Planning Commission & Board of Adjustment

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

I. Call to Order

II. Roll Call

III. Review Minutes

1. August 4, 2026, Planning Commission Meeting

IV. Announcements

V. Public Hearings

1. **Monarch Builders, LLC – Rezoning**
   1911 & 1933 Hazelton Road
   RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential

2. **Bangs – Rezoning**
   467 Lee Town Road
   R-1, Low Density Residential to C-2, General Commercial

3. **Knox Trail – Planned Zoning District**
   13103 East Pickens Road
   A, Agriculture to PZD, Planned Zoning District

4. **Five Stone Design & Development, LLC – Rezoning**
   Approximately 725 feet south of the intersection of It'll Do Road and Hazelton Road
   A, Agriculture to C-1, Neighborhood Commercial and R-3, High Density Residential

VI. Old Business

VII. New Business

1. **Monarch Builders, LLC – Rezoning**
   1911 & 1933 Hazelton Road
   RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential

2. **Bangs – Rezoning**
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   Approximately 725 feet south of the intersection of It'll Do Road and Hazelton Road
   A, Agriculture to C-1, Neighborhood Commercial and R-3, High Density Residential

5. **Hawks Landing Phase 1 & 2 – Preliminary Plat**
   897 Lee Town Road

6. **Seay – Subdivision Variance**
   12817 & 12907 Shrader Road
   Deviation from Master Street Plan Collector Section

VIII. Other Business
IX. Board of Adjustments
X. Adjourn

Agenda subject to change up to 24 hours prior to the meeting.

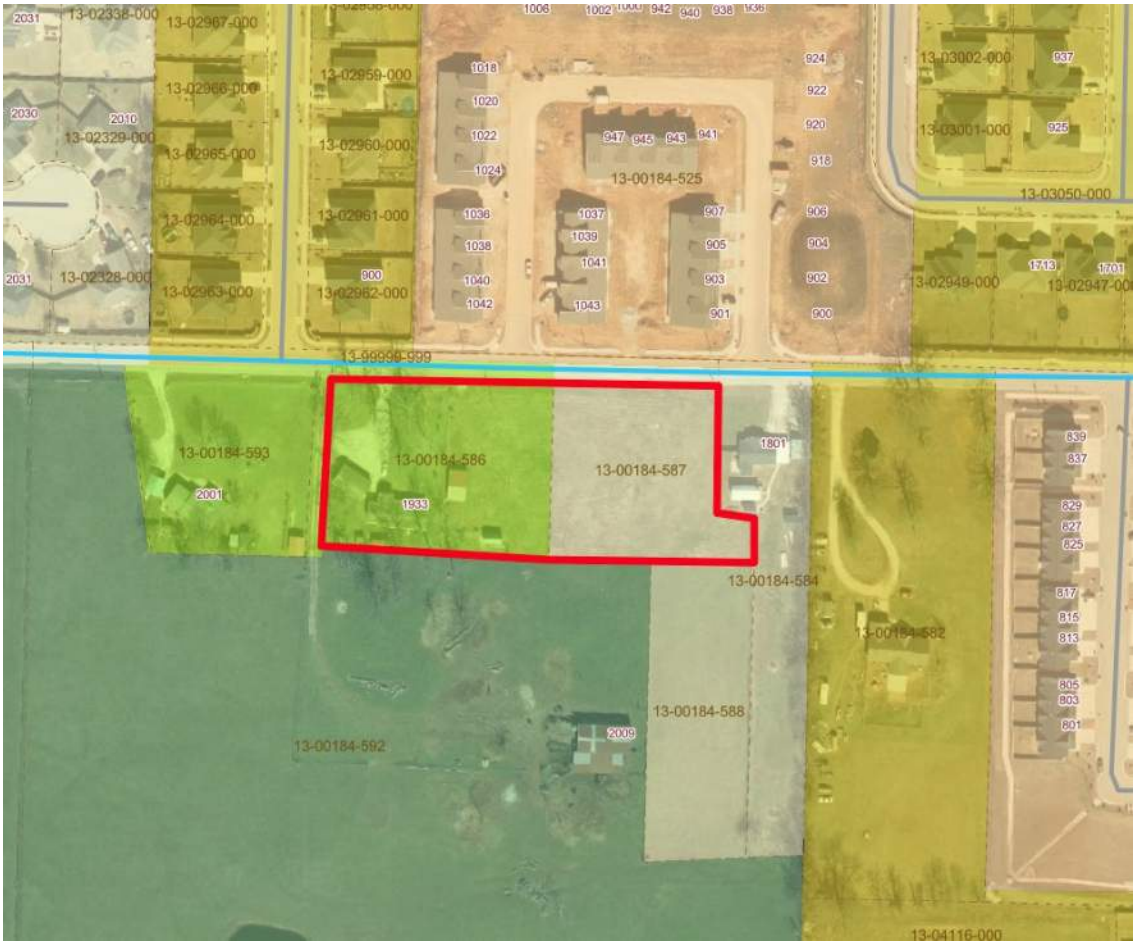
STAFF REPORT

Monarch Builders, LLC - Rezone

Location:	1911 & 1933 Hazelton Road
Current Zoning:	RE, Residential Estate & R-1, Low Density Residential
Land Use Designation:	MUN, Mixed Use Neighborhood
Proposed Zone:	R-2, Medium Density Residential
Owner/Applicant:	Monarch Builders, LLC
Property size:	+/- 2.27 acres

Request: Monarch Builders, LLC is requesting to rezone property at 1911 & 1933 Hazelton Road from RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential

Vicinity Map (illustrative only):



Property Description

The subject property is located at 1911 & 1933 Hazelton Road, parcel number(s) 13-00184-586 and 13-00184-587. The property is presently zoned RE, Residential Estate & R-1, Low Density Residential with a future land use designation of MUN, Mixed Use Neighborhood. Adjacent zoning districts include R-2, Medium Density Residential to the Northwest; R-3, High Density Residential to the North; R-1, Low Density Residential to the East; RE, Residential Estate to the West; and A, Agriculture to the South. Adjacent land use designations include MUN, Mixed Use Neighborhood to the North, East, West, and South; and RS, Residential Subdivision to the Northwest. The property is presently developed with two residences. This property has direct access to Hazelton Road.

Relationship to the Comprehensive Land Use Plan

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

1. Providing a safe living environment that offers quietness and privacy
2. Protecting residential areas from adjacent incompatible land uses
3. Providing housing at low and medium densities
4. Providing housing accessible by an adequate street system

This request is consistent with the Future Land Use Map, which designates this property as MUN, Mixed Use Neighborhood.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The property is located within an areas that is already developing as a Mixed Use Neighborhood, with higher density townhomes located directly across the street, and within a few hundred feet to the east.

The properties' shape and in particular depth (~195'), do not offer the same relative likelihood to be able to accommodate higher density residential as would be seen in R-3, or a neighborhood commercial use that could be seen in C-1. With that, the R-2 designation would increase the density for the properties as envisioned by the MUN land use type.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, <u>staff recommends approval of the request.</u>

Supplemental Information

<u>Ch. 14.04.05 District Regulations</u>

RE, Residential Estate. The purpose of this district is to accommodate single-family residential development on very low density, large estate type lots of at least 1 acre. This zone is intended to help establish and preserve rural/estate character in certain areas.

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.

R-2, Medium Density Residential. This district is intended to accommodate single-family residential uses on moderately sized, medium density lots of at least 8000 square feet. This is the smallest lot

size for areas that are exclusively for single-family purposes, and the availability of public sanitary sewer shall be a requirement for R-2 zoning.

Future Land Use Categories:

MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS

ZONING DISTRICTS

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

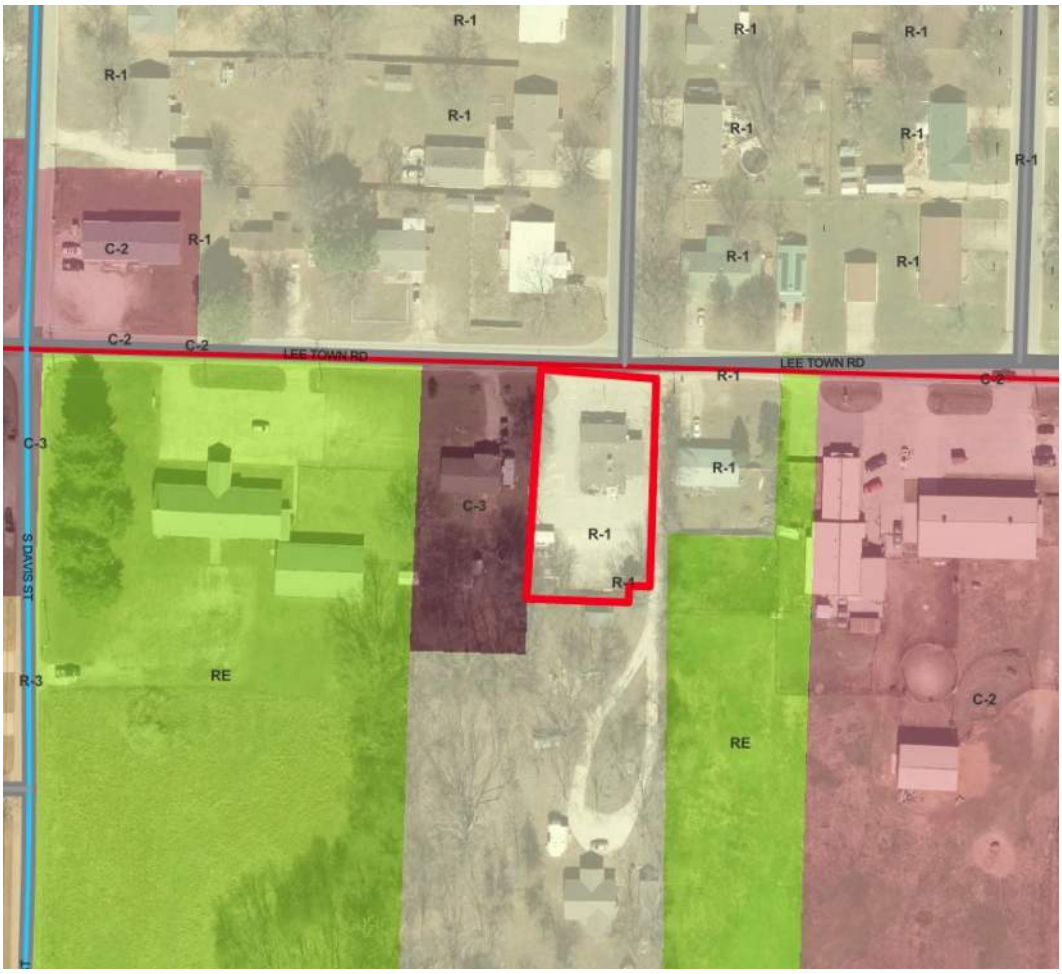
STAFF REPORT

Bangs - Rezone

Location:	467 Lee Town Road
Current Zoning:	R-1, Low Density Residential
Land Use Designation:	SLC, Slack and Lee Town Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Tina Bangs
Property size:	+/- 0.33 acres

Request: Tina Bangs is requesting to rezone property at 467 Lee Town Road from R-1, Low Density Residential to C-2, General Commercial.

Vicinity Map (illustrative only):



Property Description

The subject property is located at 467 Lee Town Road, parcel number(s) 13-00003-000. The property is presently zoned R-1, Low Density Residential with a future land use designation of SLC, Slack and Lee Town Corridor. Adjacent zoning districts include R-1, Low Density Residential to the North, East, and South; C-3, General Commercial to the West; and RE, Residential Estate to the Southeast. Adjacent land use designations include SLC, Slack and Lee Town Corridor to the East, West, and South; and RS, Residential Subdivision to the North. The property is presently developed with a commercial business. This property has direct access to Lee Town Road.

Relationship to the Comprehensive Land Use Plan

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

1. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
2. Providing accessible, convenient, and attractive commercial locations
3. Identifying areas in the community for future commercial development
4. Providing multi-modal access to commercial areas

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 many of the recommendations of the Comprehensive Land Use Plan. The property is located within an area that is already developing as a with corridor commercial and is in close proximity to the 4-way intersection seeing significant traffic – appropriate for commercial uses.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, <u>staff recommends approval of the request.</u>

Supplemental Information

<u>Ch. 14.04.05 District Regulations</u>

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.

<u>Future Land Use Categories:</u>

SLC, Slack and Lee Town Corridor

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. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS

ZONING DISTRICTS

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'
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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

STAFF REPORT

Knox Trail – Planned Zoning District

Location:	13103 East Pickens Road
Current Zoning:	A, Agriculture (upon annexation)
Land Use Designation:	MUN, Mixed Use Neighborhood
Proposed Zone:	PZD, Planned Zoning District
Owner/Applicant:	James & Linda Cameron/Jake Harris
Property size:	+/- 39.94 acres

Request: Jake Harris, on behalf of James and Linda Cameron, is requesting to rezone property at 13103 East Pickens Road from A, Agriculture to PZD, Planned Zoning District.

Vicinity Map (illustrative only):

Property Description

The subject property is located at 13103 East Pickens Road, parcel number(s) 18-05617-000. The property is presently not in the city limits, but upon annexation will be zoned A, Agriculture with a future land use designation of MUN, Mixed Use Neighborhood Adjacent zoning districts include R-2, Medium Density Residential to the North and West; A, Agriculture to the Northeast; and unincorporated Benton County to the East and South. Adjacent land use designations include RS, Residential Subdivision to the North and West; WN, Walkable Neighborhood to the Southwest; MUN, Mixed Use Neighborhood to the South and East; and IP, Institutional and Public Use to the Northeast. The property is presently undeveloped. This property has direct access to East Pickens Road, Guthrie Road, and Shrader Road.

Relationship to the Comprehensive Land Use Plan

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

1. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
2. Providing accessible, convenient, and attractive commercial locations
3. Identifying areas in the community for future commercial development
4. Providing multi-modal access to commercial areas

This request is not consistent with the Future Land Use Map, which designates this property as MUN, Mixed Use Neighborhood.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The proposal does provide a mix of uses, however, the commercial portion of the mix is below the size threshold that the commission typically considers for a commercial area. The depth of the proposed commercial lot is only 161 feet, and only 0.68 acres. This will shrink more considering the buildable area to be lost to easements and right-of-way. At this size and dimension, the commercial lot that is proposed does not appear to be a broadly useable or developable lot and should be made larger.

Furthermore, the residential areas lack a meaningful new or creative direction. One of the areas reduces the setback by one foot on each side, but retains the size of lot that is already permitted under R-2. The second area does shrink the lot, but only by a fraction, and retains all other setbacks as otherwise required in R-2. These proposed areas do not appear to capture the intent of the PZD ordinance by providing for “innovative design and layout.”

This request also appears to be deficient in regard to the Land Use Plan in that the MUN land use calls for a mix of single and multi-unit residential, as well as commercial.

Given the generally compatible location, general inconsistency with the Comprehensive Land Use Plan, but consistency with surrounding zoning and subdivisions, and lacking in meeting the intent of the PZD ordinance, <u>staff recommends this request be tabled to allow the applicant to make further changes to the design.</u>

Supplemental Information

<u>Ch. 14.04.05 District Regulations</u>

A Planned Zoning District is a zoning district that adds flexibility to the land uses allowed within a defined area. A Planned Zoning District in the City of Pea Ridge, by definition, is not “by right”

conventional zoning. The PZD process allows the creation of alternative development standards to address the unique characteristics presented within a proposed PZD. Flexibility, rather than strict application of rules and standards, is available to address land use, parking, setbacks, density, etc., in exchange for conditions, as needed and determined by the Planning Commission or City Council, for green spaces, open spaces, common spaces, environmental preservation, sustainability, landscaping/buffering, etc.

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

Future Land Use Categories:
Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS

ZONING DISTRICTS

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

BATES
Engineers · Surveyors

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Knox Trail Master Plan
Planned Zoning District

Prepared for:

City of Pea Ridge

Date:

August 24, 2026

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Property Location

Overview

Knox Trail is a proposed mixed-use neighborhood located south of East Pickens Road and west of Guthrie Road in Pea Ridge, Arkansas. The PZD combines 153 single-family detached lots with an existing neighborhood commercial tract at the northeast corner. The property is Benton County Parcel 18-05617-000 and contains approximately 40.33 acres.

Item	Project information
Gross site area	Approximately 40.33 acres / 1,756,576.46 square feet
Residential yield	153 lots total: 85 large estate lots and 68 cottage lots
Commercial tract	29,579.51 square feet / approximately 0.68 acre
Future land use	Mixed Use Neighborhood
Primary streets	East Pickens Road and Guthrie Road

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Project Overview and Development Program

Mixed-use neighborhood plan

The Knox Trail Planned Zoning District coordinates two single family residential product types, neighborhood commercial activity, streets, sidewalks, trail connections, drainage, utilities and common open space under one master development plan. The development includes 153 single-family detached residential lots and a neighborhood commercial planning area at the intersection of East Pickens Road and Guthrie Road.

Streets, sidewalks and connectivity

The internal street system shall be designed and constructed in accordance with applicable City standards. Sidewalks and trails shall connect residential blocks, common areas and the commercial planning area. Commercial vehicular access shall be from East Pickens Road or Guthrie Road, subject to City approval. The connection between the residential neighborhood and the commercial planning area shall be pedestrian only.

Development program

Component	Program	Purpose
Planning Area 1	85 large estate lots	Larger detached single-family residential lots
Planning Area 2	68 cottage lots	Smaller detached single-family residential lots
Planning Area 3	0.68-acre commercial tract	Neighborhood retail, food, service, fuel, office and local enterprise
Common systems	PZD-wide	Streets, sidewalks, trails, detention, utilities, landscape and common areas

Common areas and infrastructure

Common open space, trails, detention facilities, utility corridors, landscaping and related infrastructure shall serve the development as shown on the approved master development plan and final engineering plans. Ownership and maintenance responsibilities shall be established by the final plat, recorded covenants, a property owners association or another City-approved mechanism.

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Planning Area 1 - Large Estate Residential

i. Intent: Planning Area 1 is intended to accommodate detached single-family homes on larger residential lots within a coordinated neighborhood street, sidewalk and open-space system.

ii. Residential lot count: 85 single-family detached lots.

iii. Minimum lot area: 7,360 square feet.

iv. Typical lot area: Approximately 7,808 square feet.

v. Minimum lot width: 64 feet.

vi. Minimum lot depth: 115 feet.

vii. Maximum building height: 35 feet.

viii. Off-street parking: A minimum of two spaces per dwelling.

ix. Required setbacks

Setback	Planning Area 1 requirement
Front setback	25 feet
Garage-face setback	25 feet minimum
Interior side setback	7 feet
Street-side setback	15 feet
Rear setback	20 feet

x. Permitted and conditional uses

Use	Status
Single-family detached dwelling	Permitted
Customary residential accessory structures and uses	Permitted
Model home or temporary neighborhood sales office	Permitted
Parks, trails, common open space and drainage facilities	Permitted
Minor utility facilities	Permitted
Major utility facilities	Conditional

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Planning Area 2 - Cottage Residential

i. Intent: Planning Area 2 is intended to accommodate detached single-family cottage homes on smaller residential lots while maintaining a compatible neighborhood character and coordinated access to streets, sidewalks and common open space.

ii. Residential lot count: 68 single-family detached lots.

iii. Minimum lot area: 5,940 square feet.

iv. Typical lot area: Approximately 6,050 square feet.

v. Minimum lot width: 54 feet.

vi. Minimum lot depth: 110 feet.

vii. Maximum building height: 35 feet.

viii. Off-street parking: A minimum of two spaces per dwelling.

ix. Required setbacks

Setback	Planning Area 2 requirement
Front setback	20 feet
Garage-face setback	25 feet minimum
Interior side setback	7 feet
Street-side setback	15 feet
Rear setback	20 feet

x. Permitted and conditional uses

Use	Status
Single-family detached dwelling	Permitted
Customary residential accessory structures and uses	Permitted
Model home or temporary neighborhood sales office	Permitted
Parks, trails, common open space and drainage facilities	Permitted
Minor utility facilities	Permitted
Major utility facilities	Conditional

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Planning Area 3 - Neighborhood Commercial

i. Intent: Planning Area 3 is intended to accommodate coordinated neighborhood-oriented retail, food and beverage, outdoor market, fuel and convenience, office and service uses at the intersection of East Pickens Road and Guthrie Road.

ii. Planning-area size: Approximately 29,579.51 square feet, or 0.68 acre.

iii. Reference district: Neighborhood Commercial (C-1), except as expressly modified by this Planned Zoning District.

iv. Commercial access: East Pickens Road or Guthrie Road, subject to City approval. No commercial vehicle access shall be provided from the internal residential street.

v. Permitted and conditional uses

Use	Status
Gas station, motor-fuel sales and convenience store	Permitted
Restaurant, cafe, bakery and food or beverage service	Permitted
Fast-food restaurant and drive-through customer service	Permitted
Neighborhood retail, pharmacy and personal services	Permitted
Specialty grocery and neighborhood food market	Permitted
General office, medical office and dental office	Permitted
Bank, financial services and automated teller machine	Permitted
Day care, instructional studio and fitness studio	Permitted
Outdoor vendor park, food trucks and coordinated vendor market	Permitted
Farmers markets, seasonal sales and outdoor dining	Permitted
Modular commercial buildings, kiosks and support facilities	Permitted
Indoor or outdoor neighborhood recreation	Permitted
Electric-vehicle charging and accessory car wash	Permitted
Limited animal care and minor utility facilities	Permitted
Standalone car wash	Conditional
General animal care	Conditional
Major utility facilities	Conditional

vi. Coordinated commercial uses

Multiple compatible commercial buildings, tenant suites, vendor pads, food trucks, market stalls and customer amenities may operate together on a coordinated site. Outdoor vendor parks and multiple simultaneous vendors are permitted without separate conditional-use review. Vendor counts are governed by the approved site plan, shared parking and applicable operating permits.

Permitted commercial buildings and support facilities may include permanent or relocatable modular structures, prefabricated kiosks and architecturally finished, repurposed container-based structures. Compatible architectural metal, wood, glass, storefront openings, canopies and complementary treatments may be used to maintain a coordinated neighborhood-commercial appearance.

vii. Prohibited uses

Residential-only buildings, apartments, townhouses, lodging, vehicle or equipment sales, vehicle repair, mini-storage, adult entertainment, salvage, manufacturing, freight terminals and heavy industrial outdoor storage are not permitted. Enclosed storage, refrigeration and equipment incidental to a permitted commercial use are allowed.

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Planning Area 3 - Development Standards

i. Minimum lot area: 12,000 square feet. No minimum tenant or lease area is required.

ii. Minimum lot width: 65 feet.

iii. Minimum lot depth: 100 feet.

iv. Maximum building height: 35 feet.

v. Maximum building coverage: 75 percent of the planning area or applicable commercial lot.

vi. Maximum gross floor area: No separate PZD maximum. Building size shall comply with applicable parking, access, fire and building requirements.

vii. Pervious surface: A minimum of 20 percent across the complete Planned Zoning District.

viii. Setbacks and build-to zone

Standard	Planning Area 3 requirement
Street build-to zone	0 to 25 feet from East Pickens Road or Guthrie Road right-of-way; customer plazas may establish frontage
Interior side setback	0 feet on internal commercial lot lines, subject to required fire and utility separation
Direct residential edge	10-foot integrated landscape and screening zone

ix. Parking and loading

Use	Minimum shared vehicle parking
General commercial, retail, restaurant, office or service	1 space per 500 SF of enclosed principal commercial floor area
Drive-through without indoor customer seating	4 spaces per establishment
Outdoor vendor park or coordinated vendor market	1 space per active vendor; 6-space planning-area minimum
Shared loading	One shared service or loading zone may serve all PA-3 buildings and tenants

Required parking is the greatest applicable calculation above, not the cumulative total for concurrent uses, subject to a six-space planning-area minimum. Shared parking may serve all buildings, tenants and vendors through common ownership or recorded easements. Accessible spaces and qualifying electric-vehicle charging spaces count toward the minimum. Patios, outdoor dining, vendor pads and unenclosed gathering areas do not require additional parking. Fuel positions, pickup lanes and drive-through stacking do not count.

x. Commercial form and placement: One or more commercial buildings, kiosks, vendor facilities or customer plazas may orient toward either street or an internal pedestrian space. Parking may be located beside, behind or in front of commercial buildings when coordinated with approved landscaping and screening.

xi. Queue control: All drive-through, fueling, pickup and service queues shall remain within Planning Area 3 and may not enter a public street, fire lane, required parking aisle or accessible pedestrian route.

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Access, Landscape, Utilities and Maintenance

Access and circulation

- Conceptual commercial access may be provided from Pickens Road and Guthrie Road, subject to final City spacing, geometry, throat-depth and sight-distance approval.
- No commercial vehicle connection is permitted to the internal residential street.
- At least one continuous accessible pedestrian-only connection shall link the neighborhood sidewalk or trail system to a commercial entrance or common customer area.
- Shared driveways and cross-access between commercial lots or lease areas are permitted and may be required to preserve safe circulation.
- Fuel-delivery, service and refuse vehicles shall remain on the City-street and approved PA-3 circulation system.

Site systems

System	Development standard
Residential edge	Integrated landscape and screening where PA-3 directly adjoins a residential lot
Lighting	Shielded fixtures with minimized spill at residential property lines
Refuse and service	Screen from public streets and residences and locate away from residential edges where practical
Street landscape	Consolidate coordinated planting at the corner, perimeter, residential edge and pedestrian areas; approved perimeter planting may replace interior islands
Commercial signs	Coordinated monument, tenant, vendor and directional signs may serve multiple businesses under an approved common sign plan
Stormwater	Regional detention and drainage sized for the complete PZD and documented by final civil plans
Utilities	Public water and gravity sewer with shared commercial stubs, vendor connections and service facilities; underground franchise utilities unless City-approved otherwise
Maintenance	Property owners association or recorded cost-sharing structure for common facilities and shared systems

Applicable City standards

Development shall comply with applicable grading, erosion-control, stormwater, drainage, flood-protection, public-improvement, access-management, sign-code, fire-access and life-safety requirements.

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Purpose and Compliance with PZD Criteria

a) Flexibility

The PZD coordinates two detached residential lot types and a neighborhood commercial corner while allowing final engineering and site plans to respond to grading, utilities, tenant demand and construction sequencing.

b) Compatibility

Commercial access, lighting, refuse, landscape and pedestrian standards protect the residential neighborhood. The commercial tract remains limited to the Pickens and Guthrie corner.

c) Harmony

Residential, commercial, open-space and infrastructure elements are arranged as one master-planned neighborhood rather than separate, uncoordinated projects.

d) Variety

The plan supplies 153 single family homes across two lot types and permits a broad range of daily-service, food, retail, fuel, office, health and local-enterprise uses.

e) Potential impact

The plan provides direct City-street commercial access, prevents commercial cut-through traffic on residential streets and retains normal City review of traffic, drainage, utilities and public improvements.

f) Coordination

The master development plan and civil construction exhibits coordinate land-use boundaries, streets, utilities, drainage, landscape, access and pervious-surface calculations.

g) Open space

Residential yards, common areas, detention landscape, trail corridors and qualifying commercial landscape contribute to the PZD-wide green-space system.

h) Natural features

Final grading and drainage plans shall work with existing topography and drainage patterns while meeting applicable stormwater and erosion-control requirements.

i) Community benefit

The project adds housing supply, reserves a sales-tax-producing commercial corner and creates pedestrian access to neighborhood-serving uses.

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Platting and Administration

Platting

Preliminary and final plats shall substantially conform to the approved PZD master development plan while providing the final lot dimensions, easements, rights-of-way, utilities, drainage, street sections, open space and maintenance provisions required by the City. Final engineering dimensions control over schematic booklet graphics.

Residential street and village options

Planning Areas 1 and 2 may use public streets, private streets, private alleys, residential courts, greens or other frontage arrangements approved with the preliminary or final plat. Controlled-access entry features or gates may be approved for a residential village but are not required. Any gate shall be located outside public right-of-way, provide adequate off-street stacking, maintain Fire Official-approved emergency operation and utility access, and be perpetually maintained by the property owners association. Public backbone streets and required external street connections shall remain unrestricted.

Administrative flexibility

- A change among permitted PA-3 uses, tenants, vendors, kiosks or approved modular building formats does not require a PZD amendment when applicable parking, access, fire, drainage, landscape and building requirements remain satisfied.
- PA-3 may contain one or more principal buildings, lots, pads or lease areas with coordinated access, parking, service, signage and utility rights.
- Vendor rotation and relocation of approved kiosks or modular structures within approved site-plan envelopes may be handled administratively when applicable City requirements remain satisfied.
- Minor plan adjustments may be approved administratively when allowed by Title 14 and when use type, street function, traffic effect, green space and basic character remain consistent.
- Selection among the authorized public, private, alley, court, green or controlled-access residential options does not require a PZD amendment when approved circulation and external connections are preserved.
- Major modifications remain subject to the Planning Commission, public hearing and City Council process required by Title 14.

Approved master development plan

The adopted written PZD standards and approved master development plan govern planning-area boundaries, authorized uses, residential lot yield, street connections, commercial access and common improvements. Illustrative site diagrams and architectural character images are not binding unless expressly adopted by the City.

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Required Master Development Plan Language

1. Authority

This Planned Zoning District (PZD) master development plan is authorized by the City of Pea Ridge Zoning Code. The provisions of this PZD master development plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by the master development plan, as amended and approved by the city council.

2.a. Adoption

The adoption of this PZD master development plan shall evidence the findings and decision of the City Council that this Planned Zoning District for Knox Trail is in general conformity with the city's future land use plan, master street plan, and other policy documents in force at the time of its adoption.

2.b. Applicability

The provisions of this PZD master development plan shall prevail and govern the development of Knox Trail, provided, however, that where the provisions of this master development plan do not address a particular subject, the relevant provisions of the City's Code, as amended, or any other applicable resolutions or regulations of the city, shall be applicable.

2.c. Enforcement

To further the mutual interests of the residents, occupants, and owners of the PZD master development plan and of the public in the preservation and integrity of the plan, the provisions of this plan relating to the use of land, statements of commitments, development and architectural standards, and the location and use of common open space shall be enforceable at law or in equity by the city.

2.d. Conflict

Where there is more than one provision within the PZD master development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Reference basis: City of Pea Ridge Title 14, Section 14.04.14(G), March 2026.

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Development Exhibits

The following exhibits form part of the Knox Trail Planned Zoning District master development plan.

Exhibit	Exhibit title	Required content
A	Property Location and Aerial	Project boundary, surrounding streets, north arrow and context
B	Existing Conditions and Boundary	Survey, parcel boundary, topography, easements, existing utilities and drainage
C	Master Development Plan	Three planning areas; 85 estate lots; 68 cottage lots; 153 total lots; 0.68-acre commercial tract with flexible building, vendor and shared-parking areas

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Exhibit A - Property Location and Aerial

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Exhibit B - Existing Conditions and Boundary

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Exhibit C - Master Development Plan

KNOX TRAIL SUBDIVISION
PEA RIDGE, AR

GENERAL NOTES TO CONTRACTOR

1. 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.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. 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.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. 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, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)
14. 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.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

INDEX OF DRAWINGS

C01	COVER SHEET
SU01-SU03	BOUNDARY SURVEY + DEMO
PP01-PP03	PRELIMINARY PLAT
UT01-UT05	UTILITY PLAN
SP01-SP12	SEWER PROFILES
ST01-ST08	STREET PLAN & PROFILE
EC01-EC03	EROSION CONTROL PLAN
GP01-GP07	GRADING PLAN
STM01-STM09	STORM PLAN & PROFILE
LS01-LS03	LIGHT & SIGNAGE PLAN
DT01-DT06	SITE DETAILS
	STANDARD DETAILS

PARCEL NUMBERS: 18-05617-000

PROJECT SITE ADDRESS: 13103 AR 72 HWY
PEA RIDGE, AR 72751

PROJECT SITE ADDRESS: 40.33 AC

ZONING CLASSIFICATION: PZD

DEVELOPER: JAKE HARRIS

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

SURVEY DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON SPINDLE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°06'43"W 1319.87' TO AN EXISTING NAIL MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE N86°42'21"W 1339.09' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE N02°46'14"E 1318.94' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE S86°44'12"E 1323.91' TO THE POINT OF BEGINNING, CONTAINING 40.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #72 RIGHT-OF-WAY AND EAST PICKENS ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN GUTHRIE ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN SHRADER ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF SURVEY ACCURACY

I,_____, HEREBY CERTIFY THAT THIS PLAT 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.

BUILDING SETBACKS - PZD:

FRONT	20ft
SIDE	7ft
REAR (INTERIOR LOTS)	20ft
REAR (EXTERIOR LOTS)	20ft

LOT COUNT:

TOTAL LOTS	155
BUILDABLE LOTS	154
TYPE A (LARGER)	86
TYPE B (SMALLER)	67
COMMERCIAL	1
UNBUILDABLE LOTS	1
DETENTION	2.43 AC

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.

