

Planning Commission & Board of Adjustment

Pea Ridge City Hall 975 Weston Street August 5, 2025 6:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Review Minutes
 - 1. June 3rd, 2025, Planning Commission Meeting
- IV. Announcements
- V. Public Hearings
 - Palm Leaf Investments Rezone
 Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue
 C-1, Neighborhood Commercial to C-2, General Commercial
- VI. Old Business
 - Patterson Rezone
 494 South Davis Street
- VII. New Business
 - 1. Palm Leaf Investments Rezone

Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue C-1, Neighborhood Commercial to C-2, General Commercial

R-1, Low Density Residential & A, Agriculture to R-2, Medium Density Residential

- 2. Busy Minds Academy Large Scale Development 1325 West Pickens Road
- 3. Rolling Meadows Subdivision, Phase 1 Preliminary Plat Revision
 Northeast Corner of Greer Street and Lee Town Road
- 4. Rolling Meadows Subdivision, Phase 1 Final Plat
 Northeast Corner of Greer Street and Lee Town Road
- Rolling Meadows Phase 3 Preliminary Plat Lee Town Road
- 6. Legacy Fields Preliminary Plat 12690 Shrader Road
- 7. Wellington Hills Phase 3 Final Plat Hickman Drive



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

Planning Commission Board of Adjustment July 1, 2025 6:00 p.m.

1. Call to Order

The July 1, 2025, Pea Ridge Planning Commission meeting was called to order by Chairperson Michael Wilhem.

2. Roll Call

Roll:

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

3. Review Minutes from June 3, 2025, Planning Commission Meeting.

Vice-Chair Dr. Sherman motioned to approve the June 3, 2025, Planning Commission minutes as presented.

Commissioner Arriola seconded the motion.

Votes:
Chairperson Michael Wilhelm
Vice Chairperson Dr. Karen Sherman
Ves
Commissioner Carolyne Wendel
Commissioner Juan Arriola
Ves
Commissioner Sean Rooney
Commissioner Adam Stokes
Commissioner Shelia Wilkerson
Absent

The motion to approve passed 6 in favor with 1 absent.

4. Announcements

Mr. Keegan Stanton stated there were no announcements.

5. Public Hearing

Chairperson Michael Wilhelm opened the Public Hearing and welcomed public comments.

Patterson - Rezone

494 South Davis Street

R-1, Low Density Residential to & A, Agriculture to R-2, Medium Density Residential

Jesse Fulcher, Calara Group. Mr. Fulcher stated they had the property under contract and are working on annexing additional property that is in the county.

Don Dekeno – 546 South Davis Street. Concerned with ability of roads to handle additional housing. He stated there is a drainage issue where water falls from the north onto their property. He stated their were other neighbors from his street in attendance.

Brenda Dekeno – 546 South Davis Street. She stated that her concerns are with run-off and children wandering onto her property. Also stated concerns with rise in police calls and increasing insurance rates. She stated concerns with roads and their capacities. She asked if these issues were addressed by the Planning Commission.

Chairman Wilhelm stated those issues are handled with the Large Scale Development.

Vice-chair Dr. Sherman added that the rezone was only being considered tonight, and that the property under consideration was just the 6 acres within the city limits.

Ben Jarmin – 692 South Davis. He stated he had concern with sewer capacity and where additional flows would go. He also stated concerns with street capacity and potential traffic.

Braden Wise, Bates & Associates. He stated the request is for an additional 110' of C-2 to the north of the existing area zoned C-3 on the property. It is currently split-zoned, both C-3 and R-2.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing

6. Old Business

There was no old business to consider.

7. New Business

PRBD, LLC - Rezone

1838 West Pickens Road

R-2, Medium Density Residential to C-2, General Commercial

Vice Chairperson Dr. Sherman motioned, seconded by Commissioner Wendel, to approve the PRBD LLC rezone request to C-2, General Commercial.

Votes:

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

The motion to approve passed 6 in favor with 1 absent.

Jameson Place - Large Scale Development

Slack Street & Manfield Avenue

Crafton Tull. East of Bob Maloney's Collision center and west of Casey's. Building detention on site, with utilities already on site as well. Two entrances, one off of Manfield, the other off of Slack.

Commissioner Stokes motioned, seconded by Commissioner Arriola, to approve the Jameson Place Large Scale Development.

Votes:

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

The motion to approve passed 6 in favor with 1 absent.

Vice-chair Dr. Sherman explained to the audience the commission's process for reviewing plans and requests.

Vice-chair Dr. Sherman moved, seconded by Wilhelm to move the Patterson rezone request, item 1 under Public Hearings, to New Business.

Votes:

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

Yes
Commissioner Adam Stokes
Commissioner Shelia Wilkerson

Absent

The motion to approve passed 6 in favor with 1 absent.

PRBD, LLC - Large Scale Development

1838 West Pickens Road

Braden Wise, Bates & Associates. He stated this has been seen before several years before. Commercial development just north of the high school.

Vice-chair Dr. Sherman asked about the proposed road that did not have enough ROW.

Mr. Stanton stated that the agreement with the developer is that the city will accept the street up to the point the 50' ROW width ends, with the remainder being private, until such time the city is ready to accept it. We have a draft document called an irrevocable offer of dedication that will be recorded and allows the city to accept it when the city is ready. It does not obligate the city to take it, but will allow it if the remainder of the ROW on the adjacent property becomes available. There is room for 2-way traffic with 10-foot lanes.

Vice-chair Dr. Sherman moved, seconded by Stokes, to approve the PRBD Large Scale Development contingent on Health Department approval.

Votes:

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

The motion to approve passed 6 in favor with 1 absent.

Patterson - Rezone

494 South Davis Street

R-1, Low Density Residential to & A, Agriculture to R-2, Medium Density Residential

Jesse Fulcher, Calara Group addressed several comments from the neighbors including drainage and traffic.

Commissioner Wendel requested to see the Future Lane Use Map.

Vice-chair Sherman responded to questions about a potential layout of the subdivision.

City Attorney Shane Perry explained the decision-making process that the Planning Commission undertakes.

Chairperson Wilhelm stated his concern was with the property surrounding R-1 and putting R-2 directly adjacent to it. He would like to see it have a buffer of R-1.

Vice-chair Dr. Sherman stated that it is right up against what the Future Land Use Plan is calling for future commercial.

Chairperson Wilhelm stated it could just be R-1 along Davis. He also stated that there was plan for commercial and light industrial further north.

Vice-chair Dr. Sherman asked about any plans for work to be done to Davis.

Monte Keene, Street Superintendent, stated that there's no point in doing work to Davis without reconstructing underneath the surface and completing any utility work before improving the road.

Vice-chair Dr. Sherman stated that it may not be productive to spend the money to repave Davis without doing utility and street work beneath the surface first. She also stated the city may work with the developer to do additional improvements based on what is proposed by the developer.

Commissioner Stokes stated that Davis sees 400 cars per day.

Commissioner Rooney asked how the commission can implement a buffer once it is rezoned to R-2.

Chairperson Wilhelm stated there was no requiring the applicant to go back to R-1 once it has been approved.

Vice-chair Dr. Sherman asked what the long range plan showed on the property.

Mr. Stanton stated it was Residential Estate.

Vice-chair Dr. Sherman asked what the draft long range plan showed on the property.

Mr. Stanton cautioned the commission not to use a draft document that has not been approved to make a decision. He stated the draft would no longer have the property listed as Residential Estate.

Vice-chair Dr. Sherman asked Mr. Fulcher about the plans to purchase additional property.

Mr. Fulcher stated that it was specifically the remainder of the Patterson Farm which does connect to Lee Town.

The Commission viewed the additional property owned by the Pattersons.

Mr. Stanton stated that annexed property defaults to Agriculture zoning and would need to be rezoned to any other district.

Mr. Perry pointed out the proposed collector street.

Mr. Fulcher asked for clarification on the appeal process should the request be denied. He requested the item be tabled to the following meeting.

Vice-chair Dr. Sherman moved, seconded by Chairperson Wilhelm, to table the Patterson rezone request to R-2 to the August Planning Commission agenda.

Votes:

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

The motion to table passed 6 in favor with 1 absent.

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There was no additional discussion.

9. Adjourn

Vice Chairperson Dr. Sherman moved to adjourn.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP

Planning Director

Approved by:

Michael Wilhelm

Chairperson

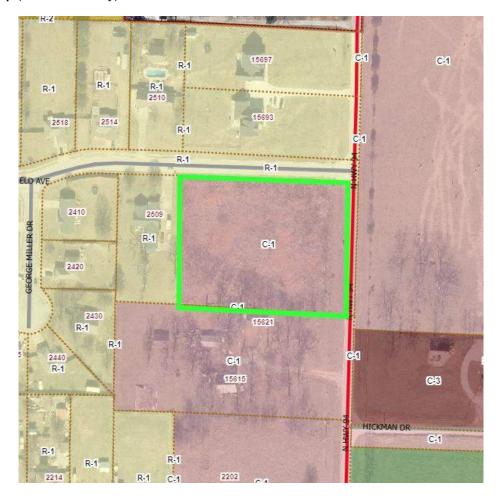


Palm Leaf Investments Rezone

Location:	SWC of North Highway 94 and North Harvey Wakefield Avenue
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	Residential Subdivision
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Palm Leaf Investments, LLC/Lavanya Aadike
Property size:	+/- 2.21 acres

Request: Palm Leaf Investments, LLC/Lavanya Aadike are requesting to rezone their property from C-1, Neighborhood Commercial to C-2, General Commercial.

Vicinity Map (illustrative only):



Property Description

The subject property is located at the southwest corner of North Highway 94 and North Harvey Wakefield Avenue, being parcel number 13-01052-000. The property is presently zoned C-1, Neighborhood Commercial, with a Future Land Use designation of RS, Residential Subdivision. Adjacent zoning districts include R-1, Low Density Residential to the north and west; and C-1, Neighborhood Commercial to the north and east. Adjacent land use designations include Residential Subdivision to the north and west; Neighborhood Node to the east; and Mixed Use Commercial to the south. The property is presently undeveloped. This property has direct access to North Highway 94 and North Harvey Wakefield Avenue.

Relationship to the Comprehensive Land Use Plan

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

- 1. Accessible, convenient, and attractive commercial locations
- 2. Locating general commercial at the intersection of major streets
- 3. Providing multi-modal access to commercial areas

This request is not consistent with the Future Land Use Map which designates this property as Residential Subdivision.

Analysis & Recommendation

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

This property is located at a hard corner between a local road and an arterial state highway. A commercial use would be able to transition down from the high intensity traffic corridor to the residential neighborhood, while also providing said neighborhood with goods and services nearby. The commercial use would also be required to provide adequate screening per code.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and despite the inconsistency with the Future Land Use Map, <u>staff recommends approval of this rezoning request</u>.

Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

- C-1, Neighborhood Commercial. This district is intended to accommodate administrative, executive, and professional offices and associated uses, as well as limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations, or other carefully selected areas. Buildings should be of residential character if practicable regarding outward appearance.
- C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets,

where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

RESIDENTIAL SUBDIVISION (RS): These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.





Location:	494 South Davis Street
Current Zoning:	R-1, Low Density Residential; A, Agriculture
Land Use Designation:	Residential Estate
Proposed Zone:	R-2, Medium Density Residential
Owner/Applicant:	Jimmy Wayne Patterson/Jesse Fulcher
Property size:	+/- 6 acres

Request: Jimmy Wayne Patterson/Jesse Fulcher are requesting to rezone their property from R-1, Low Density Residential & A, Agriculture to R-2, Medium Density Residential.

Vicinity Map (illustrative only):



Property Description

The subject property is located at 494 South Davis Street, being parcel numbers 13-00007-000 and 13-00006-000. The property is presently zoned both R-1, Low Density Residential and A, Agriculture, with a Future Land Use designation of RE, Residential Estate. Adjacent zoning districts include R-1, Low Density Residential to the west, RE, Residential Estate to the south and west, A, Agriculture to the north, and unincorporated Benton County to the east. Adjacent land use designations include Residential Estate to the south and west, Residential Subdivision to the west, and Mixed Use Commercial to the north. The property is presently occupied by a residence. This property has direct access to South Davis Street.

Relationship to the Comprehensive Land Use Plan

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

- 1. Providing quality housing at low and medium densities
- 2. Developing housing accessible by an adequate street system
- 3. Protecting residential areas from incompatible land uses

This request is consistent with the Future Land Use Map, which designates this property as Residential Estate.

Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. The Residential Estate land use is intended to allow a mix of lot sizes, which is possible under the R-2 zoning district.

This part of Davis Street as well as the surrounding neighborhood, while presently on the edges of development in Pea Ridge, will likely continue to see development pressure as its location is near existing state highways, an established commercial presence, and is locally well-connected.

The Master Street Plan calls out Davis Street to be a future Collector street, as well as for a proposed collector along the property's southern boundary. With two frontages along collector streets, a higher intensity of residential development would be appropriate. Because the Residential Estate Land Use does call for a range of lot sizes and housing types, this would an instance where, given the frontages on higher intensity streets and with the surrounding existing estate lot development pattern, an allowance could be made for smaller lots that would still meet the intent and vision of the RE land use.

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

Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

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

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.

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:

Residential Estate (RE): These areas include low-density estate subdivision lots as well as larger tracts of land that have no uniform development pattern. This area will have a range of housing types and lot sizes but will typically be lots larger than 1 acre in size.



Busy Minds Large Scale Development

Location:	1325 West Pickens Road
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	Residential Estate; Slack & Lee Town Corridor
Owner/Applicant:	JC & Donna Beaver Revocable Trust/Crafton Tull

Vicinity Map (illustrative only):



Property Description

The subject property is located along West Pickens Road, being parcel number 13-00184-501. The property is presently zoned C-1, Neighborhood Commercial with a future land use designation of Residential Subdivision. Adjacent zoning districts include R-1, Low Density Residential to the east, west, and south, and R-2, Medium Density Residential to the north. Adjacent land use designations

include Residential Subdivision in all directions. The property is presently developed with a home and several outbuildings, as well as a gravel lot. This property has direct access to Pickens Road.

Project Description

The applicant is proposing a large scale development consisting of an addition to the existing structure, a single-family home, that will be converted to a child care facility. 19 off-street parking spaces are provided, exceeding the minimum required, as well as one handicap space. A 10' trail is provided along Pickens per the Master Street Plan. The existing driveway entrance, as well as one additional entrance will provide access from Pickens.

Drainage is located at the northwest corner and will discharge to the ditch along Pickens. Landscaping is provided to the minimum required by code. Planning Commission may consider additional measure in the buffer zone along the boundary with residential properties as they deem necessary.

Variances

There are no variances requested with this Preliminary Plat.

Analysis & Recommendation

The proposed development meets the requirements of the Zoning Ordinance of the City of Pea Ridge; therefore, <u>staff recommends approval of this Preliminary Plat</u>.

Supplemental Information

MINIMUM RE			REQUIR ISTRICT		8	
	ZONIN	G DIST	RICTS			
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) NP = not permitted	30'	30'	25'	25'	25'	45'

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	

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

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.

PLOT DATE

DATE

7/22/2025

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DRAWN BY: JEI CHECKED BY: DATE 6/23/2025 JOB NUMBER

25-1018 SHEET NAME

COVER SHEET

File No. 25-1018.dwg C1.0

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- 4. 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 (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. **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 DENISTY 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
- 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.
- F. 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.
- G. 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.
- H. 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
- 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.
- K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS. RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

- J. 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

CONCRETE NOTES:

- A. 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
- C. 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.
- D. 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

- A. 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.
- B. 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
- C. 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
- 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,

10. BLASTING AND EXPLOSIVE MATERIALS:

- A. 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.
- B. 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.







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

C1.0 | COVER SHEET

C4.0 SITE PLAN

C6.0 UTILITY PLAN

C7.0 DETAILS

C8.0 DETAILS

C9.0 DETAILS

L1.0 LANDSCAPE PLAN

GRADING PLAN

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

SHEET INDEX

DESCRIPTION

C3.0 | DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN

TOPOGRAPHIC & BOUNDARY SURVEY

DETENTION POND PLAN & PROFILE

SANITARY SEWER PLAN & PROFILE

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 EXEXCUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE	OF	EXECUTION:	

PEA RIDGE PLANNING DIRECTOR

CERTIFICATE OF ENGINEERING ACCURACY:

DATE OF EXECUTION: _____

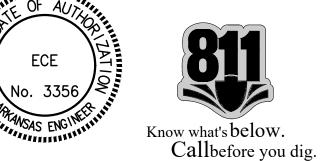
I. JASON E. INGALLS, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN PEA RIDGE LARGE SCALE REGULATIONS.

