



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
March 3, 2026 | 6:00 p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Review Minutes**
 1. February 3, 2026 Planning Commission
- IV. **Announcements**
- V. **Public Hearings**
 - Brazile - Rezone**
981 North Curtis Avenue and adjoining vacant parcel & 118 West Patton Street
R-1, Low Density Residential to C-1, Neighborhood Commercial

 - Jacobs - Rezone**
1938 Slack Street
C-1, Neighborhood Commercial to C-2, General Commercial
- VI. **Old Business**
- VII. **New Business**
 - Brazile - Rezone**
981 North Curtis Avenue and adjoining vacant parcel & 118 West Patton Street
R-1, Low Density Residential to C-1, Neighborhood Commercial

 - Jacobs - Rezone**
1938 Slack Street
C-1, Neighborhood Commercial to C-2, General Commercial

 - Yorktown Subdivision Phase 3 - Preliminary Plat**
12878 Shrader Road
- VIII. **Other Business**
 1. By-law Amendments
- IX. **Board of Adjustments**
- X. **Adjourn**

**Planning Commission
Board of Adjustment
February 3, 2026
6:00 p.m.**

1. Call to Order

The February 3, 2026, Pea Ridge Planning Commission meeting was called to order by Commissioner Michael Wilhelm.

2. Roll Call

Roll:

Commissioner Michael Wilhelm	Present
Vice Chairperson Dr. Karen Sherman	Present
Commissioner Carolyne Wendel	Present
Commissioner Juan Arriola	Present
Commissioner Adam Stokes	Present
Commissioner Sean Rooney	Present
Commissioner Morgan Harris	Present

Mr. Stanton stated that there would be an election for Planning Commission chair and vice-chair. Because Commissioner Wilhelm's term as chair has expired, Mr. Stanton asked the commission to appoint a chair pro-tempore to begin the meeting.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Rooney, to appoint Commissioner Wilhelm as chair pro-tempore.

Votes:

Commissioner Michael Wilhelm	Abstain
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Sean Rooney	Yes
Commissioner Morgan Harris	Yes

Motion to appoint Commissioner Wilhelm as chair pro-tempore passes 6 in favor, 1 abstention.

3. Nomination and election of Planning Commission Chairperson.

Chair pro-tem Wilhelm asked for nominations for Planning Commission Chairperson.

Vice-chairperson Dr. Sherman nominated, seconded by Commissioner Stokes, Commissioner Sean Rooney to serve as Chairperson.

Votes:

Commissioner Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Sean Rooney	Abstain
Commissioner Morgan Harris	Yes

Nomination to appoint Commissioner Rooney as Chairperson of the Pea Ridge Planning Commission with 6 in favor, 1 abstention.

4. Nomination and election of Planning Commission Vice-chairperson.

Mr. Stanton stated that Vice-chairperson Dr. Sherman’s term as Vice-chairperson does not officially expire until April.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Wendel, to table the nomination and election of Planning Commission Vice-chairperson to the April meeting.

Votes:

Commissioner Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Chairperson Sean Rooney	Yes
Commissioner Morgan Harris	Yes

Motion to table the nomination and election of Planning Commission Vice-chairperson to the April meeting passes 7 in favor. EST. 1850

5. Review Minutes from the December 2, 2025 and January 6, 2026, Planning Commission Meeting.

Vice-chairperson Dr. Sherman motioned, seconded by Commissioner Wilhelm to approve the December 2, 2025, and January 6, 2026, Planning Commission minutes as presented.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Chairperson Sean Rooney	Abstain
Commissioner Shelia Wilkerson	Yes

The motion to approve the December 2, 2025, and January 6, 2026, passed 6 in favor with 1 abstention.

6. Announcements

Mr. Stanton congratulated the reappointment of Chairperson Rooney and appointment of Commissioner Harris.

Mr. Stanton stated that the city has rolled out a new online, digital platform for business license applications.

7. Public Hearing

Chairperson Rooney opened the Public Hearing and welcomed public comments.

Patterson & Artley – Rezone

709 Lee Town Road, 897 Lee Town Road, and Property East of 366 South Davis Street
A, Agriculture to R-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial

Don Draper with Calara Group represented the item. He stated this item has come to Planning Commission a few times and that he has a new proposal that aligns with the land uses to a greater extent. About 16 acres of C-2, 30 acres of R-3, and 10 acres of R-2.

There was no additional comment from the public.

Chairperson Rooney closed the public hearing.

8. Old Business

None.

9. New Business

Patterson & Artley – Rezone

709 Lee Town Road, 897 Lee Town Road, and Property East of 366 South Davis Street
A, Agriculture to R-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial

Vice-chairperson Dr. Sherman stated that she believed the new proposal showed that time and thought was put into this new layout and is more what she is looking for.

Commissioner Harris stated that the Master Street plan showed further extensions of existing streets and new roads.

Mr. Draper said these would be incorporated into a preliminary plat.

Commissioner Wilhelm motioned, seconded by Commissioner Arriola, to approve the request of the Patterson & Artley rezone to C-2, R-3, and R-2.

Votes:

Commissioner Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Chairperson Rooney	Yes
Commissioner Harris	Yes

The motion to approve passed 7 in favor.

Little Hawks Daycare – Large Scale Development

910 East Pickens Road

Jason Ingalls, Expedient Civil Engineering, represented the item. He stated this project came through several years ago and changed only slightly.

Commissioner Harris stated that more ROW was being dedicated that required per the Master Street Plan.

Mr. Stanton stated that there were a couple comments from engineering on the ponds that would not materially impact the layout or development.

Commissioner Harris asked if the pre- and post-flow calculations met code.

Mr. Stanton stated that he will share the drainage report with Commissioner Harris.

Commissioner Stokes moved, seconded by Vice-chairperson Sherman, to approve Little Hawks Daycare Large Scale Development, contingent on all engineering comments being addressed and a 40-foot right-of-way dedication.

Votes:

Commissioner Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Chairperson Rooney	Yes
Commissioner Harris	Yes

The motion to approve passed 7 in favor.

10. Other Business

By-law Amendments

Mr. Stanton stated that the plan is to remove references to Robert's Rules of Order and asked the item be tabled to March.

Vice-chairperson Sherman moved, seconded by Commissioner Wilhelm, to table the By-law Amendments to the March meeting.

Votes:

Commissioner Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Chairperson Rooney	Yes
Commissioner Harris	Yes

The motion to table passed 7 in favor.

11. Discussion

There was no additional discussion.

12. Adjourn

Vice-chairperson Sherman moved to adjourn, seconded by Commissioner Wilhelm.

All in favor.

The motion to adjourn passed unanimously by voice vote.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson





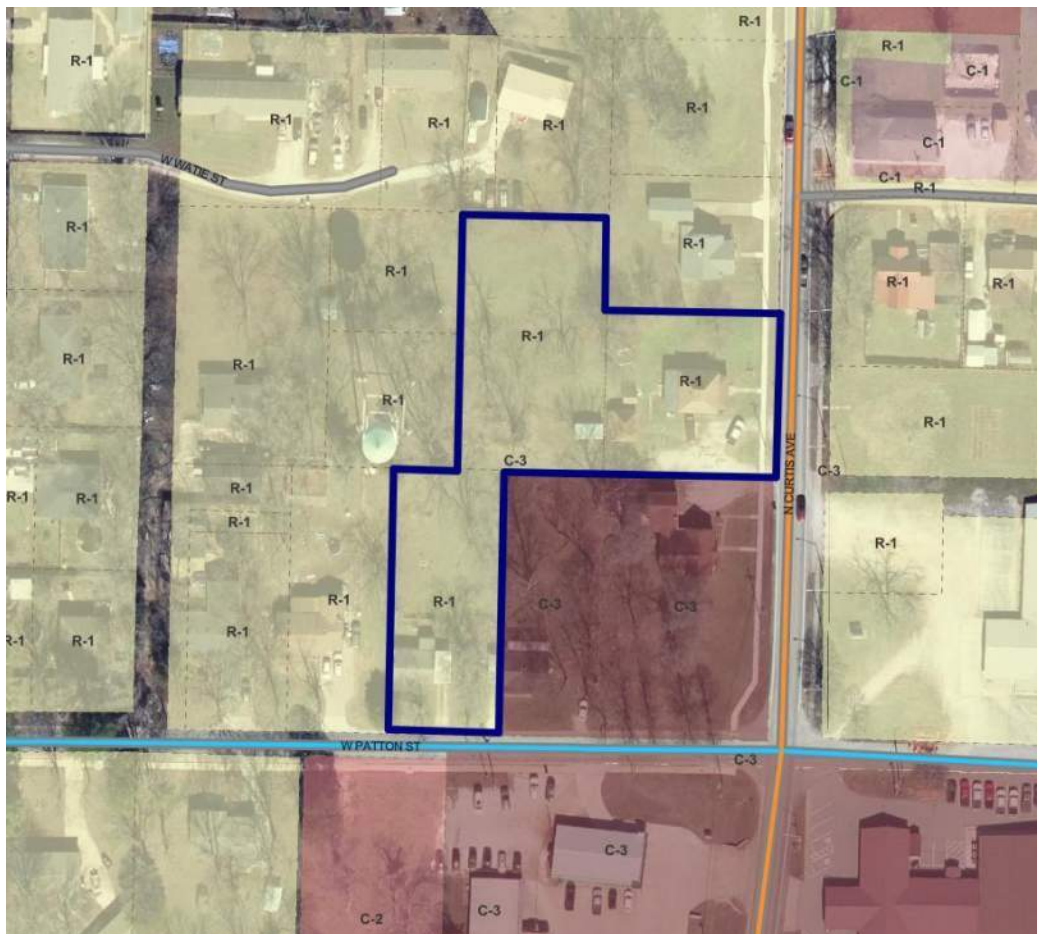
STAFF REPORT

Brazile Rezone

Location:	981 North Curtis Avenue and adjoining vacant parcel & 118 West Patton Street
Current Zoning:	R-1, Low Density Residential
Land Use Designation:	Curtis Corridor and Walkable Neighborhood
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Darin Brazile
Property size:	+/- 1.19 acres

Request: Darin Brazile is requesting to rezone their property from R-1, Low Density Residential to C-2, General Commercial.

Vicinity Map (illustrative only):



Property Description

The subject property is located at 981 North Curtis Avenue and adjoining vacant parcel & 118 West Patton Street, parcel numbers 13-00405-000, 13-00397-000, and 13-00396-000. The property is presently zoned R-1, Low Density Residential, with a Future Land Use designation of CC, Curtis Corridor and WN, Walkable Neighborhood. Adjacent zoning districts include R-1, Low Density Residential to the North, West and East; C-2, General Commercial to the South, and C-3, General Commercial to the South and East. Adjacent land use designations include CC, Curtis Corridor to the North, South, and East; and WN, Walkable Neighborhood, to the North, South, and West. The property presently consists of residential uses. This property has direct access to North Curtis Avenue and West Patton Street.

Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section II & III of the Comprehensive Land Use Plan, including:

1. Protecting the character of single-family areas
2. Providing accessible, convenient, and attractive commercial locations
3. Providing multi-modal access
4. Efficient and effective use of available public utilities and services
5. Providing commercial locations at major intersections

This request is consistent with the Future Land Use Map which designates this property as CC, Curtis Corridor and WN, Walkable Neighborhood.

Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan in this proposed location.

The existing immediate northwest corner of Patton and Curtis is zoned C-3, which was converted to C-2 by city ordinance. This request is an extension of that existing commercial corner. The additional property provides adequate depth for commercial development, taking into consideration things like setbacks, parking, and drainage that all will be necessary with any new development.

This proposed location is on the edge of a walkable neighborhood land use, and the provision of commercial uses nearby and within the WN land use encourages a multi-modal transportation system by affording destinations close proximity to rooftops, increasing the likelihood of patrons having a choice in transportation mode.

This request protects existing residential by confining commercial uses to compatible locations along major corridors and at major intersections. This location is an appropriate area for the development of commercial uses.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, consistency with the Future Land Use Map, and responsiveness to Planning Commission comments, staff recommends approval of this rezoning request.

Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

R-1, Low Density Residential. The purpose of this district is to accommodate single-family residential uses on generously sized residential lots of at least 12,000 square feet. This zone is generally applied on the built-up areas of the city, where public sanitary sewer is available, and may act as a buffer to RE and R-2 zones.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

WALKABLE NEIGHBORHOOD (WN) The Walkable Neighborhood area consists of multiple housing types, with a focus on pedestrian connectivity to amenities and services in the surrounding area. Housing can include single-family detached, single-family attached, and small multi-unit residential (4 units or less)

CURTIS AVE CORRIDOR (CC) This corridor includes a mix of commercial, institutional, and residential uses. This corridor is less intense, and the scale is smaller than the larger Slack and Lee Town Corridor. There is infill potential for this corridor, and structures will be placed closer to the street, with smaller front setbacks and limited parking in the front of the buildings. Residential uses along this corridor are primarily single-family in nature. As infill occurs, this corridor may add low density multi-unit development or single-family attached (townhomes) limited in height and building footprint to complement the existing corridor character. Enhanced bicycle and pedestrian infrastructure will be a critical component of this corridor.



STAFF REPORT

Jacobs Rezone

Location:	1938 Slack Street
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	SLC, Slack and Lee Town Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Scott Jacobs
Property size:	+/- 3.06 acres

Request: Scott Jacobs is requesting to rezone their property from C-1, Neighborhood Commercial to C-2, General Commercial.



Vicinity Map (illustrative only):

Property Description

The subject property is located at 1938 Slack Street, parcel number(s) 13-03081-000. The property is presently zoned C-1, Neighborhood Commercial, with a Future Land Use designation of SLC, Slack and Lee Town Corridor. Adjacent zoning districts include A, Agriculture to the North; C-1, Neighborhood Commercial to the South and East; and C-2, General Commercial to the East and West. Adjacent land use designations include MUC, Mixed Use Commercial to the North; MUN, Mixed Use Neighborhood to the Northeast; and SLC, Slack and Lee Town Corridor to the East, West, and South. The property presently consists of residential and commercial uses. This property has direct access to Slack Street.

Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section II & III of the Comprehensive Land Use Plan, including:

1. Protecting the character of single-family areas
2. Providing accessible, convenient, and attractive commercial locations
3. Efficient and effective use of available public utilities and services

This request is consistent with the Future Land Use Map which designates this property as SLC, Slack and Lee Town Corridor.

Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan in this proposed location.

