# Planning Commission & Board of Adjustment

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

I. **Call to Order**
II. **Roll Call**
III. **Review Minutes**
    1. September 1, 2026, Planning Commission Meeting
    2. October 6, 2026, Planning Commission Meeting

IV. **Announcements**
V. **Public Hearings**
VI. **Old Business**
    1. **Knox Trail – Planned Zoning District**
       13103 East Pickens Road
       A, Agriculture to PZD, Planned Zoning District

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

VII. **New Business**
    1. **Goodwill – Large Scale Development**
       153 Hallack Lane

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

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

# STAFF REPORT

## Knox Trail – Planned Zoning District

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

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

**Vicinity Map** (illustrative only):



## Property Description

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

## Relationship to the Comprehensive Land Use Plan

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

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

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

## Analysis & Recommendation

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

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

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

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

## Supplemental Information

Ch. 14.04.05 District Regulations

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

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

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

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

**MINIMUM DIMENSION REQUIREMENTS**
**RESIDENTIAL DISTRICTS**

**ZONING DISTRICTS**

| DIMENSION | A | RE | R-1 | R-2 | R-3 | R-4 |
|---|---|---|---|---|---|---|
| **Lot size** | | | | | | |
| 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<br>2 Story–18<br>3 Story- 27 |
| Lot width (all uses) | 240' | 120' | 100' | 60' | 100' | 1 Story– 150'<br>2 Story-150'<br>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'<br>2 Story-20'<br>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 |

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# Knox Trail Master Plan
# Planned Zoning District

**Prepared for:**
City of Pea Ridge

**Date:**
August 24, 2026

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# Property Location




## Overview

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

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

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# Project Overview and Development Program

## Mixed-use neighborhood plan

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

## Streets, sidewalks and connectivity

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

## Development program

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

## Common areas and infrastructure

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

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# Planning Area 1 - Large Estate Residential

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

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

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

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

**v. Minimum lot width:** 64 feet.

**vi. Minimum lot depth:** 115 feet.

**vii. Maximum building height:** 35 feet.

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

## ix. Required setbacks

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

## x. Permitted and conditional uses

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

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# Planning Area 2 - Cottage Residential

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

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

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

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

**v. Minimum lot width:** 54 feet.

**vi. Minimum lot depth:** 110 feet.

**vii. Maximum building height:** 35 feet.

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

## ix. Required setbacks

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

## x. Permitted and conditional uses

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

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# Planning Area 3 - Neighborhood Commercial

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

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

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

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

## v. Permitted and conditional uses

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

## vi. Coordinated commercial uses

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

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

## vii. Prohibited uses

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

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# Planning Area 3 - Development Standards

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

**ii. Minimum lot width:** 65 feet.

**iii. Minimum lot depth:** 100 feet.

**iv. Maximum building height:** 35 feet.

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

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

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

## viii. Setbacks and build-to zone

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

## ix. Parking and loading

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

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

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

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

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# Access, Landscape, Utilities and Maintenance

## Access and circulation

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

## Site systems

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

## Applicable City standards

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

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# Purpose and Compliance with PZD Criteria

## a) Flexibility

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

## b) Compatibility

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

## c) Harmony

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

## d) Variety

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

## e) Potential impact

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

## f) Coordination

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

## g) Open space

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

## h) Natural features

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

## i) Community benefit

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

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# Platting and Administration

## Platting

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

## Residential street and village options

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

## Administrative flexibility

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

## Approved master development plan

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

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# Required Master Development Plan Language

## 1. Authority

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

## 2.a. Adoption

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

## 2.b. Applicability

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

## 2.c. Enforcement

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

## 2.d. Conflict

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

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

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# Development Exhibits

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

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

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# Exhibit A - Property Location and Aerial



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# Exhibit B - Existing Conditions and Boundary



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# Exhibit C - Master Development Plan



# KNOX TRAIL SUBDIVISION
# PEA RIDGE, AR

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

## GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.




### INDEX OF DRAWINGS


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


PARCEL NUMBERS: 18-05617-000

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

PROJECT SITE ADDRESS: 40.33 AC

ZONING CLASSIFICATION: PZD

DEVELOPER: JAKE HARRIS

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

SURVEY DESCRIPTION:

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

### LOT COUNT:

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

### BUILDING SETBACKS - PZD:

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

GENERAL SURVEY NOTE

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

CONTACT INFORMATION

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

FLOOD CERTIFICATION:

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

LEGEND

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

LEGEND - MINOR LAYERS

| PROPOSED | EXISTING | DESCRIPTION |
|---|---|---|
| | X1 | ADJACENT PROPERTY OWNER |
| | | DEMO |
| | | DRIVEWAY |
| | | ENCASEMENT |
| | | LIFT STATION |
| | | SIGHT TRIANGLE |
| FL=318.00 | | SPOT TEXT |
| | | STREET CUTS |
| | | VIEWPORT |
| | | LOTS |
| IR | IR | IRRIGATION |
| SURVEY INFO | | SURVEY INFO |
| PARKING COUNT | | PARKING COUNT |
| | | DUMPSTER |
| | | STORM TEXT |

### CERTIFICATE OF SURVEY ACCURACY

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

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR: _____

STATE OF ARKANSAS REGISTRATION NO.: _____

### CERTIFICATE OF ENGINEERING ACCURACY

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

_____
REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO.: _____

### CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

_____
CHAIRMAN, PEA RIDGE PLANNING COMMISSION

### OWNERSHIP OF DOCUMENTS

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

### 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.

### 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.

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

08-24-26

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

NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G. BATES

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| REVISIONS | DATE |
|---|---|
| 1ST SUBMITTAL | 08/22/26 |

KNOX TRAIL
PRELIMINARY PLAT
COVER SHEET
PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

DRAWING NO.
C01

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

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

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

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







N
0 100 200

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

ADJACENT LAND OWNERS

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
08-24-26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. BATES
DRAWN BY: B.WISE
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NOT FOR CONSTRUCTION

REVISIONS

| DATE | |
|---|---|
| 08/22/26 | 1ST SUBMITTAL |

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

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

PROJECT NO. 26-196

DRAWING NO.
ES01

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

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

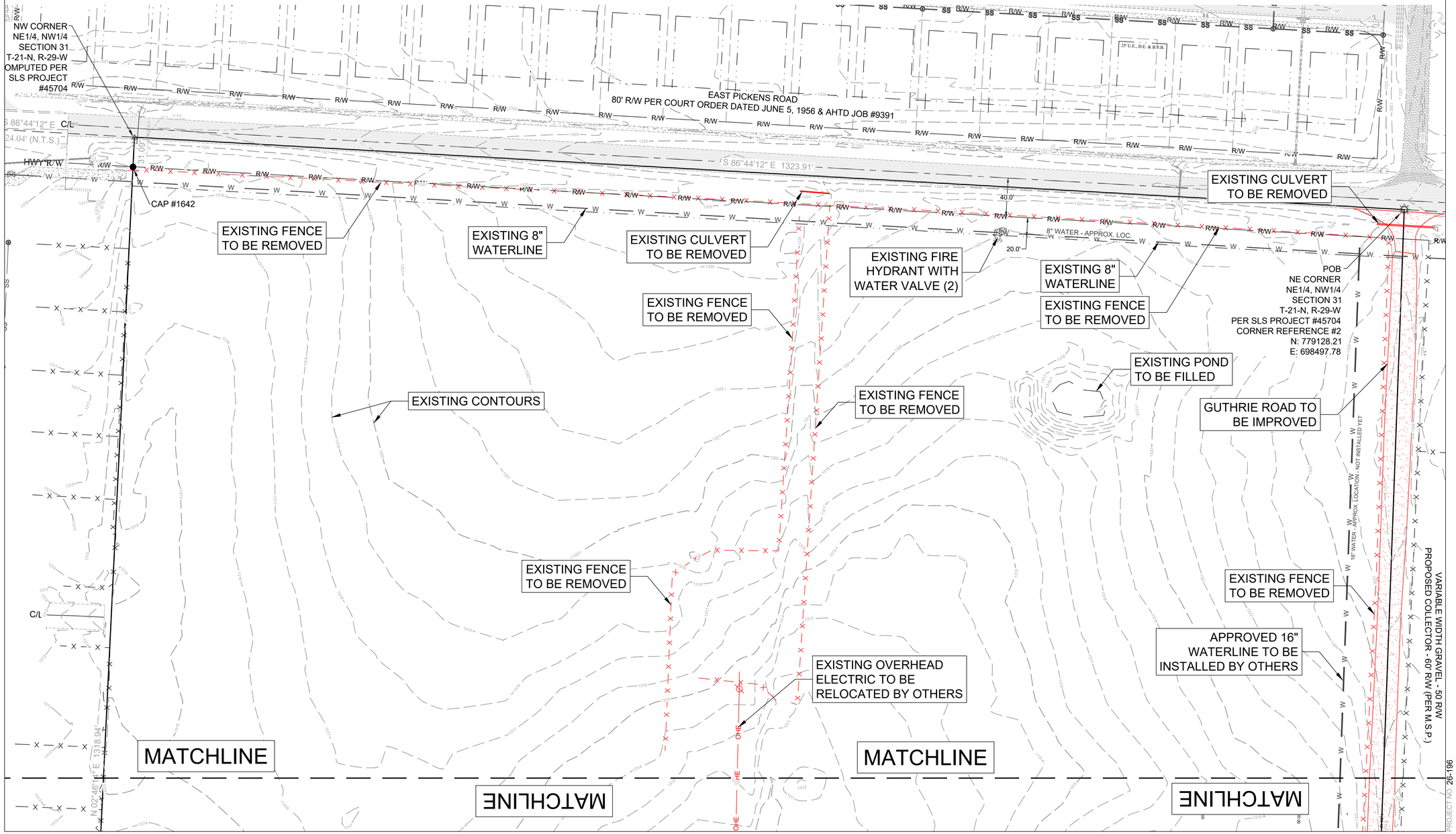
BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