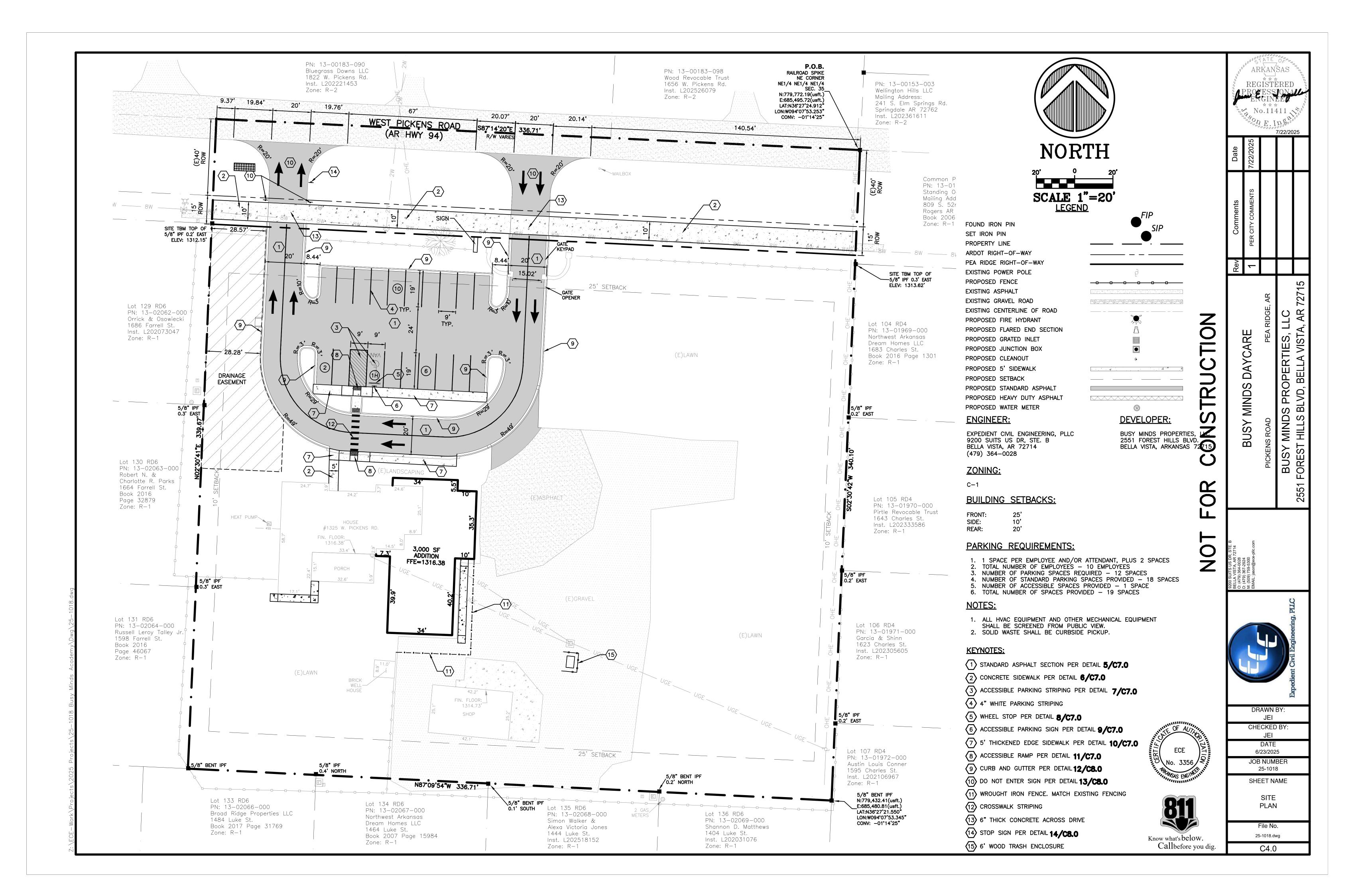
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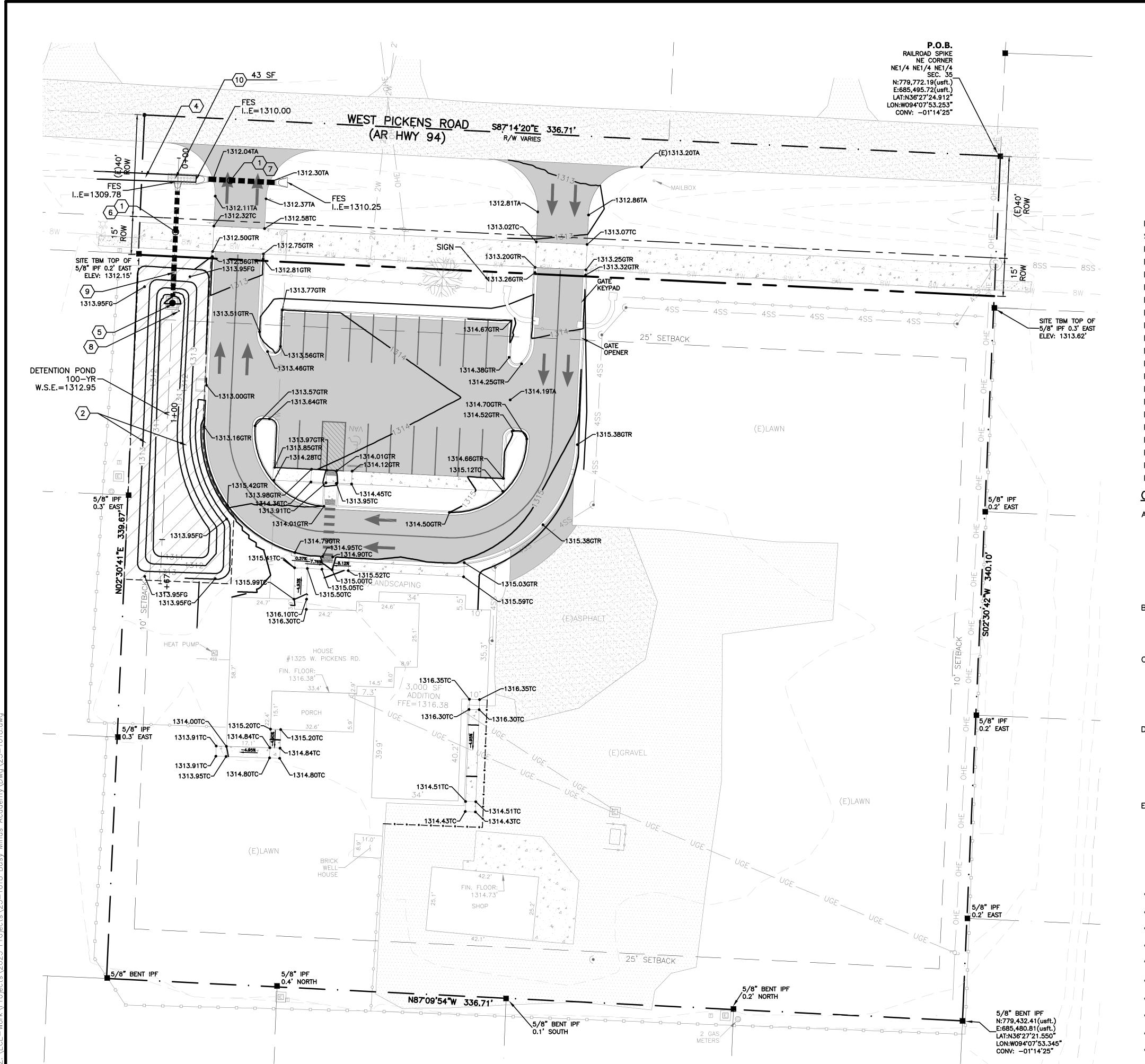
REGISTERED ENGINEER HEREBY CERTIFY THAT THIS PLAT

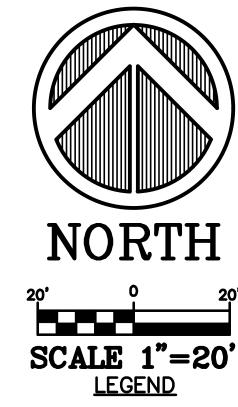
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION: _____ REGISTERED LAND SURVEYOR STATE OF ARKANSAS REGISTRATION NO.:









FOUND IRON PIN	=
SET IRON PIN	
PROPERTY LINE	
EXISTING BARBED WIRE FENCE	x x x x
EXISTING POWER POLE	\bigcirc
EXISTING OVERHEAD POWER	— OHE — OHE —
EXISTING ASPHALT	
EXISTING GRAVEL	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING RIGHT-OF-WAY	
PROPOSED ASPHALT	
PROPOSED SIGN	-0
EXISTING FIRE HYDRANT	
EXISTING TELEPHONE PEDESTAL	T
EXISTING GAS VALVE	©V SV
PROPOSED SEPTIC TEST PIT	lacktriangle
PROPOSED STREET LIGHT	- Ö-
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 DENISTY 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 WATER QUALITY STORM BOX. SEE DETAIL 19/C9.0.
- 6 44 LF 18" HDPE @0.50%.
- 10 Hb/L 90.50%.
- 7 25 LF 14"X23" RCP @1.00%
- 8 TYPE C RAIN GAUGE
 9 12" WIDE X 1.15' TALL CONCRETE RECTANGULAR OVERFLOW WEIR
- concrete energy dissipator pad per ardot detail cdp-1/c9.0.



	Rev	Comments	Date	
Y MINDS DAYCARE	1	PER CITY COMMENTS	7/22/2025	
ROAD PEA RIDGE, AR				000000
IDS PROPERTIES, LLC				7/22/20
S BLVD BELLA VISTA AR 72715				25

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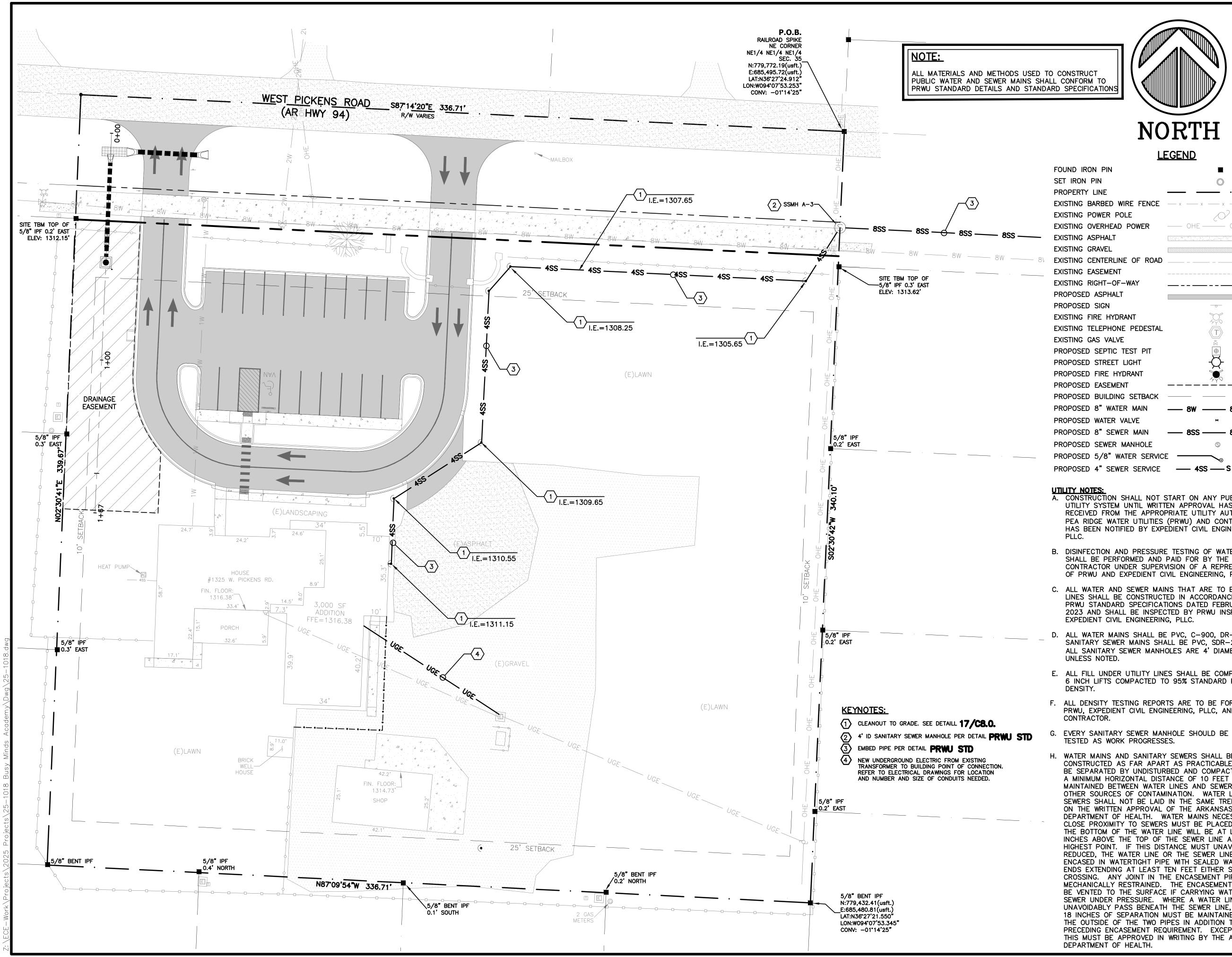
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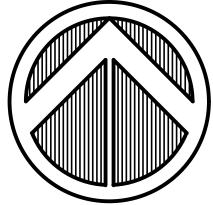
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DRAWN BY: JEI
CHECKED BY: JEI
DATE 6/23/2025
JOB NUMBER 25-1018
SHEET NAME
GRADING PLAN
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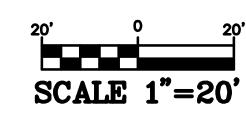
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C5.0

Know what's below.
Callbefore you dig.







NORTH

LEGEND

	SET IRON PIN				
	PROPERTY LINE				_
	EXISTING BARBED WIRE FENCE	x	x — x	X	
	EXISTING POWER POLE)	
	EXISTING OVERHEAD POWER	OHE	: —	OHE —	
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	EXISTING GRAVEL				
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_	EXISTING EASEMENT				
	EXISTING RIGHT-OF-WAY				
	PROPOSED ASPHALT				
	PROPOSED SIGN				
	EXISTING FIRE HYDRANT				
	EXISTING TELEPHONE PEDESTAL		$\langle T \rangle$		
	EXISTING GAS VALVE		gv N		
	PROPOSED SEPTIC TEST PIT		\oplus		
	PROPOSED STREET LIGHT		- Q-		
	PROPOSED FIRE HYDRANT				
	PROPOSED EASEMENT		· — — —		_
	PROPOSED BUILDING SETBACK				—
	PROPOSED 8" WATER MAIN	sw		8W -	
	PROPOSED WATER VALVE		H		
	PROPOSED 8" SEWER MAIN	— 8SS		8SS —	_
	PROPOSED SEWER MANHOLE		S		
	PROPOSED 5/8" WATER SERVICE	<u> </u>			
	PROPOSED 4" SEWER SERVICE	A	ss	S	

- UTILITY NOTES:

 A. 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,
- B. 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.
- C. 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.
- D. 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
- E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR
- F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO PRWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE
- G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.
- H. 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.





GE, AR	S, LLC	
BUSY MINDS DAYCARE KENS ROAD PEA RIDGE, AR	OPERTIE	
BUSY MINDS DAYCARE 1325 PICKENS ROAD PEA R	BUSY MINDS PROPERTIES, LLC	

DRAWN BY:

JEI

CHECKED BY:

DATE

6/23/2025

JOB NUMBER

25-1018

SHEET NAME

UTILITY

PLAN

File No.

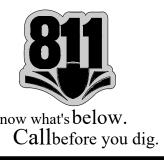
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ARKANSAS

REGISTERED







Rolling Meadows Subdivision, Phase 1 Final Plat

Location:	Northeast Corner of Greer Street and Lee Town Road
Current Zoning:	R-2, Medium Density Residential
Land Use Designation:	Residential Subdivision
Owner/Applicant:	DR Horton NW Arkansas LLC/Justin Jorgenson

Vicinity Map (illustrative only):



Property Description

The subject property is located at the Northeast Corner of Greer Street and Lee Town Road, being a part of parcel number 13-00075-126. The property is presently zoned R-2, Medium Density Residential with a future land use designation of Residential Subdivision. Adjacent zoning districts include R-2, Medium Density Residential to the north and east; R-1, Low Density Residential to the

west; C-2, General Commercial to the south, and unincorporated Benton County to the south. Adjacent land use designations include Residential Subdivision to the north and west, Residential Estate to the east, and Slack and Lee Town Corridor to the south. The property has direct access to Greer Street and Lee Town Road.

Project Description

The applicant is proposing a Final Plat for Rolling Meadows Subdivision, Phase 1 that consists of 85 total lots. The subdivision has primary access from Greer Street and Lee Town Road and continues stubs to the north and east for future phases.

Preliminary Plat Revision

The applicant has proposed a preliminary plat revision to the stormwater detention pond. The revisions have been approved by engineering and built to city specifications. The changes include removing the safety bench and installing a fence instead, as well as excavating a to a lower depth.

Variances

There are no variances requested with this Final Plat.

