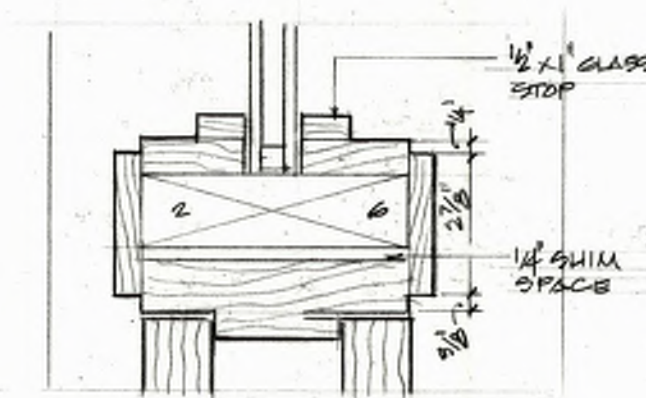
⑧ F.O.G. HEAD @ CEILING
SCALE: 3" = 1'-0"



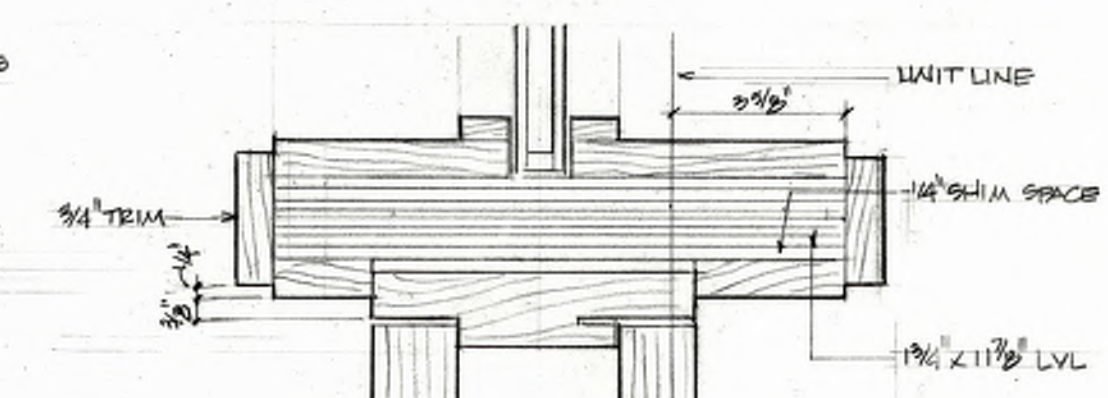
④ WINDOW HEAD
SCALE: 3" = 1'-0"



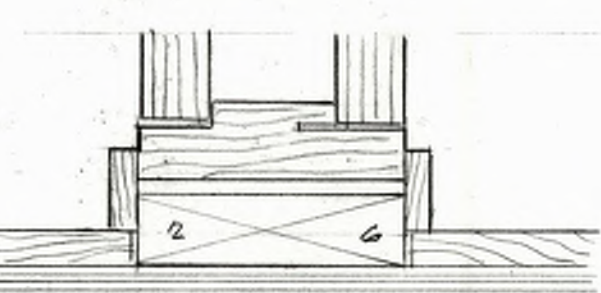
⑨ CASEMENT DOOR HEAD
SCALE: 3" = 1'-0"



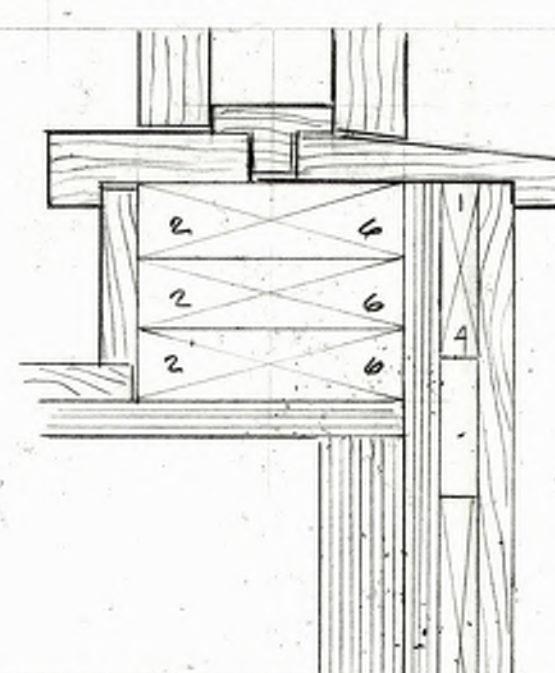
⑤ WINDOW JAMB
SCALE: 3" = 1'-0"



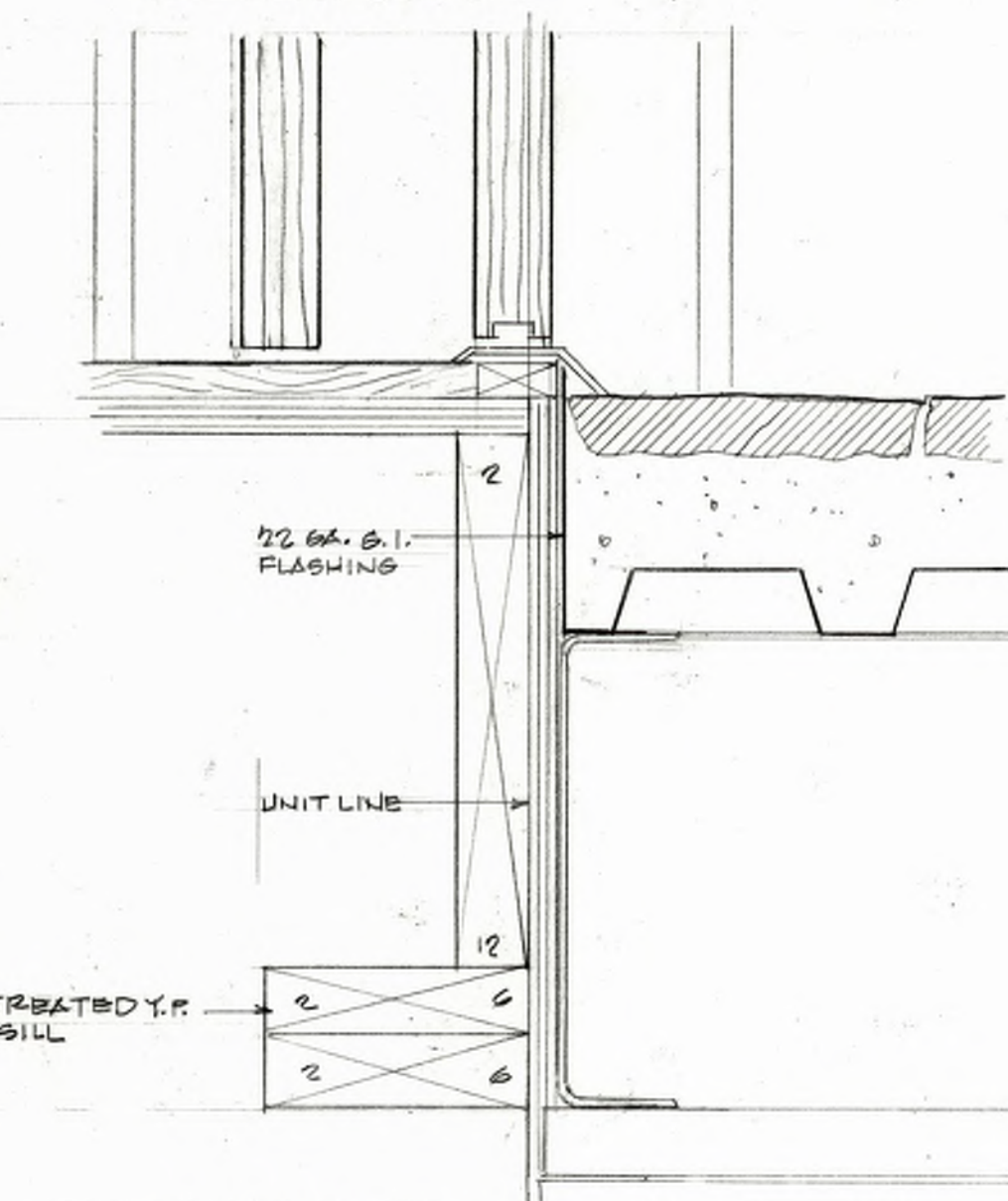
⑩ DOOR JAMB
SCALE: 3" = 1'-0"



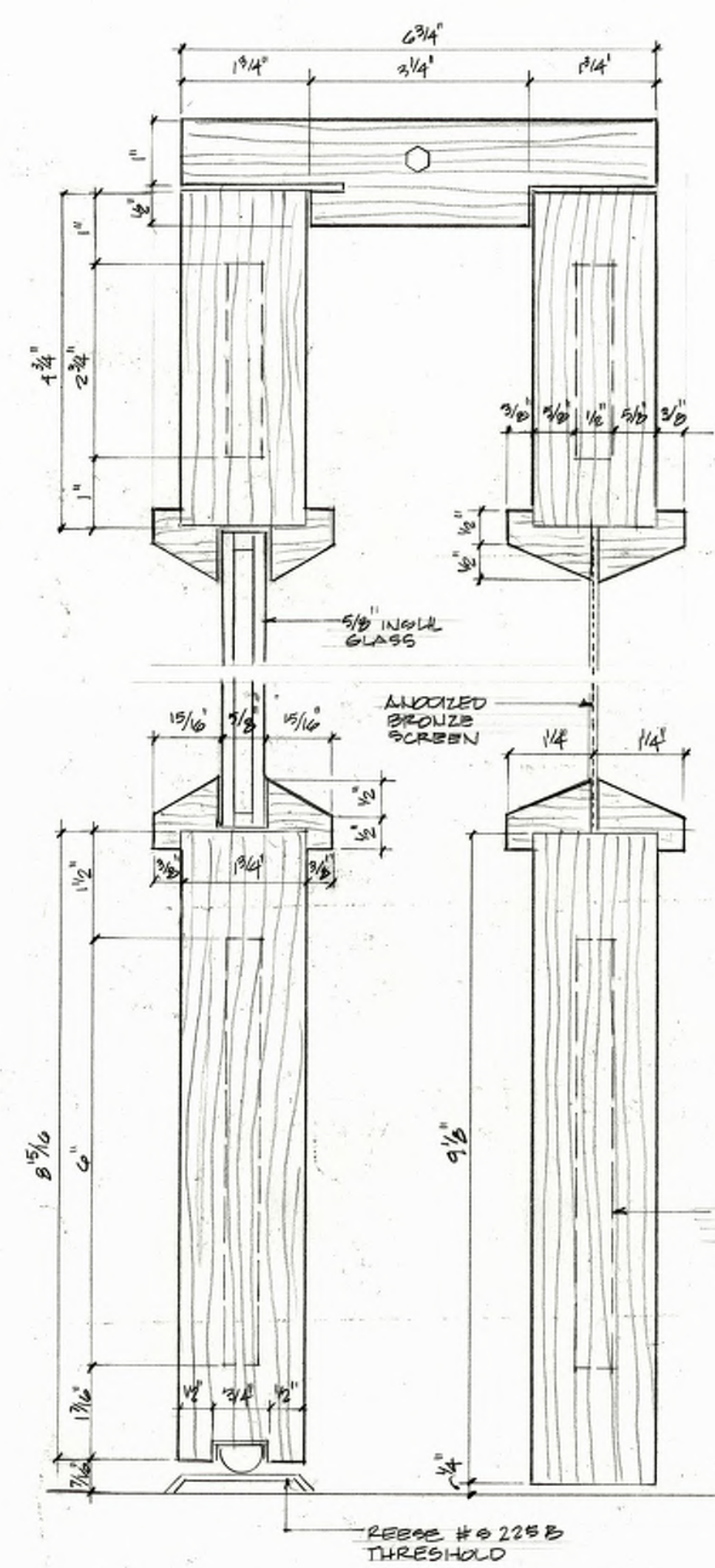
⑥ WINDOW JAMB
SCALE: 3" = 1'-0"