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

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




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

08-24-26

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

NOT FOR CONSTRUCTION

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DRAWN BY: B.WISE
ENGINEER: G. BATES

| REVISIONS | DATE |
|---|---|
| 1ST SUBMITTAL | 08/22/26 |

KNOX TRAIL
PRELIMINARY PLAT

EXISTING SITE & DEMO PLAN

PEA RIDGE, ARKANSAS

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

DRAWING NO.
ES02

PROJECT NO. 26-196

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

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

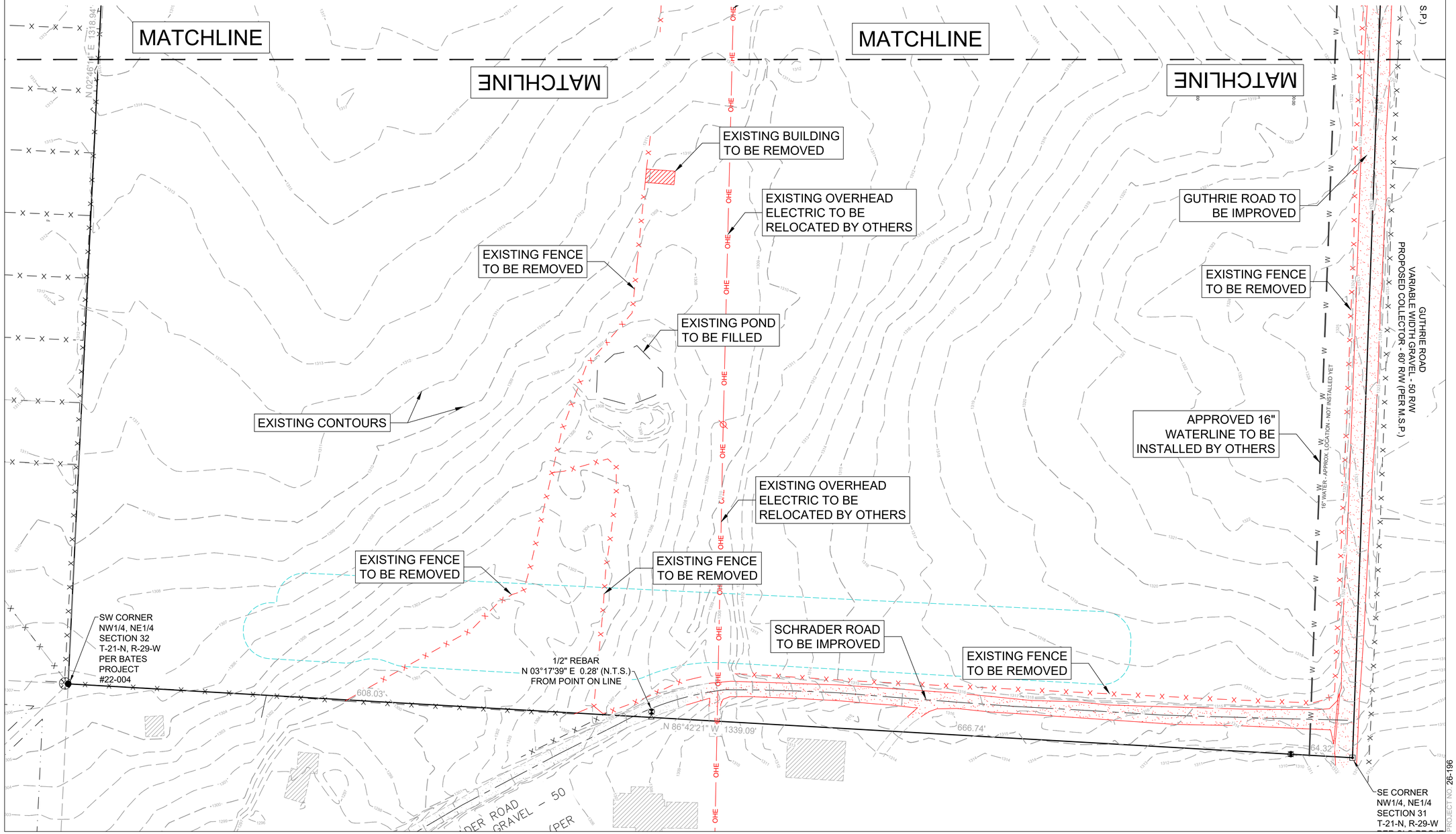
BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

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

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0 50 100

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




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

ENGINEER: G. BATES
DRAWN BY: B.WISE

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| REVISIONS | DATE |
|---|---|
| 1ST SUBMITTAL | 08/22/26 |

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

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

DRAWING NO.
ES03

PROJECT NO. 26-196

BUILDING SETBACKS - PZD:

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

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

SIDEWALK LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY HOMEOWNER

LOT COUNT:

