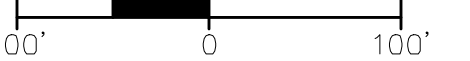




Planning Commission Technical Review

Pea Ridge City Hall
975 Weston Street
June 30, 2025
1:30 p.m.

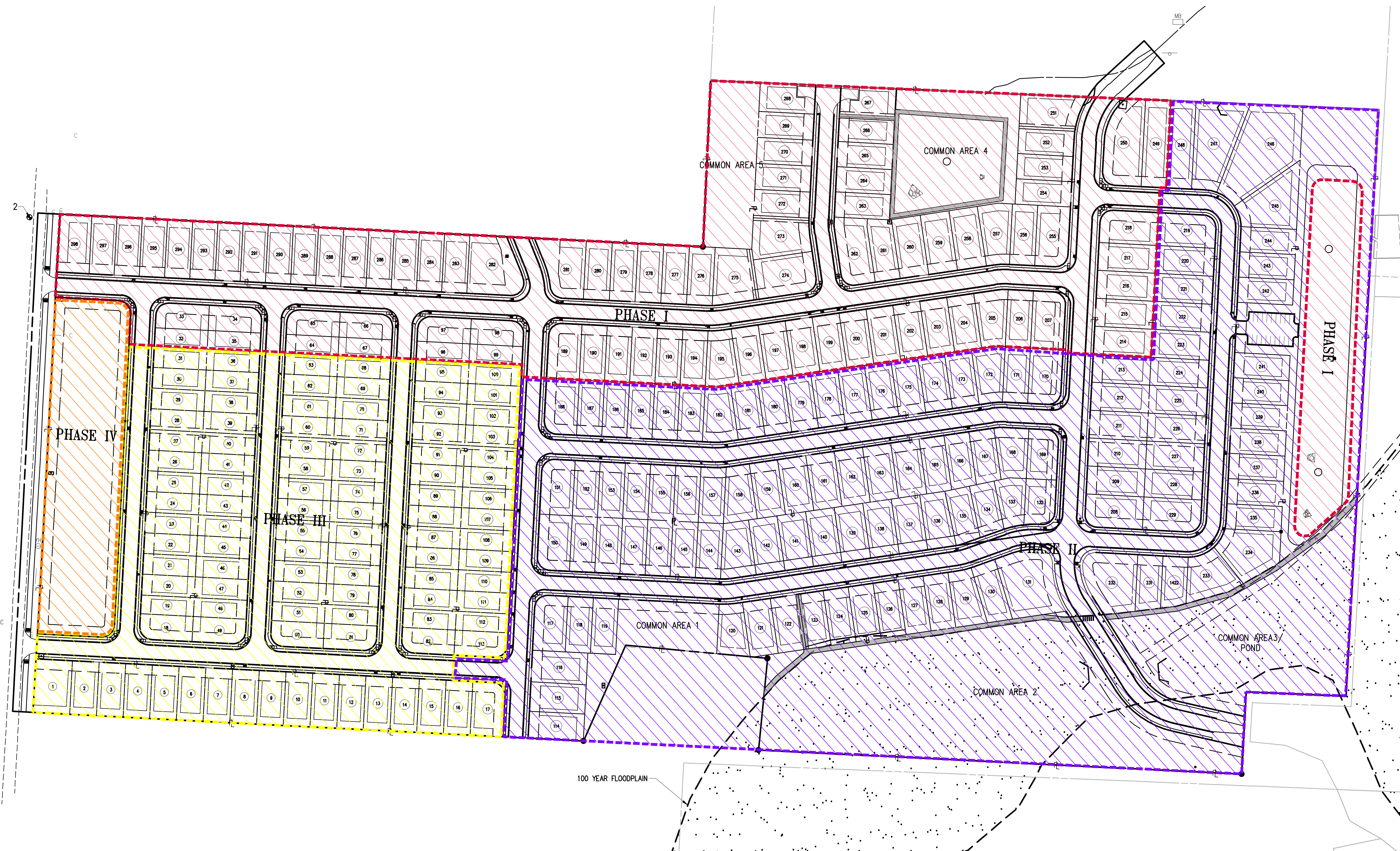
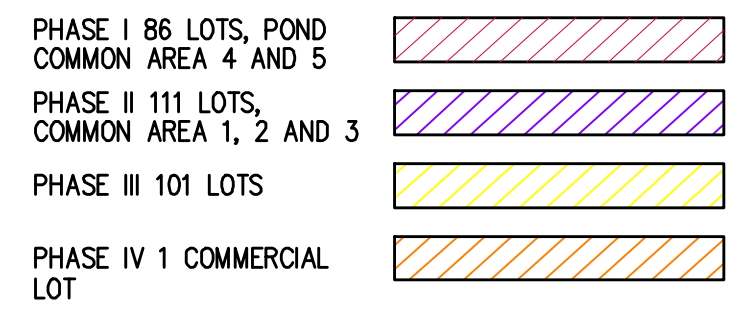
- I. Roll Call
- II. Review Items
 - 1. Legacy Fields – Preliminary Plat
12690 Shrader Road
 - 2. Busy Minds Academy – Large Scale Development
1325 West Pickens Road
 - 3. Rolling Meadows Phase 3 – Preliminary Plat
Lee Town Road
- III. Announcements
- IV. Discussion
- V. Adjourn

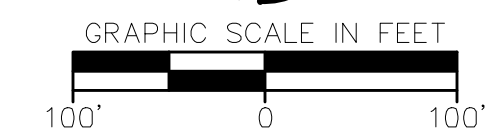


EA RIDGE, AR

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C-002





Key Player

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PROJECT NO: 24305600
ISSUE DATE: 2/17/2025
CONTACT: B.MURRAY
QC by:
QC Date:

PRELIMINARY
PLANS

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C-003

SET IRON PIN
LIGHT POLE
POWER POLE
MANHOLE
STORM SEWER PIPE
WATER VALVE
FIRE HYDRANT ASSEMBLY
WATER METER

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 HARSHDIP 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 UNDERGUT 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 DEMOLITION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.

6. 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 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 REPAIRS.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREEF 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 SCHEDULING WITH THE CITY/COUNTY UTILITY DEPARTMENT. 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 AND WATER UTILITY OF ANY DAMAGE TO EXISTING CONDITIONS.
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 CONDITIONS ON SITE THEY SHALL CONTACT THE CITY/COUNTY IMMEDIATELY.
20. ALL WALLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.





GRAPHIC SCALE IN FEET

LEGACY FIELDS

PEA RIDGE, AR

Key Plan

[illegible]

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PROJECT NO: 24305600

ISSUE DATE: 2/17/2025
CONTACT: B.MURRAY

QC by: _____
QC Date: _____

PRELIMINARY

PLANS

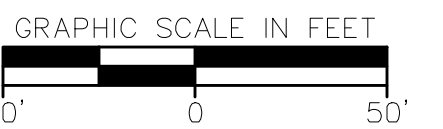
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OVERALL SITE PLAN (C)

C-101



DRAWING: G:\24305600_SHRADERDUBO\INFRASTRUCTURE\CIVIL\DWG\ OVERALL SITE PLAN.DWG
LAYOUT: LAYOUT1, LAST SAVED: 6/17/2025 10:07:24 AM
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Key Plan

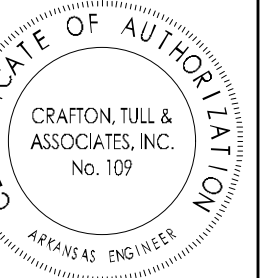
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AND SEALED
DOCUMENT

C-104

NOTE:
SHRADER ROAD IS DESIGNATED AS A COLLECTOR
SECTION (60' R/W) BUT PROPOSED AS A LOCAL
STREET IN COORDINATION WITH STAFF'S REQUEST.

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GRAPHIC SCALE IN FEET

A horizontal number line with tick marks at 0', 0, and 50'. The segment between 10' and 20' is shaded black.

LEGACY FIELDS

EA RIDGE, AR

Key Plan

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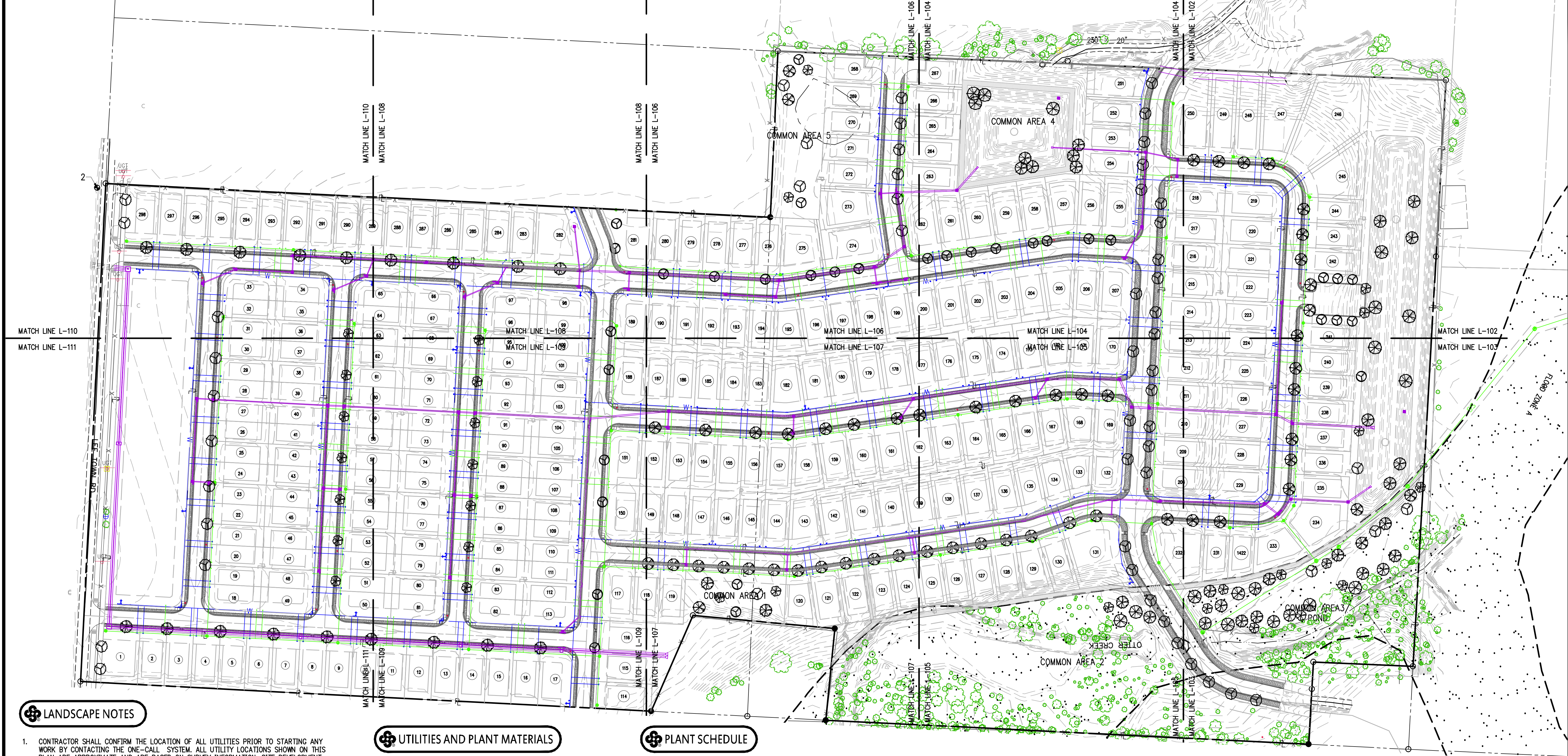
PRELIMINARY

PLANS

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PRELIMINARY PLAT C

C-105



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
3. LARGE TREES SHALL NOT BE PLANTED WHERE THEY WILL INTERFERE WITH OVERHEAD UTILITIES. URBAN FORESTER SHALL APPROVE TREE SPECIES SELECTION WHERE REQUIRED TREES CREATE A CONFLICT WITH EXISTING OVERHEAD LINES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
6. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF PEA RIDGE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED 3 YEAR GUARANTEE PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	17	BETULA NIGRA / RIVER BIRCH STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B
	33	CARPINUS CAROLINIANA / AMERICAN HORNBEAM STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B
	30	CERCIS CANADENSIS / EASTERN REDBUD STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B
	54	LIRIODENDRON TULIPIFERA / TULIP POPLAR STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B
	16	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B
	31	QUERCUS PHELLOS / WILLOW OAK STRONG CENTRAL LEADER, WITH SYMMETRICAL BRANCHING.	B & B