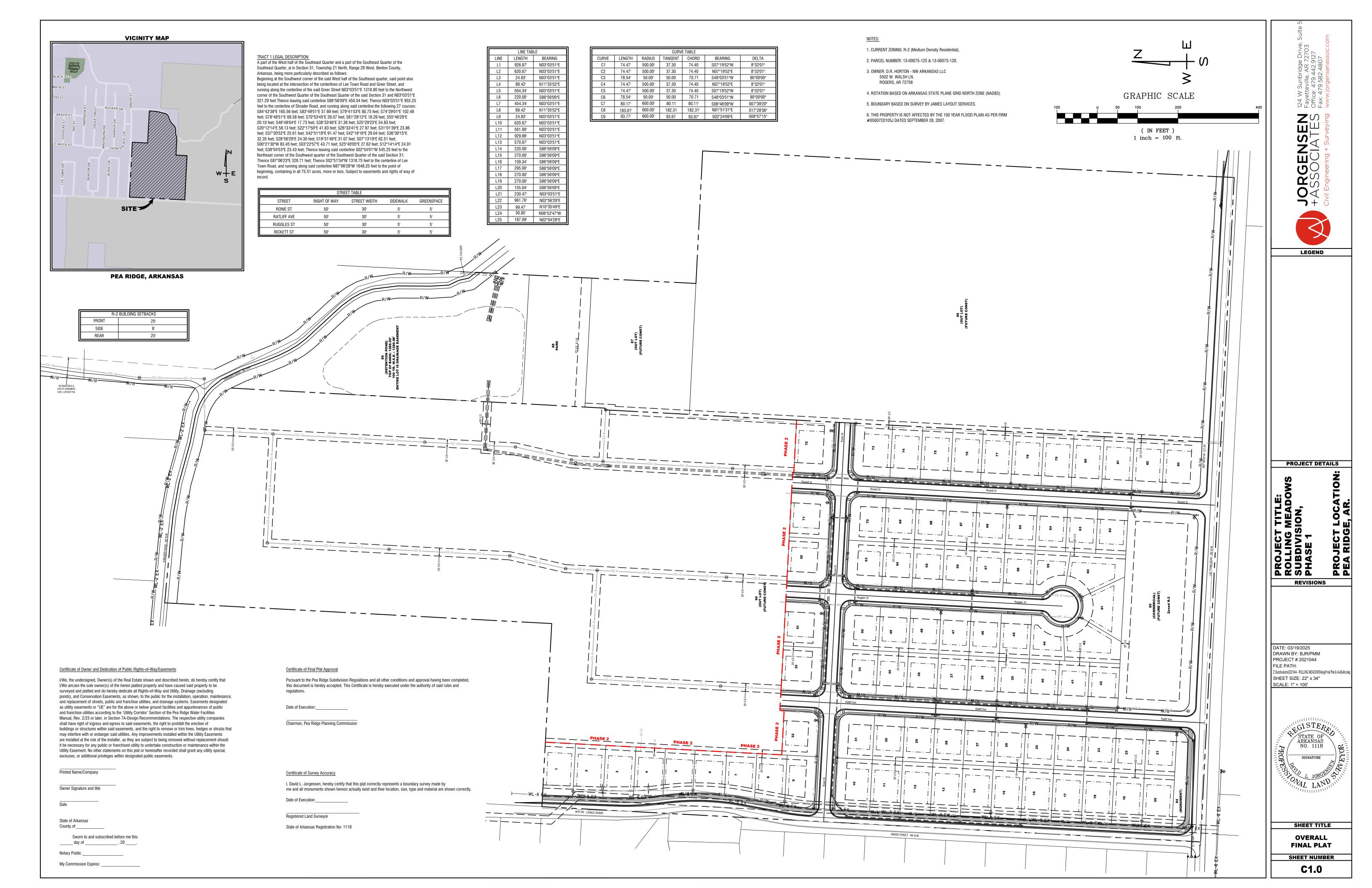
Analysis & Recommendation

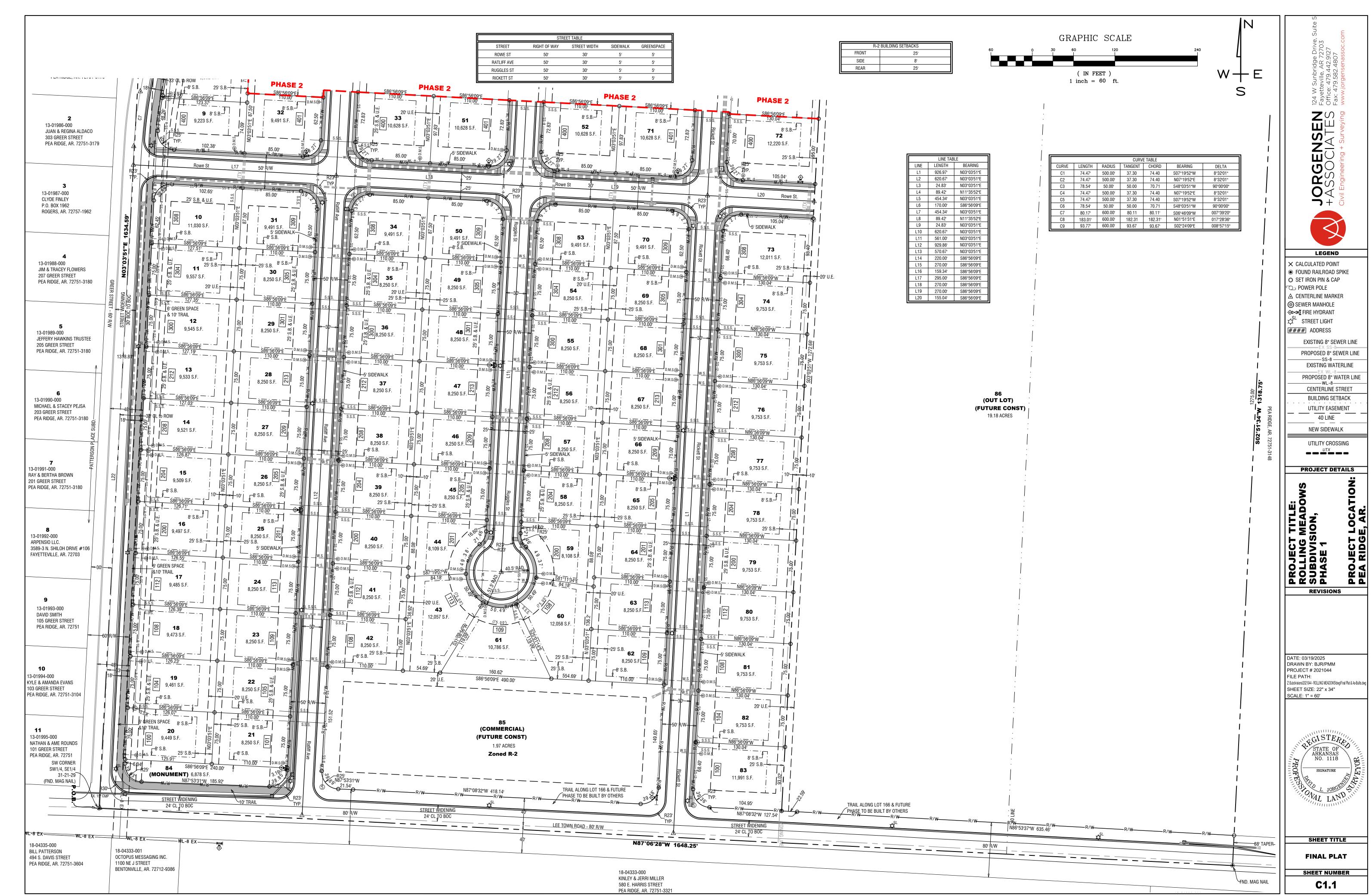
The proposed development meets the requirements of the Zoning Ordinance and Subdivision Regulations of the City of Pea Ridge; therefore, <u>staff recommends approval of this Final Plat</u>.

Supplemental Information

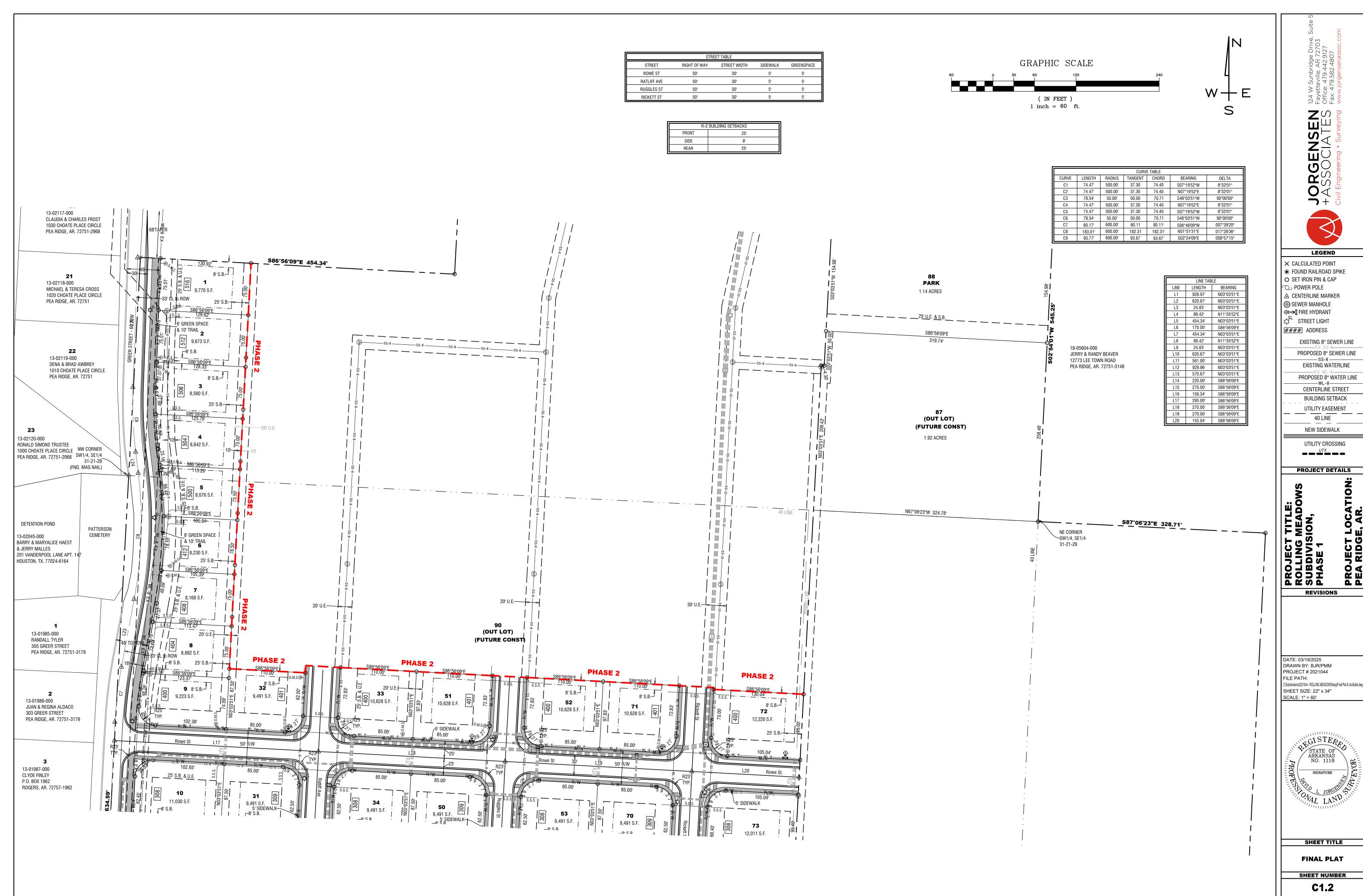
MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
	ZONIN	G DIST	RICTS			
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
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) NP = not permitted	30'	30'	25'	25'	25'	45'

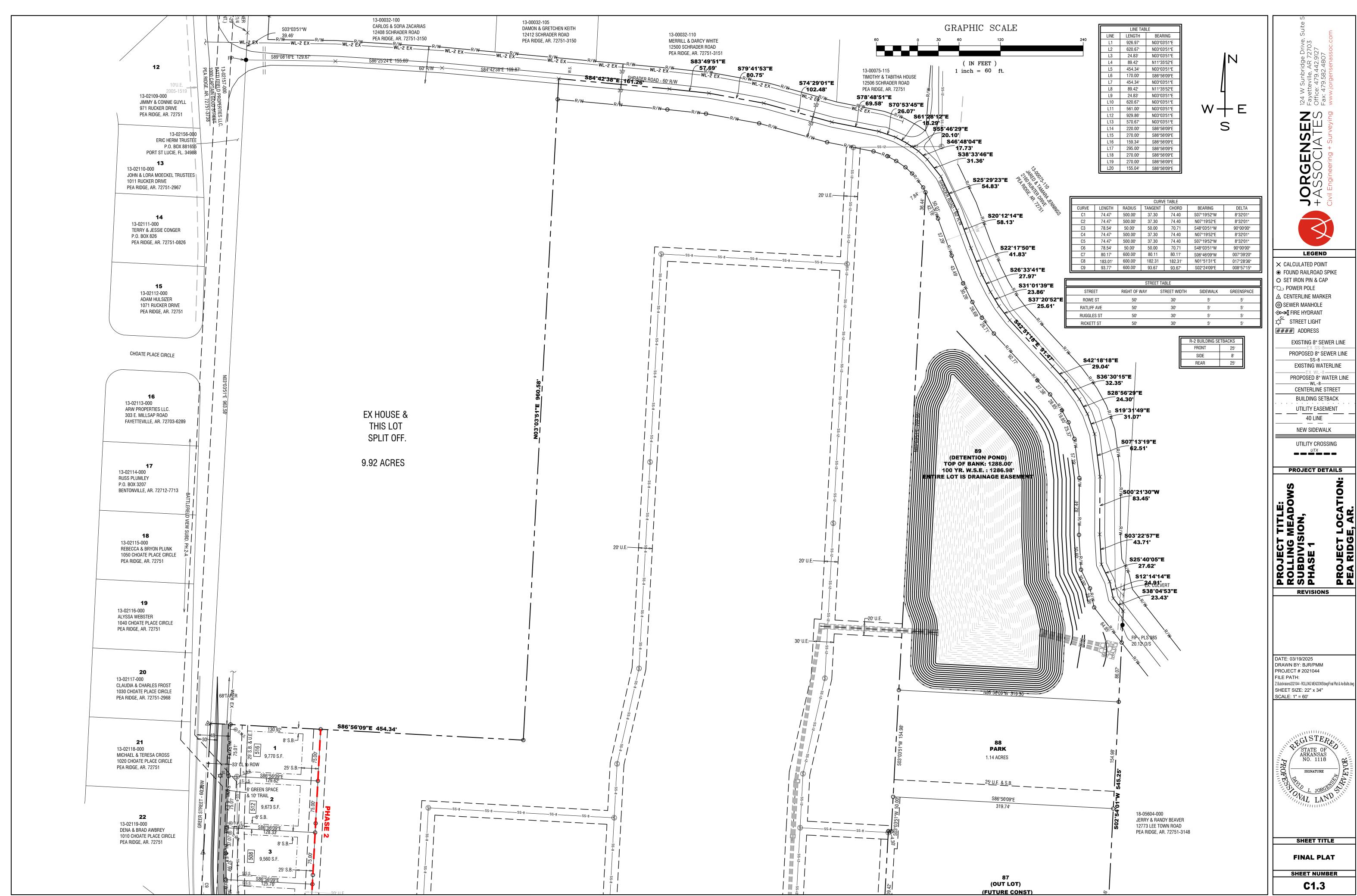
A	Agriculture	
RE	Residential Estate	
R-1	Low Density Residential	
R-2	Medium Density Residential	
R-3	High Density Residential	
R-4	Multi-Family Residential	
C-1	Neighborhood Commercial	
C-2	General Commercial	
I	Industrial	















Rolling Meadows Ph. 3 Preliminary Plat

Location:	Lee Town Road
Current Zoning:	R-2, Medium Density Residential
Land Use Designation:	Residential Subdivision; Slack & Lee Town Corridor
Owner/Applicant:	DR Horton Inc./Halff

Vicinity Map (illustrative only):



Property Description

The subject property is located along Lee Town Road, being parcel number 13-00075-126. The property is presently zoned R-2, Medium Density Residential with a future land use designation of Slack & Lee Town Corridor and Residential Subdivision. Adjacent zoning districts include R-2, Medium Density Residential to the north and west; PZD, Planned Zoning District to the east; and

unincorporated Benton County to the south. Adjacent land use designations include Residential Subdivision to the north, and Slack and Lee Town Corridor to the west, east, and south. The property is presently undeveloped. This property has direct access to Lee Town Road and Rowe Street.

Project Description

The applicant is proposing a Preliminary Plat that consists of 61 total lots, 1 of which being a greenspace lot, another being a detention lot. The subdivision has primary access off of Lee Town Road and provides 4 stub outs to adjoining properties for future connection and extension.

Improvements are proposed to Lee Town Road, and connections are coordinated with the neighboring Legacy Fields PZD. The required greenspace is relatively centrally located on the property and is 1 acre in size.

This preliminary plat represents the third phase of Rolling Meadows.

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, <u>staff recommends approval of this Preliminary Plat</u>.

Supplemental Information

MINIMUM RE			REQUIR ISTRICT		S	
	ZONIN	G DIST	RICTS			
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) NP = not permitted	30'	30'	25'	25'	25'	45'

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	

ROLLING MEADOWS SUBDIVISION PHASE III

A SINGLE FAMILY RESIDENTIAL SUBDIVISION ISSUED FOR REVIEW

LEE TOWN ROAD

PEA RIDGE, AR

JUNE 2025

ENGINEER

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

LANDSCAPE ARCHITECT

2407 SE COTTONWOOD ST, SUITE 1 BENTONVILLE, AR 72712 CONTACT: DREW DINGLER EMAIL: DDINGLER@HALFF.COM TEL: (479) 579-3984 LANDSCAPE / TBAE NO.: 712041 STATE: AR

UTILITY CONTACTS:

NATURAL GAS **BLACK HILLS ENERGY** CONTACT: JOSH KNIGHT 1255 N. 13TH STREET ROGERS, ARKANSAS 72756 PHONE: (479) 333-7005

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

COX COMMUNICATIONS CONTACT: ANGELA DELILLE 4901 S. 48TH STREET SPRINGDALE, ARKANSAS

PHONE: (479) 365-2409

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

SURVEYOR

2407 SE COTTONWOOD ST, STE 1 BENTONVILLE, AR 72712 CONTACT: JOSHUA BEMBENEK, PS EMAIL: JBEMBENEK@HALFF.COM TEL: (479) 273-2209

PO BOX 10 975 WESTON STREET

> **BUILDING DEPARTMENT CONTACT: TONY TOWNSEND** EMAIL: TONY.TOWNSEND@CITYOFPEARIDGE.COM

STREET DEPARTMENT CONTACT: NATHAN SEE

FIRE DEPARTMENT

CITY ENGINEER CONTACT: ROBERT BULLIS 1580 E STEARNS STREET FAYETTEVILLE, AR 72703 PHONE: (479) 443-2377 RBULLIS@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

CITY OF PEA RIDGE PEA RIDGE, AR 72751

PHONE: (479) 451-1122 EXT. 104

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

MCCLELLAND CONSULTING ENGINEERS, INC.

GOVERNING AGENCIES:

SHRADER RD CHOATE PLACE CR

> 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



Sheet List Table Sheet Number | Sheet Title NOTES AND LEGEND SITE OVERALL V100 PRELIMINARY PLAT PRELIMINARY PLAT V102 PRELIMINARY PLAT PRELIMINARY PLAT **EROSION CONTROL PLAN EROSION CONTROL DETAILS** STREET LAYOUT STREET LAYOUT **GRADING PLAN GRADING PLAN** STREET A AND E PLAN & PROFILES STREET F PLAN & PROFILE C206 STREET F CONT. AND G PLAN & PROFILES INTERSECTIONS C300 DRAINAGE PLAN DRAINAGE PLAN STORM DRAIN LINE A PLAN & PROFILE STORM DRAIN LINES A-1, A-2, A-3, AND A-4 PLAN & PROFILES STORM DRAIN LINES B, B-1, AND B-2 PLAN & PROFILES STORM DRAIN LINES C AND D PLAN & PROFILES SANITARY SEWER PLAN SANITARY SEWER PLAN C402 SANITARY SEWER LINE A PLAN & PROFILE C403 SANITARY SEWER LINE A CONT. A-1 AND B-1 PLAN & PROFILES C404 SANITARY SEWER LINE B PLAN & PROFILE C500 WATER LINE PLAN 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

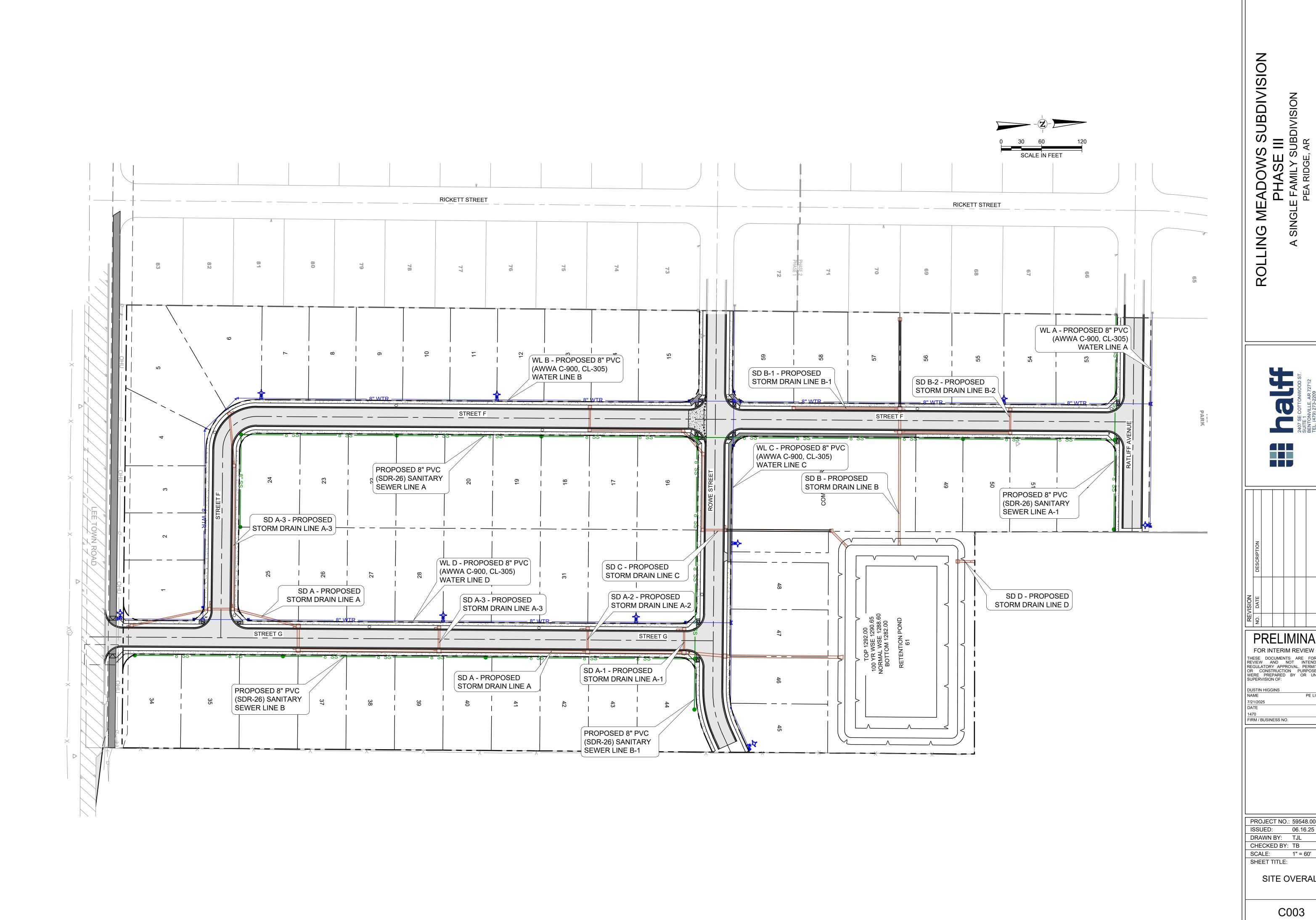
EFFECTIVE DATE: SEPTEMBER 28, 2007

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



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

Know what's below. APPROVAL AT THE EXPENSE OF THE CONTRACTOR. Call before you dig