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




0 80 160

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

08-24-26

CERTIFICATE OF AUTHORIZATION
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#335
ARKANSAS ENGINEER

NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G. BATES

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KNOX TRAIL
PRELIMINARY PLAT

PRELIMINARY PLAT

PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

DRAWING NO.
PP01

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

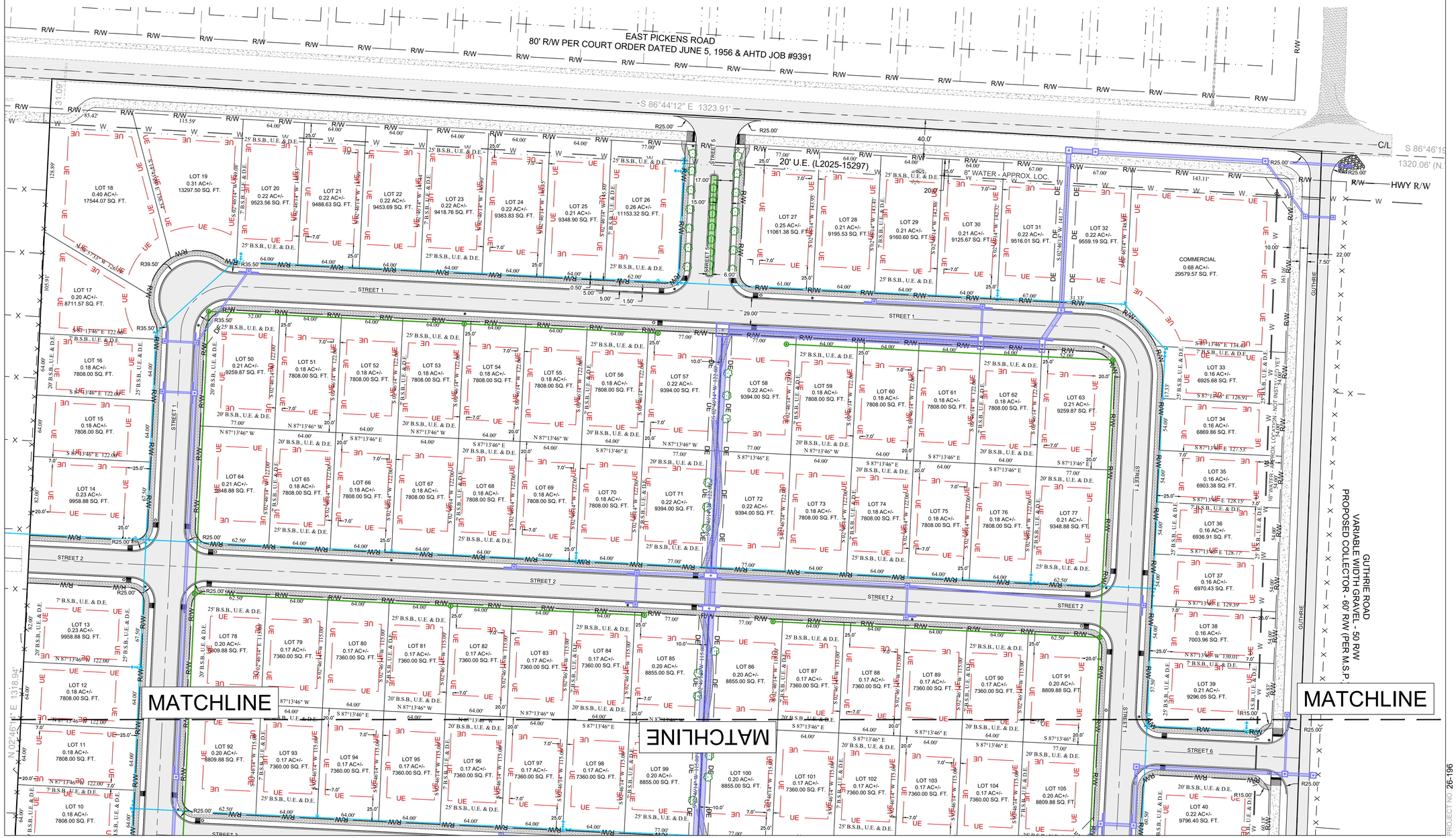
BUILDING SETBACKS - PZD:

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

SIDEWALK LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY HOMEOWNER

| LOT COUNT: | |
|---|---|
| TOTAL LOTS | 155 |
| BUILDABLE LOTS | 154 |
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N

0 50 100

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PRELIMINARY PLAT

PRELIMINARY PLAT
PEA RIDGE, ARKANSAS

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DRAWING NO.
PP02

PROJECT NO. 26-196

BUILDING SETBACKS - PZD:

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

| FFE MIN | |
|---|---|
| LOT 1 | 1310.60 |
| LOT 2 | 1310.60 |
| LOT 3 | 1310.60 |
| LOT 47 | 1310.60 |
| LOT 48 | 1310.60 |
| LOT 49 | 1310.60 |
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| LOT 148 | 1310.60 |
| LOT 149 | 1310.60 |
| LOT 150 | 1310.60 |
| LOT 151 | 1310.60 |
| LOT 152 | 1310.60 |
| LOT 153 | 1310.60 |

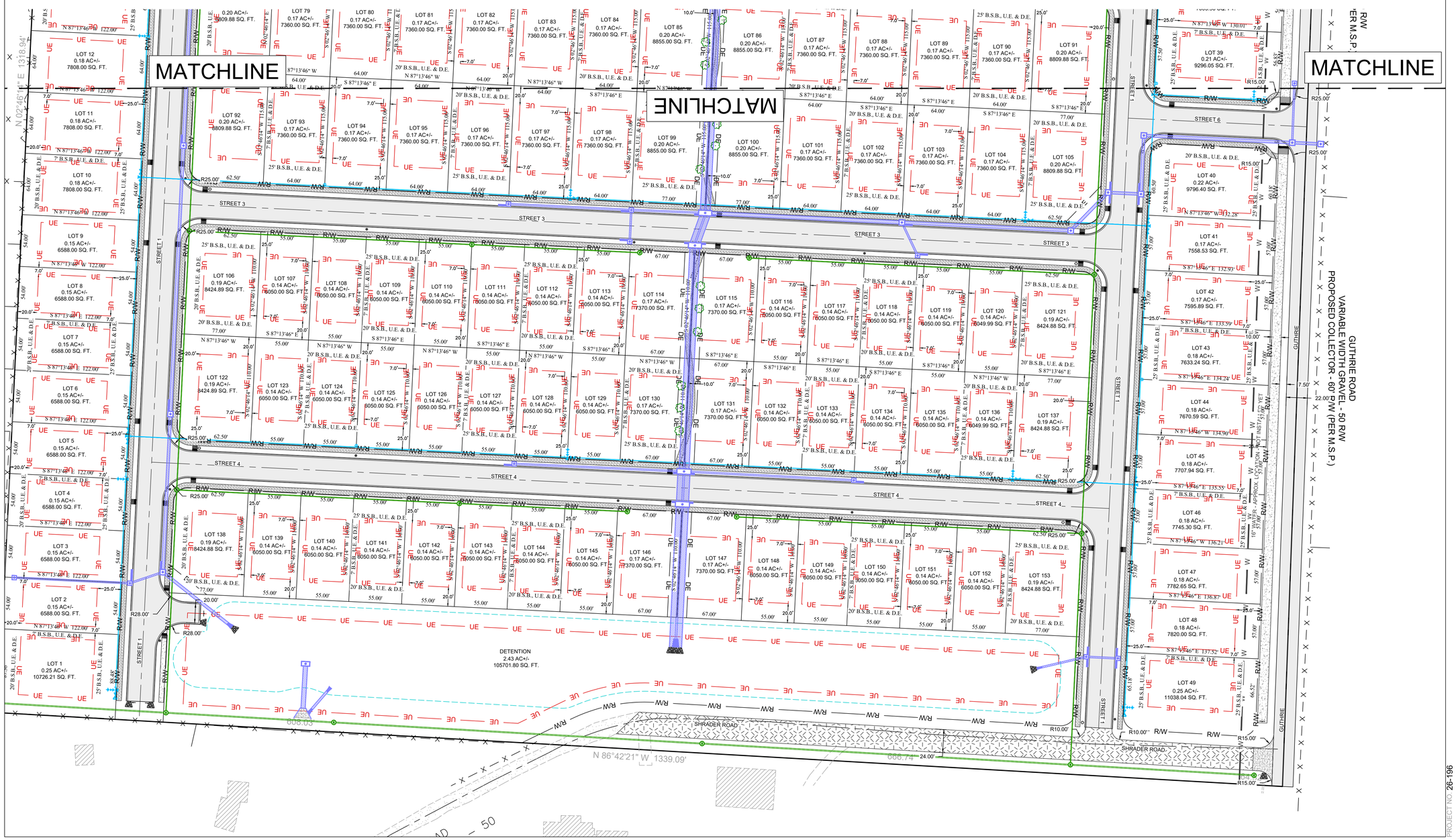
SIDEWALK LEGEND

SIDEWALK BY DEVELOPER

SIDEWALK BY HOMEOWNER

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N

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PROJECT NO. 26-196

DRAWING NO.
PP03




GENERAL NOTES

1. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)

N

0 80 160

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SEWER MANHOLE

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

## WATERLINE LEGEND

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

DRAWN BY: B.WISE
ENGINEER: G. BATES

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

08-24-26

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KNOX TRAIL
PRELIMINARY PLAT

UTILITY PLAN

PEA RIDGE, ARKANSAS

BATES
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PROJECT NO. 26-196

DRAWING NO.
UT01

## WATERLINE LEGEND

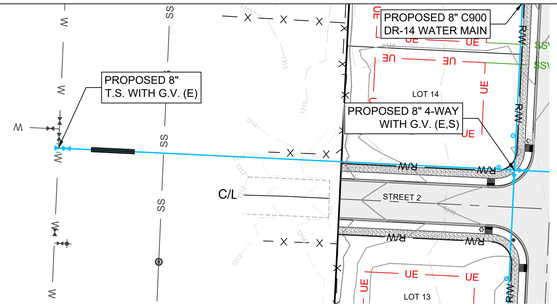
| | |
|---|---|
| 4 WAY | |
| TEE | |
| GATE VALVE | |
| FIRE HYDRANT | |
| THRUST BLOCK | |
| 90° | |
| 45° | |
| 22.50° | |
| 11.25° | |
| CAP/PLUG | |
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| BLOW OFF VALVE | |
| AIR RELEASE | |
| WATER METER | |
| IRRIGATION METER | |
| RPZ | RPZ |

