



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
October 7, 2025
6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. September 2, 2025, Planning Commission Meeting
- IV. Announcements**
- V. Public Hearings**
 - 1. **Mid-South Exchange - Rezone**
Approximately 800 feet north of the northern end of Captain Miller Boulevard
A, Agriculture to R-1, Low Density Residential
 - 2. **Church of Jesus Christ of Latter-day Saints - Conditional Use Permit**
Approximately 475 feet west of the intersection of Hazelton Road and Weston Street
Religious Use
- VI. Old Business**
- VII. New Business**
 - 1. **Mid-South Exchange - Rezone**
Approximately 800 feet north of the northern end of Captain Miller Boulevard
A, Agriculture to R-1, Low Density Residential
 - 2. **Church of Jesus Christ of Latter-day Saints - Conditional Use Permit**
Approximately 475 feet west of the intersection of Hazelton Road and Weston Street
Religious Use
 - 3. **Church of Jesus Christ of Latter-day Saints - Large Scale Development**
Approximately 475 feet west of the intersection of Hazelton Road and Weston Street
 - 4. **Walnut Hill Phase 6 - Final Plat**
Sharp Street & Biddie Street
 - 5. **Future Land Use Map Revision**
- VIII. Other Business**
- IX. Board of Adjustments**
- X. Adjourn**



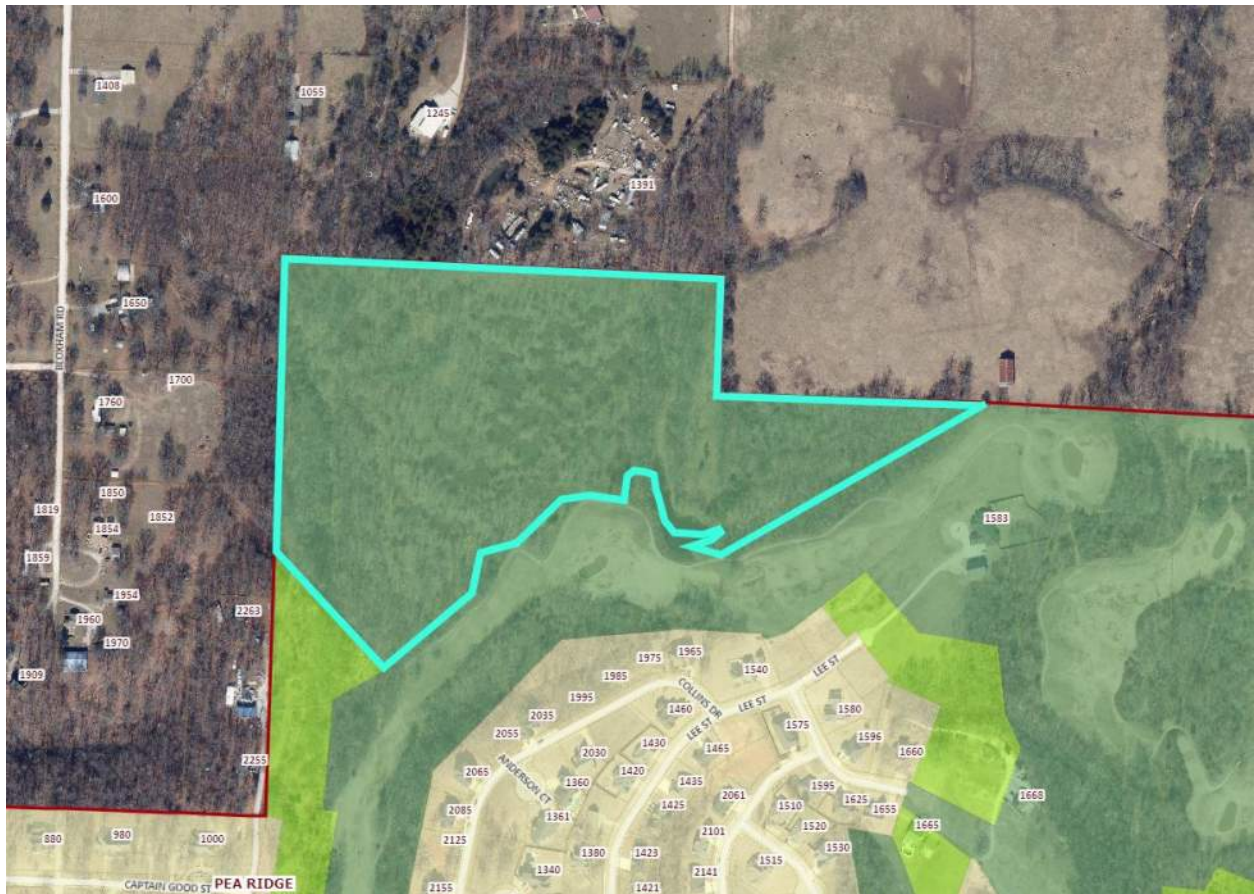
STAFF REPORT

Mid-South Exchange Rezone

| | |
|------------------------------|--|
| Location: | Approximately 800 feet north of the northern end of Captain Miller Boulevard |
| Current Zoning: | A, Agriculture |
| Land Use Designation: | AG/OS, Agriculture and Open Space |
| Proposed Zone: | R-1, Low Density Residential |
| Owner/Applicant: | Mid-South Exchange/Franklin Miller |
| Property size: | +/- 30.66 acres |

Request: Mid-South Exchange/Franklin Miller is requesting to rezone their property from A, Agriculture to R-1, Low Density Residential.

Vicinity Map (illustrative only):



Property Description

The subject property is located approximately 800 feet north of the northern end of Captain Miller Boulevard, parcel numbers 13-00014-025 and 13-01200-018. The property is presently zoned A, Agriculture, with a Future Land Use designation of AG/OS, Agriculture and Open Space. Adjacent zoning districts include A, Agriculture to the south; RE, Residential Estate, to the southwest; and unincorporated Benton County to the north, west, and east. Adjacent land use designations include RE, Residential Estate to the west; AG/OS, Agriculture and Open Space, to the north and southwest, and PR, Recreation – Private, to the south. The property is presently undeveloped. This property has direct access to Captain Miller Boulevard.

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. Retaining the relatively low-density residential nature of the community
2. Providing a safe living environment that offers quietness and privacy
3. Providing housing at low and medium densities
4. Protecting the character of single-family areas

This request is consistent with the Future Land Use Map which designates this property as Agriculture/Open Space.

Analysis & Recommendation

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

The R-1 district is among the lower densities of residential uses that our code has – which likely lends itself to satisfying the intent of the AG/OS land use that development in these areas be minimally impactful. This land use may incorporate rural style development patterns. This request is also consistent with the existing development and zoning patterns of homes along and near the Sugar Creek Golf Course. Homes along golf courses is a traditional pattern of development.

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

Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

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.

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.

Future Land Use Categories:

AGRICULTURE/OPEN SPACE (AG/OS) These areas include agricultural uses, and some properties may be suited for natural preservation and resource conservation. These areas include environmentally sensitive areas such as floodplains/floodways, wetlands, or areas with active agricultural uses. Development can occur in these areas; however, it should be minimally impactful, and mitigation of development impacts should be encouraged. These areas may also feature passive recreation facilities such as trails. Additionally, this area can be suitable for agritourism activities when the infrastructure and impact is evaluated for the adjacent areas.



STAFF REPORT

LDS Conditional Use Permit

| | |
|------------------------------|--|
| Location: | Approximately 475 feet west of the intersection of Hazelton Road and Weston Street |
| Current Zoning: | R-2, Medium Density Residential |
| Land Use Designation: | WN, Walkable Neighborhood |
| Owner/Applicant: | Church of Jesus Christ of Latter-day Saints/Bates and Associates |
| Property size: | +/- 10.02 acres |

Request: Church of Jesus Christ of Latter-day Saints/Bates and Associates is requesting to a conditional use permit to operate a religious use.

Vicinity Map (illustrative only):



Property Description

The subject property is located approximately 475 feet west of the intersection of Hazelton Road and Weston Street, being parcel number 13-00314-000. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of WN, Walkable Neighborhood. The property is presently undeveloped. This property has direct access to Hazelton Road.

Development Standards & Review Criteria

- 1. The proposed use is within the provision of "conditional uses," as set out in these regulations.**

Religious uses are conditional in residential zoning districts, including R-2.

- 2. The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.**

The proposed use and structure meets all area, width, and setback requirements of the R-2 district.

- 3. The proposed use is so designated, located, and proposed to be operated, that the public health, safety, and welfare will be protected.**

The building is sited in a traditional manner. Driveways are spaced per code requirements. A trail is proposed along the rear of the site.

- 4. The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.**

Religious uses are traditionally located in residential areas.

- 5. The size and shape of the site, including the size, shape, and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.**

The proposed use and structure meets all area, width, and setback requirements of the R-2 district. No signage has yet been proposed, but will be required to meet sign requirements of the R-2 zoning district.

- 6. The proposed ingress and egress, internal circulation system, location, and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of these regulations.**

Ingress and egress meet code specified separations and circulation is provided around the structure. Parking exceeds the minimum required by code. A trail connection and sidewalks are proposed with this development.

- 7. The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.**

Landscaping and screening meet or exceed the minimum requirements.

8. Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.

Lighting and glare are addressed through lighting placement with less than 0.1 footcandles at the property line. Other emissions such as noise, dust, and odor are likely negligible with this particular use.

Analysis

Conditional Use Permit requests do not advance to City Council. The Planning Commission is the final authority.

This request addresses the review criteria and performance standards set forth in the Zoning Code. Religious uses are traditionally located within or near existing residential uses and neighborhoods. The site layout is consistent with other religious uses in Pea Ridge.

The Planning Commission may consider establishing an expiration date of this permit or set it in perpetuity. Given the permanent nature of the investment, a longer-term expiration may be appropriate if a perpetual permit is not granted. Note that the Planning Commission may review an approved permit for compliance or newfound conflicts at its discretion.

Supplemental Information

In approving such conditional uses, the planning commission shall impose such conditions and restrictions upon the premises as it deems necessary to reduce or minimize the adverse effects of the use. Compatibility with surrounding property shall be insured to the maximum extent practicable. If the planning commission disapproves or denies a conditional use application, the reasons for such action shall be given to the applicant with fifteen (15) days from the date of the decision. If denied, no application for such use or similar use shall be permitted involving part of the same property for a period of six (6) months.

In no case shall the planning commission or city council authorize reduction from minimum requirements of these regulations relating to height, area, setbacks, parking, or landscaping.

Lds church

hazel ton rd. pea ridge, ar

CITY OF PEA RIDGE CONTACT INFORMATION

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

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS (REV. 07/2015).
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



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

VICINITY MAP
N.T.S. NORTH

PROJECT TYPE

SURVEY DESCRIPTION:
THE AS-SURVEYED LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY REFERENCED IN COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24-011515-180.

AS-SURVEYED LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°20'46"W 331.20' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S02°10'52"W 1316.48' TO AN EXISTING REBAR, THENCE N87°38'05"W 331.08' TO AN EXISTING REBAR, THENCE N02°09'51"E 1318.15' TO AN EXISTING NAIL ON THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°20'46"E 331.48' TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN HAZELTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY PREPARED BY WR CONSULTING FOR FRANKLIN & NADINE MILLER; PROJECT #2013018
2) PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 61758
3) PLAT OF SURVEY FILED IN BOOK K AT PAGE 122
4) FINAL PLAT OF WESTON ROAD ADDITION REVISED FILED IN BOOK G AT PAGE 232
5) PLAT OF SURVEY PREPARED BY BATES & ASSOCIATES FOR NEW LIFE CHURCH; PROJECT # 23-237
6) FINAL PLAT OF PRAIRIE LEA SUBDIVISION FILED IN BOOK L2021 AT PAGE 62477
7) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 731
8) QUITCLAIM DEED FILED IN BOOK L2023 AT PAGE 37133
9) COMMITMENT FOR TITLE INSURANCE FILE NO. 24-011515-180 AND ALL THE DOCUMENTS CONTAINED THEREIN

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE 'A' OR 'AE' AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0105J. DATED 09/28/2007)

WETLANDS
THERE ARE NO WETLANDS ON THIS SITE

INDEX OF DRAWINGS

C01 COVER SHEET
SU01-SU03 BOUNDARY SURVEY + DEMO
SP01-SP02 SITE PLAN
UT01 UTILITY PLAN
EC01-EC02 EROSION CONTROL
GP01-GP05 GRADING PLAN
STM01 STORM PLAN & PROFILE
L100-105 LANDSCAPE PAGES
DT01-DT05 SITE DETAILS

PARCEL NUMBER: 13-00314-000
PROJECT ADDRESS: HAZELTON RD.
PEA RIDGE, AR
ZONING CLASS: R-2 MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: CHURCH
TOTAL SITE AREA: 439392.98 FT²(10.02 AC±)
R.O.W DEDICATION: 8482.84 FT²
NET AREA 427910.15 FT²(9.82 AC±)
BUILDING HEATED AREA: 20,893 FT²

OWNER/DEVELOPER: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
50 E NORTH TEMPLE ST FL 22
SALT LAKE CITY, UT 84150
PHONE: (385) 315-0555

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

ARCHITECT: PAUL MELGREN
GHN | ARCHITECTS+ENGINEERS
300 S JEFFERSON AVENUE, SUITE 301
SPRINGFIELD, MISSOURI 65806
PHONE: (417)869-0719 EXT. 265
EMAIL:PMELGREN@GHNAE.COM

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

CERTIFICATE OF SURVEY ACCURACY

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO.: _____

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE SUBDIVISION REGULATIONS.