This property is sandwiched between two existing C-2 properties along Slack Street. This request is consistent with the existing zoning and development character of its immediate area. Furthermore, Slack Street, also Highway 72, is an appropriate location for the uses permitted in the C-2 zoning district being a high intensity, high trafficked street, called out as a Major Arterial road in the Master Street Plan. This rezoning request would not detrimentally impact adjoining properties.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

C-1, Neighborhood Commercial. This district is intended to accommodate administrative, executive, and professional offices and associated uses, as well as limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations, or other carefully selected areas. Buildings should be of residential character if practicable regarding outward appearance.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed

structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

SLACK AND LEE TOWN CORRIDOR (SC)

The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

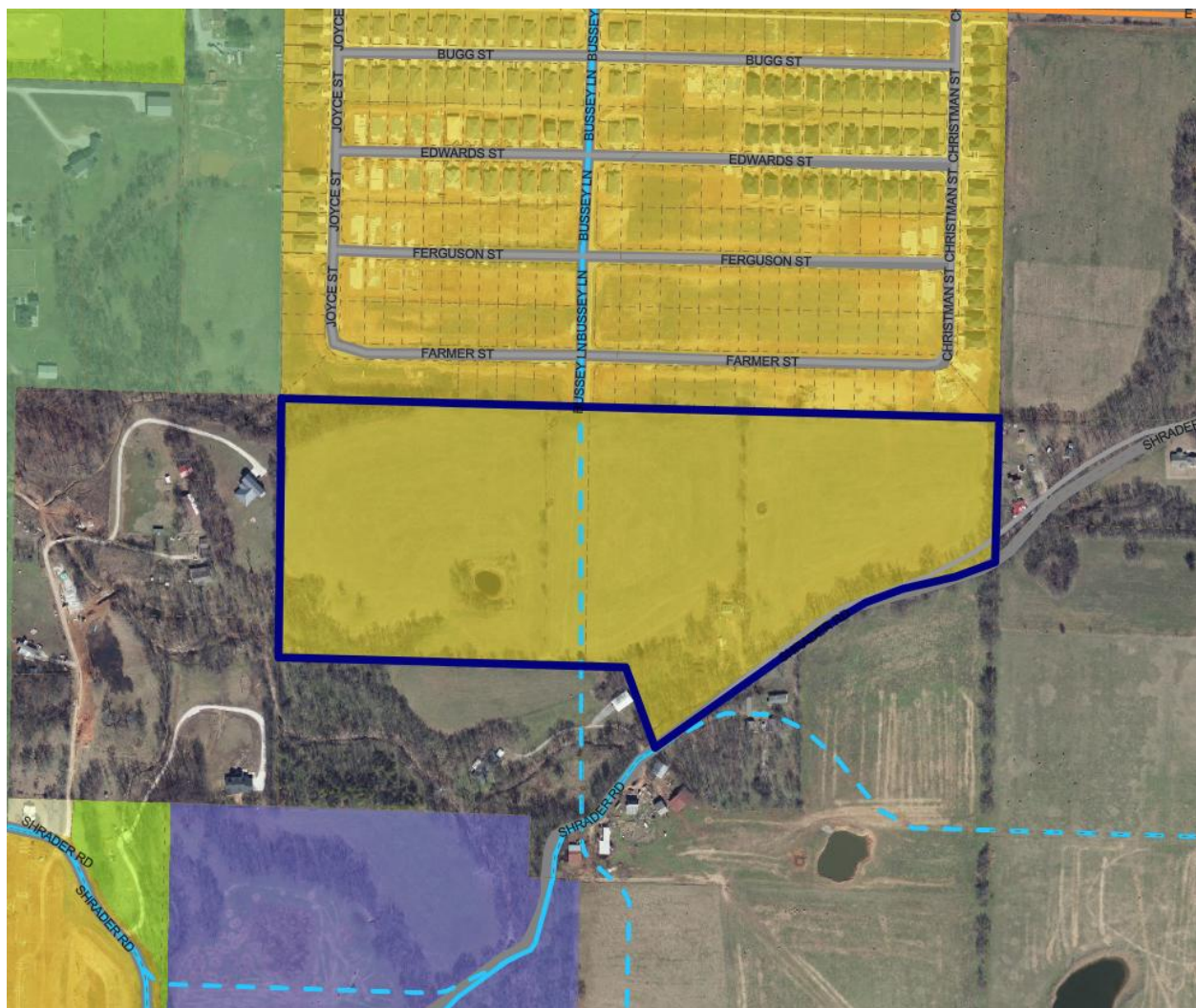


STAFF REPORT

Yorktown Ph. 3 Preliminary Plat

Location:	12878 Shrader Road
Current Zoning:	R-2, Medium Density Residential
Land Use Designation:	WN, Walkable Neighborhood
Owner/Applicant :	Kinney Creek Development LLC/Bates & Associates

Vicinity Map (illustrative only):



Property Description

The subject property is located at 12878 Shrader Road, parcel number(s) 18-05620-000 and 18-05603-000. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of WN, Walkable Neighborhood. Adjacent zoning districts include R-2, Medium Density Residential to the North; A, Agriculture to the Northwest; and unincorporated Benton County to the East, West, and South. Adjacent land use designations include RE, Residential Estate to the West and South; RS, Residential Subdivision to the North; WN, Walkable Neighborhood to the South; and MUN, Mixed Use Neighborhood to the East. The property is presently undeveloped. This property has direct access to Captain Miller Boulevard.

Project Description

The applicant is proposing a Preliminary Plat that consists of 141 total lots, 136 which are buildable and 5 common or detention lots. The subdivision has primary access off of Bussey Road and Shrader Road and provides a stub to the south for future connection.

Greenspace is provided along Shrader Road near the dry creek where there are existing plans for a trail. Bussey Road intersects Shrader and provides a future collector connection to the south. Two detention ponds handle stormwater for the site and discharge into the ravine that eventually makes its way to Otter Creek. Street 6 provides a hammerhead turnaround and also dedicates the additional property south of the street as ROW so that future development may utilize said street. No residential lot has access to Bussey Road.

Variances

One variance is requested with this plat.

1. A variance from the typical street section for a collector road

The applicant has requested that the first 150 feet of Bussey Road extending from the north into Phase 3 and terminating at the first intersection with Street 3 be permitted to follow the local street section. The existing phases of Yorktown were built when Bussey was considered to be a Local section under the previous Master Street Plan. The intersection acts as a natural point to alter the street dimensions. In addition, the applicant has requested to not place the 10-foot trail along Bussey. In consideration of their willingness to orient lots in such a way driveways will not be loading from Bussey, staff finds this request appropriate.

Staff recommends approval of this variance.

Analysis & Recommendation

The proposed development does not meet the requirements of the Zoning Ordinance and the Subdivision Regulations of the City of Pea Ridge without approval of the requested variance.

Staff recommends approval of this Preliminary Plat if the variance request is also approved. If the variance request is not approved, staff recommends tabling this item to allow the applicant to revise their plans.

Supplemental Information

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
<u>ZONING DISTRICTS</u>						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



BATES

Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

September 24th, 2026

**RE: Pea Ridge Planning
Keegan Stanton**

The developer is requesting a street waiver from the master street plan along Bussey Road from the standard street section. Yorktown Phases 1 and 2 were built out before the master street plan called for Bussey lane to be a collector street that would run south. Yorktown Phases 1 and 2 were built out to the local street section. The developer is requesting a waiver to keep a similar feel to Yorktown Phases 1 and 2 throughout Yorktown Phase 3. The northern connection to the stub-out on Yorktown Phase 1 and 2 will have the same street section as 1 and 2. Once it meets the intersection of street 2 and 3, the street section will be a blend of Yorktown phase 1 and 2 and the current master street plan.

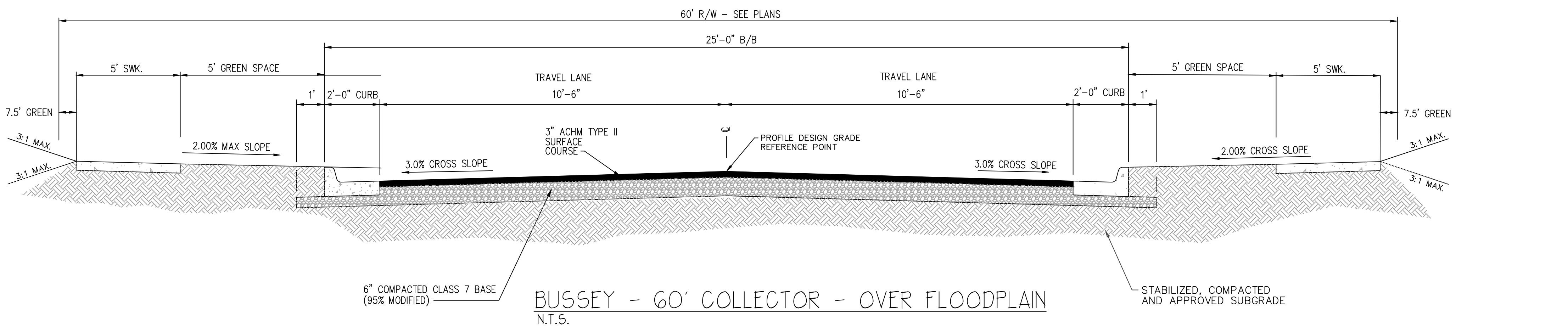
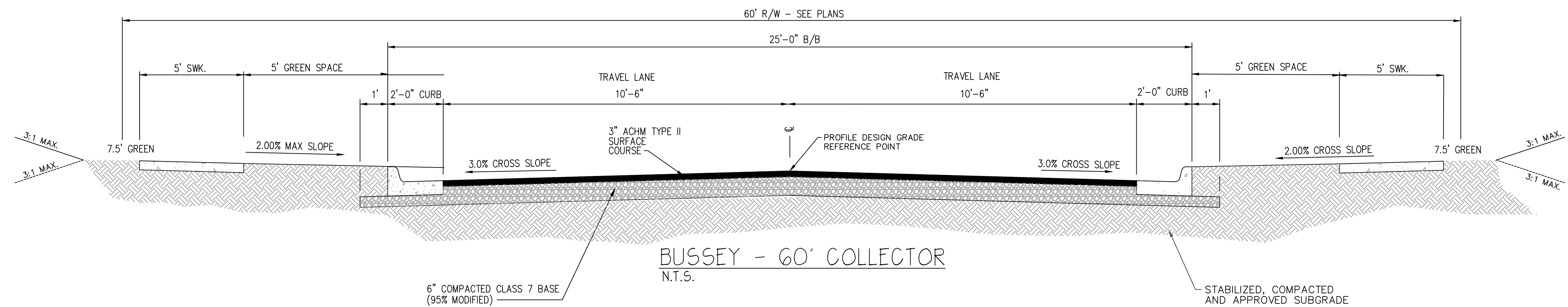
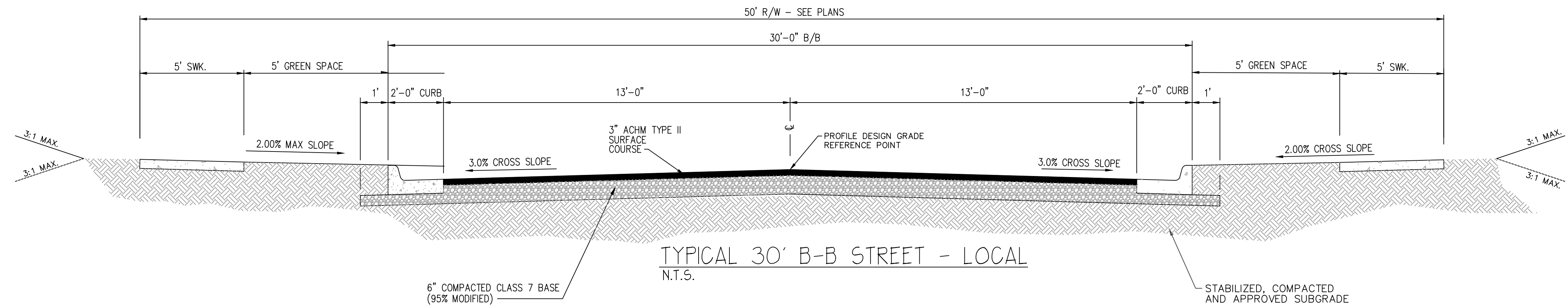
60' of RW will still be dedicated (per the current master street plan). The deviation will come from the 5' greenspace and 5' sidewalk. The developer wants to keep uniformity between Yorktown 1,2, and 3 instead of changing the greenspace/sidewalk widths mid neighborhood. This will also allow uniformity for the utility corridor between Yorktown Phase 1,2,3 Concord, and Lexington.

Please see proposed street sections attached.

Should you have any questions, or require additional information, please contact us at your convenience.

Sincerely,
Bates & Associates, Inc.

Braden Wise, E.I.
Project Engineer



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

02/24/26

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

YORKTOWN PHASE 3
PRELIMINARY PLAT
SITE DETAILS
PEA RIDGE, ARKANSAS

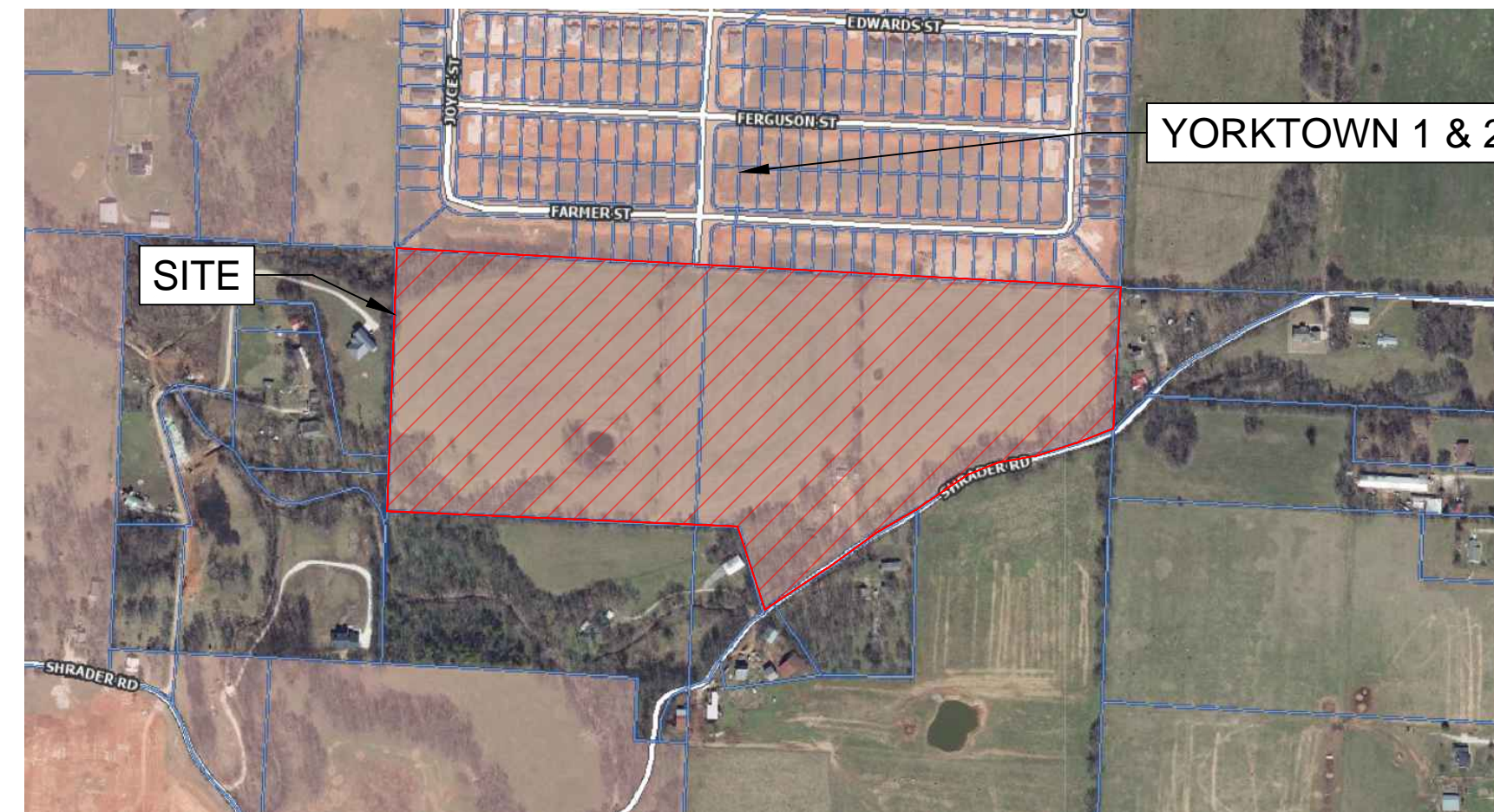
BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / lbatesnwa.com