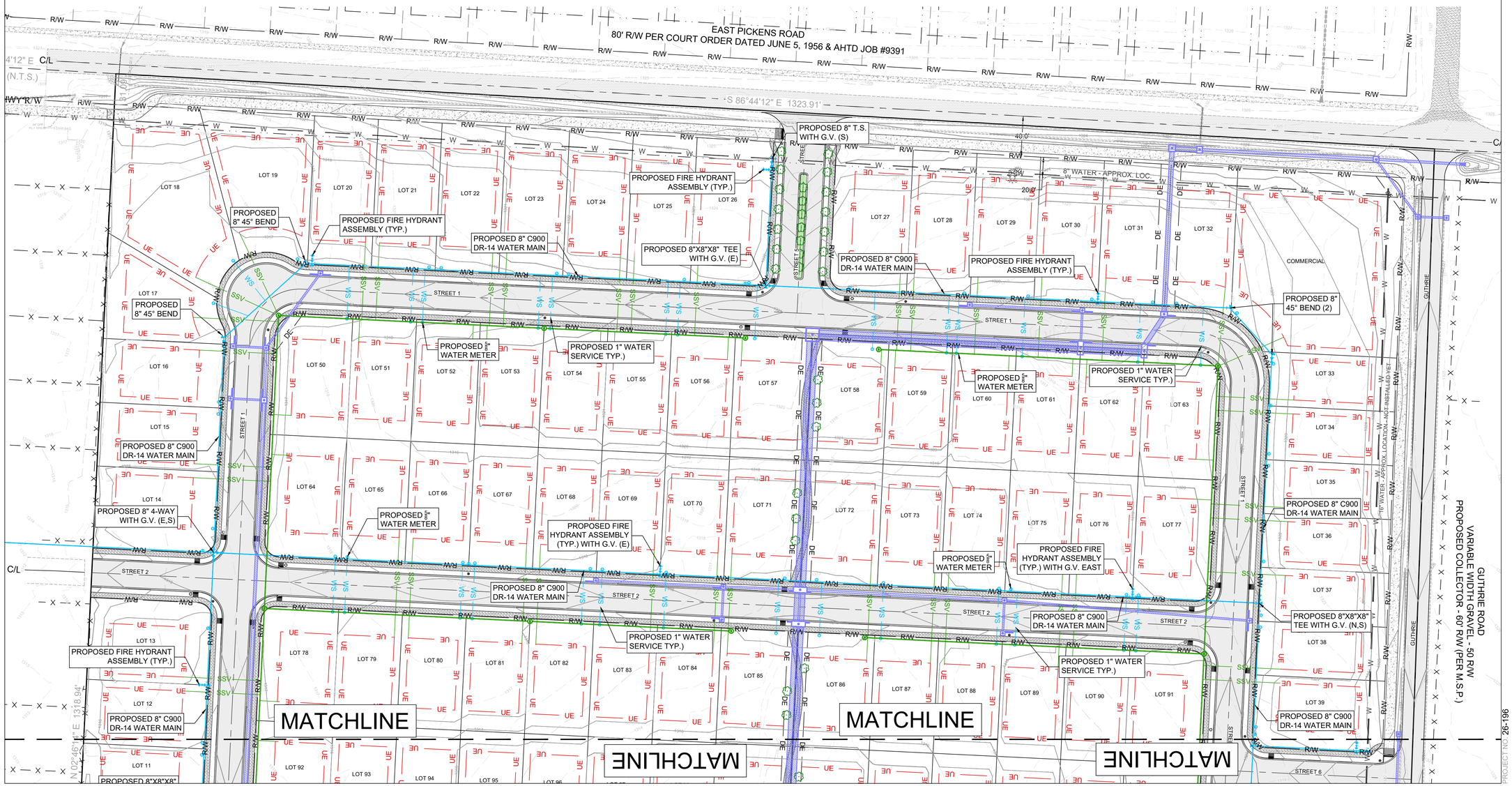
GENERAL NOTES

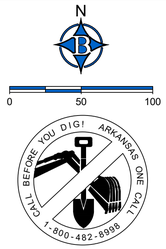
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WATER NOTES

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




DRAWN BY: B.WISE
ENGINEER: G. BATES

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

08-24-26

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KNOX TRAIL
PRELIMINARY PLAT

UTILITY PLAN - WATER

PEA RIDGE, ARKANSAS

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

DRAWING NO.
UT02

PROJECT NO. 26-196

## WATERLINE LEGEND

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

GENERAL NOTES

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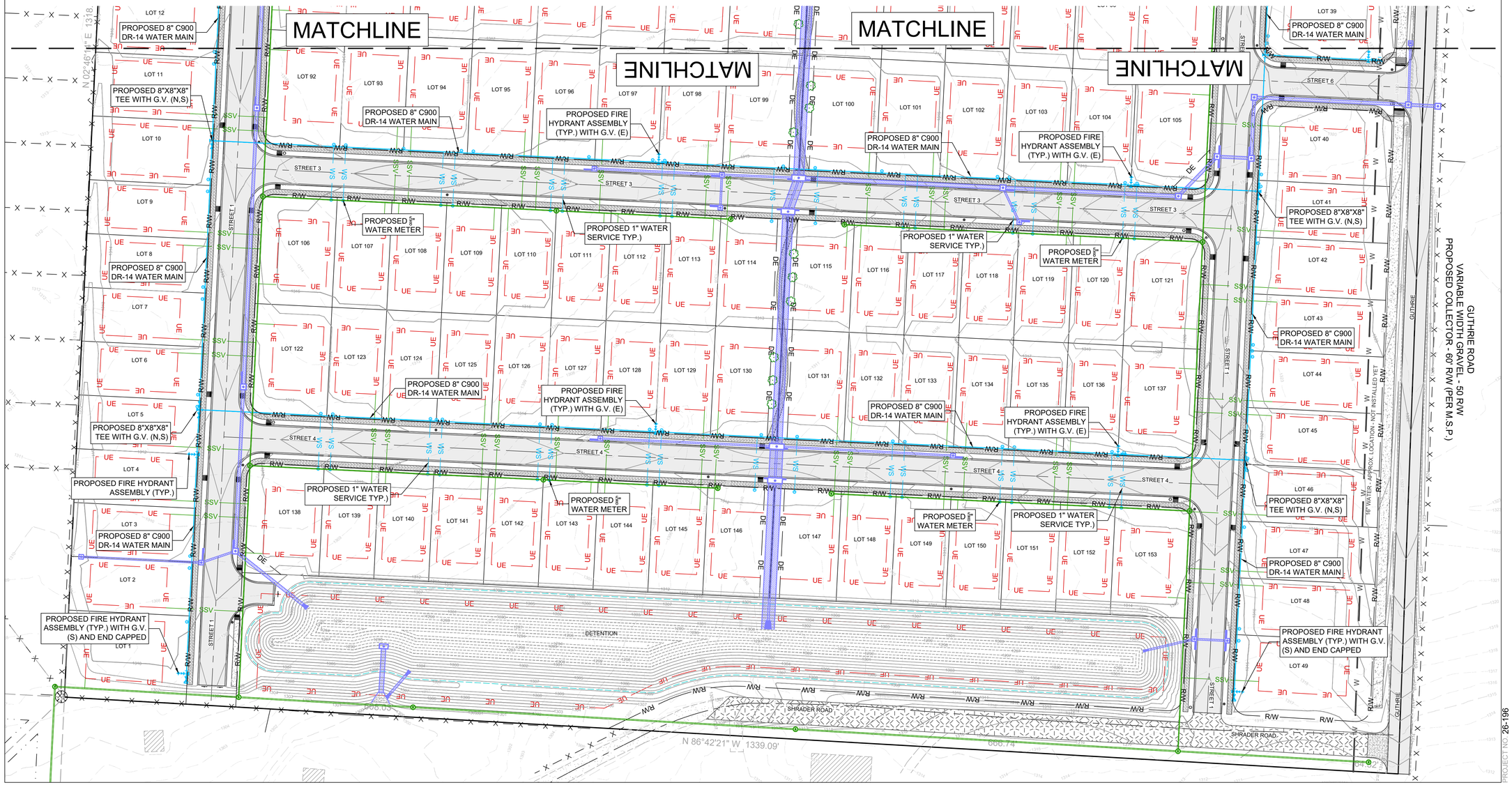
WATER NOTES

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

N

0 50 100

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

UTILITY PLAN - WATER

PEA RIDGE, ARKANSAS


BATES
Engineers - Surveyors
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DRAWING NO.