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO.: _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR THE RECORDING AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).

DATE OF EXECUTION: _____

CHAIRMAN, PEA RIDGE PLANNING COMMISSION

ENGINEER'S NOTICE TO CONTRACTOR

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

ENGINEER:GB
DRAWN BY: MW



| REVISIONS | | DATE |
|-----------------|--|----------|
| 1st Submittal | | 08/11/25 |
| 2nd Submittal | | 08/14/25 |
| Tech Review Set | | 08/25/25 |
| 3rd Submittal | | 09/04/25 |
| 4th Submittal | | 09/10/25 |
| 5th Submittal | | 09/22/25 |

LDS CHURCH
LARGE SCALE DEVELOPMENT

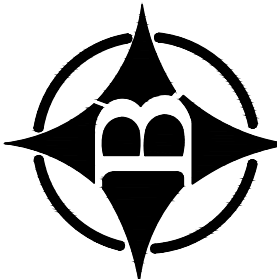
COVER SHEET

PEA RIDGE, ARKANSAS

BATES

Engineers • Surveyors

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



DRAWING NO.

C01

ADA NOTES:
1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
MAXIMUM SLOPE FOR ADA SPACE IN ANY DIRECTION IS 2%

FIRE LANE STRIPING NOTES:
1). ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING FIRE LANE."
2). FIRE LANES SHALL BE PROVIDED WITH SIGNAGE STATING, "NO PARKING FIRE LANE".

- CITY NOTES:
1. ALL MECHANICAL/UTILITY EQUIPMENT SHALL BE SCREENED USING MATERIALS THAT ARE COMPATIBLE WITH AND INCORPORATED INTO THE STRUCTURE.
 2. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12KV SHALL BE RELOCATED UNDERGROUND.
 3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 5. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY PEA RIDGE WATER DEPARTMENT
 6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
 7. ARDOT PERMIT REQUIRED TO PERFORM WORK IN THE STATE RIGHT OF WAY.
 8. TRASH ENCLOSURES SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. CONTAINERS MAY ALSO BE SCREENED FROM VIEW OF THE STREET BY PRINCIPAL STRUCTURE OR VEGETATION.
 9. EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED TO MINIMIZE SPILLING ONTO SURROUNDING PROPERTY

ZONING REGULATIONS R-2

BUILDING SETBACKS:

FRONT 25ft
SIDE 08ft
SIDE 25' (STREET SIDE)
REAR 25ft

LOT SIZE

NON RESIDENTIAL - 12000 FT²
LOT WIDTH - 60'

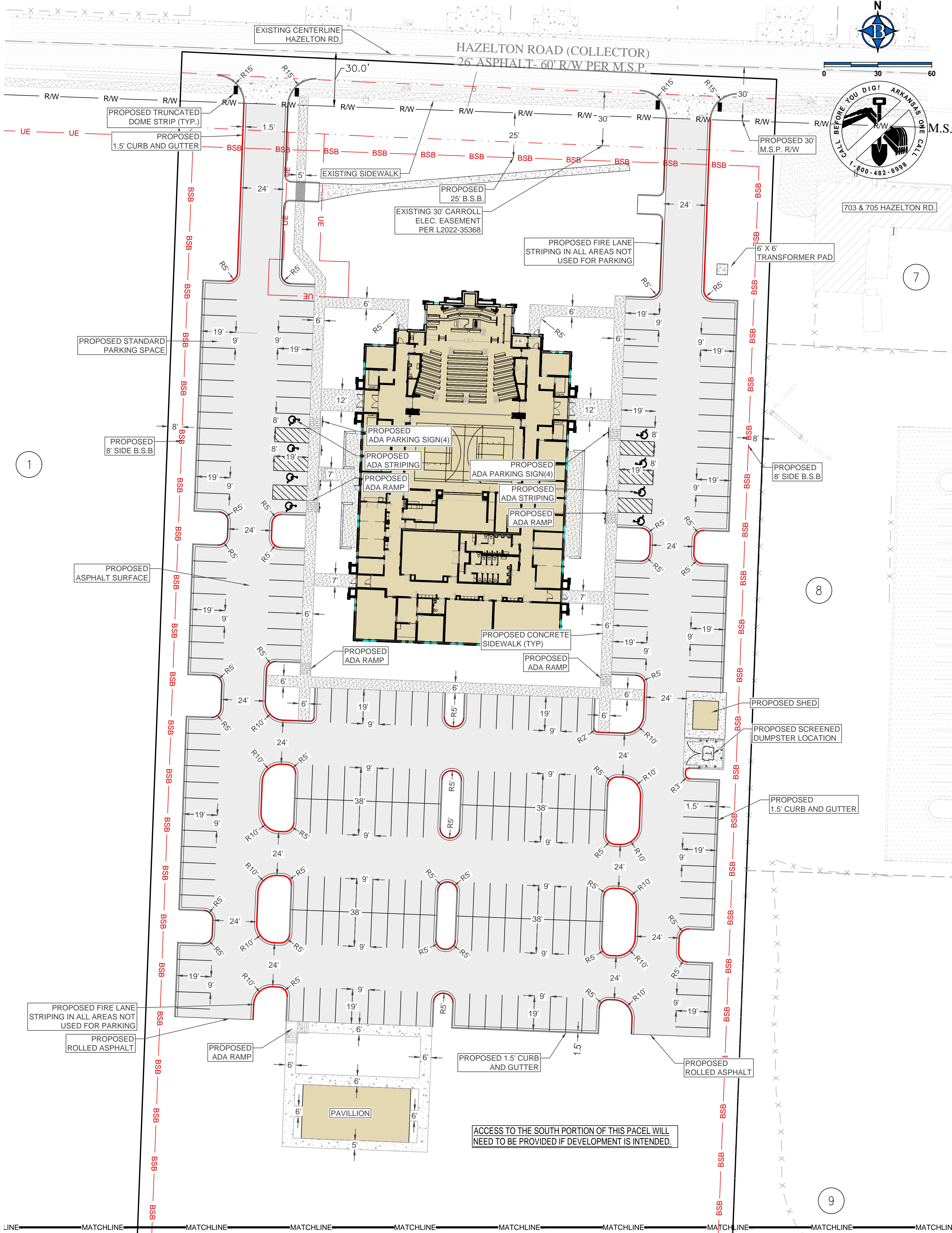
MAX LOT COVERAGE(ALL BUILDINGS) - 35%
PROPOSED COVERAGE: 4%

PARKING CALCULATIONS

1 SPACE PER EACH 4 SEATS IN THE SANCTUARY.
TOTAL SEATS: 302
 $302 / 4 = 75.5(76)$ SPACES REQUIRED
STANDARD PARKING SPACE PROVIDED: 211
ADA SPACES PROVIDED: 8
TOTAL PARKING SPACES PROVIDED: 219

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 436392.98 (10.02 AC±)
RW DEDICATION: 8482.84 FT²
NET AREA: 427910.15 FT² (9.82 AC±)
GREENSPACE: 308646.80 FT² (7.08 AC±)



ENGINEER: GB
DRAWN BY: MW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09-22-2025

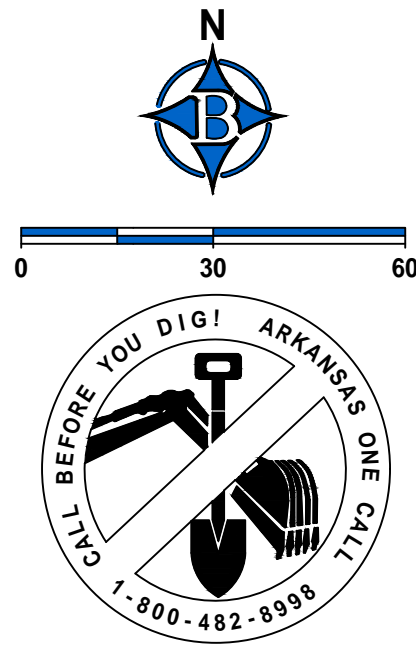
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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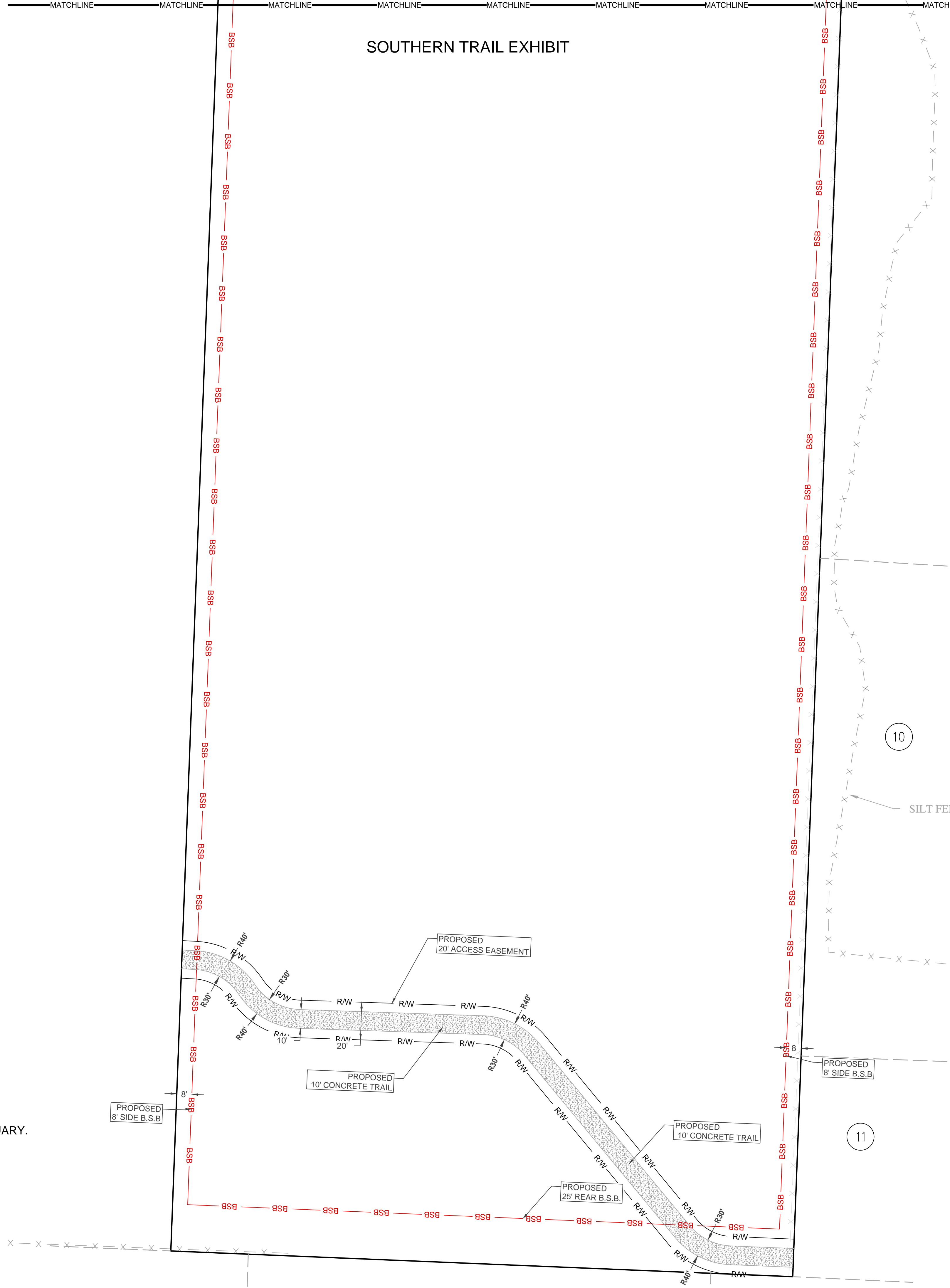
| DATE | REVISIONS |
|----------|-----------------|
| 08/11/25 | 1st Submittal |
| 08/14/25 | 2nd Submittal |
| 08/25/25 | Tech Review Set |
| 09/04/25 | 3rd Submittal |
| 09/10/25 | 4th Submittal |
| 09/22/25 | 5th Submittal |

LDS CHURCH
LARGE SCALE DEVELOPMENT
SITE PLAN
PEA RIDGE, ARKANSAS

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



SOUTHERN TRAIL EXHIBIT



ACCESS TO THE SOUTH PORTION OF THIS PACEL WILL
NEED TO BE PROVIDED IF DEVELOPMENT IS INTENDED.