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
SWEPCO ELECTRIC	888-216-3523
PEA RIDGE MAYOR'S OFFICE	479-451-1100

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)

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1320	CONTOURS (EOX)
1318	1320	CONTOURS (INT)
		CURB & GUTTER
		DRAINAGE EASEMENT
UE	UE	EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
	OHE	ELECTRIC (OVERHEAD)
	X	FENCE
	FO	FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
		FORCEMAIN
	GAS	GAS MAIN
		GRAVEL
		GREENSPACE
LB	LB	LANDSCAPE BUFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
R/W	R/W	RIGHT OF WAY
S	S	SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	S	SEWER
		SIDEWALK
		SIGN
SF	SF	SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME
	W	WATER
		WETLANDS

LEGEND - MINOR LAYERS

PROPOSED	EXISTING	DESCRIPTION
	01	ADJACENT PROPERTY OWNER
		DEMO
		DRIVEWAY
		ENCASEMENT
		LIFT STATION
		SIGHT TRIANGLE
FL=1318.00		SPOT TEXT
		STREET CUTS
		VIEWPORT
		LOTS
IR	IR	IRRIGATION
SURVEY INFO		SURVEY INFO
PARKING COUNT		PARKING COUNT
		DUMPSTER
		STORM TEXT

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

08-24-26

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

NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G. BATES

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REVISIONS	DATE
1ST SUBMITTAL	08/22/26

KNOX TRAIL
PRELIMINARY PLAT
COVER SHEET
PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

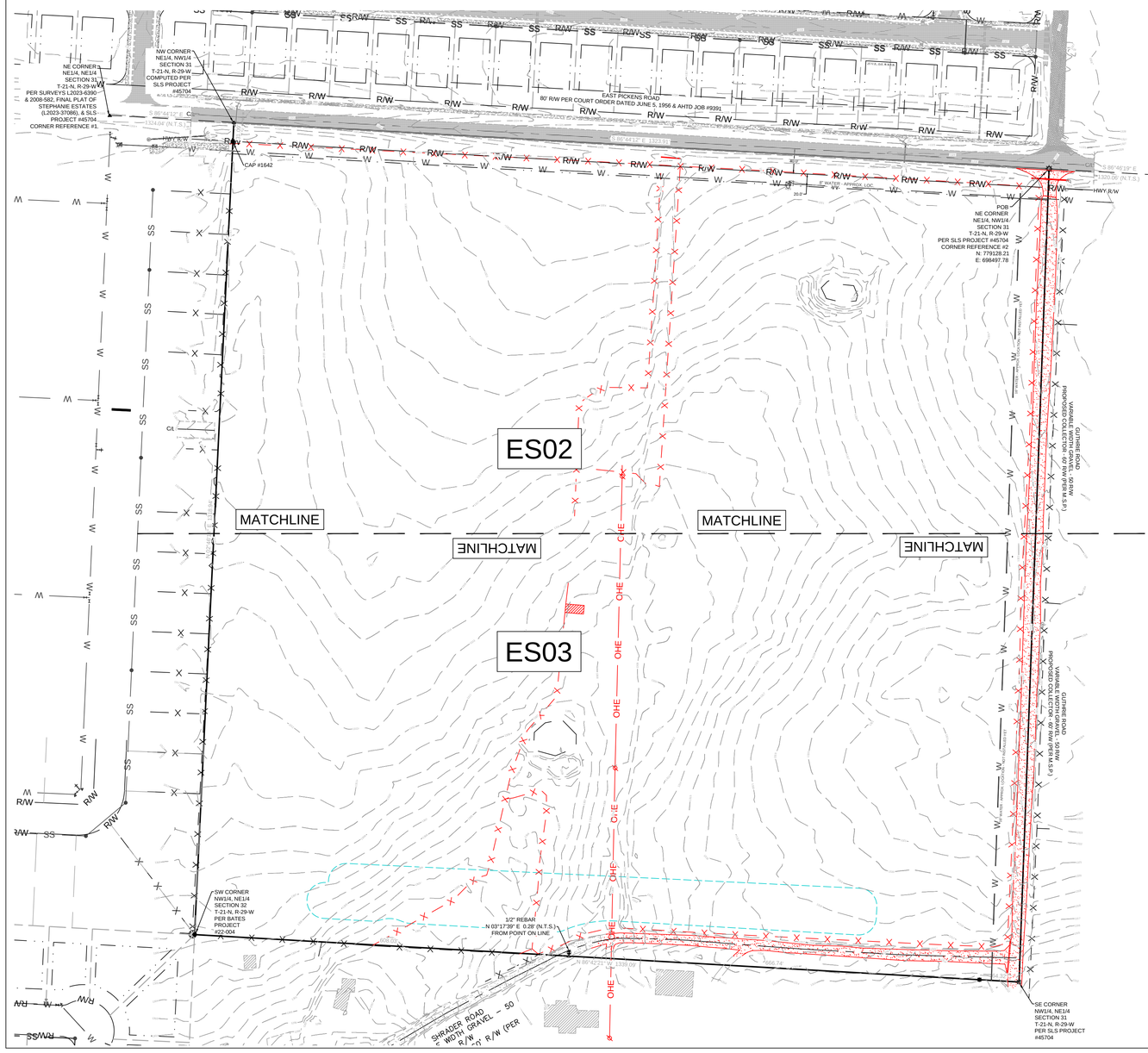
DRAWING NO.
C01

FLOOD CERTIFICATION:
NO 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 09/28/2007)

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

AS-SURVEYED LEGAL DESCRIPTION:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON SPINDLE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°06'43"W 1319.87' TO AN EXISTING NAIL MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N86°42'21"W 1339.09' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°46'14"E 1318.94' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S86°44'12"E 1323.91' TO THE POINT OF BEGINNING, CONTAINING 40.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #72 RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN GUTHRIE ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN SHRADER ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



N
0 100 200

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ADJACENT LAND OWNERS

1) SCHUBER MITCHELL HOMES LLC
2340 S RANGE LINE RD
JOPLIN MO 64804
PARCEL #13-04941-000
ZONED: R-3
2) SCHUBER MITCHELL HOMES LLC
2340 S RANGE LINE RD
JOPLIN MO 64804
PARCEL #13-04940-000
ZONED: R-3
3) SCHUBER MITCHELL HOMES LLC
2340 S RANGE LINE RD
JOPLIN MO 64804
PARCEL #13-04939-000
ZONED: R-3
4) SCHUBER MITCHELL HOMES LLC
2340 S RANGE LINE RD
JOPLIN MO 64804
PARCEL #13-04938-000
ZONED: R-3
5) SCHUBER MITCHELL HOMES LLC
2340 S RANGE LINE RD
JOPLIN MO 64804
PARCEL #13-04937-000
ZONED: R-3
6) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04936-000
ZONED: R-3
7) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04935-000
ZONED: R-3
8) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04934-000
ZONED: R-3
9) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04933-000
ZONED: R-3
10) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04932-000
ZONED: R-3
11) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04931-000
ZONED: R-3
12) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04930-000
ZONED: R-3
13) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04929-000
ZONED: R-3
14) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04928-000
ZONED: R-3
15) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04927-000
ZONED: R-3
16) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04926-000
ZONED: R-3
17) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04925-000
ZONED: R-3
18) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04924-000
ZONED: R-3
19) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04923-000
ZONED: R-3
20) NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703
PARCEL #13-04922-000
ZONED: R-3
21) CITY OF PEA RIDGE
PO BOX 10
PEA RIDGE AR 72751
PARCEL #13-00014-560
ZONED: A
22) SMITH, CYNTHIA J VAN ZANDT TRUSTEE
PO BOX 526
PEA RIDGE AR 72751-0526
PARCEL #18-05615-000
ZONED: BENTON COUNTY
23) BAKER, MICHAEL LEON & AMY L
13081 SHRADER RD
PEA RIDGE AR 72751
PARCEL #18-05623-000
ZONED: BENTON COUNTY
24) ROOT, JAMES & BULINDA
12998 SHRADER RD
PEA RIDGE AR 72751-3130
PARCEL # 18-05626-000
ZONED: BENTON COUNTY
25) KINNEY CREEK DEVELOPMENT LLC
130 W CENTRAL AVE
BENTONVILLE AR 72712
PARCEL # 18-05620-000
ZONED: R-3
26) WOOD, KATIE & HOGAN, JASON
1300 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04616-000
ZONED: R-3
27) BROWN, SARA E & GUY O
1302 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04615-000
ZONED: R-3
28) DARE, MEGAN E
1304 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04614-000
ZONED: R-3
29) GOOD-FERNANDEZ, JACOB & ALEXANDRIA
1306 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04613-000
ZONED: R-3
30) BAILEY, RAVEN D & DANNY D
1308 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04612-000
ZONED: R-3
31) CHESTER, CAROL
1400 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04611-000
ZONED: R-3
32) BREWINGTON, CLARK & DUNAVANT, SYDNEY
1402 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04610-000
ZONED: R-3
33) WILLIAMS, JONATHAN
1404 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04609-000
ZONED: R-3
34) BOATRIGHT, BRANDON & BAILEY
1406 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04608-000
ZONED: R-3
35) GRAGG, MICHAEL L & KIMBERLY J
1500 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04607-000
ZONED: R-3
36) BAKER, DESIREE & SCOTT
1502 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04606-000
ZONED: R-3
37) NORTHROCK NWA HOLDINGS PROPERTIES LLC
620 E HENRI DE TONTI BLVD STE D
TONTITOWN AR 72762
PARCEL # 13-04605-000
ZONED: R-3
38) NORTHROCK NWA HOLDINGS PROPERTIES LLC
620 E HENRI DE TONTI BLVD STE D
TONTITOWN AR 72762
PARCEL # 13-04604-000
ZONED: R-3
39) BRANSCUM, LOGAN & BAKER, KACI
1600 CHRISTMAN ST
PEA RIDGE AR 72751
PARCEL # 13-04603-000
ZONED: R-3
40) LIMESWOOD PROPERTIES LLC
432 E MIDWAY AVE
CAVE SPRINGS AR 72718
PARCEL # 13-04602-000
ZONED: R-3

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
08-24-26
CERTIFICATE OF AUTHORITY BATES & ASSOCIATES, INC. #335 ARKANSAS ENGINEER
NOT FOR CONSTRUCTION

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DRAWN BY: B.WISE
ENGINEER: G. BATES

REVISIONS	DATE
1ST SUBMITTAL	08/22/26

KNOX TRAIL
PRELIMINARY PLAT
EXISTING SITE & DEMO PLAN
PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

DRAWING NO.
ES01

FLOOD CERTIFICATION:
NO 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 09/28/2007)

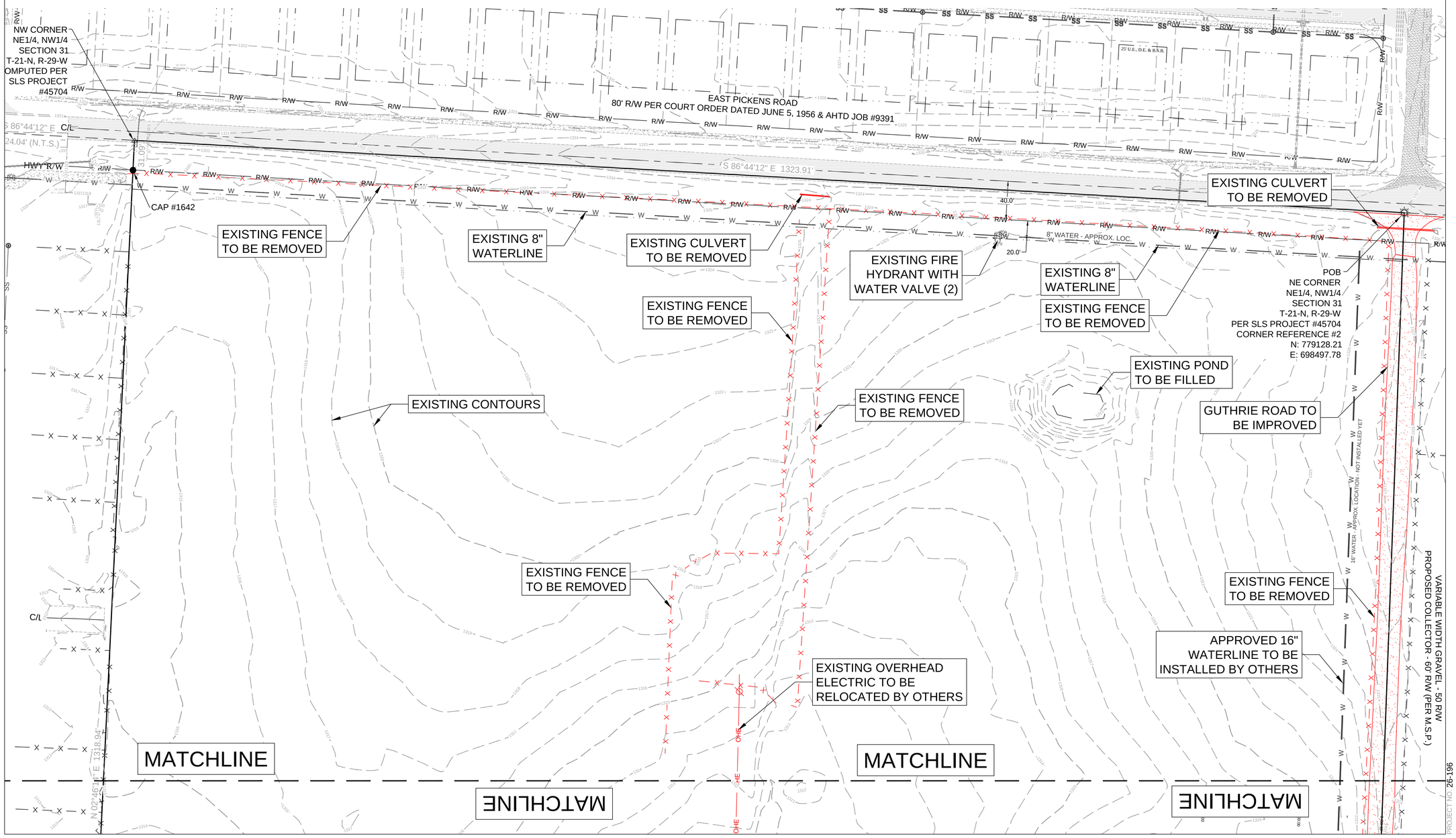
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

AS-SURVEYED LEGAL DESCRIPTION:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON SPINDLE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°06'43"W 1319.87' TO AN EXISTING NAIL MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N86°42'21"W 1339.09' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°46'14"E 1318.94' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S86°44'12"E 1323.91' TO THE POINT OF BEGINNING, CONTAINING 40.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #72 RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN GUTHRIE ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN SHRADER ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

N
0 50 100

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
08-24-26

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

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DRAWN BY: B.WISE
ENGINEER: G. BATES

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REVISIONS	DATE
1ST SUBMITTAL	08/22/26

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DRAWING NO.
ES02

PROJECT NO. 26-196

FLOOD CERTIFICATION:
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(FIRM PANEL #05007C0105J. DATED 09/28/2007)

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

AS-SURVEYED LEGAL DESCRIPTION:
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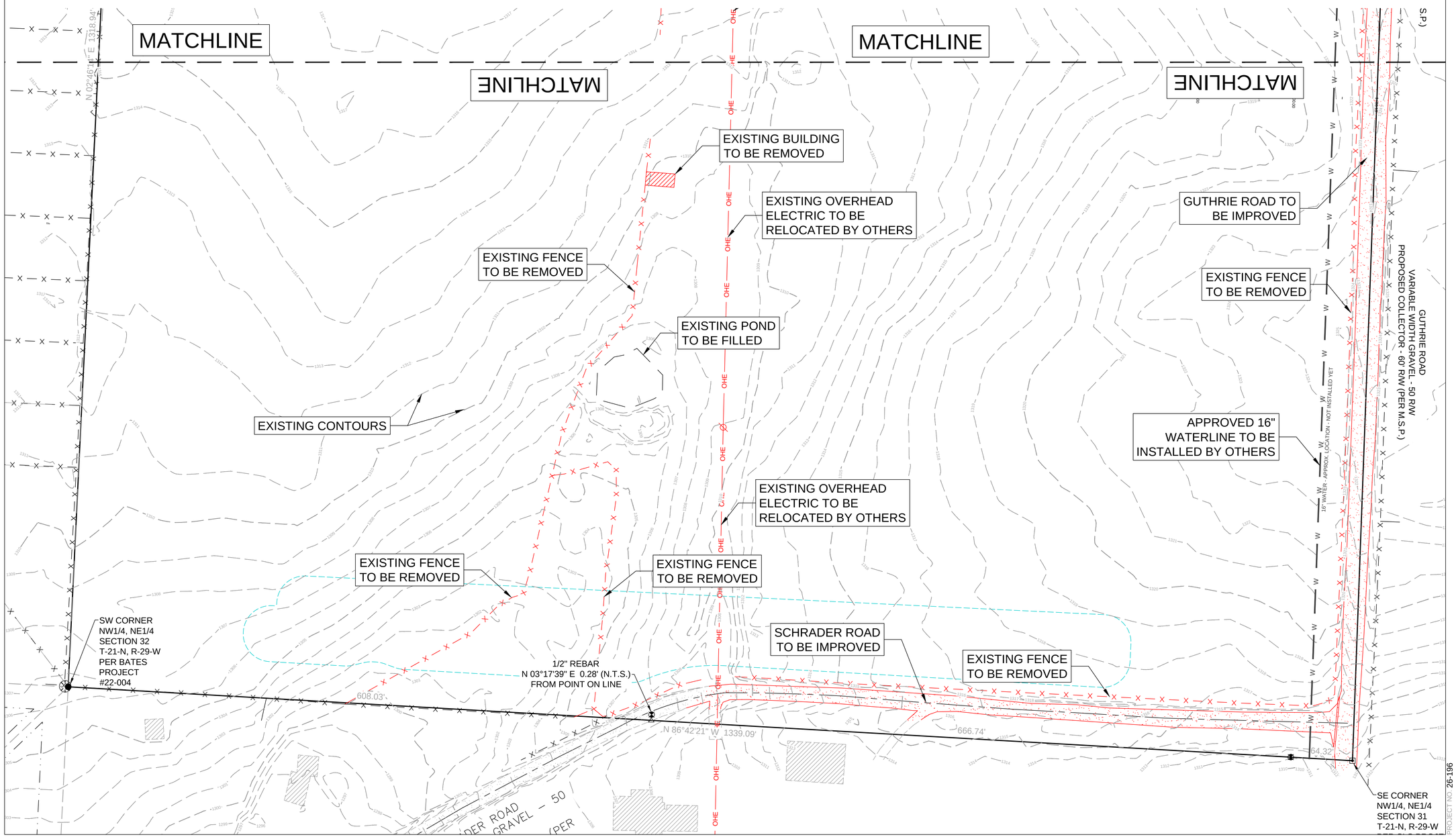
CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998



DRAWN BY: B.WISE
ENGINEER: G. BATES

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

08-24-26

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DRAWING NO.
ES03

PROJECT NO. 26-196

BUILDING SETBACKS - PZD:

FRONT	20ft
SIDE	7ft
REAR (INTERIOR LOTS)	20ft
REAR (EXTERIOR LOTS)	20ft

FFE MIN	
LOT 1	1310.60
LOT 2	1310.60
LOT 3	1310.60
LOT 47	1310.60
LOT 48	1310.60
LOT 49	1310.60
LOT 138	1310.60
LOT 139	1310.60
LOT 140	1310.60
LOT 141	1310.60
LOT 142	1310.60
LOT 143	1310.60
LOT 144	1310.60
LOT 145	1310.60
LOT 146	1310.60
LOT 147	1310.60
LOT 148	1310.60
LOT 149	1310.60
LOT 150	1310.60
LOT 151	1310.60
LOT 152	1310.60
LOT 153	1310.60

SIDEWALK LEGEND

SIDEWALK BY DEVELOPER

SIDEWALK BY HOMEOWNER

LOT COUNT:	
TOTAL LOTS	155
BUILDABLE LOTS	154
TYPE A (LARGER)	86
TYPE B (SMALLER)	67
COMMERCIAL	1
UNBUILDABLE LOTS	1
DETENTION	2.43 AC

N

0 80 160

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DRAWN BY: B.WISE

ENGINEER: G. BATES

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

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PROJECT NO. 26-196

DRAWING NO.

PP01

FFE MIN	
LOT 1	1310.60
LOT 2	1310.60
LOT 3	1310.60
LOT 47	1310.60
LOT 48	1310.60
LOT 49	1310.60
LOT 138	1310.60
LOT 139	1310.60
LOT 140	1310.60
LOT 141	1310.60
LOT 142	1310.60
LOT 143	1310.60
LOT 144	1310.60
LOT 145	1310.60
LOT 146	1310.60
LOT 147	1310.60
LOT 148	1310.60
LOT 149	1310.60
LOT 150	1310.60
LOT 151	1310.60
LOT 152	1310.60
LOT 153	1310.60

BUILDING SETBACKS - PZD:

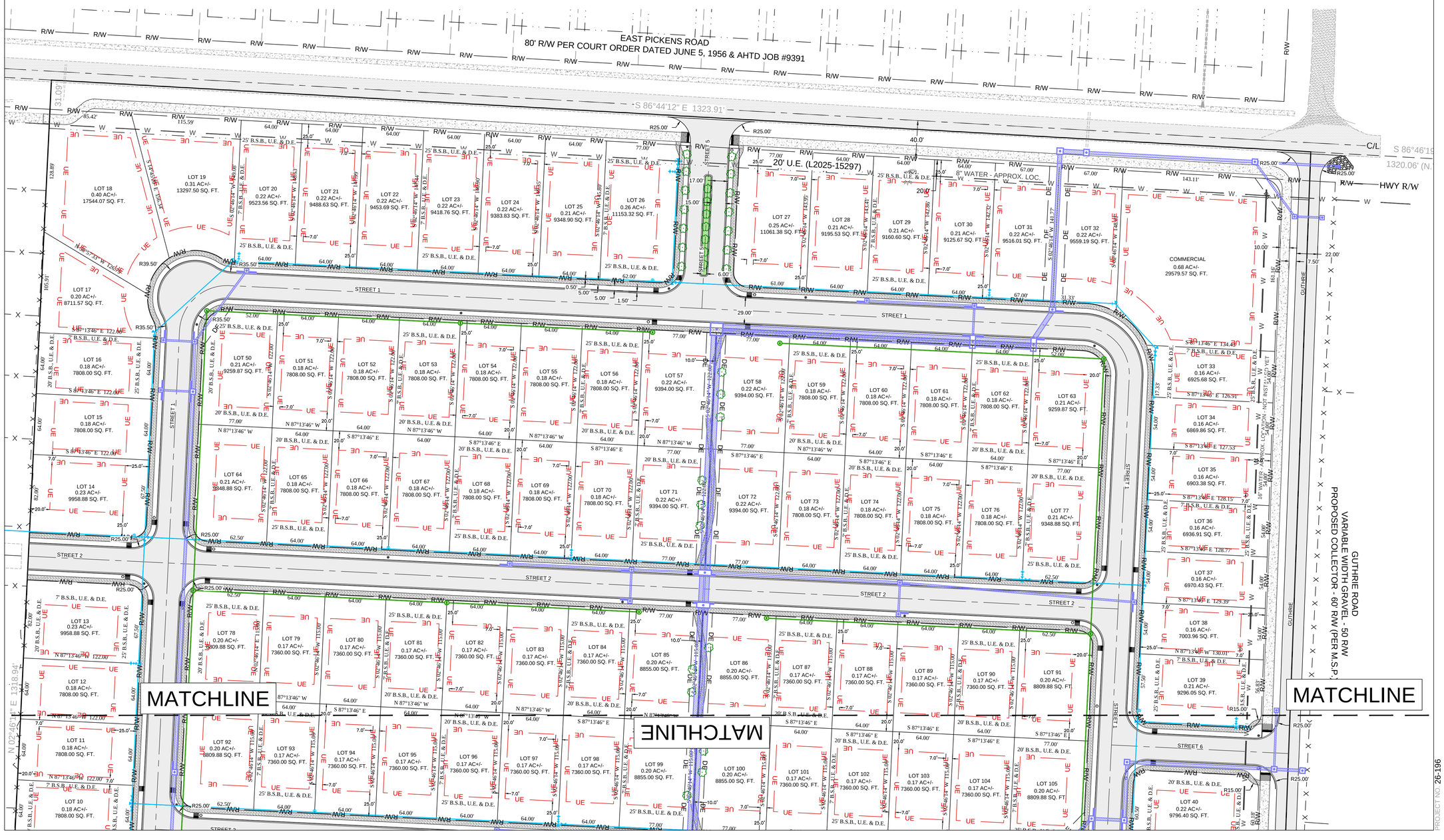
FRONT	20ft
SIDE	7ft
REAR (INTERIOR LOTS)	20ft
REAR (EXTERIOR LOTS)	20ft

SIDEWALK LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY HOMEOWNER

LOT COUNT:

TOTAL LOTS	155
BUILDABLE LOTS	154
TYPE A (LARGER)	86
TYPE B (SMALLER)	67
COMMERCIAL	1
UNBUILDABLE LOTS	1
DETENTION	2.43 AC



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PROJECT NO. 26-196

DRAWING NO.

PP02

BUILDING SETBACKS - PZD:

FRONT	20ft
SIDE	7ft
REAR (INTERIOR LOTS)	20ft
REAR (EXTERIOR LOTS)	20ft

FFE MIN	
LOT 1	1310.60
LOT 2	1310.60
LOT 3	1310.60
LOT 47	1310.60
LOT 48	1310.60
LOT 49	1310.60
LOT 138	1310.60
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LOT 146	1310.60
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LOT 148	1310.60
LOT 149	1310.60
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LOT 151	1310.60
LOT 152	1310.60
LOT 153	1310.60

SIDEWALK LEGEND

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- SIDEWALK BY HOMEOWNER

LOT COUNT:	
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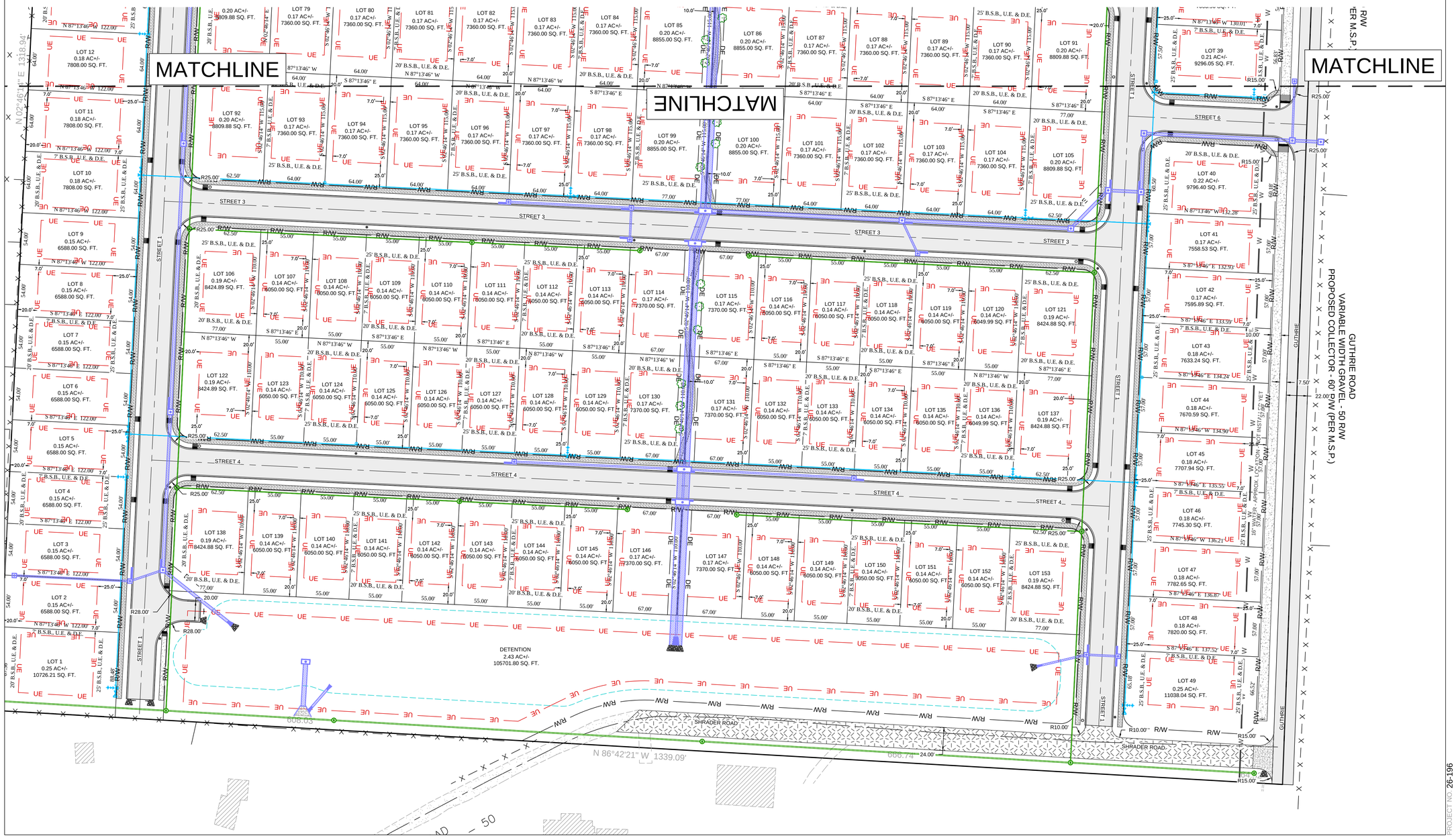

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DRAWN BY: B.WISE ENGINEER: G. BATES

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KNOX TRAIL
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PRELIMINARY PLAT
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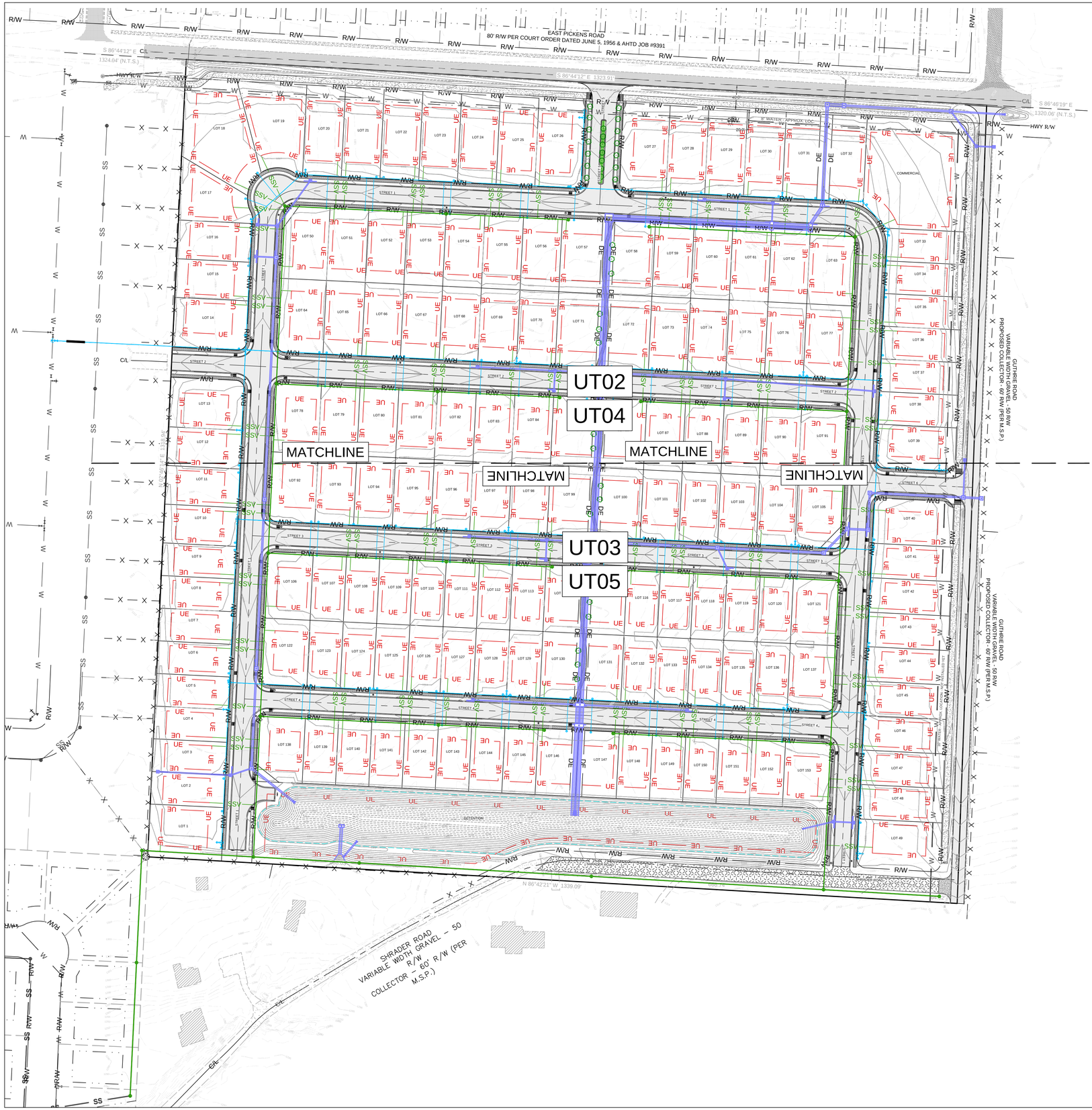
PROJECT NO. 26-196

DRAWING NO.