PROJECT NO. 24-329
DRAWING NO. DT03

YORKTOWN SUBDIVISION PHASE 3 PEA RIDGE, AR

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS (REV. 02/2023).
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



INDEX OF DRAWINGS

- C01
- ES01-ES04
- PP01-PP04
- UT01-UT07
- SP01-SP08
- ST01-ST08
- EC01-EC04
- GP01-GP08
- STM01-STM05
- LS01-LS04
- DT01-DT05
- SD01-SD08

- COVER SHEET
- BOUNDARY SURVEY + DEMO
- PRELIMINARY PLAT
- UTILITY PLAN
- SEWER PROFILES
- STREET PLAN & PROFILE
- EROSION CONTROL PLAN
- GRADING PLAN
- STORM PLAN & PROFILE
- LIGHT & SIGNAGE PLAN
- SITE DETAILS
- STANDARD DETAILS

PARCEL NUMBERS: 18-05603-000
18-05620-000

PROJECT SITE ADDRESS: AR 72 HWY
PEA RIDGE, AR 72751

PROJECT SITE ADDRESS: 41.40 AC

ZONING CLASSIFICATION: R-2

OWNER: KINNEY CREEK DEVELOPMENT LLC
12885 E SR HWY 72
PEA RIDGE AR, 72751
PHONE: (479) 464-4661
EMAIL: SEAYCONSTRUCTIONINC@GMAIL.COM

DEVELOPER: MIKE SEAY
130 W. CENTRAL
BENTONVILLE, AR 72712
PHONE: (479) 464-4661
EMAIL: SEAYCONSTRUCTIONINC@GMAIL.COM

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72703
PHONE: (479) 442-9350

SURVEY DESCRIPTION:
YORKTOWN PHASE 3 DESCRIPTION:
LOTS 136, 137 AND 138, YORKTOWN SUBDIVISION PHASE 2 TO THE CITY OF PEA RIDGE, BENTON COUNTY, ARKANSAS AS SHOWN PER FINAL PLAT FILED AS INSTRUMENT NUMBER L202426333 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS AND ALSO A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, AND ALSO A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°46'01"W 454.88' TO THE CENTERLINE OF SHRADER ROAD, THENCE LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 627.48' FOR A CHORD BEARING AND DISTANCE OF S68°54'03"W 80.46', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2150.80' FOR A CHORD BEARING AND DISTANCE OF S75°13'10"W 318.97', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.09' FOR A CHORD BEARING AND DISTANCE OF S62°37'40"W 154.24', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2289.94' FOR A CHORD BEARING AND DISTANCE OF S54°56'51"W 111.81', S58°23'13"W 49.78', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4973.47' FOR A CHORD BEARING AND DISTANCE OF S59°12'28"W 135.59', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1915.02' FOR A CHORD BEARING AND DISTANCE OF S54°29'21"W 166.86', S56°57'54"W 71.53', S57°10'54"W 143.93', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 792.91' FOR A CHORD BEARING AND DISTANCE OF S47°16'15"W 35.53', THENCE LEAVING SAID CENTERLINE N15°53'00"W 280.29', THENCE N86°47'48"W 1120.02', THENCE N02°00'20"E 828.37' TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE ALONG SAID NORTH LINE S86°51'55"E 986.26' TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE ALONG SAID NORTH LINE S86°49'54"E 672.04', THENCE LEAVING SAID NORTH LINE N02°32'59"E 145.83' TO THE SOUTH RIGHT-OF-WAY OF FARMER STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°27'01"E 192.00', THENCE LEAVING SAID RIGHT-OF-WAY S02°32'59"W 147.90' TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE ALONG SAID NORTH LINE S86°50'56"E 454.81' TO THE POINT OF BEGINNING, CONTAINING 42.04 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SHRADER ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
ASPH	ASPH	ASPHALT
BUILD	BUILD	BUILDING
CANOPY	CANOPY	CANOPY
CEN	CEN	CENTERLINE
CONC	CONC	CONCRETE
CONTOURS (DX)	CONTOURS (DX)	CONTOURS (DX)
CONTOURS (INT)	CONTOURS (INT)	CONTOURS (INT)
CURB & GUTTER	CURB & GUTTER	CURB & GUTTER
DRAINAGE EASEMENT	DRAINAGE EASEMENT	DRAINAGE EASEMENT
EASEMENT (UTILITY)	EASEMENT (UTILITY)	EASEMENT (UTILITY)
ELECTRIC (UNDERGROUND)	ELECTRIC (UNDERGROUND)	ELECTRIC (UNDERGROUND)
ELECTRIC (OVERHEAD)	ELECTRIC (OVERHEAD)	ELECTRIC (OVERHEAD)
FENCE	FENCE	FENCE
FIBER OPTIC	FIBER OPTIC	FIBER OPTIC
FIRE STRIPING	FIRE STRIPING	FIRE STRIPING
FLOWLINE	FLOWLINE	FLOWLINE
FORCEMAIN	FORCEMAIN	FORCEMAIN
GAS MAIN	GAS MAIN	GAS MAIN
GRAVEL	GRAVEL	GRAVEL
GREENSPACE	GREENSPACE	GREENSPACE
LANDSCAPE BUFFER	LANDSCAPE BUFFER	LANDSCAPE BUFFER
LIGHT	LIGHT	LIGHT
POWER POLE	POWER POLE	POWER POLE
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
RETAINING WALL	RETAINING WALL	RETAINING WALL
RIGHT OF WAY	RIGHT OF WAY	RIGHT OF WAY
SANITARY SEWER MH	SANITARY SEWER MH	SANITARY SEWER MH
SERVICE - SEWER	SERVICE - SEWER	SERVICE - SEWER
SERVICE - WATER	SERVICE - WATER	SERVICE - WATER
SEWER	SEWER	SEWER
SIDEWALK	SIDEWALK	SIDEWALK
SIGN	SIGN	SIGN
SILT FENCE	SILT FENCE	SILT FENCE
STORM BOX	STORM BOX	STORM BOX
STORM PIPE	STORM PIPE	STORM PIPE
TRUNCATED DOME	TRUNCATED DOME	TRUNCATED DOME
WATER	WATER	WATER
WETLANDS	WETLANDS	WETLANDS

PROPOSED	EXISTING	DESCRIPTION
	ADJACENT PROPERTY OWNER	ADJACENT PROPERTY OWNER
	DEMO	DEMO
	DRIVEWAY	DRIVEWAY
	ENCASEMENT	ENCASEMENT
	LIFT STATION	LIFT STATION
	SIGHT TRIANGLE	SIGHT TRIANGLE
	SPOT TEXT	SPOT TEXT
	STREET CUTS	STREET CUTS
	VIEWPORT	VIEWPORT
	LOTS	LOTS
	CANOPY	CANOPY
	IRRIGATION	IRRIGATION
	SURVEY INFO	SURVEY INFO
	PARKING COUNT	PARKING COUNT
	DUMPSTER	DUMPSTER
	STORM TEXT	STORM TEXT

CERTIFICATE OF SURVEY ACCURACY
I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.
DATE OF EXECUTION: _____
REGISTERED LAND SURVEYOR: _____
STATE OF ARKANSAS REGISTRATION NO.: _____

CERTIFICATE OF ENGINEERING ACCURACY
I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE SUBDIVISION REGULATIONS.
DATE OF EXECUTION: _____
REGISTERED ENGINEER: _____
STATE OF ARKANSAS REGISTRATION NO.: _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR THE RECORDING AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE)
DATE OF EXECUTION: _____
CHAIRMAN, PEA RIDGE PLANNING COMMISSION: _____

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

LOT COUNT

TOTAL LOTS:	141
TOTAL BUILDABLE LOTS	136
YORKTOWN REPLAT LOTS	2
TOTAL COMMON/DETENTION LOTS	5
DETENTION LOT (2.20 AC)	2
GREEN SPACE LOT (2.94 AC)	3
GREEN SPACE FLOOD PLAIN: 0.34 AC	

BUILDING SETBACKS (R-2)

FRONT	25'
SIDE (INTERIOR)	8'
SIDE (EXTERIOR)	25'
REAR	25'

LOT MINIMUMS (R-2)

WIDTH	60'
AREA	8,000SF

CONTACT INFORMATION

COX CABLE	479-273-5644
AT&T	888-944-0447
BLACK HILLS ENERGY, FAYETTEVILLE	800-563-0012
PEA RIDGE STREET DEPARTMENT	479-451-8654
PEA RIDGE WATER/SEWER DEPARTMENT	479-451-8800
	479-451-1109
CARROLL ELECTRIC	800-432-9720
SWPCO ELECTRIC	888-216-3523
PEA RIDGE MAYOR'S OFFICE	479-451-1100

GENERAL SURVEY NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD CERTIFICATION:
SOME PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0105J DATED 09/08/2007)



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JEFFREY H. BATES
No. 9810
02/24/26

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

REVISIONS

DATE	REVISIONS
12/22/25	
02/02/26	
02/24/26	

1st Submittal
2nd Submittal
3rd Submittal

YORKTOWN PHASE 3
PRELIMINARY PLAT
COVER SHEET
PEA RIDGE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / lbatesnwa.com

PROJECT NO. 24-329
DRAWING NO. C01

LOT COUNT	
TOTAL LOTS:	141
TOTAL BUILDABLE LOTS	136
YORKTOWN REPLAT LOTS	2
TOTAL COMMON/DETENTION LOTS	5
DETENTION LOT (2.20 AC)	2
GREEN SPACE LOT (2.94 AC)	3
GREEN SPACE FLOOD PLAIN: 0.34 AC	

BUILDING SETBACKS (R-2)	
FRONT	25ft
SIDE	08ft
STREET SIDE	25ft
REAR	25ft

FFE MIN - BASIN 2	
LOT 101	1273.09
LOT 102	1273.09
LOT 103	1273.09
LOT 104	1273.09
LOT 105	1273.09

FFE MIN - BASIN 3	
LOT 52	1288.30
LOT 53	1288.30
LOT 54	1288.30
LOT 55	1288.30
LOT 56	1288.30
LOT 57	1288.30
LOT 58	1288.30
LOT 123	1288.30

SIDEWALK LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY HOMEOWNER

ENGINEER'S SEAL

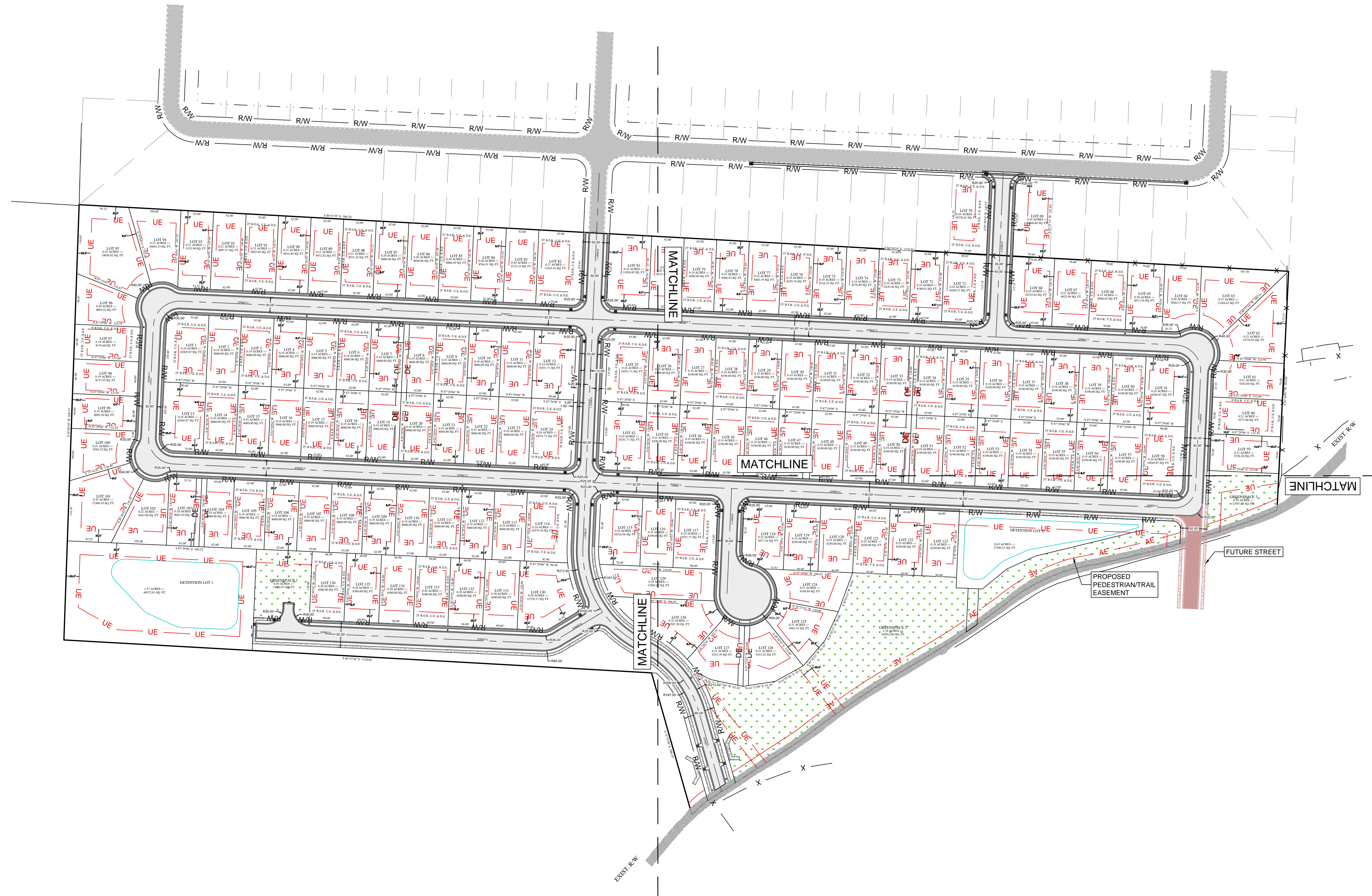
STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 BATES & ASSOCIATES, INC.
 No. 9810
 02/24/26
 CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

SCALE

0 100 200

NOTE

CALL BEFORE YOU DIG! ARKANSAS ONE CALL
 1-800-482-8999



REVISIONS

DATE	REVISIONS
12/22/25	
02/02/26	
02/24/26	

1st Submittal
 2nd Submittal
 3rd Submittal

YORKTOWN PHASE 3
PRELIMINARY PLAT
PRELIMINARY PLAT
PEA RIDGE, ARKANSAS

BATES
 Engineers - Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
 DRAWING NO. PP01

ENGINEER: G. BATES
 DRAWN BY: B. WISE
 Copyright © 2023 Bates & Associates, Inc.