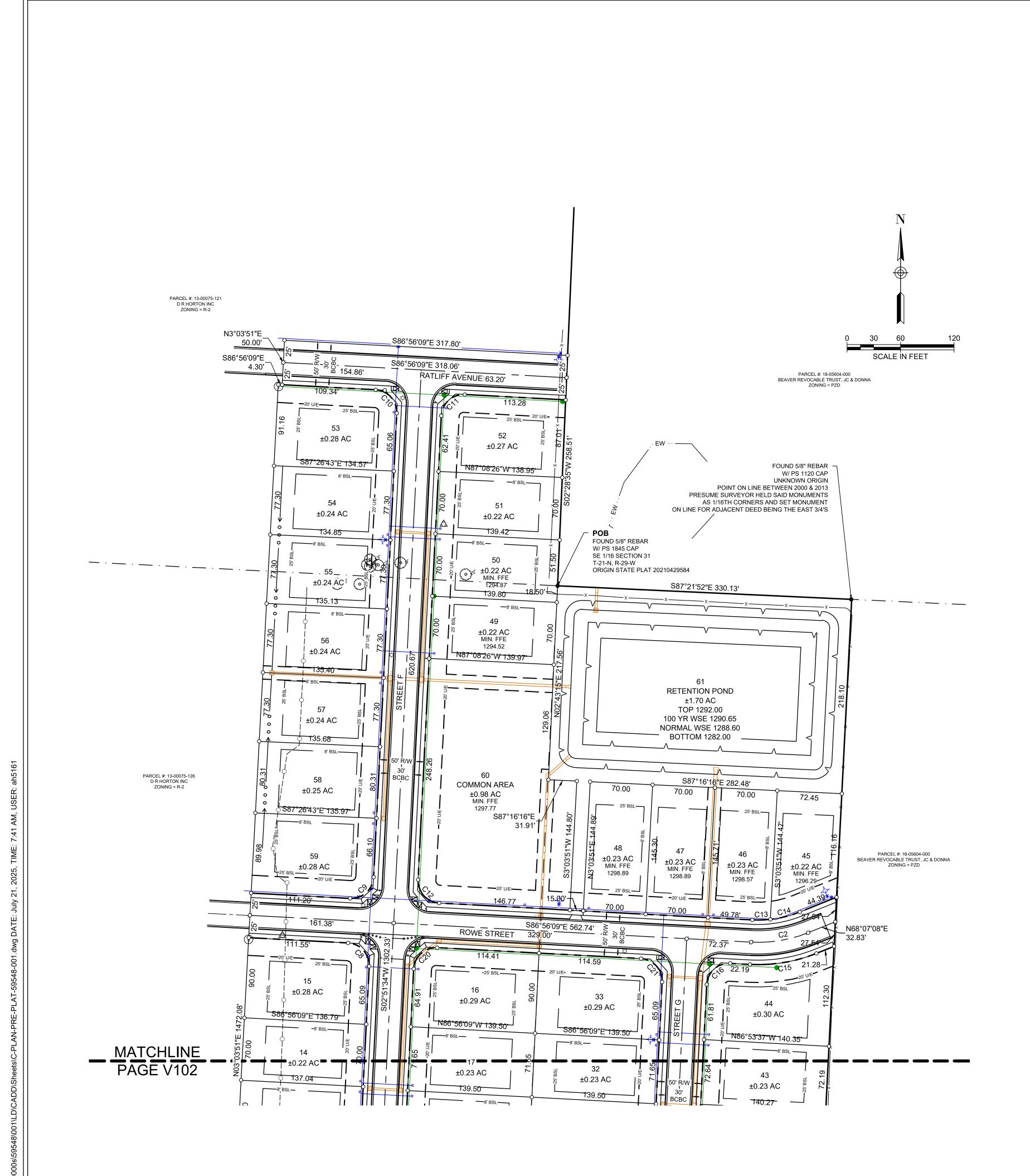
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23245 PE LICENSE NO.

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

SITE OVERALL

C003



EXISTING LEGEND:

			SECTION LINE
 ·	<u> </u>		QUARTER SECTION LINE
			SUBJECT BOUNDARY
			ADJACENT BOUNDARY LINE
			RIGHT-OF-WAY LINE
			ROAD CENTERLINE
			EASEMENT LINE
	——————————————————————————————————————		OVERHEAD UTILITY LINE
——x-	xxx		BARBWIRE FENCE
	-00		HOGWIRE FENCE
			EDGE OF WATER
T	TELEPHONE PEDESTAL	0	SIGN
Ø	POWER POLE	•	FOUND REBAR, AS NOTED
\rightarrow	GUY WIRE	•	FOUND NAIL, AS NOTED
۵	CONTROL POINT	A	FOUND MONUMENT, AS NOTED
\odot	TREE	0	SET 5/8" REBAR W/ PS 1913 CAP
(\$)	SANITARY SEWER MANHOLE	α	SET MAG NAIL W/ PS 1913 WASHER
D	STORM DRAIN MANHOLE	POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE	РОВ	POINT OF BEGINNING

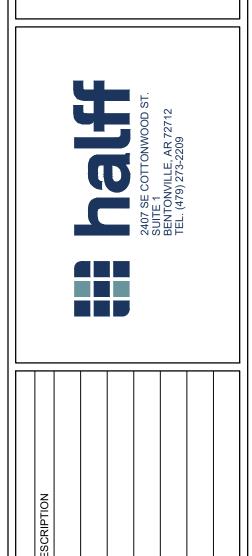
PROPOSED LEGEND:

-				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 WATER METER
		PROPOSED SIDEWALK RAMP	⊸	PROPOSED FIRE HYDRANT
	\Diamond	PROPOSED LIGHT POLE	\bowtie	PROPOSED GATE VALVE
		STORM DRAIN MANHOLE	\triangleright	PROPOSED REDUCER
		FLARED END SECTION	•	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 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
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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
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S MEADOWS SUBDIVISION
PHASE III
INGLE FAMILY SUBDIVISION
PEA RIDGE, AR ROLLING



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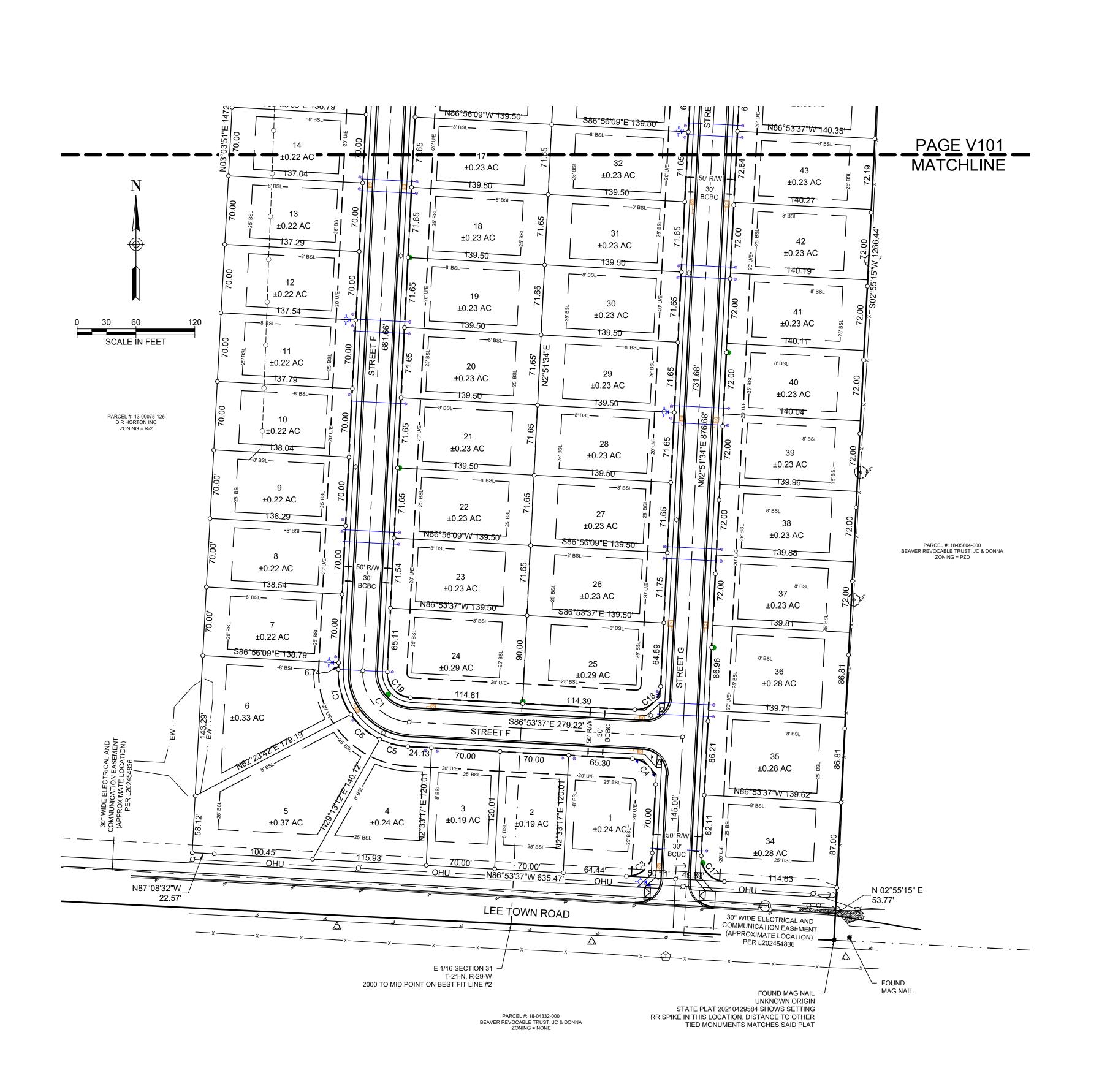
FIRM / BUSINESS NO.

PROJECT NO.: 59548.001 ISSUED: 06.16.25 DRAWN BY: TJL CHECKED BY: TB

SCALE: SHEET TITLE:

PRELIMINARY PLAT

V101



EXISTING LEGEND:

			SECTION LINE
<u> </u>			QUARTER SECTION LINE
			SUBJECT BOUNDARY
			ADJACENT BOUNDARY LINE
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ROLLING MEADOWS SUBDIVISION
PHASE III
A SINGLE FAMILY SUBDIVISION
PEA RIDGE, AR

ISSUED FOR REVIEW



PRELIMINARY

FOR INTERIM REVIEW ONLY

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DUSTIN HIGGINS

DUSTIN HIGGINS

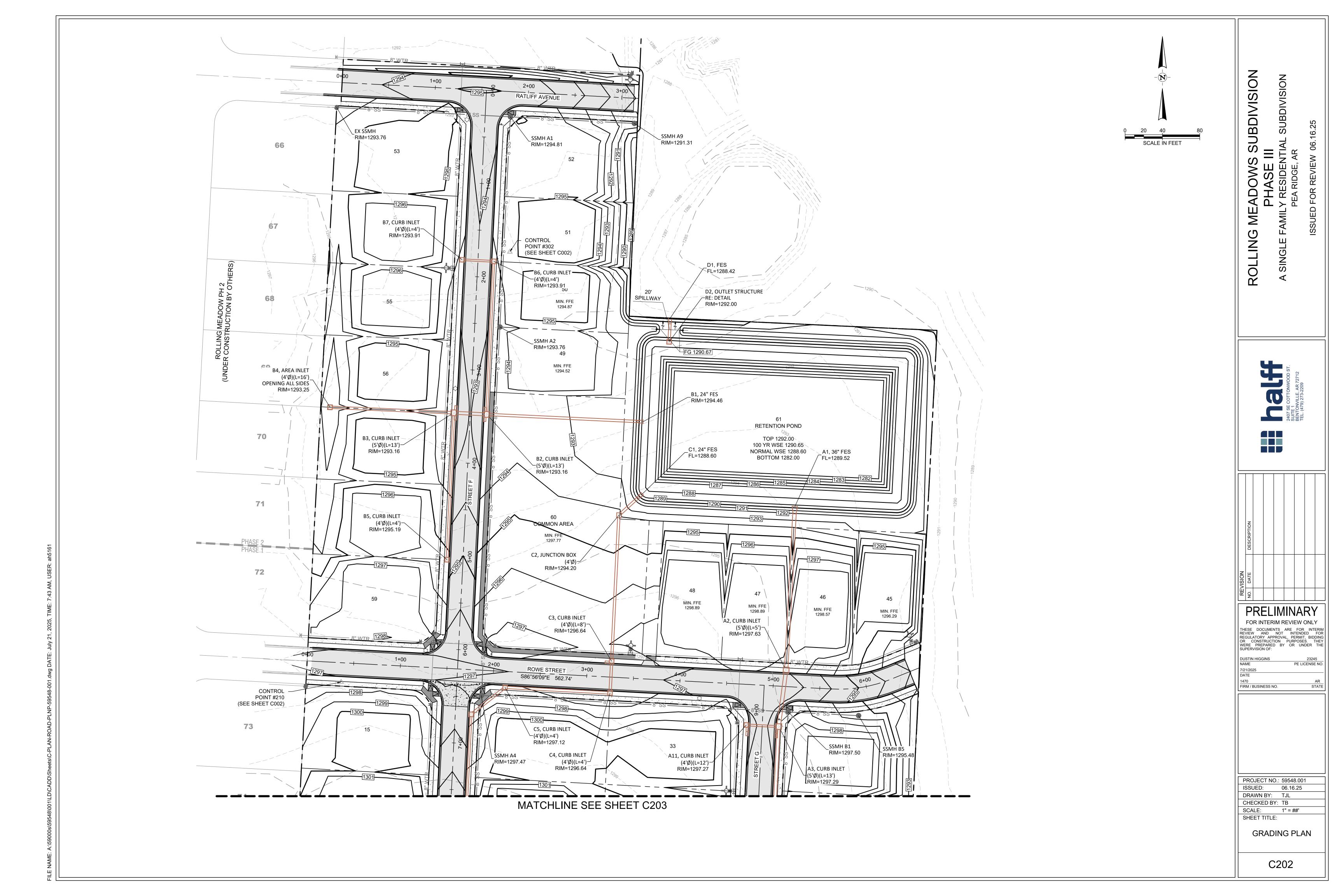
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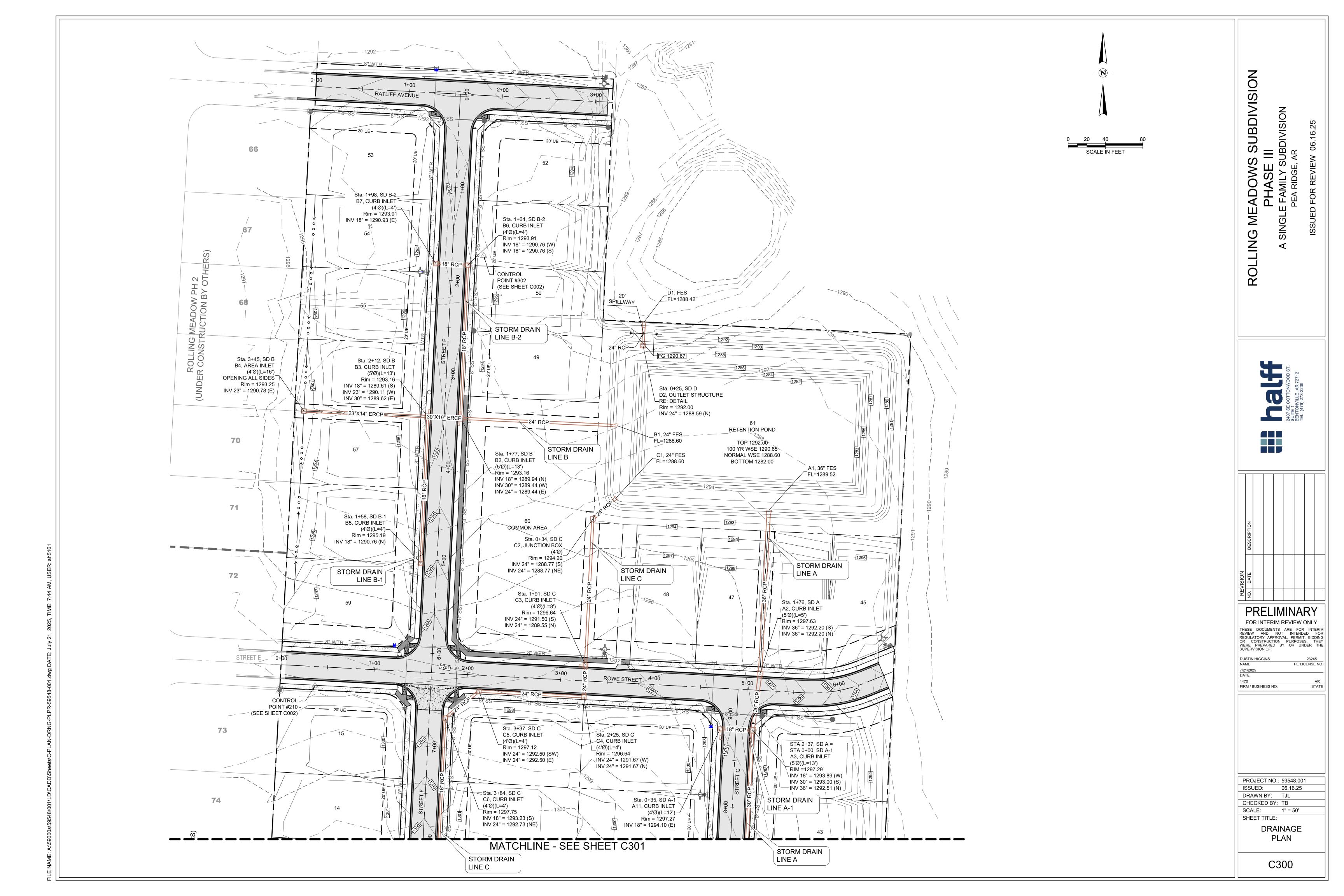
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7/21/2025
DATE
1470
FIRM / BUSINESS NO.