PP03



GENERAL NOTES

1. 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, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)

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SEWER MANHOLE

S	SEWER MH 4'
S	SEWER MH 5'
S	SEWER MH 6'

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	A
WATER METER	W
IRRIGATION METER	I
RPZ	RPZ

DRAWN BY: B.WISE

ENGINEER: G. BATES

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

08-24-26

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ARKANSAS ENGINEER

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UTILITY PLAN
PEA RIDGE, ARKANSAS

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PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-196

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	RPZ

GENERAL NOTES

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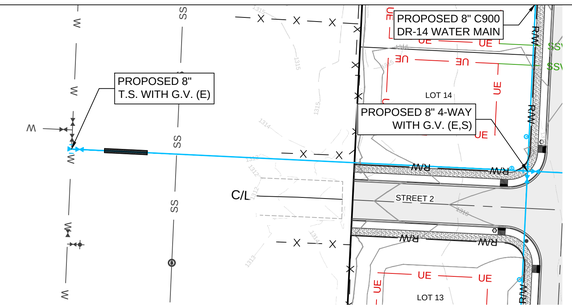
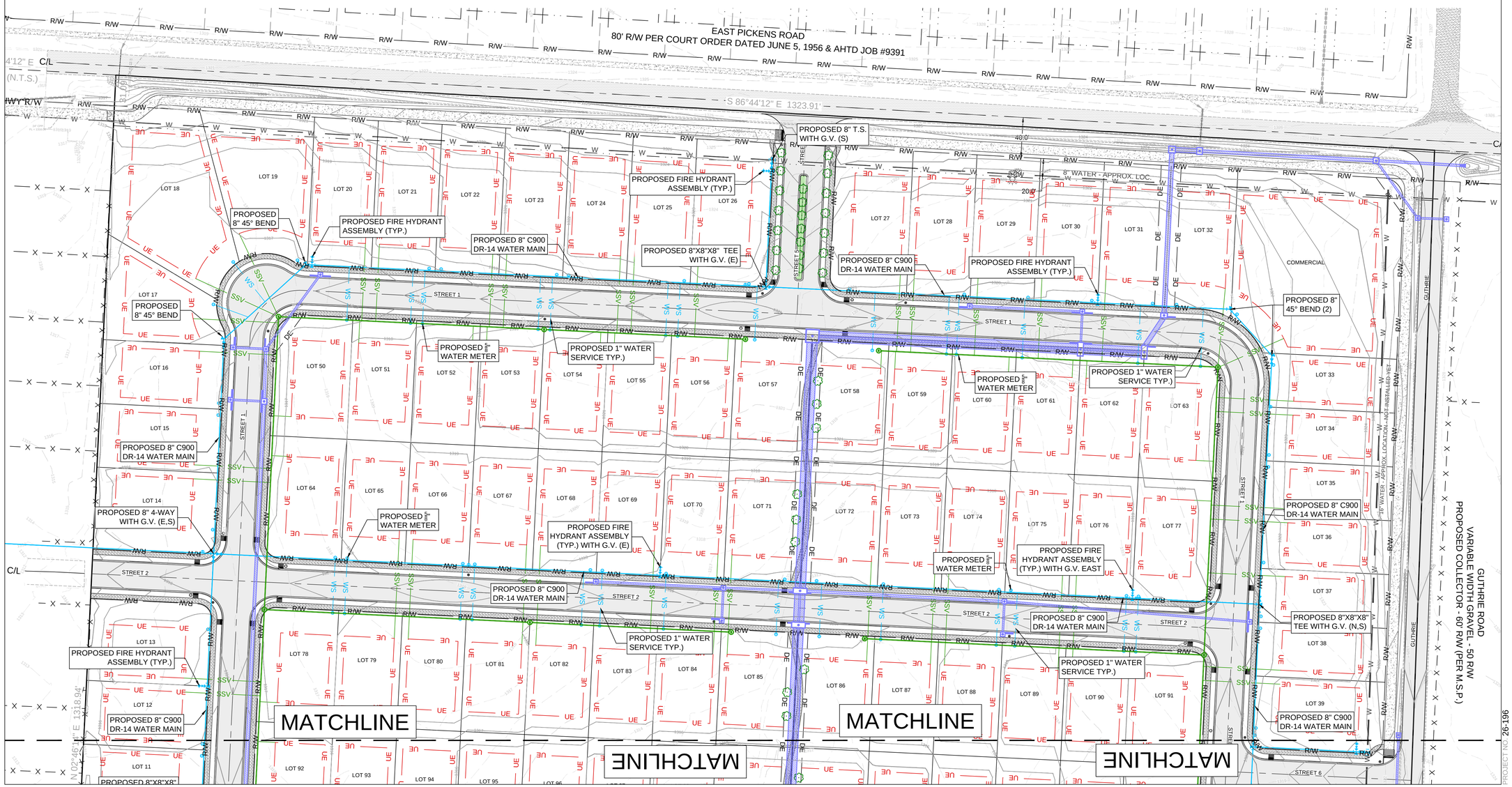
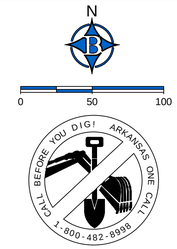
WATER NOTES

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







DRAWN BY: B.WISE

ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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GEOFFREY H. BATES

08-24-26

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PRELIMINARY PLAT
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PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
UT02

PROJECT NO. 26-199

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	RPZ

GENERAL NOTES

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WATER NOTES

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

N

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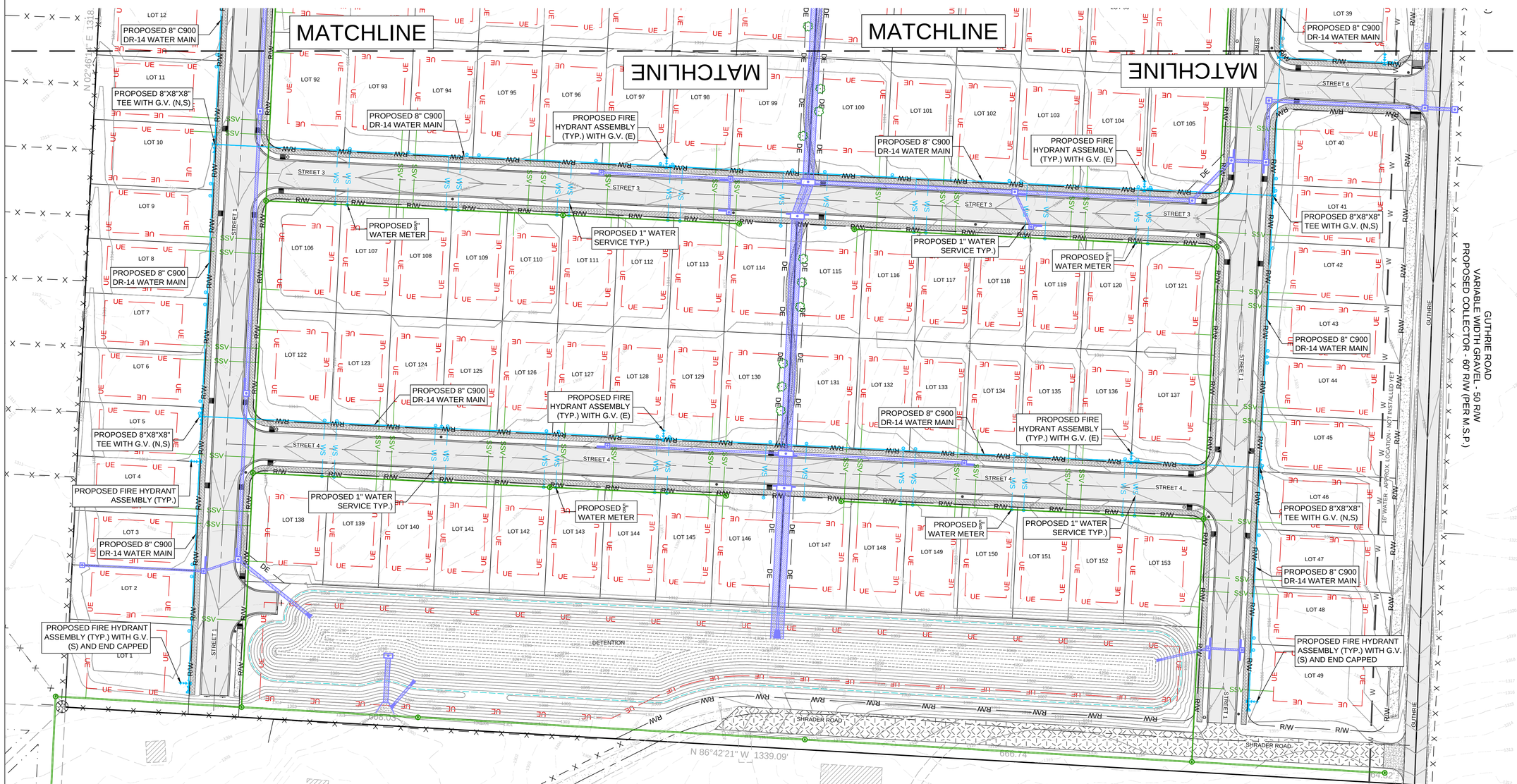
CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998



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

08-24-26

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

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DRAWN BY: B.WISE ENGINEER: G. BATES

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PROJECT NO. 26-196

DRAWING NO.
UT03

GENERAL NOTES

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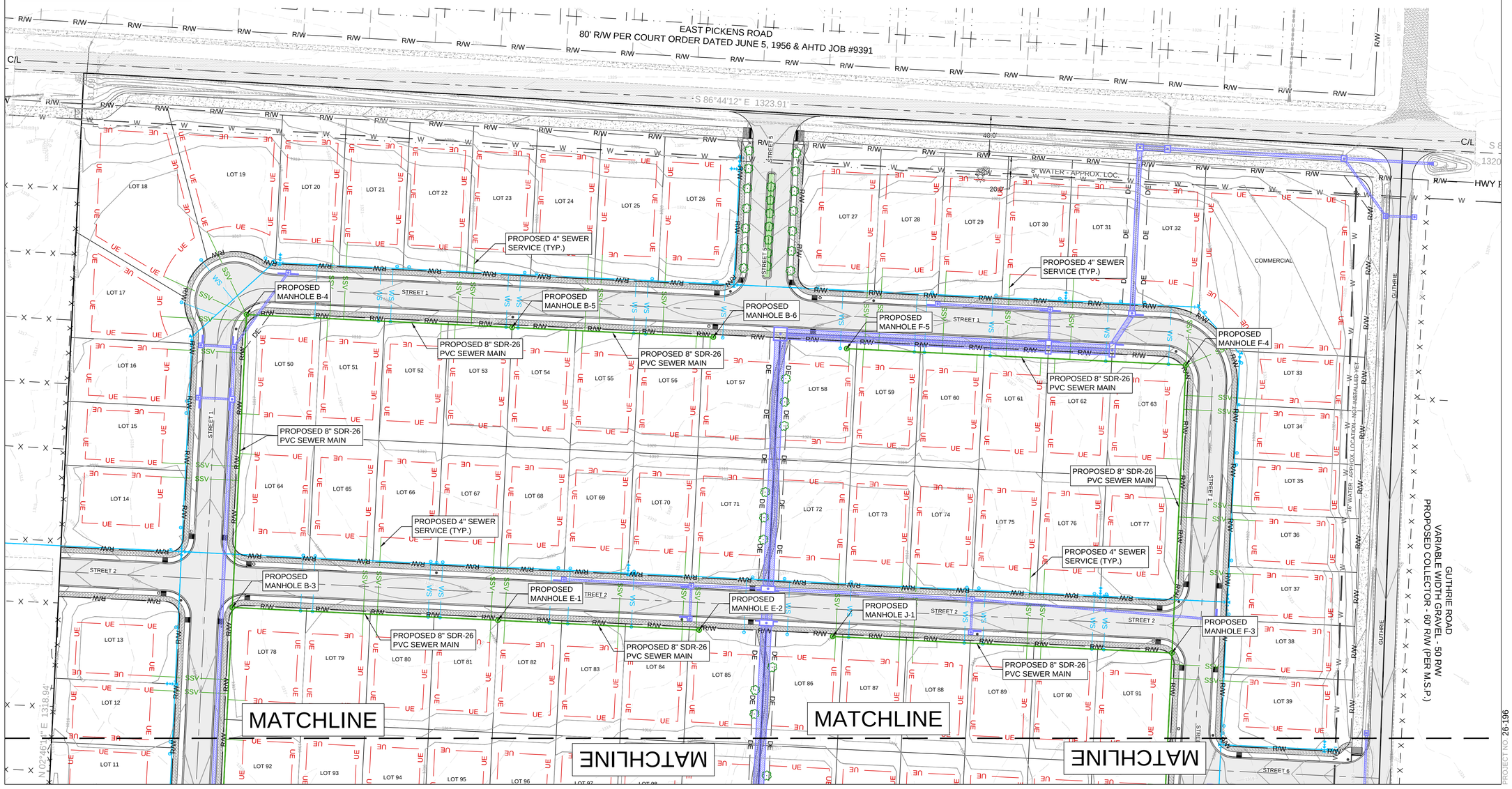
N

0 50 100

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SEWER MANHOLE

- SEWER MH 4'
- SEWER MH 5'
- SEWER MH 6'



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

08-24-26

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PEA RIDGE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
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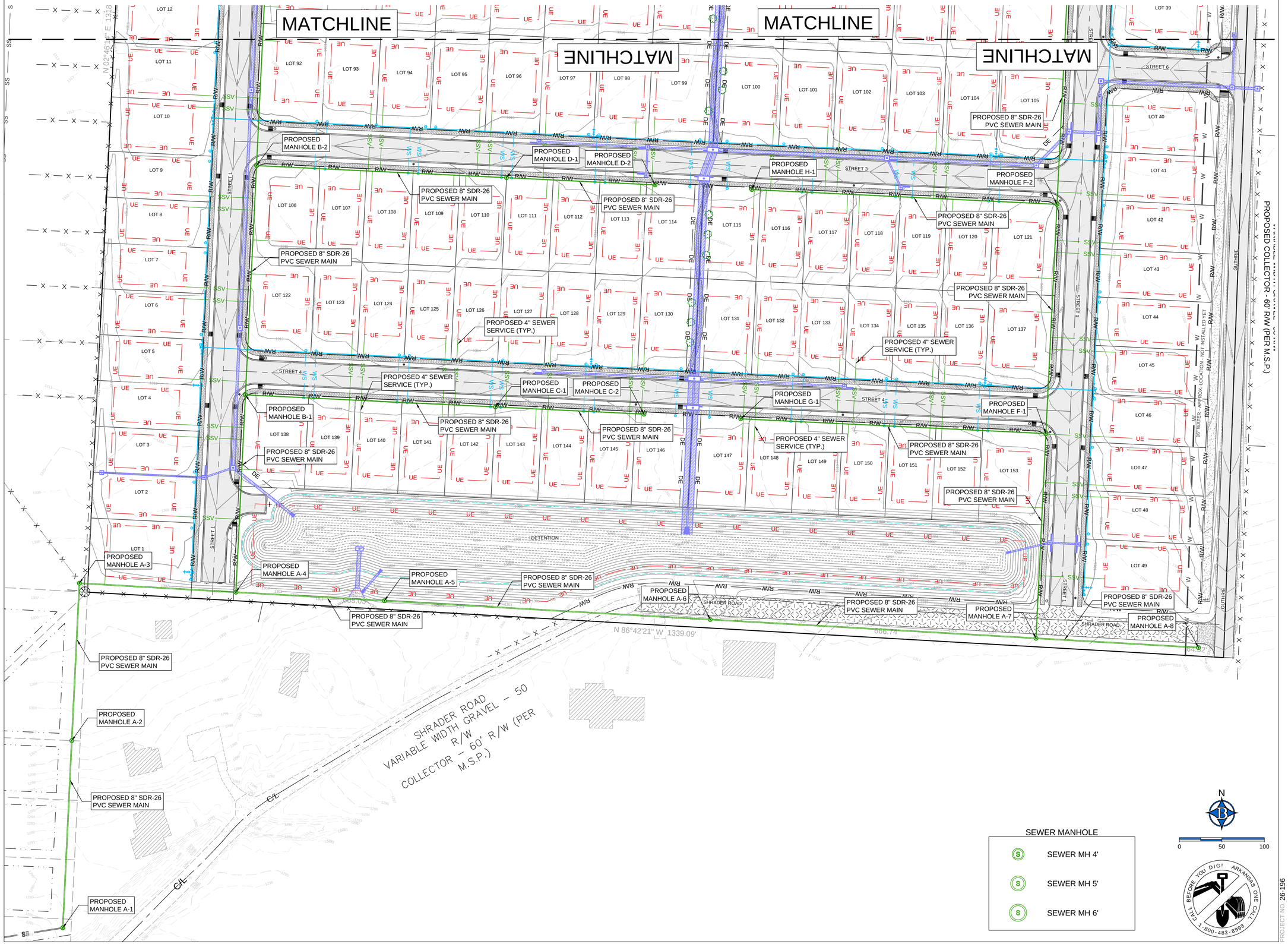
PROJECT NO. 26-196

DRAWING NO.

UT04

GENERAL NOTES

1.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, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)



ENGINEER: G. BATES

DRAWN BY: B.WISE

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

08-24-26

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ARKANSAS ENGINEER

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UTILITY PLAN - SEWER
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BATES
Engineers - Surveyors
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PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
UT05

PROJECT NO. 26-196

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
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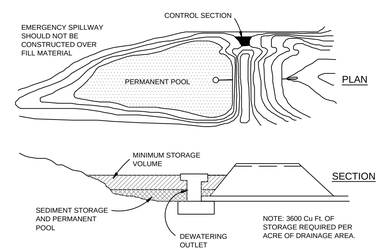

TEMPORARY SEDIMENT BASIN

N.T.S.

EROSION CONROL

- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- SWPPP BOX
- CONCRETE WASHOUT
- INLET PROTECTION
- FLOW ARROW

DRAWN BY: B.WISE

ENGINEER: G. BATES

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

08-24-26

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

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08/22/26	1ST SUBMITTAL

REVISIONS

KNOX TRAIL
PRELIMINARY PLAT
EROSION CONTROL PLAN
PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

DRAWING NO.

EC01

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- SILT FENCE
- LIMITS OF DISTURBANCE
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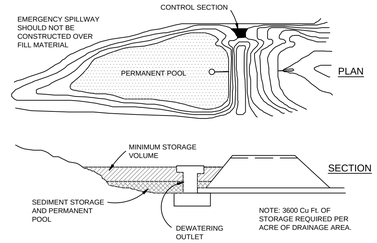

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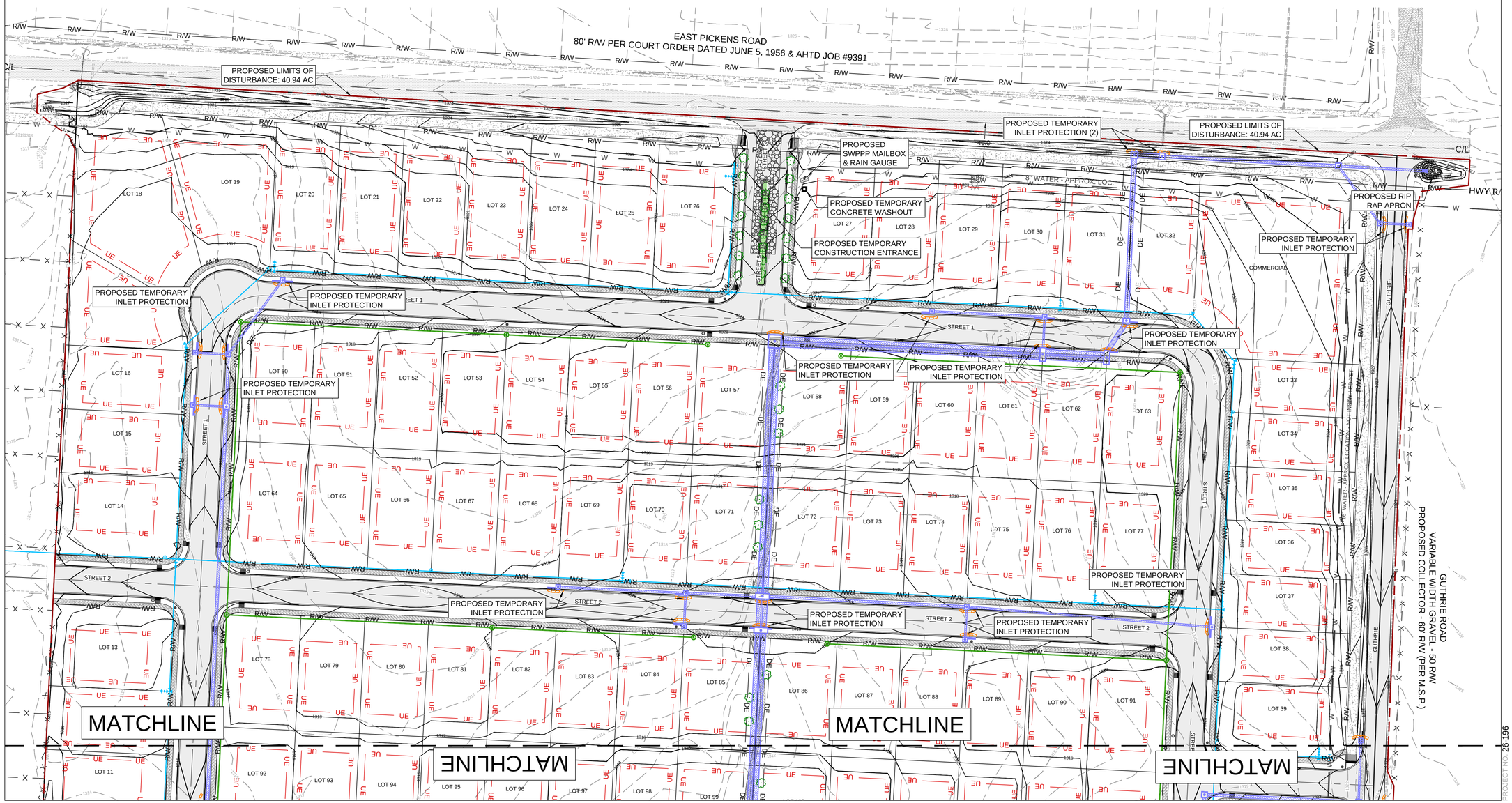

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

08-24-26

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

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DRAWN BY: B.WISE ENGINEER: G. BATES

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1ST SUBMITTAL	08/22/26

KNOX TRAIL
PRELIMINARY PLAT
EROSION CONTROL PLAN
PEA RIDGE, ARKANSAS

BATES
Engineers - Surveyors
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PROJECT NO. 26-196

DRAWING NO.

EC02

EROSION CONROL

- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
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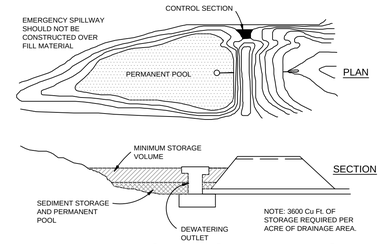

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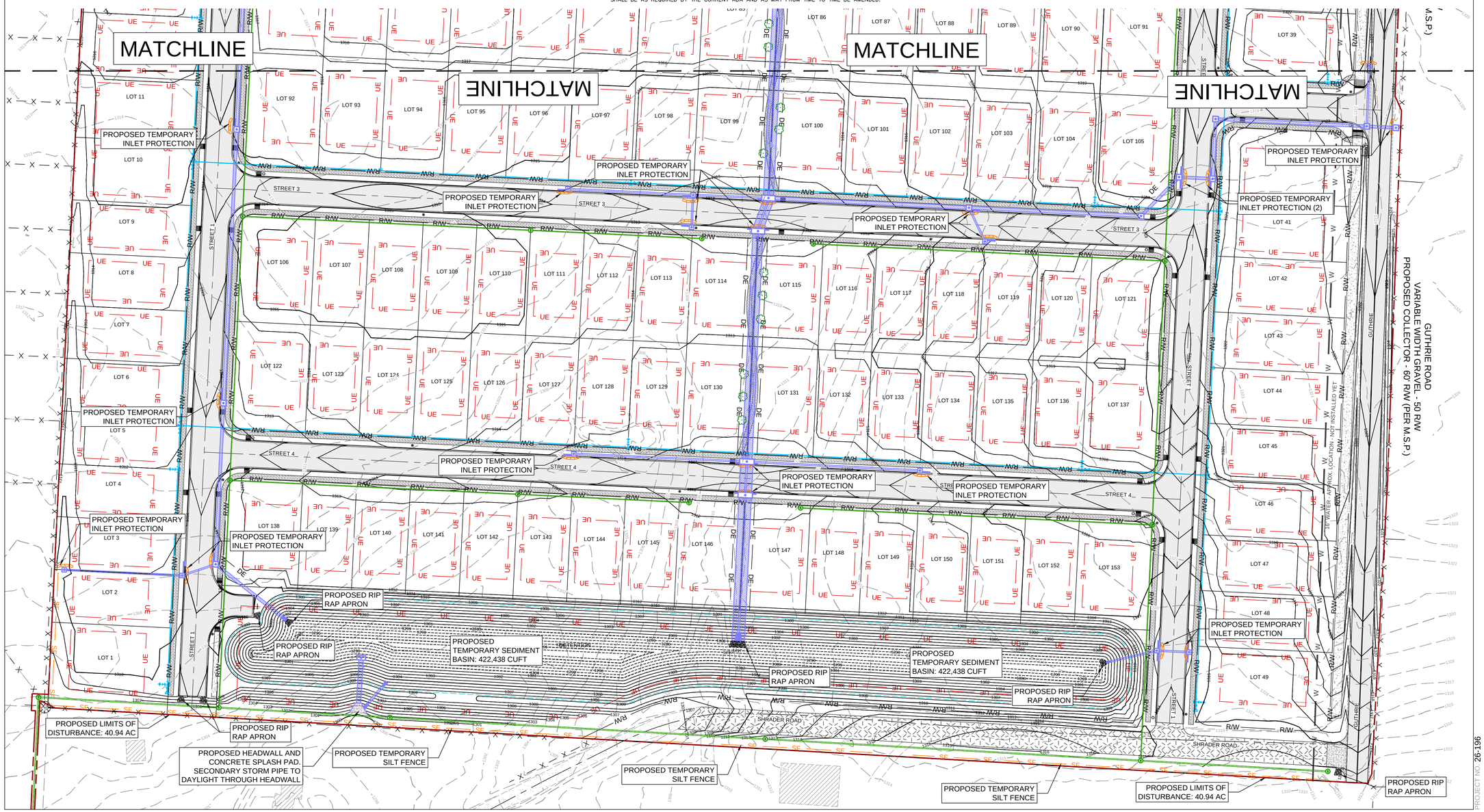

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DRAWN BY: B.WISE ENGINEER: G. BATES

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BATES
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7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
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PROJECT NO. 26-196

DRAWING NO.

EC03

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LOT 1	1310.60
LOT 2	1310.60
LOT 3	1310.60
LOT 47	1310.60
LOT 48	1310.60
LOT 49	1310.60
LOT 138	1310.60
LOT 139	1310.60
LOT 140	1310.60
LOT 141	1310.60
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LOT 145	1310.60
LOT 146	1310.60
LOT 147	1310.60
LOT 148	1310.60
LOT 149	1310.60
LOT 150	1310.60
LOT 151	1310.60
LOT 152	1310.60
LOT 153	1310.60

DRAWN BY: B.WISE

ENGINEER: G. BATES

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

08-24-26

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PROJECT NO: 26-196

DRAWING NO.
GP01

SIDEWALK AND HANDICAP SPACE NOTES:

1. SIDEWALK CROSS SLOPE TO BE 2% OR LESS

2. HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.

3. 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:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.

2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.

3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.

4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.

5. 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 CONSTRICTION 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 OTHERFEATURES 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 GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

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2. 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.

3. 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).

4. 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.

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6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.

7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.

9. 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.

10 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.

11. 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.

12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

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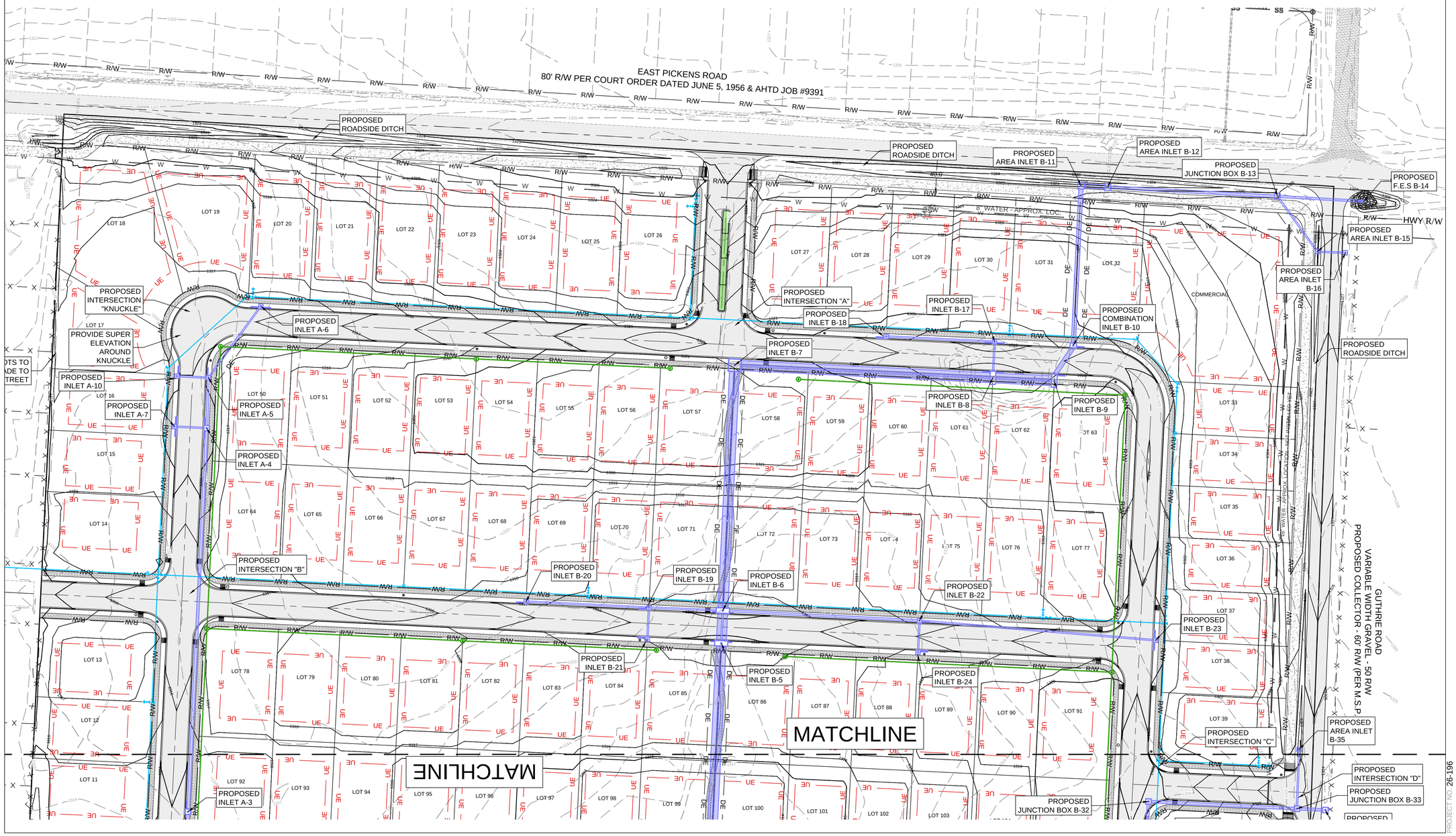

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No. 9810
GEOFFREY H. BATES

08-24-26

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PROJECT NO. 26-136

DRAWING NO.
GP02

SIDEWALK AND HANDICAP SPACE NOTES:

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FFE MIN	
LOT 1	1310.60
LOT 2	1310.60
LOT 3	1310.60
LOT 47	1310.60
LOT 48	1310.60
LOT 49	1310.60
LOT 138	1310.60
LOT 139	1310.60
LOT 140	1310.60
LOT 141	1310.60
LOT 142	1310.60
LOT 143	1310.60
LOT 144	1310.60
LOT 145	1310.60
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LOT 147	1310.60
LOT 148	1310.60
LOT 149	1310.60
LOT 150	1310.60
LOT 151	1310.60
LOT 152	1310.60
LOT 153	1310.60

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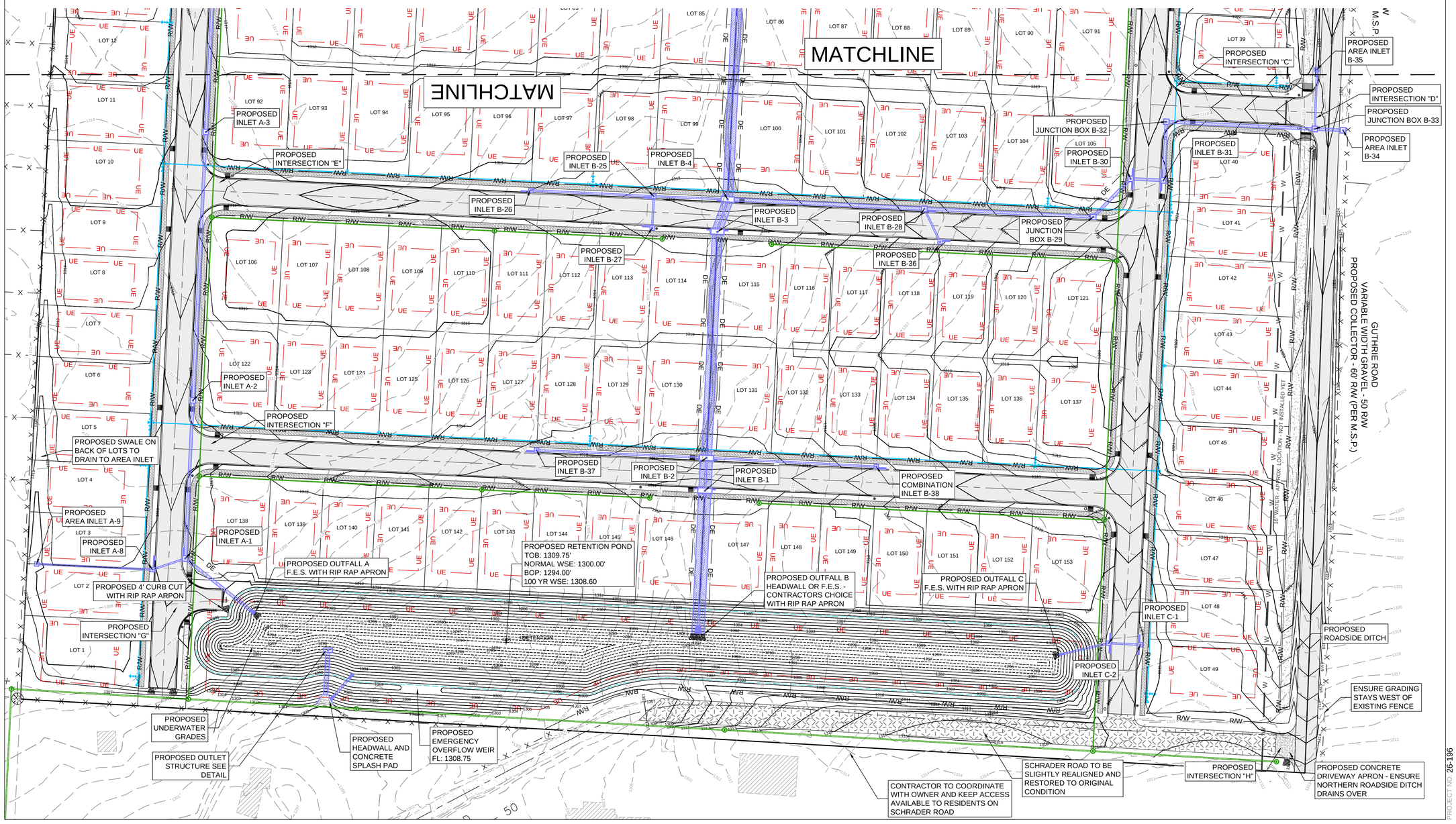