LOT COUNT

TOTAL LOTS:	141
TOTAL BUILDABLE LOTS	136
YORKTOWN REPLAT LOTS	2
TOTAL COMMON/DETENTION LOTS	5
DETENTION LOT (2.20 AC)	2
GREEN SPACE LOT (2.94 AC)	3
GREEN SPACE FLOOD PLAIN: 0.34 AC	

BUILDING SETBACKS (R-2)

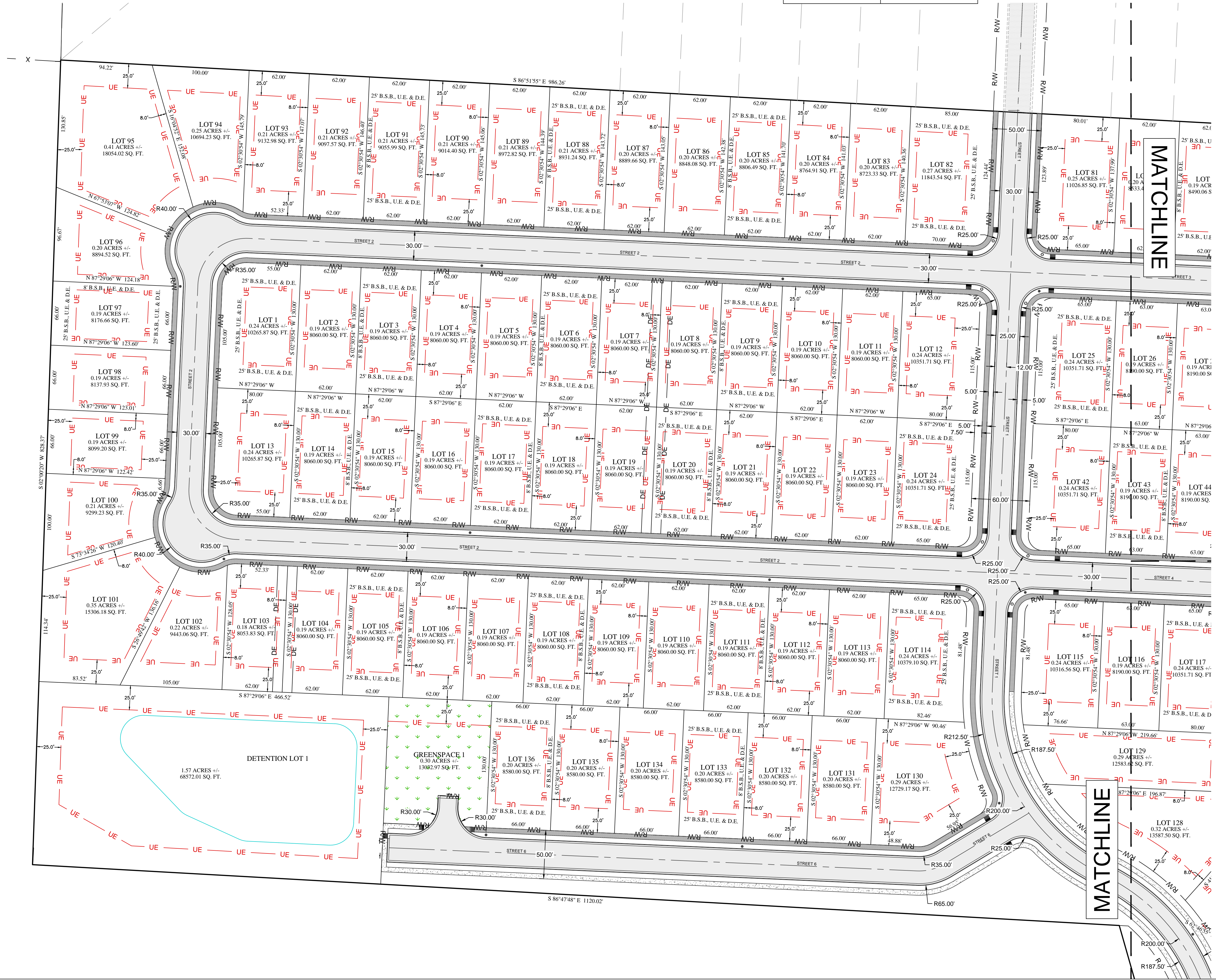
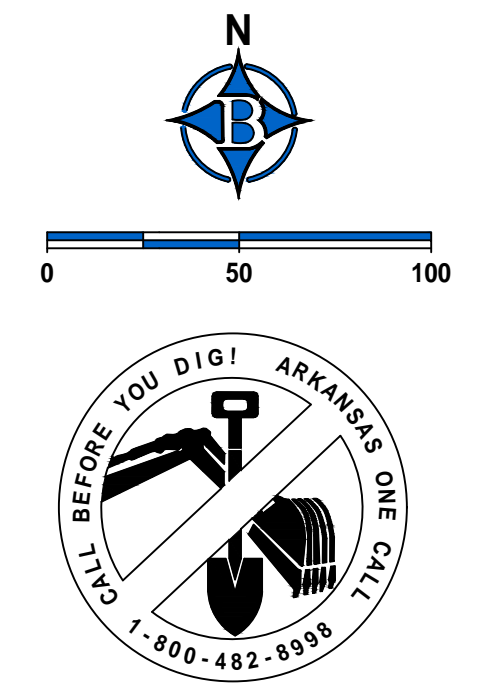
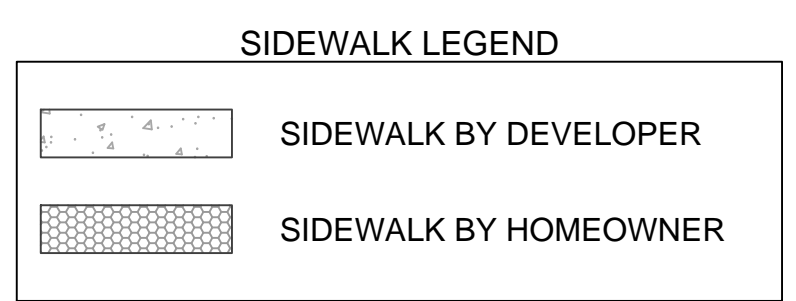
FRONT	25ft
SIDE	08ft
STREET SIDE	25ft
REAR	25ft

FFE MIN - BASIN 2

LOT 101	1273.09
LOT 102	1273.09
LOT 103	1273.09
LOT 104	1273.09
LOT 105	1273.09

FFE MIN - BASIN 3

LOT 52	1288.30
LOT 53	1288.30
LOT 54	1288.30
LOT 55	1288.30
LOT 56	1288.30
LOT 57	1288.30
LOT 58	1288.30
LOT 123	1288.30



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JOSEPH H. BATES
02/24/26
 CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

REVISIONS

DATE	REVISIONS
12/22/25	1st Submittal
02/02/26	2nd Submittal
02/24/26	3rd Submittal

YORKTOWN PHASE 3
PRELIMINARY PLAT
PRELIMINARY PLAT
PEA RIDGE, ARKANSAS

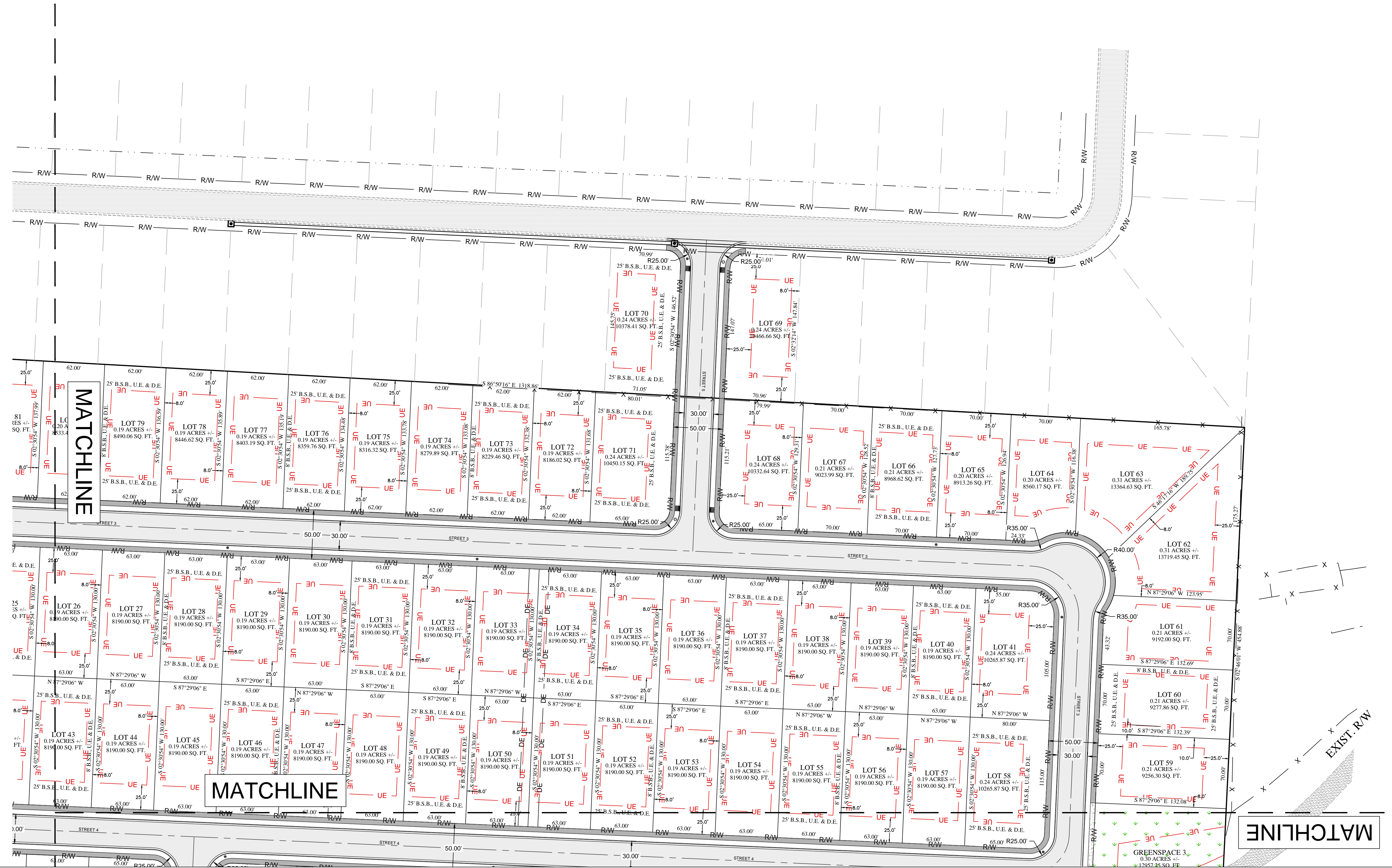
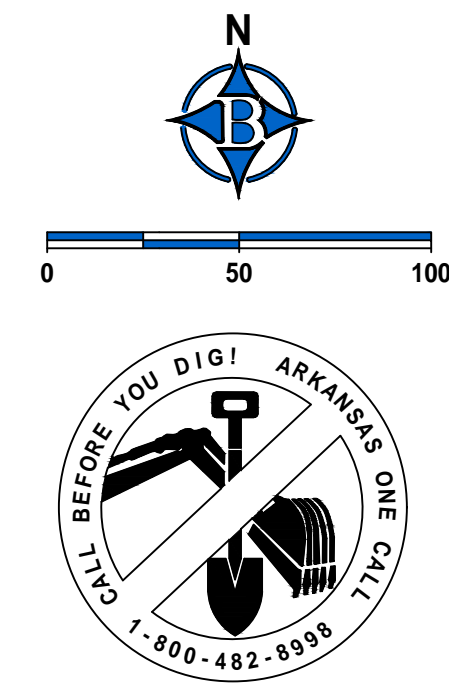
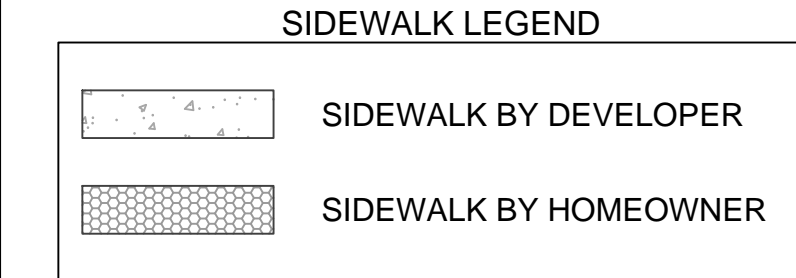
BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

LOT COUNT	
TOTAL LOTS:	141
TOTAL BUILDABLE LOTS	136
YORKTOWN REPLAT LOTS	2
TOTAL COMMON/DETENTION LOTS	5
DETENTION LOT (2.20 AC)	2
GREEN SPACE LOT (2.94 AC)	3
GREEN SPACE FLOOD PLAIN: 0.34 AC	

BUILDING SETBACKS (R-2)	
FRONT	25ft
SIDE	08ft
STREET SIDE	25ft
REAR	25ft

FFE MIN - BASIN 2	
LOT 101	1273.09
LOT 102	1273.09
LOT 103	1273.09
LOT 104	1273.09
LOT 105	1273.09

FFE MIN - BASIN 3	
LOT 52	1288.30
LOT 53	1288.30
LOT 54	1288.30
LOT 55	1288.30
LOT 56	1288.30
LOT 57	1288.30
LOT 58	1288.30
LOT 123	1288.30



STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JOSEPH H. BATES
 02/24/26
 CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

DATE	REVISIONS
12/22/25	
02/02/26	
02/24/26	

YORKTOWN PHASE 3
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 PEA RIDGE, ARKANSAS