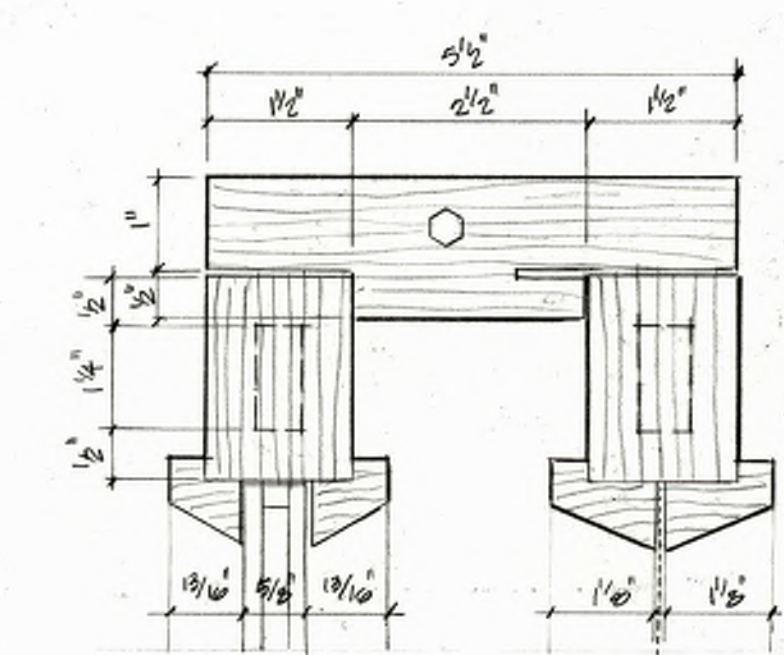
⑦ WINDOW SILL
SCALE: 3" = 1'-0"



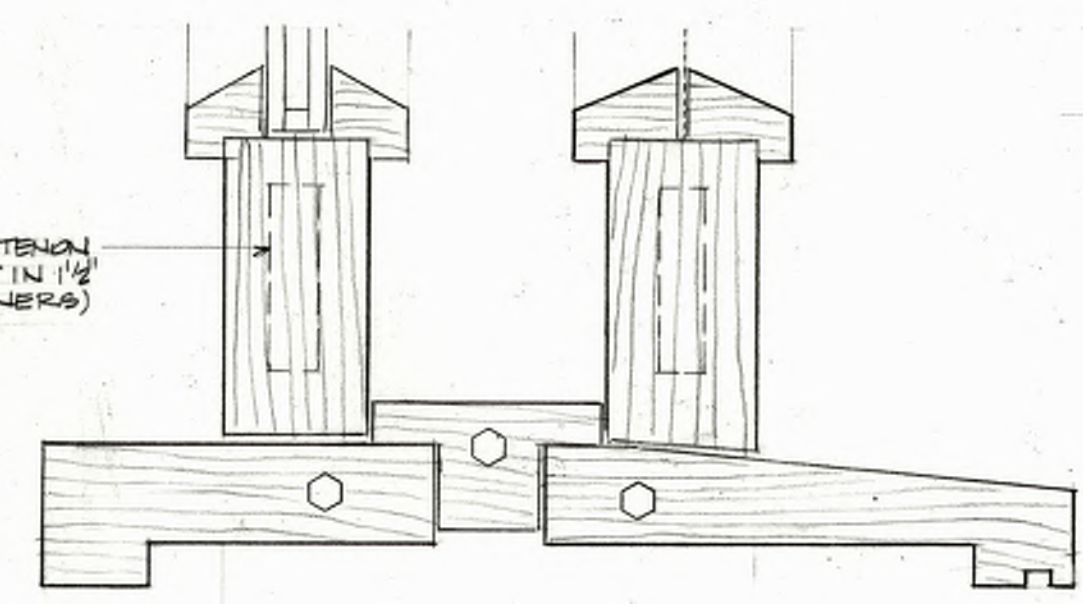
⑪ CASEMENT DOOR THRESHOLD
SCALE: 3" = 1'-0"