ADA NOTES:
1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION
PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
MAXIMUM SLOPE FOR ADA SPACE IN ANY DIRECTION IS 2%

FIRE LANE STRIPING NOTES:
1). ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS
"NO PARKING FIRE LANE."
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LANE".

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 2. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12KV SHALL BE RELOCATED UNDERGROUND.
 3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 5. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY PEA RIDGE WATER DEPARTMENT
 6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
 7. ARDOT PERMIT REQUIRED TO PERFORM WORK IN THE STATE RIGHT OF WAY.
 8. TRASH ENCLOSURES SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. CONTAINERS MAY ALSO BE SCREENED FROM VIEW OF THE STREET BY PRINCIPAL STRUCTURE OR VEGETATION.
 9. EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED TO MINIMIZE SPILLING ONTO SURROUNDING PROPERTY

ZONING REGULATIONS R-2

BUILDING SETBACKS:
FRONT 25ft
SIDE 08ft
SIDE 25' (STREET SIDE)
REAR 25ft

LOT SIZE
NON RESIDENTIAL - 12000 FT²
LOT WIDTH - 60'

MAX LOT COVERAGE(ALL BUILDINGS) - 35%
PROPOSED COVERAGE: 4%

PARKING CALCULATIONS
1 SPACE PER EACH 4 SEATS IN THE SANCTUARY.
TOTAL SEATS: 302
302 / 4 = 75.5(76) SPACES REQUIRED
STANDARD PARKING SPACE PROVIDED: 211
ADA SPACES PROVIDED: 8
TOTAL PARKING SPACES PROVIDED: 219

OPEN SPACE CALCULATIONS
TOTAL SITE AREA: 436392.98 (10.02 AC±)
RW DEDICATION: 8482.84 FT²
NET AREA: 427910.15 FT² (9.82 AC±)
GREENSPACE: 308646.80 FT² (7.08 AC±)

ENGINEER:GB

DRAWN BY: MW

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

09-22-2025

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

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| REVISIONS | DATE |
|-----------------|----------|
| 1st Submittal | 08/11/25 |
| 2nd Submittal | 08/14/25 |
| Tech Review Set | 08/25/25 |
| 3rd Submittal | 09/04/25 |
| 4th Submittal | 09/10/25 |
| 5th Submittal | 09/22/25 |
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LDS CHURCH
LARGE SCALE DEVELOPMENT
SITE PLAN(TRAIL)
PEA RIDGE, ARKANSAS

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

DRAWING NO.
SP02

PROJECT NO.
24-313



STAFF REPORT

LDS Large Scale Development

| | |
|------------------------------|--|
| Location: | Approximately 475 feet west of the intersection of Hazelton Road and Weston Street |
| Current Zoning: | R-2, Medium Density Residential |
| Land Use Designation: | WN, Walkable Neighborhood |
| Owner/Applicant: | Church of Jesus Christ of Latter-day Saints/Bates and Associates |

Vicinity Map (illustrative only):



Property Description

The subject property is located approximately 475 feet west of the intersection of Hazelton Road and Weston Street, being parcel number 13-00314-000. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of WN, Walkable Neighborhood. The property is presently undeveloped. This property has direct access to Hazelton Road.

Project Description

The applicant is proposing a Large Scale Development that consists of 3 total structures, a main worship building and an accessory storage building and pavilion. Parking is located around the building, with a total of 219 spaces provided, exceeding the required 76 spaces. Two driveways are proposed on Hazelton Road, each spaced adequately from each other and other streets/driveways on Hazelton. Stormwater facilities are located in the front of the site, and a trail is located at the rear.

Landscaping provided meets or exceeds our minimum code requirements. Screening is not required as this is located in an R-2 zoning district and does not trigger residential compatibility standards.

Variances

There are no variances requested with this LSD.

Analysis & Recommendation

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

Supplemental Information

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

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

Lds church

hazel ton rd. pea ridge, ar

CITY OF PEA RIDGE CONTACT INFORMATION

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

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS (REV. 07/2015).
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



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

VICINITY MAP
N.T.S. NORTH

PROJECT TYPE

SURVEY DESCRIPTION:
THE AS-SURVEYED LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY REFERENCED IN COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24-011515-180.

AS-SURVEYED LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°20'46"W 331.20' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S02°10'52"W 1316.48' TO AN EXISTING REBAR, THENCE N87°38'05"W 331.08' TO AN EXISTING REBAR, THENCE N02°09'51"E 1318.15' TO AN EXISTING NAIL ON THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°20'46"E 331.48' TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN HAZELTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY PREPARED BY WR CONSULTING FOR FRANKLIN & NADINE MILLER; PROJECT #2013018
2) PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 61758
3) PLAT OF SURVEY FILED IN BOOK K AT PAGE 122
4) FINAL PLAT OF WESTON ROAD ADDITION REVISED FILED IN BOOK G AT PAGE 232
5) PLAT OF SURVEY PREPARED BY BATES & ASSOCIATES FOR NEW LIFE CHURCH; PROJECT # 23-237
6) FINAL PLAT OF PRAIRIE LEA SUBDIVISION FILED IN BOOK L2021 AT PAGE 62477
7) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 731
8) QUITCLAIM DEED FILED IN BOOK L2023 AT PAGE 37133
9) COMMITMENT FOR TITLE INSURANCE FILE NO. 24-011515-180 AND ALL THE DOCUMENTS CONTAINED THEREIN

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE 'A' OR 'AE' AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0105J. DATED 09/28/2007)

WETLANDS
THERE ARE NO WETLANDS ON THIS SITE

INDEX OF DRAWINGS

C01 COVER SHEET
SU01-SU03 BOUNDARY SURVEY + DEMO
SP01-SP02 SITE PLAN
UT01 UTILITY PLAN
EC01-EC02 EROSION CONTROL
GP01-GP05 GRADING PLAN
STM01 STORM PLAN & PROFILE
L100-105 LANDSCAPE PAGES
DT01-DT05 SITE DETAILS

PARCEL NUMBER: 13-00314-000
PROJECT ADDRESS: HAZELTON RD.
PEA RIDGE, AR
ZONING CLASS: R-2 MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: CHURCH
TOTAL SITE AREA: 439392.98 FT²(10.02 AC±)
R.O.W DEDICATION: 8482.84 FT²
NET AREA 427910.15 FT²(9.82 AC±)
BUILDING HEATED AREA: 20,893 FT²

OWNER/DEVELOPER: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
50 E NORTH TEMPLE ST FL 22
SALT LAKE CITY, UT 84150
PHONE: (385) 315-0555

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

ARCHITECT: PAUL MELGREN
GHN | ARCHITECTS+ENGINEERS
300 S JEFFERSON AVENUE, SUITE 301
SPRINGFIELD, MISSOURI 65806
PHONE: (417)869-0719 EXT. 265
EMAIL:PMELGREN@GHNAE.COM

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

CERTIFICATE OF SURVEY ACCURACY

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO.: _____

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE SUBDIVISION REGULATIONS.

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO.: _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR THE RECORDING AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).

DATE OF EXECUTION: _____

CHAIRMAN, PEA RIDGE PLANNING COMMISSION

ENGINEER'S NOTICE TO CONTRACTOR

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

ENGINEER:GB
DRAWN BY: MW

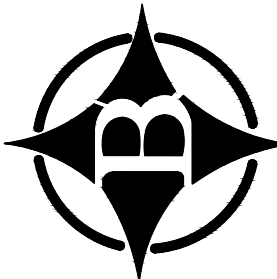


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| 5th Submittal | | 09/22/25 |

LDS CHURCH
LARGE SCALE DEVELOPMENT
COVER SHEET

PEA RIDGE, ARKANSAS

BATES
Engineers • Surveyors



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

PROJECT NO. 24-313

DRAWING NO.

C01

ADA NOTES:
1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
MAXIMUM SLOPE FOR ADA SPACE IN ANY DIRECTION IS 2%

FIRE LANE STRIPING NOTES:
1). ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING FIRE LANE."
2). FIRE LANES SHALL BE PROVIDED WITH SIGNAGE STATING, "NO PARKING FIRE LANE".

- CITY NOTES:
1. ALL MECHANICAL/UTILITY EQUIPMENT SHALL BE SCREENED USING MATERIALS THAT ARE COMPATIBLE WITH AND INCORPORATED INTO THE STRUCTURE.
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 5. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY PEA RIDGE WATER DEPARTMENT
 6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
 7. ARDOT PERMIT REQUIRED TO PERFORM WORK IN THE STATE RIGHT OF WAY.
 8. TRASH ENCLOSURES SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. CONTAINERS MAY ALSO BE SCREENED FROM VIEW OF THE STREET BY PRINCIPAL STRUCTURE OR VEGETATION.
 9. EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED TO MINIMIZE SPILLING ONTO SURROUNDING PROPERTY

ZONING REGULATIONS R-2

BUILDING SETBACKS:

FRONT 25ft
SIDE 08ft
SIDE 25' (STREET SIDE)
REAR 25ft

LOT SIZE

NON RESIDENTIAL - 12000 FT²
LOT WIDTH - 60'

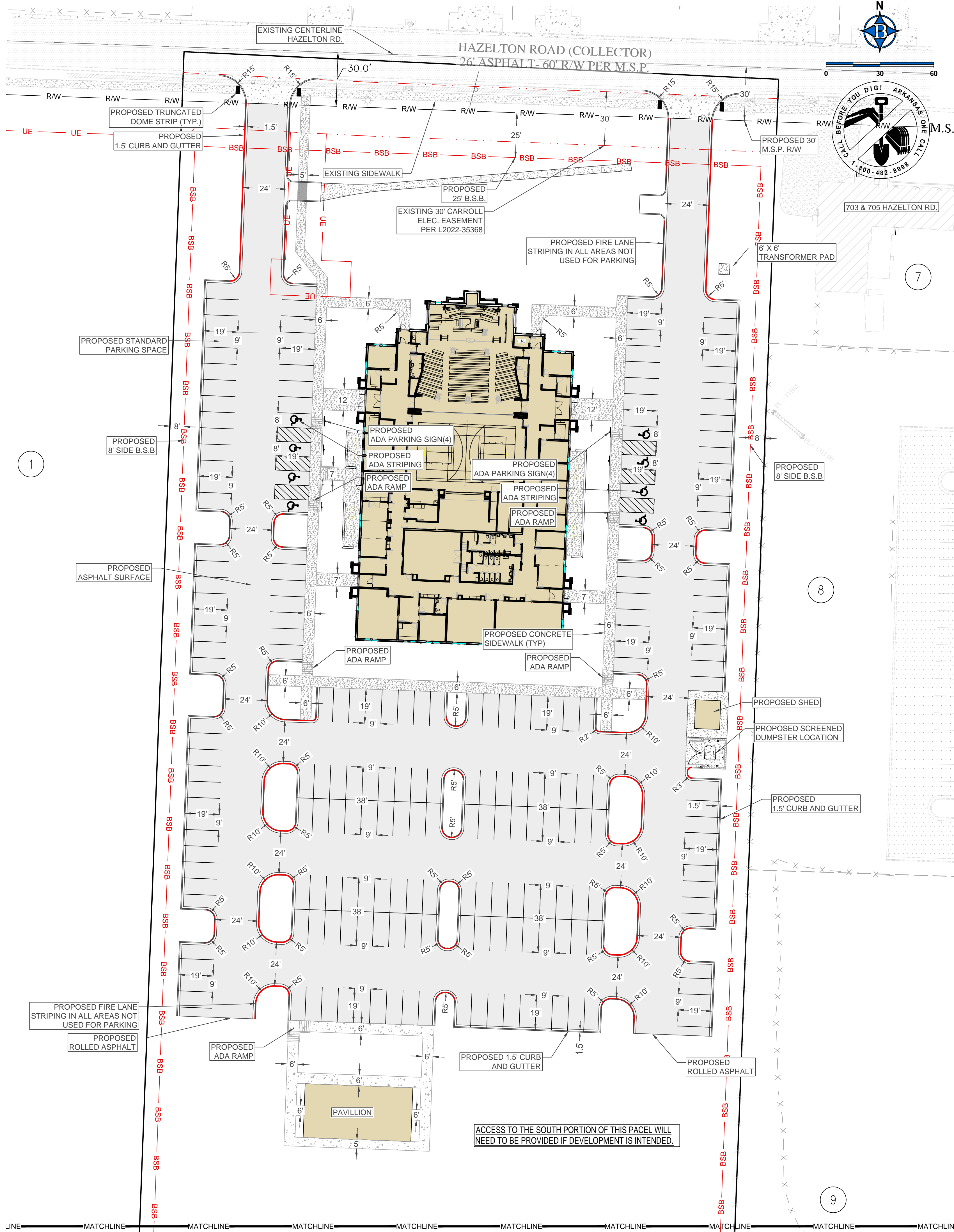
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TOTAL SEATS: 302
 $302 / 4 = 75.5(76)$ SPACES REQUIRED
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ENGINEER: GB
DRAWN BY: MW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09-22-2025