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

24-329
 DRAWING NO.
PP03

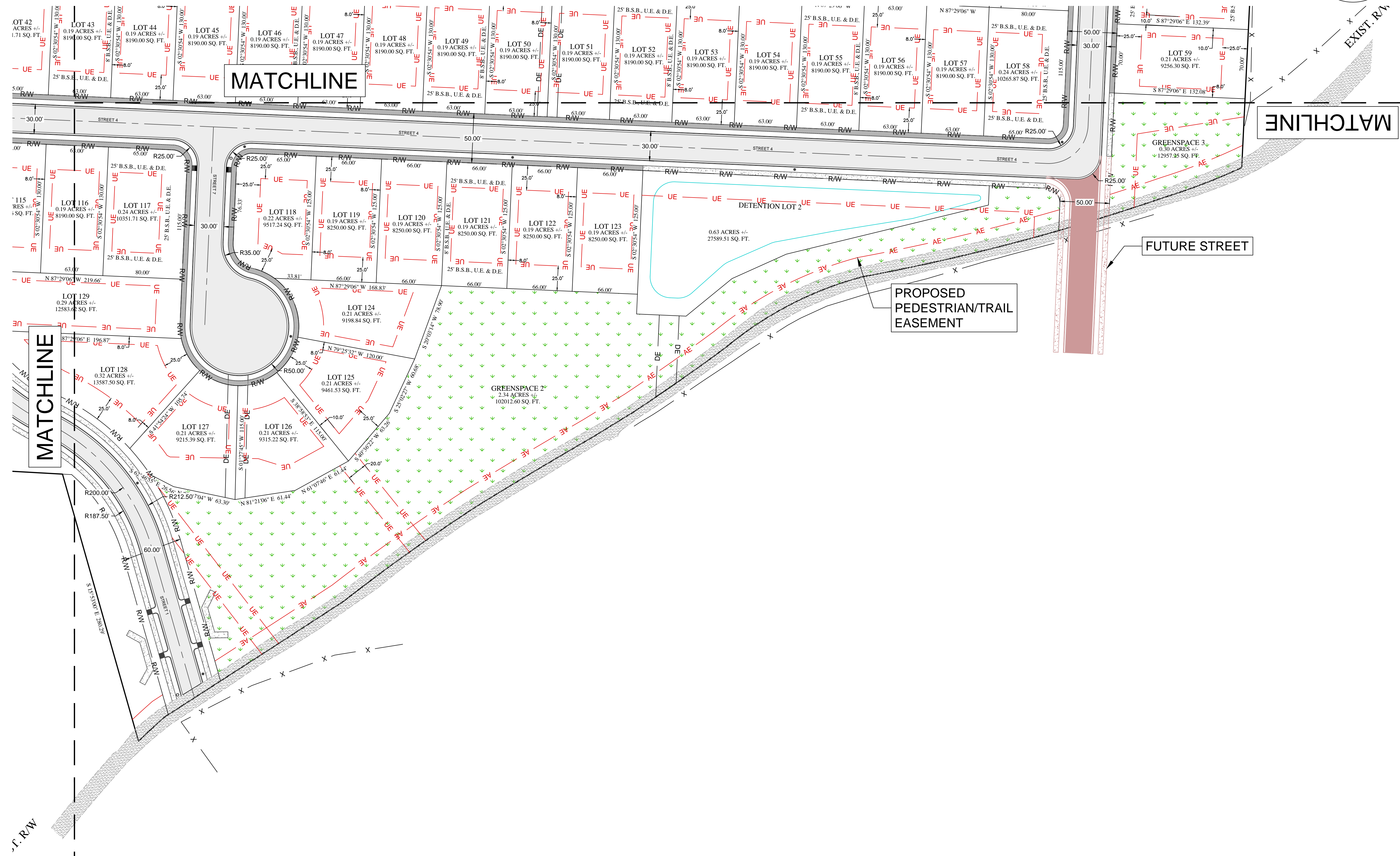
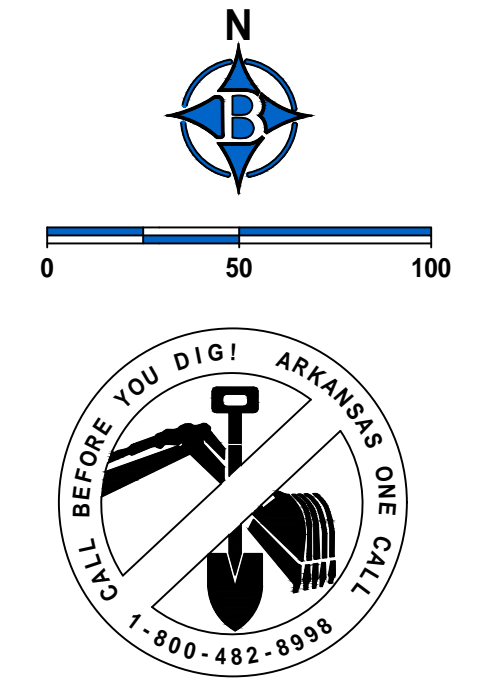
LOT COUNT	
TOTAL LOTS:	141
TOTAL BUILDABLE LOTS	136
YORKTOWN REPLAT LOTS	2
TOTAL COMMON/DETENTION LOTS	5
DETENTION LOT (2.20 AC)	2
GREEN SPACE LOT (2.94 AC)	3
GREEN SPACE FLOOD PLAIN: 0.34 AC	

BUILDING SETBACKS (R-2)	
FRONT	25ft
SIDE	08ft
STREET SIDE	25ft
REAR	25ft

FFE MIN - BASIN 2	
LOT 101	1273.09
LOT 102	1273.09
LOT 103	1273.09
LOT 104	1273.09
LOT 105	1273.09

FFE MIN - BASIN 3	
LOT 52	1288.30
LOT 53	1288.30
LOT 54	1288.30
LOT 55	1288.30
LOT 56	1288.30
LOT 57	1288.30
LOT 58	1288.30
LOT 123	1288.30

SIDEWALK LEGEND	
	SIDEWALK BY DEVELOPER
	SIDEWALK BY HOMEOWNER



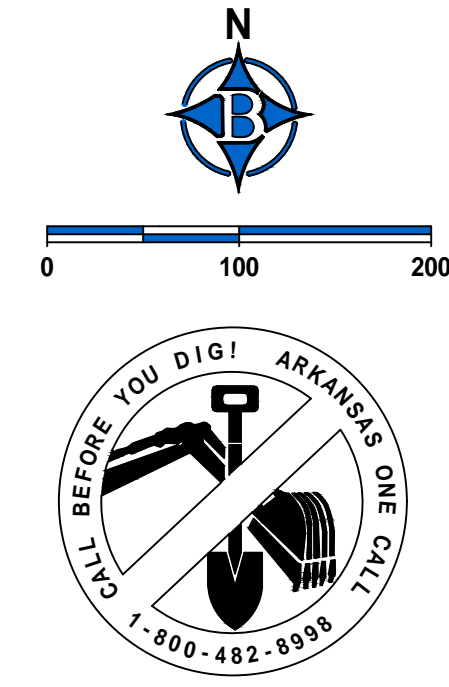
REVISIONS	
DATE	
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
PRELIMINARY PLAT
PRELIMINARY PLAT
PEA RIDGE, ARKANSAS**

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.



ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JOSEPH H. BATES

02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

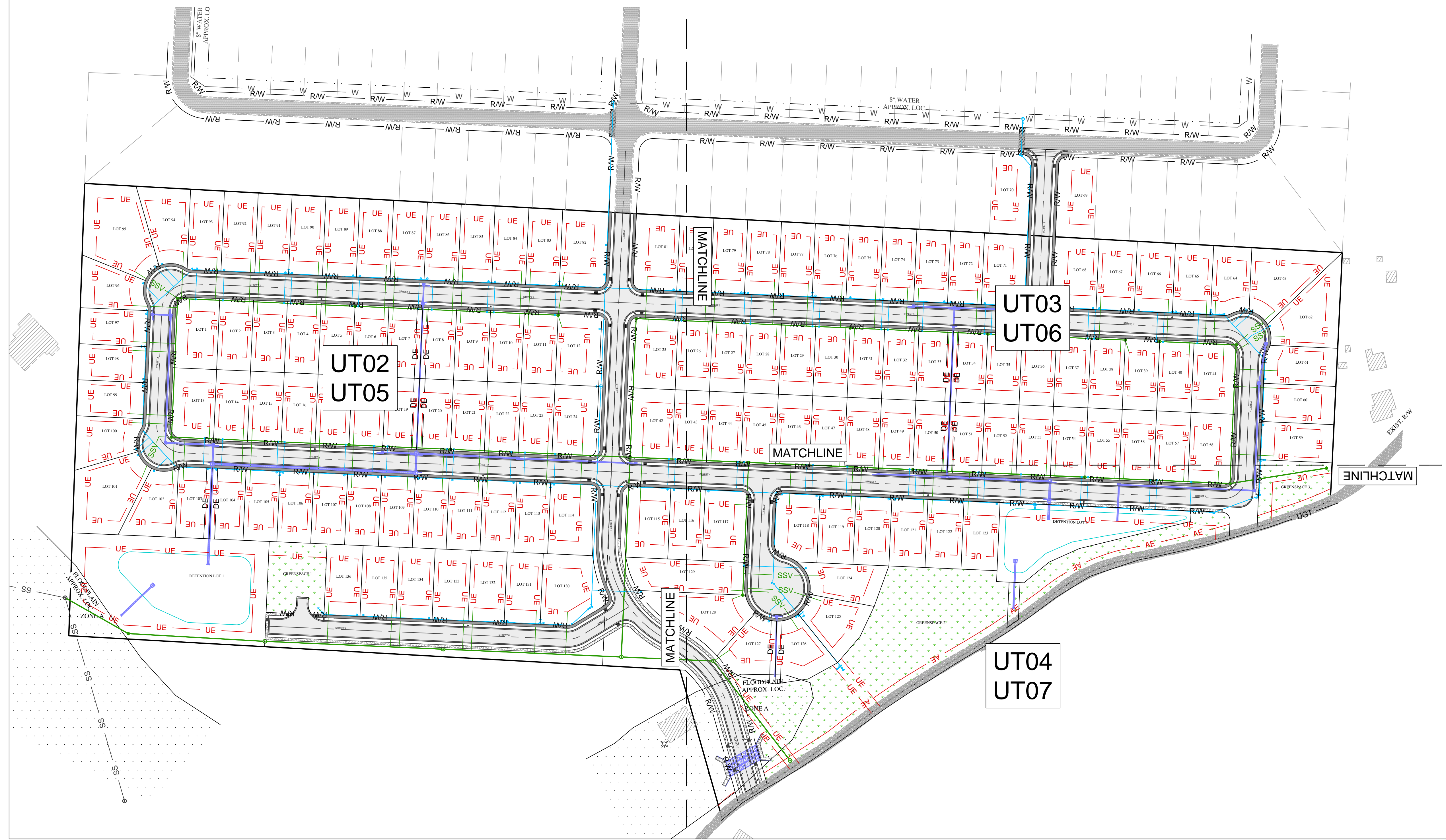
Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 UTILITY PLAN OVERALL
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
 DRAWING NO. **UT01**



WATERLINE LEGEND

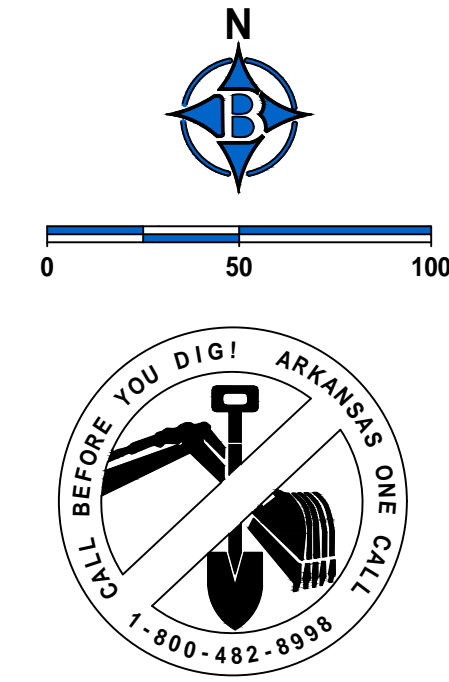
4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

WATER NOTES

1. ENSURE ALL HIGHPOINTS WITHIN THE WATERLINE ARE LOCATED AT THE FIRE HYDRANT FOR AIR RELEASE



ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 G. BATES
 No. 9810
 02/24/26

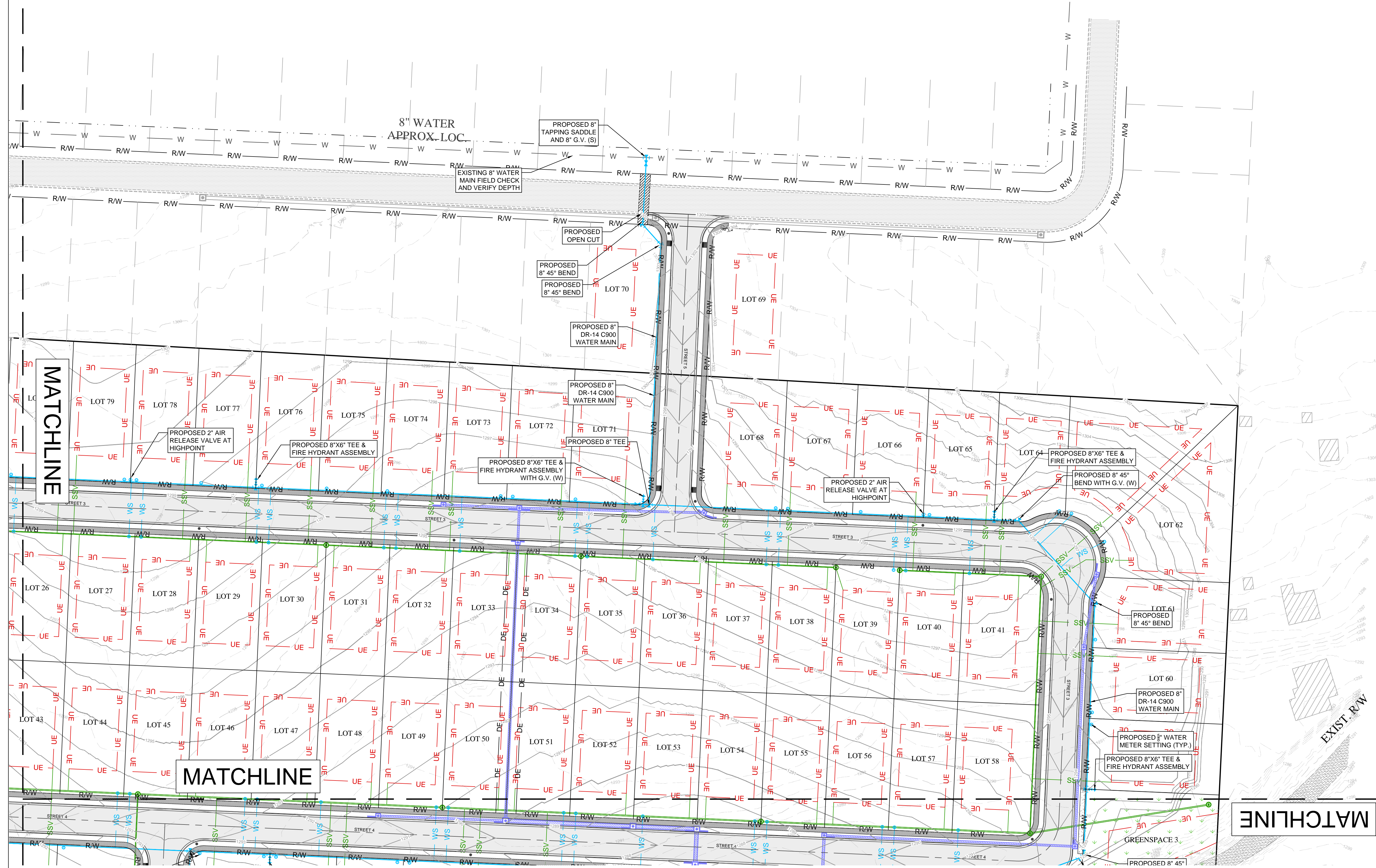
CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