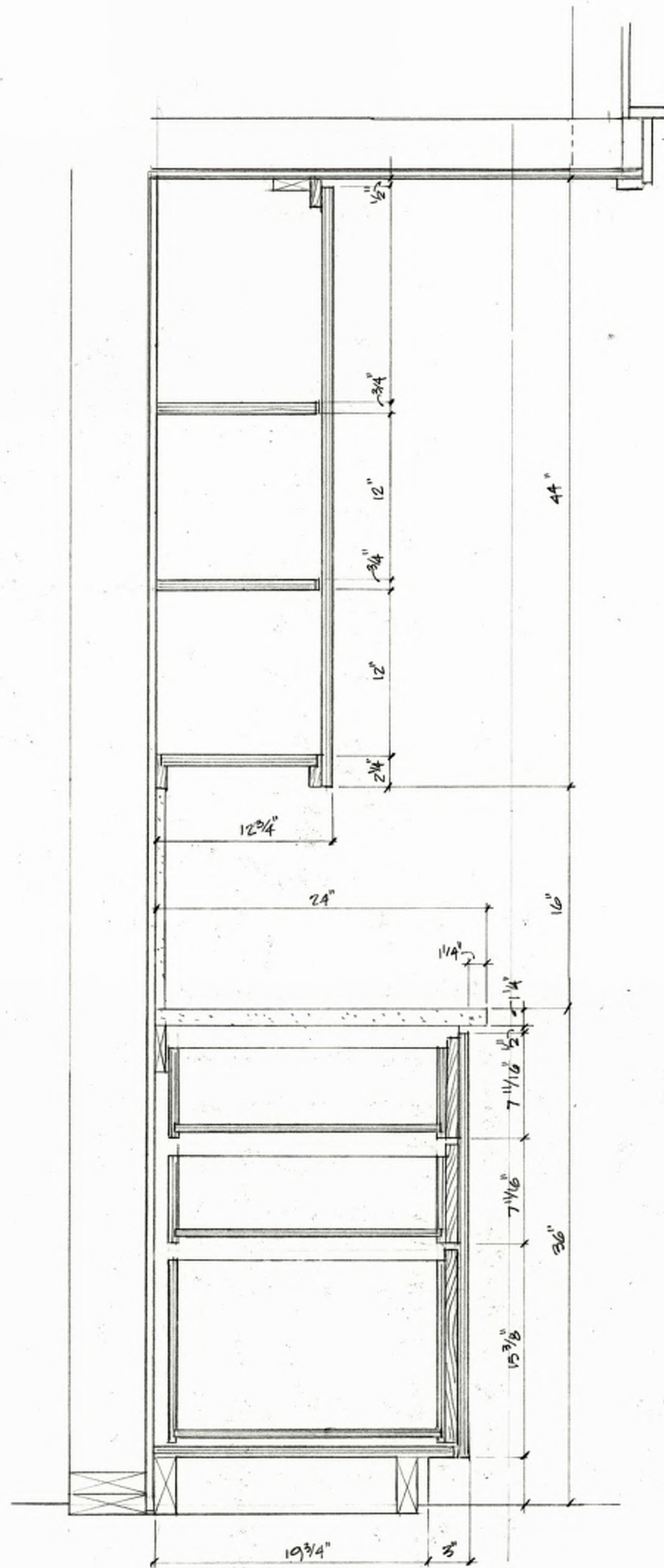


① CASEMENT DOOR DETAILS
HALF FULL SCALE

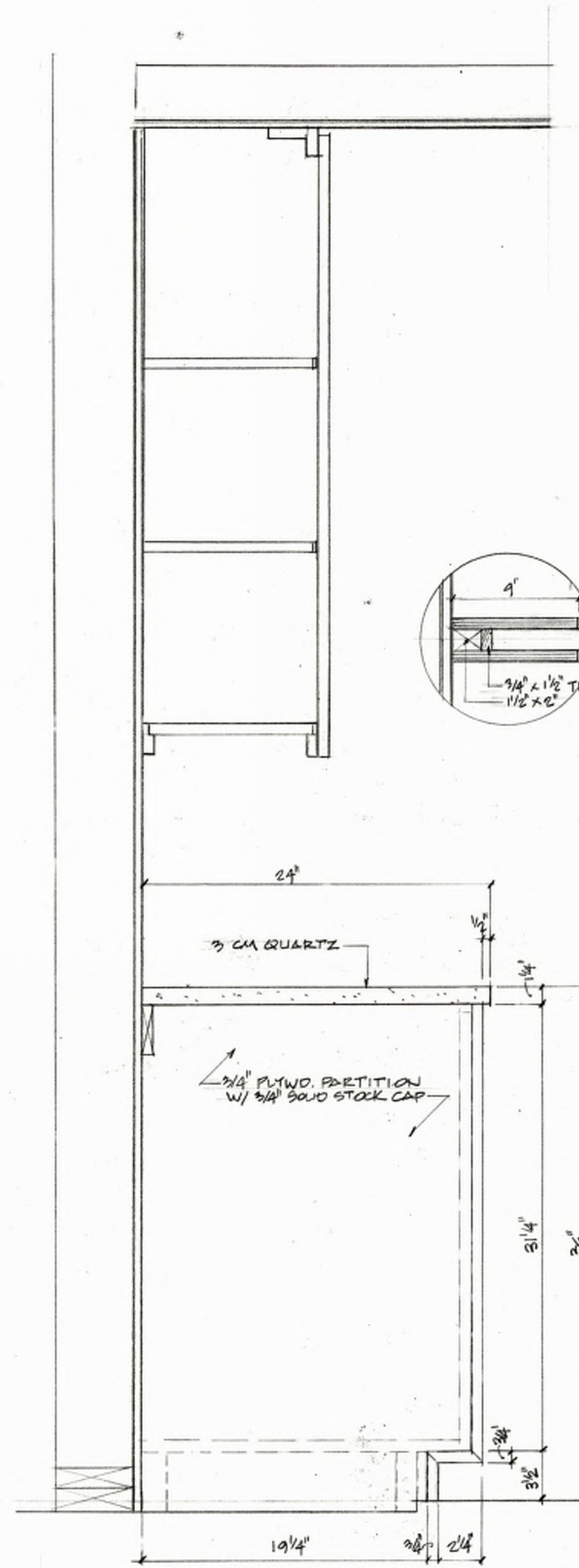


② CASEMENT WINDOW DETAILS
HALF FULL SCALE

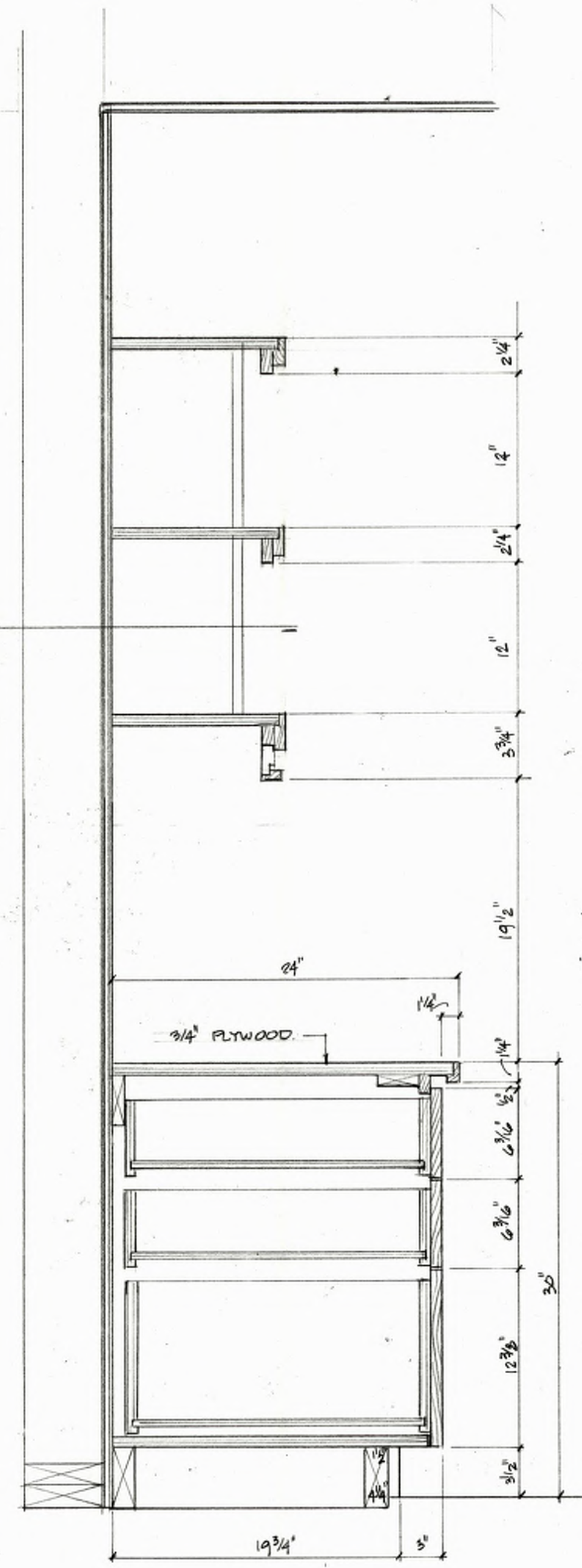




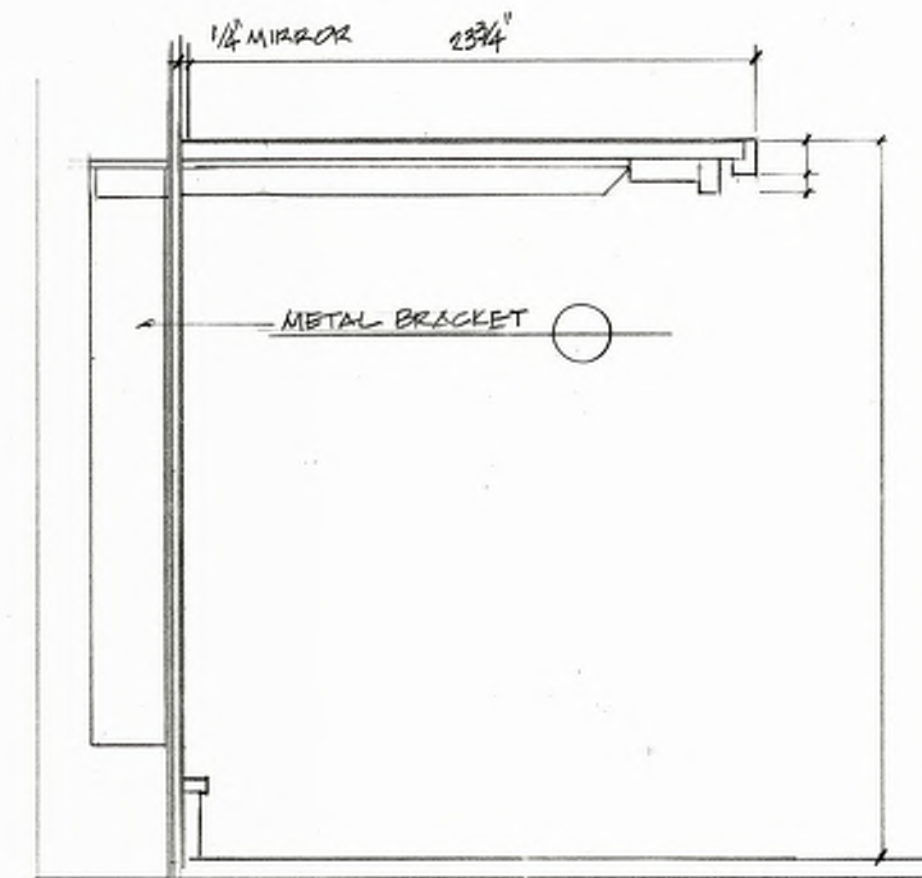
① KITCHENETTE CAB.
C1 SCALE: 1 1/2" = 1'-0"



② KITCHENETTE CAB.
C1 SCALE: 1 1/2" = 1'-0"



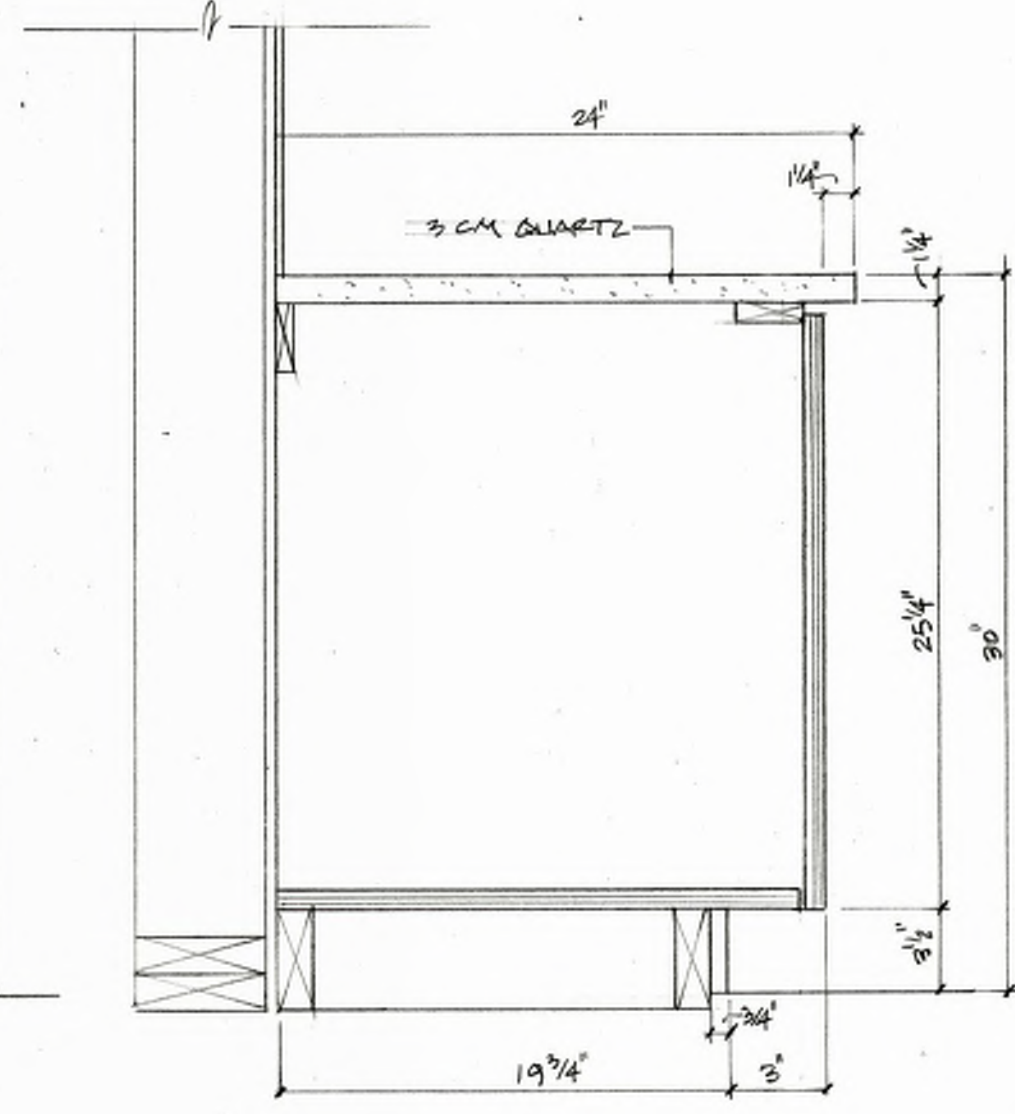
③ BASE CABINET
C1 SCALE: 1 1/2" = 1'-0"



④ CANTILEVERED COUNTER
C1 SCALE: 1 1/2" = 1'-0"



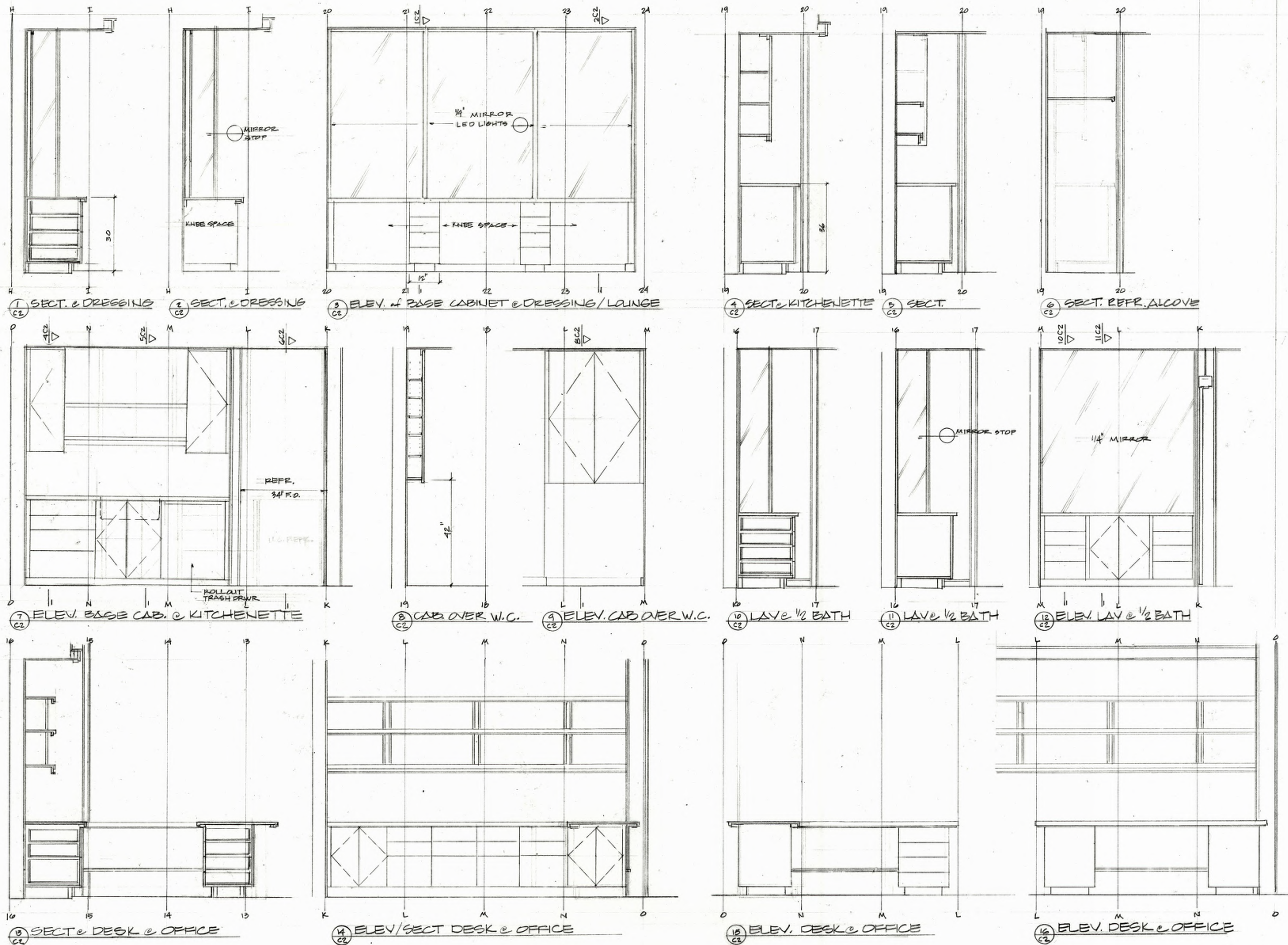
⑤ ELEV. of SHELF
C1 SCALE: 1 1/2" = 1'-0"