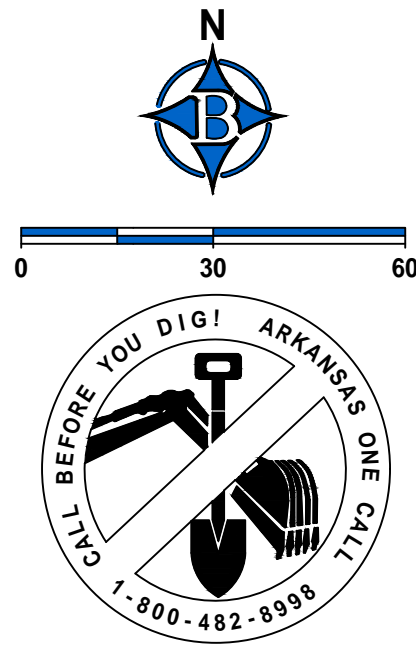
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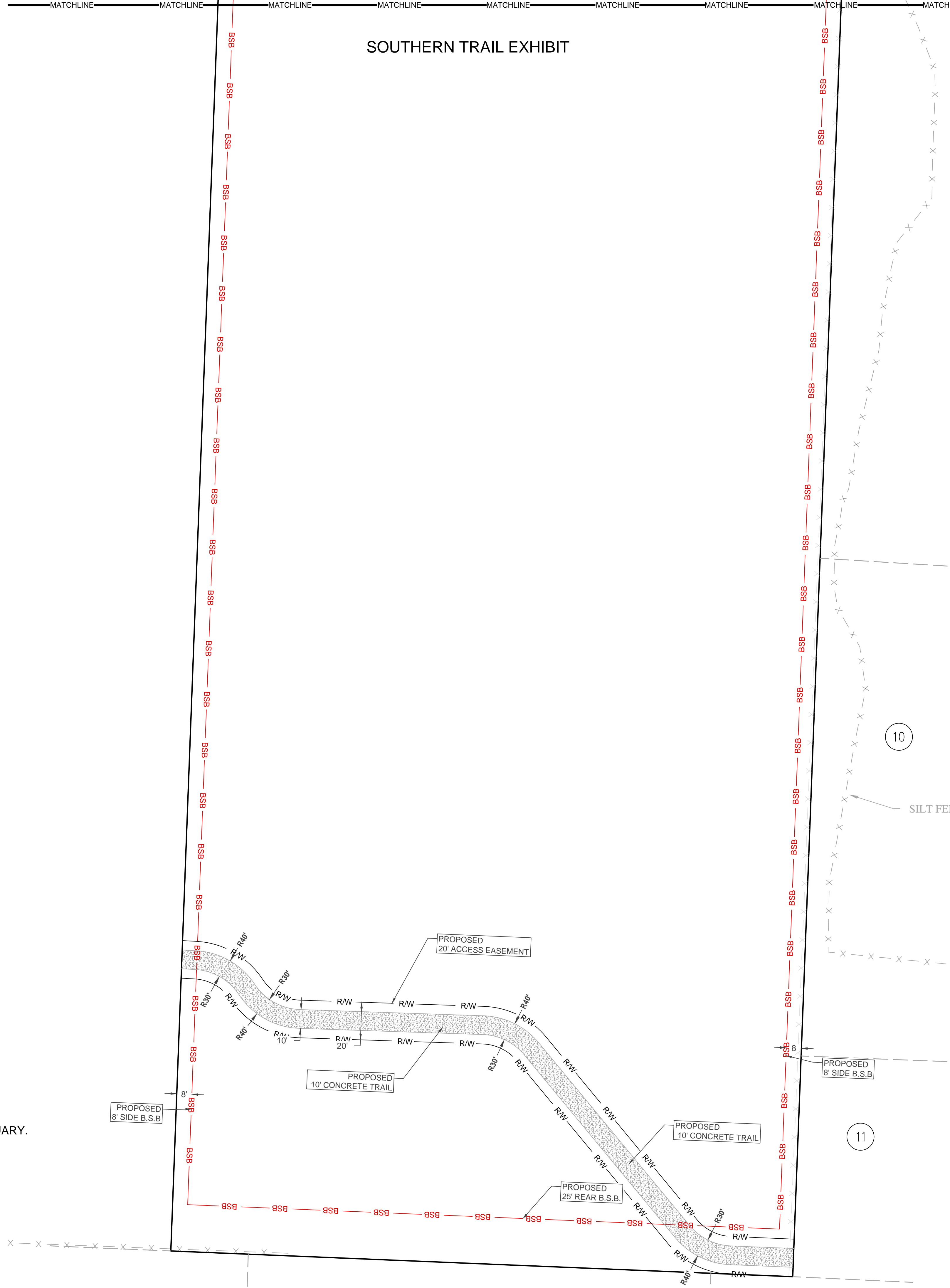
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LDS CHURCH
LARGE SCALE DEVELOPMENT
SITE PLAN
PEA RIDGE, ARKANSAS

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



SOUTHERN TRAIL EXHIBIT



ACCESS TO THE SOUTH PORTION OF THIS PACEL WILL
NEED TO BE PROVIDED IF DEVELOPMENT IS INTENDED.

ADA NOTES:
1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION
PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
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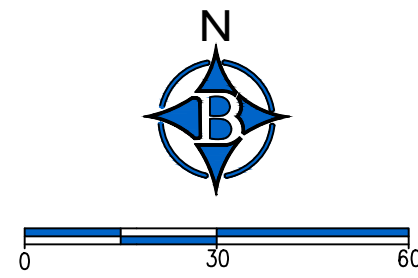
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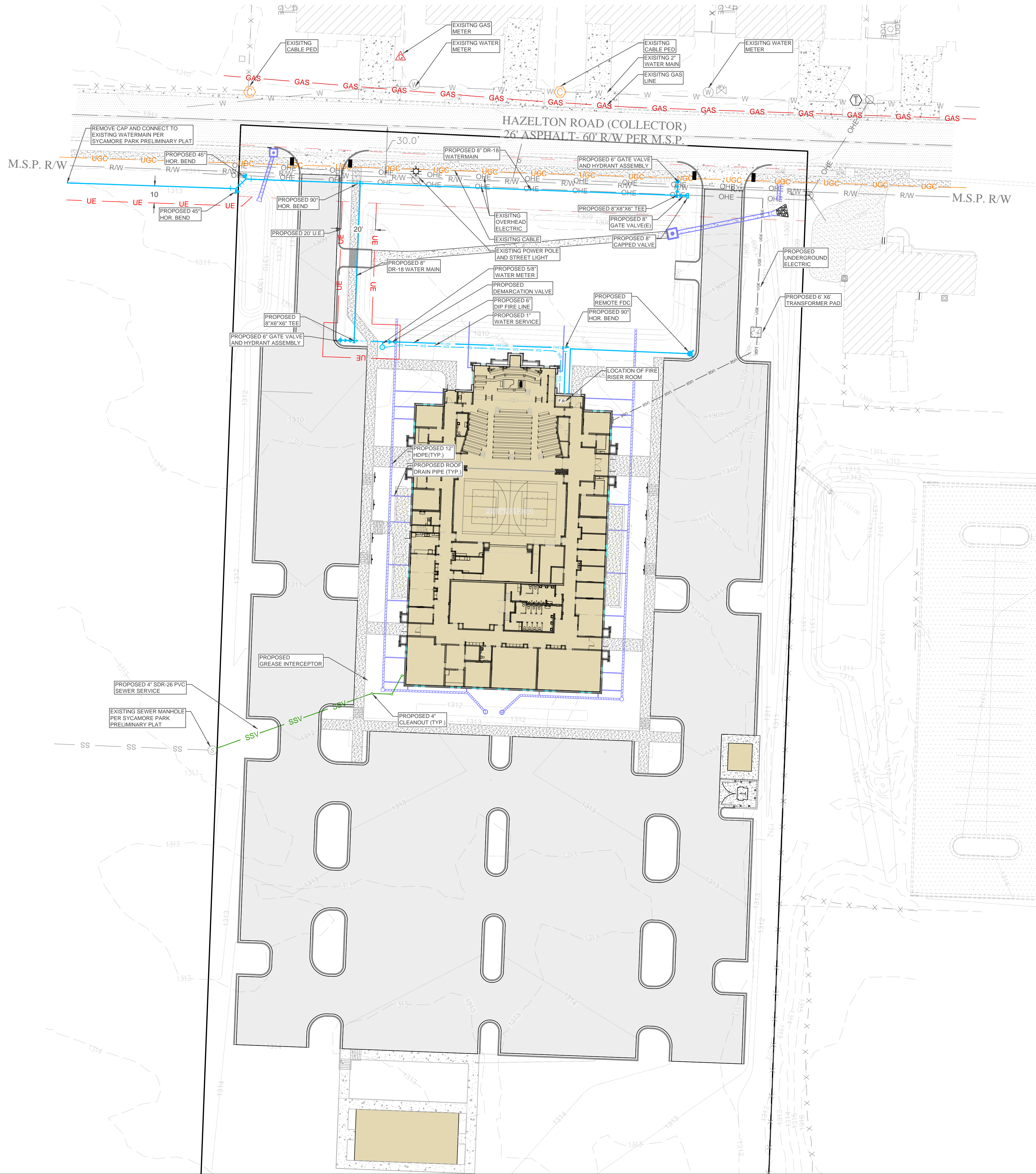
DRAWING NO.
SP02

PROJECT NO.
24-313



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

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



ENGINEER:GB
DRAWN BY: MW



| REVISIONS | DATE |
|-----------------|----------|
| 1st Submittal | 08/11/25 |
| 2nd Submittal | 08/14/25 |
| Tech Review Set | 08/25/25 |
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LDS CHURCH
LARGE SCALE DEVELOPMENT
UTILITY PLAN
PEA RIDGE, ARKANSAS