LANDSCAPE REQUIREMENTS

- STREET TREES:
1 TREE PER 50 LN FT
10,754 LN FT / 50 = 215 TREES REQUIRED
- PARKING TREES:
1 TREE PER 25 SPACES FOR FIRST 150 SPACES
20 SPACES / 25 = 1 TREES REQUIRED
- 216 TOTAL TREES REQUIRED, 236 TREES PROVIDED
- POINT SYSTEM: 22 PTS REQUIRED, 23 PROVIDED
- 3 PTS . . . LANDSCAPE BEDS MULCHED
2 PTS . . . LANDSCAPE AREA IS SHAPED TO HOLD WATER
3 PTS . . . TREE QUANTITY EXCEEDS REQUIRED BY 10%
8 PTS . . . EACH TREE WITH ADDITIONAL 1" CALIPER THAN REQUIRED (8 TREES)
5 PTS . . . DROUGHT TOLERANT SOD SPECIFIED
2 PTS . . . MINIMUM 50% PLANTS ARE WATER EFFICIENT (100% PROVIDED)

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CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
No. 109

GRAPHIC SCALE IN FEET

100' 0 100'

LEGACY FIELDS
PEA RIDGE, AR

Key Plan

No.	Description	Date

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CONTACT: B. MURRAY
DESIGNER: B. MURRAY
DATE: 2/17/2025

PRELIMINARY PLANS

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OVERALL PLANTING PLAN

L-101

DRAWING: C:\Users\B\Documents\Projects\Legacy Fields\Legacy Fields.dwg
LAST PLOTTED BY: SUAN INCHES, 4/17/2025 9:29 AM

NOTE:

TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0085J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

BUSY MINDS ACADEMY LARGE SCALE DEVELOPMENT 1325 W PICKENS ROAD, PEA RIDGE, AR

CONSTRUCTION NOTES

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

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

6. GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 85% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- ALL SLOPES ARE TO BE 4:1 OR FLATTER EXCEPT FOR THE INTERIOR SLOPES OF OPEN DRAINAGE SWALES AND DETENTION PONDS AT WHICH POINT THEY ARE ALLOWED TO 3:1 SIDE SLOPES.
- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

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

8. CONCRETE NOTES:

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

9. UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE PEA RIDGE WATER UTILITIES (PRWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO PRWU UNLESS DULY AUTHORIZED TO DO SO BY PRWU. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF PRWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
 - ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PRWU STANDARD SPECIFICATIONS DATED FEBRUARY 2, 2023 AND SHALL BE INSPECTED BY PRWU & EXPEDIENT CIVIL ENGINEERING, PLLC.
- 10. BLASTING AND EXPLOSIVE MATERIALS:**
- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
 - EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
<u>DEVELOPER</u> BUSY MINDS PROPERTIES, LLC	2551 FOREST HILLS BLVD BELLA VISTA, ARKANSAS 72715	
<u>BLACK HILLS ENERGY</u> MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
<u>BRIGHTSPEED</u>		(833) 692-7773
<u>PEA RIDGE WATER UTILITIES</u> MR. MIKE NIDA	885 N CURTIS AVE PEA RIDGE, ARKANSAS 72751	(479) 451-1109
<u>CITY OF PEA RIDGE PLANNING</u> MR. KEEGAN STANTON	977 WESTON STREET PEA RIDGE, ARKANSAS 72751	(479) 451-1122
<u>CITY OF PEA RIDGE COMMUNITY DEVELOPMENT</u> MR. DUSTIN PHY	977 WESTON STREET PEA RIDGE, ARKANSAS 72751	(479) 451-1122
<u>CITY OF PEA RIDGE (FIRE CHIEF)</u> MR. CLINT BOWEN	293 S CURTIS AVE PEA RIDGE, ARKANSAS 72751	(479) 451-1111
<u>CARROLL ELECTRIC</u> MR. DEREK THURMAN, MR. DALTON MOORE	707 SE WALTON BLVD BENTONVILLE, ARKANSAS 72712	(479) 273-2421
<u>COX COMMUNICATIONS</u> MR. KIP SMITH	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
<u>UTILITY LOCATIONS ARKANSAS</u> ONE-CALL SYSTEM, INC.		1-800-482-8998

NOTE TO CONTRACTOR:

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



NOT FOR CONSTRUCTION

SHEET INDEX		
No.	DESCRIPTION	PLOT DATE
		No. DATE
C1.0	COVER SHEET	0 6/23/2025
C2.0	TOPOGRAPHIC & BOUNDARY SURVEY	0 6/23/2025
C3.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	0 6/23/2025
C4.0	SITE PLAN	0 6/23/2025
C5.0	GRADING PLAN	0 6/23/2025
C6.0	UTILITY PLAN	0 6/23/2025
C6.1	SANITARY SEWER PLAN & PROFILE	0 6/23/2025
C7.0	DETAILS	0 6/23/2025
C8.0	DETAILS	0 6/23/2025
L1.0	LANDSCAPE PLAN	0 6/23/2025

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PEA RIDGE.

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

PEA RIDGE PLANNING DIRECTOR

CERTIFICATE OF ENGINEERING ACCURACY:

I, JASON E. INGALLS, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN PEA RIDGE LARGE SCALE REGULATIONS.

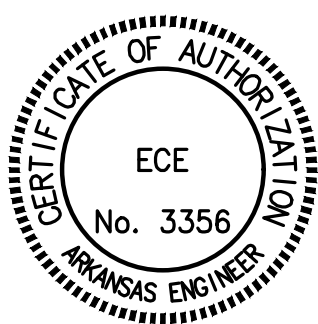
DATE OF EXECUTION: _____

REGISTERED ENGINEER

I, JASON E. INGALLS, 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.:



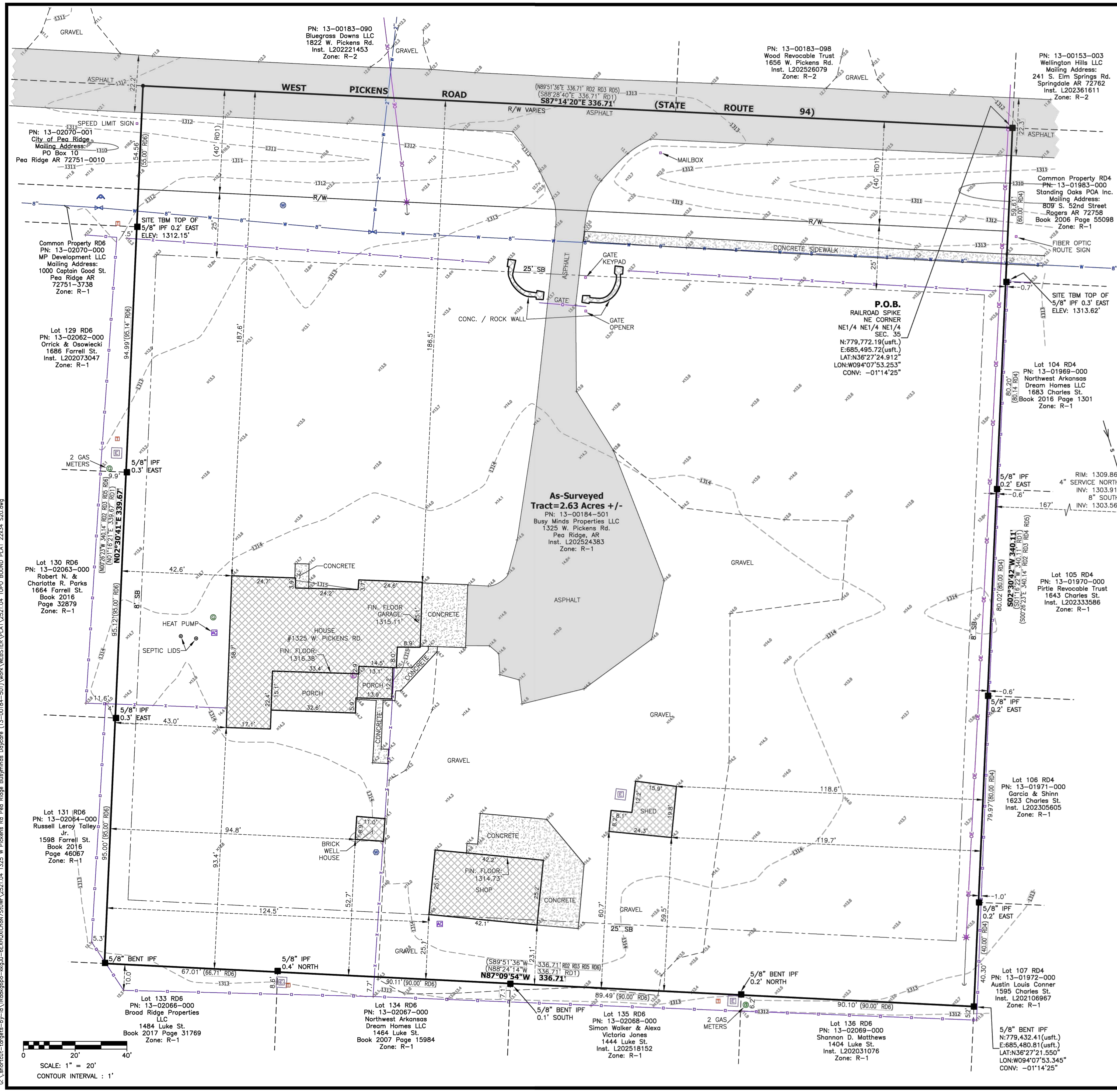
BUSY MINDS DAYCARE
1325 W. PICKENS ROAD
PEA RIDGE, AR
BUSY MINDS PROPERTIES, LLC
2551 FOREST HILLS BLVD, BELLA VISTA, AR 72715

8800 S.W. 15th Ave, Suite B
Miami, FL 33155
P: (772) 384-0028
F: (772) 384-0028
M: (609) 795-5300
EMAIL: jason@eoc-llc.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 6/23/2025
JOB NUMBER 25-1018
SHEET NAME COVER SHEET
File No. 25-1018.dwg
C1.0

G:\vertical-targets-by-rd\redgeo-kgju-e\HOK\onTSOW\2521.04_1325 W Pickens Rd Pea Ridge Busyminds Baycare (13-00184-501)\work\WESTER\PLAT\2521.04_TOPO BOUND PLAT 22x34 S20.dwg



As-Provided Description (Inst. L202524383)
A part of the NE1/4 of the NE1/4 of the NE1/4, Section 35, Township 21 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to-wit: BEGINNING at an existing railroad spike marking the northeast corner of said NE1/4 NE1/4 NE1/4 and running thence along the east line of said NE1/4 NE1/4 NE1/4 also being the west line of Block 2 of Standing Oaks Subdivision, South 02°30'42" West 340.11 feet to an existing 5/8" rebar, thence leaving the east line of said NE1/4 NE1/4 NE1/4 and west line of Block 2 of Standing Oaks Subdivision along the north line of Block 3 of Standing Oaks Subdivision North 87°09'54" West, 336.71 feet to an existing 5/8" rebar, thence along the east line of Block 3 of Standing Oaks Subdivision North 02°30'41" East 339.67 feet to the north line of said NE1/4 NE1/4 NE1/4, thence leaving the east line of Block 3 of Standing Oaks Subdivision and along said north line South 87°14'20" East 336.71 feet to the point of beginning. Containing 2.63 acres, more or less. Subject to all record and non-recorded easements, restrictions, reservations, covenants, mineral rights and rights-of-way, if any. The above description being the same land as described in Warranty Deed Filed in Benton County Inst. L202524383.

As-Surveyed Description
A part of the northeast quarter of the northeast quarter of Section 35, Township 21 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit: BEGINNING at an existing railroad spike marking the northeast corner of said NE1/4 NE1/4 NE1/4 and running thence along the east line of said NE1/4 NE1/4 NE1/4 also being the west line of Block 2 of Standing Oaks Subdivision, South 02°30'42" West 340.11 feet to an existing 5/8" rebar, thence leaving the east line of said NE1/4 NE1/4 NE1/4 and west line of Block 2 of Standing Oaks Subdivision along the north line of Block 3 of Standing Oaks Subdivision North 87°09'54" West, 336.71 feet to an existing 5/8" rebar, thence along the east line of Block 3 of Standing Oaks Subdivision North 02°30'41" East 339.67 feet to the north line of said NE1/4 NE1/4 NE1/4, thence leaving the east line of Block 3 of Standing Oaks Subdivision and along said north line South 87°14'20" East 336.71 feet to the point of beginning. Containing 2.63 acres, more or less. Subject to all record and non-recorded easements, restrictions, reservations, covenants, mineral rights and rights-of-way, if any. The above description being the same land as described in Warranty Deed Filed in Benton County Inst. L202524383.