⑥ LAVATORY CABINET
C1 SCALE: 1 1/2" = 1'-0"

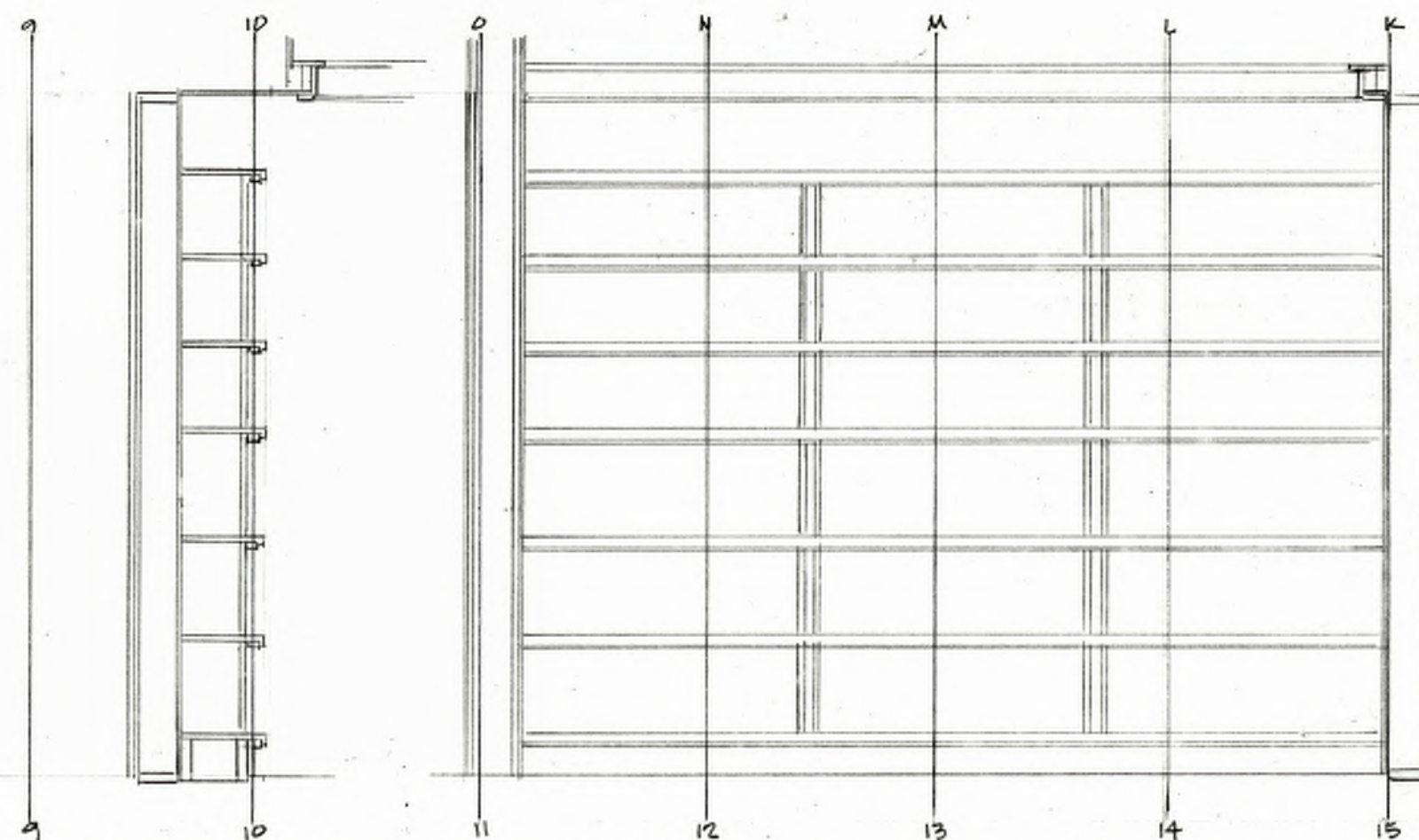
MILDRED B COOPER MEMORIAL CHAPEL
OPERATIONS BUILDING
DAVID MCKEE ARCHITECT

C1

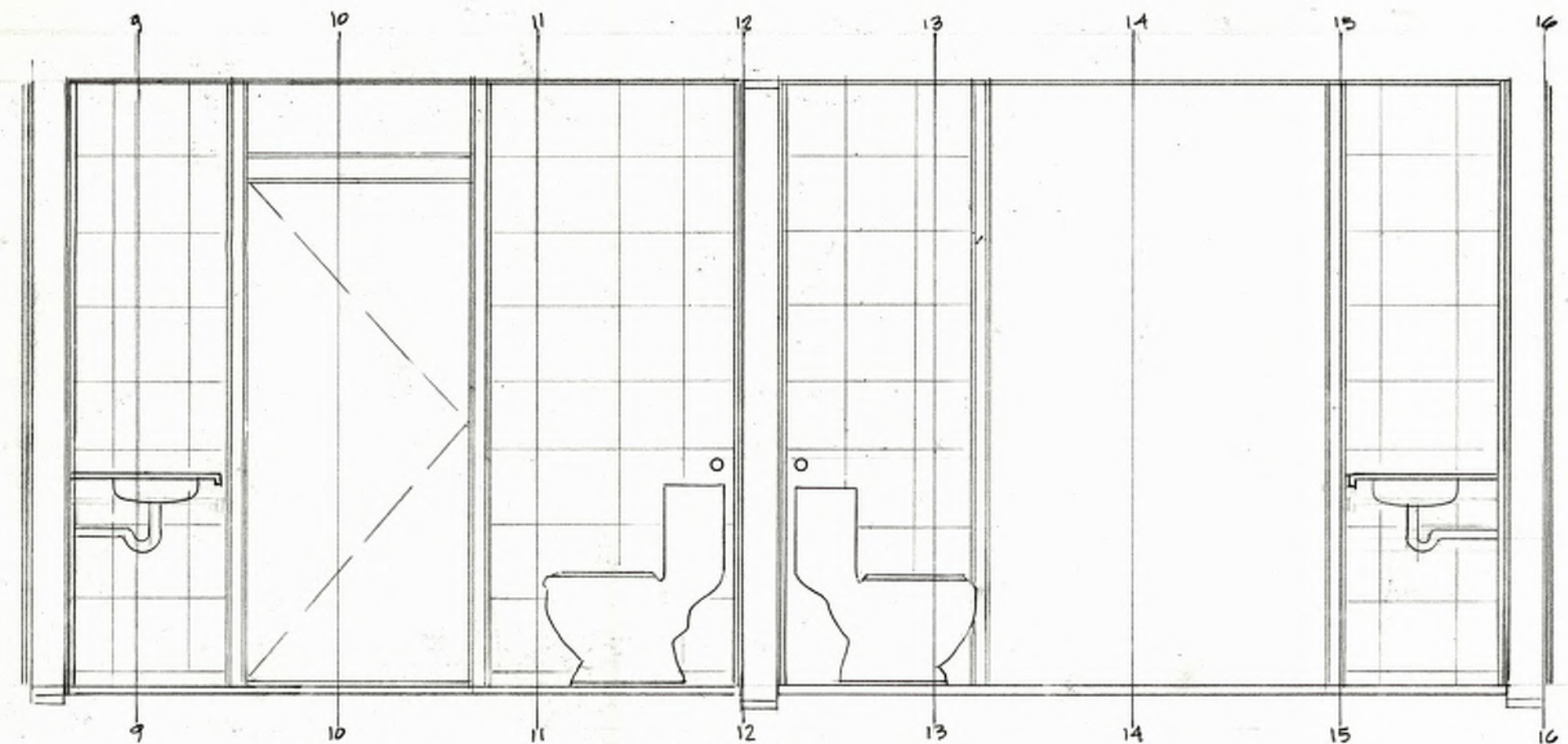


MILDRED B COOPER MEMORIAL CHAPEL
 OPERATIONS BUILDING
 DAVID MCKEE ARCHITECT

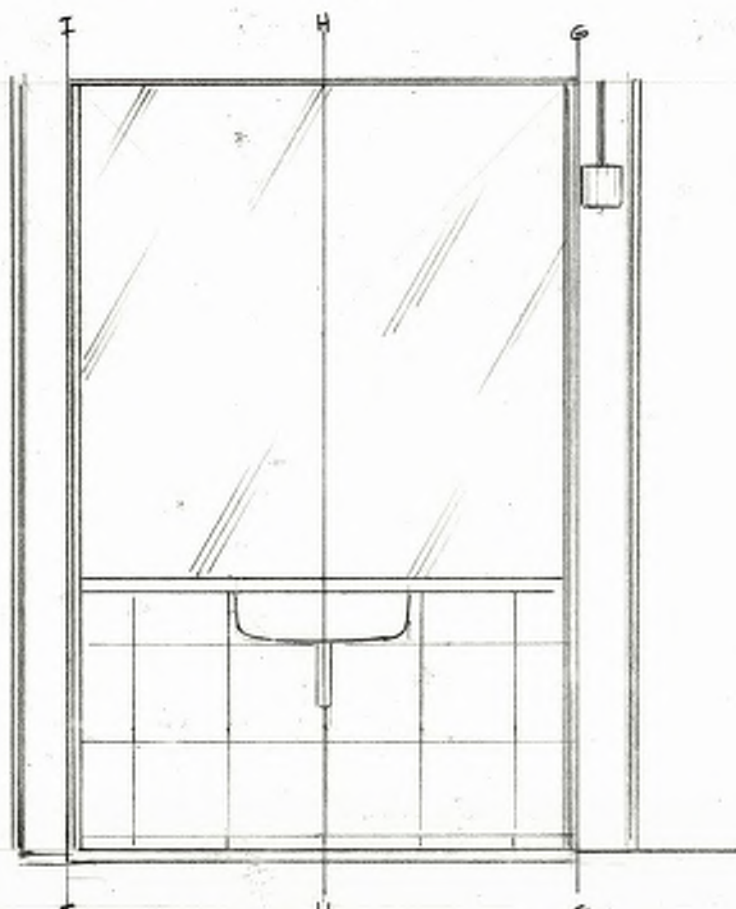
C2



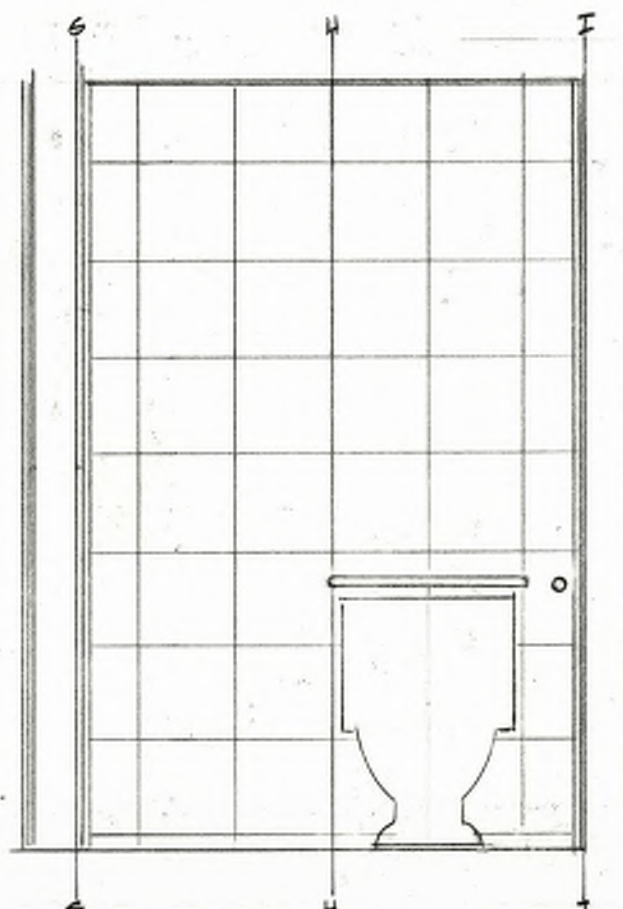
① SECT. SHELVES ② ELEVATION of SHELVES @ OFFICE



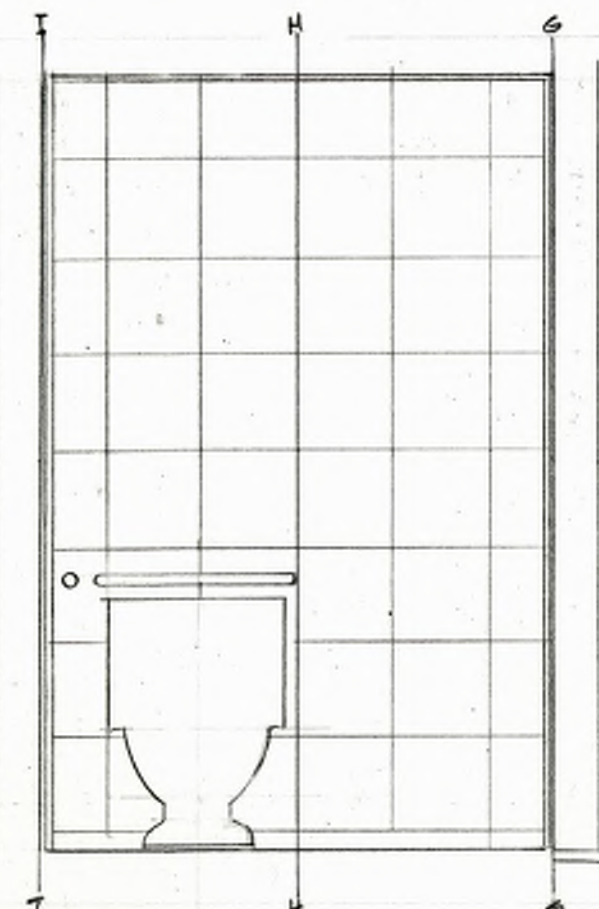