DRAWN BY: B.WISE

ENGINEER: G. BATES

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

08-24-26

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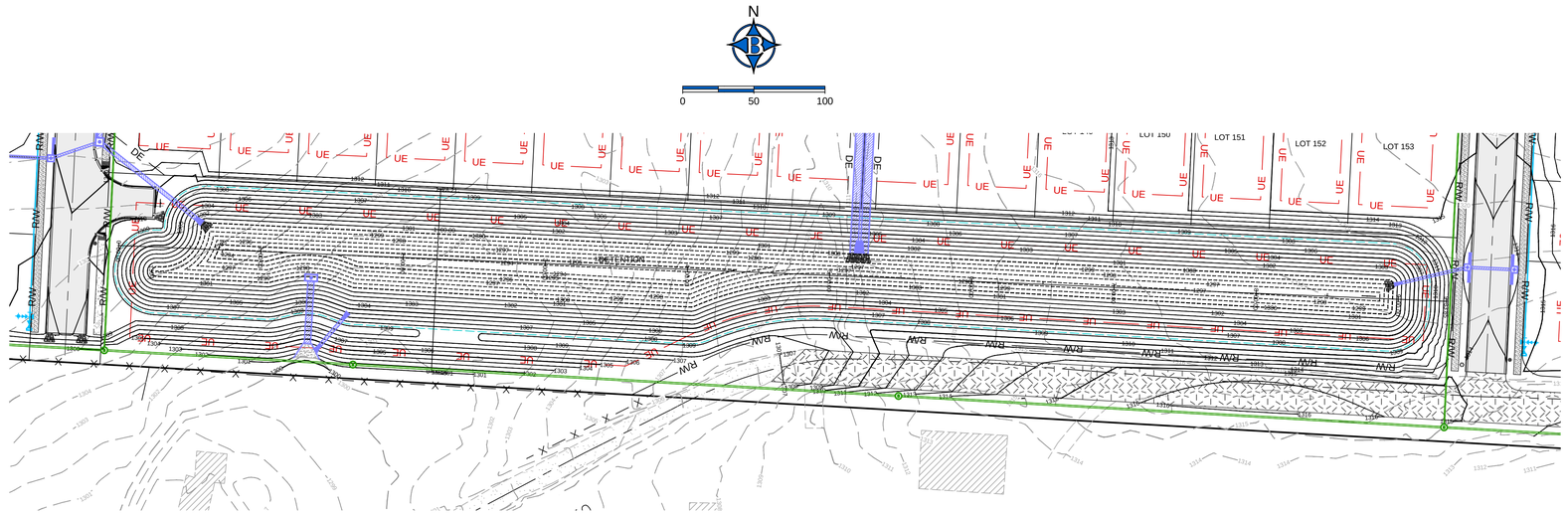
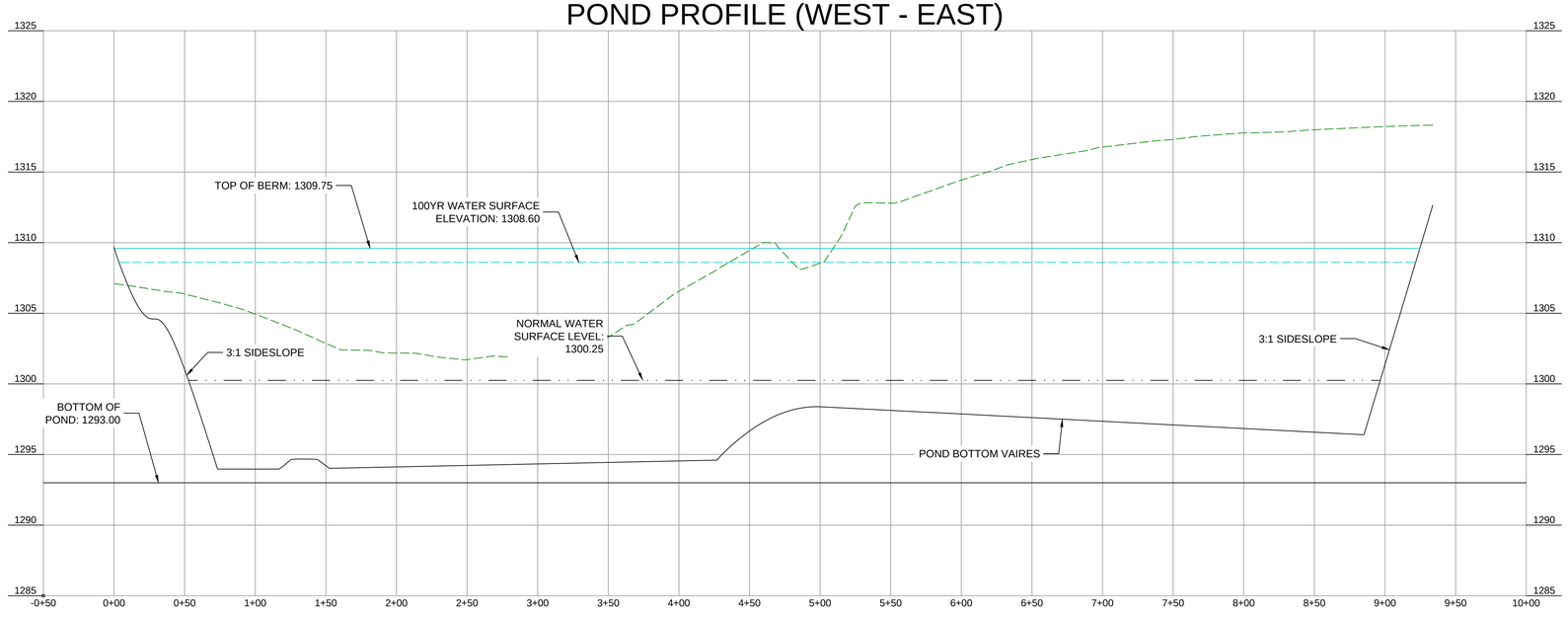
PROJECT NO. 26-196

DRAWING NO.

GP03



POND PROFILE (WEST - EAST)



POND

- TOP OF BERM
- 100 YR WSE
- NORMAL WSE
- BOTTOM OF POND

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ENGINEER: G. BATES

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

08-24-26

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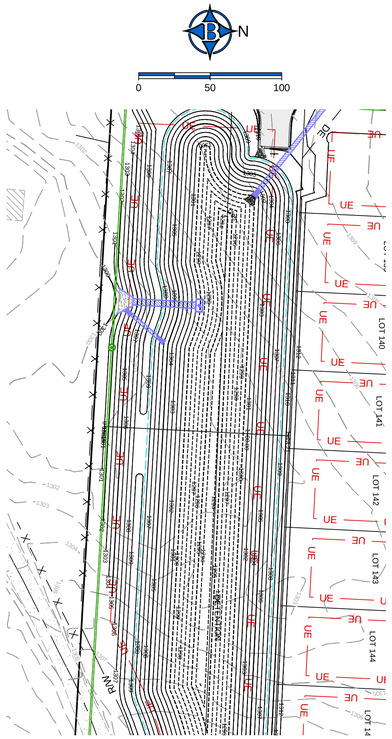
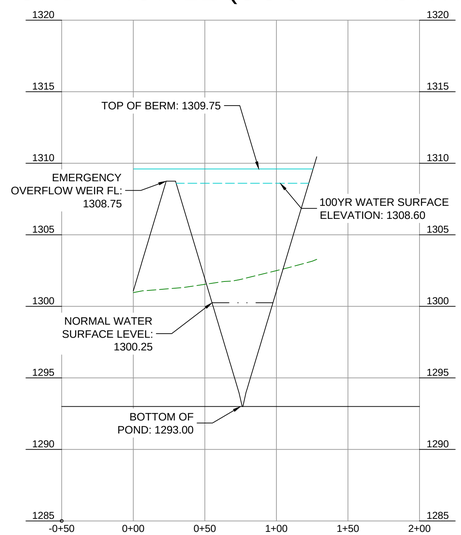
GP06



POND

- TOP OF BERM
- 100 YR WSE
- NORMAL WSE
- BOTTOM OF POND

POND PROFILE (SOUTH - NORTH)



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ENGINEER: G. BATES

DRAWN BY: B.WISE

STATE OF ARKANSAS
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No. 9810
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GP07

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ENGINEER: G. BATES

STATE OF ARKANSAS
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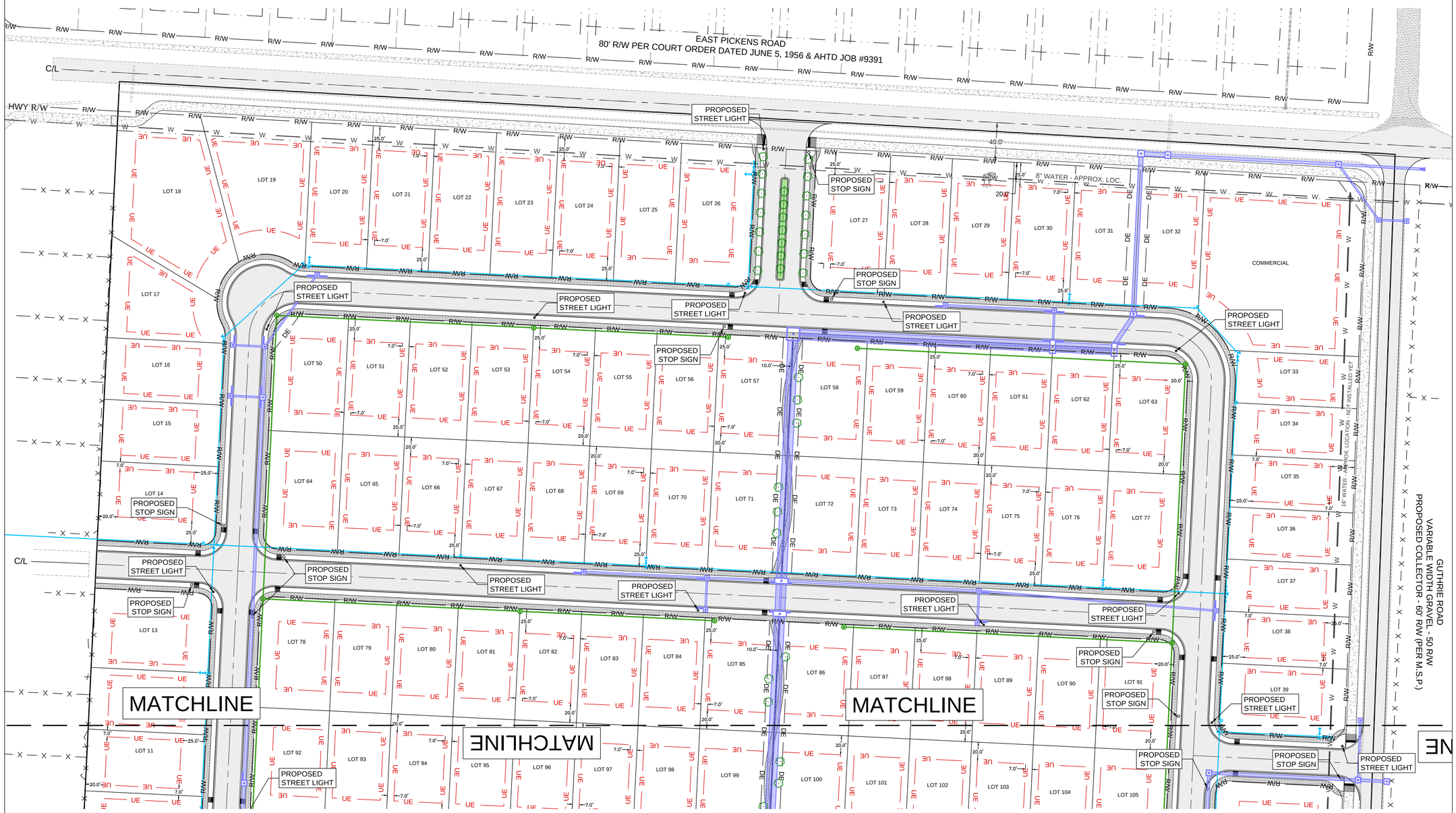
PROJECT NO. 26-196

DRAWING NO.

LS01



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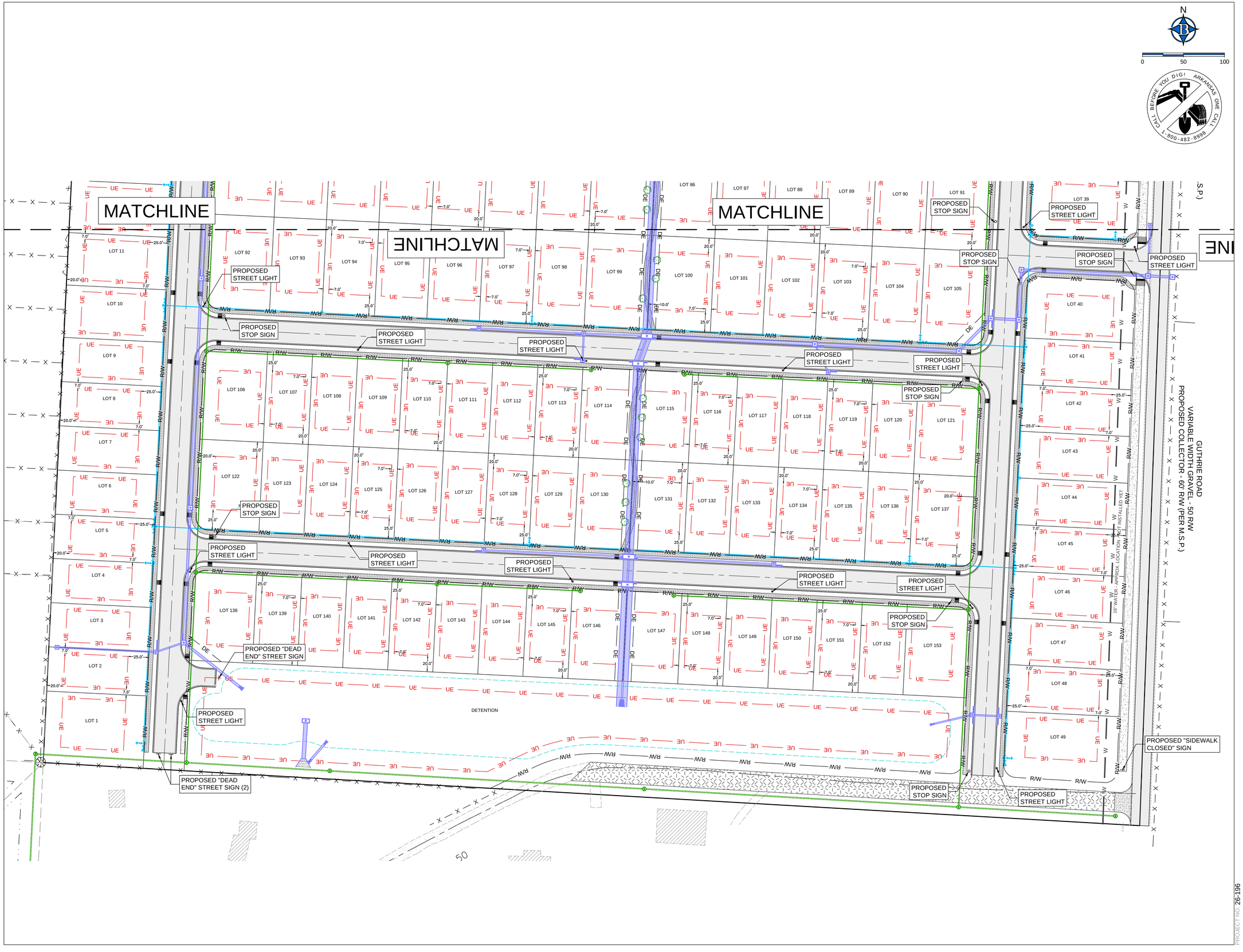
DRAWING NO.
LS02

PROJECT NO. 26-196



DRAWN BY: B.WISE

ENGINEER: G. BATES

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PROJECT NO. 26-196

DRAWING NO.

LS03

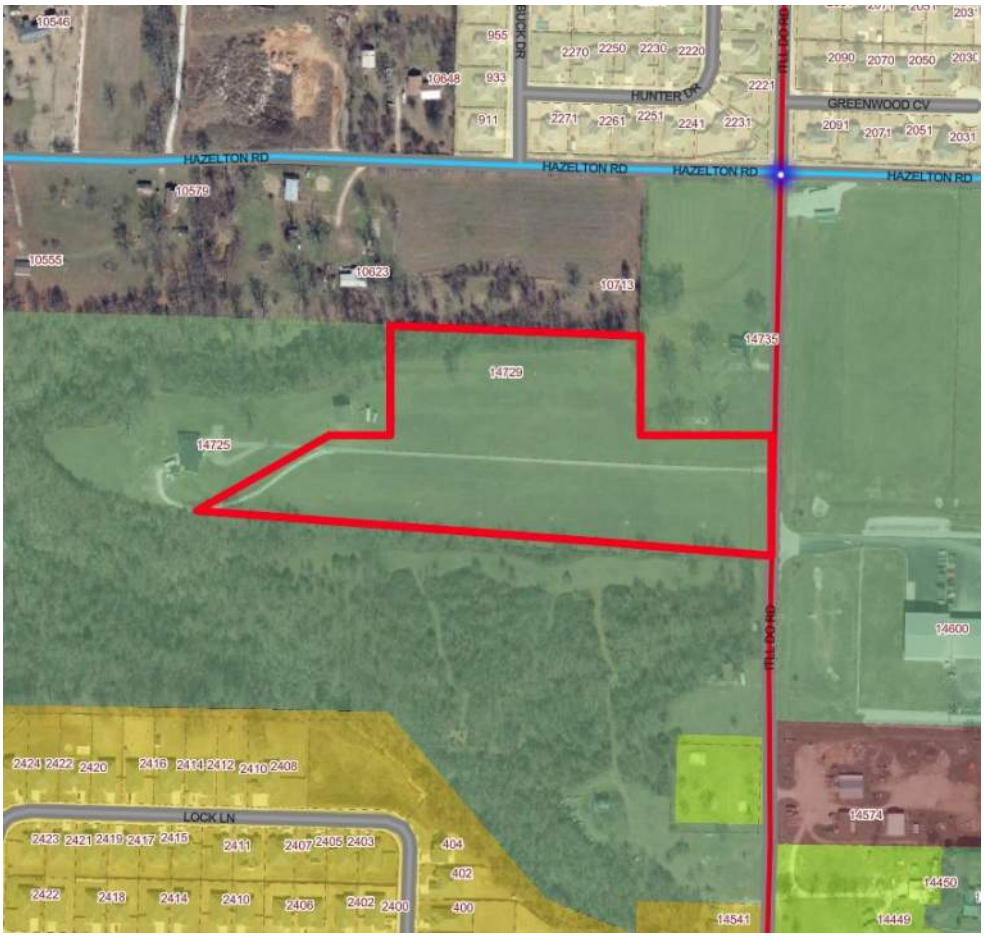
STAFF REPORT

Five Stone Design & Development, LLC - Rezone

Location:	Approximately 725 feet south of the intersection of It'll Do Road and Hazelton Road
Current Zoning:	A, Agriculture
Land Use Designation:	MUC, Mixed Use Commercial; RS, Residential Subdivision
Proposed Zone:	C-2, General Commercial; R-3, High Density Residential
Owner/Applicant:	Five Stone Design & Development, LLC/Jason Ingalls
Property size:	+/- 10 acres

Request: Five Stone Design & Development, LLC/Jason Ingalls is requesting to rezone property approximately 725 feet south of the intersection of It'll Do Road and Hazelton Road from A, Agriculture to C-2, General Commercial and R-3, High Density Residential.

Vicinity Map (illustrative only):



Property Description

The subject property is located approximately 725 feet south of the intersection of It'll Do Road and Hazelton Road, parcel number(s) 13-00184-567 and 13-00184-564. The property is presently zoned A, Agriculture with a future land use designation of MUC, Mixed Use Commercial and RS, Residential Subdivision. Adjacent zoning districts include Agriculture to the East, West, and South and unincorporated Benton County to the North. Adjacent land use designations include MUC, Mixed Use Commercial to the East, North, and South; RS, to the North and West; and AG, Agriculture to the Southwest. The property is presently undeveloped. This property has direct access to It'll Do Road.

Relationship to the Comprehensive Land Use Plan

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

1. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
2. Providing accessible, convenient, and attractive commercial locations
3. Identifying areas in the community for future commercial development
4. Providing multi-modal access to commercial areas
5. Providing a safe living environment that offers quietness and privacy
6. Protecting residential areas from adjacent incompatible land uses
7. Providing housing at low and medium densities
8. Providing housing accessible by an adequate street system

This request is consistent with the Future Land Use Map, which designates this property as MUC, Mixed Use Commercial and RS, Residential Subdivision.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The property is located along It'll Do Road so a commercial district along this frontage is not inappropriate, especially as it is becoming the new Highway 94. Further, the R-3 designation between the commercial and lower density residential to the west represents a good practice of stepping down intensity over distance.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, <u>staff recommends approval of the request.</u>

Supplemental Information

<u>Ch. 14.04.05 District Regulations</u>

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.

R-3, Multi-Family Residential, Varying Densities. This district is to provide for higher density mixes of residential uses including, duplex, triplex, 4-plex and multi-family development complexes.

Congregate housing for the elderly is also anticipated in this zone. Areas so classified must have all municipal services available. The maximum density in this district is twelve (12) dwelling units to the acre.

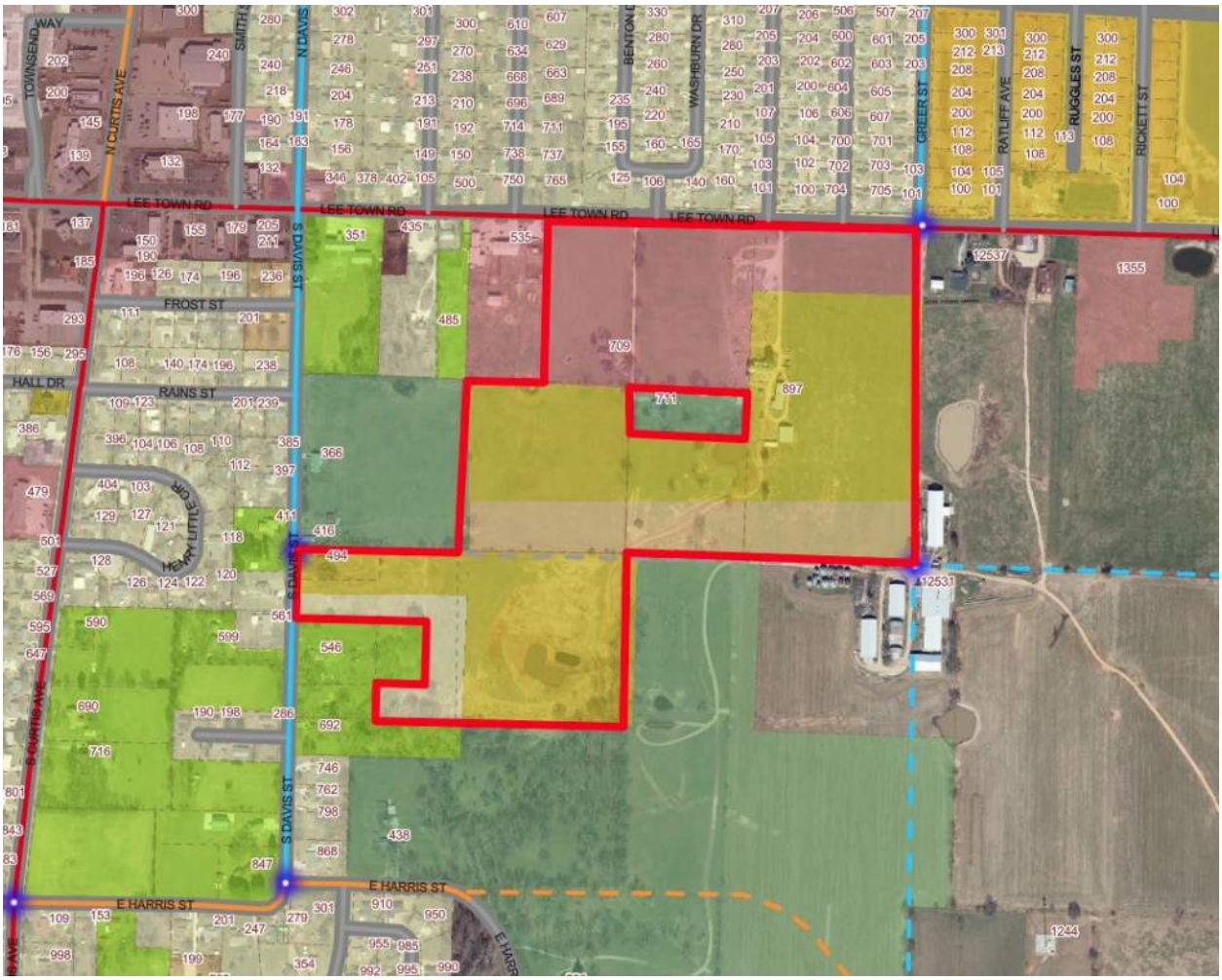
Future Land Use Categories:
MIXED USE COMMERCIAL (MUC) Mixed Use Commercial areas supports commercial uses and include a mix of residential development including single-family attached and multi-unit residential housing. The buildings may be single or multi-storied structures accommodating a mixture of uses inside individual structures. Developments may have individual or shared parking areas and are supported by a well-connected grid network of streets.

STAFF REPORT

Hawks Landing Phases 1 & 2 - Preliminary Plat

Location:	897 Lee Town Road
Current Zoning:	R-1, Low Density Residential; R-2, Medium Density Residential; R-3, High Density Residential
Land Use Designation:	SLC, Slack & Lee Town Corridor; MUC, Mixed Use Commercial; RS, Residential Subdivision
Owner/Applicant:	Calara Group

Vicinity Map (illustrative only):



Property Description

The subject property is located at 897 Lee Town Road, parcel number(s) 18-04336-000, 18-04336-001, 18-04335-000, 18-04339-000, 18-04340-000, 13-00006-000, and 13-00007-000. The

property is presently zoned R-1, Low Density Residential; R-2, Medium Density Residential; R-3, High Density Residential with a Future Land Use designation of SLC, Slack & Lee Town Corridor; MUC, Mixed Use Commercial; RS, Residential Subdivision. Adjacent zoning districts include C-2, General Commercial to the west; A, Agriculture to the west, south, and east; RE, Residential Estate to the southwest; R-1, Low Density Residential to the north; and unincorporated Benton County to the south and east. Adjacent land use designations include RE, Residential Estate to the west and north; RS, Residential Subdivision to the south; and PR, Recreation – Private, to the south and 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 117 total lots, 112 of which are residential, the remaining are unbuildable drainage or detention lots. 72 of the 112 are for townhomes, and the remaining 40 will be single-family. The subdivision has primary access Lee Town Road and South Davis Street. Several streets will be built with Phase 1 that will provide full access through the development. Future connections are shown to the east and west in Phase 1, and property to the east will have access to the road shown on the far east of the property, labeled as Street A.

Future phases are shown, but improvements are not a part of this request, only phases 1 and 2.

Variances

There are no variances requested with this Preliminary Plat.

Analysis & Recommendation

The proposed development meets the requirements of the Zoning Ordinance and the Subdivision Regulations of the City of Pea Ridge; therefore, staff recommends approval of this preliminary plat.

Supplemental Information

MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS

ZONING DISTRICTS

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

HAWKS LANDING

PEA RIDGE, ARKANSAS

PRELIMINARY PLAT

PROPERTY DESCRIPTION

DESCRIPTION TRACT A

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH LINE THEREOF N87°14'08"W 172.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 60D NAIL; THENCE LEAVING SAID NORTH LINE S02°21'32"W 1320.20 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN WITH PS 1845 CAP; THENCE ALONG SAID SOUTH LINE N86°44'08"W 659.50 FEET TO A 1/2" IRON PIN; THENCE LEAVING SAID SOUTH LINE N02°42'09"E 466.77 FEET TO A 5/8" IRON PIN WITH PS 1181 CAP; THENCE N02°13'44"E 191.11 FEET TO A 5/8" IRON PIN; THENCE N02°35'24"E 611.07 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 656.55 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE S87°14'08"E 654.42 FEET TO THE POINT OF BEGINNING, CONTAINING 19.86 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION TRACT B

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH LINE THEREOF S87°14'08"E 455.31 FEET; THENCE LEAVING SAID NORTH LINE S02°35'24"W 45.48 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 656.55 FEET TO A 5/8" IRON PIN; THENCE N86°51'23"W 456.13 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN; THENCE ALONG SAID WEST LINE N02°39'38"E 610.82 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 653.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN; THENCE ALONG THE WEST LINE THEREOF N02°39'38"E 465.96 FEET TO A 1/2" IRON PIN; THENCE LEAVING SAID WEST LINE S86°50'14"E 457.57 FEET TO A 5/8" IRON PIN WITH PS 1181 CAP; THENCE S02°42'09"W 466.77 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 1/2" IRON PIN; THENCE ALONG SAID SOUTH LINE N86°44'08"W 457.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4.90 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION TRACT C

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN; THENCE ALONG THE EAST LINE THEREOF S02°39'38"W 664.81 FEET TO A POINT FROM WHICH A 1/2" IRON PIN BEARS S86°42'33"E 16.27 FEET; THENCE LEAVING SAID EAST LINE N86°42'33"W 648.21 FEET TO A 5/8" IRON PIN WITH 1460 CAP; THENCE N02°35'08"E 664.59 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN WITH 1460 CAP; THENCE ALONG SAID NORTH LINE S86°43'47"E 649.08 FEET TO THE POINT OF BEGINNING, CONTAINING 9.90 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION TRACT D

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN; THENCE ALONG THE SOUTH LINE THEREOF N86°43'47"W 649.08 FEET TO A 5/8" IRON PIN WITH 1460 CAP;
THENCE LEAVING SAID SOUTH LINE N02°35'08"E 657.27 FEET TO A 5/8" IRON PIN WITH 1460 CAP; THENCE S86°41'52"E 649.95 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6,SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG SAID EAST LINE S02°39'38"W 190.94 TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 656.90 FEET TO THE POINT OF BEGINNING, CONTAINING 9.80 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION TRACT E

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST LINE THEREOF S02°39'38"W 42.71 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 653.53 FEET TO A 5/8" IRON PIN; THENCE LEAVING SAID EAST LINE N86°41'52"W 337.48 FEET; THENCE N02°27'15"E 1.53 FEET TO A 1/2" IRON PIN, CONTINUING 619.16 FEET TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 650.37 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;
THENCE ALONG SAID NORTH LINE S87°14'08"E 339.80 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION TRACT F

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE NORTH LINE THEREOF S86°43'47"E 649.08 FEET TO A 5/8" IRON PIN; THENCE LEAVING SAID NORTH LINE S02°35'08"W 664.59 FEET TO A 5/8" IRON PIN; THENCE N86°42'33"W 318.17 FEET TO A POINT FROM WHICH A 5/8" IRON PIN WITH PS 1845 CAP BEARS S02°20'23"W 0.90 FEET; THENCE N02°20'23"E 129.15 FEET TO A 1/2" IRON PIN; THENCE S88°37'29"E 194.75 FEET TO A 1/2" IRON PIN;
THENCE N02°17'28"E 248.48 FEET TO A 1/2" IRON PIN;
THENCE N88°33'14"W 194.78 FEET TO A 1/2" IRON PIN;
THENCE N88°43'36"W 302.13 FEET TO A 1" PIPE AND CONTINUING FOR A TOTAL DISTANCE OF 328.72 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;
THENCE ALONG SAID WEST LINE N02°30'38"E 158.77 FEET TO A MAG NAIL;
THENCE LEAVING SAID WEST LINE S87°40'00"E 347.03 FEET TO A 3/4" PIPE;
THENCE N02°24'11"E 125.07 FEET TO A 5/8" IRON PIN WITH 1845 CAP;
THENCE N87°40'51"W 232.47 FEET TO A 3/4" PIPE AND CONTINUING FOR A TOTAL DISTANCE OF 346.80 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;
THENCE ALONG SAID WEST LINE N02°30'38"E 14.33 FEET TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

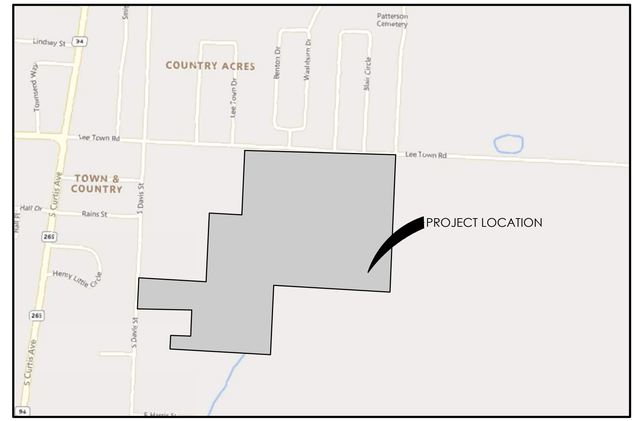
DESCRIPTION TRACT G

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF S02°30'38"W 14.33 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID WEST LINE S87°40'51"E 23.33 FEET TO A 3/4" PIPE AND CONTINUING FOR A TOTAL DISTANCE OF 346.80 FEET TO A 5/8" IRON PIN WITH 1845 CAP;
THENCE S02°24'11"W 125.07 FEET TO A 3/4" PIPE;
THENCE N87°40'00"W 347.03 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A MAG NAIL;
THENCE ALONG SAID WEST LINE N02°30'38"E 124.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0105 J, EFFECTIVE DATE SEPTEMBER 9 2007 AND 05007C0115 K, EFFECTIVE DATE JUNE 5 2012

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.