Surveyor's Notes:
SN1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
SN2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone. Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
SN3. This plat represents a topographic and boundary survey of Parcel No. 13-00184-501.
SN4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
SN5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
SN6. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.
SN8. By graphic scaling only, the surveyed tract lies completely within "Zone X", areas determined to be outside the 0.2% annual chance floodplain, shown by The Flood Insurance Rate Map Community Panel Number 05007C00831, effective date September 28, 2007.
SN9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.
SN10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.
SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.
SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.
SN13. As of the date of this survey, by graphic scaling only, the surveyed tract does not contain or lie within delineated wetlands as shown by United States Fish and Wildlife Service National Wetlands Inventory, <https://www.fws.gov/national-wetlands-inventory/wetlands-mapper>. No wetlands markers were observed in the course of this survey.
SN14. The surveyed property is currently Zoned R-1 by the City of Pea Ridge, Arkansas. Building Setbacks for R-1 Zone are as follows:
Front (All uses) 25'
Side (All uses) 8'
Street Side (All uses) 25'
Rear (All uses) 25'
Source: https://cityofpearidge.com/wp-content/uploads/2025/01/Pea_Ridge_14_2025.pdf
Consult with City of Pea Ridge officials for other zoning standards and land-use requirements.

Record Documents used in this survey:
RD1. Survey plat by Timothy D. West, L.P.S. No. 1756, dated 03/12/25, recorded in Benton County Inst. L202524573, 5/6/2025.
RD2. Survey plat by Clovis Satterfield, R.P.L.S. No. 147, dated 10-3-03, recorded in Benton County Plat Book 2004, Page 11, 01-06-2004.
RD3. Warranty Deed recorded in Benton County Inst. L202524383, 05/06/2025, Busy Minds Properties LLC, Grantee.
RD4. Final Plat of Standing Oaks Subdivision Block 2 by G.E. Buescher, R.L.S. #1181, dated April 18, 2005, recorded in Benton County Plat Book 2005, Page 574, 05-06-2005.
RD5. Survey plat by Clovis Satterfield, R.P.L.S. No. 147, dated 10-2-03, recorded in Arkansas Division of Land Surveys Plat ID 97520, Doc. No. 701534.
RD6. Final Plat of Standing Oaks Subdivision Block 3 by G.E. Buescher, R.L.S. #1181, dated April 18, 2005, recorded in Benton County Plat Book 2005, Page 575, 05-06-2005.
RD7. Final Plat, Wellington Hills Phase 1 by Grant Nevill, R.P.L.S. No. 1636, dated 9/28/23, recorded in Benton Inst. L202354249, 10/18/2023.
RD8. Plat of Survey by Derrick L. Thomas, R.P.L.S. No. 1642, dated 08/06/21, recorded in Benton County Inst. L202179538, 10/22/2021.

Surveyor's Certificate:
I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.
Michael D. Million 06/18/2025
Michael D. Million, P.L.S. No.1519, Arkansas Date

LEGEND
■ FOUND MARKER - IRON PIN
● FOUND (IPF) 5/8" UNLESS NOTED
— SURVEYED BOUNDARY
--- SETBACK LINE (SB)
--- RECORD INFORMATION
--- OVERHEAD ELECTRIC LINE
--- ELECTRIC METER
--- UTILITY POLE
--- LIGHT POLE
--- GUY-WIRE
--- UNDERGROUND ELECTRIC TRANSFORMER, PEDESTAL, JUNCTION BOX
--- AIR CONDITIONING UNIT
--- UNDERGROUND TELECOM PEDESTAL, RISER, OR VAULT
--- GAS METER
--- SANITARY SEWER LINE
--- SANITARY SEWER MANHOLE
--- WATER LINE SIZE NOTED
--- WATER METER
--- WATER VALVE
--- FIRE HYDRANT
--- WATER WELL
--- WOOD FENCE LINE
--- CHAIN LINK FENCE
--- METAL FENCE LINE
--- ASPHALT
--- CONCRETE
--- RIGHT-OF-WAY
--- TEMPORARY BENCHMARK
--- DISTANCE NOT TO SCALE
--- SPOT ELEVATION

LOCATION MAP
Sec. 35 T21N R30W 5th P.M.
City of Pea Ridge, Benton County, Arkansas

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
MICHAEL D. MILLION
06/18/2025

Date	Comments	Rev
		1

Topographic & Boundary Survey
Parcel Number: 13-00184-501

Busy Minds Properties LLC
As-Surveyed Tract=2.63 Acres +/-
1325 W. Pickens Rd. Pea Ridge, AR
Inst. L202524383 Zone: R-1
PL NE1/4 NE1/4 NE1/4 Sec. 35 T21N R30W 5th P.M.
City of Pea Ridge, Benton County, Arkansas

811
Know what's below.
Call before you dig.

PLAT CODE: 500-21N-30W-0-35-110-04-1519

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NUMBER: 13-00184-501
WORK PERFORMED: APPROX. JUNE 2025

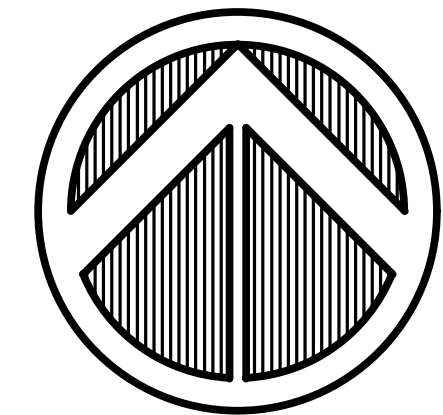
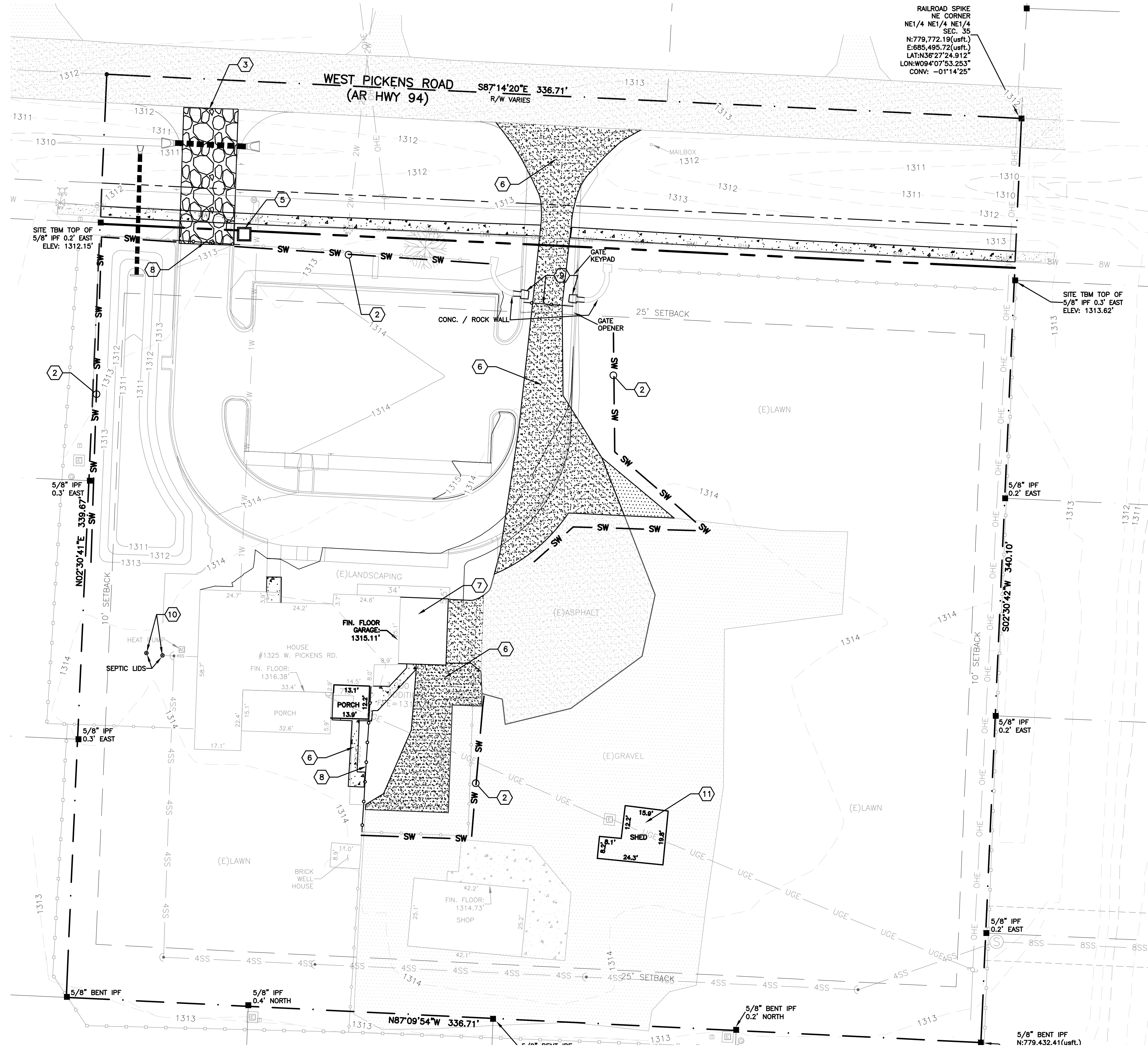
MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

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

DRAWN BY:	CHECKED BY:	DATE	JOB NUMBER	SHEET NAME
MCW	MDM/CEB	06/18/2025	2521.04	

File No.	SHEET	OF
2521.04 TOPO BOUND PLAT 22x34 S20.dwg	1	1

Z:\ECE-Work\Projects\2025 Projects\Academy\25-1018.dwg



NORTH

SCALE 1"=20'

LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING BARBED WIRE FENCE	
EXISTING POWER POLE	
EXISTING OVERHEAD POWER	
EXISTING ASPHALT	
EXISTING GRAVEL	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING RIGHT-OF-WAY	
EXISTING CONCRETE	
PROPOSED SIGN	
EXISTING FIRE HYDRANT	
EXISTING TELEPHONE PEDESTAL	
EXISTING GAS METER	
EXISTING UNDERGROUND ELECTRIC	
EXISTING TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED BUILDING SETBACK	
PROPOSED STRAW WATTLE	

EROSION AND SEDIMENT CONTROL NOTES:

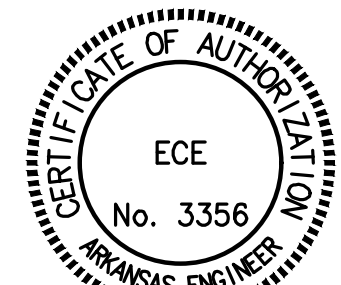
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CONSTRUCT DETENTION POND AND TEMPORARY OVERFLOW STRUCTURE.
5. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH INLET.
6. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

MAINTENANCE AND OPERATION NOTES:

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

KEYNOTES:

- 1 PROPOSED TEMPORARY ROCK CHECK DAM. SEE DETAIL **4/C7.0**
- 2 PROPOSED STRAW WATTLES. SEE DETAIL **1/C7.0**
- 3 CONSTRUCTION ENTRANCE. SEE DETAIL **2/C7.0**
- 4 LIMITS OF DISTURBANCE.
- 5 CONCRETE WASHOUT PER DETAIL **3/C7.0**
- 6 REMOVE ASPHALT/CONCRETE AND DISPOSE OF OFF-SITE
- 7 REMOVE EXISTING ATTACHED GARAGE AND SLAB AND DISPOSE OF OFF-SITE. REFER TO ARCHITECTURAL DRAWINGS
- 8 REMOVE EXISTING FENCE AND DISPOSE OF OFF-SITE
- 9 REMOVE GATES AND A PART OF ROCK WALL ENTRANCE AND DISPOSE OF OFF-SITE
- 10 ABANDON EXISTING SEPTIC TANK AND SEPTIC SYSTEM PER ARKANSAS DEPARTMENT OF HEALTH REGULATIONS
- 11 REMOVE EXISTING BUILDING AND DISPOSE OF OFF-SITE



NOT FOR CONSTRUCTION



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	6/23/2025
JOB NUMBER	25-1018
SHEET NAME	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN
File No.	25-1018.dwg
C3.0	