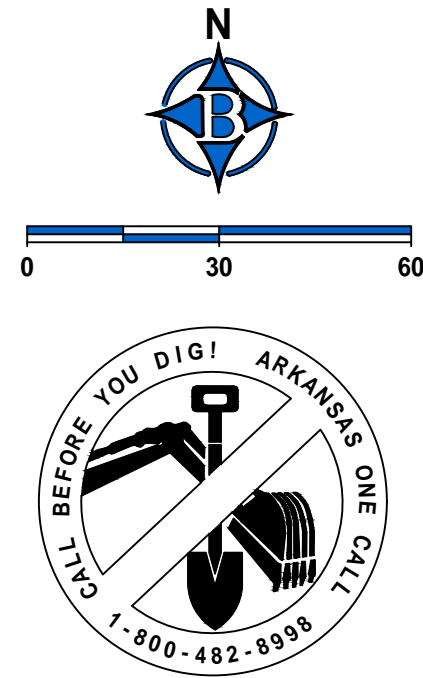
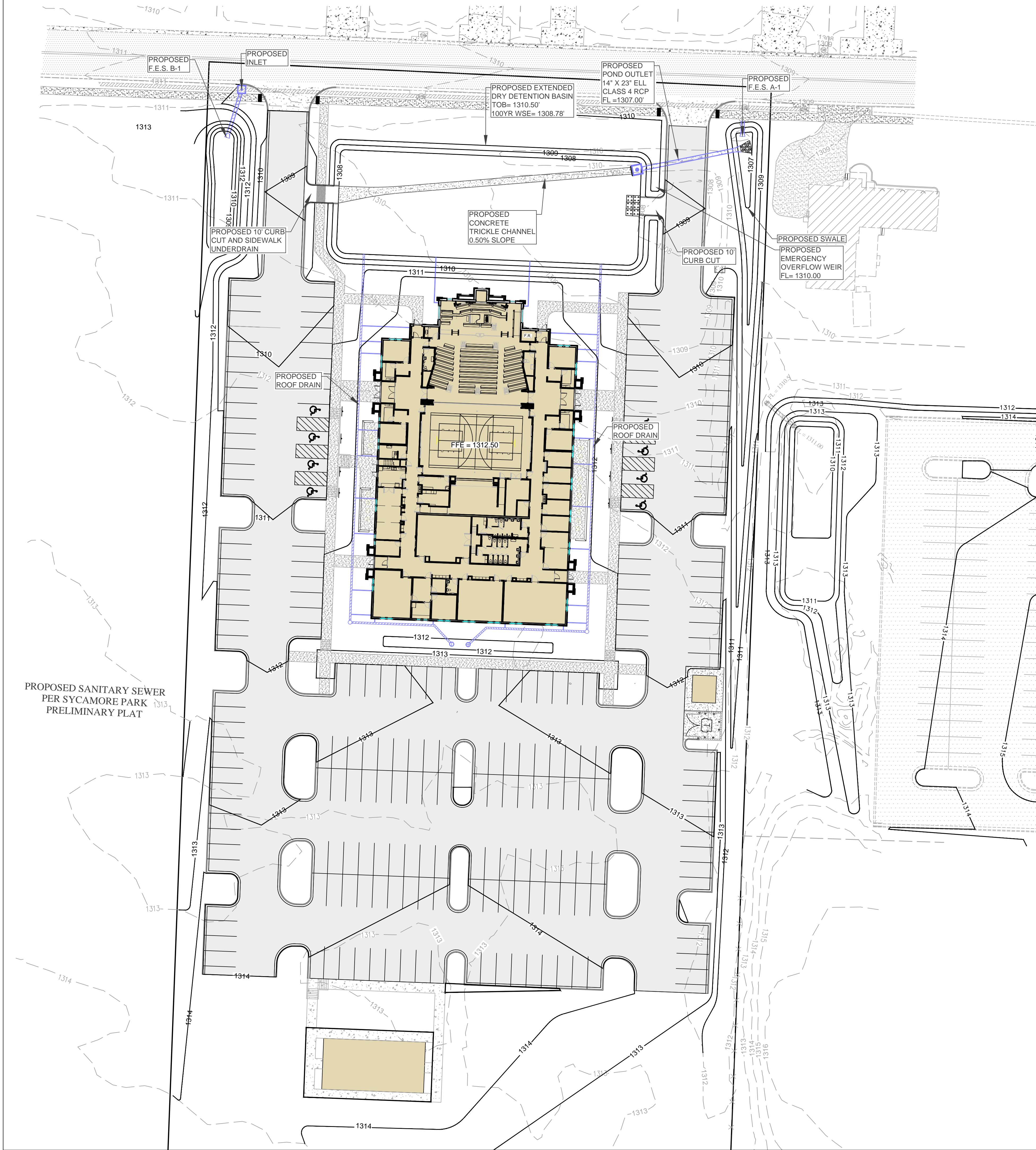
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PROJECT NO. 24-313

DRAWING NO.
UT01



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

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

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

- REVEGETATION NOTES:**
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:
- PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
 - TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
 - EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
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ENGINEER:GB
DRAWN BY: MW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09-22-2025

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

| DATE | REVISIONS |
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LDS CHURCH
LARGE SCALE DEVELOPMENT
GRADING PLAN
PEA RIDGE, ARKANSAS

BATES
Engineers • Surveyors
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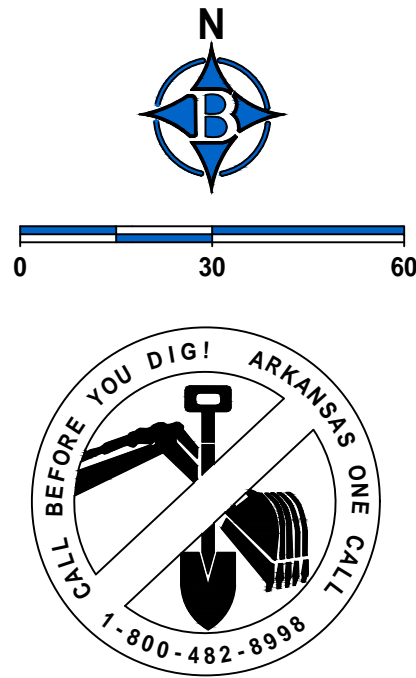
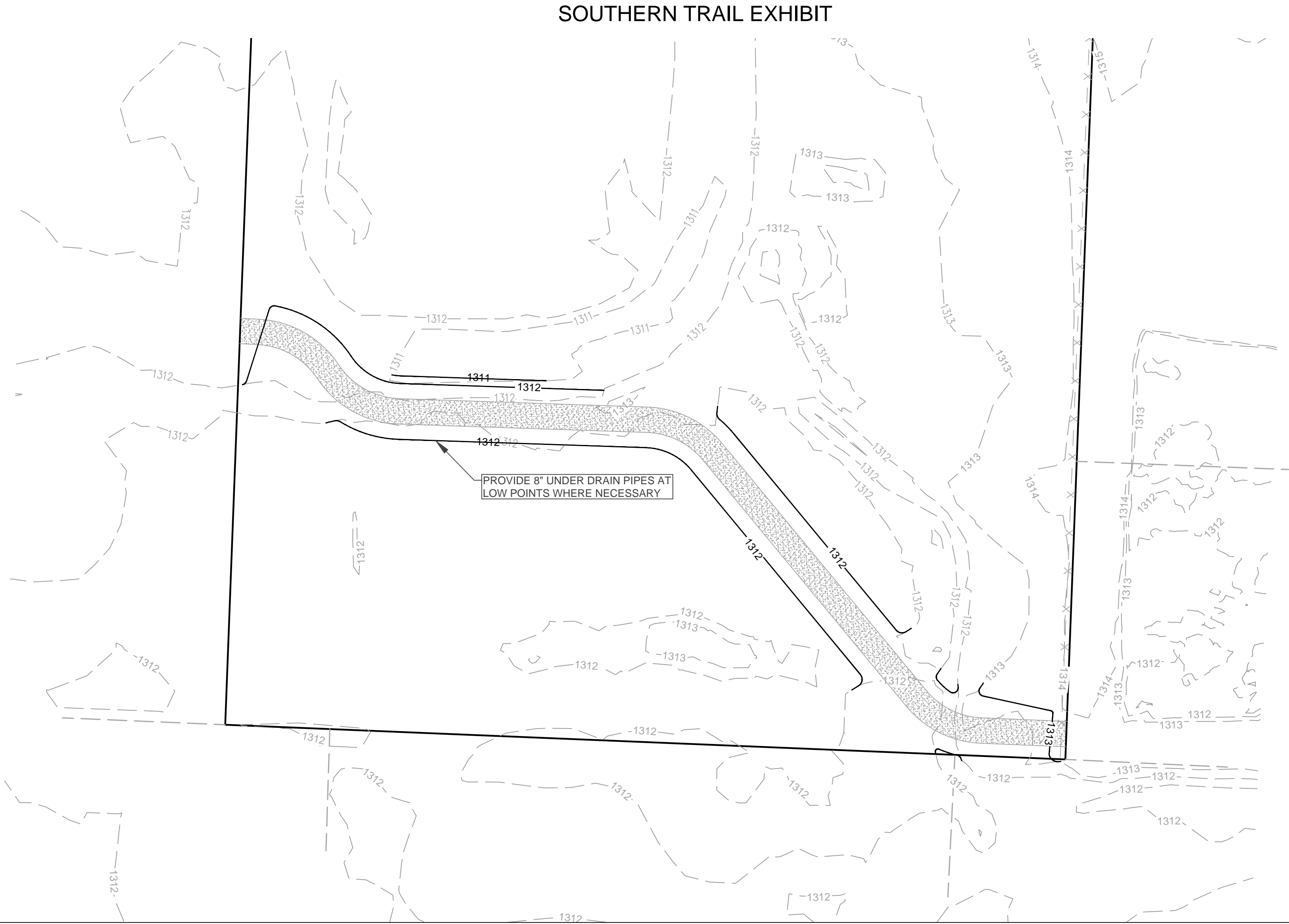
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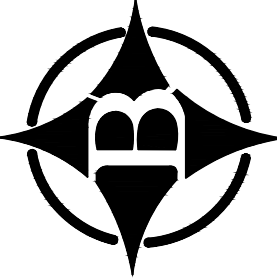
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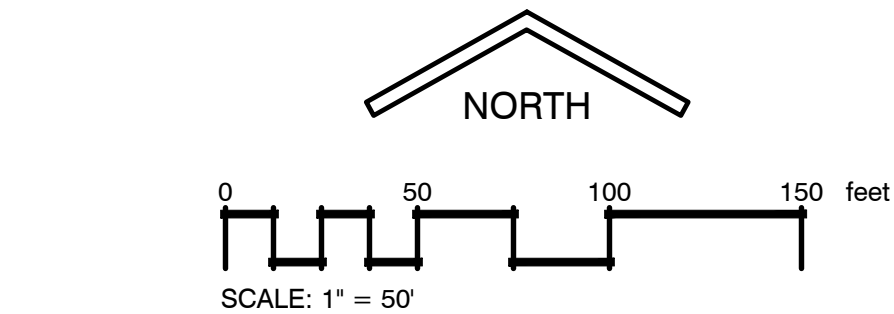
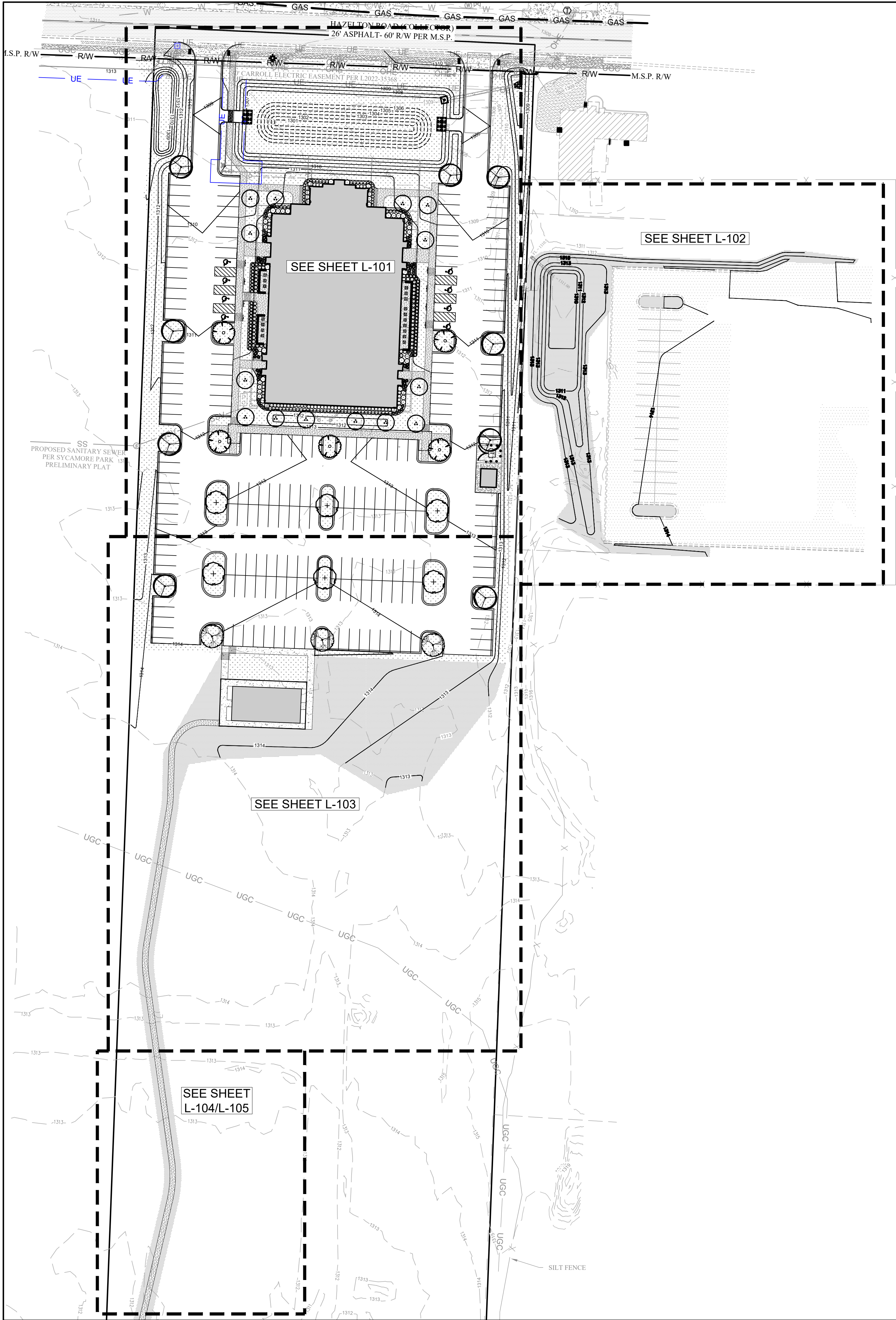
24-313
DRAWING NO.
GP04