UT03

PROJECT NO. 26-196

GENERAL NOTES

1.THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, *CITY OF PEA RIDGE WATER UTILITIES 2023 STANDARD SPECIFICATIONS AND DETAILS REVISED FEBRUARY 2, 2023.* (ADH STAMP DATE 02/24/2023)

WATER NOTES

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

N

0 50 100

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SEWER MANHOLE

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

EAST PICKENS ROAD
80' R/W PER COURT ORDER DATED JUNE 5, 1956 & AHTD JOB #9391

S 86°44'12" E 1323.91'

PROPOSED 4" SEWER SERVICE (TYP.)

PROPOSED MANHOLE B-4

PROPOSED MANHOLE B-5

PROPOSED MANHOLE B-6

PROPOSED MANHOLE F-5

PROPOSED MANHOLE F-4

PROPOSED 8" SDR-26 PVC SEWER MAIN

PROPOSED MANHOLE B-3

PROPOSED MANHOLE E-1

PROPOSED MANHOLE E-2

PROPOSED MANHOLE J-1

PROPOSED MANHOLE F-3

8" WATER - APPROX. LOC.

STREET 1

STREET 2

STREET 5

STREET 6

TREET 2

COMMERCIAL

GUTHRIE ROAD
VARIABLE WIDTH GRAVEL - 50 R/W
PROPOSED COLLECTOR - 60' R/W (PER M.S.P.)

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

N 02°46'11" E 1318.94'

ENGINEER: G. BATES
DRAWN BY: B.WISE

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

08-24-26

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REVISIONS

KNOX TRAIL
PRELIMINARY PLAT

UTILITY PLAN - SEWER

PEA RIDGE, ARKANSAS

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

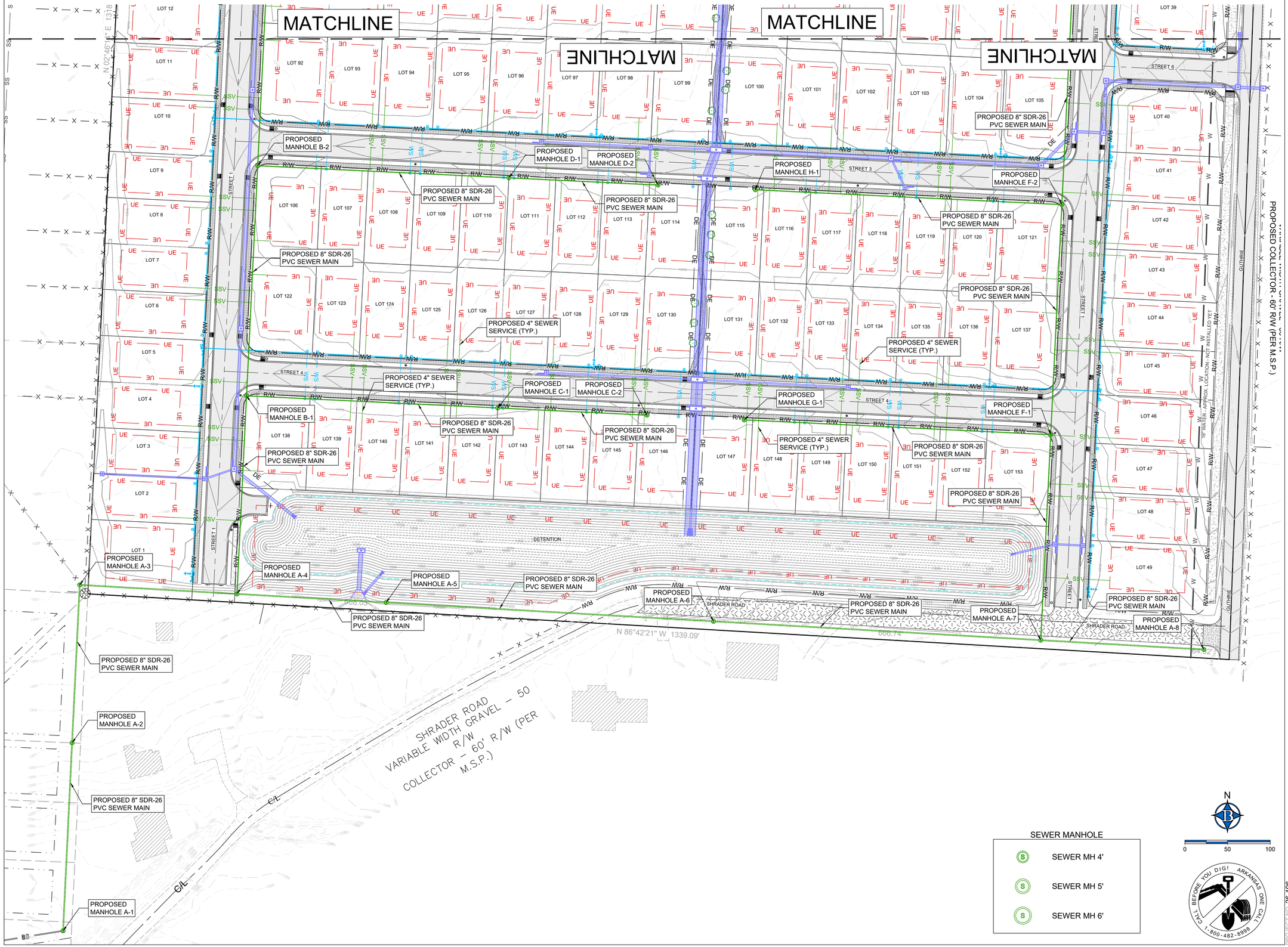
PROJECT NO. 26-196

DRAWING NO.

UT04

GENERAL NOTES

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DRAWN BY: B.WISE
ENGINEER: G. BATES

STATE OF ARKANSAS
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KNOX TRAIL
PRELIMINARY PLAT

UTILITY PLAN - SEWER

PEA RIDGE, ARKANSAS

BATES
Engineers - Surveyors
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DRAWING NO.
UT05

SEDIMENT & EROSION CONTROL NOTES:

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

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

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

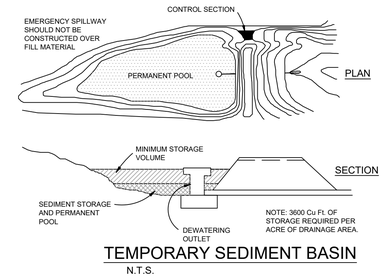
SIDEWALK AND HANDICAP SPACE NOTES:

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.




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 SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
9. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
11. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.




TEMPORARY SEDIMENT BASIN

N.T.S.

EROSION CONROL

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

N

0 80 160

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

08-24-26

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KNOX TRAIL
PRELIMINARY PLAT
EROSION CONTROL PLAN
PEA RIDGE, ARKANSAS

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

PROJECT NO. 26-196

DRAWING NO.
EC01

## EROSION CONROL

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

CONSTRUCTION NOTES:

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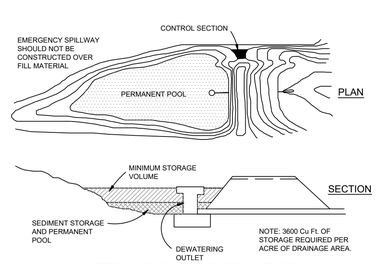
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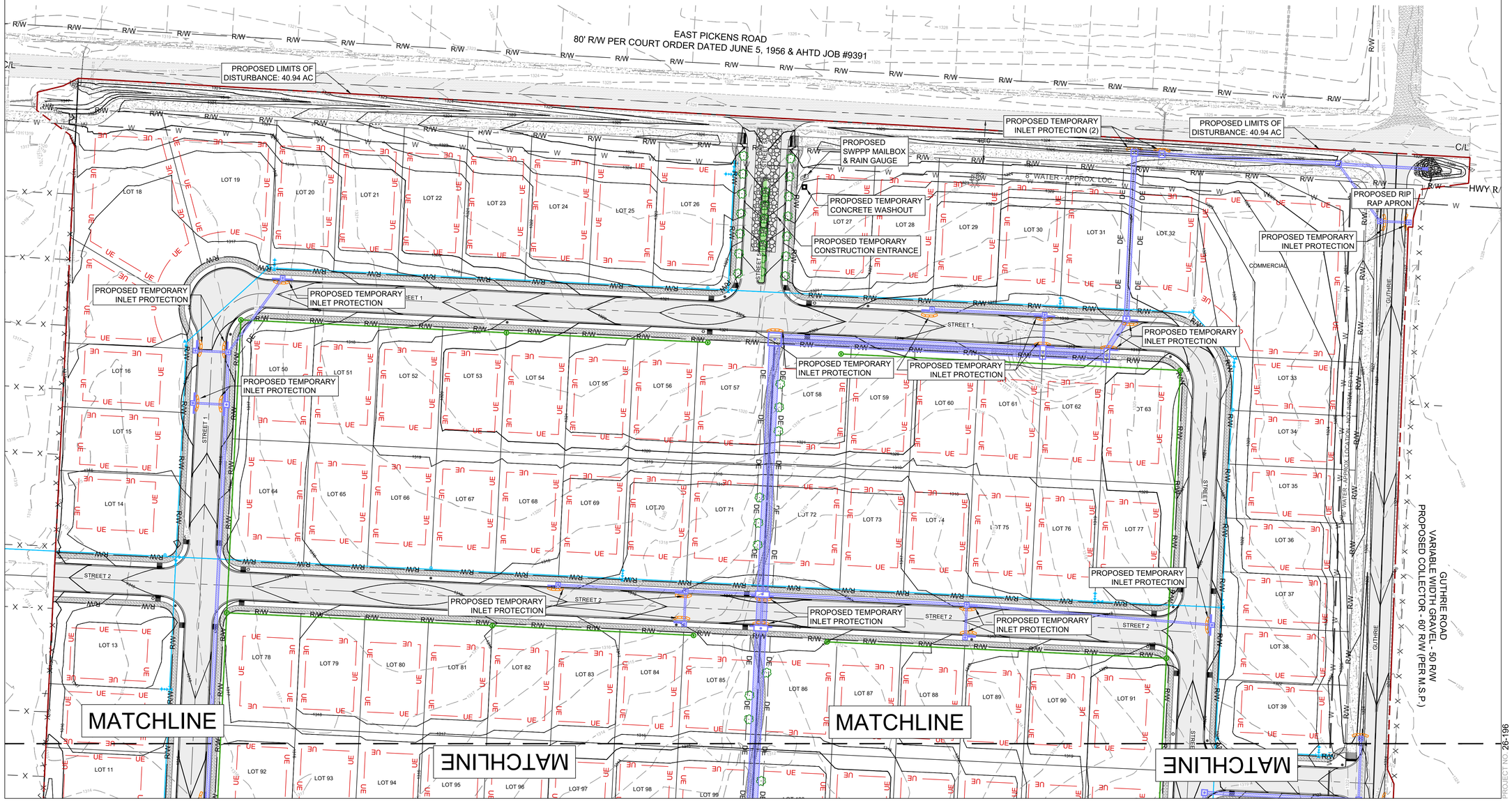
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STATE OF ARKANSAS
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No. 9810
GEOFFREY H. BATES

08-24-26

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KNOX TRAIL
PRELIMINARY PLAT

EROSION CONTROL PLAN

PEA RIDGE, ARKANSAS

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

PROJECT NO 26-196

DRAWING NO.

EC02

## EROSION CONROL

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

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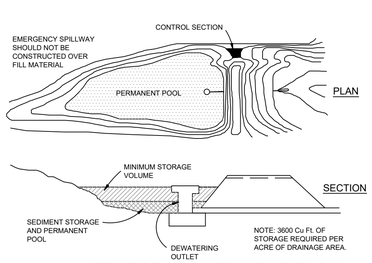
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GEOFFREY H. BATES
08-24-26
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KNOX TRAIL
PRELIMINARY PLAT

EROSION CONTROL PLAN

PEA RIDGE, ARKANSAS


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


PROJECT NO. 26-196

DRAWING NO. EC03

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





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08-24-26
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KNOX TRAIL
PRELIMINARY PLAT
GRADING PLAN
PEA RIDGE, ARKANSAS


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Engineers - Surveyors
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PROJECT NO. 26-196

DRAWING NO.
GP01

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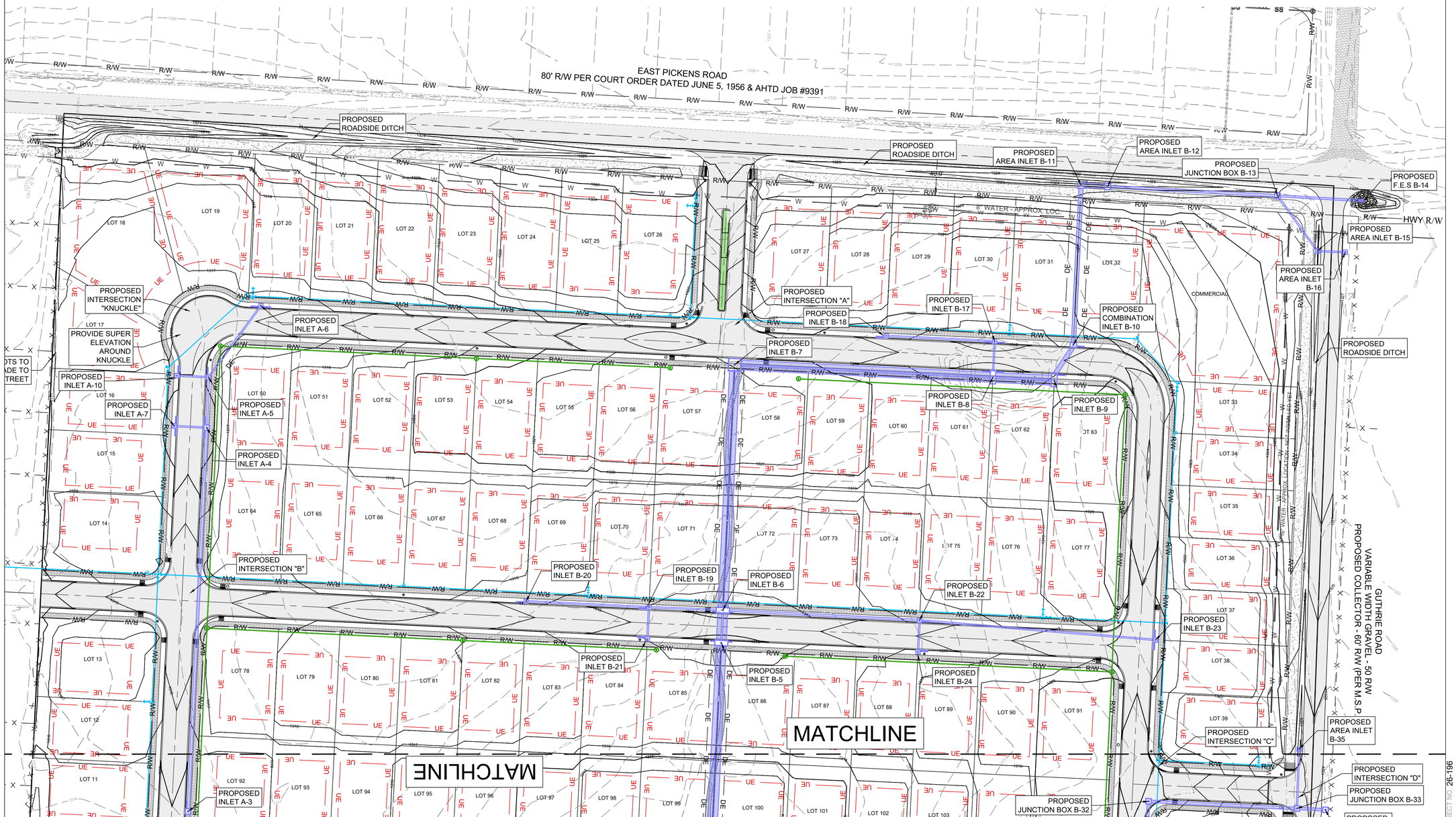
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KNOX TRAIL
PRELIMINARY PLAT