BUSY MINDS DAYCARE

1325 W. PICKENS ROAD

PEA RIDGE, AR

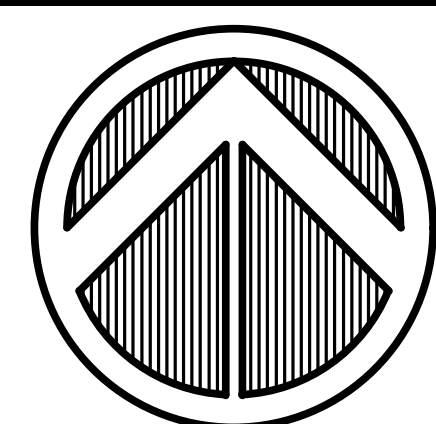
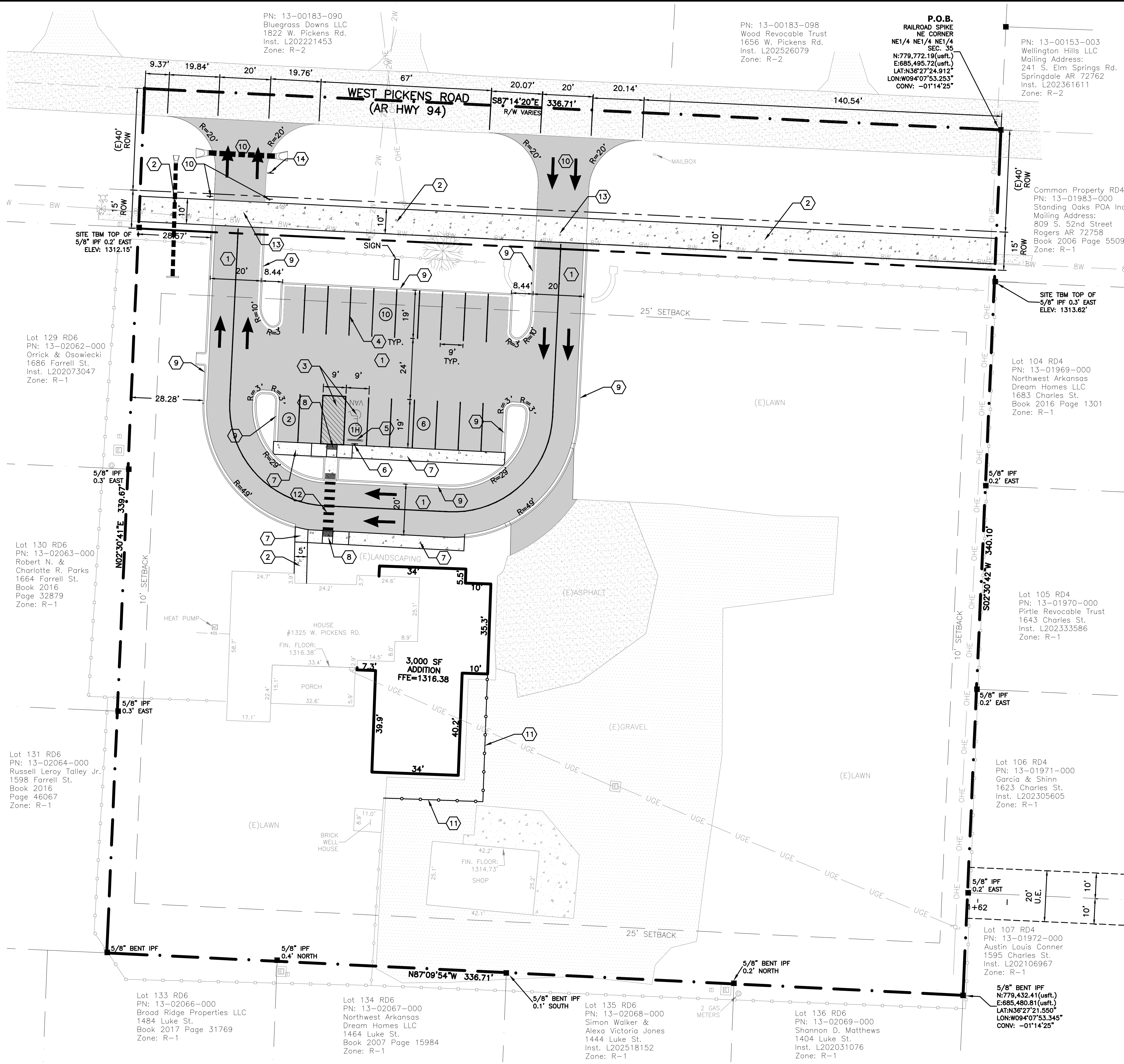
BUSY MINDS PROPERTIES, LLC

2551 FOREST HILLS BLVD, BELLA VISTA, AR 72715



Date	
Comments	
Rev	

Z:\ECE-Work\Projects\2025 Projects\Academy\25-1018 Busy Minds Academy\25-1018.dwg



NORTH
SCALE 1"=20'
LEGEND

- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- ARDOT RIGHT-OF-WAY
- PEA RIDGE RIGHT-OF-WAY
- EXISTING POWER POLE
- PROPOSED FENCE
- EXISTING ASPHALT
- EXISTING GRAVEL ROAD
- EXISTING CENTERLINE OF ROAD
- PROPOSED FIRE HYDRANT
- PROPOSED FLARED END SECTION
- PROPOSED GRATED INLET
- PROPOSED JUNCTION BOX
- PROPOSED CLEANOUT
- PROPOSED 5' SIDEWALK
- PROPOSED SETBACK
- PROPOSED STANDARD ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED WATER METER

ENGINEER:
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:
BUSY MINDS PROPERTIES, LLC
2551 FOREST HILLS BLVD.
BELLA VISTA, ARKANSAS 72715
(479) 364-0028

ZONING:
C-1

BUILDING SETBACKS:

FRONT:	25'
SIDE:	10'
REAR:	20'

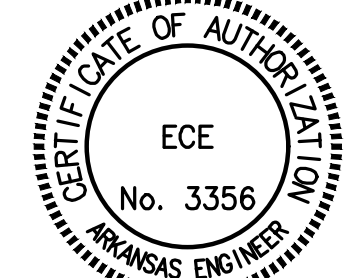
PARKING REQUIREMENTS:

1. 1 SPACE PER EMPLOYEE AND/OR ATTENDANT, PLUS 2 SPACES
2. TOTAL NUMBER OF EMPLOYEES - 10 EMPLOYEES
3. NUMBER OF PARKING SPACES REQUIRED - 12 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED - 18 SPACES
5. NUMBER OF ACCESSIBLE SPACES PROVIDED - 1 SPACE
6. TOTAL NUMBER OF SPACES PROVIDED - 19 SPACES

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. SOLID WASTE SHALL BE CURBSIDE PICKUP.

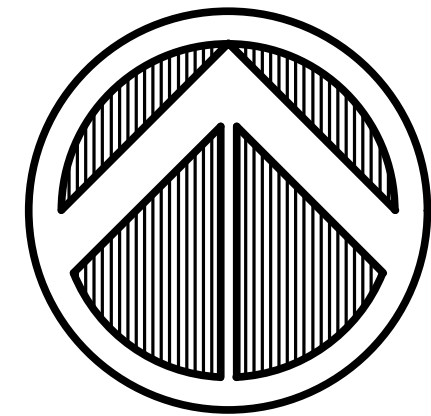
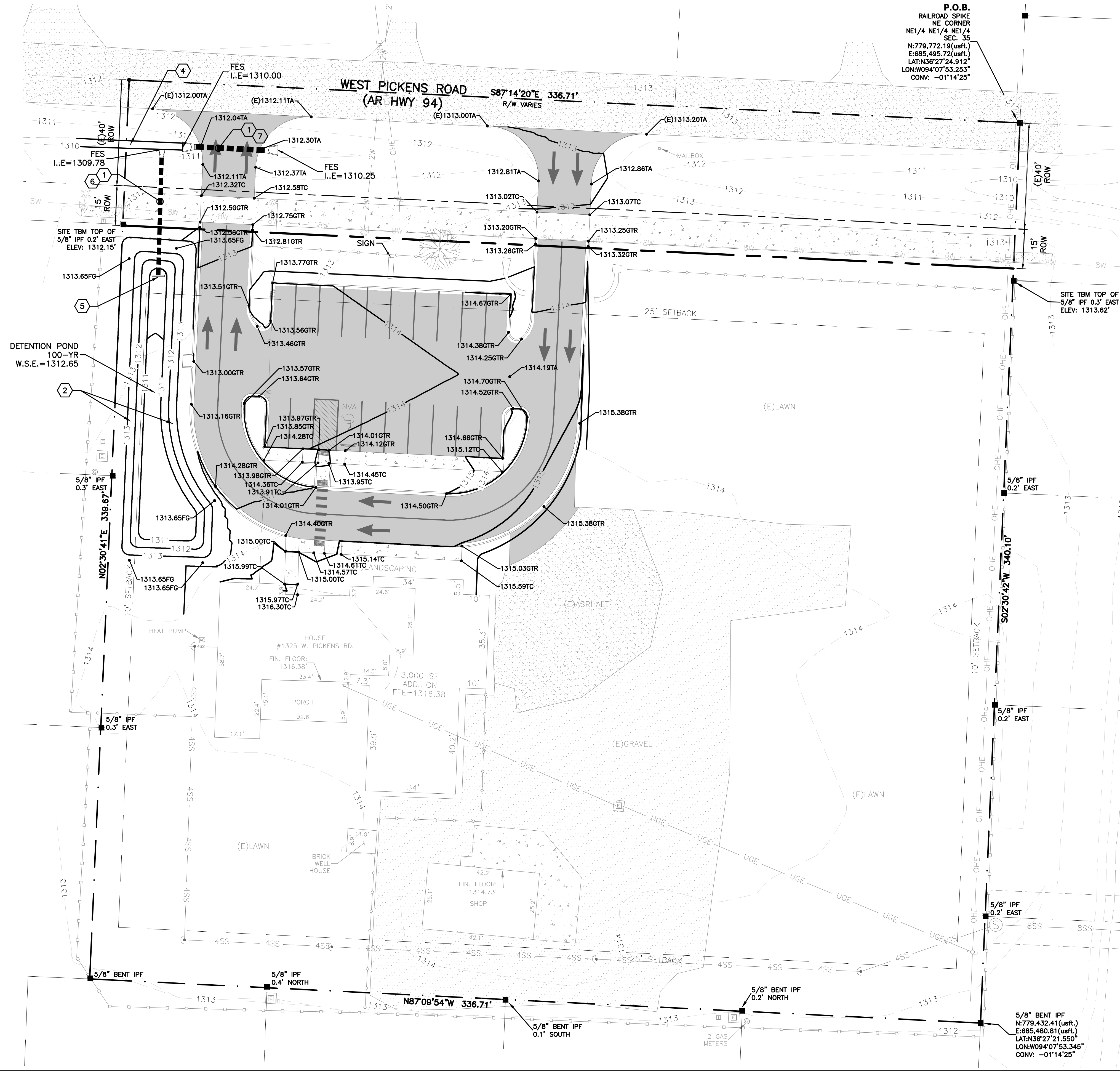
- KEYNOTES:**
- ① STANDARD ASPHALT SECTION PER DETAIL 5/C7.0
 - ② CONCRETE SIDEWALK PER DETAIL 6/C7.0
 - ③ ACCESSIBLE PARKING STRIPING PER DETAIL 7/C7.0
 - ④ 4" WHITE PARKING STRIPING
 - ⑤ WHEEL STOP PER DETAIL 8/C7.0
 - ⑥ ACCESSIBLE PARKING SIGN PER DETAIL 9/C7.0
 - ⑦ 5' THICKENED EDGE SIDEWALK PER DETAIL 10/C7.0
 - ⑧ ACCESSIBLE RAMP PER DETAIL 11/C7.0
 - ⑨ CURB AND GUTTER PER DETAIL 12/C8.0
 - ⑩ DO NOT ENTER SIGN PER DETAIL 13/C8.0
 - ⑪ WROUGHT IRON FENCE. MATCH EXISTING FENCING
 - ⑫ CROSSWALK STRIPING
 - ⑬ 6" THICK CONCRETE ACROSS DRIVE
 - ⑭ STOP SIGN PER DETAIL 14/C8.0



NOT FOR CONSTRUCTION

Date	
Comments	
Rev	
BUSY MINDS DAYCARE	
PEA RIDGE, AR	
PICKENS ROAD	
BUSY MINDS PROPERTIES, LLC	
2551 FOREST HILLS BLVD, BELLA VISTA, AR 72715	
DRAWN BY: JEI	
CHECKED BY: JEI	
DATE: 6/23/2025	
JOB NUMBER: 25-1018	
SHEET NAME: SITE PLAN	
File No. 25-1018.dwg	
C4.0	

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NORTH
SCALE 1"=20'
LEGEND

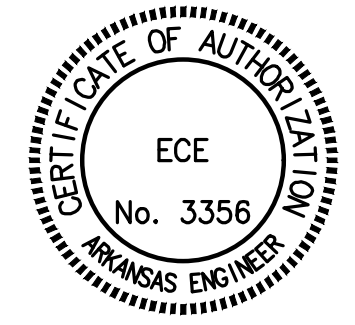
- FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING BARBED WIRE FENCE
EXISTING POWER POLE
EXISTING OVERHEAD POWER
EXISTING ASPHALT
EXISTING GRAVEL
EXISTING CENTERLINE OF ROAD
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
PROPOSED ASPHALT
PROPOSED SIGN
EXISTING FIRE HYDRANT
EXISTING TELEPHONE PEDESTAL
EXISTING GAS VALVE
PROPOSED SEPTIC TEST PIT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED EASEMENT
PROPOSED BUILDING SETBACK

