Bella Vista Architectural Control Committee

Residential and Commercial Building Application

www.bvacc.com

Staff Only:	Initials
Paid:	Date
Permit #	ACC#

PERMIT DETAILS

New Construction Address				
Lot(s)BlockSubdivisi	on	Parcel		
Building Type:	dential 🗆 Commercial 🗆	Other:		
Color Scheme to be used -	- provide manufacturer nam	ne and color name of products:		
Roof:	Gutters/Downsp	outs:		
Siding: Garage Door:				
Stone/Brick: Windows/Shutters:				
Trim/Soffit/Fascia:	Other:			
□ Septic □Sewer Heated	Square Feet:	_ # of Bedrooms:		
Is an Easement Release Needed? (Building over or utilities going t	through the Easement?) \Box Yes \Box No		
	OWNER INFORMATION			
Owner(s) Name:				
Mailing Address:	City	StateZip		
Primary Phone:	Email:			
	ARY CONTACT INFORM	ATION EPRESENTATIVE IS ACTING ON THEIR BEHALF.		
Business Name:				
Primary Contact:				
Mailing Address:				
Phone:	Email:			
FEE: \$ 500.00 Residential	FEE INFORMATION \$1000.00 Commercial Initial Pe	ermits expire 12 months from Issue Date.		
If project is not completed within the Exte	nsion Fee: \$50.00 (maximum 2 exter nsion Fee: \$50.00 (maximum 2 exter	e required prior to the permit expiration. nsions)		
	NO REFUNDS			
	cation has been submitted and the ssessed. Refer to the ACC Policy	e permit has been paid for and issued, an and Procedures Manual.		
If your application has been appro	ved and is not paid for and picked application will be voided.	l up within 30 days of approval, your		
		REV. 1/2023		

ACKNOWLEDGEMENTS

* The Architectural Control Committee shall not be responsible for the workmanship, safety, quality, or conformity to contractual specifications of any permitted project. This matter is between the owner and contractor.

Application Checklist

All applications are reviewed on a case-by-case basis and additional documents may be required. * HAND DRAWN PLANS OR SUBMISSIONS OVER (11"X17") WILL NOT BE ACCEPTED.

 \Box Fill out, sign, and date the application.

□ Fill out, sign, date, and have the Indemnity Agreement notarized.

Provide the following with the application:

- □ One copy (11" x 17") of the survey/plat, drawn to scale and which meets the requirements set in the ACC survey/plat checklist. This includes: the AR Health Department Signature and/or Village Waste Water's stamped approval. *All required information must be on one copy of the survey/plat*.
- □ If on Septic One copy of the AR Dept of Health Septic Approval, signed.
- □ One set of house plans (11" x 17") to include: four exterior elevations (front, rear, and sides) that shows where all requested exterior materials will be used/located, floor plan, and roof plan (top view).
- □ Color Scheme Sheet to include: manufacturer name, and color name and picture of color to be used for all exterior materials. *Actual samples may be required*.
- □ One copy of the Builder's Risk insurance policy from the property owner equal to the value of the project that includes: legal description, address of property, and dates of coverage.
- □ Proof of financial ability from the property owner in the form of an **original signed** letter from the financial institution with reference to the property OR a copy of the loan agreement to include: legal description/address of property, effective date of loan, addollar amount of loan.
- □ One copy of Worker's Comp Insurance (as applicable).

I certify that the above, together with attached survey/plat, construction plans, materials and color descriptions, constitutes a true description of the proposed building and accessory construction and that the location onthe site of all items of construction will be in accordance with these documents. I further certify that I have read and understand the Acknowledgements described and adhere to the rules and guidelines specified.

Property Owner or Designated Representative's Signature

Date

ACC Administrator's Signature

Date of Approval

STAFF NOTE: This application and construction is approved, subject to the following changes or additions:

INDEMNITY AGREEMENT

W	hereas,
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PROPERTY OWNER'S NAME

Of_

PROPERTY OWNER'S CURRENT ADDRESS

has (have) made application and received approval for the construction of a dwelling on

Lot_____, Block_____, Subdivision, Bella Vista Village, and Whereas, Section 10 of the Protective Covenants of the Declarations of Covenants and Restrictions filed in the Office of the Circuit Clerk of Benton County, Arkansas, on May 18, 1965, and appearing in Deed Record 373, Page 8, et seq., provides the contractor, builder, person, or entity, constructing a building upon the property, shall furnish the ACC proof that a suitable completion bond has been made to ensure completion of the building and indemnify the Owner against material's lien: and

Whereas, property owner desires a waiver from the ACC from such provisions due to the fact that property owner is financially able to fully satisfy all material or mechanics' lien and

Whereas, property owner has specifically requested waiver of such requirement for completion bond due to the fact that property owner has exhibited financial ability, and has stated his willingness to undertake such construction without the added expense of completion bond;

Now, THEREFORE, in consideration of the ACC granting a waiver permitting the construction to be made without requirement of a completion of performance bond as set in Section 10 of the Protective Covenants, property owner agrees to indemnify and cause to be satisfied any and all material and all mechanics' liens which may be filed against the said Architectural Control Committee for its failure to require performance or completion bond, and further agrees to defend and hold harmless the said ACC in any Lawsuit filed by any one asserting a material or mechanics' lien in connection with the construction of the building on said property.