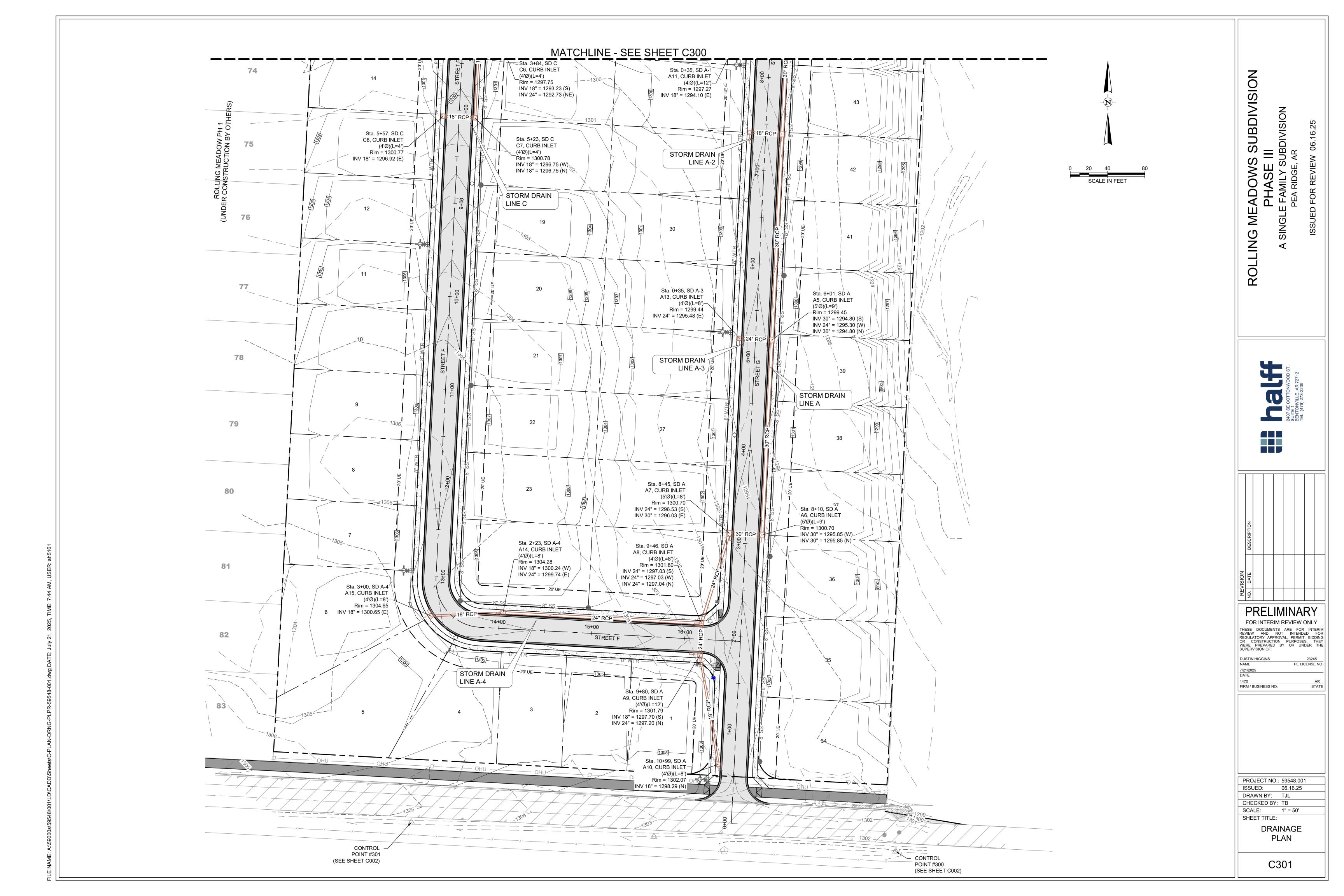
PROJECT NO.: 59548.001
ISSUED: 06.16.25
DRAWN BY: TJL
CHECKED BY: TB
SCALE: 1" = 60'
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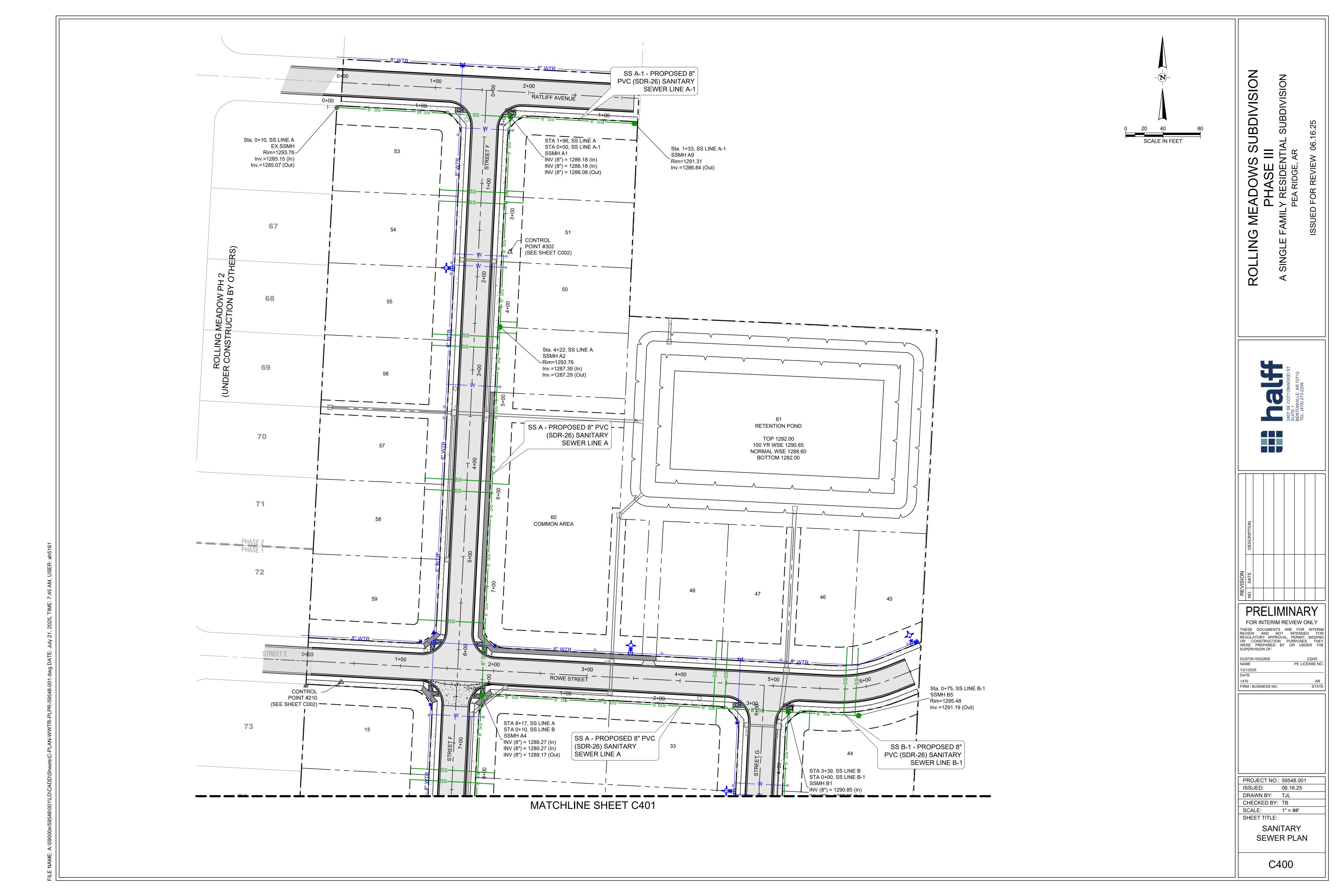
PRELIMINARY PLAT

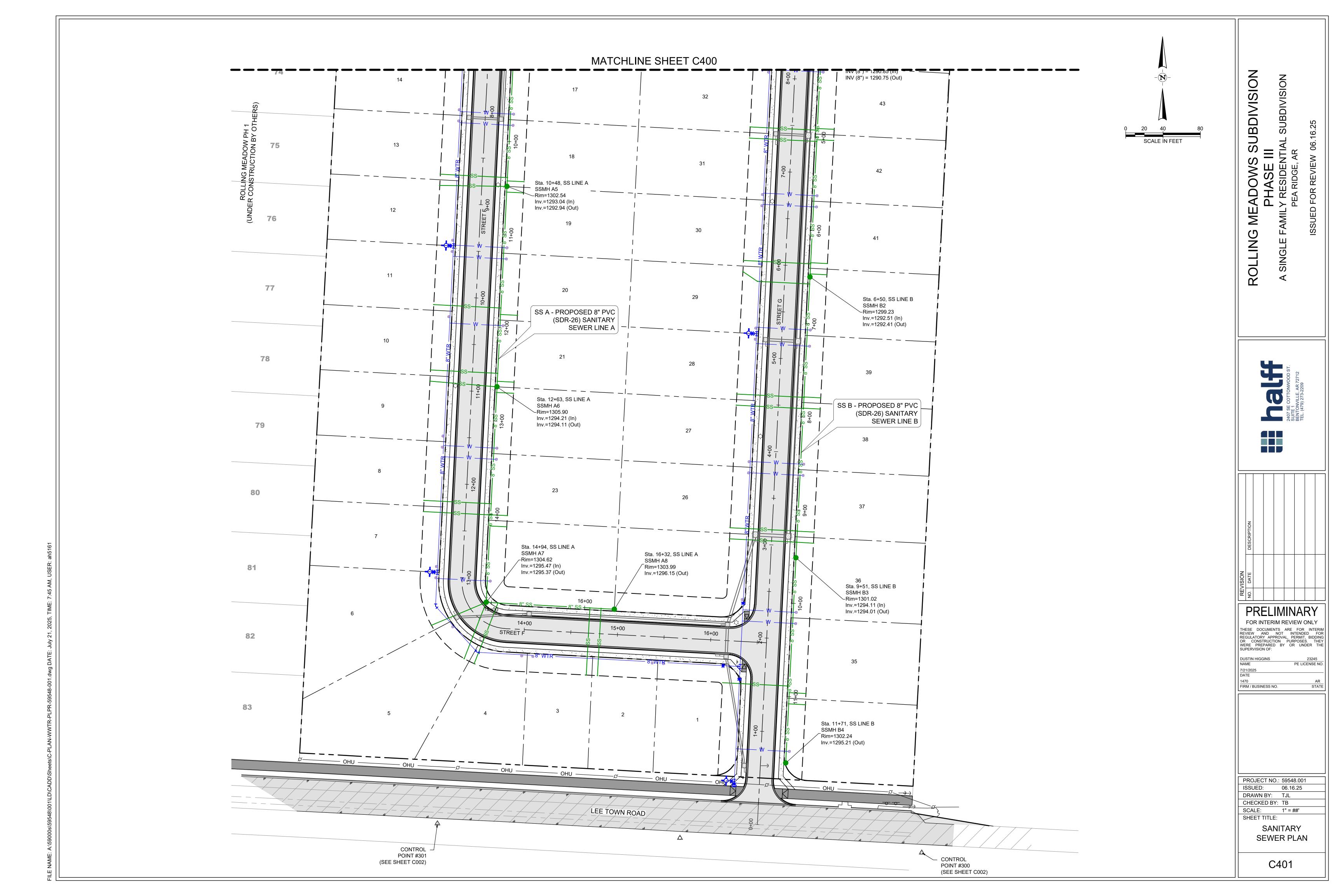
V102

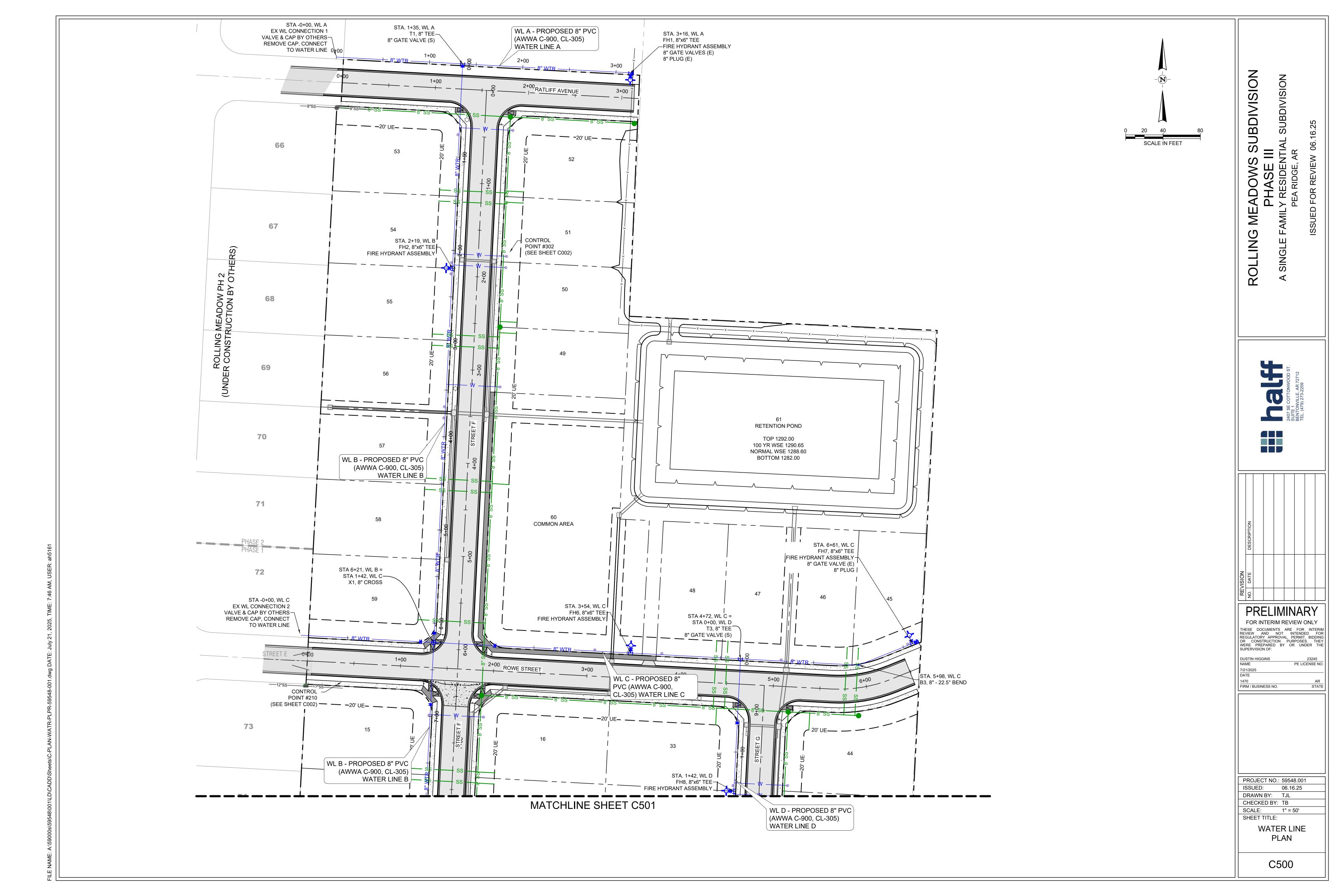
















STAFF REPORT

Legacy Fields Preliminary Plat

Location:	12690 Shrader Road			
Current Zoning:	PZD, Planned Zoning District			
Land Use Designation:	Residential Estate; Slack & Lee Town Corridor			
Owner/Applicant:	JC & Donna Beaver Revocable Trust/Crafton Tull			

Vicinity Map (illustrative only):



Property Description

The subject property is located at 12690 Shrader Road, being parcel number 18-05604-000. The property is presently zoned PZD, Planned Zoning District with a future land use designation of Slack & Lee Town Corridor and Residential Estate. Adjacent zoning districts include RE, Residential Estate to the northwest, R-2, Medium Density Residential to the west, R-3, High Density Residential to the

west, and unincorporated Benton County to the north, east, and south. Adjacent land use designations include Slack & Lee Town Corridor to the east and west, Residential Subdivision to the west, and Residential Estate to the north and east. The property is presently developed with a residence. This property has direct access to Shrader Road and Lee Town Road.

Project Description

The applicant is proposing a Preliminary Plat that consists of 303 total lots, 4 of which being greenspace lots. The subdivision has primary access off of Lee Town Road and provides 5 stub outs adjoining properties for future connection and extension. Shrader Road is proposed in a new alignment through the center of the property, including a crossing of Otter Creek. The proposal meets the approved PZD ordinance.

Two residential lot sizes are proposed. The Small Lot would have a minimum lot size of 3000 square feet, and width of 30'. While these are small, the building type proposed for these lots are single-family attached units, or, one-half of a duplex. Were these not to be split, this would be comparable to a duplex (2 units) on a single lot that is 6000 square feet and 60' wide. The Larger Lots would be a minimum size of 5000 square feet and 50' wide.

Both residential areas propose front yard setbacks of 20' and rear yard setbacks of 15'. As the developer is not going to be installing gas in this subdivision, the reduced front yard setback will still be able to accommodate the standard utility corridor. The rear yards may be smaller than most lots in Pea Ridge, however, there is a growing segment of people that prefer smaller yards as it requires less upkeep and maintenance; this is also a residential product type that is uncommon in Pea Ridge, so both the Small Lot and Larger Lot areas would add to the community's housing choice and diversity. Both also represent an entry-level residential type that is attainable to Pea Ridge's growing workforce.

7' side yard setbacks have also been proposed, which is up from the 5' that had been originally requested.

A commercial component is incorporated into the PZD along the frontage of Lee Town Road. This lot is the same depth as the one in Rolling Meadows to the west and the shown depth is already accommodating the full right-of-way of Lee Town at an arterial width. The setbacks for the commercial zone are a build-to requirement, meaning that the building must be no further than 25' from the road, so the buildable area allowed for a development is larger than a traditionally zoned commercial lot.