VICINITY MAP (NTS)

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. 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.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
11. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
12. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
13. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
14. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
15. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE ROAD EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY PER THE CITY OF ROGERS DETAIL.
16. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN PER THE CITY OF ROGERS DETAIL.
17. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
18. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
19. APPROVED PUBLIC IMPROVEMENT PLANS SHALL LAPSE ONE YEAR FROM THE DATE OF APPROVAL UNLESS PERMITS HAVE BEEN ISSUED AND WORK HAS COMMENCED AND BEEN DILIGENTLY PURSUED.
20. ELEVATION CERTIFICATES AND A FLOODPLAIN DEVELOPMENT PERMIT ARE REQUIRED FOR FLOODPLAIN ON SITE.
21. MINIMUM OF ONE PRE-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER; MINIMUM OF ONE POST-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER. PRE-CONSTRUCTION INFILTRATION TESTING SHALL BE PERFORMED ON THE PREPARED SUBGRADE PER ASTM 8152 TO VERIFY IN-SITU SOIL CONDITIONS MET DESIGN ASSUMPTIONS. POST-CONSTRUCTION INFILTRATION TESTING SHALL BE PER ASTM C1781. THE AVERAGE OF THE POST-CONSTRUCTION INFILTRATION TESTS SHALL MEET OR EXCEED THE MINIMUM INFILTRATION RATER VALUES PER THE MANUFACTURER, OR 150 INCHES/HOUR, WHICHEVER IS GREATER. IF PERMEABLE PAVER SYSTEM FAILS TO MEET POST-CONSTRUCTION INFILTRATION REQUIREMENTS, REMOVE AND REPLACE PAVERS AND AGGREGATE BASE; REDO SUBGRADE PREPARATION; AND RE-PERFORM PRE-CONSTRUCTION INFILTRATION TESTING; ALL AT NO ADDITIONAL COST TO THE CITY. POST-CONSTRUCTION INFILTRATION TEST MUST BE PROVIDED NO LONGER THAN A WEEK BEFORE THE SCHEDULED FINAL ACCEPTANCE INSPECTION WITH COMMUNITY DEVELOPMENT.
22. PRIOR TO CONSTRUCTION OF ANY RETAINING WALL 4.0 FEET TALL OR TALLER, DESIGN PLANS AND CALCULATIONS FROM A REGISTERED ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY.

PROJECT INFORMATION

BUILDING SETBACK:	ZONING:	C-2
	FRONT =	25' B/S
	EXTERIOR SIDE=	25' B/S
	SIDE =	10' B/S
	REAR =	25' B/S
	ZONING:	R-3
	FRONT =	25' B/S
	EXTERIOR SIDE=	25' B/S
	SIDE =	8' B/S
	REAR =	25' B/S
	ZONING:	R-2
	FRONT =	25' B/S
	EXTERIOR SIDE=	25' B/S
	SIDE =	8' B/S
	REAR =	25' B/S
SITE AREA:	62.35 ACRES	
PROPERTY USAGE:	RESIDENTIAL	
ADDRESS:	897 LEE TOWN RD PEA RIDGE, AR 72751	
OWNER:	CALARA LAND, LLC 4058 N COLLEGE AVE, SUITE 300 BOX 9 FAYETTEVILLE, AR 72703 EMAIL JESSE.FULCHER@CALARA.COM PHONE 479-439-0375	
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838	

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SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

Sheet List Table

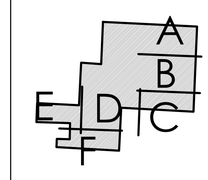
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	GENERAL NOTES
C-004	MASTER PHASING PLAN
C-101	OVERALL SITE PLAN (C)
C-102	OVERALL PRELIMINARY PLAT
C-103	PRELIMINARY PLAT TABLES
C-104	PRELIMINARY PLAT – A
C-105	PRELIMINARY PLAT – B
C-106	PRELIMINARY PLAT – C
C-107	PRELIMINARY PLAT – D
C-108	PRELIMINARY PLAT – E
C-109	PRELIMINARY PLAT – F
C-110	OVERALL UTILITY PLAN (C)
C-111	UTILITY PLAN – A (C)
C-112	UTILITY PLAN – B (C)
C-113	UTILITY PLAN – C (C)
C-114	UTILITY PLAN – D (C)
C-115	UTILITY PLAN – E (C)
C-116	UTILITY PLAN – F (C)
C-117	OVERALL GRADING PLAN
C-118	GRADING PLAN – A
C-119	GRADING PLAN – B
C-120	GRADING PLAN – C
C-121	GRADING PLAN – D
C-122	GRADING PLAN – E
C-123	GRADING PLAN – F
C-501	TYPICAL SECTIONS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

HAWKS LANDING
PEA RIDGE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 25111200
ISSUE DATE: 08/24/2026
CONTACT: T. LINDLEY
QC by:
QC Date:
PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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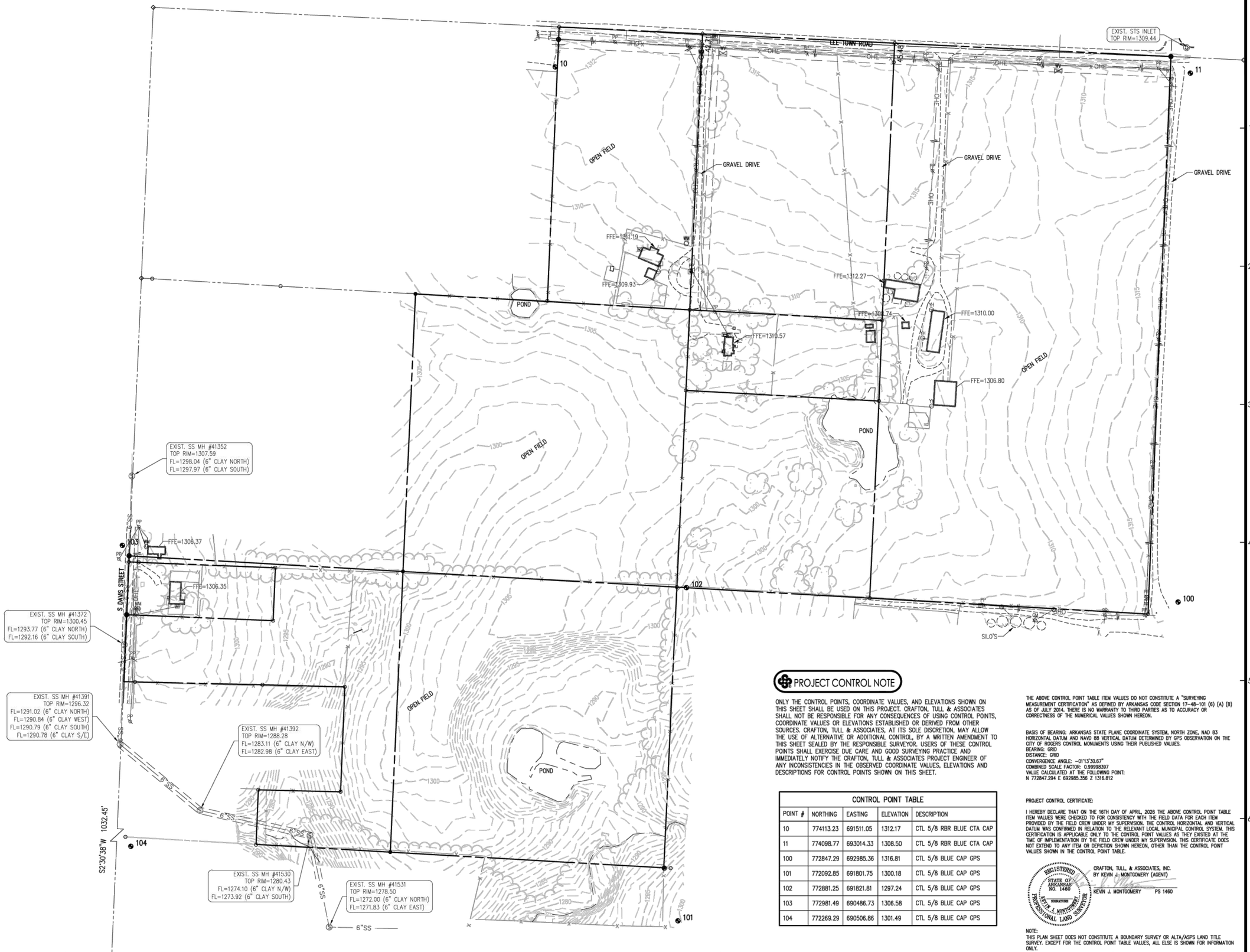
COVER SHEET

C-001

DRAWING: C:\25111200_HAWKS LANDING\DRAWINGS\TMP\CAD_LOM\CV01 COVER SHEET.DWG
LAST SAVED BY: TYLER.LINDLEY 2026-08-24 10:46:54 PM
LAST PLOTTED BY: AUSTIN.LANEY 2026-08-24 10:46:54 PM



PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	774113.23	691511.05	1312.17	CTL 5/8 RBR BLUE CTA CAP
11	774098.77	693014.33	1308.50	CTL 5/8 RBR BLUE CTA CAP
100	772847.29	692985.36	1316.81	CTL 5/8 BLUE CAP GPS
101	772092.85	691801.75	1300.18	CTL 5/8 BLUE CAP GPS
102	772881.25	691821.81	1297.24	CTL 5/8 BLUE CAP GPS
103	772981.49	690486.73	1306.58	CTL 5/8 BLUE CAP GPS
104	772269.29	690506.86	1301.49	CTL 5/8 BLUE CAP GPS

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-48-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°13'30.67"
COMBINED SCALE FACTOR: 0.99998397
VALUE CALCULATED AT THE FOLLOWING POINT:
N 772847.294 E 692985.356 Z 1316.812

PROJECT CONTROL CERTIFICATE:

I HEREBY DECLARE THAT ON THE 16TH DAY OF APRIL, 2026 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION. THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE.

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PS 1460

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.

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Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

HAWKS LANDING

PEA RIDGE, AR.

Key Plan

No.	Description	Date

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PROJECT NO: 25111200
ISSUE DATE: 04/16/2026
CONTACT: R SWIFT
QC by:
QC Date:

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PROJECT CONTROL SHEET

C-002

DRAWING: G:\25111200_SHERRELL-HOTEL\SURVEY\DWG\25111200_SHE.DWG
LAYOUT: C-002 PROJECT CONTROL SHEET
LAST PLOTTED BY: KEVIN MONTGOMERY, 4/16/2026 10:17:09 AM

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

UTILITY NOTES

1. 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 UPON 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 EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18/24". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS
21. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:</u> ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO FACE/BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE/BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE..
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR (1206)
FOUND MONUMENT/ROW	INDEX CONTOUR (1205)
AC AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
ARV AIR RELEASE VALVE	GAS LINE (G)
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE) (W)
EB ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE (UGT)
ELECTRIC METER	UNDERGROUND ELECTRIC (UGE)
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC (OHE)
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION (UGTV)
FH FIRE HYDRANT	OVERHEAD TELEVISION (OHTV)
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC (FO)
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
CO SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
X-X STRUCTURE NUMBER	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	CHAIN LINK FENCE
FIRE HYDRANT	WOOD FENCE
AIR RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	BUILDING SET BACK
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	PROPERTY LINE
REDUCER	ROAD CENTERLINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

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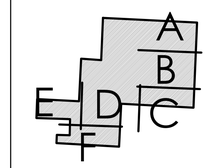
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

HAWKS LANDING

PEA RIDGE, AR

Key Plan



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PROJECT NO: 25111200
ISSUE DATE: 08/24/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

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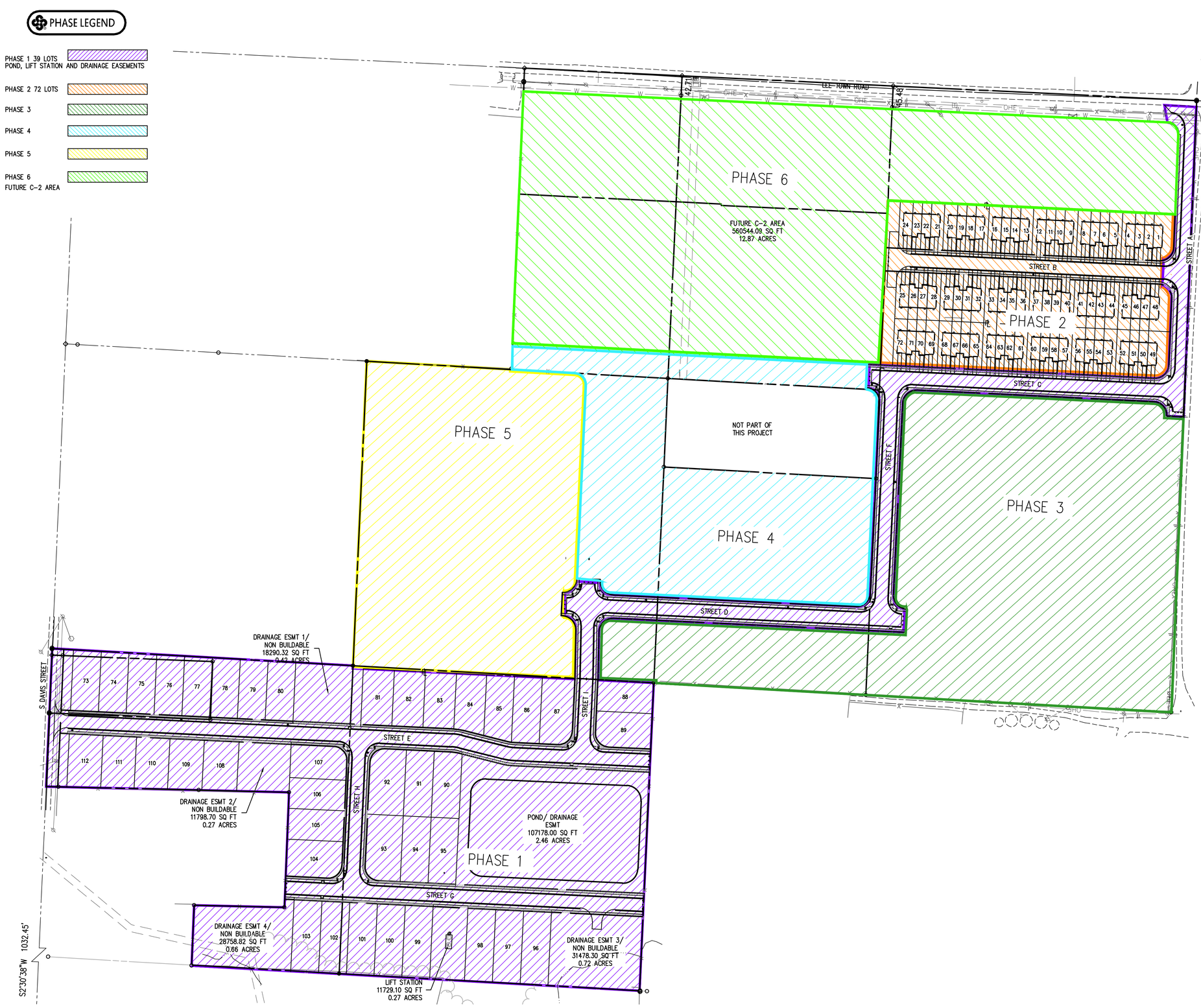
GENERAL NOTES

C-003

DRAWING: C:\25111200_HAWKS LANDING\INFRASTRUCTURE\CIVIL\DWG\1.COVERSHEET.DWG
LAYOUT: 1 - GENERAL NOTES - 24X36 - PRELIMINARY PLANS
LAST PLOTTED BY: ALISON LAKEY, 8/27/2026 12:49:22 PM



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Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

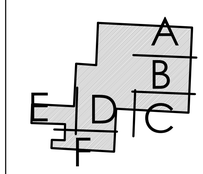
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

HAWKS LANDING

PEA RIDGE, AR

Key Plan



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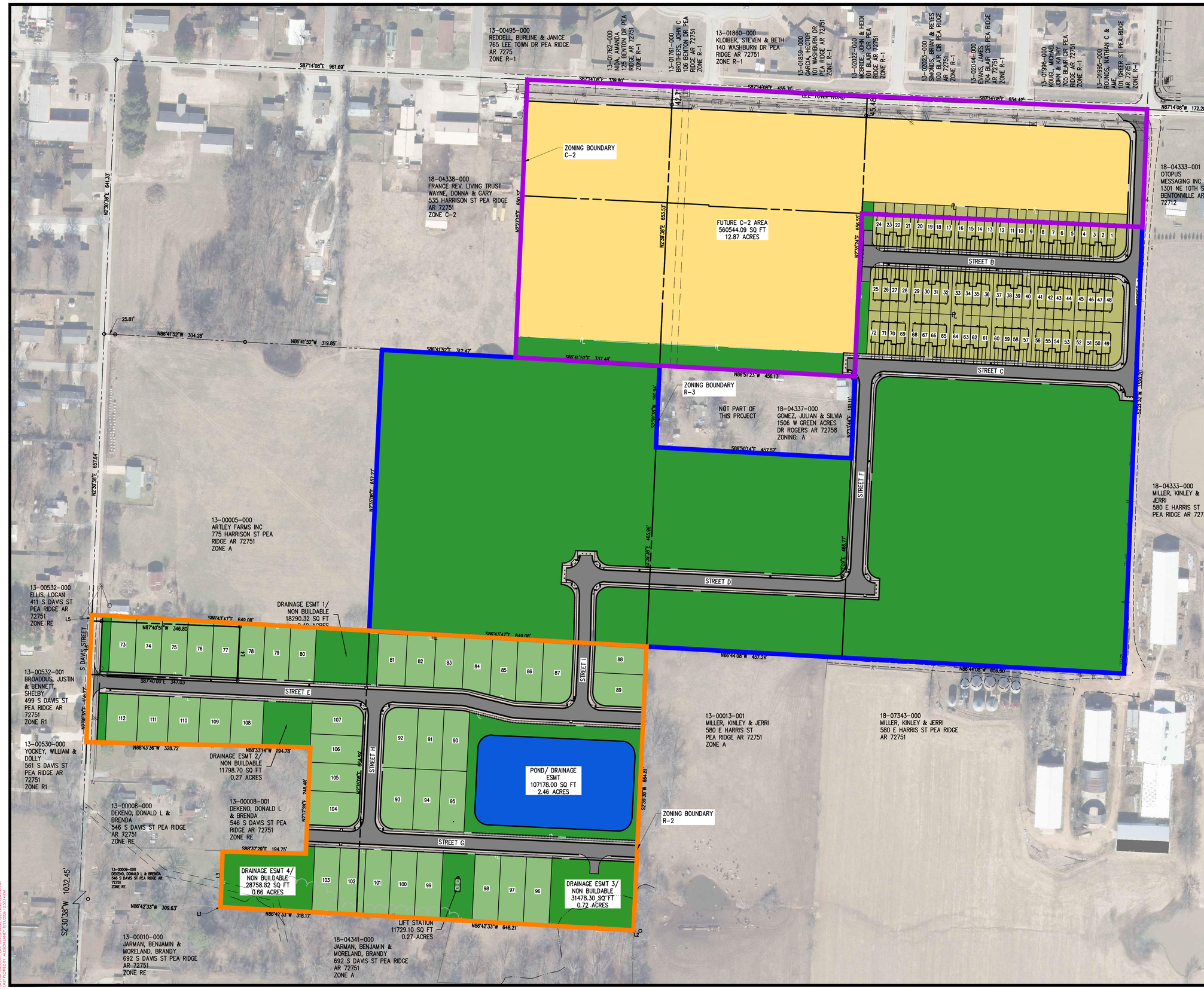
MASTER PHASING PLAN

C-004

DRAWING: C:\251111200_HAWKS LANDING\WORK\CIVIL\DWGS\PHASING PLAN.DWG
LAYOUT: C-004 MASTER PHASING PLAN
LAST PLOTTED BY: AUSTIN LANEY, 8/21/2026 12:26:47 PM



BUILDING SETBACKS:

ZONING:	C-2
FRONT =	25' B/S
EXTERIOR SIDE=	25' B/S
SIDE =	10' B/S
REAR =	25' B/S

C-2 BOUNDARY

BUILDING SETBACKS:

ZONING:	R-3
FRONT =	25' B/S
EXTERIOR SIDE=	25' B/S
SIDE =	8' B/S
REAR =	25' B/S

R-3 BOUNDARY

BUILDING SETBACKS:

ZONING:	R-2
FRONT =	25' B/S
EXTERIOR SIDE=	25' B/S
SIDE =	8' B/S
REAR =	25' B/S

R-2 BOUNDARY

RESIDENTIAL DENSITY

1 – C-2 AREA

72 – R-3 TOWN HOME LOTS

40 – R-2 SINGLE FAMILY LOTS

112 TOTAL RESIDENTIAL LOTS

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HAWKS LANDING

PEA RIDGE, AR

Key Plan

No.	Description	Date

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OVERALL SITE PLAN (C)

C-101

DRAWING: G:\2511\1200 HAWKS LANDING\ARCHITECTURE\CIVIL\CW01-OVERALL SITE PLAN.DWG
LAYOUT: C-101 OVERALL SITE PLAN (C) XREFS: XR-TB-ALTA
LAST EDITED BY: ALLISON LANEY, 8/21/2026 9:25:41 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
LP — LIGHT POLE	EASEMENT
	CURB
	RIGHT OF WAY
	ROAD CENTERLINE
	OVERHEAD ELECTRIC

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT BUILDER
	SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT

BUILDING SETBACKS:

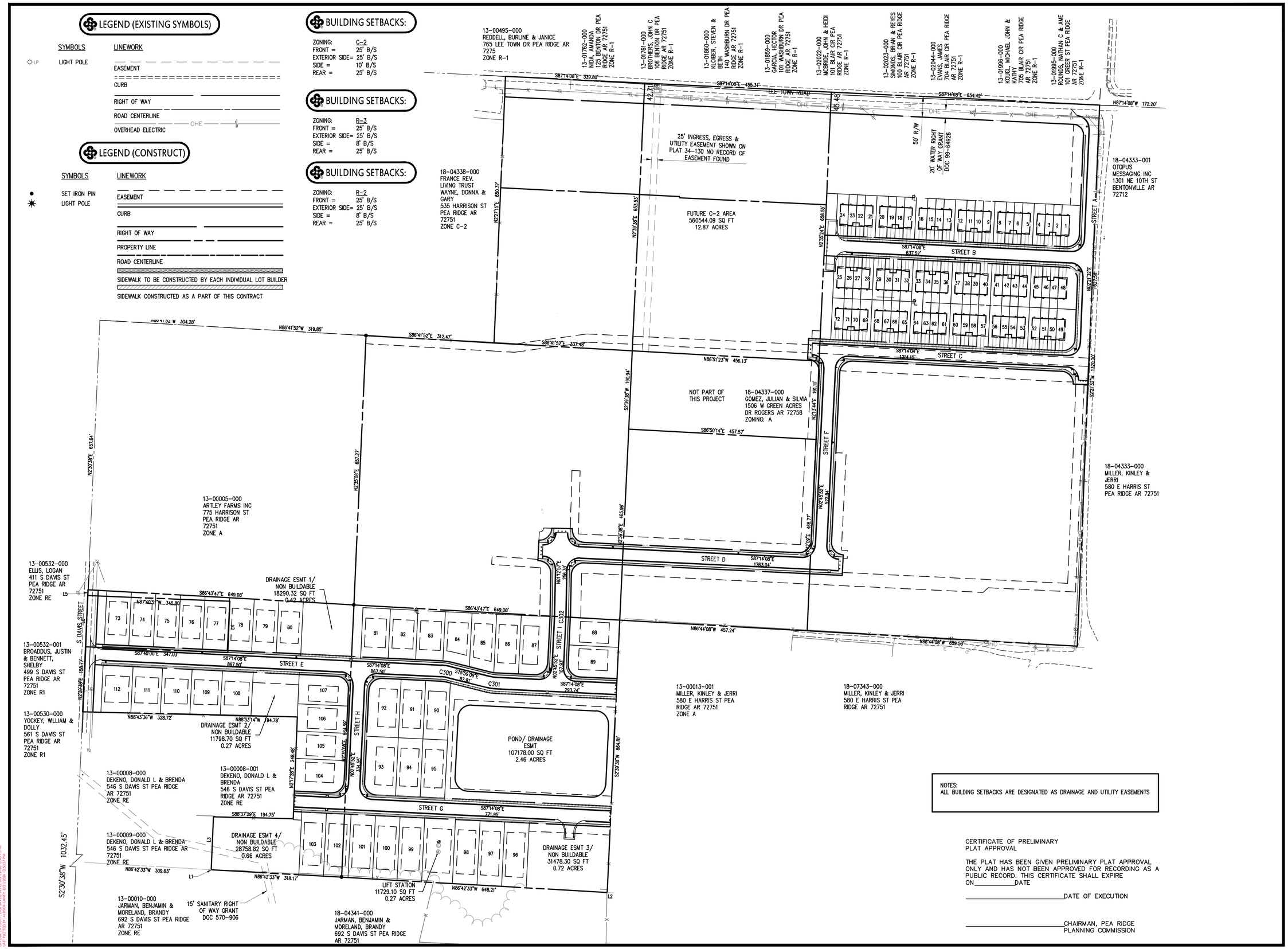
ZONING: C-2
FRONT = 25' B/S
EXTERIOR SIDE= 25' B/S
SIDE = 10' B/S
REAR = 25' B/S

BUILDING SETBACKS:

ZONING: R-3
FRONT = 25' B/S
EXTERIOR SIDE= 25' B/S
SIDE = 8' B/S
REAR = 25' B/S

BUILDING SETBACKS:

ZONING: R-2
FRONT = 25' B/S
EXTERIOR SIDE= 25' B/S
SIDE = 8' B/S
REAR = 25' B/S



NOTES:
ALL BUILDING SETBACKS ARE DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THE PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON_____DATE

_____DATE OF EXECUTION

_____CHAIRMAN, PEA RIDGE PLANNING COMMISSION

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GRAPHIC SCALE IN FEET
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HAWKS LANDING

PEA RIDGE, AR

Key Plan

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OVERALL PRELIMINARY PLAT

C-102

DRAWING: CL25111200 (JARMIS ARDREY) (WEREPS)(C-TUL)(CIVIL LOWCU) OVERALL PRELIMINARY PLAT.DWG
LAST MODIFIED BY: AUSTIN LANEY 8/21/2026 12:05:37 PM
LAST PLOTTED BY: AUSTIN LANEY 8/21/2026 12:05:37 PM

PARCEL AREA TABLE

PARCEL #	AREA SQ.FT.
1	4384.55
2	2036.60
3	2036.60
4	2851.24
5	2851.24
6	2036.60
7	2036.60
8	2851.24
9	2851.24
10	2036.60
11	2036.60
12	2851.24
13	2851.24
14	2036.60
15	2036.60
16	2851.24
17	2851.24
18	2036.60
19	2036.60
20	2851.24
21	2851.24
22	2036.60
23	2036.60
24	2851.24
25	2851.24
26	2036.60
27	2036.60
28	2851.24
29	2851.24
30	2036.60
31	2036.60
32	2851.24
33	2851.24
34	2036.60
35	2036.60
36	2851.24
37	2851.24
38	2036.60
39	2036.60
40	2851.24

PARCEL AREA TABLE

PARCEL #	AREA SQ.FT.
41	2851.24
42	2036.60
43	2036.60
44	2851.24
45	2851.24
46	2036.60
47	2036.60
48	4500.48
49	4567.48
50	2036.60
51	2036.60
52	2851.24
53	2851.24
54	2036.60
55	2036.60
56	2851.24
57	2851.24
58	2036.60
59	2036.60
60	2851.24
61	2851.24
62	2036.60
63	2036.60
64	2851.24
65	2851.24
66	2036.60
67	2036.60
68	2851.24
69	2851.24
70	2036.60
71	2036.60
72	2851.24
73	7850.87
74	7819.09
75	7787.30
76	7755.52
77	7723.74
78	7691.96
79	7660.17
80	7628.39

PARCEL AREA TABLE

PARCEL #	AREA SQ.FT.
81	8043.38
82	8042.84
83	8042.35
84	8117.81
85	8225.65
86	8576.67
87	9813.25
88	8016.82
89	9039.13
92	10762.12
93	10762.12
94	8536.57
95	8536.57
96	9486.63
97	9453.56
98	9420.49
99	9346.08
100	9313.00
101	9279.93
102	9246.86
103	9213.79
104	9403.56
105	8017.50
106	8054.03
107	8514.59
108	8025.09
109	8051.77
110	7970.91
111	8105.86
112	8354.82

PARCEL AREA TABLE

PARCEL #	AREA SQ.FT.	AREA ACRES
DRAINAGE ESMT 1/ NON BUILDABLE	18290.32	0.42
DRAINAGE ESMT 2/ NON BUILDABLE	11798.70	0.27
DRAINAGE ESMT 3/ NON BUILDABLE	31478.30	0.72
DRAINAGE ESMT 4/ NON BUILDABLE	28758.82	0.66
FUTURE C-2 AREA	560544.09	12.87
LIFT STATION	11729.10	0.27
POND/ DRAINAGE ESMT	107178.00	2.46

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.34'	30.00'	90°24'20"	N47° 33' 19"E	42.58'
C2	46.91'	30.00'	89°35'40"	N42° 26' 41"W	42.27'
C3	47.34'	30.00'	90°24'20"	N47° 33' 42"E	42.58'
C5	47.12'	30.00'	90°00'00"	S42° 14' 08"E	42.43'
C6	47.12'	30.00'	90°00'00"	N47° 45' 52"E	42.43'
C7	6.81'	75.00'	5°12'06"	S84° 38' 05"E	6.81'
C8	7.92'	75.00'	6°02'54"	S79° 00' 35"E	7.91'
C9	21.30'	125.00'	9°45'41"	S80° 51' 58"E	21.27'
C10	3.25'	125.00'	1°29'19"	S86° 29' 28"E	3.25'
C11	14.73'	75.00'	11°15'00"	N81° 36' 38"W	14.70'
C12	47.12'	30.00'	90°00'00"	S47° 45' 52"W	42.43'
C13	24.54'	125.00'	11°15'00"	N81° 36' 38"W	24.50'
C14	47.12'	30.00'	90°00'00"	S42° 14' 08"E	42.43'
C15	47.12'	30.00'	90°00'00"	N47° 45' 52"E	42.43'
C16	47.12'	30.00'	90°00'00"	N42° 14' 08"W	42.43'
C17	39.09'	25.00'	89°35'40"	N42° 26' 18"W	35.23'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S87° 14' 08"E	15.13'
L26	S87° 14' 08"E	28.00'
L27	S87° 14' 08"E	20.00'
L28	S87° 14' 08"E	20.00'
L29	S87° 14' 08"E	28.00'
L30	S87° 14' 08"E	28.00'
L31	S87° 14' 08"E	20.00'
L32	S87° 14' 08"E	20.00'
L33	S87° 14' 08"E	28.00'
L34	S87° 14' 08"E	28.00'
L35	S87° 14' 08"E	20.00'
L36	S87° 14' 08"E	20.00'
L37	S87° 14' 08"E	28.00'
L38	S87° 14' 08"E	28.00'
L39	S87° 14' 08"E	20.00'
L40	S87° 14' 08"E	20.00'
L41	S87° 14' 08"E	28.00'
L42	S87° 14' 08"E	28.00'
L43	S87° 14' 08"E	20.00'
L44	N87° 14' 08"W	20.00'
L45	N87° 14' 08"W	28.00'
L46	S87° 14' 08"E	20.00'
L47	S87° 14' 08"E	20.00'
L48	N87° 13' 43"W	22.92'
L49	N2° 45' 52"E	5.73'
L50	N75° 59' 08"W	8.95'
L51	N88° 37' 29"W	0.14'
L52	S2° 45' 52"W	17.46'
L53	N87° 14' 08"W	20.00'
L54	S2° 17' 28"W	34.52'
L55	N2° 17' 28"E	31.98'
L56	N87° 14' 08"W	15.91'
L57	S87° 14' 08"E	16.93'
L58	N87° 14' 08"W	44.63'
L59	N87° 14' 08"W	20.00'
L60	N87° 14' 08"W	20.00'
L61	N87° 14' 08"W	28.00'
L62	N87° 14' 08"W	28.00'
L63	N87° 14' 08"W	20.00'
L64	N87° 14' 08"W	20.00'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L65	N87° 14' 08"W	28.00'
L66	N87° 14' 08"W	28.00'
L67	N87° 14' 08"W	20.00'
L68	N87° 14' 08"W	20.00'
L69	N87° 14' 08"W	28.00'
L70	N87° 14' 08"W	20.00'
L71	N87° 14' 08"W	20.00'
L72	N87° 14' 08"W	28.00'
L73	N87° 14' 08"W	28.00'
L74	N87° 14' 08"W	20.00'
L75	N87° 14' 08"W	20.00'
L76	N87° 14' 08"W	28.00'
L77	N87° 14' 08"W	28.00'
L78	N87° 14' 08"W	20.00'
L79	N87° 14' 08"W	20.00'
L80	N87° 14' 08"W	28.00'
L81	N87° 14' 08"W	26.79'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	START POINT	END POINT
C300	100.00	19.63	19.60	(691363.70,772758.41)	(691383.09,772755.55)
C301	100.00	19.63	19.60	(691478.09,772731.84)	(691497.48,772728.98)
C302	100.00	2.70	2.70	(691653.61,772889.57)	(691653.70,772892.27)

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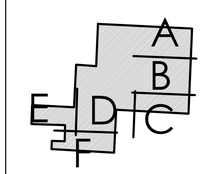
ARKANSAS ENGINEER

HAWKS LANDING

PEA RIDGE, AR

Key Plan



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CONTACT: T. LINDLEY
QC by:
QC Date:

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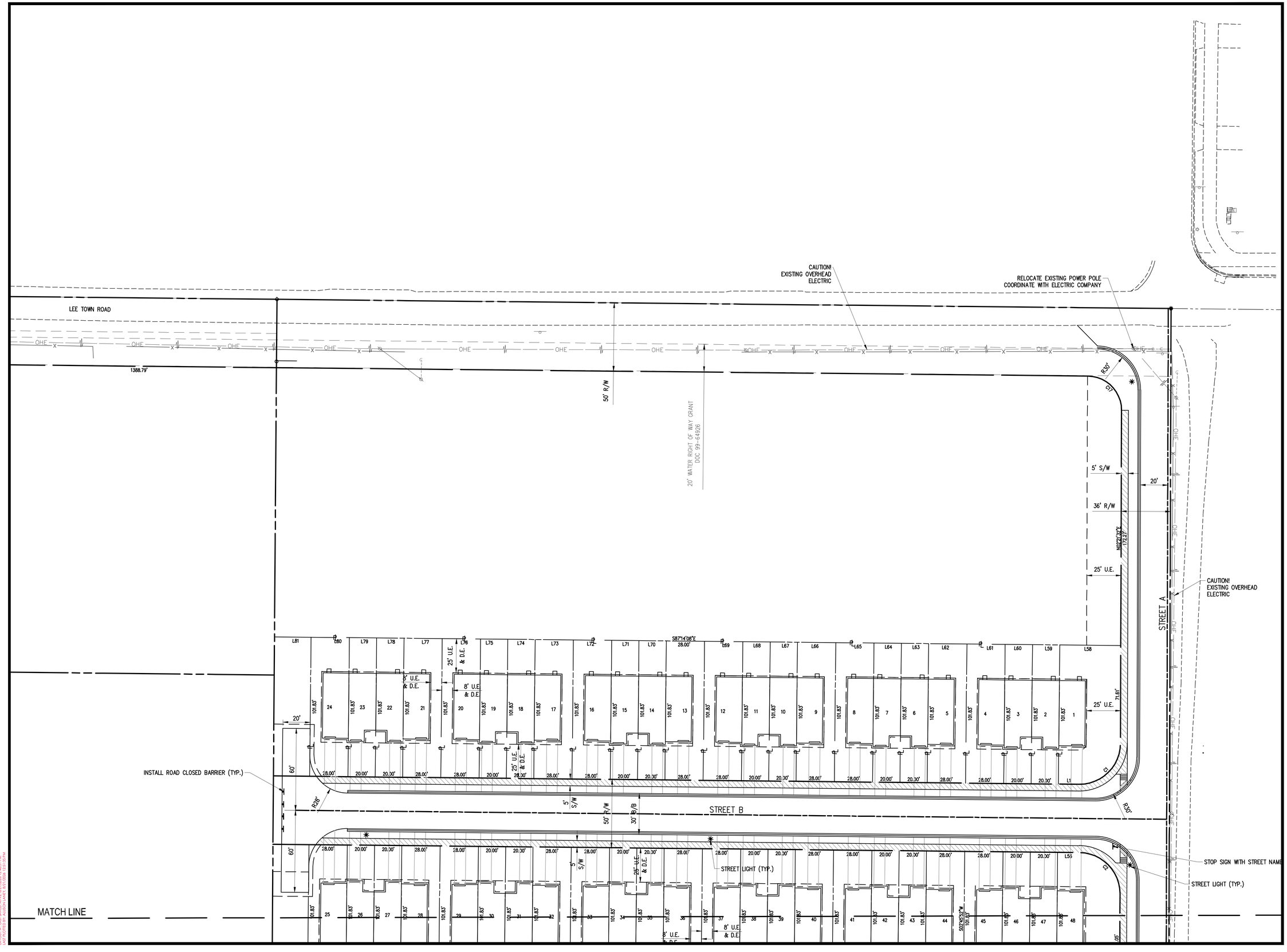
PRELIMINARY PLAT TABLES

C-103

DRAWING: C:\25111200 (HAWKS LANDING WARRANTS)\CIVIL\DWG\1 OVERALL PRELIMINARY PLAT.DWG
LAYOUT: C-103 PRELIMINARY PLAT TABLES LAYOUT: 1 PRELIMINARY PLAT
LAST PLOTTED BY: ALLISON LANEY, 8/21/2026 12:53:58 PM



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30' 0 30'

HAWKS LANDING

PEA RIDGE, AR

Key Plan

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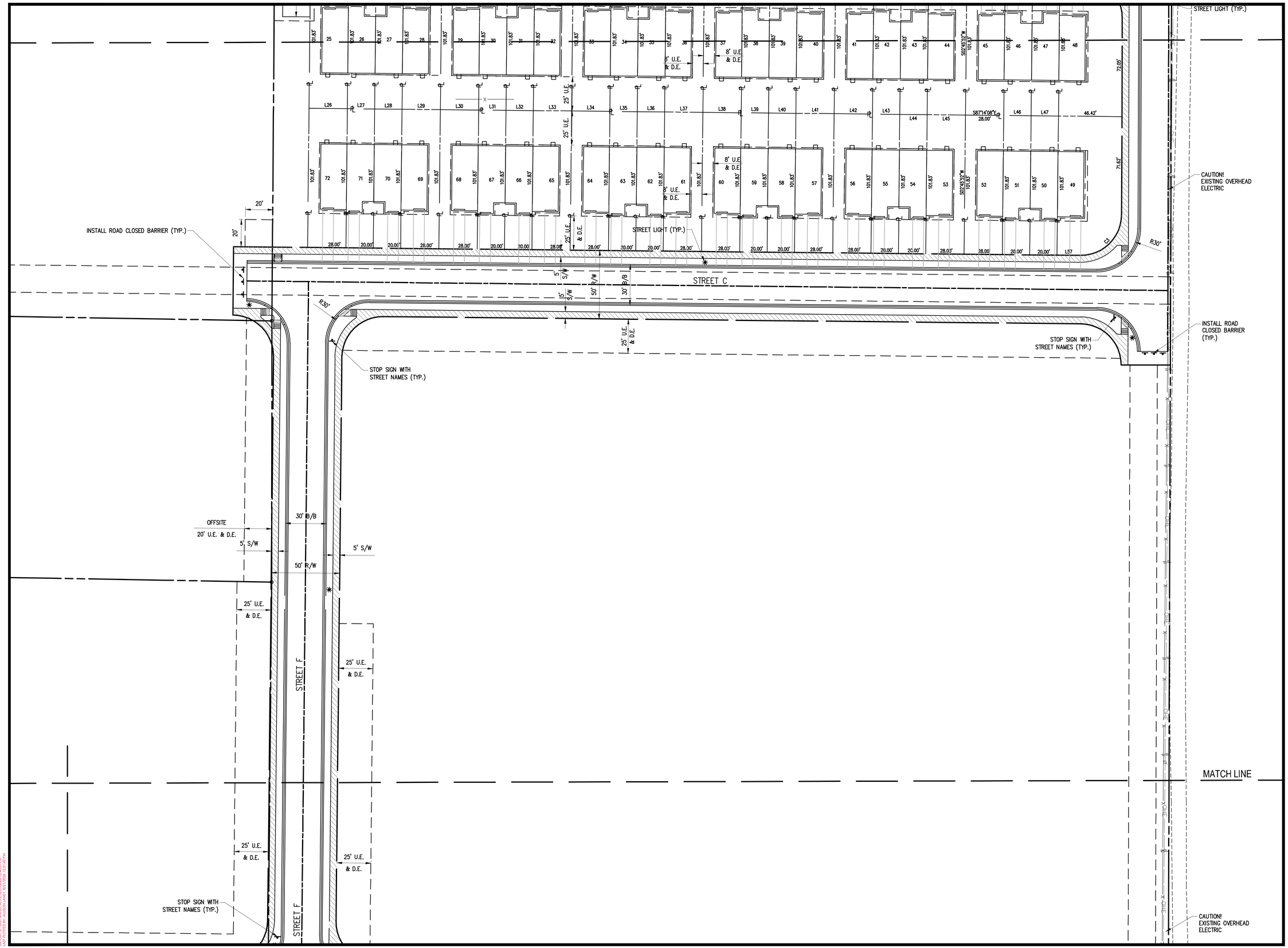
PRELIMINARY PLAT - A

C-104

DRAWING: C:\25111200_HAWKS LANDING\14-PLANS\CIVIL\DWGS\PRELIMINARY PLAT.DWG
LAYOUT: PRELIMINARY PLAT - A LAST PLOTTED BY: ALISON.LAMB 8/21/2026 12:51:13 PM



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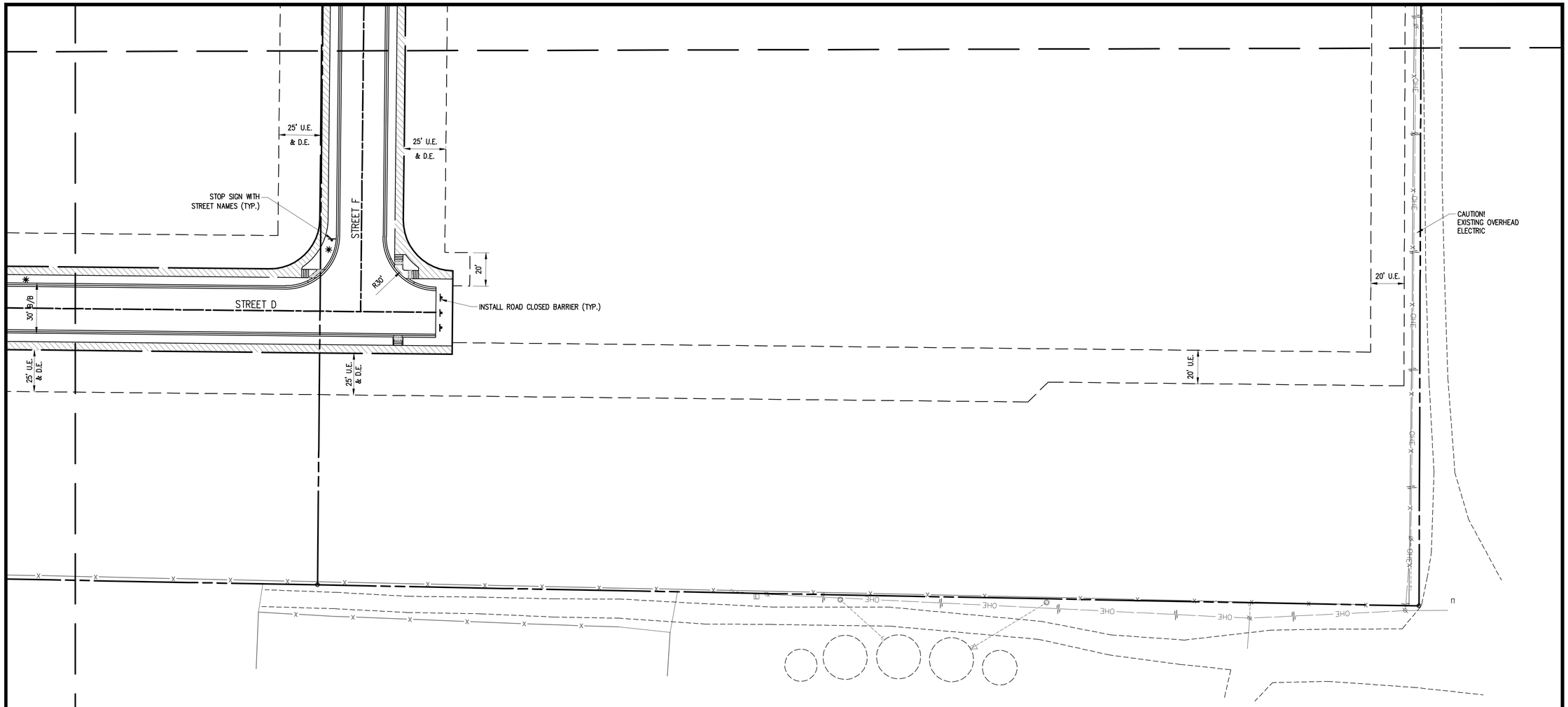
PRELIMINARY PLAT - B

C-105

DRAWING: G:\25111200 JAMES LANDING\ARCHITECTURE\CIVIL\DWG\PRELIMINARY PLAT.DWG
LAYOUT: PRELIMINARY PLAT - B LAST MODIFIED: 8/27/2026 9:25:42 PM
LAST PLOTTED BY: ALLISON LANEY 8/27/2026 9:25:42 PM



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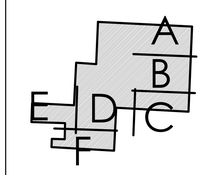

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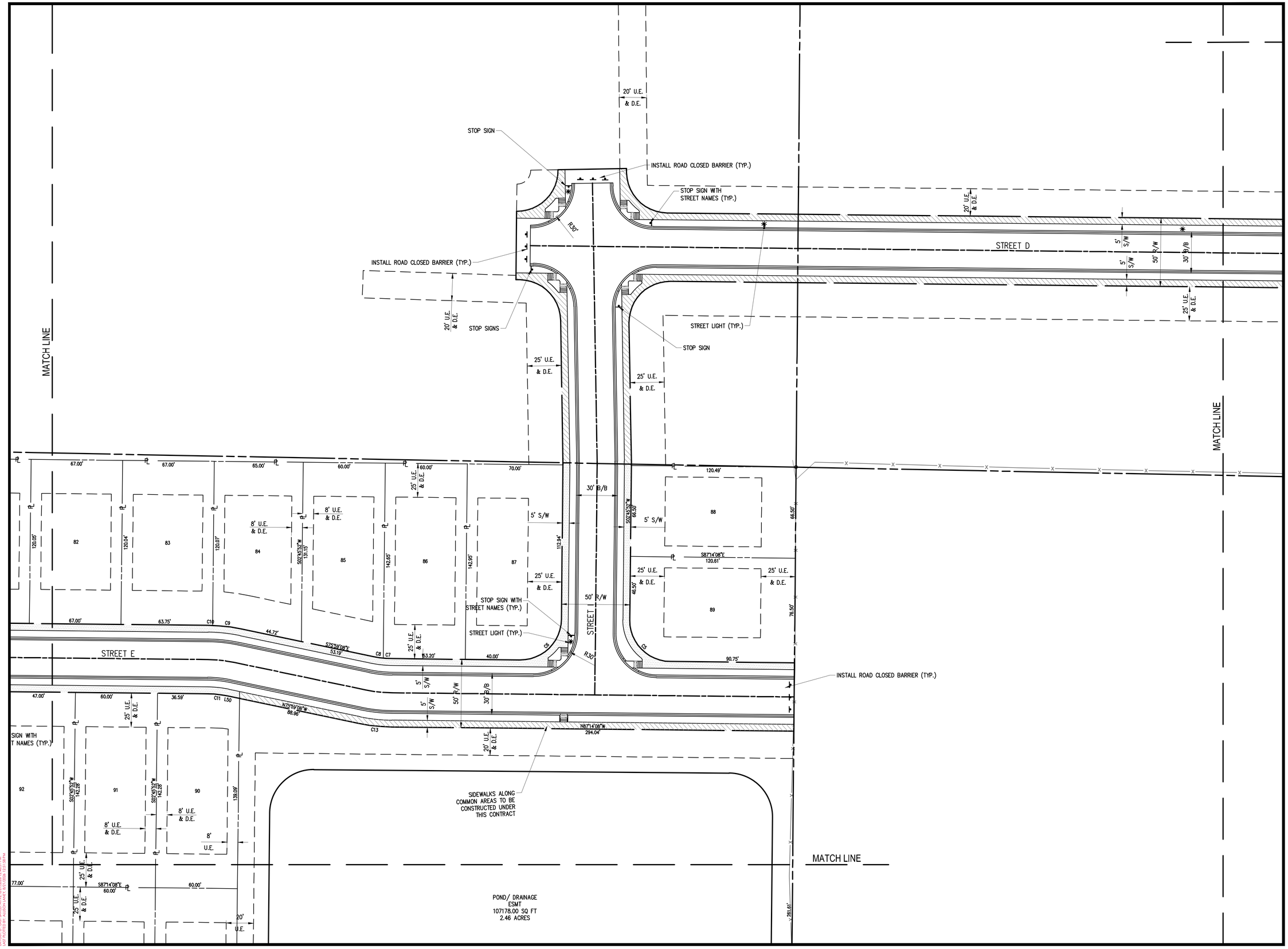
PRELIMINARY PLAT - C

C-106

DRAWING: G:\25111200_HAWKS LANDING\ARCHITECTURE\CIVIL\DWGS\PRELIMINARY PLAT.DWG
LAYOUT: C-106 PRELIMINARY PLAT - C
LAST EDITED BY: ALLISON LANEY, 8/21/2026 12:03:30 PM



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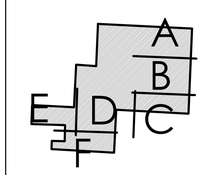
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

HAWKS LANDING

PEA RIDGE, AR

Key Plan



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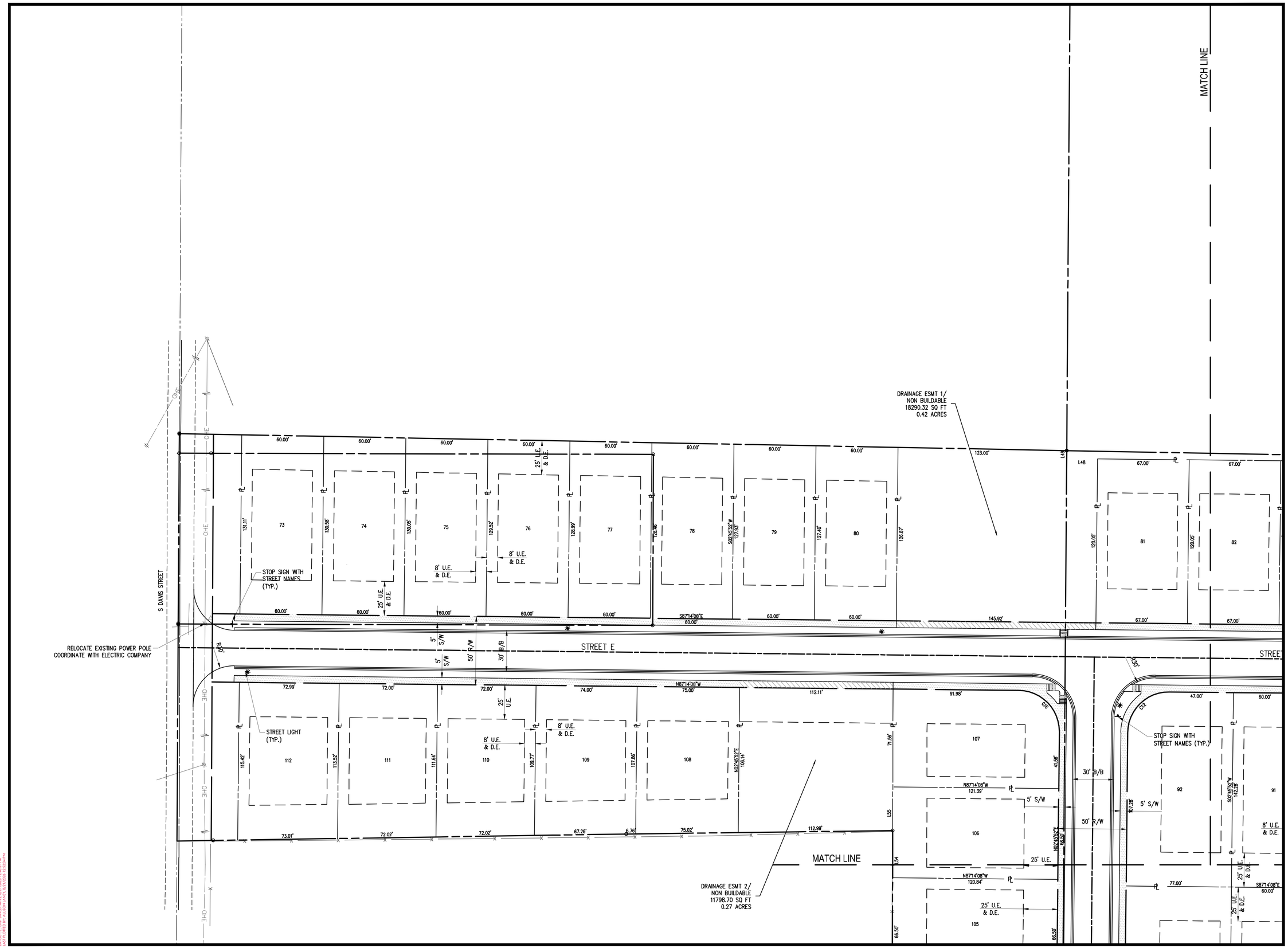
PRELIMINARY PLAT - D

C-107

DRAWING: C:\25111200 (MAWKS LANDING) \AREA\STRUCTURE\CIVIL\DWG\1 PRELIMINARY PLAT.DWG
LAYOUT: PRELIMINARY PLAT - D PLOTTED BY: AUSTIN LANEY 8/21/2026 12:55:58 PM



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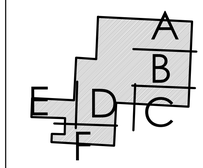
HAWKS LANDING

PEA RIDGE, AR

Key Plan



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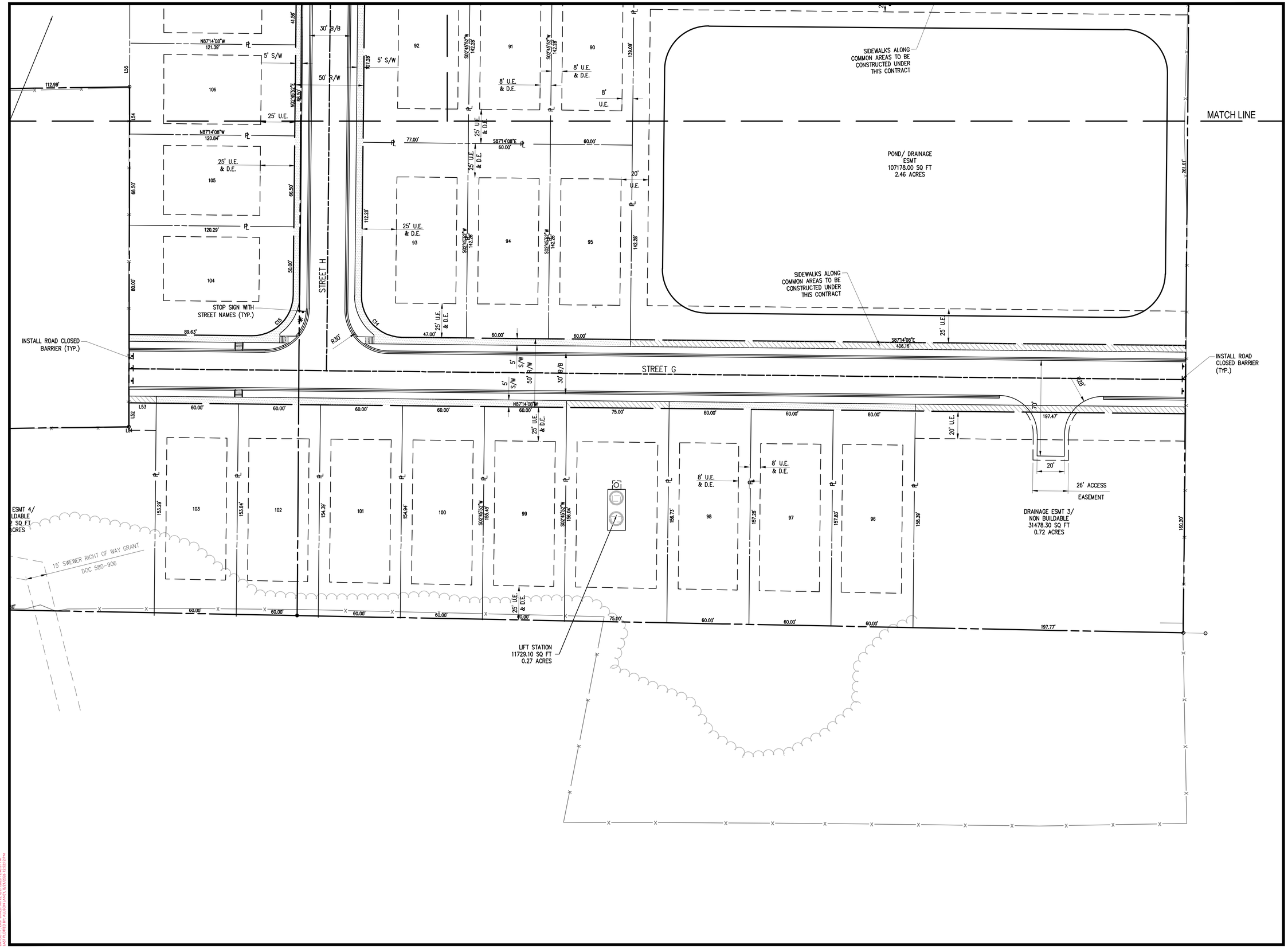
PRELIMINARY PLAT - E

C-108

DRAWING: C:\25111200 JAMES LANDING\04 PLANS\CIVIL\DWGS\ PRELIMINARY PLAT.DWG
LAYOUT: C-108 PRELIMINARY PLAT - E
LAST PLOTTED BY: ALISDAIR LAMAY, 8/21/2026 12:23:34 PM



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HAWKS LANDING

PEA RIDGE, AR

Key Plan

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PRELIMINARY PLAT - F

C-109

DRAWING: G:\25111200_HAWKS LANDING\ARCHITECTURE\CIVIL\DWGS\PRELIMINARY PLAT.DWG
LAYOUT: LAYOUT1 - PRELIMINARY PLAT - F
LAST PLOTTED BY: ALLISON LAKEY, 8/27/2026 12:53:12 PM

LEGEND (EXISTING SYMBOLS)

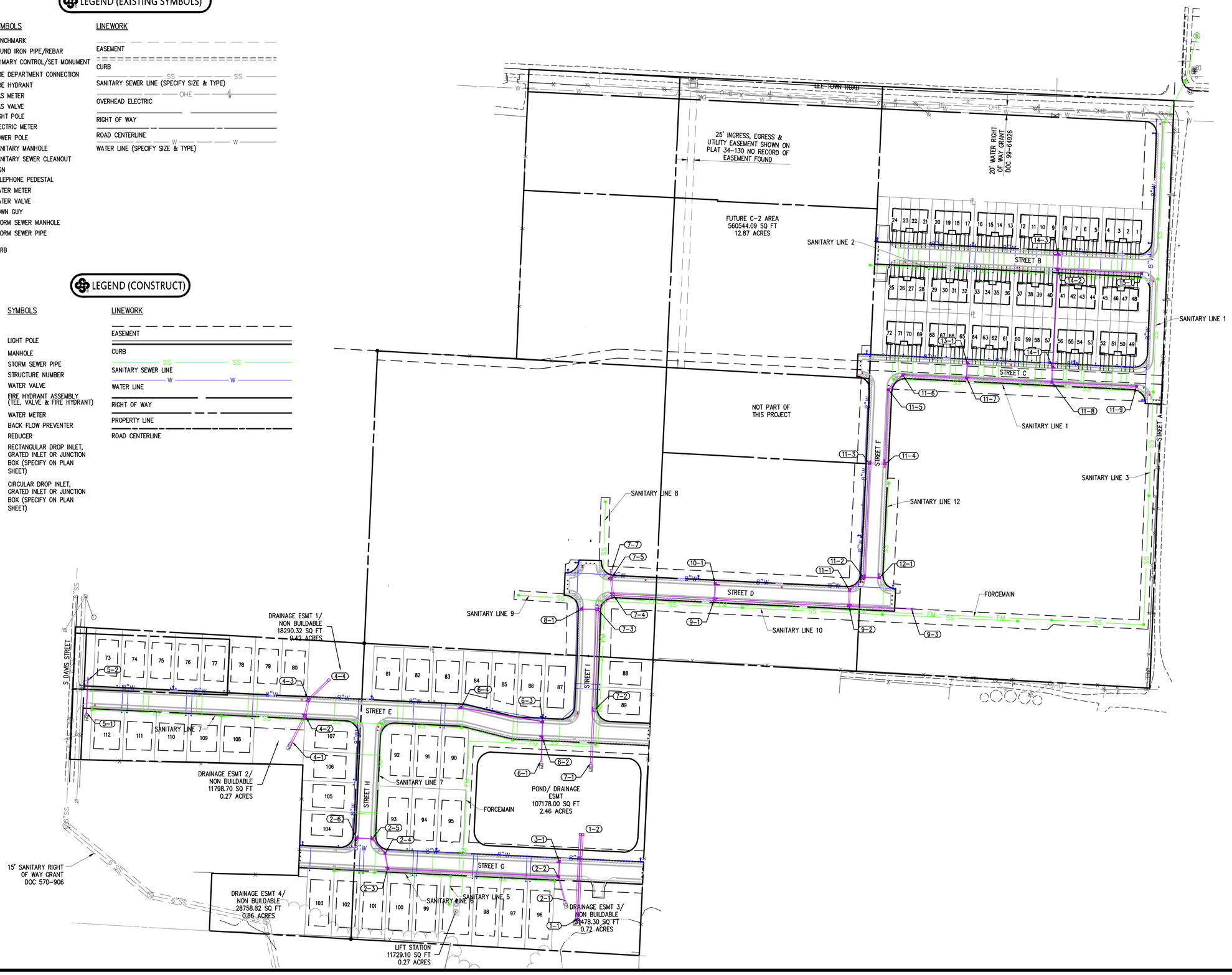
SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
	ELECTRIC METER
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SIGN
	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
OHE	OVERHEAD ELECTRIC
	RIGHT OF WAY
	ROAD CENTERLINE
W	WATER LINE (SPECIFY SIZE & TYPE)

LEGEND (CONSTRUCT)

SYMBOLS	
	LIGHT POLE
	MANHOLE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE
W	WATER LINE
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE



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GRAPHIC SCALE IN FEET
100' 0 100'

HAWKS LANDING

PEA RIDGE, AR

Key Plan

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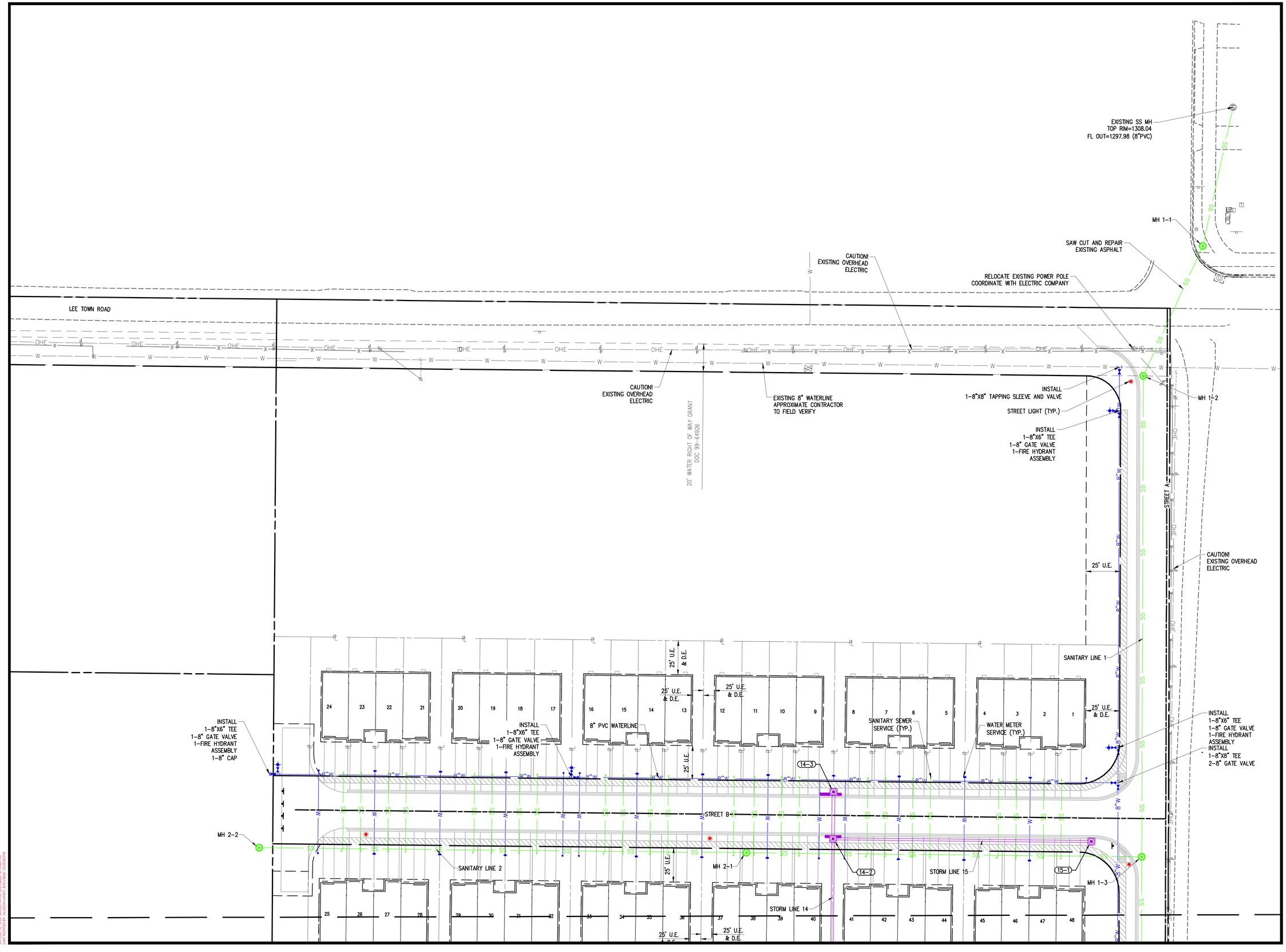
OVERALL UTILITY PLAN (C)

C-110

DRAWING: (C)\25111200 LAWNSLANDING\DRAWINGS\CIVIL\DWGS\OVERALL UTILITY PLAN.DWG
LAYOUT: C-110 OVERALL UTILITY PLAN (C) XREFS: XREF-TITLE
LAST PLOTTED BY: ALISON LAKEY 8/21/2026 12:52:53 PM



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30' 0 30'