ENGINEER:GB
DRAWN BY: MW

STATE OF ARKANSAS
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No. 9810
GEOFFREY H. BATES

09-22-2025

CERTIFICATE OF AUTHORIZATION
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GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +10.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (D&WITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNERS REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER CARE OF TREES, RESEEDING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
17. NO STREET TREE SHALL BE INSTALLED OR REMOVED WITHOUT FIRST SECURING APPROVAL OF A RIGHT-OF-WAY USE PERMIT OR DISTURBANCE PERMIT FROM COMMUNITY DEVELOPMENT. THE OWNER OF A PROPERTY WHERE ANY STREET TREE IS REMOVED WITHOUT SUCH A PERMIT SHALL BE REQUIRED TO REPLANT THE TREE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SUBSECTION AND TO A PENALTY OF PAYMENT IN LIEU TO THE CITY OF ROGERS TREE FUND FOR THE PER-TREE VALUE AT A RATE OF 5 TREES FOR EVERY 1 REMOVED.

CITY LANDSCAPE REQUIREMENTS

| | |
|--|---------------------------|
| SITE AREAS | |
| TOTAL SITE AREA: | 427,910 SQ. FT. (9.82 AC) |
| STREET TREES | |
| 1 TREE PER 50' OF STREET FRONTAGE | 8 TREE PROVIDED |
| S. BELLVIEW RD 472 LF | |
| PARKING LOT LANDSCAPING | |
| 1 TREE OR 3 5 GALLON SHRUBS PER 10 PARKING SPACES | |
| 221 PARKING SPACES = 22 TREES OR 66 SHRUBS REQUIRED | 23 TREES PROVIDED |
| TREE VARIETY | |
| 1 DIFFERENT TREE SPECIES PER EVERY 10 TREES REQUIRED | |
| 22 TREES REQUIRED = 2 TREE SPECIES REQUIRED | 5 PROVIDED |

| DESIGN CRITERIA | |
|----------------------|---|
| ECO-REGION | 8.1 OZARK, OUACHITA-APPALACHIAN FORESTS |
| CLIMATE ZONE | 6b (5 to 10 °F); 20.0 to -17.8 °C) |
| ZONING ORDINANCE | CITY OF PEA RIDGE |
| WATER AVAILABILITY | CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PSI AND GPM. |
| SOIL TYPE | WAITING FOR SOILS REPORTS |
| SLOPES | 1% - 17% |
| WIND | WINTER = SW/SUMMER SW |
| SETBACKS/EASEMENTS | CREATING DRAINAGE EASEMENT/7' LANDSCAPE SETBACK |
| MICROCLIMATES | N/A |
| SOIL PH | WAITING FOR SOILS REPORTS |
| LAWN AREA PERCENTAGE | 13.9% |
| UNDEVELOPED PROPERTY | 58.1% |
| IRRIGATION SYSTEM | YES - AUTOMATIC |

| PLANT COVERAGE | | | | |
|-----------------------------------|------------------------|------------------------------------|---------|----------------------|
| | SHRUBS-MATURE COVERAGE | TREE PURPOSE | ACTUAL% | % REQ. BY LOCAL CODE |
| STREET FRONTAGE | 0% | CODE REQUIREMENT | 0% | N/A |
| PRIMARY ENTRANCE | 25% - 50% | FRAME ENTRY | 50% | N/A |
| BUILDING PERIMETER & PARKING AREA | 0% | CODE REQUIREMENT & ACCENT BUILDING | 25% | 100% |
| PERIMETER SIDES | 0% | SCREEN LOT | 0% | N/A |
| PERIMETER REAR | 0% | SCREEN LOT | 0% | N/A |

| LANDSCAPE DATA | | | |
|----------------------|------------|---------------------|----------------------------|
| TOTAL SITE AREA | 427,910 SF | % OF SITE/LANDSCAPE | % REQUIRED BY JURISDICTION |
| TOTAL LANDSCAPE AREA | 63,475 SF | 24.4% | N/A |
| SHRUBS GROUNDCOVER | 3,865 SF | 2.8% | N/A |
| LAWN AREA | 59,573 SF | 97.2% | N/A |
| TREES ON SITE | 37 | | 22 |



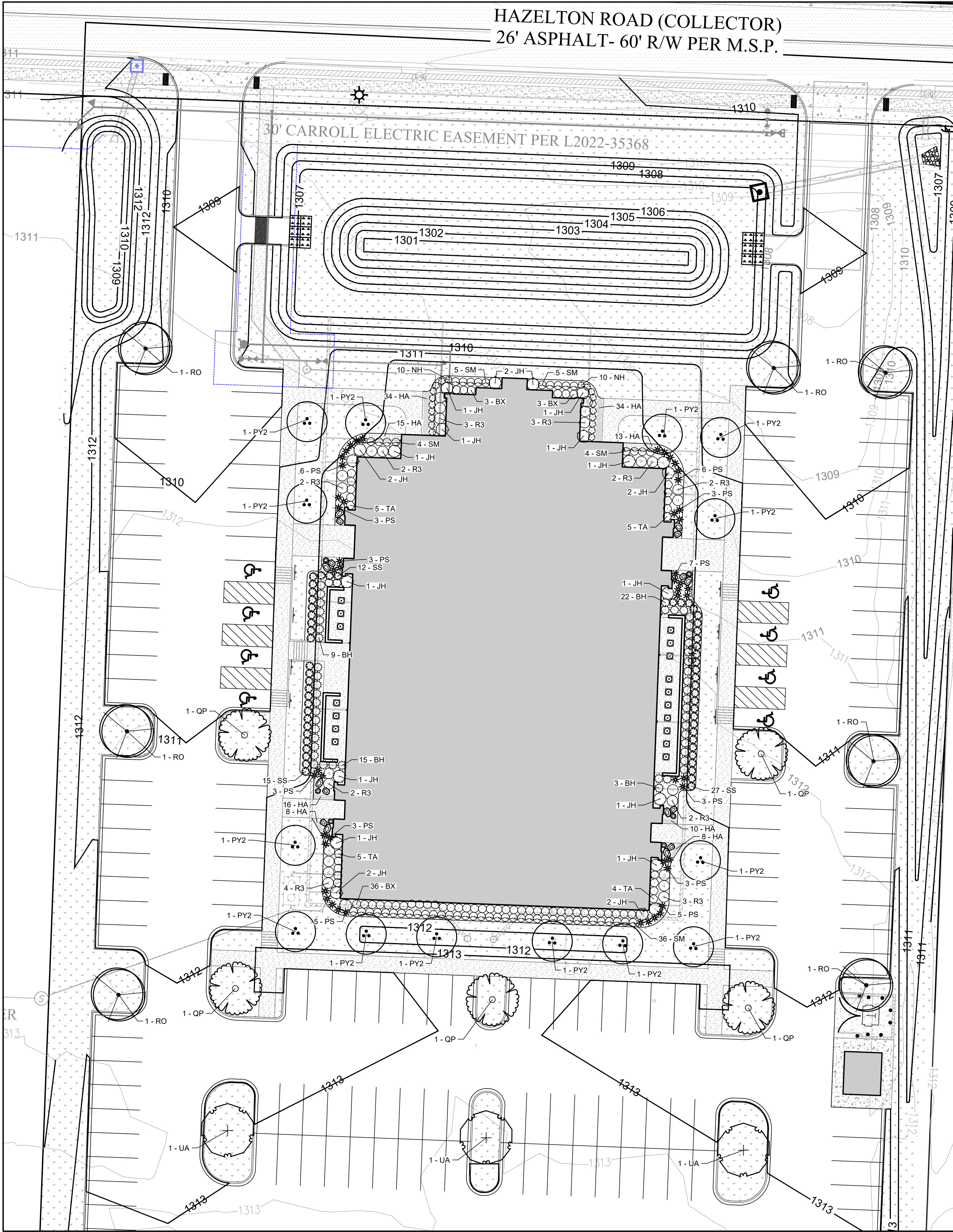
ENGINEER: GB
DRAWN BY: JWG
DATE: 9/19/25
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
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PH: 479.283.9721
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OVERALL LANDSCAPE PLAN
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PH: (479) 442-9350 / batesnwa.com

24-313
DRAWING NO.
L-100



PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CALIPER | ROOT | HEIGHT | QTY |
|------------------|------|--|------------|--------------|----------|-----------|
| ORNAMENTAL TREES | | | | | | |
| | PY2 | Prunus x yedoensis / Yoshino Cherry | 1.5" Cal. | B&B or Cont. | 5' min. | 14 |
| SHADE TREES | | | | | | |
| | QU | Quercus macrocarpa / Bur Oak | 2.5" Cal. | B&B or Cont. | 8' min. | 3 |
| | QP | Quercus phellos / Willow Oak | 2.5" Cal. | B&B or Cont. | 8' min. | 5 |
| | RO | Quercus rubra / Red Oak | 2.5" Cal. | B&B or Cont. | 8' min. | 9 |
| | UA | Ulmus parvifolia 'Allee' / Allee® Lacebark Elm | 2.5" Cal. | B&B or Cont. | 8' min. | 6 |
| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | SPACING | QTY |
| SHRUBS | | | | | | |
| | BX | Buxus x 'Green Mound' / Green Mound Boxwood | 3 gal. | Cont. | 36" o.c. | 42 |
| | BH | Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly | 3 gal. | | 42" o.c. | 49 |
| | JH | Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper | 5 gal. | Cont. | 60" o.c. | 22 |
| | NH | Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo | 1 gal. | | 30" o.c. | 20 |
| | R3 | Rosa x 'Radtko' / Double Knock Out® Red Rose | 3 gal. | Cont. | 48" o.c. | 25 |
| | SM | Spiraea x bumalda 'Goldmound' / Gold Mound Spirea | 1 gal. | Cont. | 36" o.c. | 54 |
| | SS | Spiraea x bumalda 'Shirobana' / Shirobana Spirea | 3 gal. | Cont. | 36" o.c. | 54 |
| | TA | Thuja occidentalis 'Golden Globe' / Golden Globe Arborvitae | 5 gal. | | 36" o.c. | 19 |
| GRASSES | | | | | | |
| | PS | Panicum virgatum 'Shenendoah' / Burgundy Switch Grass | 1 gal. | Cont. | 36" o.c. | 50 |
| GROUND COVERS | | | | | | |
| | CD | Cynodon dactylon / Bermuda Grass | hydromulch | | | 43,544 sf |
| | CT | Cynodon dactylon 'Tif 419' / Bermuda Grass | sod | | | 59,572 sf |
| | HA | Hemerocallis x 'Aztec Gold' / Aztec Gold Daylily | 1 gal. | | 12" o.c. | 138 |

BOULDER SCHEDULE

- 32"-38" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)
- 24"-30" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)
- 12"-18" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)



Know what's below.
Call before you dig.