A trail is proposed along the Otter Creek floodplain and stubs out for future development to continue the trail. The trail along Lee Town Road is also shown and holds the same alignment as that in Rolling Meadows.

The stub-outs of Rolling Meadows are picked up with this subdivision and two additional stub outs are provided to the east, one being the extension of Shrader Road.

The PZD is proposed to be in 4 phases. Phase 1 will be most of the western portion. Phase 2 will be most of the northeast of the site. Phase 3 will finish out the residential portion. Phase 4 comprises the commercial lot.

Variances

There are no variances requested with this Preliminary Plat.

Analysis & Recommendation

The proposed development meets the requirements of the Zoning Ordinance, the approved PZD, and the Subdivision Regulations of the City of Pea Ridge; therefore, <u>staff recommends approval of this Preliminary Plat</u>.

Supplemental Information

MINIMUM RE			REQUIR ISTRICT		S	
	ZONIN	G DIST	RICTS			
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	

(LEGEND (EXISTING SYMBOLS) LEGACY FIELDS SUBDIVISION

PEA RIDGE, ARKANSAS

PLANNED ZONING DISTRICT

<u>SYMBOLS</u> BENCHMARK EASEMENT FOUND IRON PIPE/REBAR PRIMARY CONTROL/SET MONUMENT FOUND MONUMENT/ROW AIR CONDITIONER AIR RELEASE VALVE INDEX CONTOUR ELECTRIC BOX/PEDESTAL ELECTRIC JUNCTION BOX ELECTRIC METER ELECTRIC TRANSFORMER FIRE DEPARTMENT CONNECTION WATER LINE (SPECIFY SIZE & TYPE) FIRE HYDRANT UNDERGROUND TELEPHONE SANITARY MANHOLE UNDERGROUND TELEVISION SANITARY SEWER CLEANOUT SIGN OVERHEAD TELEVISION SPRINKLER HEAD

SANITARY SEWER LINE (SPECIFY SIZE & TYPE) CHAIN LINK FENCE WOOD FENCE BARBED WIRE FENCE

😘 PROJECT INFORMATION BUILDING SETBACKS: PLANNING AREA 1 REAR INTERNAL SIDE 10' EXTERNAL SIDE 20' PLANNING AREA 2 (RESIDENTIAL): INTERNAL SIDE 0/7' EXTERNAL SIDE 15' PLANNING AREA 3&4

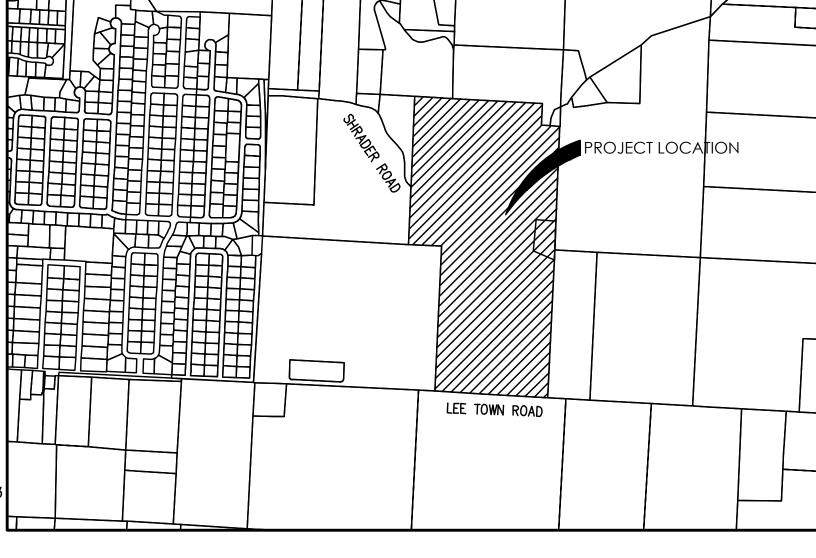
INTERNAL SIDE 7 EXTERNAL SIDE 15' *ARCHITECTURAL FEATURES MAY PROJECT INTO SETBACK 12" AS LONG AS FEATURES ARE FIRE RATED

70.6 AC. PZD RESIDENTIAL & COMMERCIAL PROPERTY USAGE: OWNER/DEVELOPER: TTG INVESTMENTS, LLC MARK GREENBAUM 3131 NE 7TH AVE, UNIT 4603

SITE ENGINEER:

MIAMI, FL 33137 PHONE: 922.444.2915 CRAFTON TULL BLAKE MURRAY P.E. 17178 300 N. COLLEGE SUITE 317 FAYETTEVILLE, AR 72756

PHONE: 479.455.2207



LEGEND (CONSTRUCT

LINEWORK

EASEMENT

INTERMEDIATE CONTOUR

SANITARY SEWER LINE

UNDERGROUND TELEPHONE

———UGE —

UNDERGROUND ELECTRIC

UNDERGROUND TELEVISION

OVERHEAD ELECTRIC

CHAIN LINK FENCE

BARBED WIRE FENCE

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

WOOD FENCE

INDEX CONTOUR

GAS LINE

WATER LINE

FIBER OPTIC

CURB

FIBER OPTIC

RIGHT OF WAY

ROAD CENTERLINE

SYMBOLS SET IRON PIN LIGHT POLE POWER POLE

TELEPHONE PEDESTAL

STORM SEWER MANHOLE

STORM SEWER PIPE

TV PEDESTAL

WATER FAUCET

WATER VALVE

TELEPHONE PEDESTAL TV PEDESTAL MANHOLE SANITARY SEWER CLEANOUT GAS METER GAS VALVE

STORM SEWER PIPE STRUCTURE NUMBER WATER VALVE FIRE HYDRANT ASSEMBLY AIR RELEASE VALVE

FIRE DEPARTMENT CONNECTION 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)

Arkansas One Cal



Know what's **below**

Call before you dig



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.



- 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
- 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. 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. 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. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR
- INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS. 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
- 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 THENCE S 66°20'29" E A DISTANCE OF 207.43 FEET TO A SET 5/8" REBAR ON THE 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.

PROPERTY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS: BEGINNING AT A FOUND SURVEY NAIL IN ASPHALT FOR THE SOUTHEAST CORNER OF

THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, N 87°06'14" W A DISTANCE OF 989.12 FEET TO A FOUND MAG NAIL IN ASPHALT; THENCE LEAVING SAID SOUTH LINE, N 02°53'37" E A DISTANCE OF 1320.27 FEET TO A SET 5/8" REBAR ON THE SOUTH LINE OF SAID NE/4 SE/4;

THENCE ALONG SAID SOUTH LINE, N 87'29'49" W A DISTANCE OF 329.52 FEET TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "1845" FOR THE SOUTHWEST CORNER OF SAID NE/4 SE/4;

THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID NE/4 SE/4, N 02°28'51" E A DISTANCE OF 1326.16 FEET TO A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID NE/4 SE/4;

THENCE LEAVING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID NE/4 SE/4, S 86°47'25" E A DISTANCE OF 1164.48 FEET TO A FOUND 5/8" REBAR; THENCE LEAVING SAID NORTH LINE, S 02°29'26" W A DISTANCE OF 198.01 FEET TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "992";

THENCE S 86°47'16" E A DISTANCE OF 163.67 FEET TO A SET 5/8" REBAR ON THE EAST LINE OF SAID NE/4 SE/4; THENCE ALONG SAID EAST LINE, S 02°51'53" W A DISTANCE OF 959.05 FEET TO A

THENCE LEAVING SAID EAST LINE, N 84'21'15" W A DISTANCE OF 182.49 FEET TO A

THENCE S 05'18'02" W A DISTANCE OF 282.68 FEET TO A FOUND 3/8" REBAR; EAST LINE OF SAID SE/4 SE/4;

THENCE ALONG SAID EAST LINE, S 02°58'32" W A DISTANCE OF 1133.37 FEET TO THE POINT OF BEGINNING, CONTAINING 68.08 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

		C-239	STORM LINE 14 P&P (C)
C-001	COVER SHEET	C-240	STORM LINE 14 & 15 P&P (C)
C-002	PHASING PLAN (C)	C-241	STORM LINE 16 P&P (C)
C-003	DEMOLITION PLAN	C-242	STORM LINE 16 P&P (C)
C-101	OVERALL SITE PLAN (C)	C-243	• •
C-102	OVERALL PRELIMINARY PLAT		STORM LINE 16 P&P (C)
C-103	PRELIMINARY PLAT TABLES	C-244	STORM LINE 16 P&P (C)
C-104	PRELIMINARY PLAT A	C-245	STORM LINE 17 P&P (C)
		C-246	STORM LINE 18 P&P (C)
C-105	PRELIMINARY PLAT B	C-247	STORM LINE 19 & 20 & 21 P&P (C)
C-106	PRELIMINARY PLAT C	C-248	STORM LINE 22 & 23 & 24 P&P (C)
C-107	OVERALL UTILITY PLAN	C-249	STORM LINE 25 & 26 & 27 P&P (C)
C-108	UTILITY PLAN A (C)		
C-109	UTILITY PLAN B (C)	C-250	STORM LINE 28 P&P (C)
C-110	UTILITY PLAN C (C)	C-251	STORM LINE 29 P&P (C)
C-111	UTILITY PLAN D (C)	C-252	STORM LINE 29 P&P (C)
C-112	EROSION CONTROL PHASE 1	C-253	STORM LINE 29 P&P (C)
C-113	EROSION CONTROL PHASE 2	C-254	STORM LINE 29 P&P (C)
C-114	OVERALL GRADING PLAN	C-255	STORM LINE 30 P&P
C-115	GRADING PLAN A	C-256	STORM LINE 31 P&P (C)
C-116	GRADING PLAN B	C-257	• •
C-117	GRADING PLAN C		POND 1 P&P (C)
C-117	GRADING PLAN C GRADING PLAN D	C-258	POND 2 P&P (C)
		C-259	OFFSITE SANITARY LINE P&P (C)
C-119	GRADING PLAN E	C-260	OFFSITE SANITARY LINE P&P (C)
C-120	GRADING PLAN F	C-261	OFFSITE SANITARY LINE P&P (C)
C-121	GRADING PLAN G	C-262	OFFSITE SANITARY LINE P&P (C)
C-122	GRADING PLAN H	C-263	SANITARY SEWER LINE 1 P&P (C)
C-123	INTERSECTION PLAN	C-264	\ /
C-124	INTERSECTION PLAN		SANITARY SEWER LINE 1 P&P (C)
C-125	INTERSECTION PLAN	C-265	SANITARY SEWER LINE 1 P&P (C)
C-126	INTERSECTION PLAN	C-266	SANITARY SEWER LINE 1 P&P (C)
C-201	STREET 1 P&P (C)	C-267	SANITARY SEWER LINE 2 P&P (C)
C-202	STREET 1 P&P (C)	C-268	SANITARY SEWER LINE 2 P&P (C)
C-203	STREET 1 P&P (C)	C-269	SANITARY SEWER LINE 3 P&P (C)
C-204	STREET 1 P&P (C)	C-270	SANITARY SEWER LINE 3 P&P (C)
C-205	STREET 2 P&P (C)	C-271	SANITARY SEWER LINE 4 P&P (C)
C-206		C-272	SANITARY SEWER LINE 4 P&P (C)
	STREET 2 P&P (C)	C-273	• •
C-207	STREET 3 P&P (C)		SANITARY SEWER LINE 5 P&P (C)
C-208	STREET 3 P&P (C)	C-274	SANITARY SEWER LINE 5 P&P (C)
C-209	STREET 4 P&P (C)	C-275	SANITARY SEWER LINE 6 P&P (C)
C-210	STREET 4 P&P (C)	C-276	SANITARY SEWER LINE 7 P&P (C)
C-211	STREET 5 P&P (C)	C-277	SANITARY SEWER LINE 8 P&P (C)
C-212	STREET 5 P&P (C)	C-278	SANITARY SEWER LINE 9 P&P (C)
C-213	STREET 5 P&P (C)	C-279	SANITARY SEWER LINE 9 & 10 P&P (C)
C-214	STREET 6 P&P (C)	C-280	SANITARY SEWER LINE 10 & 11 P&P (C)
	· ·	C-281	, ,
C-215	STREET 7 P&P (C)		SANITARY SEWER LINE 11 P&P (C)
C-216	STREET 7 P&P (C)	C-282	SANITARY SEWER LINE 12 P&P (C)
C-217	STREET 8 P&P (C)	C-283	SANITARY SEWER LINE 13 P&P (C)
C-218	STREET 8 & 9 P&P (C)	C-284	SANITARY SEWER LINE 13 P&P (C)
C-219	STREET 9 P&P (C)	C-285	RETAINING WALL P&P
C-220	STREET 10 P&P (C)	C-501	TYPICAL SECTION
C-221	STREET 10 P&P (C)	C-502	PEA RIDGE DETAILS
C-222	SHRADER ROAD P&P (C)	C-503	STANDARD DETAILS 1 OF 2
		C-504	STANDARD DETAILS 2 OF 2
C-223	SHRADER ROAD P&P (C)	C-505	EROSION CONTROL DETAILS 1 OF 2
C-224	SHRADER ROAD P&P (C)	C-506	EROSION CONTROL DETAILS 2 OF 2
C-225	STORM LINE 1 P&P (C)	C-507	DRAINAGE DETAILS
C-226	STORM LINE 1 P&P (C)	L-101	OVERALL PLANTING PLAN
C-227	STORM LINE 1 & 2 P&P (C)	L-102	PLANTING PLAN A
C-228	STORM LINE 3 & 4 P&P (C)	L-103	PLANTING PLAN B
C-229	STORM LINE 5 P&P (C)	L-104	PLANTING PLAN C
C-230	• •	L-105	PLANTING PLAN D
	STORM LINE 5 P&P (C)	L-105 L-106	PLANTING PLAN E
C-231	STORM LINE 5 P&P (C)		PLANTING PLAN F
C-232	STORM LINE 5 P&P (C)	L-107	
C-233	STORM LINE 6 P&P (C)	L-108	PLANTING PLAN G
C-234	STORM LINE 7 & 8 & 9 P&P (C)	L-109	PLANTING PLAN H
C-235	STORM LINE 10 P&P (C)	L-110	PLANTING PLAN I
C-236	STORM LINE 11 P&P (C)	L-111	PLANTING PLAN J
	2.5 2 (0)		

Sheet List Table

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0105J, EFFECTIVE DATE 09/28/2007.

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.

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

STORM LINE 12 P&P (C)

STORM LINE 13 P&P (C)

STORM LINE 14 P&P (C)

C-238

C - 239

CRAFTON, TULL & ASSOCIATES, INC. No. 109

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LEGACY FIELDS PEA RIDGE, AR

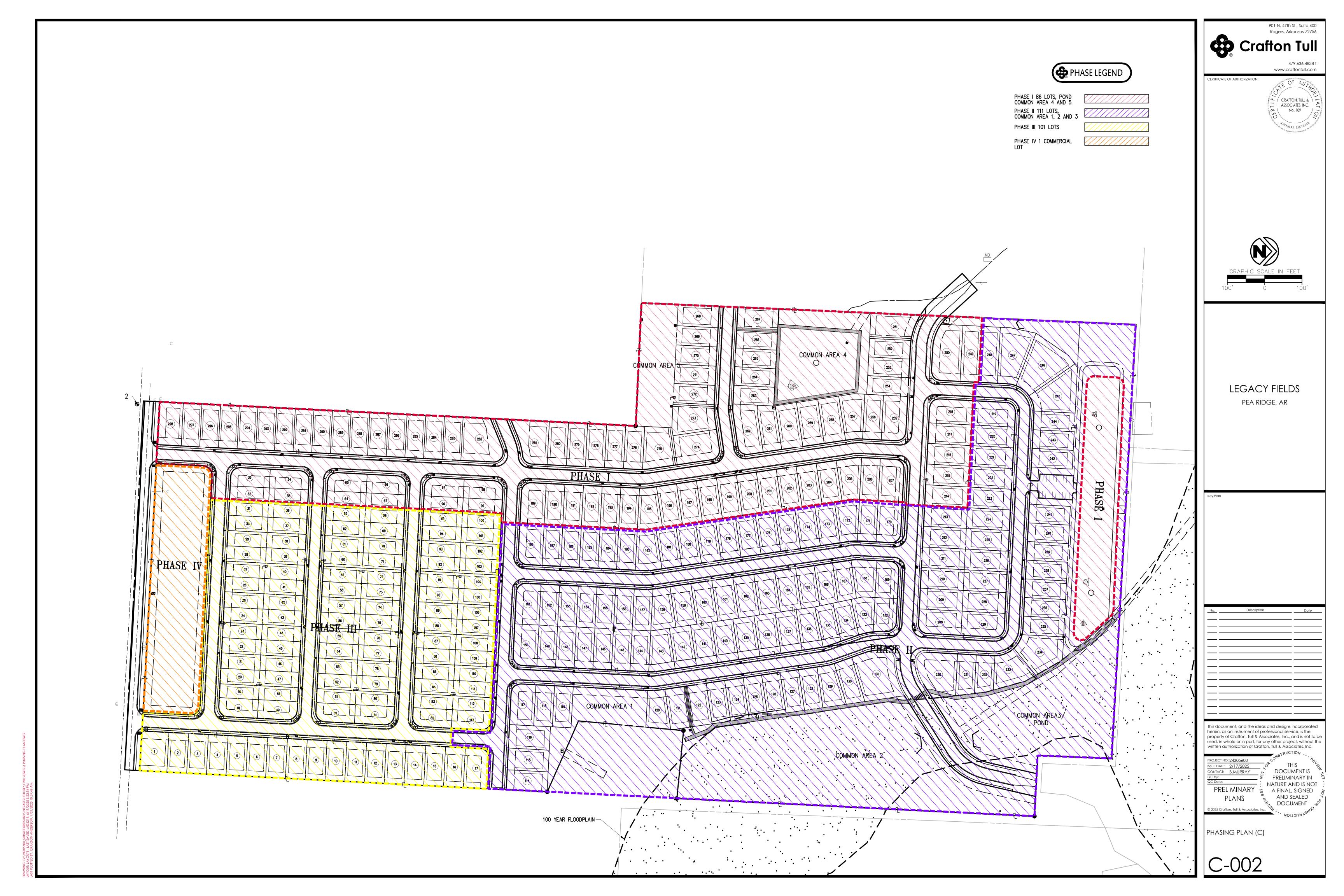
herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to b used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