③ SECTION thru RESTROOMS



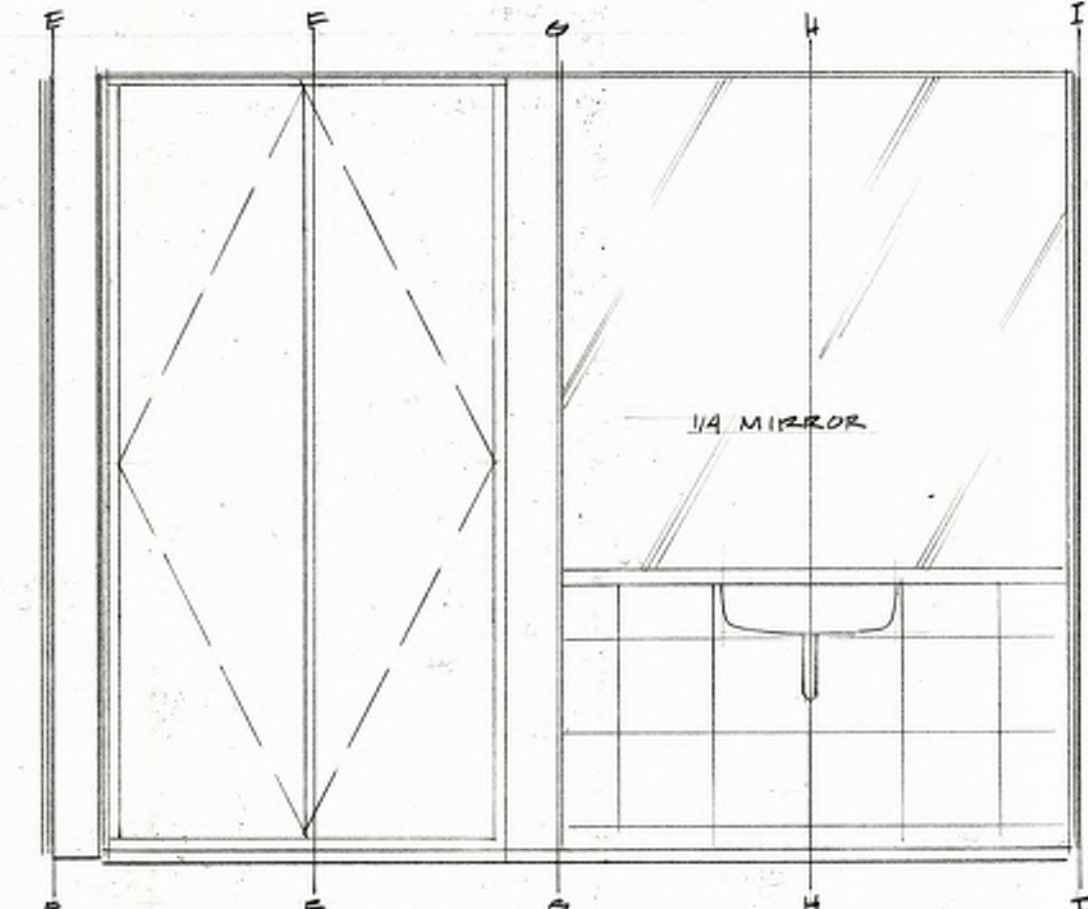
⑤ ELEV. RESTROOM LAV



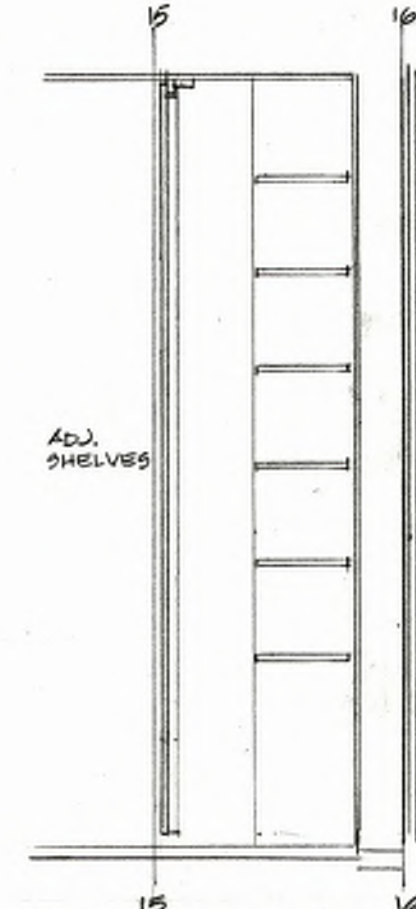
⑥ ELEV. W.C.



⑦ ELEV. W.C.



⑧ ELEV. J.C. LAV & RESTROOM



⑨ 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

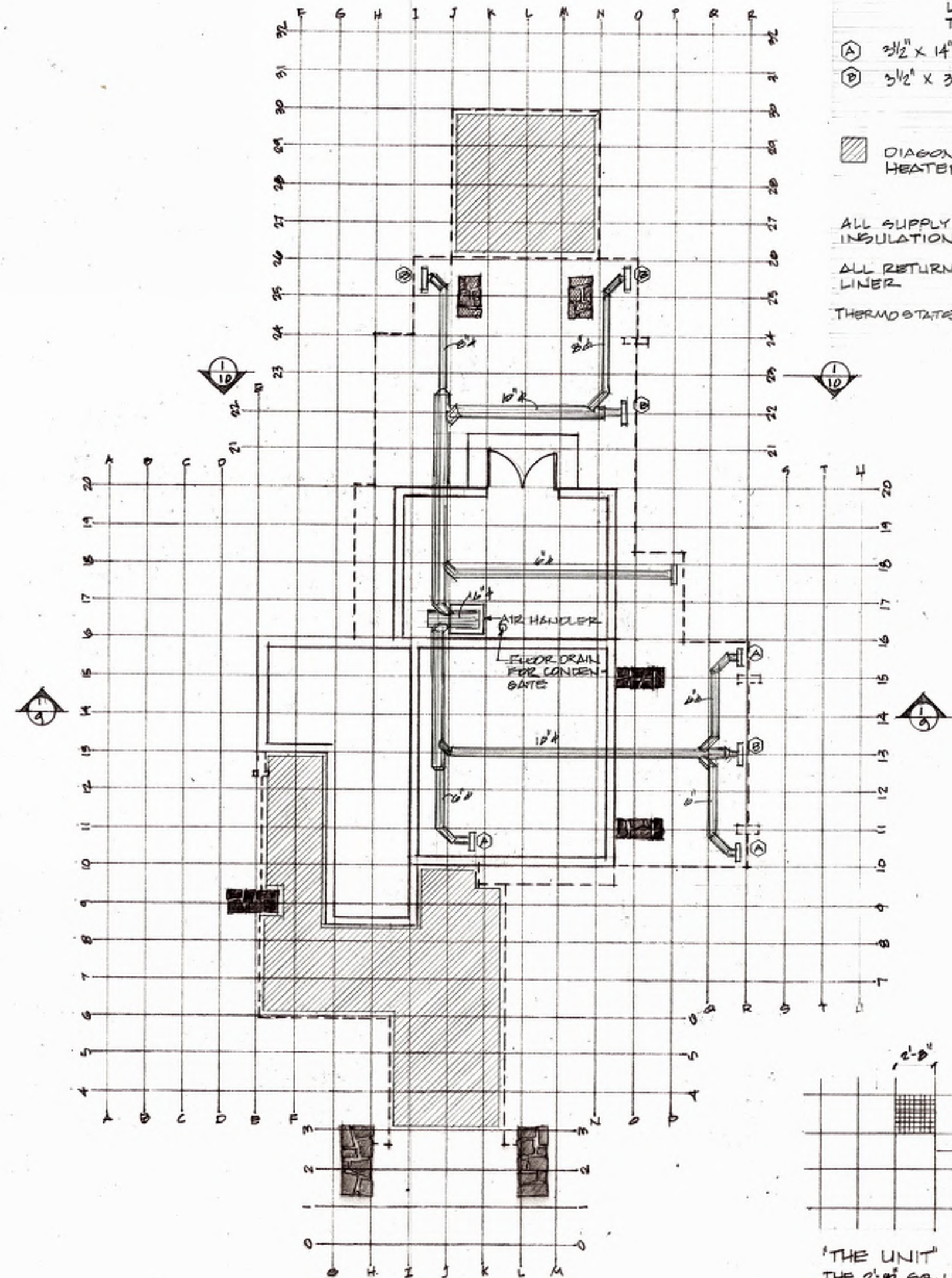
SUPPLY GRILLS
PRICE LINEAR BAR
LBP SERIES, 10A CORE, TEO BORDER
TYPE C FASTENING
(A) 3 1/2" X 14" - 100 CFM
(B) 3 1/2" X 30" - 200 CFM