GRADING PLAN

PEA RIDGE, ARKANSAS

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

DRAWING NO.
GP02

PROJECT NO. 26-196

SIDEWALK AND HANDICAP SPACE NOTES:

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

SEDIMENT & EROSION CONTROL NOTES:

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

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

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

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 SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
9. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
11. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

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

N

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MATCHLINE

MATCHLINE

PROPOSED INLET A-3
PROPOSED INTERSECTION "E"
PROPOSED INLET B-25
PROPOSED INLET B-4
PROPOSED INLET B-26
PROPOSED INLET B-3
PROPOSED INLET B-28
PROPOSED INLET B-27
PROPOSED INLET B-36
PROPOSED JUNCTION BOX B-32
PROPOSED INLET B-30
PROPOSED JUNCTION BOX B-29
PROPOSED INTERSECTION "C"
PROPOSED AREA INLET B-35
PROPOSED INTERSECTION "D"
PROPOSED JUNCTION BOX B-33
PROPOSED AREA INLET B-34
PROPOSED INLET B-31
PROPOSED INLET A-2
PROPOSED INTERSECTION "F"
PROPOSED SWALE ON BACK OF LOTS TO DRAIN TO AREA INLET
PROPOSED INLET B-37
PROPOSED INLET B-2
PROPOSED INLET B-1
PROPOSED COMBINATION INLET B-38
PROPOSED AREA INLET A-9
PROPOSED INLET A-8
PROPOSED INLET A-1
PROPOSED RETENTION POND
TOB: 1309.75'
NORMAL WSE: 1300.00'
BOP: 1294.00'
100 YR WSE: 1308.60
PROPOSED OUTFALL A F.E.S. WITH RIP RAP APRON
PROPOSED OUTFALL B HEADWALL OR F.E.S. - CONTRACTORS CHOICE WITH RIP RAP APRON
PROPOSED OUTFALL C F.E.S. WITH RIP RAP APRON
PROPOSED 4' CURB CUT WITH RIP RAP ARPON
PROPOSED INTERSECTION "G"
PROPOSED INLET C-1
PROPOSED INLET C-2
PROPOSED ROADSIDE DITCH
ENSURE GRADING STAYS WEST OF EXISTING FENCE
PROPOSED UNDERWATER GRADES
PROPOSED OUTLET STRUCTURE SEE DETAIL
PROPOSED HEADWALL AND CONCRETE SPLASH PAD
PROPOSED EMERGENCY OVERFLOW WEIR FL: 1308.75
CONTRACTOR TO COORDINATE WITH OWNER AND KEEP ACCESS AVAILABLE TO RESIDENTS ON SCHRADER ROAD
SCHRADER ROAD TO BE SLIGHTLY REALIGNED AND RESTORED TO ORIGINAL CONDITION
PROPOSED INTERSECTION "H"
PROPOSED CONCRETE DRIVEWAY APRON - ENSURE NORTHERN ROADSIDE DITCH DRAINS OVER
GUTHRIE ROAD
VARIABLE WIDTH GRAVEL - 50 R/W
PROPOSED COLLECTOR - 60' R/W (PER M.S.P.)
W.M.S.P.
(8" WATER - APPROX. LOCATION - NOT INSTALLED YET)
DETENTION

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

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
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ARKANSAS ENGINEER

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ENGINEER: G. BATES

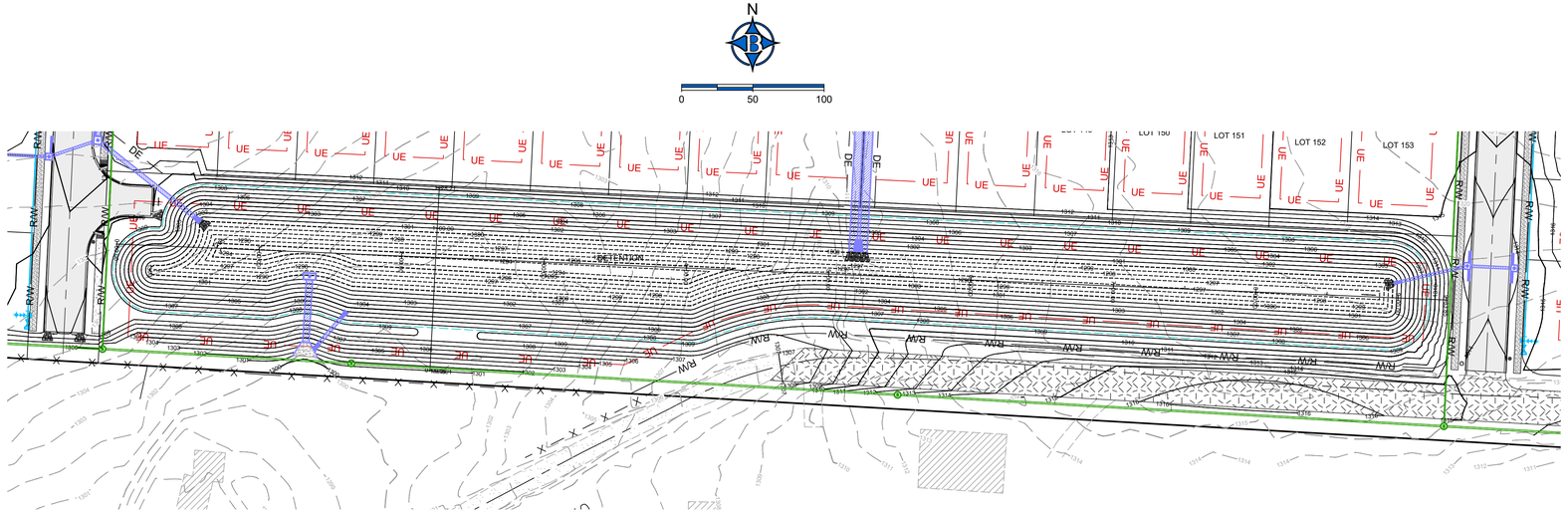
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KNOX TRAIL
PRELIMINARY PLAT
GRADING PLAN
PEA RIDGE, ARKANSAS

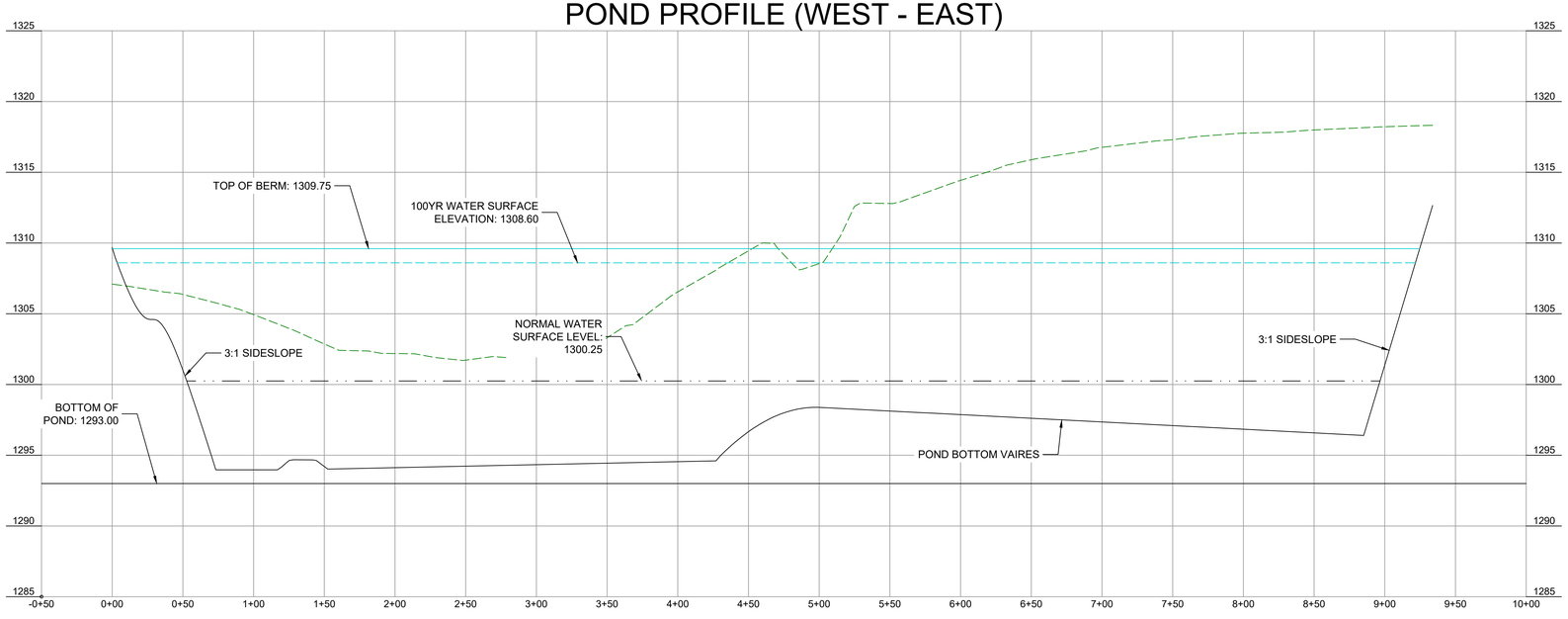
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PROJECT NO. 26-196