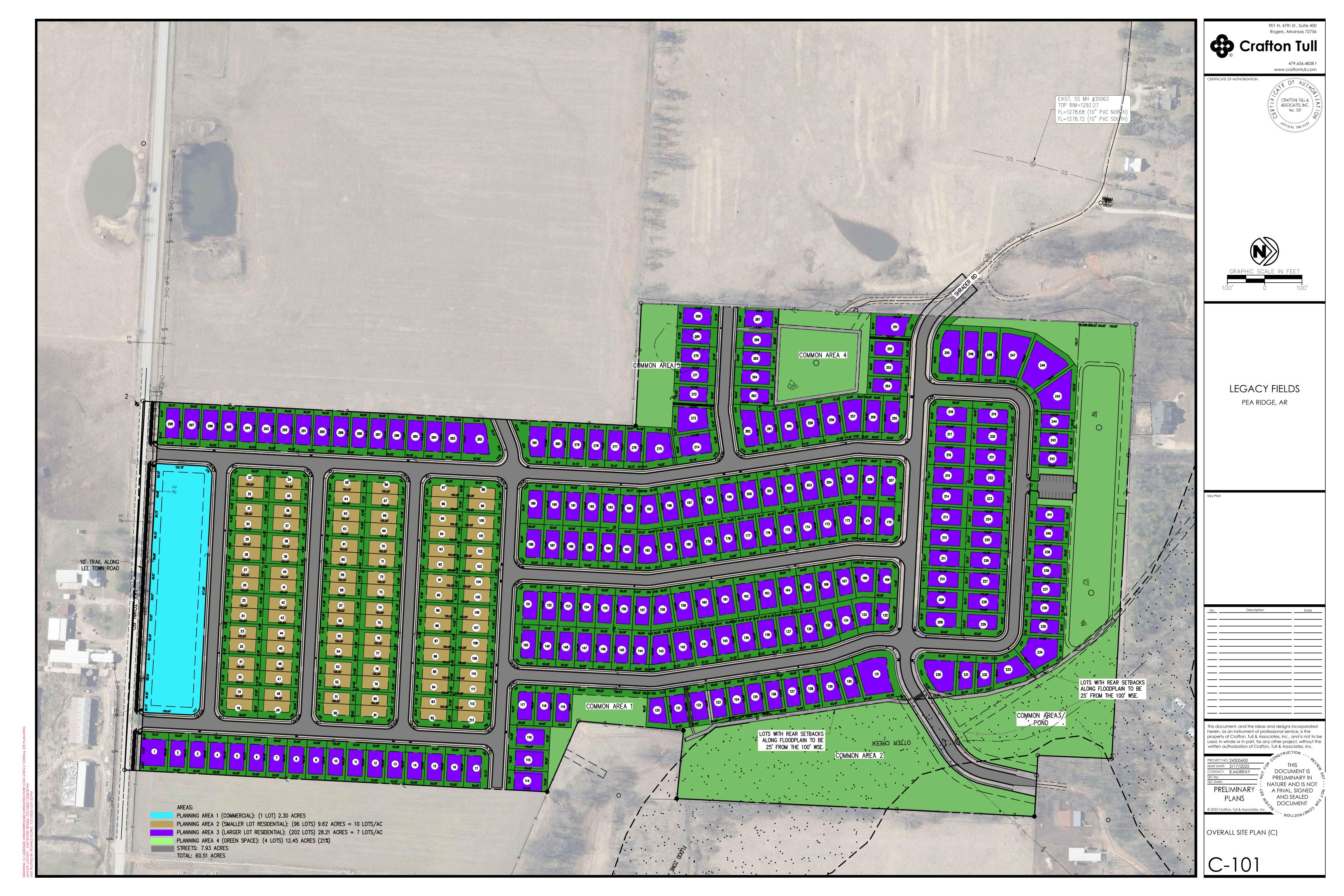
DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT

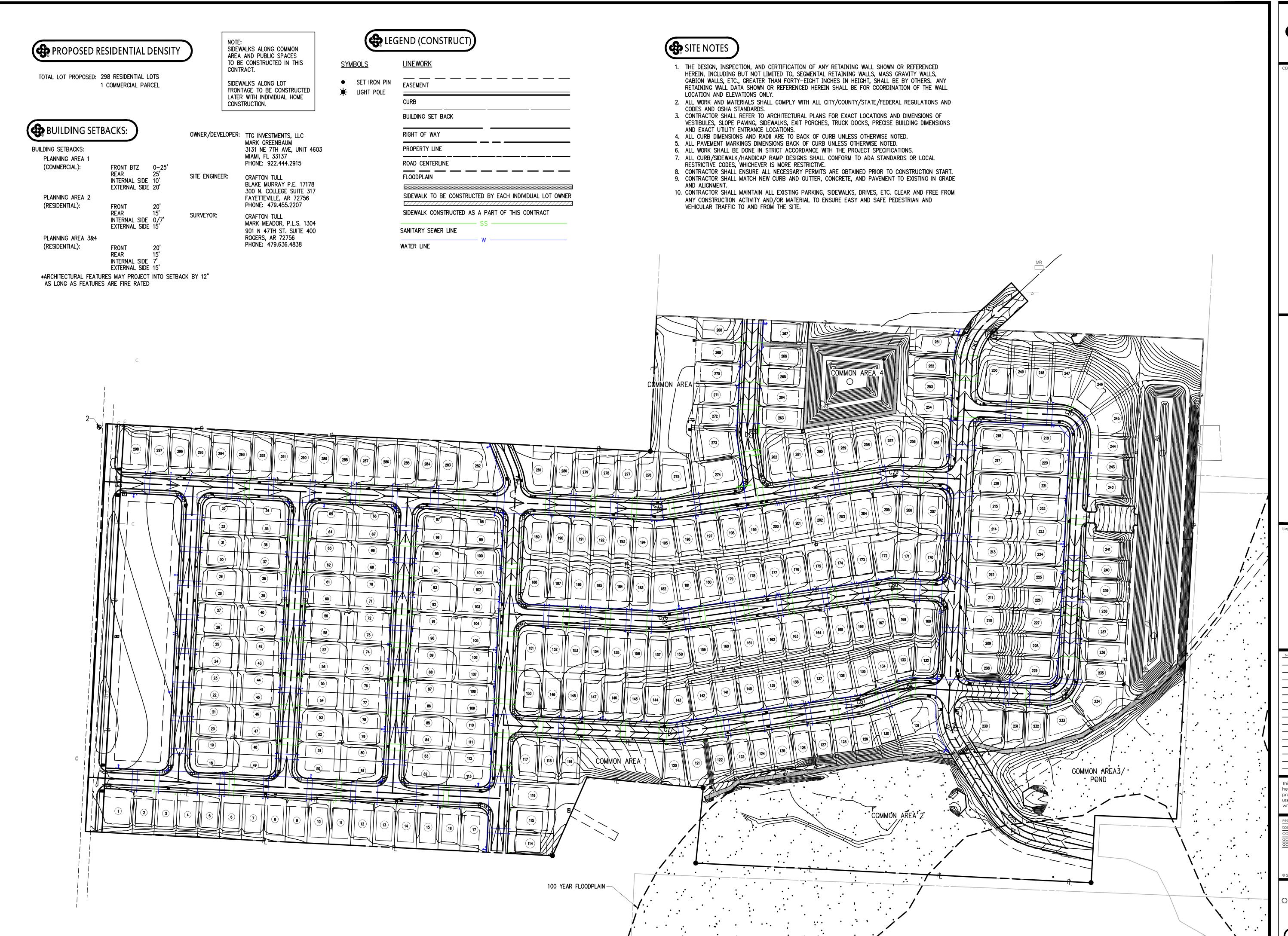
PRELIMINARY A FINAL, SIGNED AND SEALED PLANS DOCUMENT

COVER SHEET

C-00[°]





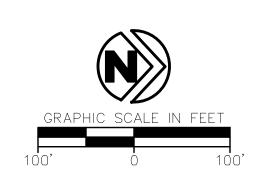


901 N. 47th St., Suite 400 Rogers, Arkansas 72756

ERTIFICATE OF AUTHORIZATION:

www.craftontull.com

CRAFTON, TULL & ASSOCIATES, INC. No. 109



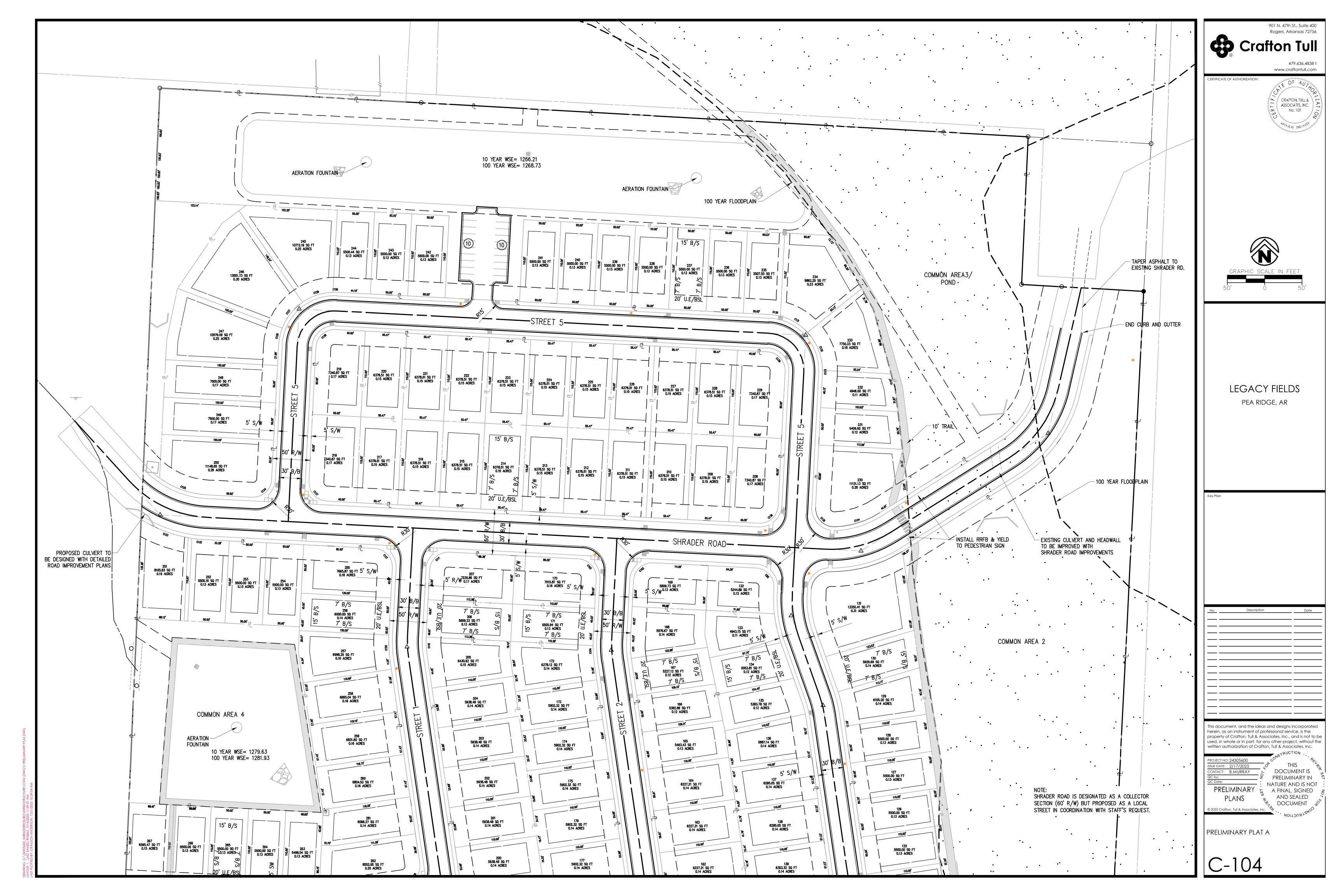
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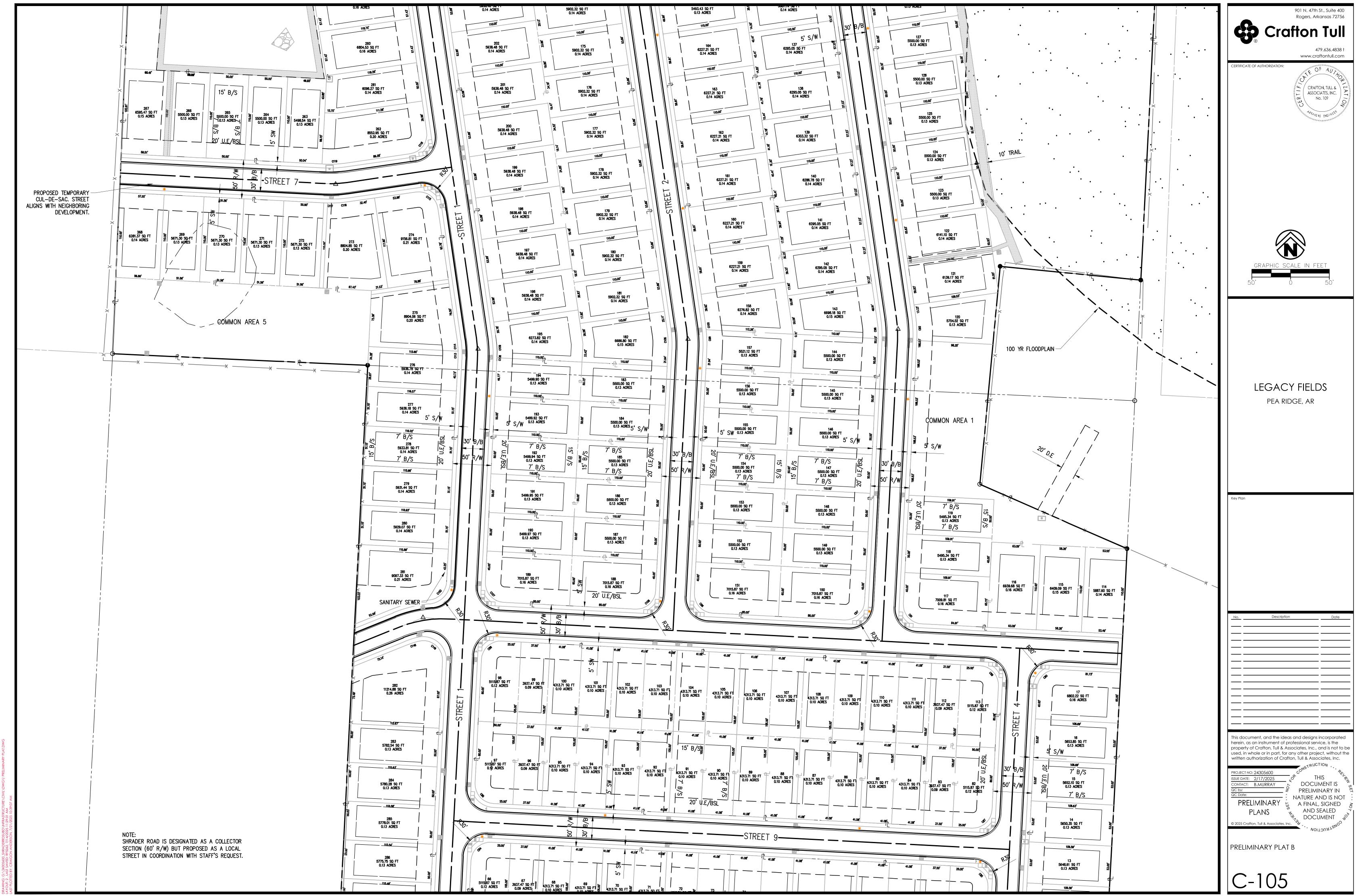
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DOCUMENT IS PRELIMINARY IN PRELIMINARY PLANS

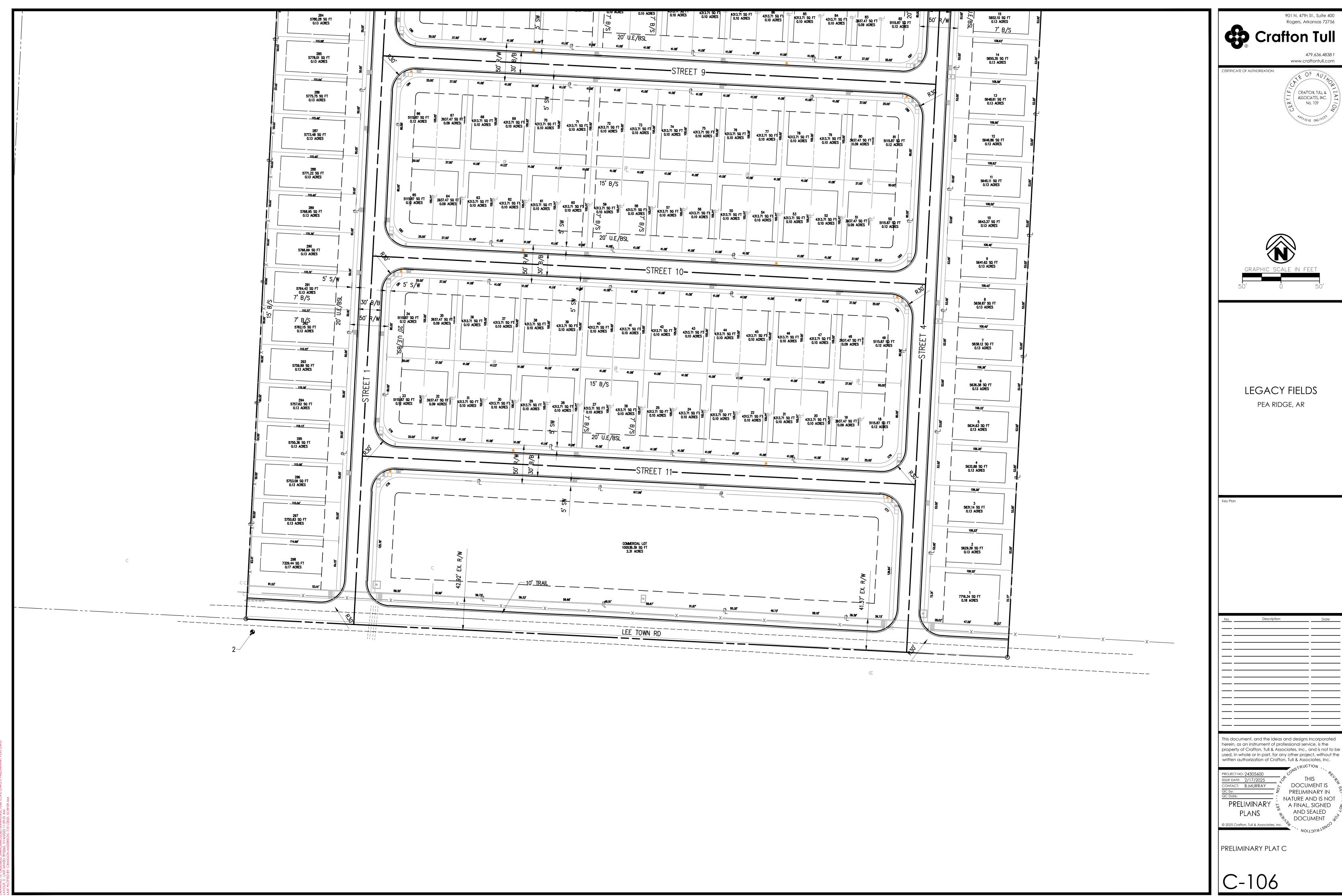
NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