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

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

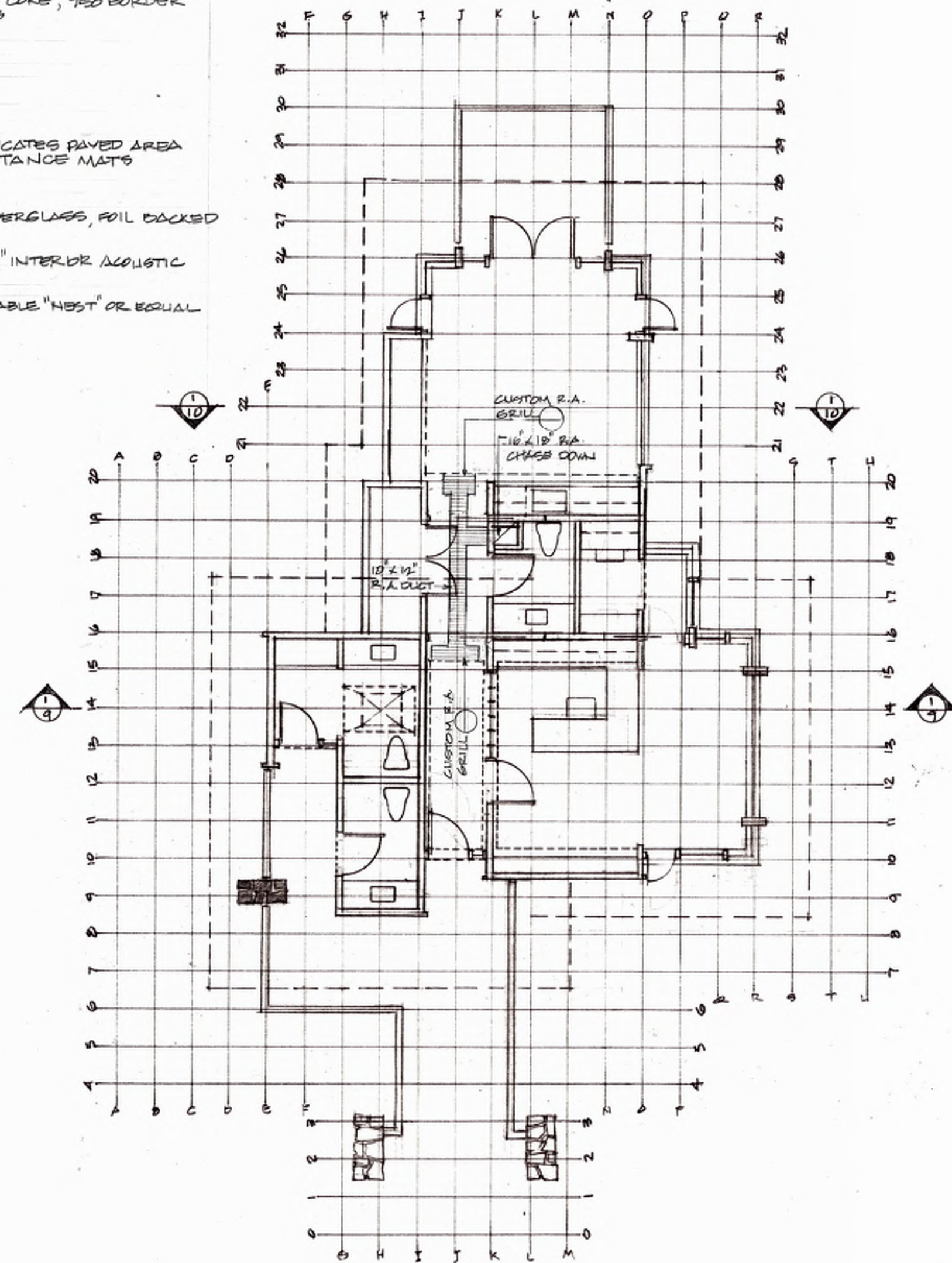
ALL RETURN AIR DUCTS HAVE 1" INTERIOR ACOUSTIC
LINER

THERMOSTATS TO BE PROGRAMMABLE "HIST" OR EQUAL

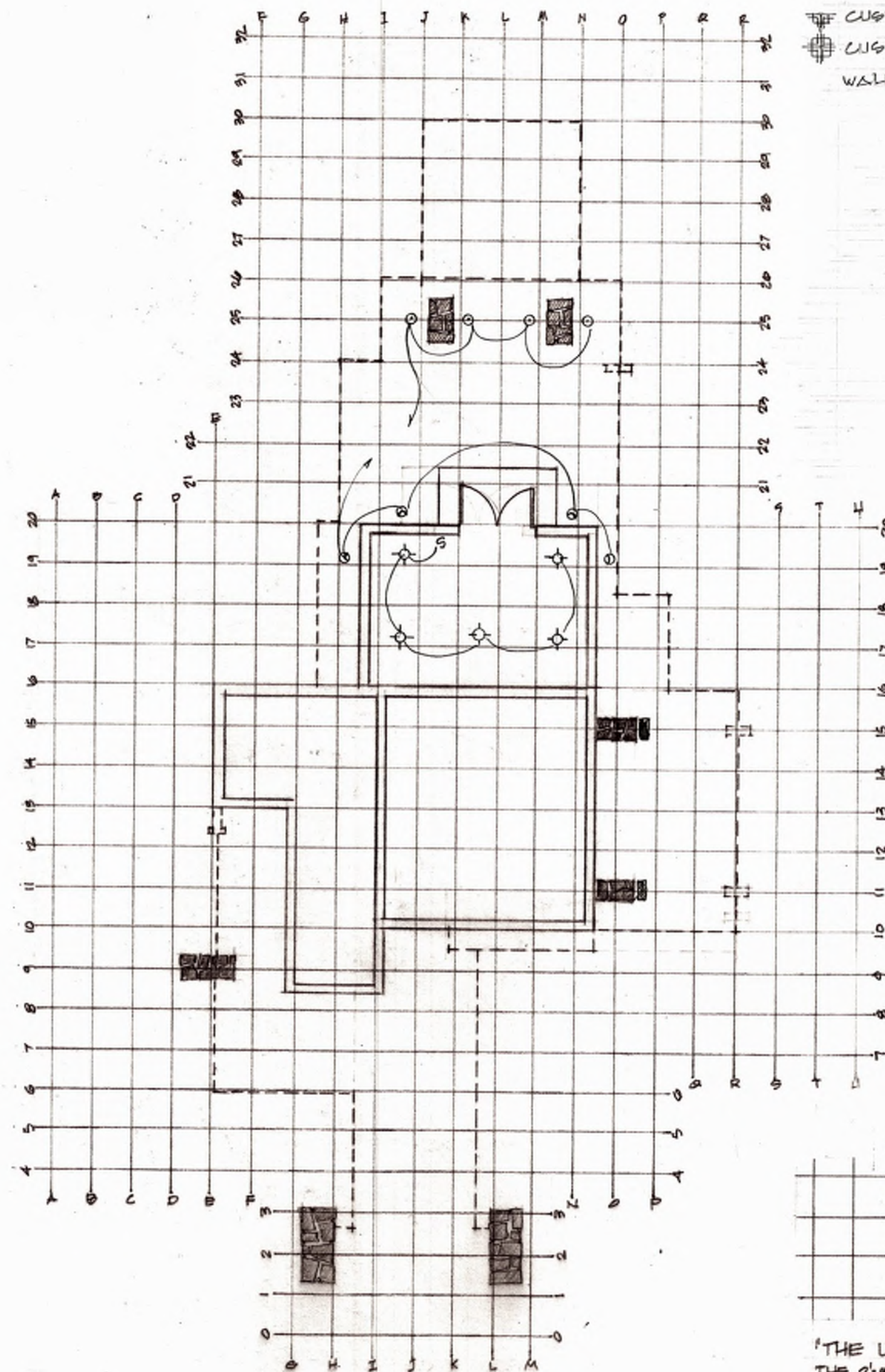


① FORCED AIR DISTRIBUTION/
HEATED PAVING
SCALE: 1/8" = 1'-0"

"THE UNIT"
THE 2'-0" SQ. UNIT SHOWN BY
THE GRID DETERMINES THE
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

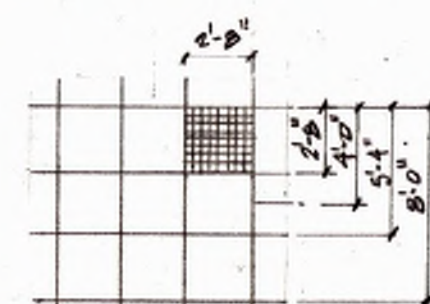


② RETURN AIR
SCALE: 1/8" = 1'-0"