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PEA RIDGE, AR

Key Plan

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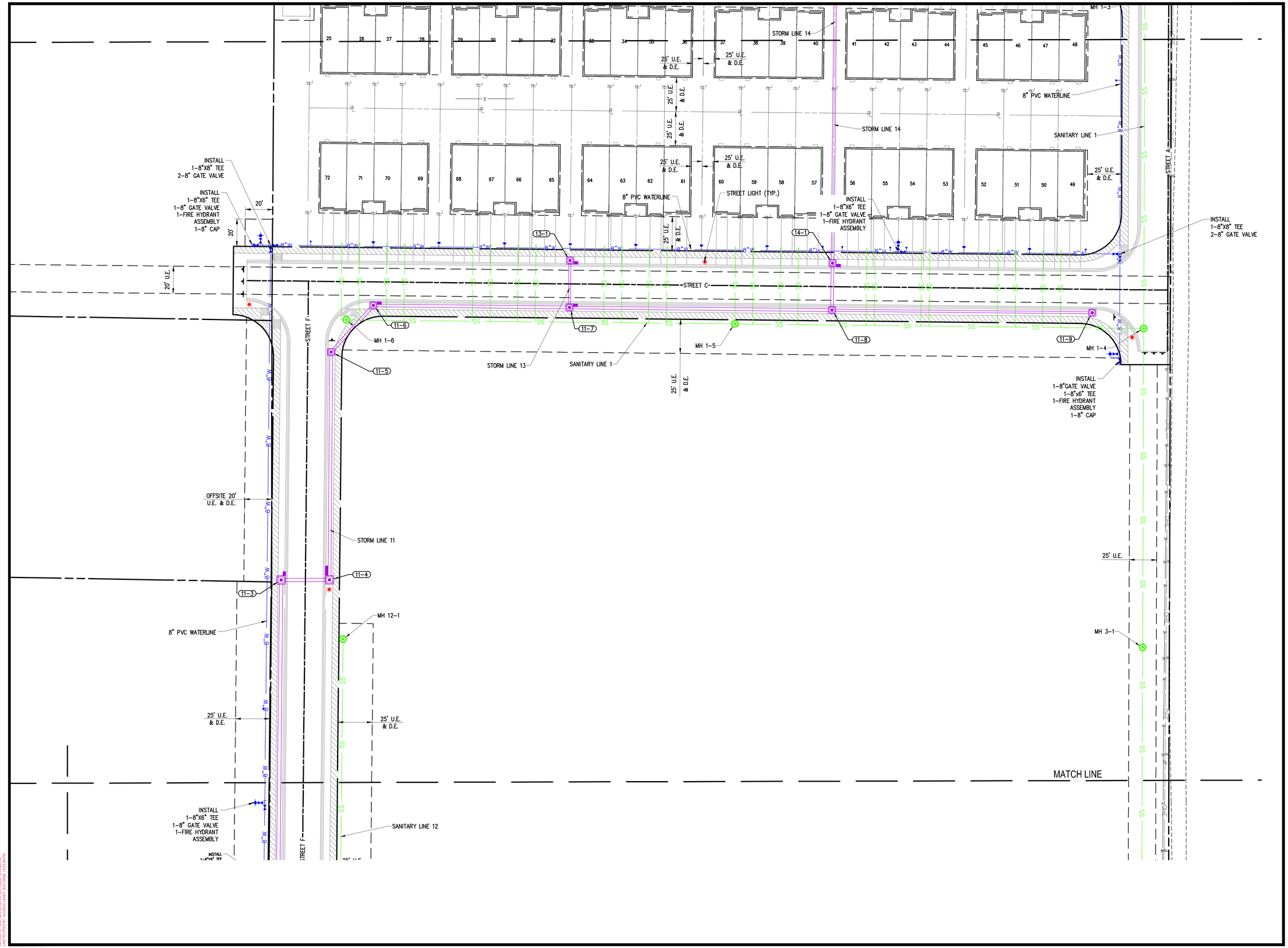
UTILITY PLAN - A (C)

C-111

DRAWING: G:\25111200_HAWKS LANDING\SHEETS\INTERIOR\CIVIL\DWGS\UTILITY PLAN.DWG
LAYOUT: C-111 UTILITY PLAN - A (C) - 24X36 - 1:30 SCALE
LAST EDITED BY: ALLISON LANE, 8/27/2026 12:53:22 PM



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30' 0 30'

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Key Plan

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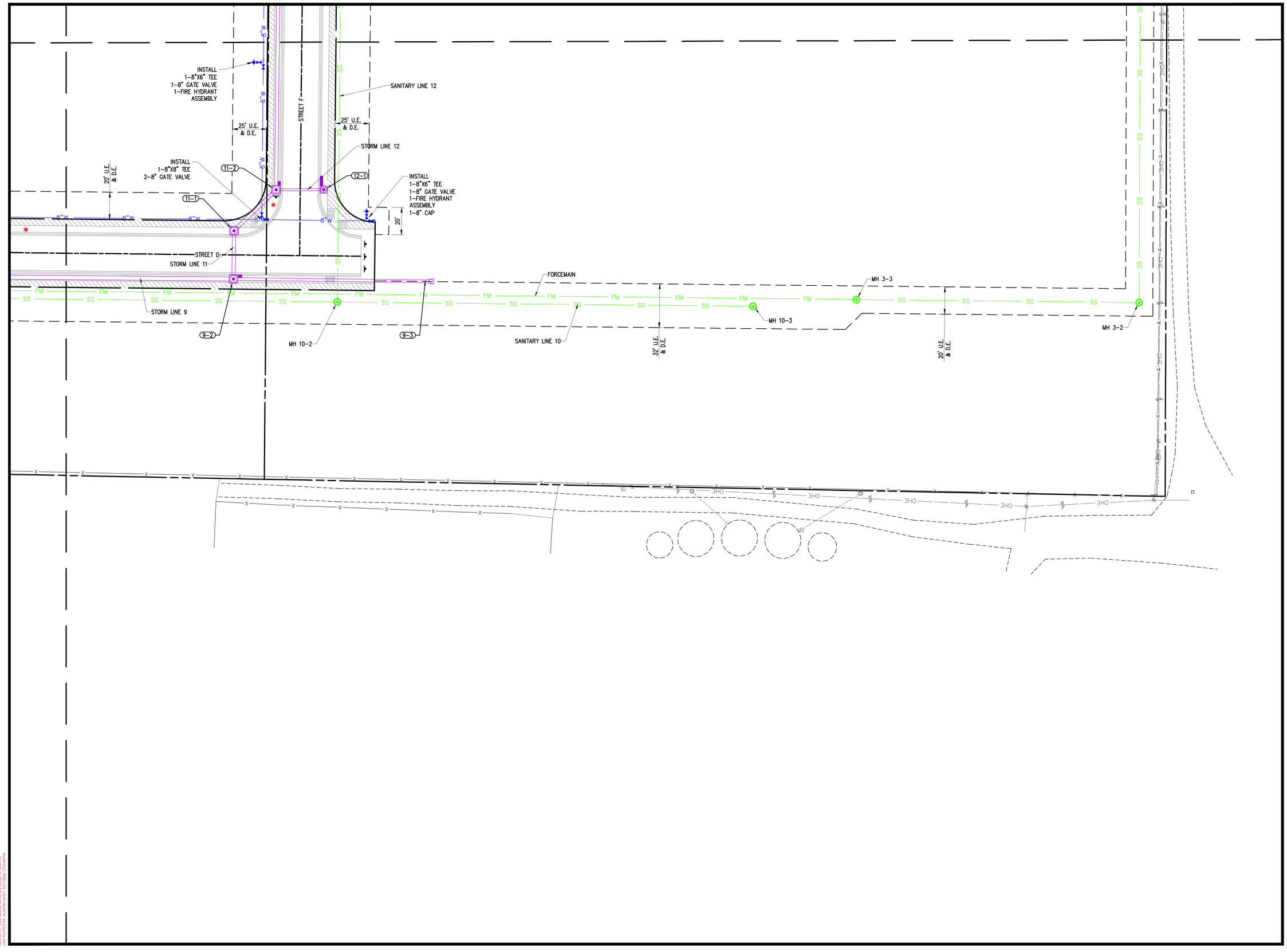
UTILITY PLAN - B (C)

C-112

DRAWING: G:\25111200 JAMES LANDING\DRAFTING\PLCW\UTILITY PLAN.DWG
LAYOUT: C-112 UTILITY PLAN - B (C) - 24X36 - 1:20
LAST PLOTTED BY: ALISON LAMY 8/27/2026 12:53:29 PM



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30' 0 30'

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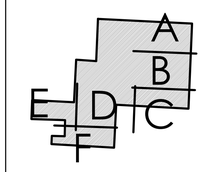
PEA RIDGE, AR

Key Plan



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UTILITY PLAN - C (C)

C-113

DRAWING: G:\25111200_HAWKS LANDING\ARCHITECTURE\CIVIL\DWG\UTILITY PLAN.DWG
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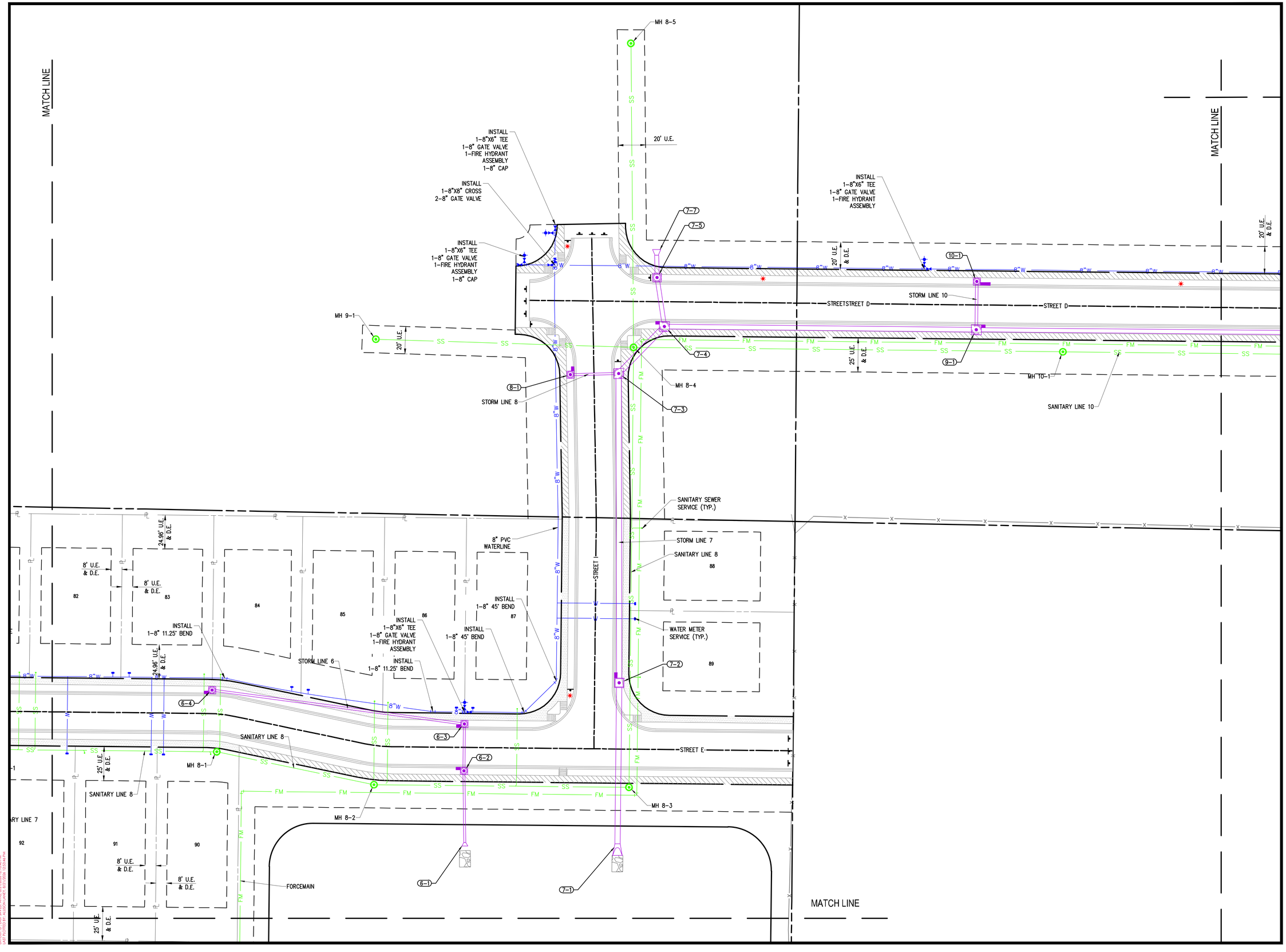
LAST PLOTTED BY: ALLISON LANEY, 8/21/2026 12:03:38 PM



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Key Plan

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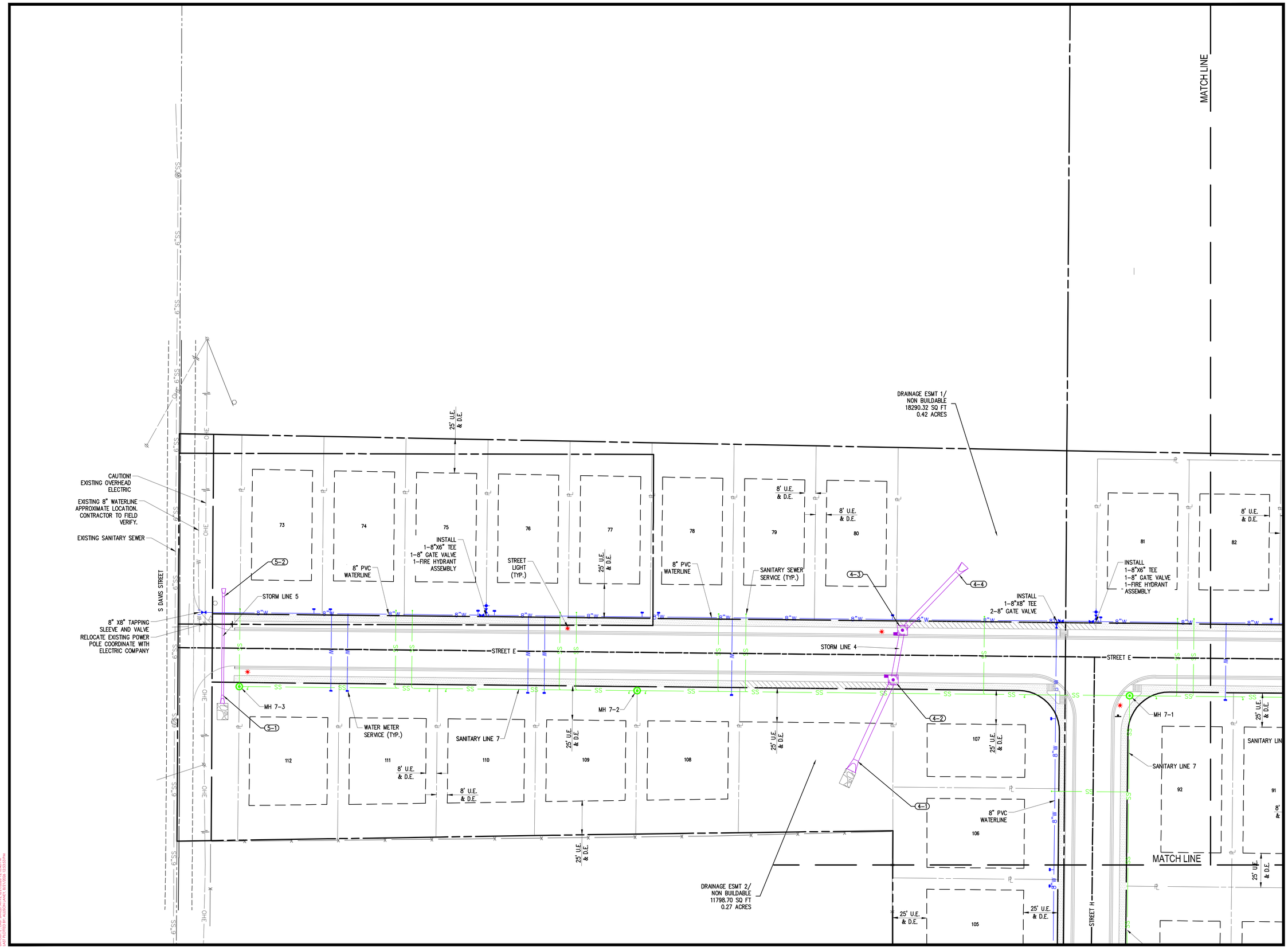
UTILITY PLAN - D (C)

C-114

DRAWING: G:\25111200_HAWKS LANDING\PRACTICE\CIVIL\DWG\UTILITY PLAN.DWG
LAYOUT: C-114 UTILITY PLAN - D (C) XREFS: XR-TB-ARCH
LAST EDITED BY: ALISON LANEY, 8/21/2026 9:25:14 AM



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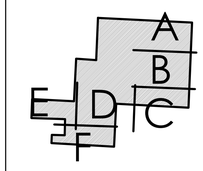
Key Plan



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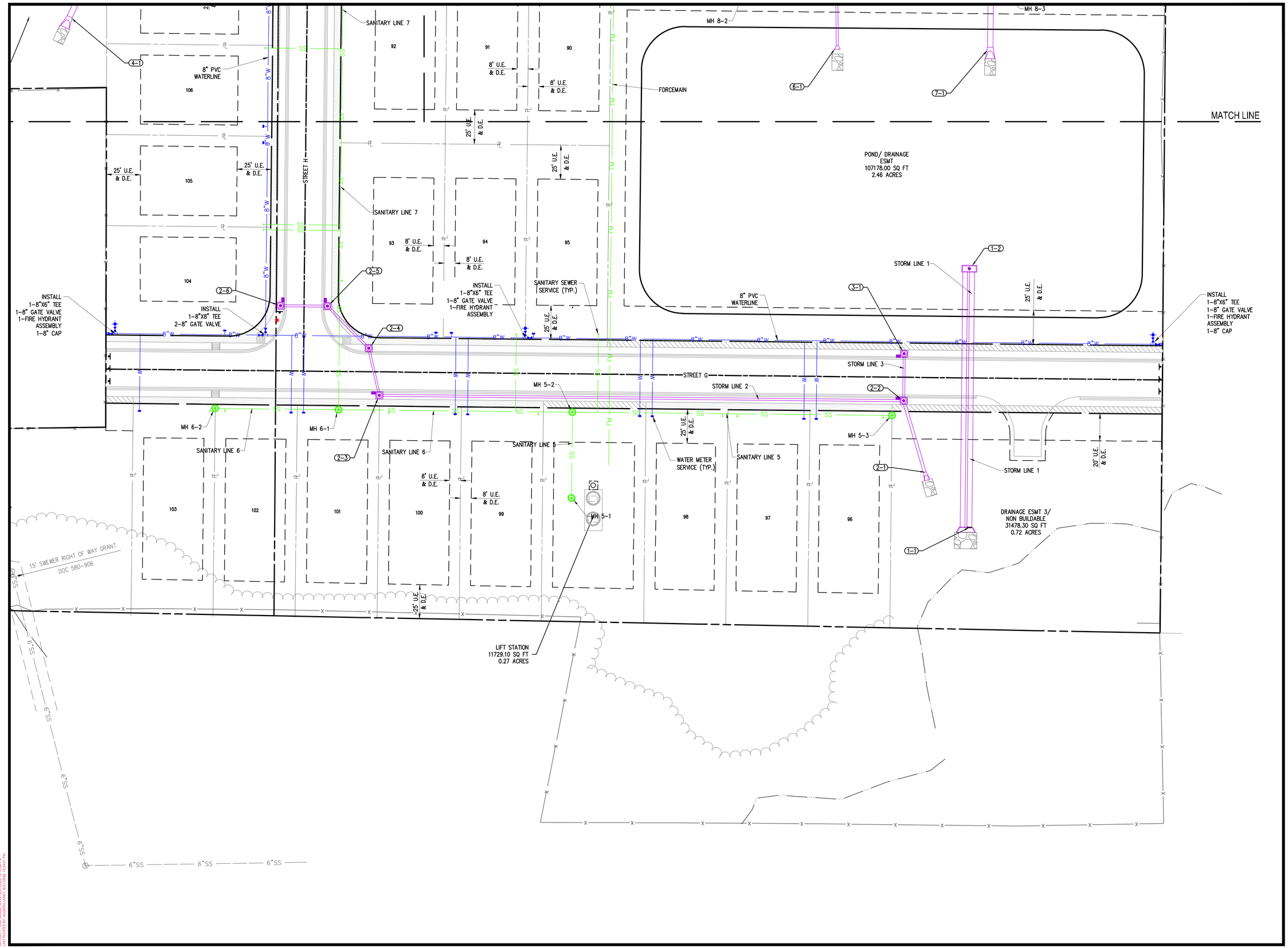
UTILITY PLAN - E (C)

C-115

DRAWING: C:\25111200 JAMES LANDING\DWG\ENGINEERING\CIVIL\DWGS\UTILITY PLAN.DWG
LAST EDITED BY: TLINDLEY 8/21/2026 12:53:53 PM
LAST PLOTTED BY: ALISON LAMBY 8/21/2026 12:53:53 PM



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UTILITY PLAN - F (C)

C-116

DRAWING: C:\25111200 JAMES LANDING\24 PREPARE\CTAR\CIVIL\DWGS\ UTILITY PLAN.DWG
CONTACT: T. LINDLEY, ALEX CRAFTON, ALEX.CRAFTON@CTAR.COM
LAST EXPORTED BY: ALEXCRAFTON ON: 8/21/2026 12:24:51 PM

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- LP — LIGHT POLE
- PP — POWER POLE
- SIGN
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- ROAD CENTERLINE
- OVERHEAD ELECTRIC (OHE)

LEGEND (CONSTRUCT)

SYMBOLS

- LIGHT POLE
- STORM SEWER PIPE
- (X-X) STRUCTURE NUMBER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

GRADING PLAN SPOT ELEVATIONS

BW	BOTTOM WALL
FG	FINISHED GRADE
FL	FLOW LINE
G	GUTTER
SW	SIDEWALK
TC	TOP CURB
TP	TOP PAVEMENT
TW	TOP WALL
EG	EXISTING GRADE

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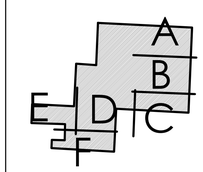
GRAPHIC SCALE IN FEET
100' 0 100'

HAWKS LANDING

PEA RIDGE, AR

Key Plan



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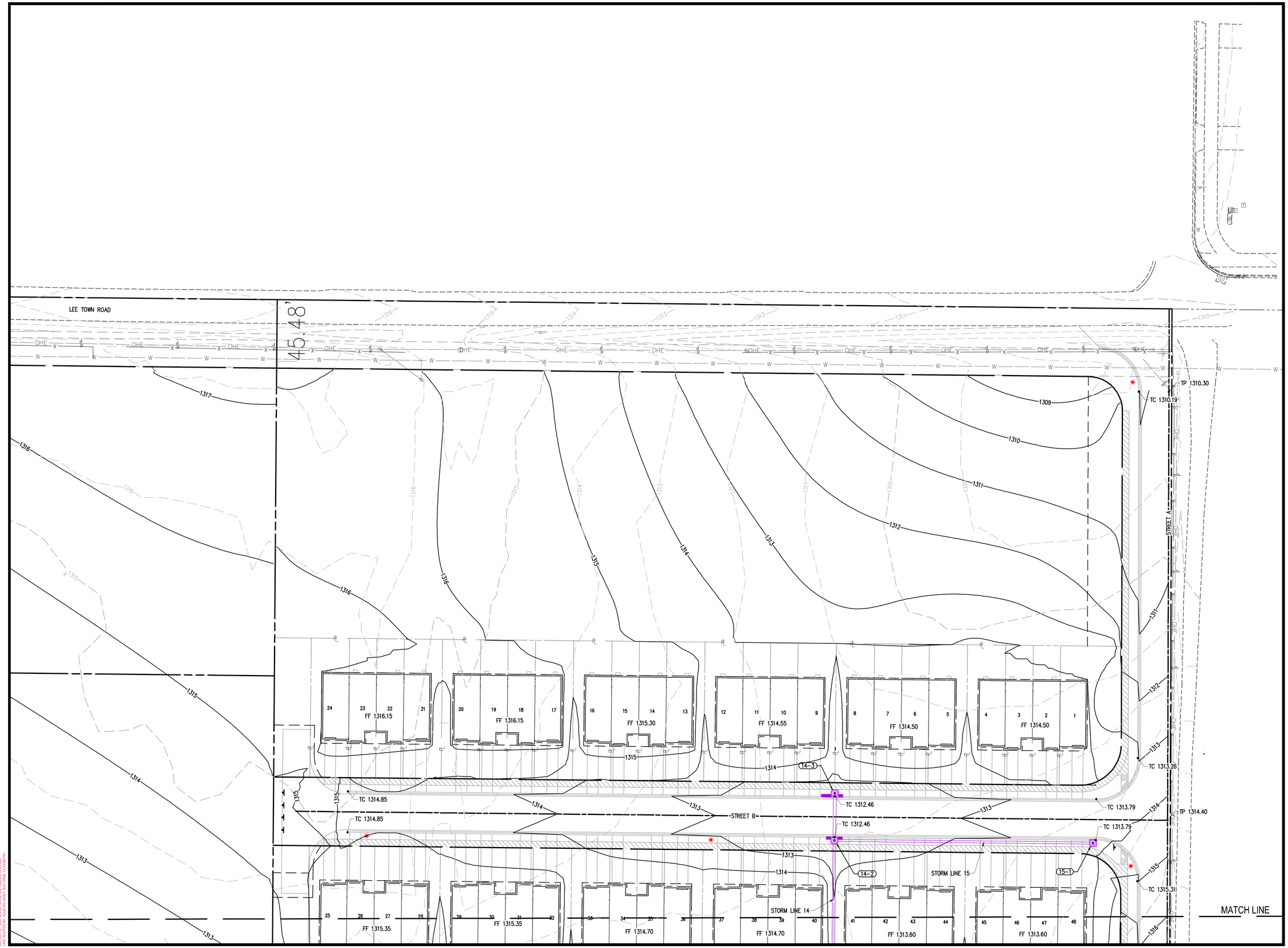
OVERALL GRADING PLAN

C-117

DRAWING: C:\25111200 (HAWKS LANDING)\WORK\PLOT\PLOT\CIVIL\DWG\1-OVERALL GRADING PLAN.DWG
LAYOUT: C-117 OVERALL GRADING PLAN LAYOUT: 1 USER: TLINDLEY DATE: 2026-08-25 TIME: 12:24:54 PM
LAST PLOTTED BY: ALISON LAKEY REV: 25.0.0 - 12-24-24 PM



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30' 0 30'

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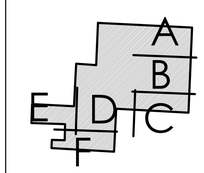
PEA RIDGE, AR

Key Plan



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PROJECT NO: 25111200
ISSUE DATE: 08/24/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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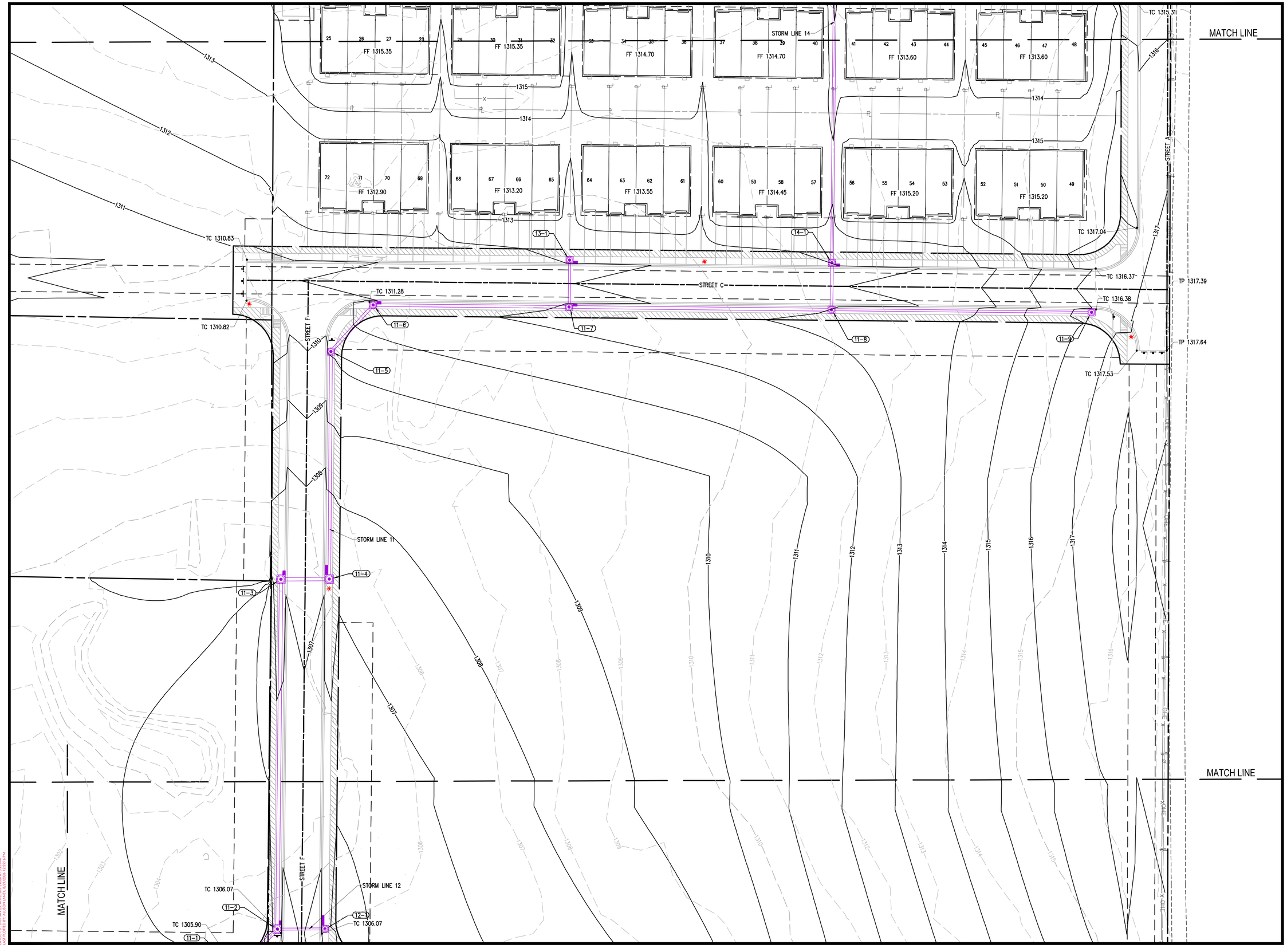
GRADING PLAN - A

C-118

DRAWING: C-25111200 (MARKS LANDING) WIREPATH:C:\TEMP\CIVILDWG\1-GRADING PLAN\GRADING PLAN - A.DWG LAYOUT: C-118 USER: TLINDLEY DATE: 8/21/2026 12:55:08 PM
LAST PLOTTED BY: AUSTIN LANEY 8/21/2026 12:55:08 PM



901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull

479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

HAWKS LANDING

PEA RIDGE, AR

Key Plan

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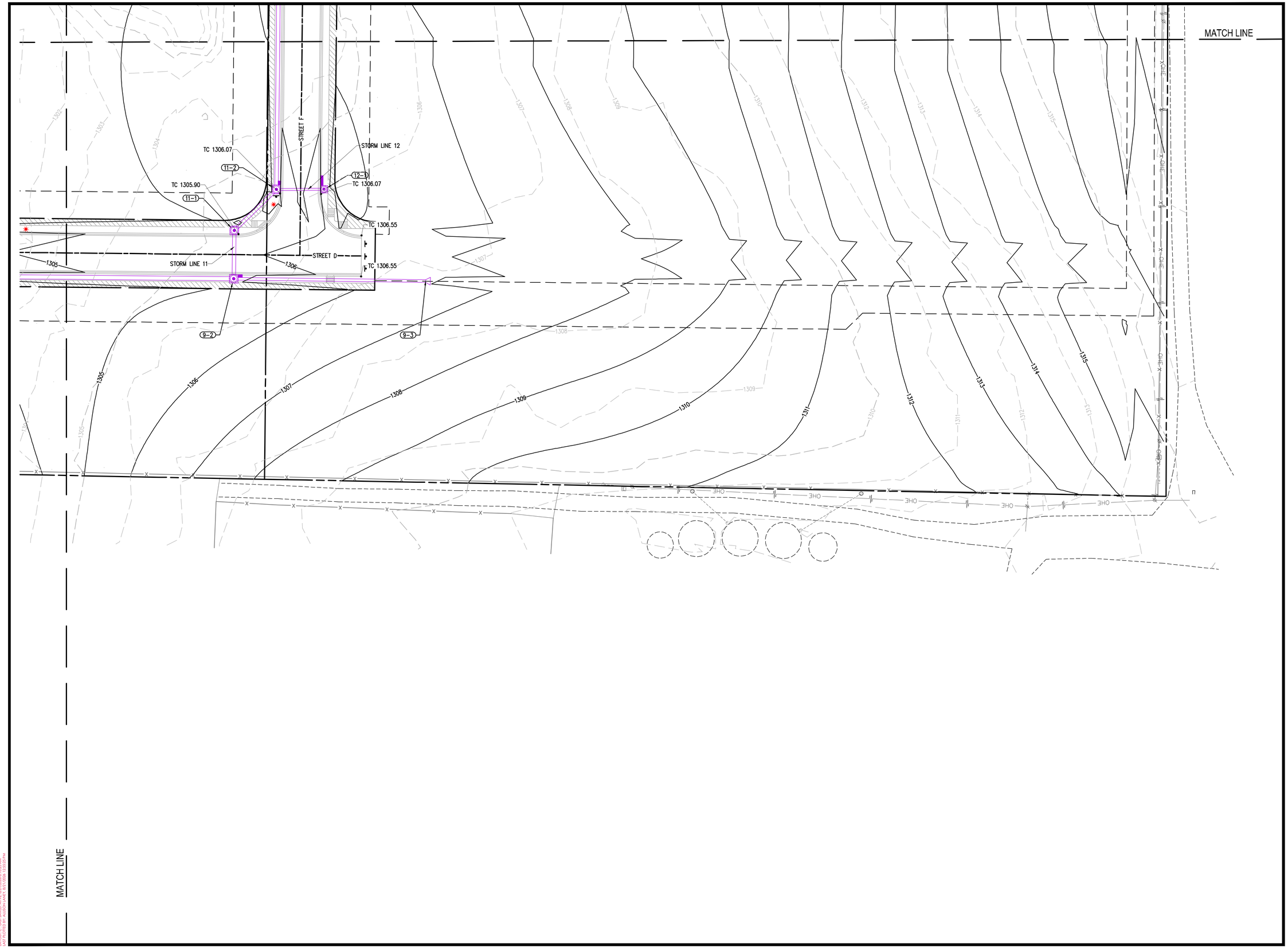
GRADING PLAN - B

C-119

DRAWING: C:\25111200_HAWKS LANDING\WIP\GRDNG\CIVIL\DWG\1_GRADING PLAN.DWG
LAYOUT: C-119 - GRADING PLAN - B - 24x36 - 1:20 SCALE
LAST PLOTTED BY: ALISON LAMBY 8/21/2026 12:55:13 PM



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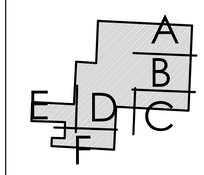
Key Plan