GRADING NOTES:

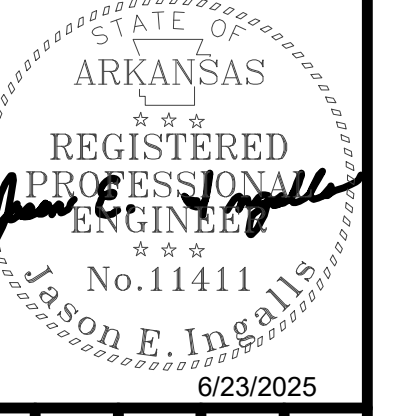
- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL). SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

KEYNOTES:

- ① EMBED STORM PIPE PER DETAIL 15/C8.0.
② MAXIMUM 3:1 GRADING
③ CMP FLARED END SECTION WITH ENERGY DISSIPATOR PAD PER DETAIL CDP-1/C8.0.
④ RE-GRADE DITCH TO ENSURE POSITIVE DRAINAGE
⑤ HEADWALL WITH ORIFICE OPENING. SEE DETAIL -/C8.0. I.E.=1310.00
⑥ 44 LF 18" HDPE @0.50%.
⑦ 25 LF 14"x23" RCP @1.00%



NOT FOR CONSTRUCTION



Date	
Comments	
Rev	

BUSY MINDS DAYCARE

1325 PICKENS ROAD

BUSY MINDS PROPERTIES, LLC

2551 FOREST HILLS BLVD, BELLA VISTA, AR 72715

8600 S.W. 10TH AVE. STE. B
MIAMI, FL 33155
P: (772) 384-0028
F: (772) 384-0029
M: (609) 755-5300
EMAIL: jason@eae-llc.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
6/23/2025

JOB NUMBER
25-1018

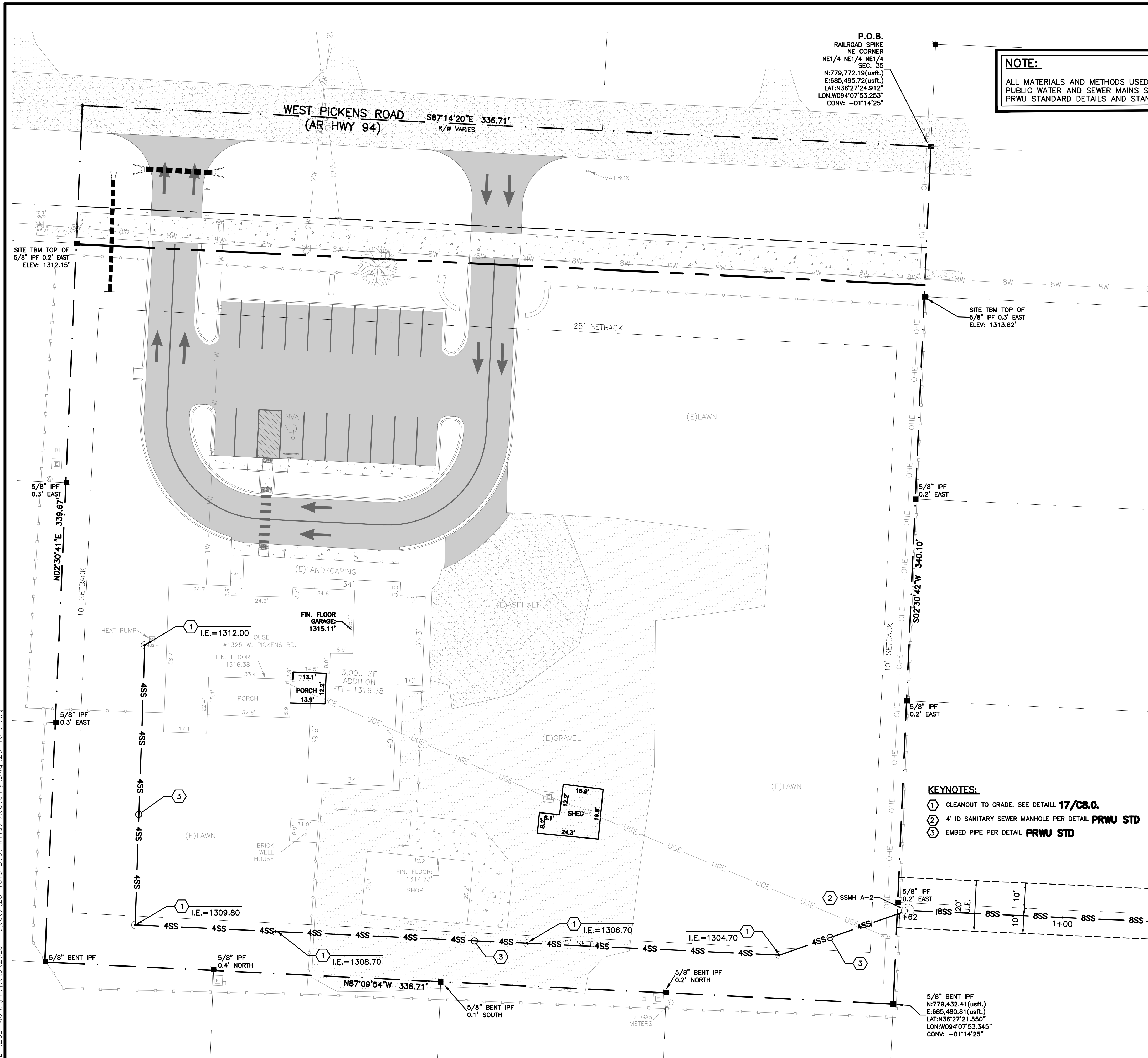
SHEET NAME

GRADING
PLAN

File No.
25-1018.dwg

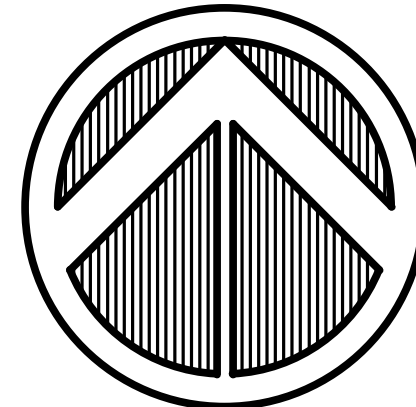
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Z:\ECE-Work\Projects\2025 Projects\Academy\25-1018 Busy Minds Academy\25-1018.dwg



P.O.B.
RAILROAD SPIKE
NE CORNER
NE 1/4 NE 1/4 NE 1/4
SEC. 35
N: 779,772.19 (usft.)
E: 685,495.72 (usft.)
LAT: N36°27'24.912\"/>

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT
PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO
PRWU STANDARD DETAILS AND STANDARD SPECIFICATIONS



20' 0 20'
SCALE 1"=20'

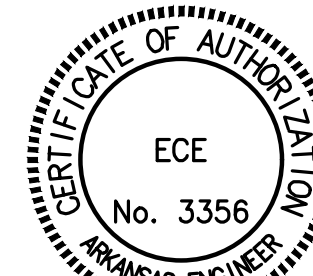
NORTH

LEGEND


- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED ASPHALT
- PROPOSED SIGN
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS VALVE
- PROPOSED SEPTIC TEST PIT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED 8" WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED 8" SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED 5/8" WATER SERVICE
- PROPOSED 4" SEWER SERVICE

- UTILITY NOTES:**
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES. PEA RIDGE WATER UTILITIES (PRWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF PRWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
 - ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PRWU STANDARD SPECIFICATIONS DATED FEBRUARY 2, 2023 AND SHALL BE INSPECTED BY PRWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
 - ALL WATER MAINS SHALL BE PVC, C-900, DR-14, SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
 - ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO PRWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
 - EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.
 - WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

- KEYNOTES:**
- CLEANOUT TO GRADE. SEE DETAIL 17/C&O.
 - 4' ID SANITARY SEWER MANHOLE PER DETAIL PRWU STD
 - EMBED PIPE PER DETAIL PRWU STD



NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No. 11411 6/23/2025	
Date	
Comments	
Rev	
BUSY MINDS DAYCARE 1325 PICKENS ROAD PEA RIDGE, AR	
BUSY MINDS PROPERTIES, LLC 2551 FOREST HILLS BLVD, BELLA VISTA, AR 72715	
8800 S.W. 10TH AVE. STE. B MIAMI, FL 33155 O: (772) 384-0028 F: (772) 384-0028 M: (202) 752-5300 EMAIL: jason@ece-llc.com	
 Expedient Civil Engineering, PLLC	
DRAWN BY: JEI	
CHECKED BY: JEI	
DATE 6/23/2025	
JOB NUMBER 25-1018	
SHEET NAME UTILITY PLAN	
File No. 25-1018.dwg	
C6.0	

CONSTRUCTION PLANS
FOR
ROLLING MEADOWS SUBDIVISION
PHASE III
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
ISSUED FOR REVIEW

LEE TOWN ROAD
PEA RIDGE, AR
JUNE 2025

ENGINEER

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2407 SE COTTONWOOD ST, SUITE 1
BENTONVILLE, AR 72712
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EMAIL: DHIGGINS@HALFF.COM
TEL: (479) 387-6191
FIRM/ BUSINESS NO.: 1470 STATE: AR

SURVEYOR

HALFF
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BENTONVILLE, AR 72712
CONTACT: JOSHUA BEMBENEK, PS
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LANDSCAPE ARCHITECT

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EMAIL: DDINGLER@HALFF.COM
TEL: (479) 579-3984
LANDSCAPE / TBAE NO.: 712041 STATE: AR

UTILITY CONTACTS:

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
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ROGERS, ARKANSAS 72756
PHONE: (479) 333-7005

TELEPHONE
CENTURYLINK
CONTACT: NICK BRIDGES
GENTRY, ARKANSAS 72734
PHONE: (800) 201-4099

CABLE
COX COMMUNICATIONS
CONTACT: ANGELA DELILLE
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS
PHONE: (479) 365-2409

ELECTRIC
SWEPCO
ROGERS
PHONE: (888) 216-9720

WATER & SEWER
CITY OF PEA RIDGE
CONTACT: KEN HAYES
PO BOX 29
885 NORTH CURTIS
PEA RIDGE, AR 72751
PHONE: (479) 451-1109

GOVERNING AGENCIES:

CITY OF PEA RIDGE
PO BOX 10
975 WESTON STREET
PEA RIDGE, AR 72751

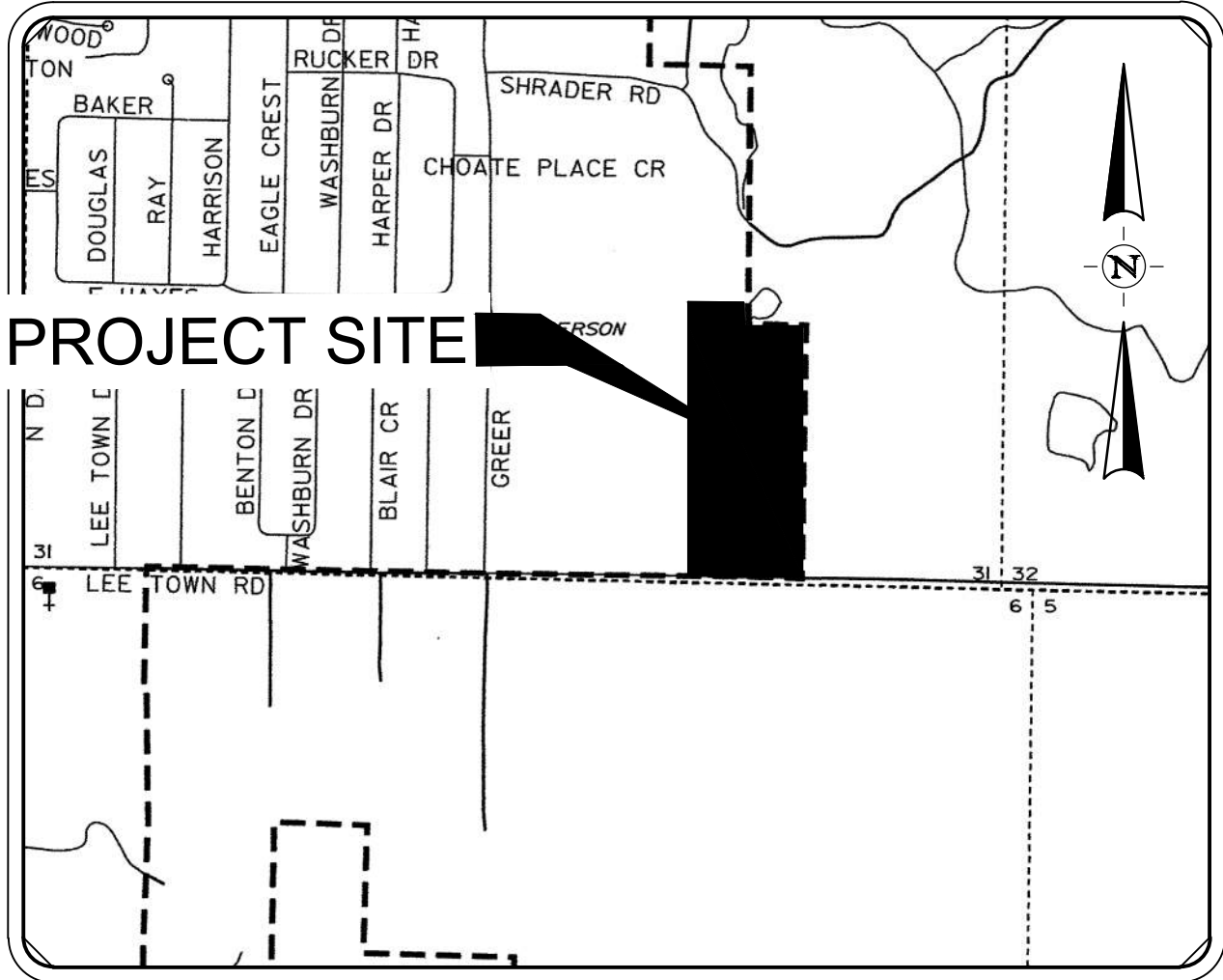
BUILDING DEPARTMENT
CONTACT: TONY TOWNSEND
EMAIL: TONY.TOWNSEND@CITYOFPEARIDGE.COM
PHONE: (479) 451-1122