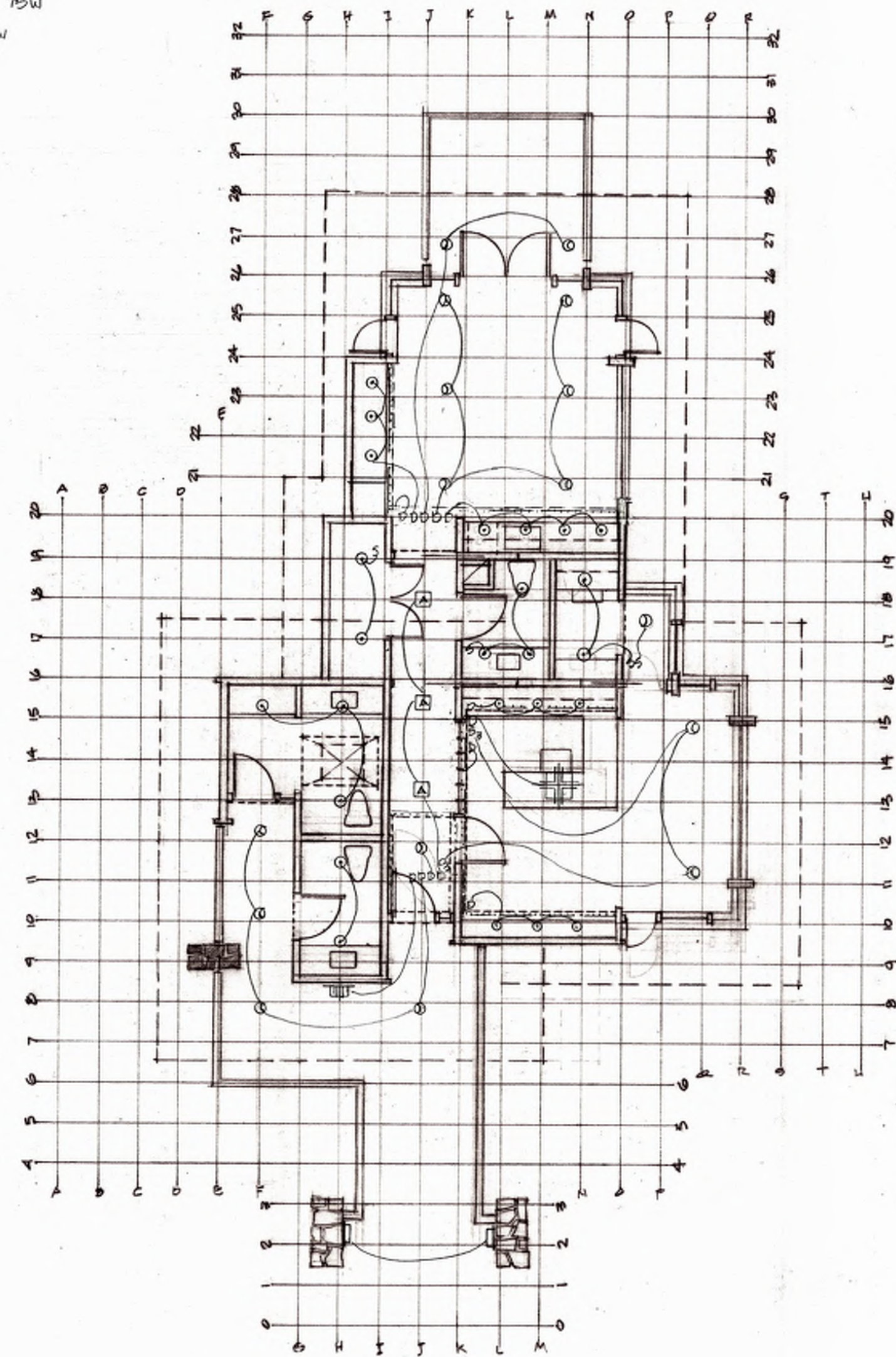
① ELECTRICAL PLAN (LIGHTING)
E1 LOWER LEVEL

- 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
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 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

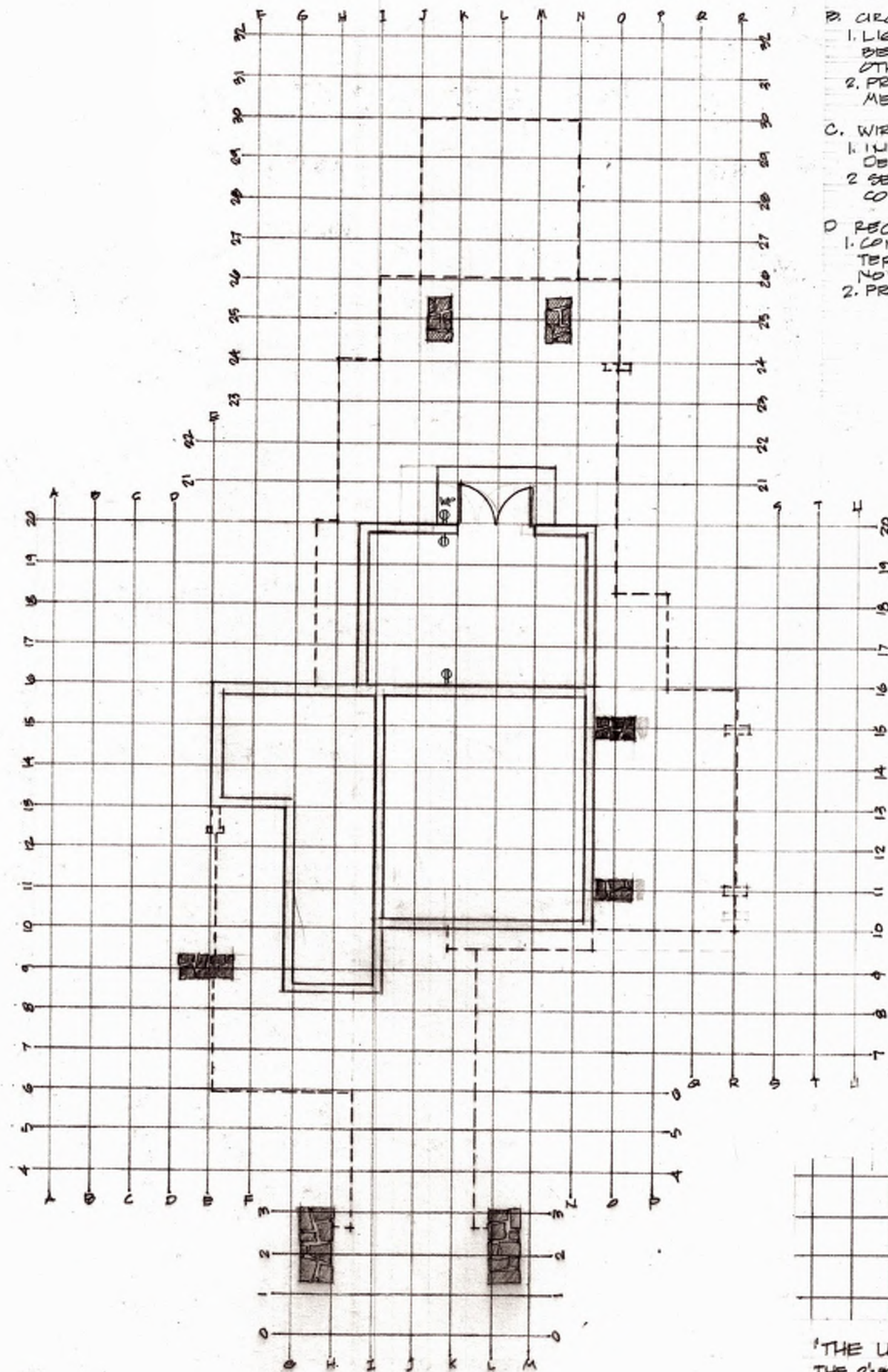
1. INTERIOR WIRING IN WOOD CONSTRUCTION SHALL BE DETERMINED BY CODE
2. SERVICE ENTRANCE SHALL BE INSULATED COPPER IN CONDUIT

D. RECEPTACLES

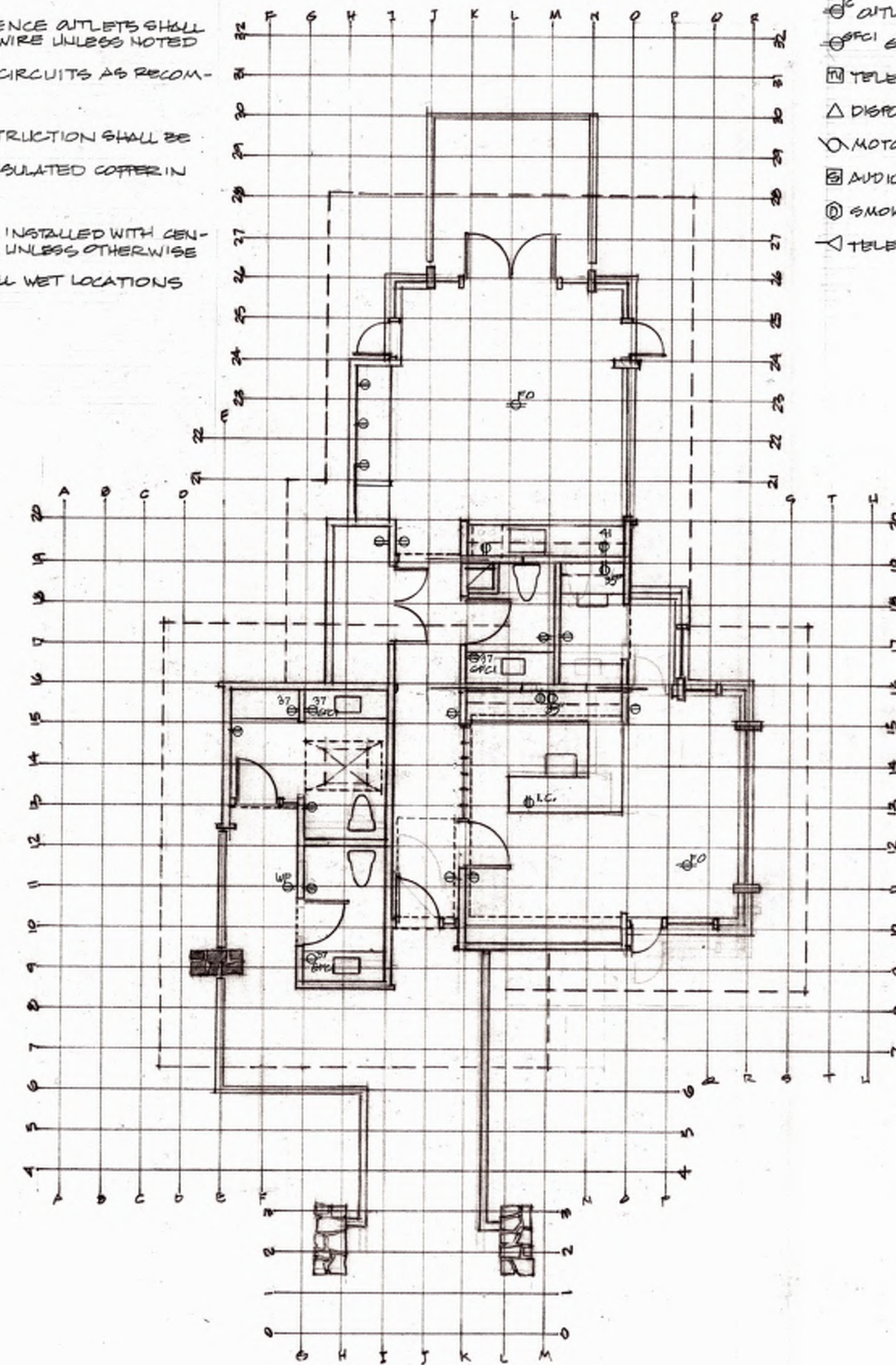
1. CONVENIENCE OUTLETS SHALL BE INSTALLED WITH CENTERLINE 12" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
2. PROVIDE GFCI RECEPTACLES @ ALL WET LOCATIONS