ENGINEER: GB
DRAWN BY: JWG
DATE: 9/19/25
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
ROGERS, AR 72703
PH: 479.283.9721
Copyright © 2023 Bates & Associates, Inc.

| DATE | REVISIONS |
|----------|-----------------|
| 08/11/25 | 1st Submittal |
| 08/14/25 | 2nd Submittal |
| 08/25/25 | Tech Review Set |
| 09/04/25 | 3rd Submittal |
| 09/10/25 | 4th Submittal |
| 09/22/25 | 5th Submittal |

LDS CHURCH
LARGE SCALE DEVELOPMENT
LANDSCAPE PLAN
PEA RIDGE, ARKANSAS

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

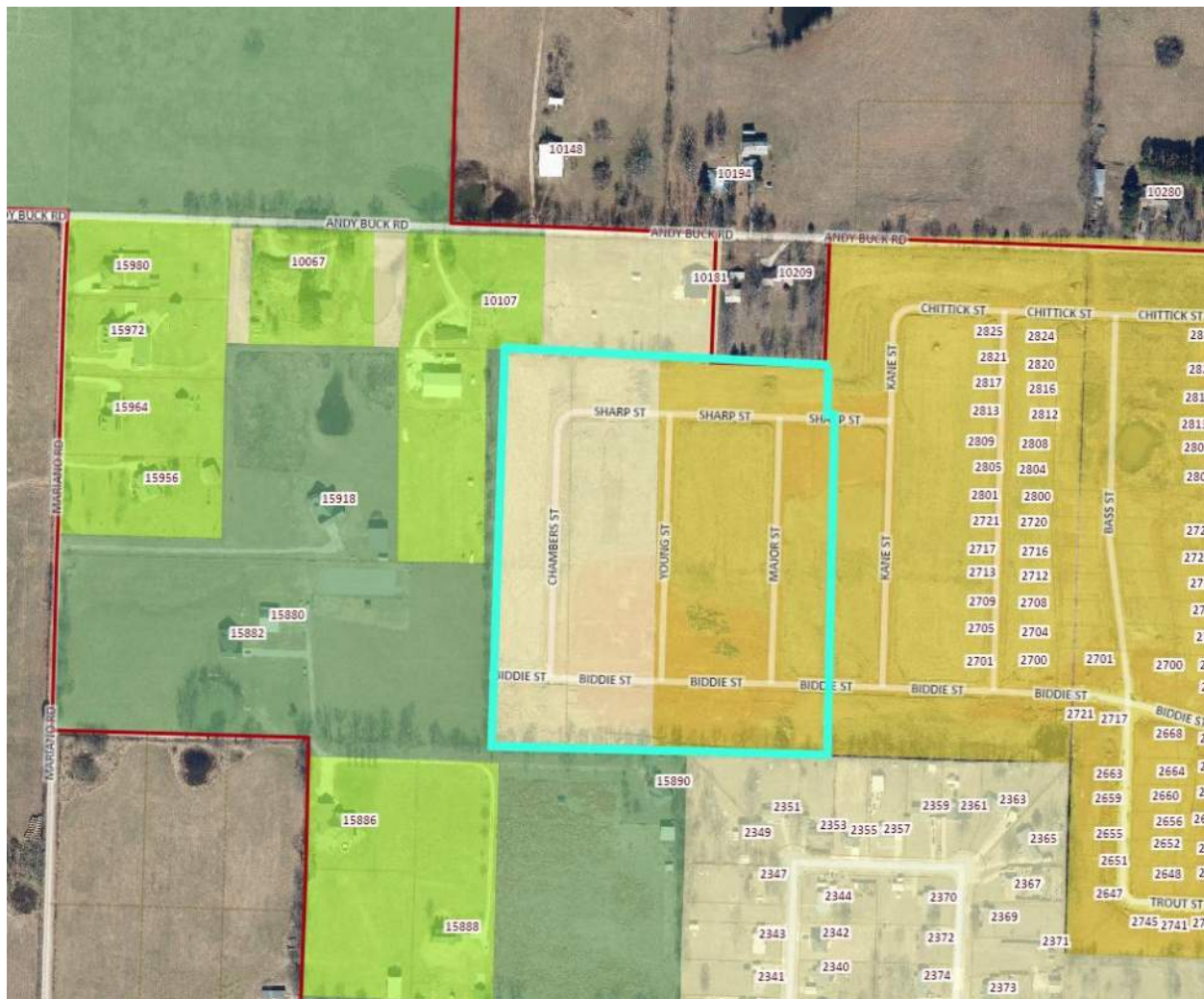


STAFF REPORT

Walnut Hill Phase 6 - Final Plat

| | |
|------------------------------|--|
| Location: | Sharp Street & Biddie Street |
| Current Zoning: | R-1, Low Density Residential & R-2, Medium Density Residential |
| Land Use Designation: | Residential Subdivision |
| Owner/Applicant: | NWA LD, LLC/Crafton Tull |

Vicinity Map (illustrative only):



Property Description

The subject property is located at the western terminus of both Sharp and Biddie Streets, being a part of parcel number 13-00183-126. The property is presently zoned both R-1, Low Density Residential, west of Young Street, and R-2, Medium Density Residential east of Young, with a future land use designation of Residential Subdivision. The property has direct access to Sharp and Biddie Streets.

Project Description

The applicant is proposing a Final Plat for Walnut Hill Phase 6 that consists of 39 R-2 and 25 R-1 lots, a total of 64 lots, with one R-1 lot reserved for a park. The subdivision has primary access from Sharp and Biddie Streets, and provides an extension of Biddie to the west.

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, staff recommends approval of this Final Plat.

Supplemental Information

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

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

WALNUT HILL SUBDIVISION PHASE VI PEA RIDGE, ARKANSAS

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

PRINTED NAME/ COMPANY OWNER SIGNATURE AND TITLE DATE

STATE OF ARKANSAS
COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____
20_____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL PLAT APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

MICHAEL WILHELM, CHAIRMAN, PEA RIDGE PLANNING COMMISSION

DATE OF EXECUTION: _____

SIGNED: _____

NATHAN SEE, MAYOR, CITY OF PEA RIDGE

CERTIFICATE OF SURVEY ACCURACY:

I, MARK A. MEADOR, 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 PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1304

OWNER/SUBDIVIDER: NWA LD, LLC
4058 N. COLLEGE, SUITE 300
FAYETTEVILLE, AR 72703

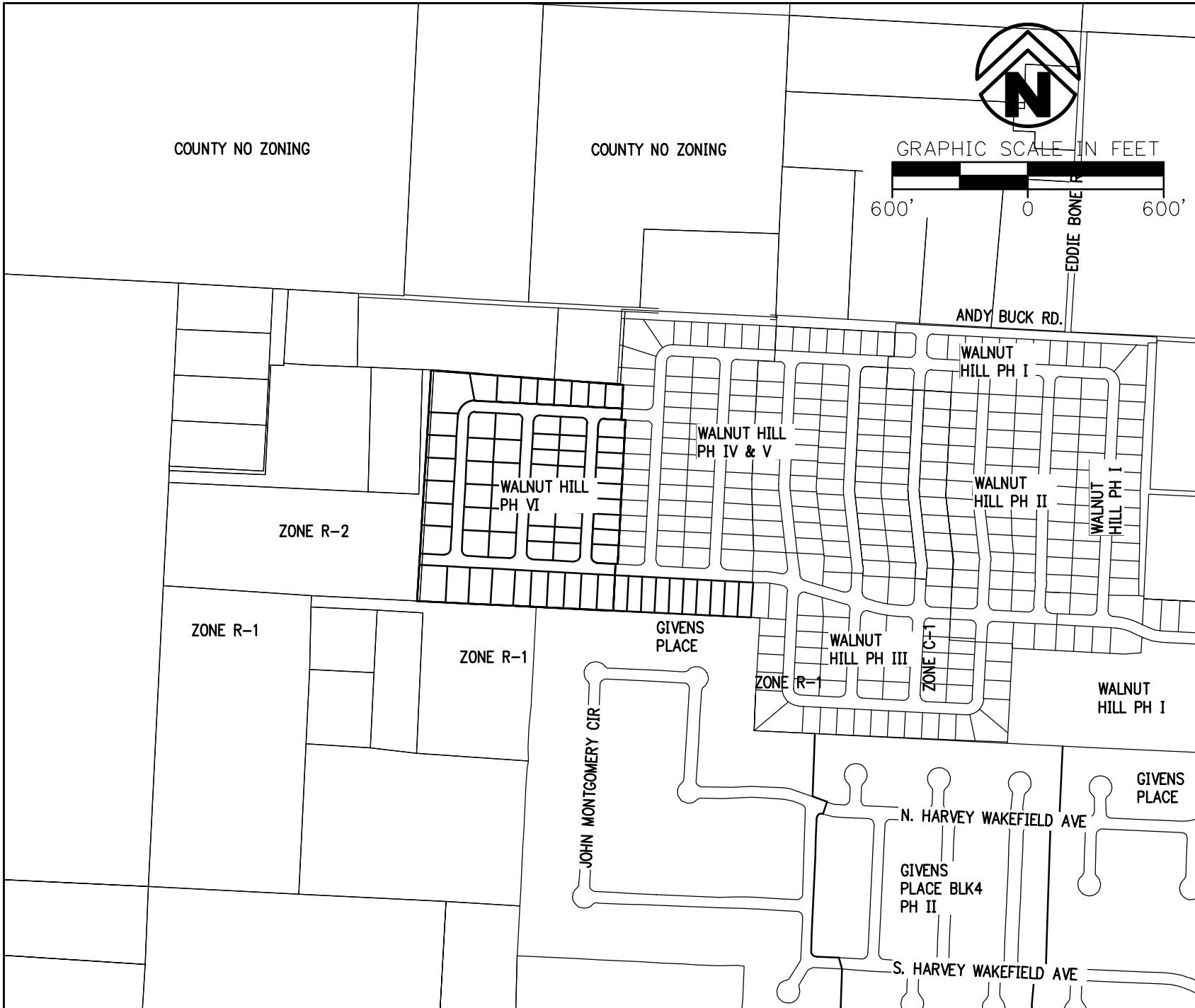
SURVEYOR: CRAFTON TULL
MARK MEADOR R.P.L.S.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

PHASE VI SITE AREA: 20.06 AC.

ZONING: R-2

BUILDING SETBACKS
FRONT - 25' (TYP.)
REAR - 25' (TYP.)
SIDE - 7' (TYP.)

*UNLESS OTHERWISE
NOTED



NOTES:

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF PEA RIDGE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED L202316730 & SURVEY PLAT 202010235390

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

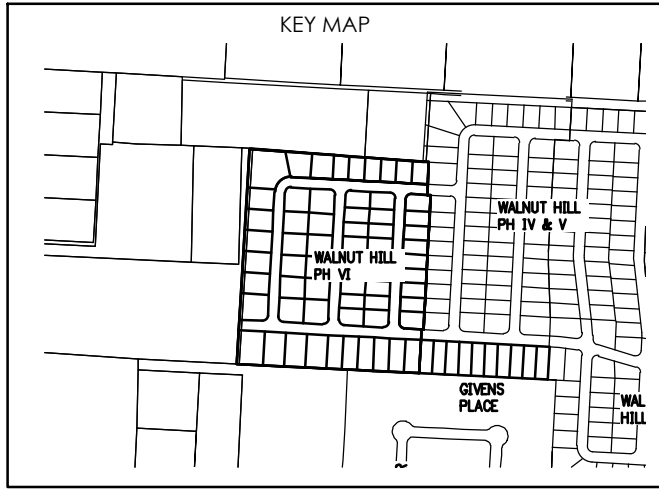
THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEBSITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0085J, EFFECTIVE DATE 28 SEPTEMBER 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.