STREET DEPARTMENT
CONTACT: NATHAN SEE
PHONE: (479) 451-1122 EXT. 104

FIRE DEPARTMENT
CITY OF PEA RIDGE
293 SOUTH CURTIS AVE.
PEA RIDGE, AR 72751
CONTACT: JACK WASSMAN (FIRE CHIEF)
PHONE: (479) 451-1122

CITY ENGINEER
MCCELLELAND CONSULTING, INC.
CONTACT: ERIC ANDERSON
1810 N. COLLEGE AVE.
FAYETTEVILLE, AR 72703
PHONE: (479) 443-2377 EXT. 1035
EANDERSON@MSE.US.COM

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH DIVISION OF
ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, ARKANSAS 72205
PHONE: (501) 661-2623



PROJECT MAP

NOT TO SCALE

OWNER/CLIENT:

D.R. HORTON NW ARKANSAS, LLC
5502 W. WALSH LN.
ROGERS, AR
CONTACT: KYLE WHITLOCK
TEL. (479) 973-9403
RKWHITLOCK@DRHORTON.COM
www.DRHORTON.com

PREPARED BY:



2407 SE COTTONWOOD ST
SUITE 1
TEL. (479) 387-6191 FAX --
www.halff.com

Sheet List Table

Sheet Number	Sheet Title
C001	COVER
C002	NOTES AND LEGEND
C003	SITE OVERALL
V100	PRELIMINARY PLAT
V101	PRELIMINARY PLAT
V102	PRELIMINARY PLAT
V103	PRELIMINARY PLAT
C101	EROSION CONTROL PLAN
C102	EROSION CONTROL DETAILS
C200	STREET LAYOUT
C201	STREET LAYOUT
C202	GRADING PLAN
C203	GRADING PLAN
C204	STREET A AND E PLAN & PROFILES
C205	STREET F PLAN & PROFILE
C206	STREET F CONT. AND G PLAN & PROFILES
C207	INTERSECTIONS
C300	DRAINAGE PLAN
C301	DRAINAGE PLAN
C302	STORM DRAIN LINE A PLAN & PROFILE
C303	STORM DRAIN LINES A-1, A-2, A-3, AND A-4 PLAN & PROFILES
C304	STORM DRAIN LINES B, B-1, AND B-2 PLAN & PROFILES
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C401	SANITARY SEWER PLAN
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C403	SANITARY SEWER LINE A CONT. A-1 AND B-1 PLAN & PROFILES
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C501	WATER LINE PLAN
C502	WATER LINE A AND B PLAN & PROFILE
C503	WATER LINE B CONT. PLAN & PROFILE
C504	WATER LINE C PLAN & PROFILE
C505	WATER LINE D PLAN & PROFILE
C700	TYPICAL SECTIONS
C701	CITY DETAILS
C702	CITY DETAILS
C703	STREET AND DRAINAGE DETAILS
C704	STREET AND DRAINAGE DETAILS

FEMA CERTIFICATION

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0085J

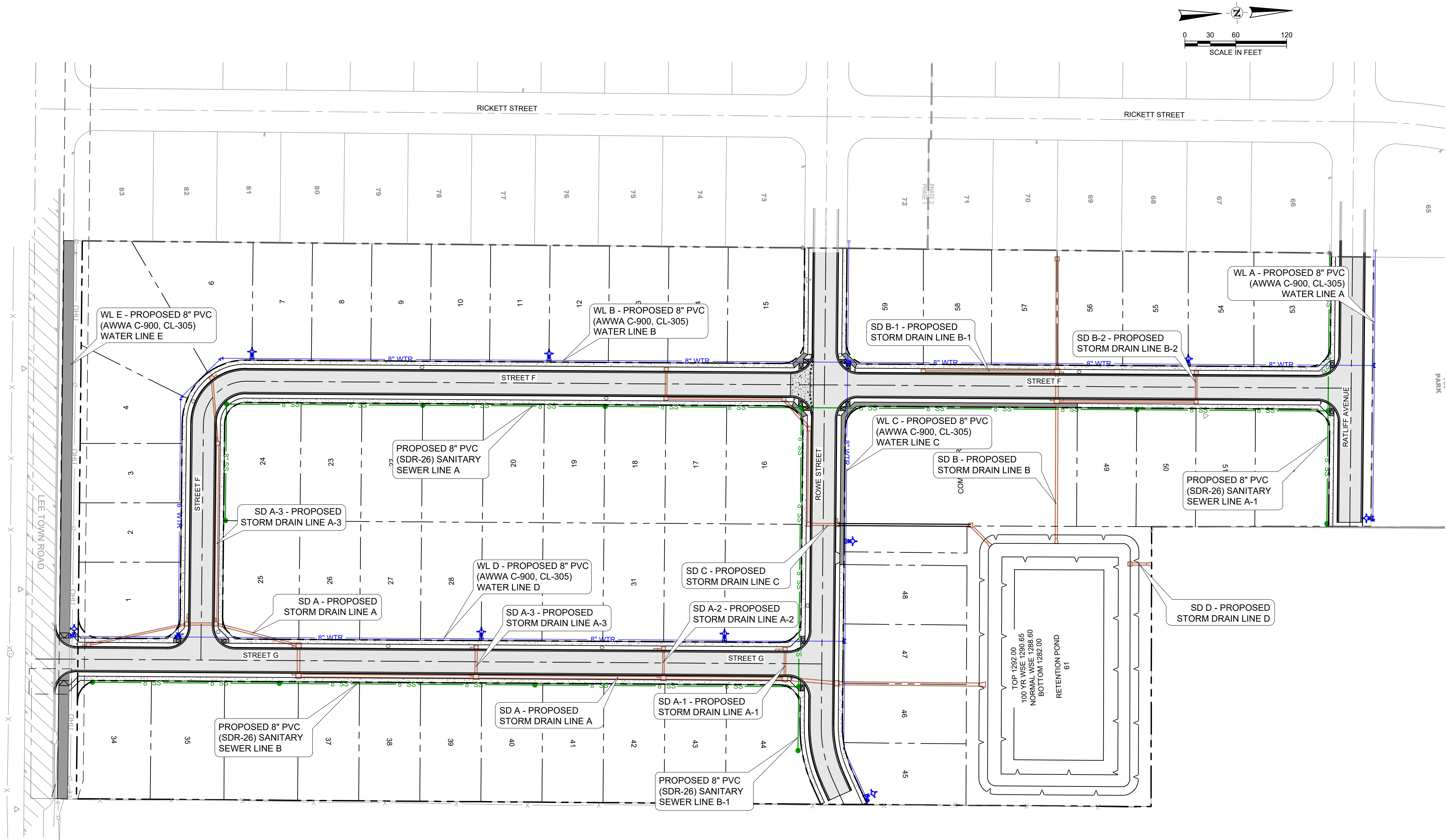
EFFECTIVE DATE: SEPTEMBER 28, 2007



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

FILE NAME: A:\59000a\59548\001\LD\CADD\Sheets\C-PLAN-SITE-59548-001.dwg DATE: June 13, 2025, TIME: 3:14 PM, USER: ah5161



ROLLING MEADOWS SUBDIVISION
PHASE III
A SINGLE FAMILY SUBDIVISION
PEA RIDGE, AR
ISSUED FOR REVIEW 06.16.25



REVISION NO.	DATE	DESCRIPTION

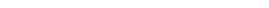
PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
DUSTIN HIGGINS 23245
NAME PE LICENSE NO.
6/13/2025
DATE
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 60'
SHEET TITLE:

SITE OVERALL

C003

	SECTION LINE		QUARTER SECTION LINE
	SUBJECT BOUNDARY		ADJACENT BOUNDARY LINE
	RIGHT-OF-WAY LINE		ROAD CENTERLINE
	EASEMENT LINE		OVERHEAD UTILITY LINE
	BARBWIRE FENCE		HOGWIRE FENCE
	EDGE OF WATER		TELEPHONE PEDESTAL
	POWER POLE		SIGN
	GUY WIRE		FOUND REBAR, AS NOTED
	CONTROL POINT		FOUND NAIL, AS NOTED
	TREE		FOUND MONUMENT, AS NOTED
	SANITARY SEWER MANHOLE		SET 5/8" REBAR W/ PS 1913 CAP
	STORM DRAIN MANHOLE		SET MAG NAIL W/ PS 1913 WASHER
	REINFORCED CONCRETE PIPE	POC	POINT OF COMMENCEMENT
		POB	POINT OF BEGINNING

	LOT LINES
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	DEDICATED RIGHT-OF-WAY LINE
	DEDICATED EASEMENT LINE
	PROPOSED DRAINAGE FLOW
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM PIPE
 PROPOSED SIGN	 PROPOSED WATER METER
 PROPOSED SIDEWALK RAMP	 PROPOSED FIRE HYDRANT
 PROPOSED LIGHT POLE	 PROPOSED GATE VALVE
 STORM DRAIN MANHOLE	 PROPOSED REDUCER
 FLARED END SECTION	 PROPOSED SEWER MANHOLE

CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C1	78.32'	50.00'	089°45'11"	70.56'	S42°01'01"E
C2	65.31'	150.00'	024°56'43"	64.79'	N80°35'29"E

CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C3	39.38'	25.00'	90°14'49"	35.43'	S47° 58' 59"W
C4	39.16'	25.00'	89°45'11"	35.28'	S42° 01' 01"E
C5	29.74'	75.00'	22°43'10"	29.55'	S75° 32' 02"E
C6	39.23'	75.00'	29°58'11"	38.78'	S49° 11' 21"E
C7	48.52'	75.00'	37°03'50"	47.67'	N15° 40' 21"W
C8	39.15'	25.07'	89°29'26"	35.29'	S42° 02' 17"E
C9	39.39'	24.93'	90°30'34"	35.42'	S47° 57' 43"W
C10	39.15'	25.07'	89°29'26"	35.29'	S42° 02' 18"E
C11	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 42"E
C12	39.15'	25.07'	89°29'26"	35.29'	N42° 02' 17"W
C13	20.31'	125.00'	9°18'38"	20.29'	S88° 24' 32"W
C14	34.11'	125.00'	15°38'05"	34.00'	S75° 56' 11"W
C15	76.19'	175.00'	24°56'43"	75.59'	N80° 35' 29"E
C16	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 42"E
C17	39.16'	25.00'	89°45'11"	35.28'	N42° 01' 01"W
C18	39.38'	25.00'	90°14'49"	35.43'	S47° 58' 59"W
C19	39.16'	25.00'	89°45'11"	35.28'	N42° 01' 01"W
C20	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 43"E
C21	39.18'	25.00'	89°47'43"	35.29'	S42° 02' 17"E