DATE	REVISIONS
12/22/25	
02/02/26	
02/24/26	
	1st Submittal
	2nd Submittal
	3rd Submittal

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	



**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 UTILITY PLAN (WATER)
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

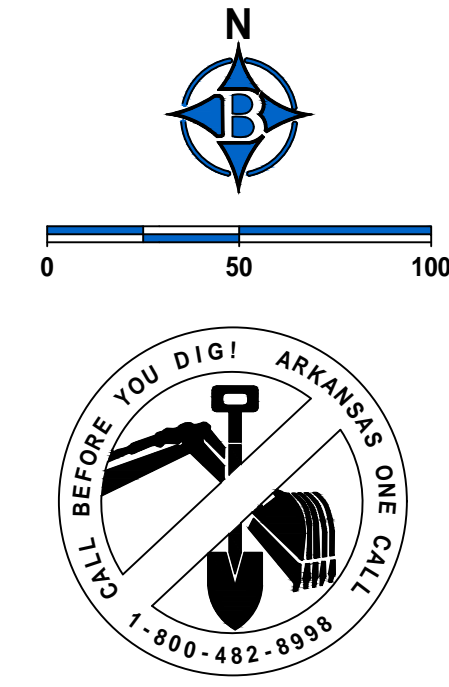
PROJECT NO. 24-329
 DRAWING NO. UT03

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

WATER NOTES

1. ENSURE ALL HIGHPOINTS WITHIN THE WATERLINE ARE LOCATED AT THE FIRE HYDRANT FOR AIR RELEASE



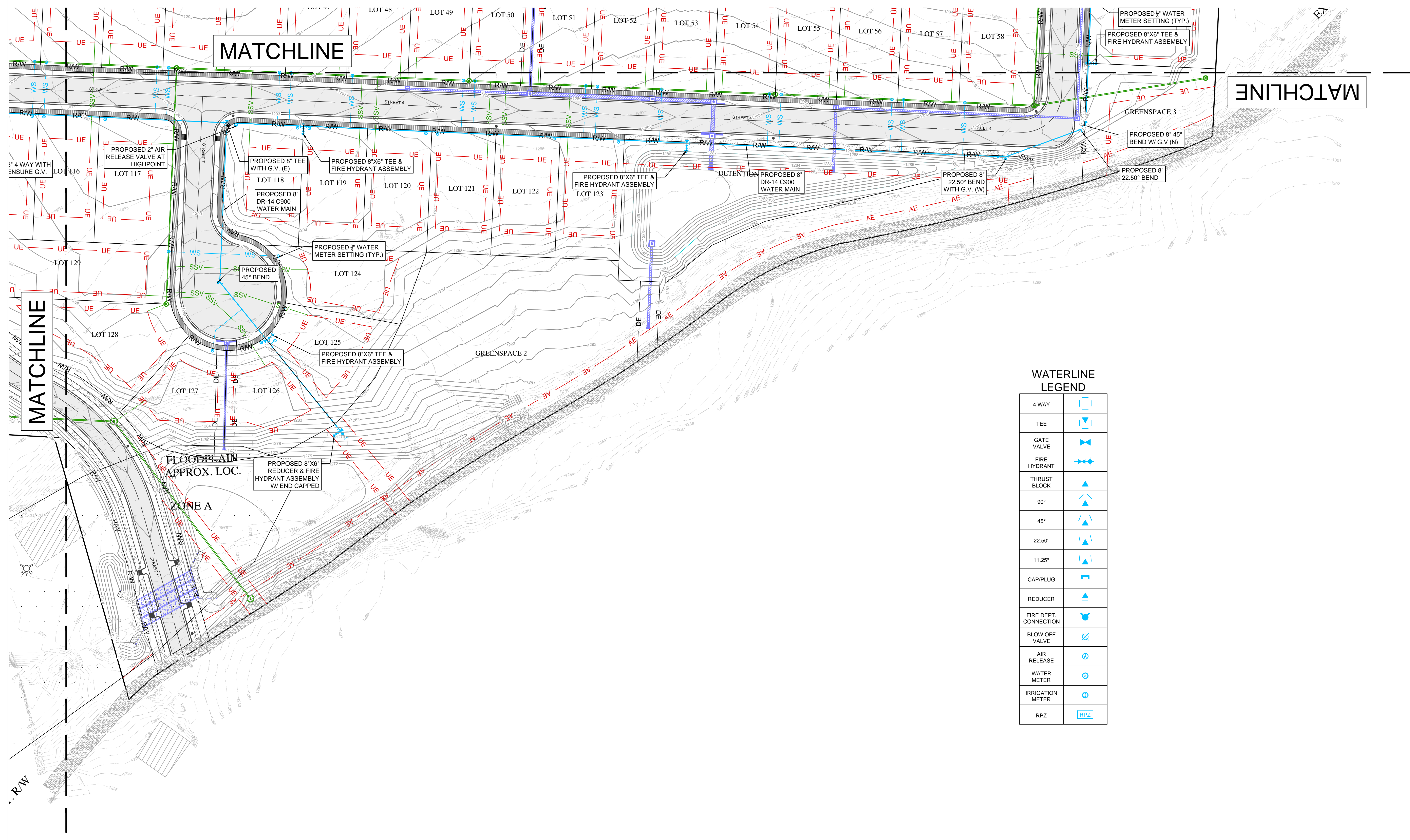
ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 G. BATES
 No. 9810
 02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER
 1-800-482-8998

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26



WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 UTILITY PLAN (WATER)
 PEA RIDGE, ARKANSAS**

BATES
 Engineers - Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

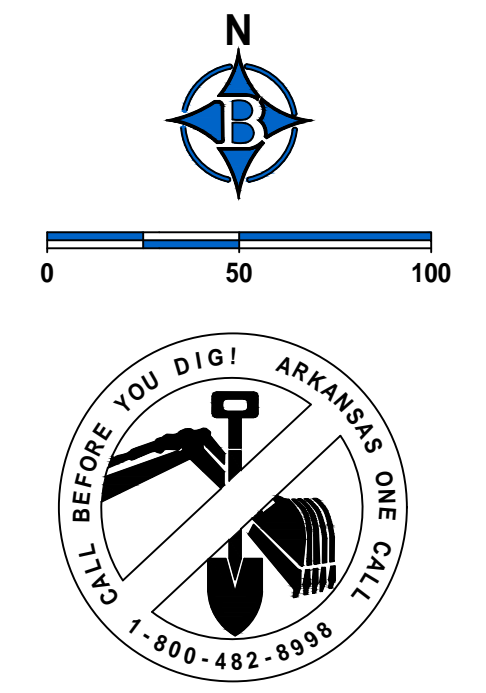
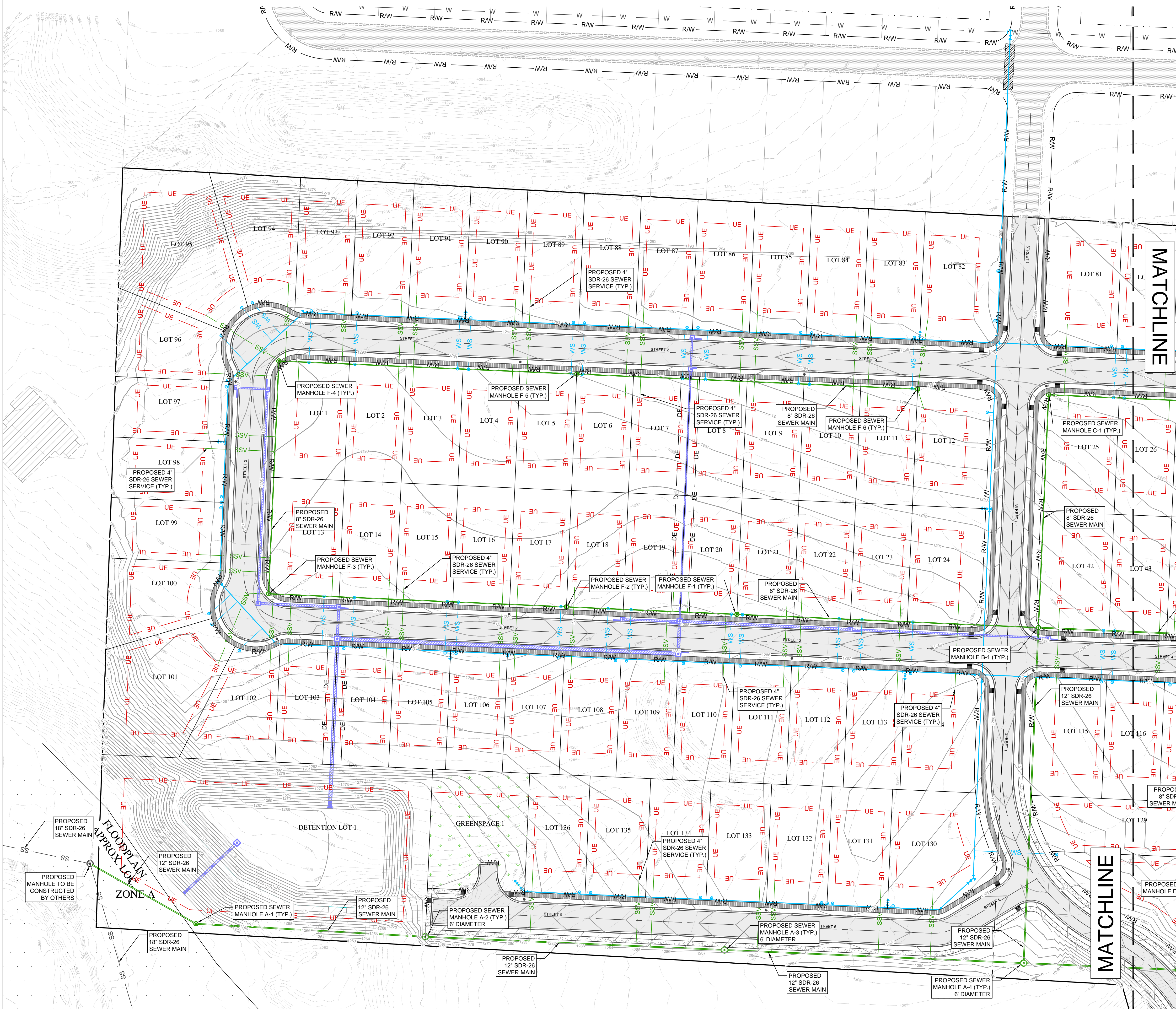
PROJECT NO. 24-329
 DRAWING NO. **UT04**

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

WATER NOTES

1. ENSURE ALL HIGHPOINTS WITHIN THE WATERLINE ARE LOCATED AT THE FIRE HYDRANT FOR AIR RELEASE



WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	

ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 G. BATES
 No. 9810
 02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

REVISIONS

DATE	REVISIONS
12/22/25	1st Submittal
02/02/26	2nd Submittal
02/24/26	3rd Submittal

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 UTILITY PLAN (SEWER)
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH. (479) 442-9350 / batesnwa.com

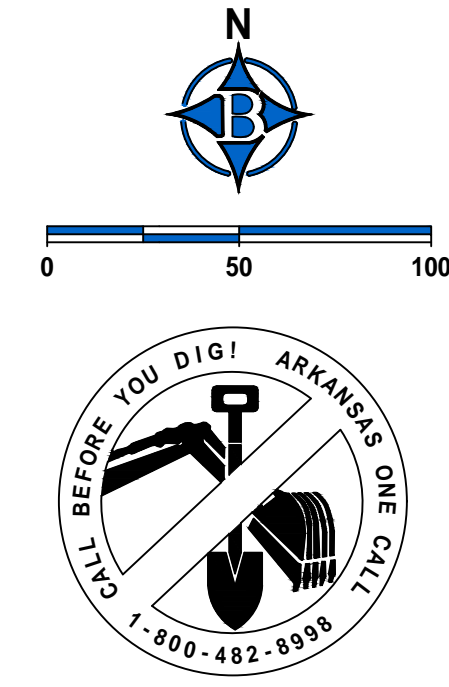
PROJECT NO. 24-329
 DRAWING NO. **UT05**