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)

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

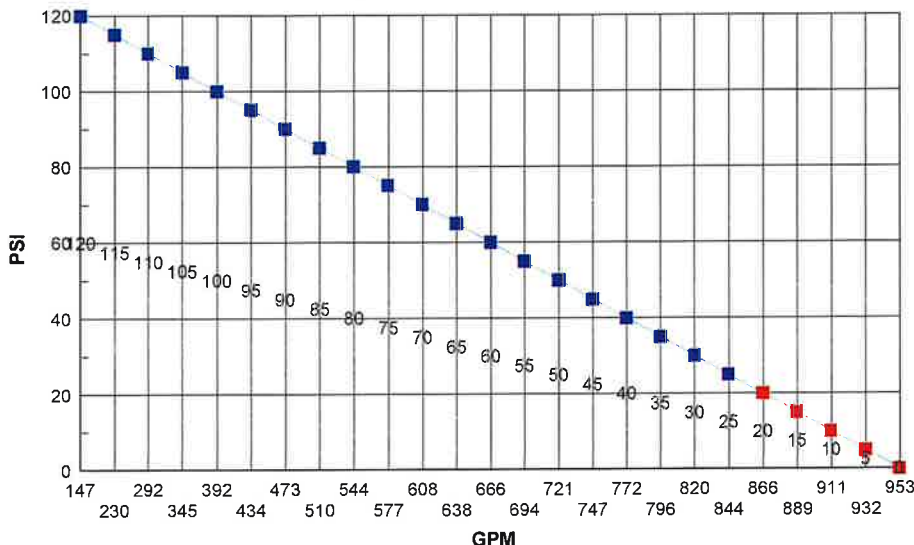
Installed: 01/01/1986
Main Size: 0.00

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

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 Date
Comments		
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

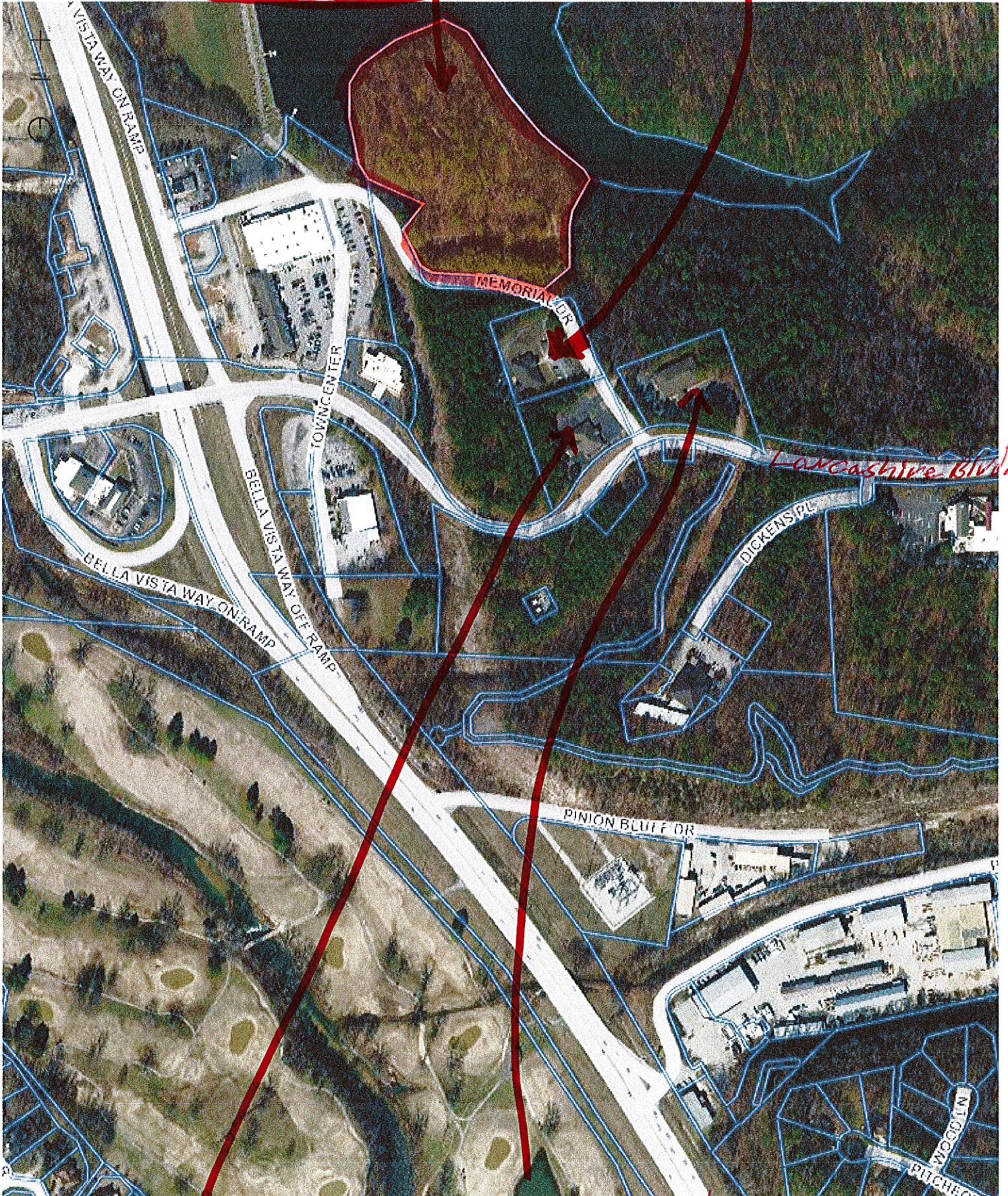
Part 3 Permit for Operation

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.

DICKENS PL

PINION BLUFF DR

WOODLAND
PITCHER

575 Memorial Drive

600 Memorial Drive

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

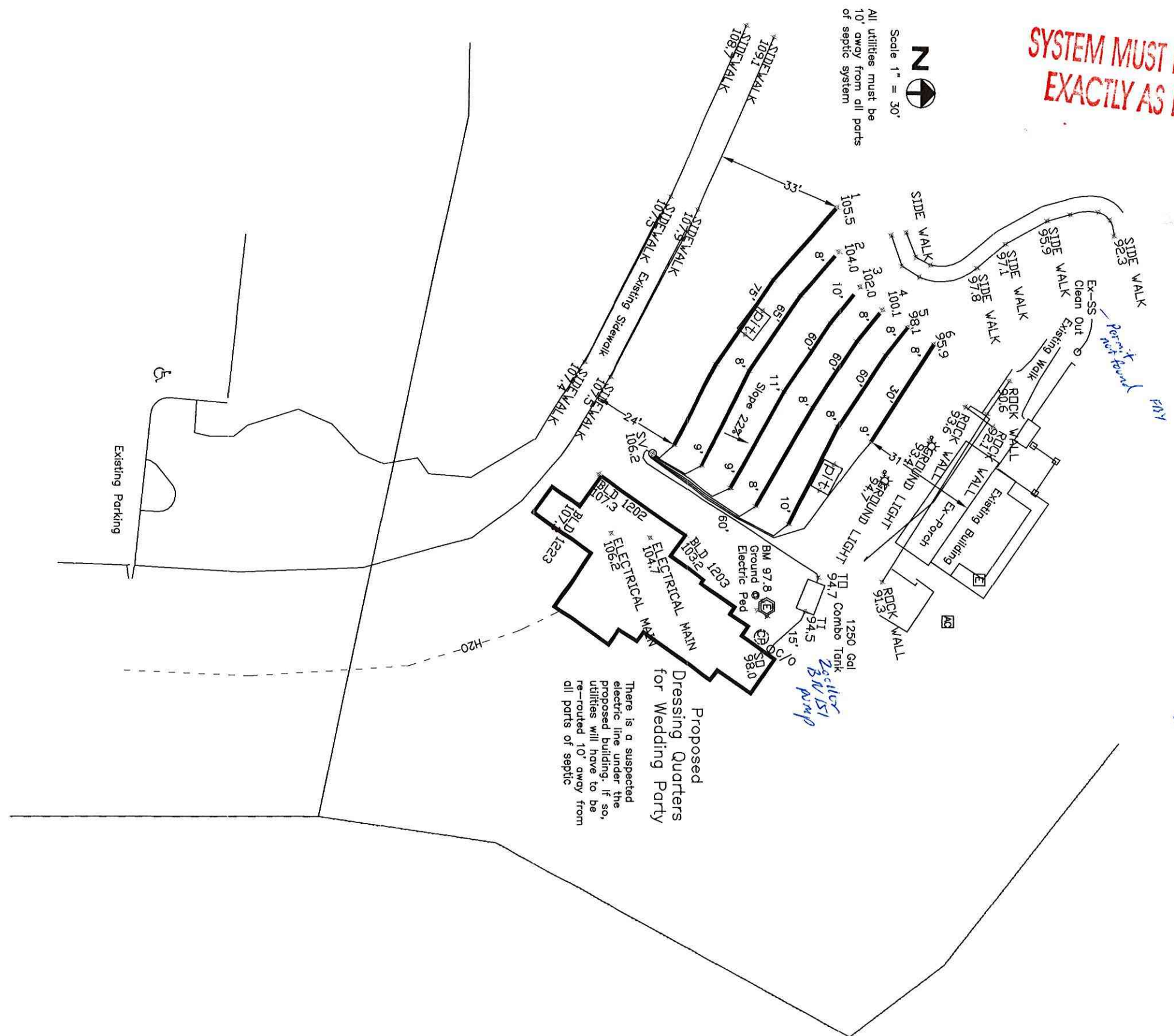
Benchmark: 97.8 Ground @ Electric Pad

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.

Teddie Yang EHS 918
11/17/2023





August 7, 2024

Taylor Robertson, MPA
Planning Manager
City of Bella Vista

RE: LSD 51885 – Greenway Extension Phase 3 – Extension

Ms. Robertson:

Crafton Tull and the Trailblazers request that the Planning Commission consider an extension of our LSD approval for project 51885, The Razorback Greenway Extension (Ph3). The project is currently undergoing the ARDOT review process. We anticipate a 6 month extension will allow us to complete the review and begin the project.

Respectfully,

Luke Jost, PE
Project Manager
Crafton Tull.

August 9, 2024

City of Bella Vista, Arkansas
Planning Commission
616 W. Lancashire Blvd,
Bella Vista, AR 72715

Subject: Republic Bella Vista – Maintenance Building
36 Bella Vista Way, Bella Vista, AR 72714
LSD-2024-52811

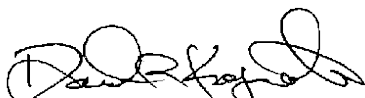
Dear Commission:

In February 2024, Republic Services, Inc. (Republic) processed a Large-Scale Development approval for a proposed maintenance building at their industrial transfer station facility in Bella Vista, AR. Since the time of this approval, some Republic personnel have changed, and we are still in the civil design process to solicit a building permit and select a contractor for the installation of the site infrastructure.

I request that the approved LSD-2024-52811 be extended for six months to allow additional time for this process to be completed.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Dan R. Koziatek, PE
Principal



Cynthia A. Nagel
Project Manager

Cc: Stephen Brown – Republic Services
Jayson Heberlein – Republic Services