WALNUT HILL SUBDIVISION PHASE VI DESCRIPTION

A PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27 ALL IN TOWNSHIP 21 NORTH, RANGE 30 WEST IN THE CITY OF PEA RIDGE IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED REBAR EMBOSSED "LS 1304" AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 87°11'21" WEST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 680.79 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY THE DEED RECORDED IN DEED BOOK 447 AT PAGE 362; THENCE SOUTH 03°31'53" WEST WITH THE EAST LINE OF SAID DEED AS EVIDENCED BY A SURVEY RECORDED IN PLAT BOOK N AT PAGE 53, CROSSING A FOUND 1" PIPE AT A DISTANCE OF 17.52 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 331.61 FEET TO A FOUND 1" PIPE AT THE SOUTHEAST CORNER THEREOF FOR THE POINT OF BEGINNING;

THENCE ALONG THE WEST BOUNDARY OF WALNUT HILL PHASE V SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS FILE NO. L202525141 IN THE OFFICIAL RECORDS OF BENTON COUNTY, ARKANSAS FOR THE FOLLOWING SIX (6) CALLS:

- 1) SOUTH 86°55'22" EAST, A DISTANCE OF 27.41 FEET;
- 2) SOUTH 03°02'29" WEST, A DISTANCE OF 154.73 FEET;
- 3) SOUTH 86°57'31" EAST, A DISTANCE OF 16.83 FEET;
- 4) SOUTH 03°02'29" WEST, A DISTANCE OF 636.00 FEET;
- 5) NORTH 86°57'31" WEST, A DISTANCE OF 9.97 FEET;
- 6) SOUTH 02°50'11" WEST, A DISTANCE OF 207.41 FEET TO THE SOUTH LINE OF SAID N/2 OF THE NE/4 OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE NORTH 87°09'49" WEST, A DISTANCE OF 866.09 FEET TO THE EXTENDED WEST LINE OF A SURVEY RECORDED IN PLAT BOOK 15 AT PAGE 6; THENCE NORTH 03°29'43" EAST ALONG SAID WEST LINE AND ITS PROJECTION, CROSSING A FOUND 1/2" REBAR AT A DISTANCE OF 0.82 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1018.98 FEET TO AN EXISTING BARBED-WIRE FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING FIVE (5) CALLS:

- 1) SOUTH 85°51'08" EAST, A DISTANCE OF 169.67 FEET;
- 2) SOUTH 85°45'33" EAST, A DISTANCE OF 125.27 FEET;
- 3) SOUTH 85°53'01" EAST, A DISTANCE OF 103.56 FEET;
- 4) SOUTH 84°16'29" EAST, A DISTANCE OF 75.08 FEET;
- 5) SOUTH 85°58'54" EAST, A DISTANCE OF 72.93 FEET TO THE EXTENDED EAST LINE OF A TRACT OF LAND CONVEYED TO CHARLES & KARINA MOORE ACCORDING TO A DEED RECORDED AS FILE NO. L202231930 IN THE OFFICIAL RECORDS OF BENTON COUNTY, ARKANSAS;

THENCE LEAVING SAID FENCE NORTH 03°30'38" EAST ALONG SAID EAST LINE AND ITS PROJECTION, CROSSING A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID MOORE TRACT AT A DISTANCE OF 1.54 FEET AND CONTINUING A TOTAL DISTANCE OF 1.89 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT OF LAND CONVEYED BY DEED RECORDED IN DEED BOOK 447 AT PAGE 362; THENCE WITH SAID SOUTH BOUNDARY SOUTH 85°30'47" EAST, A DISTANCE OF 276.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.06 ACRES MORE OR LESS.

RECORD INFORMATION

STATE PLAT CODE:
500-21N-30W-0-27-100-04-1304

SEAL

FINAL PLAT WALNUT HILL PHASE VI
PART OF THE NE1/4 OF THE NE1/4 AND A PART OF THE
NW1/4 OF THE NE1/4 OF SECTION 27
T21N R30W
PEA RIDGE, ARKANSAS
PREPARED FOR:
NWA LD, LLC

DATE: 10/11/24
PROJECT NO: 19109804
CONTACT: M. MEADOR

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



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| DELTA | DESCRIPTION | DATE |
|-------|-------------|------|
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SHEET NO.:

1 OF 3

For Review
08/22/2025 11:22:57 AM

DRAWING: G:\19109804\PEA RIDGE\INFRASTRUCTURE\SURVEY\DWG\19109804_PHASE VI_FINAL PLAT COVER.DWG
LAYOUT: 1 OF 3, LAST SAVED: 165348, 8/17/2025 10:00:32 AM
LAST PLOTTED BY: JADE SULLIVAN, 8/17/2025 10:01:45 AM, PLOTTED BY: VAUD ON HARD COPY ONLY

TAX PARCEL NO. 13-00183-116
& ELIZABETH A. CAUBLE REVOCABLE TRUST

TAX PARCEL NO. 18-07945-001
SCOTT A. AND SHEILA M. DOVER
DEED BOOK 2013 PAGE 64012

TAX PARCEL NO. 13-00183-104
NO LIMITS PEDIATRIC THERAPIES, PLLC

TAX PARCEL NO. 13-00183-106
CHARLES CREIGHTON AND KARINA KAY MOORE
OFFICIAL RECORDS DOC. NO. L202231930

POC THIS PLAT
EXISTING 5/8" CAPPED REBAR LS 1304
NW CORNER OF SECTION 26
TOWNSHIP 21 NORTH RANGE 30 WEST
PER ALTA/NSPS LAND TITLE SURVEY
RECORDED AS STATE OF ARKANSAS,
DIVISION OF LAND SURVEY, PLAT NO.
202002191546



GRAPHIC SCALE IN FEET
60' 0 60'

LOT CORNERS MARKED WITH
5/8" REBAR WITH PLASTIC CAP
EMBOSSED "CRAFTON TULL,
M MEADOR, AR PS 1304"
UNLESS OTHERWISE NOTED

BUILDING SETBACKS
FRONT - 25' (TYP.)
REAR - 25' (TYP.)
SIDE - 7' (TYP.)
*UNLESS OTHERWISE
NOTED

STREET RIGHTS-OF-WAY
50' WIDE UNLESS OTHERWISE
NOTED

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT THIS PLAT
- BUILDING SETBACK LINE
- SECTIONAL SUBDIVISION LINE
- CENTERLINE NEW RIGHT-OF-WAY
- CENTERLINE ROAD
- BARBED WIRE FENCE
- WOVEN WIRE FENCE
- FOUND IRON PIN
- SET IRON PIN W/CAP
- FOUND MAG NAIL
- GENERAL UTILITY EASEMENT THIS PLAT
- XX' UE

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|--------|-----------|-----------------|--------------|
| C1 | 3.74' | 75.00' | 2°51'38" | N88° 23' 20"W | 3.74' |
| C2 | 100.00' | 75.00' | 76°23'40" | S51° 59' 01"W | 92.76' |
| C3 | 14.07' | 75.00' | 10°44'42" | S8° 24' 50"W | 14.04' |
| C4 | 39.27' | 25.00' | 90°00'00" | N48° 02' 26"E | 35.35' |
| C5 | 39.27' | 25.00' | 90°00'00" | N48° 02' 29"E | 35.36' |
| C6 | 39.27' | 25.00' | 90°00'00" | N41° 57' 31"W | 35.36' |
| C7 | 39.27' | 25.00' | 90°00'00" | S48° 02' 29"W | 35.36' |
| C8 | 39.27' | 25.00' | 90°00'00" | S41° 57' 31"E | 35.36' |
| C9 | 39.27' | 25.00' | 90°00'00" | S48° 02' 29"W | 35.36' |
| C10 | 39.27' | 25.00' | 90°00'00" | S41° 57' 31"E | 35.36' |
| C11 | 39.27' | 25.00' | 90°00'00" | N48° 02' 29"E | 35.36' |
| C12 | 39.27' | 25.00' | 90°00'00" | N41° 57' 31"W | 35.36' |
| C13 | 39.27' | 25.00' | 90°00'00" | N41° 57' 31"W | 35.36' |
| C14 | 39.27' | 25.00' | 90°00'00" | N48° 02' 29"E | 35.36' |

RECORD INFORMATION

STATE PLAT CODE:
500-21N-30W-0-27-100-04-1304

SEAL

For Review
08/22/2025 11:23:10 AM

FINAL PLAT WALNUT HILL PHASE VI
PART OF THE NE1/4 OF THE NE1/4 AND A PART OF THE NW1/4
OF THE NE1/4 OF SECTION 27
T21N R30W

PEA RIDGE, ARKANSAS
PREPARED FOR:
NWA LD, LLC

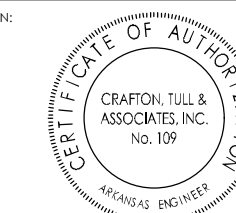
DATE: 07/21/2025
PROJECT NO: 19109804
CONTACT: M. MEADOR

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

Crafton Tull

479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



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| DELTA | DESCRIPTION | DATE |
|-------|-------------|------|
| | | |
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| | | |
| | | |
| | | |
| | | |

SHEET NO.:

LOT CORNERS MARKED WITH
5/8" REBAR WITH PLASTIC CAP
EMBOSSED "CRAFTON TULL,
M MEADOR, AR PS 1304"
UNLESS OTHERWISE NOTED

BUILDING SETBACKS
FRONT - 25' (TYP.)
REAR - 25' (TYP.)
SIDE - 7' (TYP.)

*UNLESS OTHERWISE
NOTED

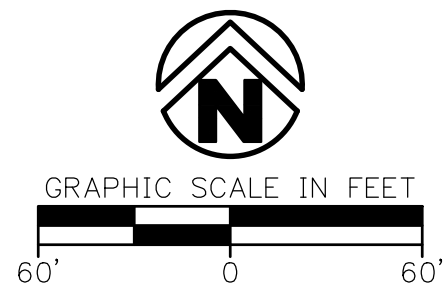
○
●
◆
XX' UE

FOUND IRON PIN
SET IRON PIN W/CAP
FOUND MAG NAIL
GENERAL UTILITY EASEMENT THIS PLAT

LEGEND

PROPERTY LINE
EXISTING EASEMENT
NEW EASEMENT THIS PLAT
BUILDING SETBACK LINE
SECTIONAL SUBDIVISION LINE
CENTERLINE NEW RIGHT-OF-WAY
CENTERLINE ROAD

STREET RIGHTS-OF-WAY
50' WIDE UNLESS OTHERWISE
NOTED



| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 3.74' | 75.00' | 2°51'38" | N88° 23' 20"W | 3.74' |
| C2 | 100.00' | 75.00' | 76°23'40" | S51° 59' 01"W | 92.76' |
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| C12 | 39.27' | 25.00' | 90°00'00" | N41° 57' 31"W | 35.36' |
| C13 | 39.27' | 25.00' | 90°00'00" | N41° 57' 31"W | 35.36' |
| C14 | 39.27' | 25.00' | 90°00'00" | N48° 02' 29"E | 35.36' |

TAX PARCEL NO. 13-00183-116
TROY N. & ELIZABETH A. CAUBLE REVOCABLE TRUST

FOUND 1/2" REBAR AT 0.82' NORTH
OF DEED/SUBDIVISION CORNER PER
ALTA SURVEY.

TAX PARCEL NO. 13-00183-123
WILLIAM C. & NANCY C. MEYERS

WEST LINE NE1/4 NE1/4
SEC. 27 T.21N. R.31.W.

LOT 30
GIVENS PLACE SUBDIVISION

LOT 31
GIVENS PLACE SUBDIVISION

RECORD INFORMATION

STATE PLAT CODE:
500-21N-30W-0-27-100-04-1304

SEAL

For Review
08/22/2025 11:23:16 AM

FINAL PLAT WALNUT HILL PHASE VI
PART OF THE NE1/4 OF THE NE1/4 AND A PART OF THE NW1/4
OF THE NE1/4 OF SECTION 27
T21N R30W

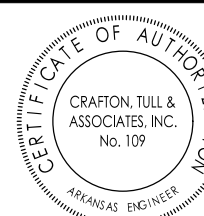
PEA RIDGE, ARKANSAS
PREPARED FOR:
NWA LD, LLC

DATE: 07/21/2025
PROJECT NO: 19109804
CONTACT: M. MEADOR

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

Crafton Tull
479.634.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



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| DELTA | DESCRIPTION | DATE |
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STAFF REPORT

Future Land Use Map & Master Street Plan Revision

Request:

Approval of a resolution amending the Future Land Use Map and Master Street Plan of the City of Pea Ridge.

History:

Changes in state law regarding the elimination of the Extra-Territorial Jurisdiction (ETJ), commonly referred to as the Planning Boundary, removed the 1-mile regulatory boundary that the city had previously exercised limited jurisdiction over.

Growth of Pea Ridge has further continued at a rapid pace. Estimates indicate that the city has doubled in population in the last 5 years, and commercial development has increased in pace.

Purpose of Amendment:

The Future Land Use Map and Master Street Plan are proposed to be updated to plan further ahead for the anticipated growth of the city, and to provide an orderly development pattern that reflects the desires of the community, secures the financial future of the city for generations to come, and addresses the traffic and mobility of current and future residents of Pea Ridge.

Recommendation

Staff recommends adopting the amended Future Land Use Map and Master Street Plan.