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

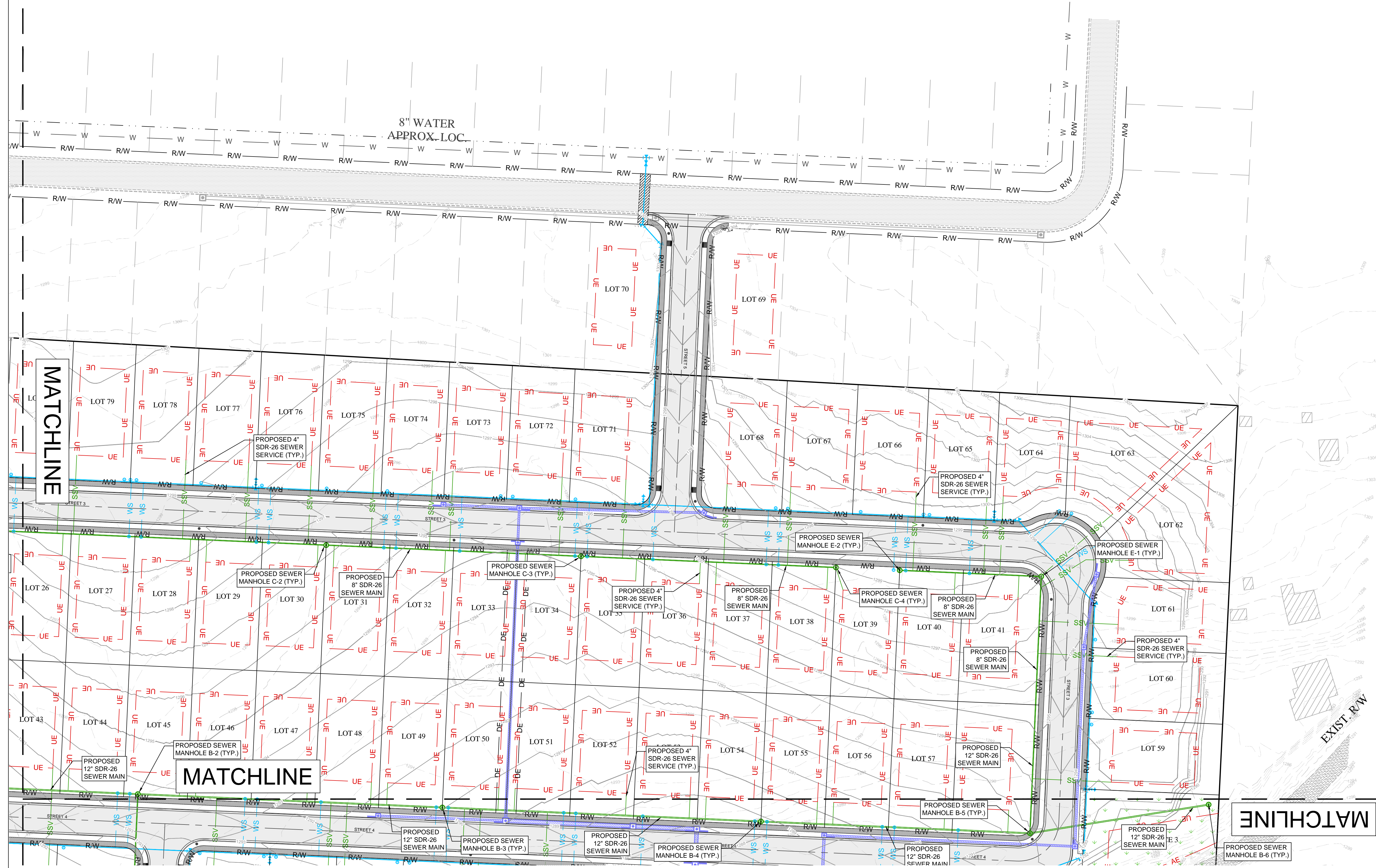
WATER NOTES

1. ENSURE ALL HIGHPOINTS WITHIN THE WATERLINE ARE LOCATED AT THE FIRE HYDRANT FOR AIR RELEASE



WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	



REVISIONS

DATE	REVISIONS
12/22/25	
02/02/26	
02/24/26	

1st Submittal
2nd Submittal
3rd Submittal

**YORKTOWN PHASE 3
PRELIMINARY PLAT
UTILITY PLAN (SEWER)
PEA RIDGE, ARKANSAS**

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
DRAWING NO. **UT06**

ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

02/24/26

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

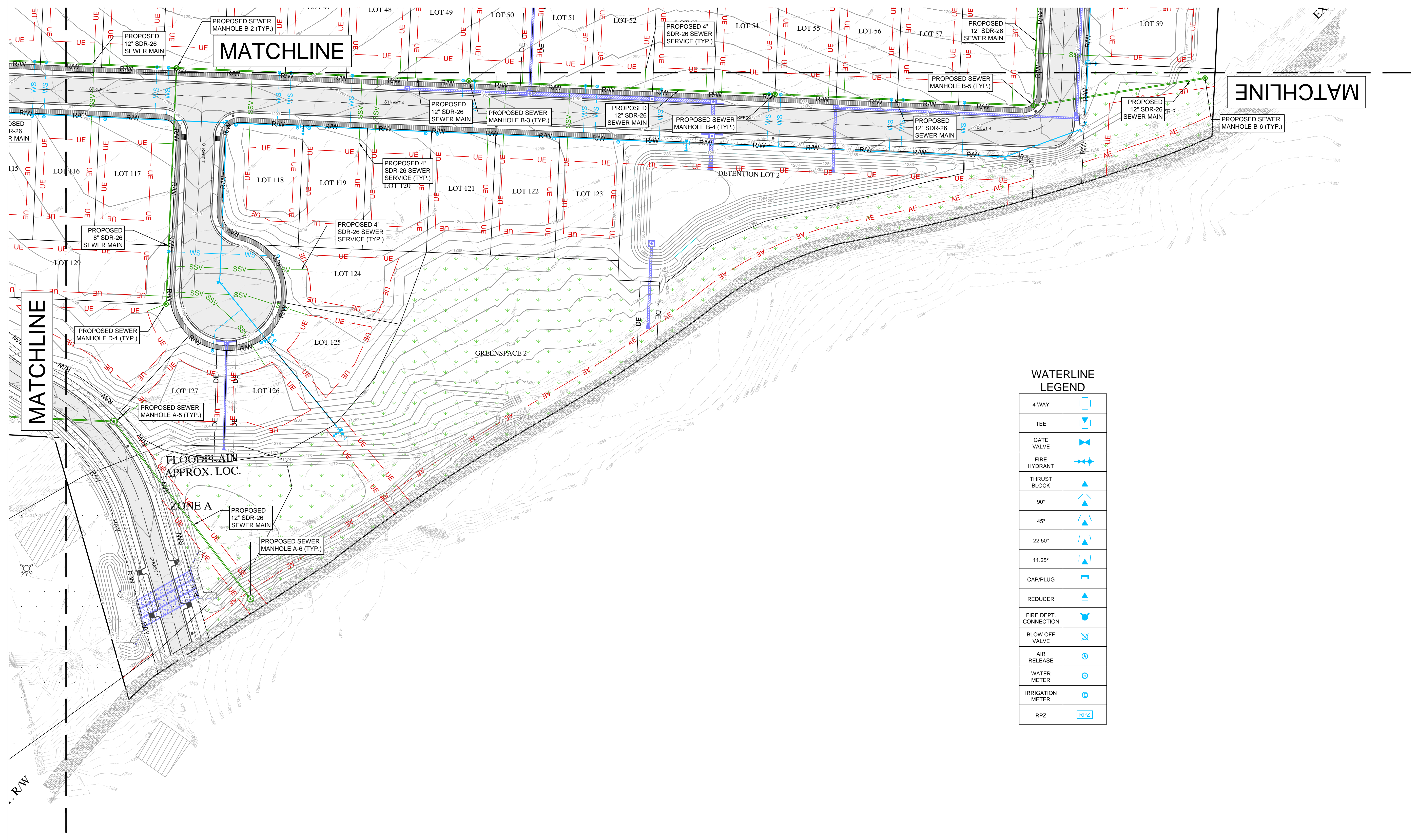
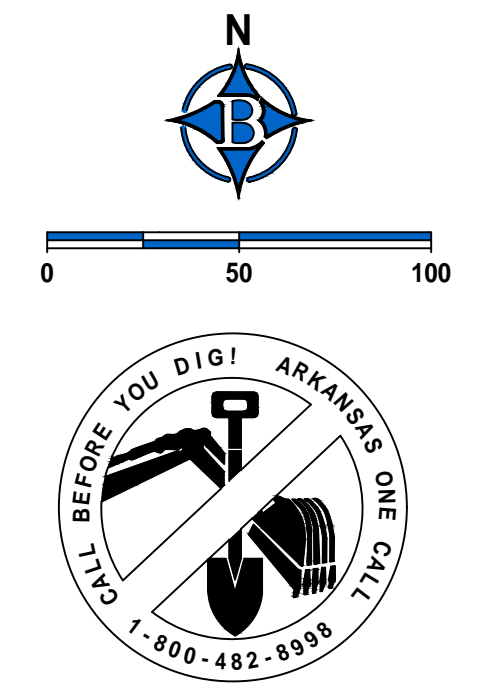
Copyright © 2023 Bates & Associates, Inc.

GENERAL NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

WATER NOTES

1. ENSURE ALL HIGHPOINTS WITHIN THE WATERLINE ARE LOCATED AT THE FIRE HYDRANT FOR AIR RELEASE



WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	

ENGINEER: G. BATES
 DRAWN BY: B. WISE
 STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JOSEPH H. BATES
 02/24/26
 BATES & ASSOCIATES, INC.
 #335
 CERTIFICATE OF AUTHORITY
 ARKANSAS ENGINEER
 1-800-482-8998

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 UTILITY PLAN (SEWER)
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
 DRAWING NO. **UT07**

CONSTRUCTION NOTES:

- ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
- ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
- ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
- ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
- ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
- SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
- AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
- ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

SIDEWALK AND HANDICAP SPACE NOTES:

- SIDEWALK CROSS SLOPE TO BE 2% OR LESS
- HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

SEDIMENT & EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
- THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

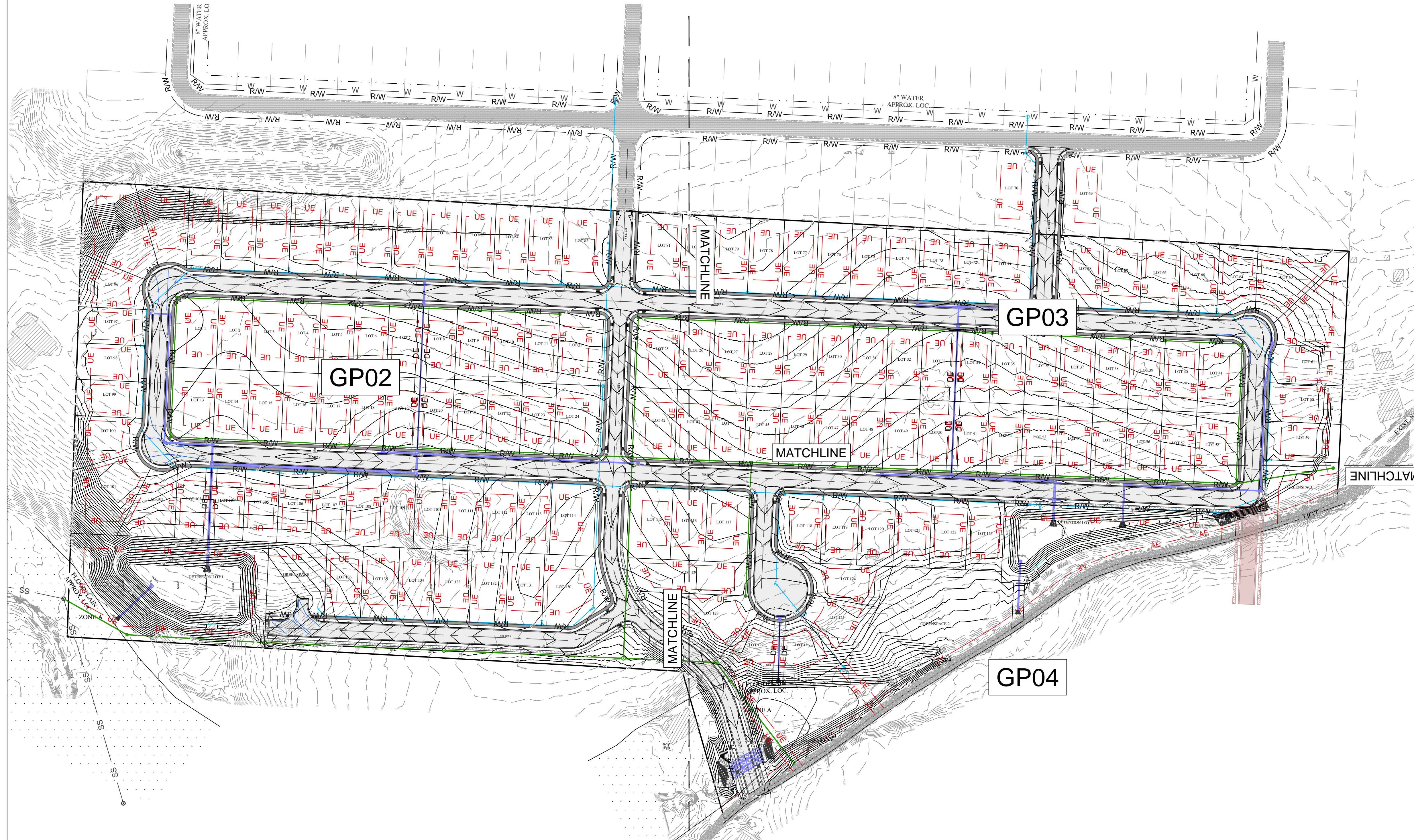
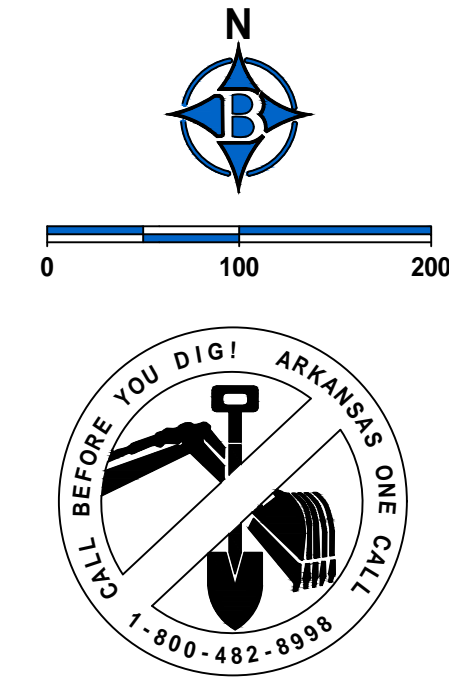
REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL, TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION, EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

FFE MIN - BASIN 2	
LOT 101	1273.09
LOT 102	1273.09
LOT 103	1273.09
LOT 104	1273.09
LOT 105	1273.09

FFE MIN - BASIN 3	
LOT 52	1288.30
LOT 53	1288.30
LOT 54	1288.30
LOT 55	1288.30
LOT 56	1288.30
LOT 57	1288.30
LOT 58	1288.30
LOT 123	1288.30



ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 GEOFFREY H. BATES

02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

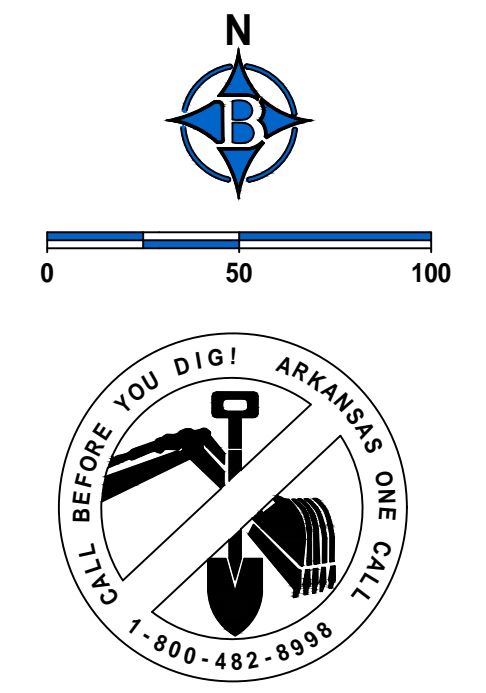
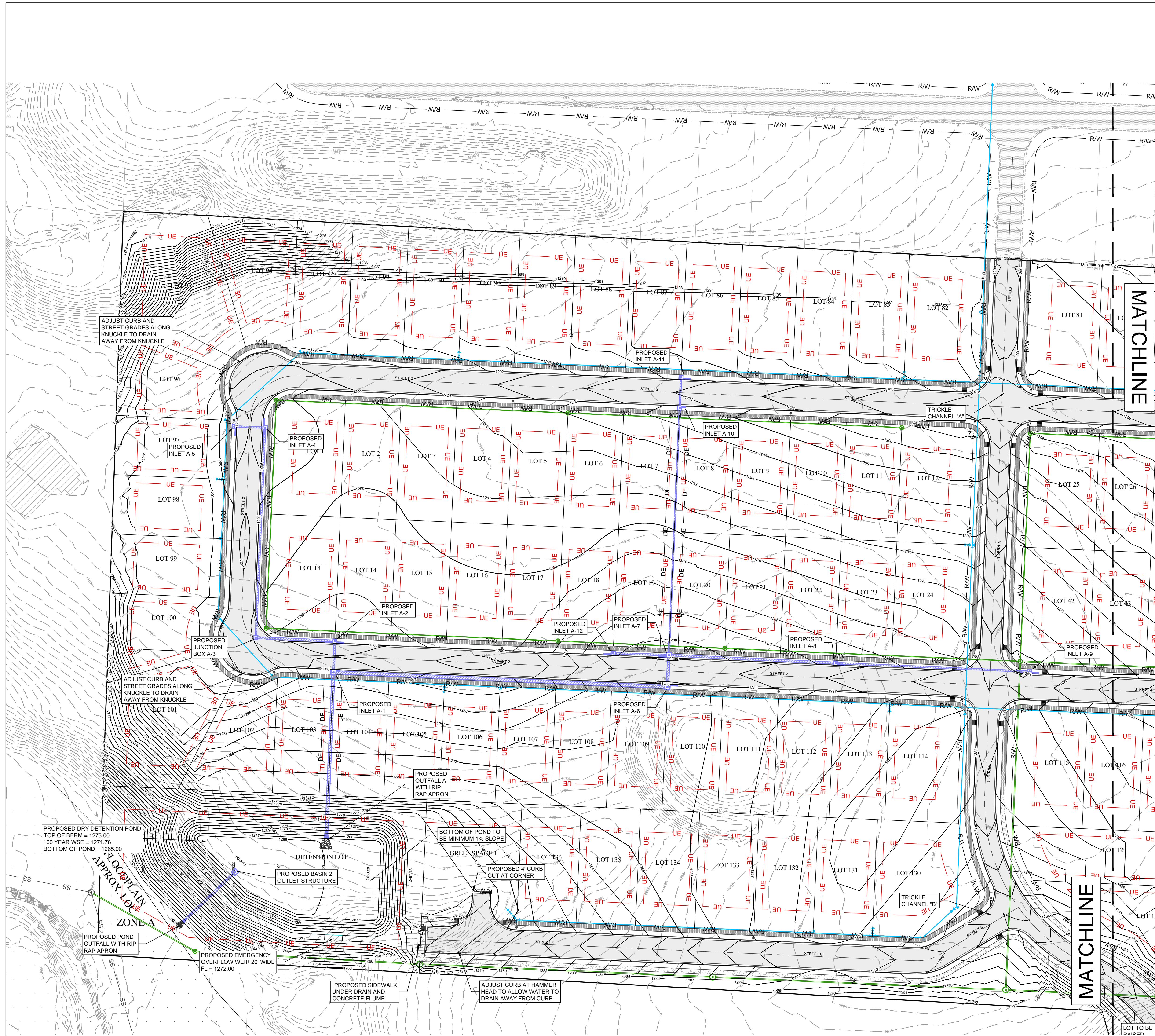
Copyright © 2023 Bates & Associates, Inc.

DATE	REVISIONS
12/22/25	1st Submittal
02/02/26	2nd Submittal
02/24/26	3rd Submittal

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 GRADING PLAN OVERALL
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
 DRAWING NO. GP01



ENGINEER: G. BATES
 DRAWN BY: B. WISE

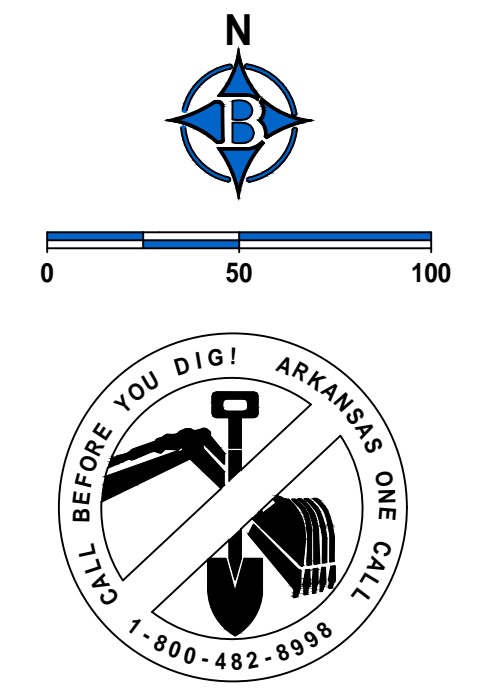
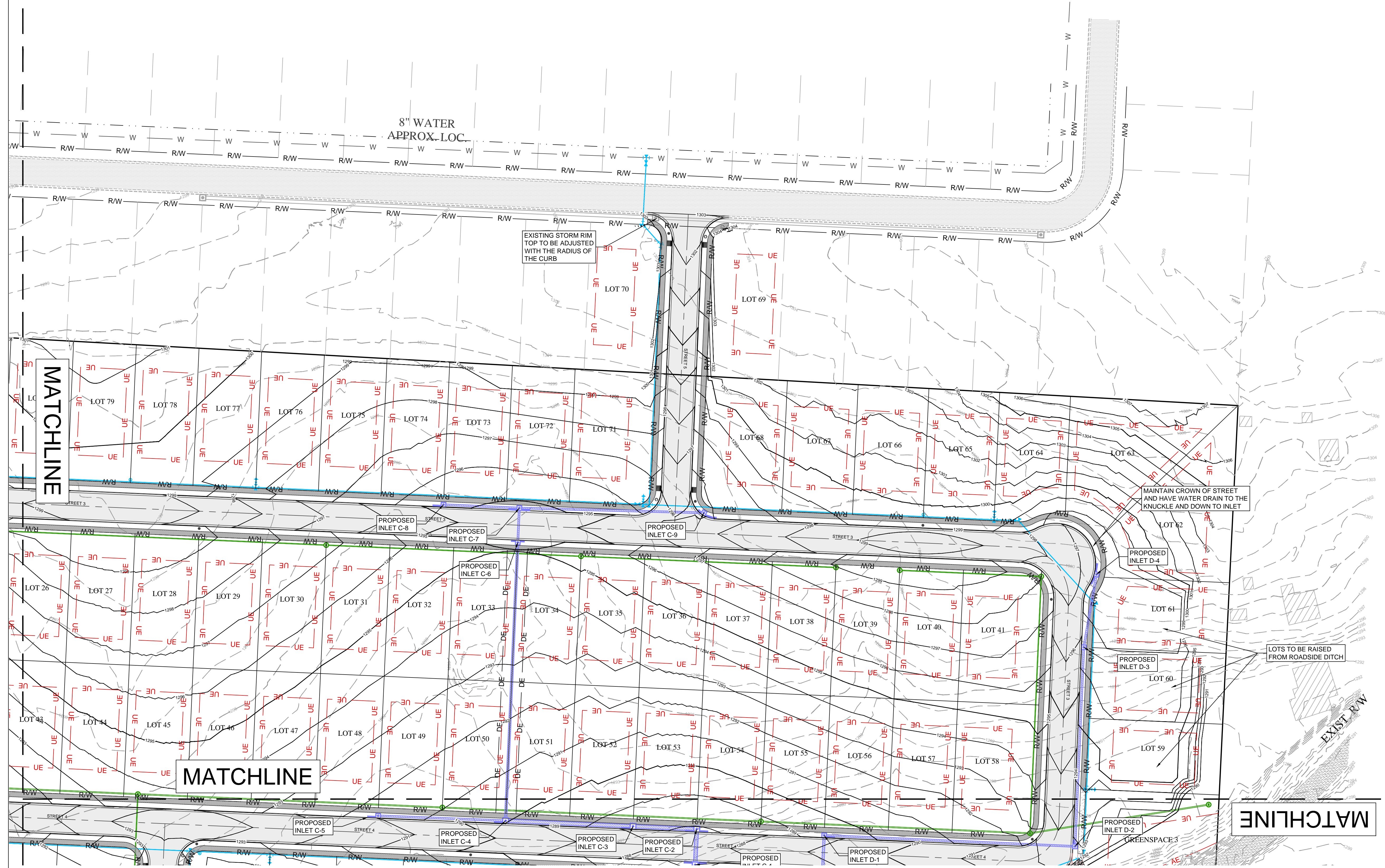
STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 G. BATES
 No. 9810
 02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER
 Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 GRADING PLAN
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com



ENGINEER: G. BATES

DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 G. BATES
 No. 9810

02/24/26

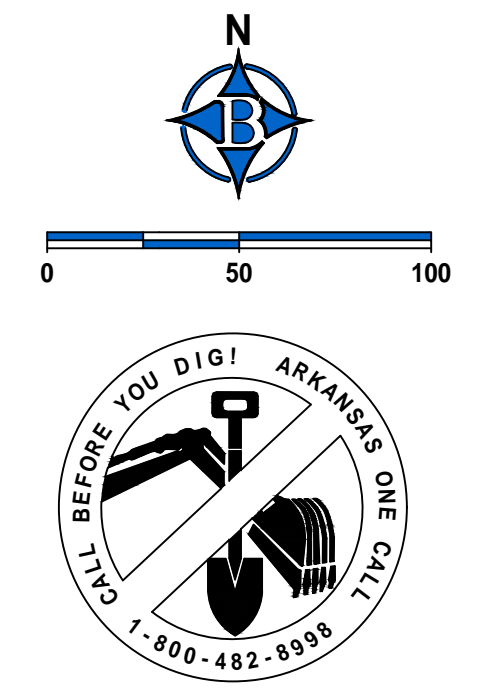
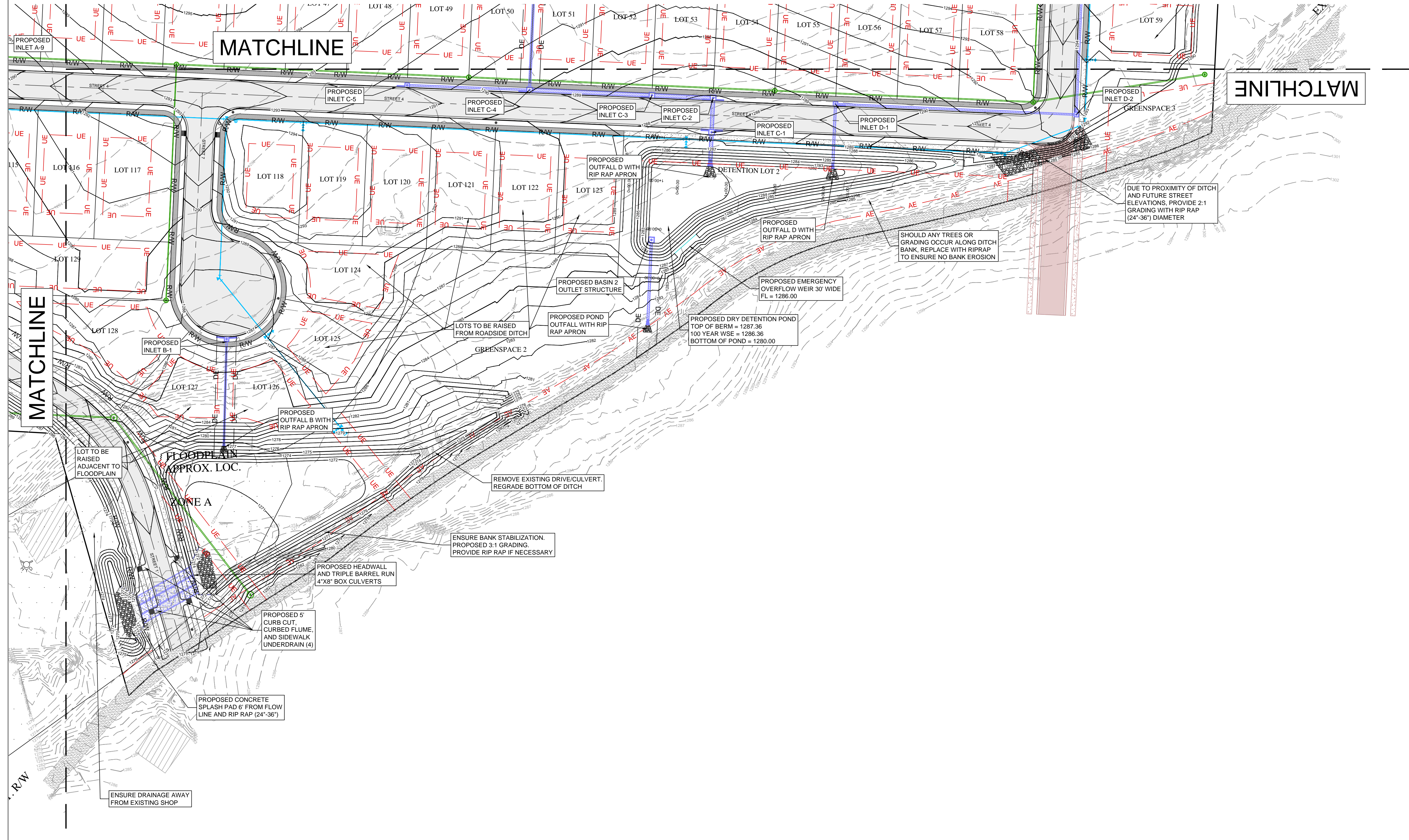
CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 GRADING PLAN
 PEA RIDGE, ARKANSAS**

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com



ENGINEER: G. BATES
 DRAWN BY: B. WISE

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 JOSEPH H. BATES
 No. 9810
 02/24/26

CERTIFICATE OF AUTHORITY
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	12/22/25
2nd Submittal	02/02/26
3rd Submittal	02/24/26

**YORKTOWN PHASE 3
 PRELIMINARY PLAT
 GRADING PLAN
 PEA RIDGE, ARKANSAS**

BATES
 Engineers - Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-329
 DRAWING NO. GP04