In Witness Whereof. The undersigned hereunto puts his (their) hand and seal, and hereby binds his (their) heirs, executors, administrators, successors, and assigns this _______, 20_____.

		Property	v Owner's Signature	
	1	ACKNOWLEDG	EMENTS	
State of)			
	SS:			
County of)			
On this day of	in the	20 before me		
DAY DAY	MONTH	YEAR	NOTARY PUBLIC NAME	,
A notary public, personal	lly appeared		,	
	• • • •	NAME OF DOC	CUMENT SIGNER	d to this
	•	-	(s) whose name(s) (is/are) subscribe ne. Witness my haven and official s	
instrument, and acknowl	eugeu (ne/sne/me	y) executed the sal	ne. writiess my naven and officials	seal.
S				
E			NOTARY PUBLIC	_
A			NOTART I OBEIC	
L				
L		My Com	nmission Expires:	

Bella Vista Architectural Control Committee Survey/Plat Checklist

General

- 1. All information required by this checklist is to be on one survey/plat.
- 2. All survey/plats are to meet the Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- 3. Survey/Plats are to be on 11x17 size paper.
- 4. Scale (1" = 20' or 1" = 30'), North Arrow, and completed legend.
- 5. Title Block to include: Owner's/Builder's name, lot(s)#, Block #, Subdivision name, Parcel ID, and date of survey.
- 6. Revisions: dated and described, if applicable.
- 7. Provide stamp & contact information for the licensed surveyor preparing the survey.
- 8. Bearings and distances of all lot/property lines -- No overlays.
- 9. Define property corners (SIP, FIP, POT, etc.).
- 10. Show temporary benchmark and elevation.
- 11. Topographic lines at a maximum 24" intervals and identify elevations.
- 12. Identify adjoining lots by lot numbers.
- 13. Identify adjoining properties (common property, reserved, lakes, golf courses, etc.).
- 14. Name of road(s) and define street edge with dimension from property line to street edge.
- 15. Identify and dimension all building setbacks (platted/recorded, city ordinance/requirements, etc.)
- 16. Identify and dimension platted/recorded utility and drainage easements.
- 17. Identify and dimension platted/recorded screening easements, as applicable.
- 18. Show and note floodplain information and reference FEMA FIRM panel number(s).
- 19. Indicate all EXISTING utilities (power poles, guy wires, phone boxes, hydrants, culverts, retaining walls, meters, etc.)
- 20. Indicate all PROPOSED utilities (power poles, guy wires, phone boxes, hydrants, culverts, retaining walls, meters, etc.)
- 21. Indicate all EXISTING structures on the property with dimensions (structures, driveways, sidewalks, seawalls, retaining walls, fences, etc.)
- 22. Indicate all PROPOSED structures on the property with dimensions (structures, driveways, patios, decks, sidewalks, seawalls, retaining walls, fences, etc.)
- 23. Locate proposed residence/building to scale, dimensions, and dimensions from corners to lot lines.
- 24. Indicate any encroachments from other properties.
- 25. Indicate proposed finished floor elevation of the residence/building and the number of bedrooms.
- 26. Notes, as needed.

Lots required to have septic: include the following along with items 1-26 above.

- 1. AR Dept of Health statement of approvals, date and signature of Health Dept Authorized Agent.
- 2. Locate soil pit/s.
- 3. Locate proposed septic tank, size, and material.
- 4. Locate proposed septic system and include: lines with dimension length, d-box, inspection ports, etc.
- 5. Locate proposed clean out and line from residence/building to septic tank.
- 6. Notes, as needed.

Lots required to have sewer: include the following along with items 1-26 above.

- 1. Locate the proposed sewer system (include the line from the home to the pump to the main system, etc).
- 2. Village Waste Water's statement of approval and include signature and date of authorized agent.
- 3. Notes, as needed.

Lake lots: include the following along with items 1-26 above.

- 1. Name of lake property is on.
- 2. Identify water line in relation to lot line.
- 3. Indicate any existing seawalls with materials and dimensions.