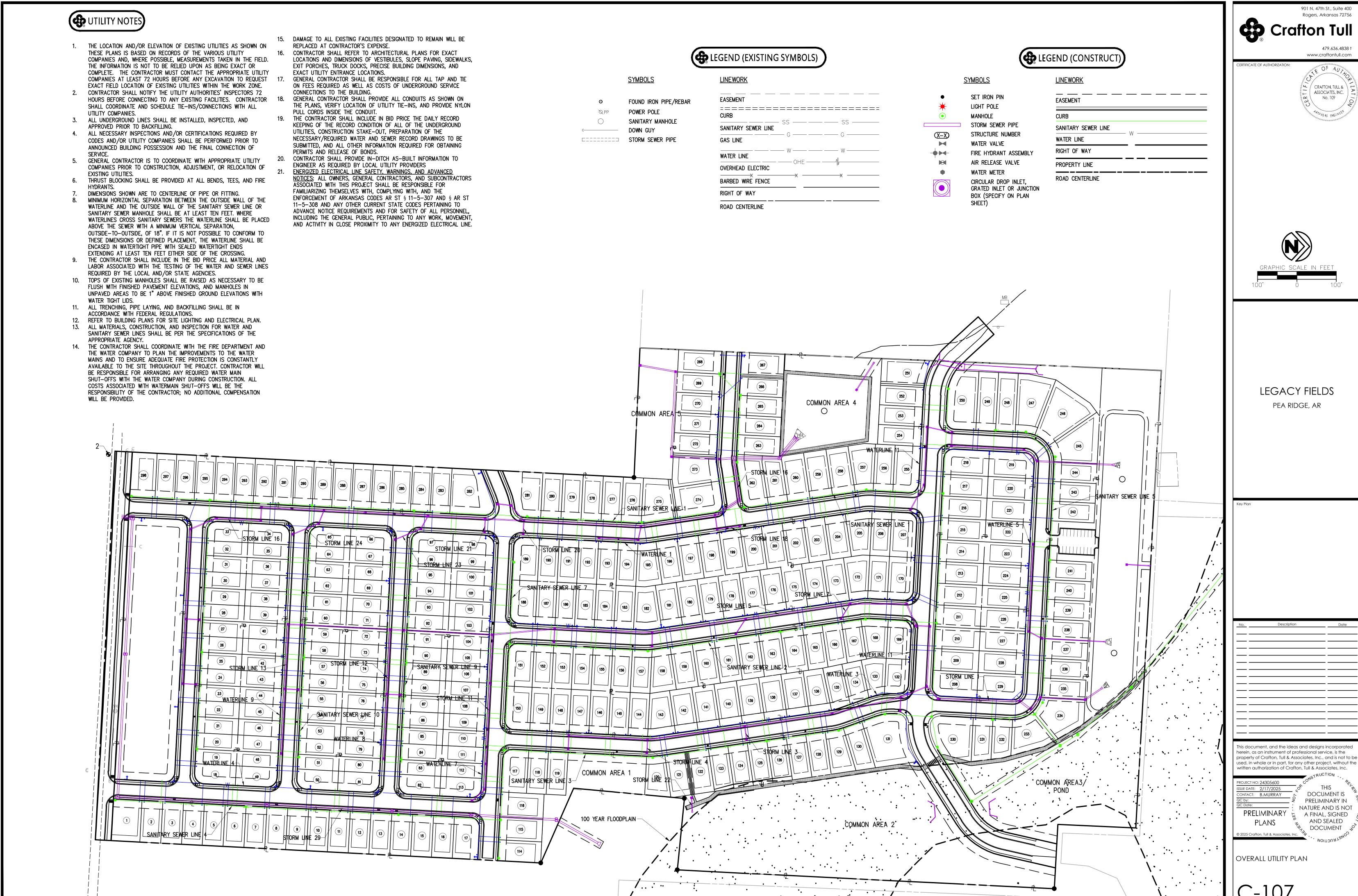
OVERALL PRELIMINARY PLAT





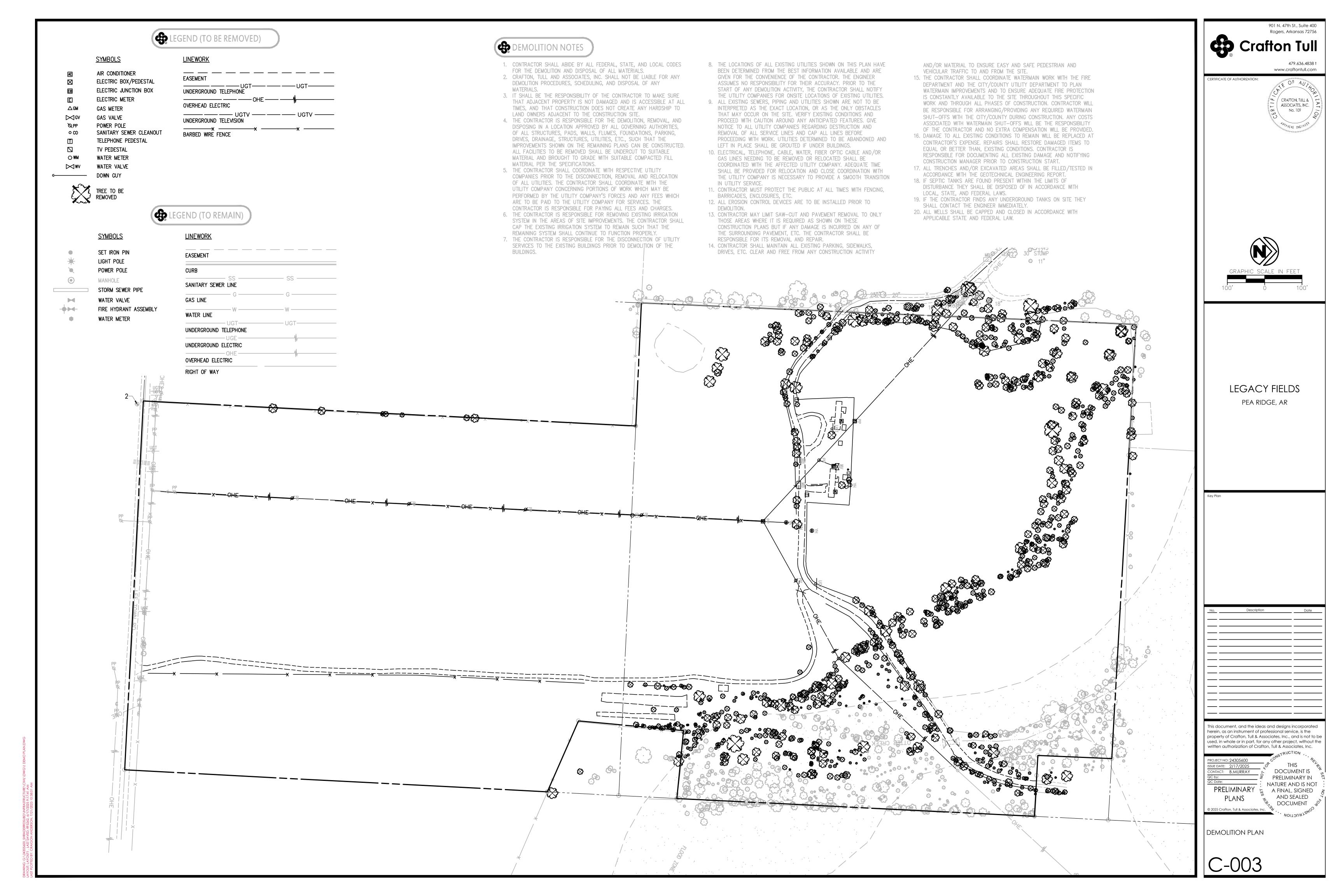
24305600 SHRADERRDSUBDVINERASTRUCTUREVC





C-107





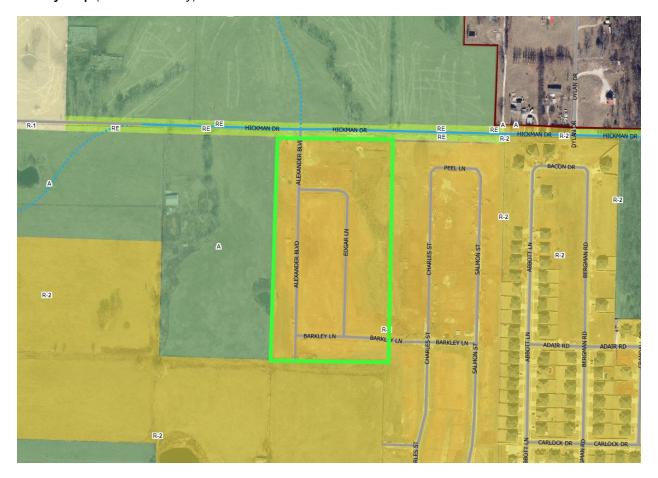


STAFF REPORT

Wellington Hills Phase 3 - Final Plat

Location:	Hickman Drive			
Current Zoning:	R-2, Medium Density Residential			
Land Use Designation:	Residential Subdivision			
Owner/Applicant:	Wellington Hills LLC/Sand Creek Engineering			

Vicinity Map (illustrative only):



Property Description

The subject property is located Hickman Road, being parcel number 13-01013-060. The property is presently zoned R-2, Medium Density Residential with a future land use designation of Residential Subdivision. Adjacent zoning districts include R-2, Medium Density Residential to the south and west, and A, Agriculture to the north and east. Adjacent land use designations include Residential

Subdivision to the west, south, and east, and Mixed Use Neighborhood to the north. The property has direct access to Hickman Road and Brookshire Lane.

Project Description

The applicant is proposing a Final Plat for Wellington Hills Phase 3 that consists of 59 total lots, with one lot reserved for detention. The subdivision has primary access from Hickman Drive and the stub from Brookshire Lane, and provides one additional stub for future connection.

Variances

There are no variances requested with this Final Plat.

Analysis & Recommendation

The proposed development meets the requirements of the Zoning Ordinance and Subdivision Regulations of the City of Pea Ridge; therefore, <u>staff recommends approval of this Final Plat</u>.

Supplemental Information

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
	ZONIN	G DIST	RICTS			
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

FINAL PLAT

WELLINGTON HILLS PHASE 3, RESIDENTIAL SUBDIVISION PEA RIDGE, BENTON COUNTY, ARKANSAS

SURVEY NOTES:

- 1. This plat represents a Final Plat of part of parcels 13-01013-060 and 13-00152-011 recorded in Deed Record L202356479 in the office of the Circuit Clerk and Recorder of Benton County, Arkansas.
- 2. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins
- 3. Basis of Bearings: NAD83, State Plan Grid Coordinates, Arkansas North Zone, checking with Rogers City Control Monument No. 3. N 760554.12, E 689296.24, Elev. 1299.77 (Geoid 2003), Convergence -01°13'55", Dated 8-22-2008
- 4. Basis of Elevation: NAVD88, checking with Rogers City Control Monument No. 3.
- 5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
- 6. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- 7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- 8. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- 9. This property shown is zoned R-2 Residential.
- 10. Building setbacks will be according to City of Pea Ridge Zoning Code. Owner/Developer is required to contact the City of Pea Ridge Planning Department prior to any construction.
- 11. Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 12. Other than those shown on this plat, no attempt was made to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facility. The location of Underground Utilities as shown hereon are based on above ground structures and record drawings provided to the Surveyor. Actual physical 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. Depths are unknown unless otherwise noted.
- 13. Before any work in the Right-of-Way commences, contractor and or owner is to contact the city on the intent and type of work that will take place with-in the Right-of-Way.
- 14. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service
- 15. Sidewalks shall be the responsibility of the Builder/Owner at the time of building permit issuance.
- 16. Lot 175 is deemed Non-Buildable and is to be used for storm water detention.
- 17. All utility easements shown are dedicated per this plat to all franchised utility companies
- 18. Minimum finished floor elevations for lots in residential subdivisions shall be the highest of
- a. one (1) foot above the top of the curb at the center of the driveway, orb. one (1) foot above finished grade at the highest point around the perimeter of the house, or
- c. the elevation indicated on the plat.
- 19. All building setbacks are designated as Drainage/Utility Easements unless otherwise noted.

Certificate of Ownership and Dedication of Public Rights-of-Way/Easements:

I/We, the undersigned, Owner(s) of the Real Estate shown and described herein, do hereby certify that I/We am/are the sole owner(s) of the herein platted property and have caused said property to be surveyed and platted and do hereby dedicate all Rights-of-Way and Utility, Drainage (excluding ponds), and Conservation Easements, as shown, to the public for the installation, operation, maintenance, and replacement of streets, public and franchise utilities, and drainage systems. Easements designated as utility easements or "UE" are for the above or below ground facilities and appurtenances of public and franchise utilities according to the 'Utility Corridor' Section of the Pea Ridge Water Facilities Manual, Rev. 2/23 or later, In Section 7A-Design Recommendations. The respective utility companies shall have right of ingress and egress to said easements, the right to prohibit the erection of buildings, or structures within said easements, and the right to remove or trim trees, hedges or shrubs that may interfere with or endanger said utilities. Any improvements installed within the Utility Easements are installed at the risk of the installer, as they are subject to being removed without replacement should it be necessary for any public or franchised utility to undertake construction or maintenance within the Utility Easement. No other statements on this plat or hereinafter recorded shall grant any utility special, exclusive, or additional privileges within designated public easements.

Printed Name/Company

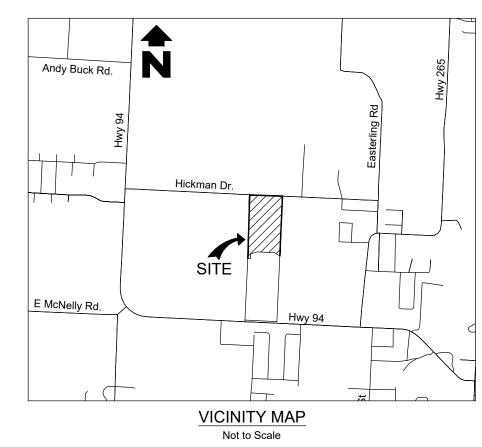
Owner Signature and Title

Date

State of Arkansas
County of Benton

Sworn to and subscribed before me this ______day of ______.

Notary Public ______



PARENT TRACT DESCRIPTION:

Deed L2023564

Tract 1:

CERTIFICATE OF PLAT APPROVAL

Pursuant to the Pea Ridge Subdivision Regulations and all other

hereby accepted. This Certificate is hereby executed under the

authority of said rules and regulations.

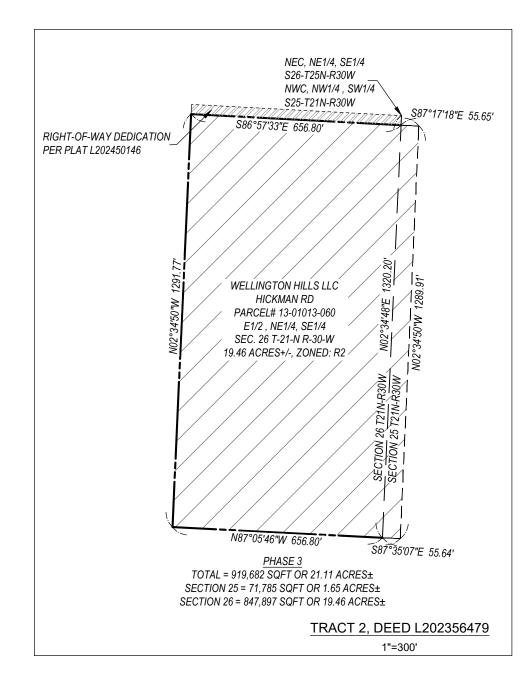
Chairman, Pea Ridge Planning Commission

Date of Execution:

conditions and approval having been completed, this document is

A part of the West $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 25, Township 21 North, Range 30 West, and being more particularly described as follows: Commence at the SW Corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for the point of beginning. Thence N 0°07'12" W 2640.18 feet, thence N 89°41'21" E 662.60 feet, thence N 0°07'50" E 2643.77 feet, thence S 90°00'00" W 663.09 feet, containing 40.20 acres, more or less, and subject to a county road on the North side and Arkansas State Highway 94 on the South side and all or any easements of record or fact. Tract 2:

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, township 21 North, Range 30 West, Benton County, Arkansas, more particularly described as follows. Tract 5 beginning at the NE corner of said SE $\frac{1}{4}$; Thence S 03°07'26" W 1320.37 feet; Thence N 86°32'53" W 656.83 feet; Thence N 03°07'27" E 1321.92 feet; Thence S 86°24'46" E 656.83 feet to the point of beginning, having an area of 867,751.29 square feet, 19.92 acres, more or less. Property is subject to Right-of Way of Hickman Road on the North side and any easements of record.



Skip Anderson 241 S. Elm Springs Road Springdale, Ar 72762 (479) 231-7890 skip@ach-nwa.com

Wellington Hills, LLC

SURVEY DESCRIPTION - PHASE 3:

Being a part of the E½ of the NE¼ of the SE¼ of Section 26, Township 21 North, Range 30 West, Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found Railroad Spike, being the SE Corner of Section 26, T-21-N, R-30-W; Thence along the East line of said Section 26, North 02°34'48" East 1320.20 feet to a Found 5%" Rebar w/Cap AR1002 at the NE Corner of the SE¼ of the SE¼ of said Section 26 for the Point of Beginning;

Thence leaving said East Line North 87°05'46" West 656.80 feet to a Found ½" Rebar w/Cap PLS930; Thence North 02°34'50" East 1291.77 feet to a Set ½" Rebar w/Cap AR1636 on the South Right of Way of Hickman Road per Plat L20245146; Thence along said South Right of Way South 86°57'33" East 656.80 feet to a Found ½" Rebar w/Cap AR1636 on the East line of said Section 26; Thence leaving said Section 26 South 87°17'18" East 55.65 feet into Section 25, Township 21 North, Range 30 West to a Point; Thence Leaving said South Right of Way South 02°34'50" West 1289.91 feet to a Found ½" Rebar w/Cap AR1636; Thence North 87°35'07" West 55.64 feet to the POINT OF BEGINNING, containing 919,682 Square Feet or 21.11 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

STATE OF AUTOMOTION OF AUTOMOTION OF AUTOMOTION OF ARKANSAS NO. 1838 AND LANDSCAPE NO. 385 NO. 385 NO. 385 SURVEYOR SAND CREEK STATE OF ARKANSAS NO. 1838 SURVEYOR SAND CREEK Engineering and Surveying

1610 NW 12th St

Bentonville, AR. 72712

(479) 464-9282

SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plans have been met.

Date of Execution:

Grant E. Nevill Registered Land Surveyor State of Arkansas Registration No. 1636

SCE PROJECT #: 21010 DATE: REV. 09/03/2024

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State Filing Code: 500-21N-30W-0-25-340-04-1636 500-21N-30W-0-26-210-04-1636