ROLLING MEADOWS SUBDIVISION
PHASE III
A SINGLE FAMILY SUBDIVISION
PEA RIDGE, AR
ISSUED FOR REVIEW 06.16.25

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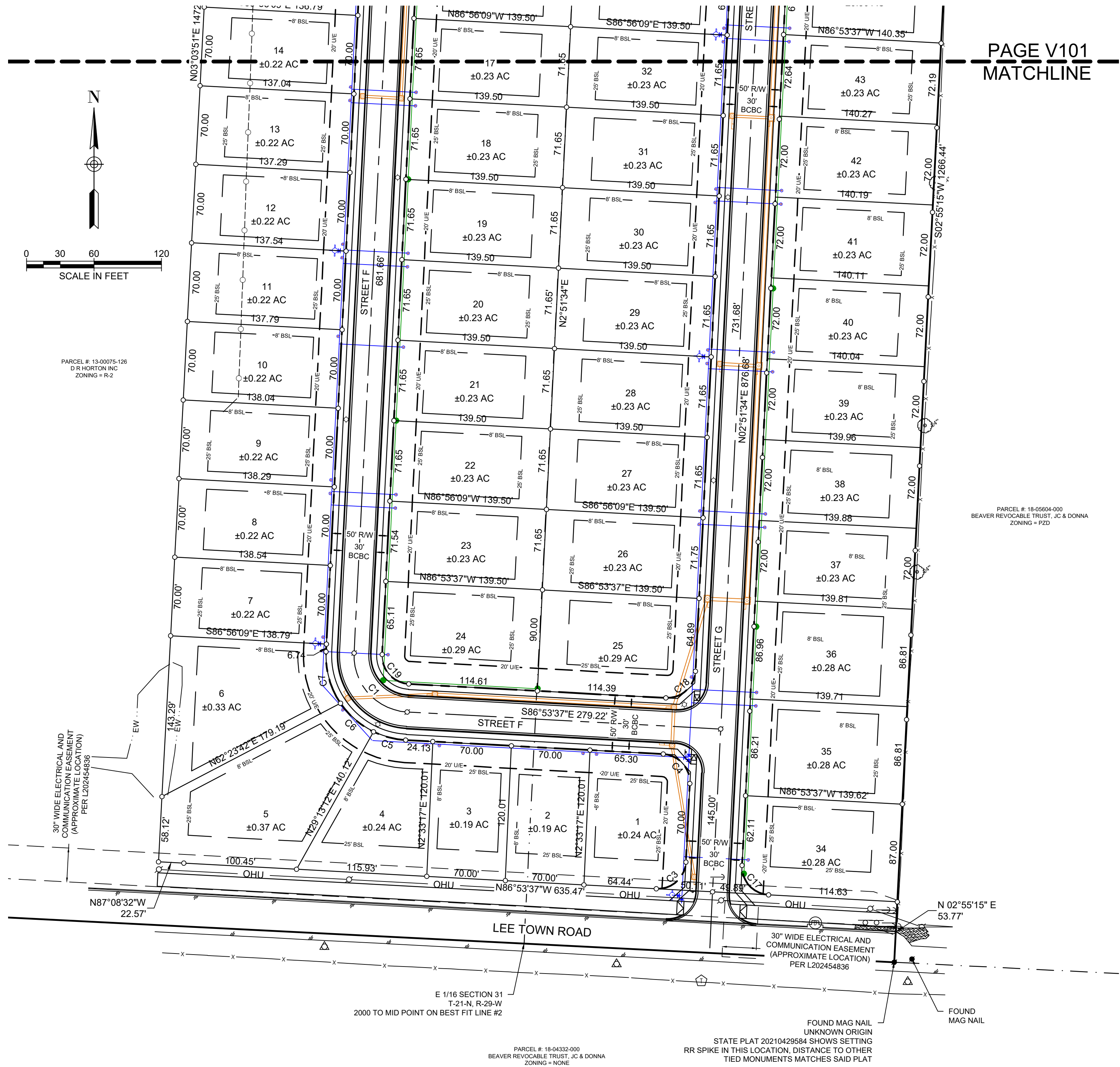
PRELIMINARY
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THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL. PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DUSTIN HIGGINS	23245
NAME	PE LICENSE NO.
6/13/2025	
DATE	
1470	AR
FIRM / BUSINESS NO.	STATE

PROJECT NO.:	59548.001
ISSUED:	06.16.25
DRAWN BY:	TJL
CHECKED BY:	TB
SCALE:	1" = 60'
SHEET TITLE:	

PRELIMINARY PLAT



EXISTING LEGEND:

- SECTION LINE
- QUARTER SECTION LINE
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- OHU
- OVERHEAD UTILITY LINE
- BARBWIRE FENCE
- HOGWIRE FENCE
- EDGE OF WATER
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE
- CONTROL POINT
- TREE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- REINFORCED CONCRETE PIPE
- SIGN
- FOUND REBAR, AS NOTED
- FOUND NAIL, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET 5/8" REBAR W/ PS 1913 CAP
- SET MAG NAIL W/ PS 1913 WASHER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

PROPOSED LEGEND:

- LOT LINES
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- DEDICATED RIGHT-OF-WAY LINE
- DEDICATED EASEMENT LINE
- PROPOSED DRAINAGE FLOW
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM PIPE
- PROPOSED SIGN
- PROPOSED SIDEWALK RAMP
- PROPOSED LIGHT POLE
- STORM DRAIN MANHOLE
- FLARED END SECTION
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED SEWER MANHOLE

ROADWAY CURVE DATA					
CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C1	78.32'	50.00'	089°45'11"	70.56'	S42°01'01"E
C2	65.31'	150.00'	024°56'43"	64.79'	N80°35'29"E

CURVE DATA					
CURVE No.	LENGTH	RADIUS	Δ	CHD LENGTH	CHD BEARING
C3	39.38'	25.00'	90°14'49"	35.43'	S47° 58' 59"W
C4	39.16'	25.00'	89°45'11"	35.28'	S42° 01' 01"E
C5	29.74'	75.00'	22°43'10"	29.55'	S75° 32' 02"E
C6	39.23'	75.00'	29°58'11"	38.78'	S49° 11' 21"E
C7	48.52'	75.00'	37°03'50"	47.67'	N15° 40' 21"W
C8	39.15'	25.07'	89°29'26"	35.29'	S42° 02' 17"E
C9	39.39'	24.93'	90°30'34"	35.42'	S47° 57' 43"W
C10	39.15'	25.07'	89°29'26"	35.29'	S42° 02' 18"E
C11	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 42"E
C12	39.15'	25.07'	89°29'26"	35.29'	N42° 02' 17"W
C13	20.31'	125.00'	9°18'38"	20.29'	S88° 24' 32"W
C14	34.11'	125.00'	15°38'05"	34.00'	S75° 56' 11"W
C15	76.19'	175.00'	24°56'43"	75.59'	N80° 35' 29"E
C16	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 42"E
C17	39.16'	25.00'	89°45'11"	35.28'	N42° 01' 01"W
C18	39.38'	25.00'	90°14'49"	35.43'	S47° 58' 59"W
C19	39.16'	25.00'	89°45'11"	35.28'	N42° 01' 01"W
C20	39.36'	25.00'	90°12'17"	35.42'	N47° 57' 43"E
C21	39.18'	25.00'	89°47'43"	35.29'	S42° 02' 17"E

ROLLING MEADOWS SUBDIVISION
PHASE III
A SINGLE FAMILY SUBDIVISION
PEA RIDGE, AR
ISSUED FOR REVIEW 06.16.25



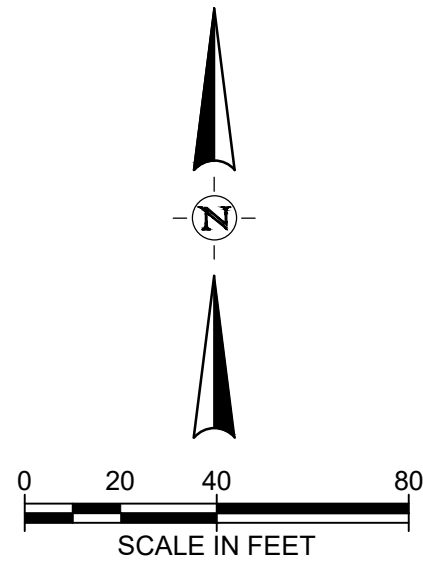
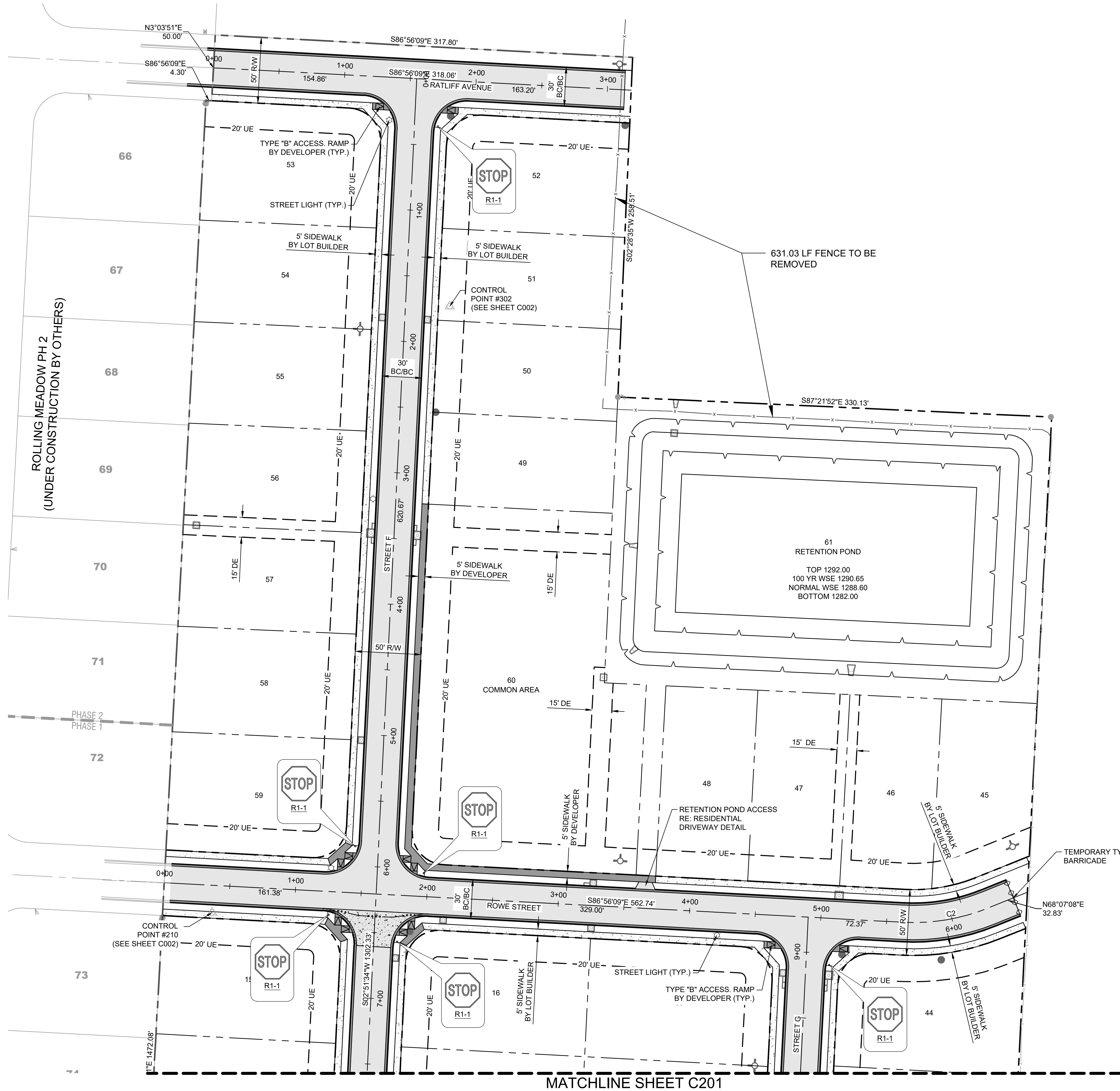
REVISION		DESCRIPTION	
NO.	DATE		

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DUSTIN HIGGINS 23245
NAME PE LICENSE NO.
6/13/2025
DATE
1470
FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 60'
SHEET TITLE:

PRELIMINARY PLAT

FILE NAME: A:\59000s\59548001\LD\CADD\Sheets\C-PLAN-ROAD-INT-59548-001.dwg DATE: June 13, 2025, TIME: 3:16 PM, USER: ah5161



ROLLING MEADOWS SUBDIVISION
PHASE III
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PEA RIDGE, AR

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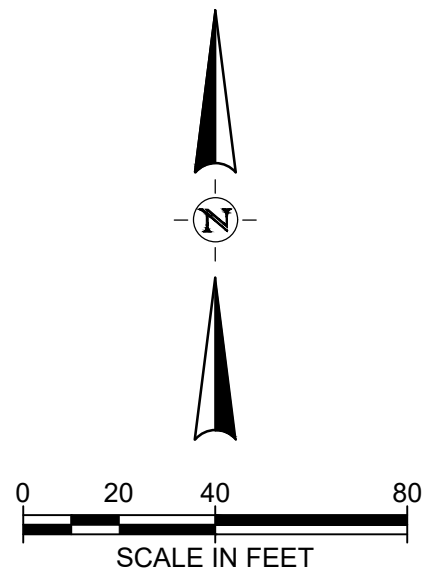
DUSTIN HIGGINS 23345
NAME PE LICENSE NO.
6/13/2025
DATE
1470
FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 40'
SHEET TITLE:

STREET
LAYOUT

C200

FILE NAME: A:\59000a\59548\001\LD\CADD\Sheets\C-PLAN\ROAD-PLAN-59548-001.dwg DATE: June 13, 2025, TIME: 3:16 PM, USER: ah5161



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1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 40'
SHEET TITLE:

GRADING PLAN

C202

FILE NAME: A:\59000a\59548\001\LD\CADD\Sheets\C-PLAN\ROAD-PLAN\59548-001.dwg DATE: June 13, 2025, TIME: 3:16 PM, USER: ah5161



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A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PEA RIDGE, AR
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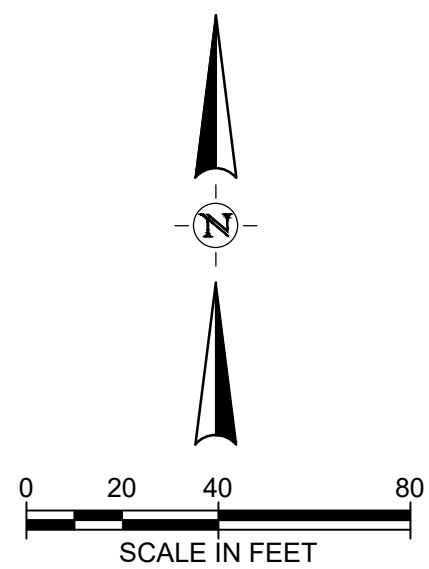
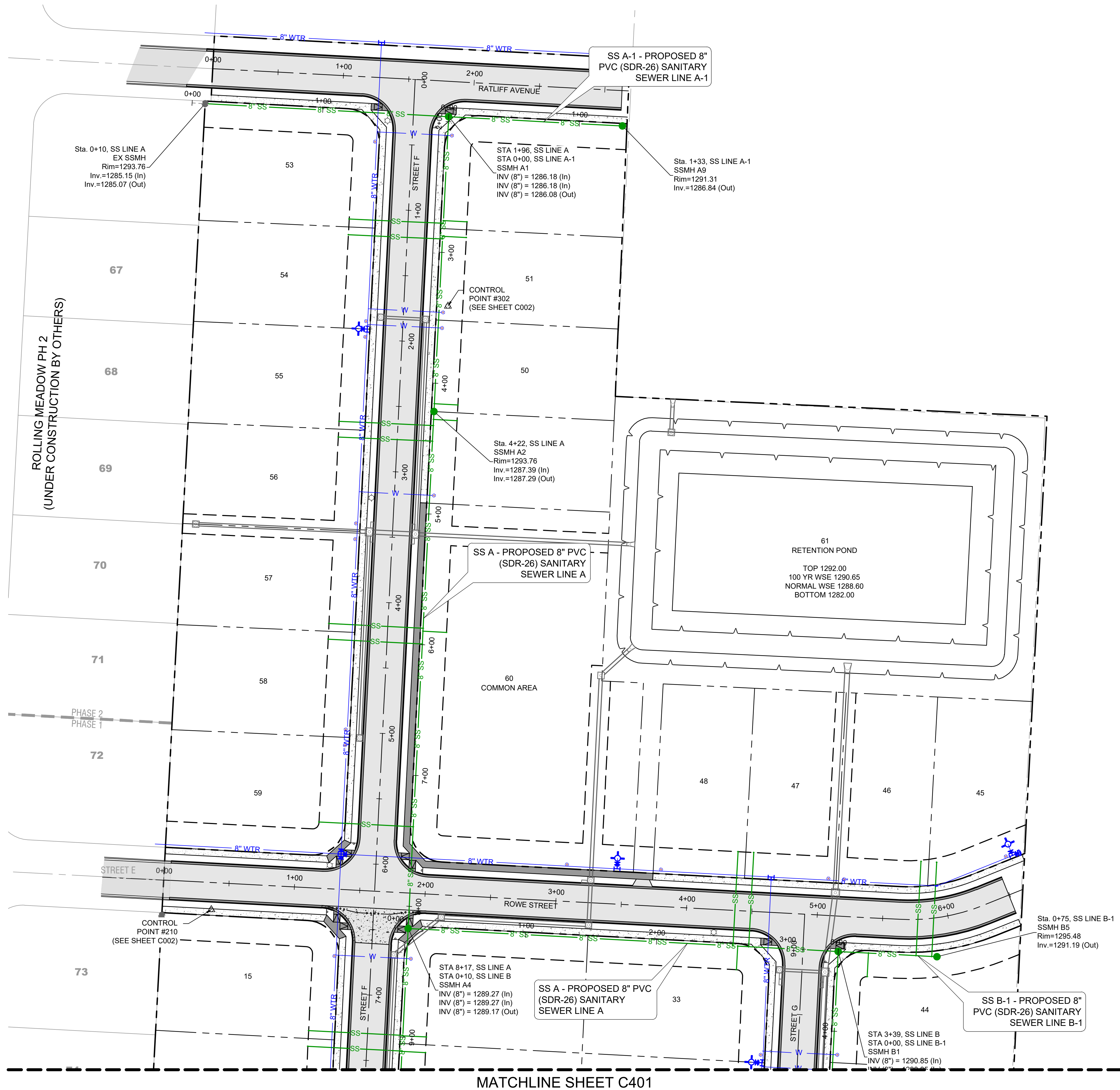
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NAME PE LICENSE NO.
6/13/2025
DATE
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FIRM / BUSINESS NO. STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = ##'
SHEET TITLE:

GRADING PLAN

C203

FILE NAME: A:\59000s\59548\001\LD\CADD\Sheets\C-PLAN\WTR-PLPR-59548-001.dwg DATE: June 13, 2025, TIME: 3:18 PM, USER: ah5161



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PHASE III
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PEA RIDGE, AR

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SUITE 200 COTTONWOOD ST.
SUITE 100
BENTONVILLE, AR 72712
TEL: (479) 773-2209

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PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 40'
SHEET TITLE:

SANITARY
SEWER PLAN

C400

FILE NAME: A:\59000s\59548\001\LD\CADD\Sheets\C-PLAN\WWTR-PLPR-59548-001.dwg DATE: June 13, 2025, TIME: 3:18 PM, USER: ah5161



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PHASE III
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PEA RIDGE, AR
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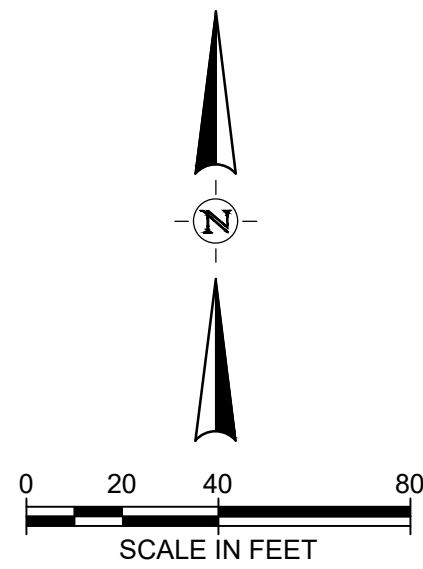
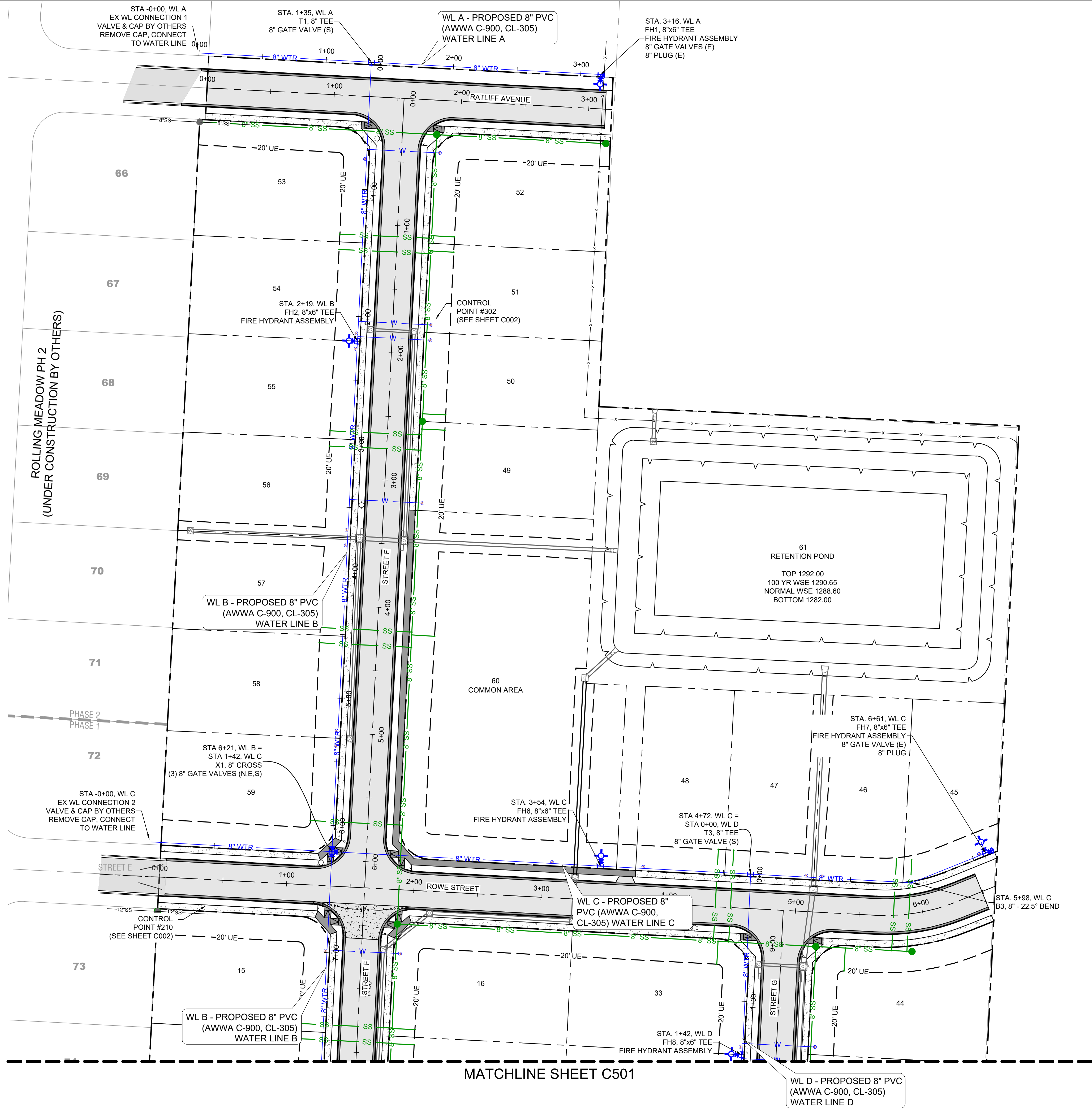


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DATE
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = ##'
SHEET TITLE: SANITARY SEWER PLAN
C401

FILE NAME: A:\59000s\59548\001\LD\CADD\Sheets\C-PLAN\WATR-PLR-59548-001.dwg DATE: June 13, 2025, TIME: 3:19 PM, USER: ah5161



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SUITE C COTTONWOOD ST.
SUITE 100
BENTONVILLE, AR 72712
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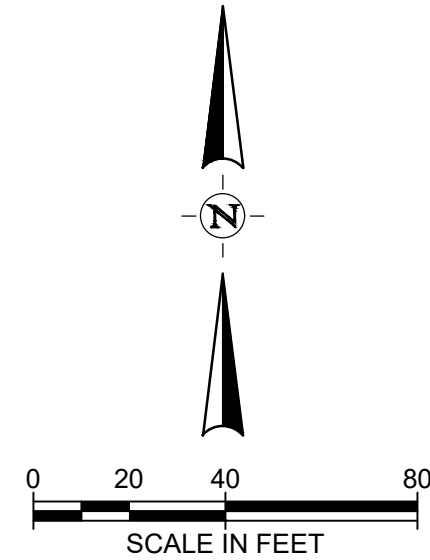
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6/13/2025
DATE
1470
FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 50'
SHEET TITLE:

WATER LINE
PLAN

C500

FILE NAME: A:\59000\59548\001\1\DCADD\Sheets\C-PLAN\WATR-PLPR-59548-001.dwg DATE: June 13, 2025, TIME: 3:19 PM, USER: ah5161



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FIRM / BUSINESS NO. STATE

PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 50'
SHEET TITLE:

WATER LINE
PLAN

C501