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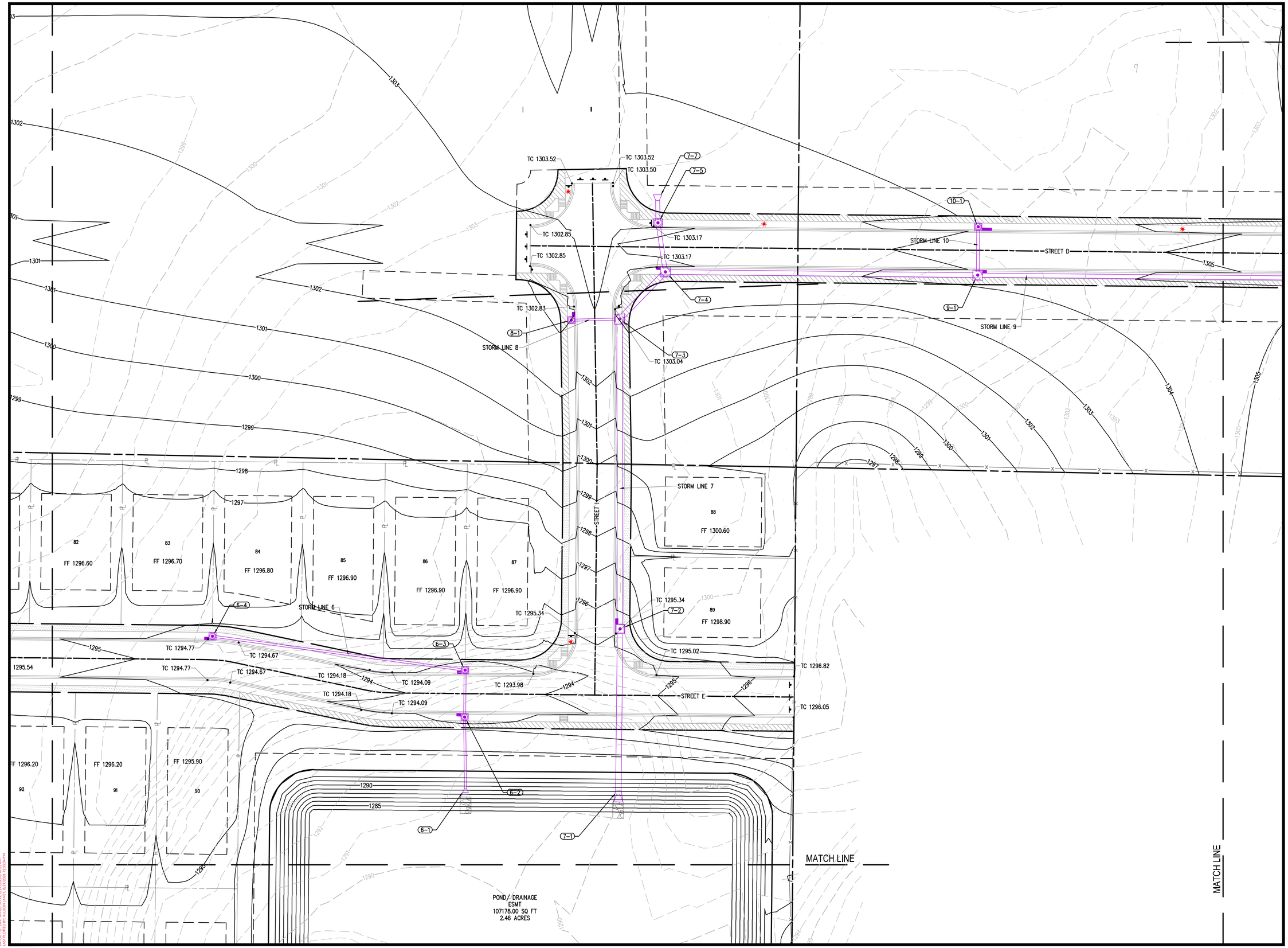
GRADING PLAN - C

C-120

DRAWING: G:\25111200_HAWKS LANDING\ARCHITECTURE\CIVIL\DWG\1 GRADING PLAN.DWG
LAYOUT: C-120 GRADING PLAN - C LAYOUT: 1 VIEW: 1
LAST EDITED BY: ALLISON LANE 8/21/2026 12:05:23 PM



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Key Plan

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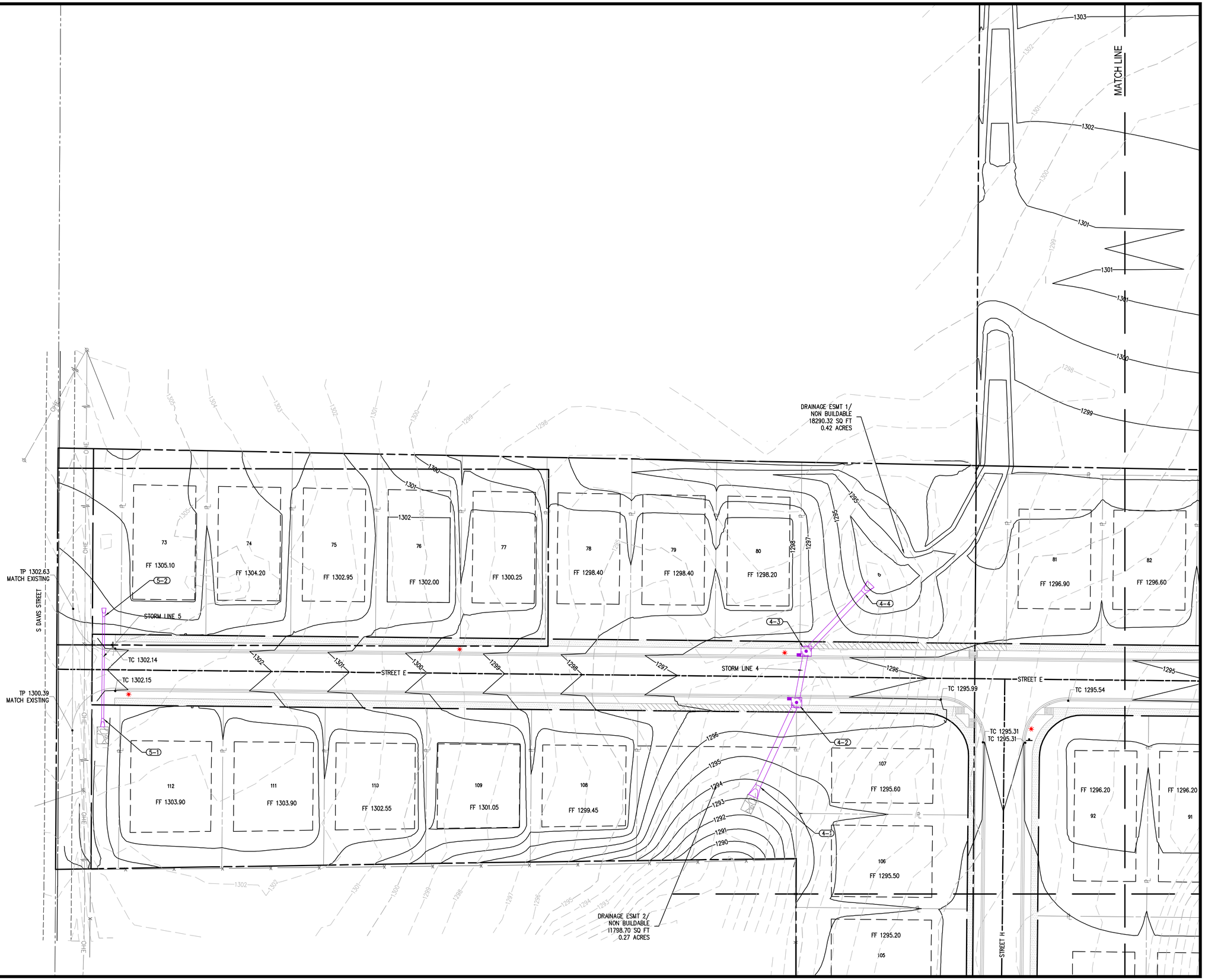
GRADING PLAN - D

C-121

DRAWING: C:\25111200_HAWKSLANDING\WORKING\CTAR\CIVIL\DWGS\GRADING PLAN.DWG
LAYOUT: C-121 - GRADING PLAN - D USER: TLINDLEY
LAST PLOTTED BY: AUSTIN LAWS 8/21/2026 12:53:34 PM



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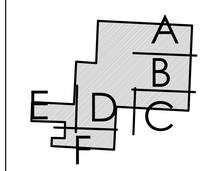
HAWKS LANDING

PEA RIDGE, AR

Key Plan



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CONTACT: T. LINDLEY
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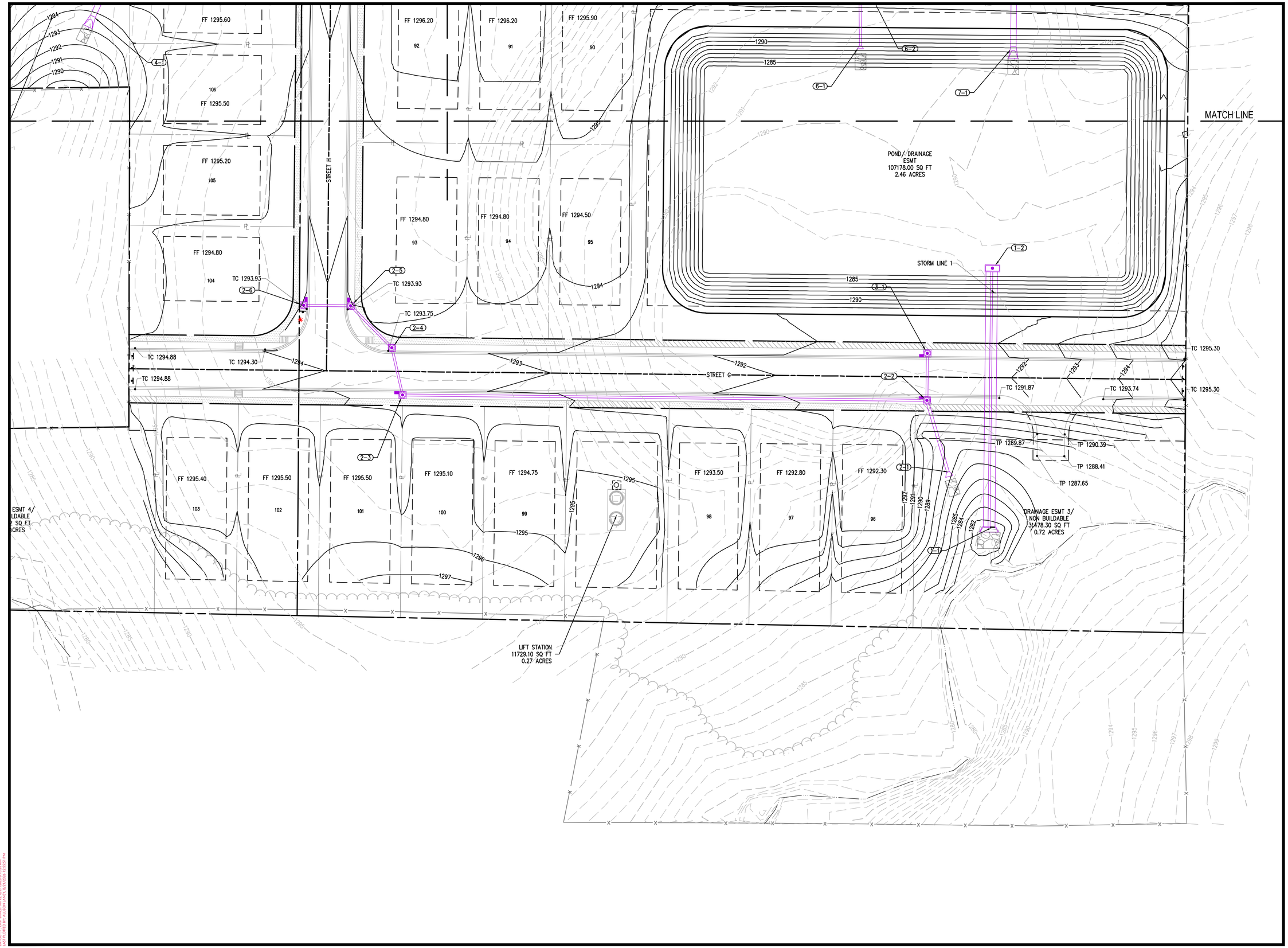
GRADING PLAN - E

C-122

DRAWING: G:\25111200 (HAWKS LANDING)\WIP\STRUCTURE\CIVIL\DWGS\GRADING PLAN.DWG
LAYOUT: LAYOUT1 PLOTTED BY: ALLISON LANEY 8/21/2026 12:53:42 PM
XREF(S) PLOTTED BY: ALLISON LANEY 8/21/2026 12:53:42 PM



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GRAPHIC SCALE IN FEET
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HAWKS LANDING

PEA RIDGE, AR

Key Plan

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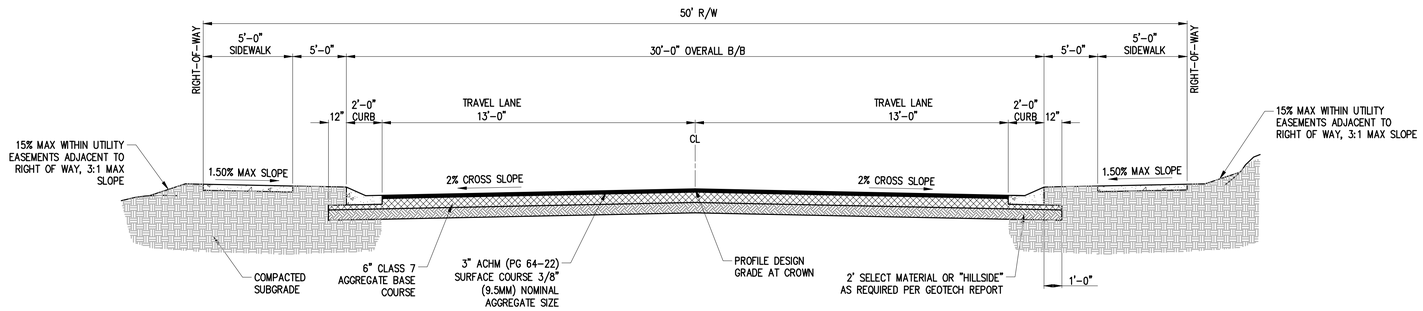
GRADING PLAN - F

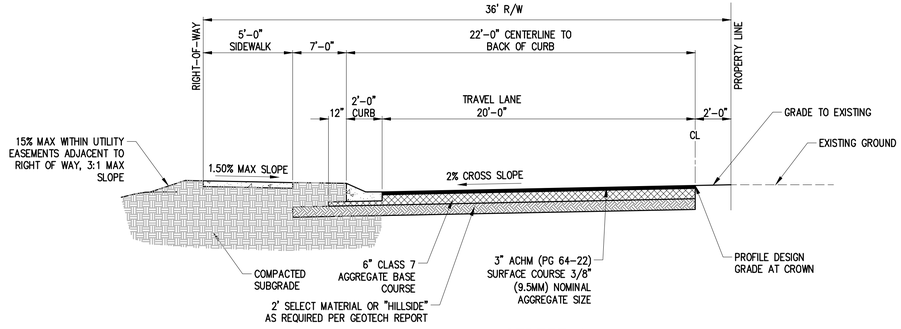
C-123

DRAWING: G:\25111200_HAWKS LANDING\LIBRARIES\CTUSER\CIVIL\DWGS\GRADING PLAN.DWG
LAYOUT: C-123 - GRADING PLAN - F - 24x36 - 1" = 30'
LAST PLOTTED BY: ALISON LAKEY 8/27/2026 12:55:21 PM



TYPICAL 2-LANE ASPHALT STREET SECTION

NTS



STREET A

NTS

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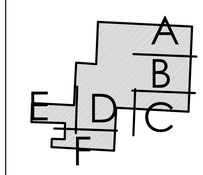
HAWKS LANDING

PEA RIDGE, AR

Key Plan



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TYPICAL SECTIONS

C-501

DRAWING CD:25111200_HAWKSLANDING\ARTRACTICE\TL\CIVIL\DWGS\DETAILS.DWG
LAYOUT: C-501 TYPICAL SECTIONS - PRELIMINARY
LAST PLOTTED BY: ALISON LAKEY, 8/27/2026 12:56:07 PM

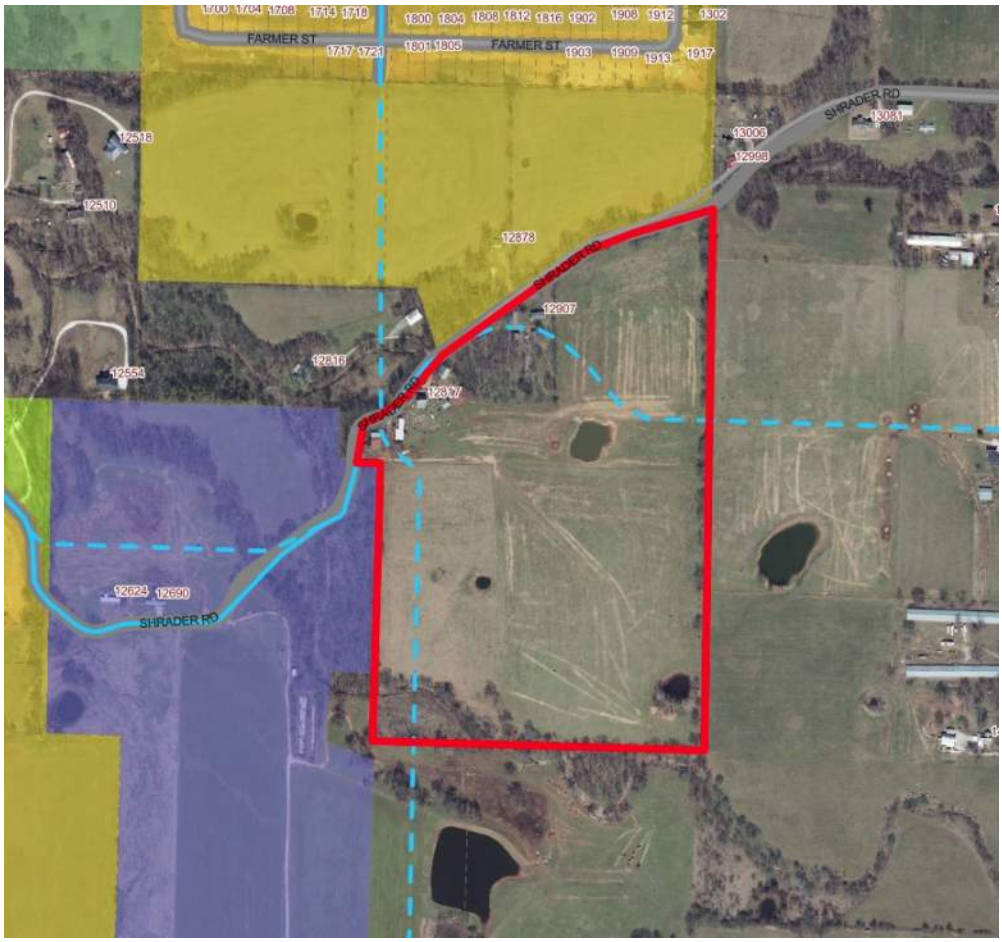
STAFF REPORT

Seay - Subdivision Variance

Location:	12817 & 12907 Shrader Road
Current Zoning:	A, Agriculture (upon annexation)
Land Use Designation:	WN, Walkable Neighborhood
Owner/Applicant:	Kinney Creek Development, LLC/Bates & Associates
Property size:	+/- 55.58 acres

Request: Kinney Creek Development, LLC/Bates & Associates is requesting a variance from the Master Street Plan typical section for a collector road to provide 5' sidewalks on both sides of the collector roadways and allow driveways on the east-west collector (Shrader realignment).

Vicinity Map (illustrative only):



Property Description

The subject property is located at 12817 & 12907 Shrader Road, being parcel number(s) 18-05621-001, 18-05622-000, 18-05621-000 and 18-05610-000. The property is presently not yet annexed into the city but will be zoned A, Agriculture upon annexation, with a Future Land Use designation of WN, Walkable Neighborhood. Adjacent zoning districts include R-2, Medium Density Residential to the north, PZD, Planned Zoning District to the West; and unincorporated Benton County to the northwest, east, and south. Adjacent land use designations include WN, Walkable Neighborhood to the north, south, and west; RE, Residential Estate to the northwest; and MUN, Mixed Use Neighborhood to the east. The property is presently developed with a single-family home. This property has direct access to Shrader Road and the future extension of Bussey Road.

Analysis & Recommendation

This request is consistent with the draft Master Trails Plan that does not provide trails along the proposed collector, but along the existing Shrader Road alignment. While it has not yet been formally adopted, it is nonetheless prudent to examine the document through which two committees and public comment has been provided.

<u>Staff recommends approval of this variance request.</u>

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

July 21st, 2026

City of Pea Ridge
Planning Department
975 Weston Street
Pea Ridge, AR 72751

RE: Pea Ridge

Dear Staff,

On behalf of our client, we respectfully request a variance from Pea Ridge Code Section 15.01.06(F)(2), which prohibits individual lots from taking direct access from a collector street, for certain lots proposed along Shrader Road within Yorktown Phase 4.

This request is warranted by the unique roadway configuration and site constraints present within this phase of the development. Yorktown Phase 4 includes two intersecting collector streets, and strict application of the access restriction in this area would require additional internal streets and lot frontage arrangements that would significantly reduce usable developable land while creating an unnecessarily inefficient street layout.

The proposed variance would allow the development to maintain a more practical and connected street system while supporting the broader intent of the City's Master Street Plan. As part of this project, Shrader Road is being reconstructed and relocated from its existing low point, improving roadway grades, drainage conditions, and the overall function of this important corridor. The revised alignment will create a more orderly grid pattern and provide a meaningful improvement over the existing roadway condition.

In addition, the development immediately west of this site includes residential lots with direct access to Shrader Road. Allowing similar access within Yorktown Phase 4 would maintain consistency along the Shrader Road corridor and avoid creating an inconsistent access pattern between adjoining developments.

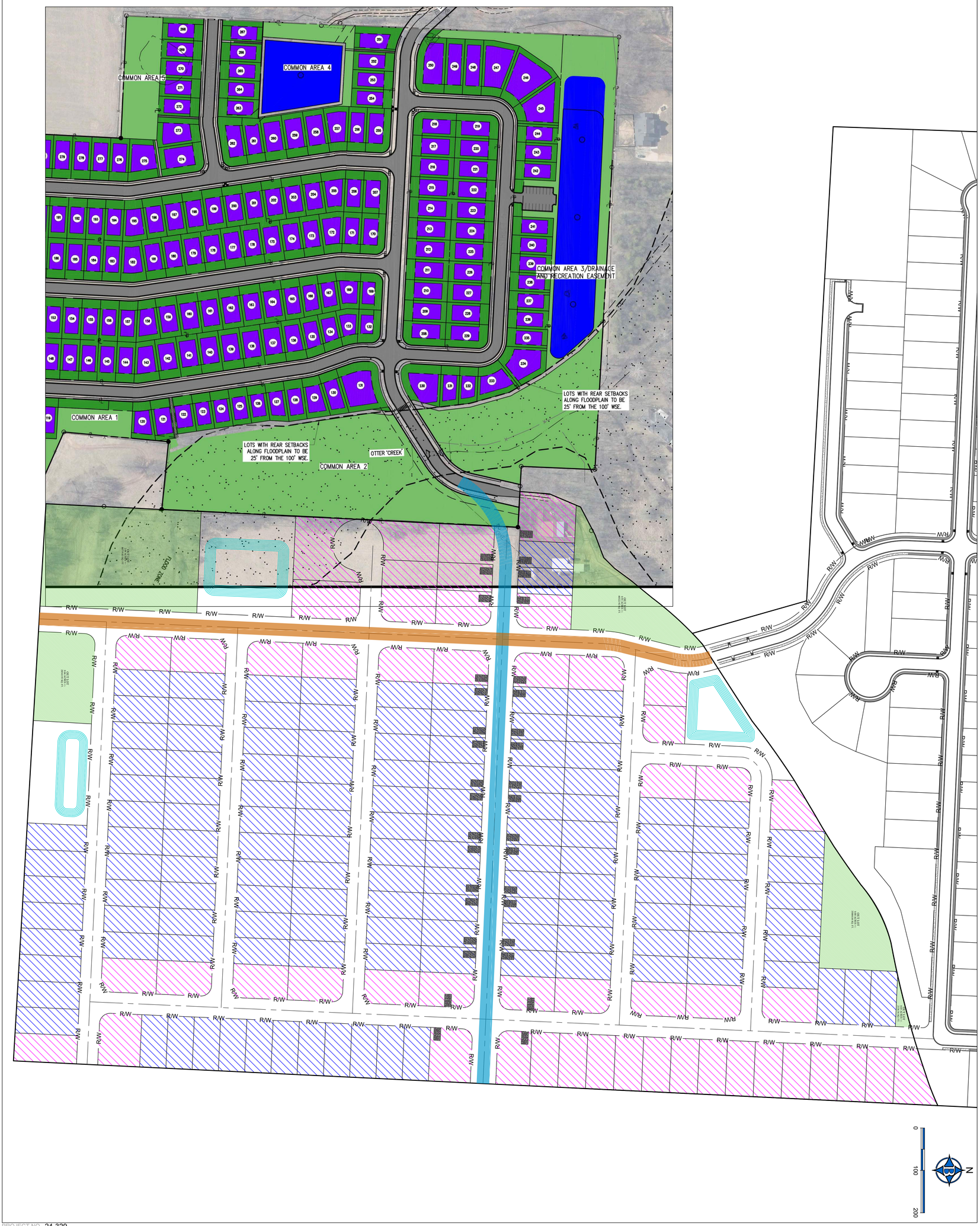
The requested variance is limited in scope and would not undermine the purpose of the ordinance. Rather, it would allow the City and the developer to achieve a more efficient subdivision layout, preserve developable land, improve the relocated Shrader Road corridor, and maintain a consistent development pattern with adjacent properties.

For these reasons, we respectfully request approval of the variance. Thank you for your consideration. Please feel free to contact me at your convenience if you have questions or require any additional information.

Sincerely,

Bates & Associates, Inc.

Braden Wise



PROJECT NO. 24-329

DRAWING NO. SITE PLAN

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

YORKTOWN PHASE 4
CONCEPT PLAN

VARIANCE

PEA RIDGE, ARKANSAS

REVISIONS	DATE
CONCEPT PLAN	04/22/26
VARIANCE APPLICATION	09/04/26

DRAWN BY: H.MCCUTCHEON ENGINEER: G.BATES

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #435

09/04/26

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

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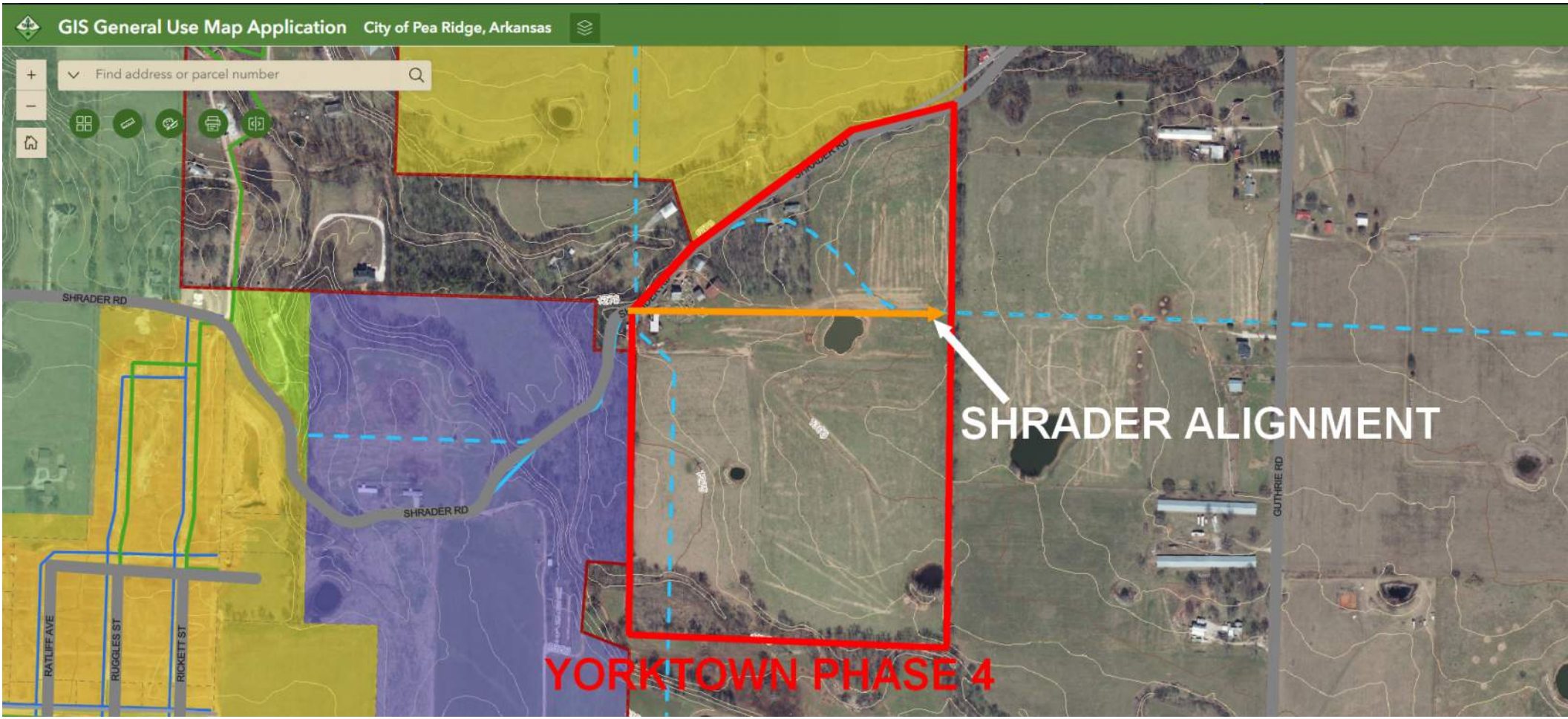
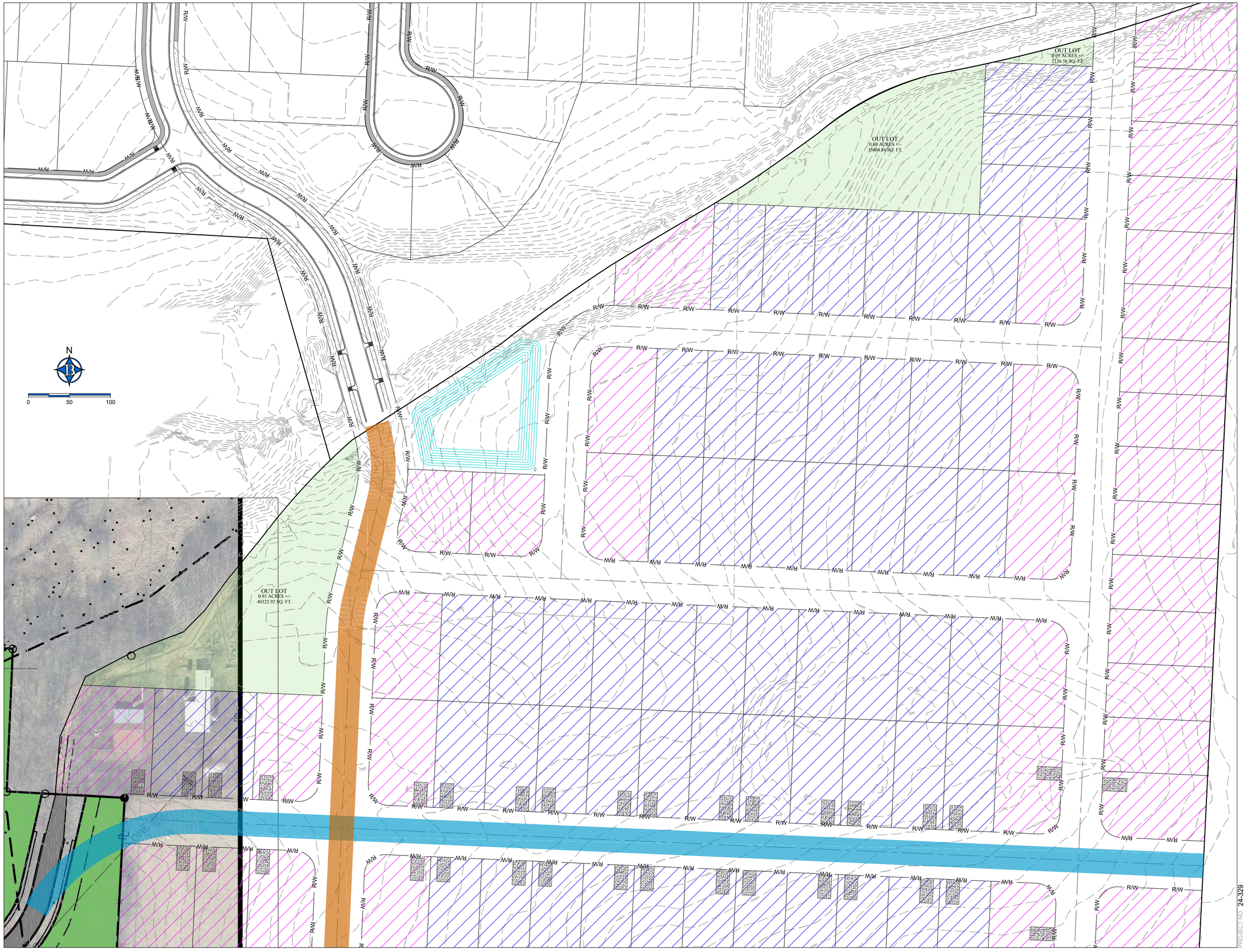

GIS General Use Map Application
City of Pea Ridge, Arkansas
Find address or parcel number
SHRADER RD
SHRADER RD
SHRADER RD
GUTHRIE RD
RATLIFF AVE
RUGGLES ST
RICKETT ST
SHRADER ALIGNMENT
YORKTOWN PHASE 4



DRAWN BY: H.MCCUTCHEON ENGINEER: G.BATES

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

09/04/26

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

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REVISIONS	DATE
CONCEPT PLAN	04/22/26
VARIANCE APPLICATION	09/04/26

YORKTOWN PHASE 4
CONCEPT PLAN
VARIANCE
PEA RIDGE, ARKANSAS

BATES
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DRAWING NO.
CONTOUR

PROJECT NO. 24-329