DRAWING NO.
GP03




## POND PROFILE (WEST - EAST)




## POND

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

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DRAWN BY: B.WISE
ENGINEER: G. BATES

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REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

08-24-26

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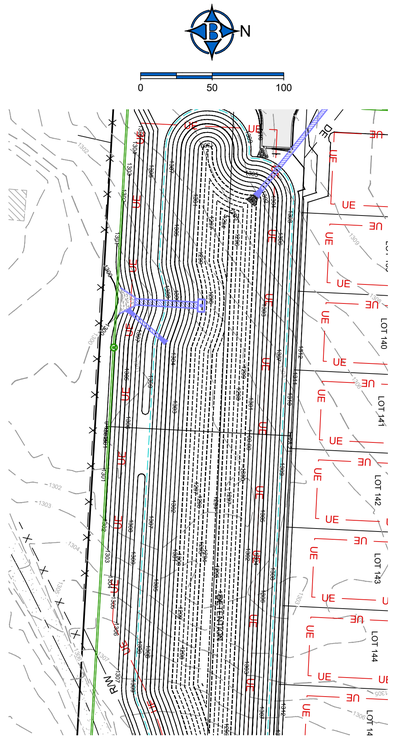
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KNOX TRAIL
PRELIMINARY PLAT
POND PROFILE
PEA RIDGE, ARKANSAS

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PROJECT NO. 26-196

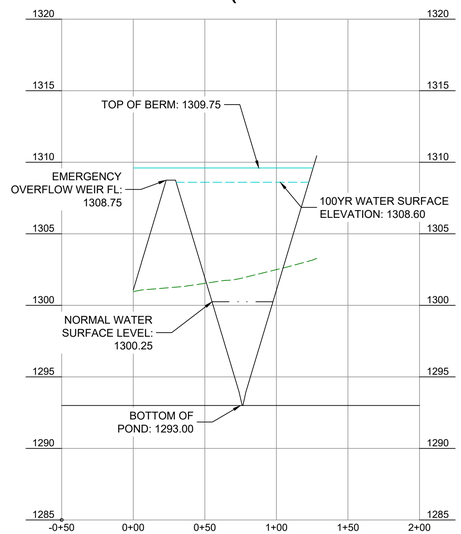
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GP06




POND

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

## POND PROFILE (SOUTH - NORTH)




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ENGINEER: G. BATES

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

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KNOX TRAIL
PRELIMINARY PLAT

POND PROFILE

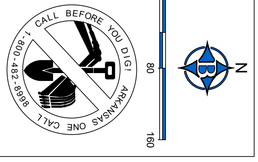
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PROJECT NO. 26-196

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GP07




PROJECT NO. 26-196

DRAWING NO.
LS01


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KNOX TRAIL
PRELIMINARY PLAT

LIGHT & SIGN PLAN

PEA RIDGE, ARKANSAS

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EAST PICKENS ROAD
80' R/W PER COURT ORDER DATED JUNE 5, 1956 & AHTD JOB #9391

C/L

HWY R/W

GUTHRIE ROAD
VARIABLE WIDTH GRAVEL - 50 R/W
PROPOSED COLLECTOR - 60' R/W (PER M.S.P.)

MATCHLINE

MATCHLINE

MATCHLINE

PROPOSED STREET LIGHT

PROPOSED STOP SIGN

8" WATER - APPROX. LOC.

COMMERCIAL

16" WATER - APPROX. LOC. - NOT INSTALLED YET

LOT 11 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105

NE

PROJECT NO. 26-196

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REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

08-24-26

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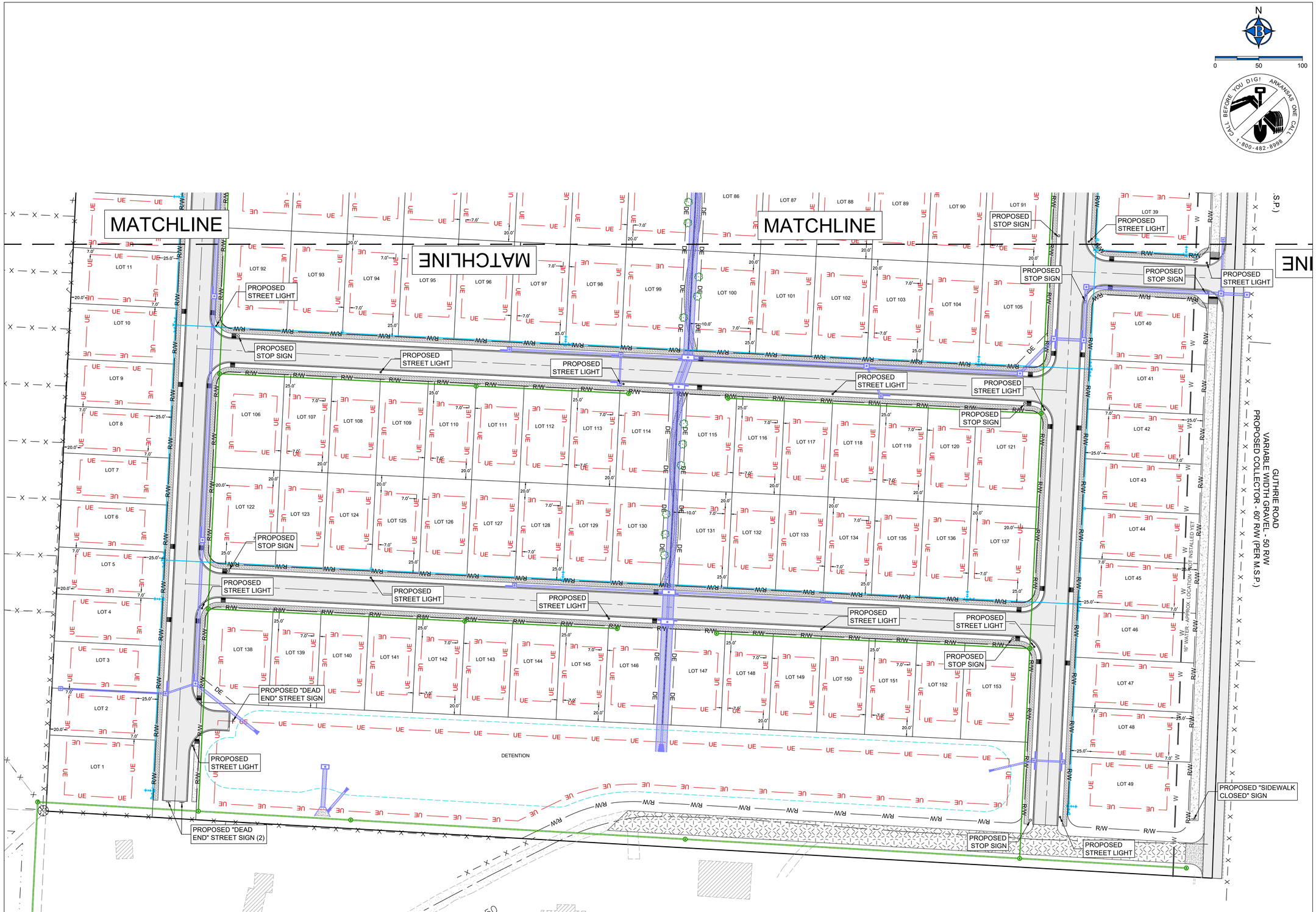
LIGHT & SIGN PLAN

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LS02




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ENGINEER: G. BATES

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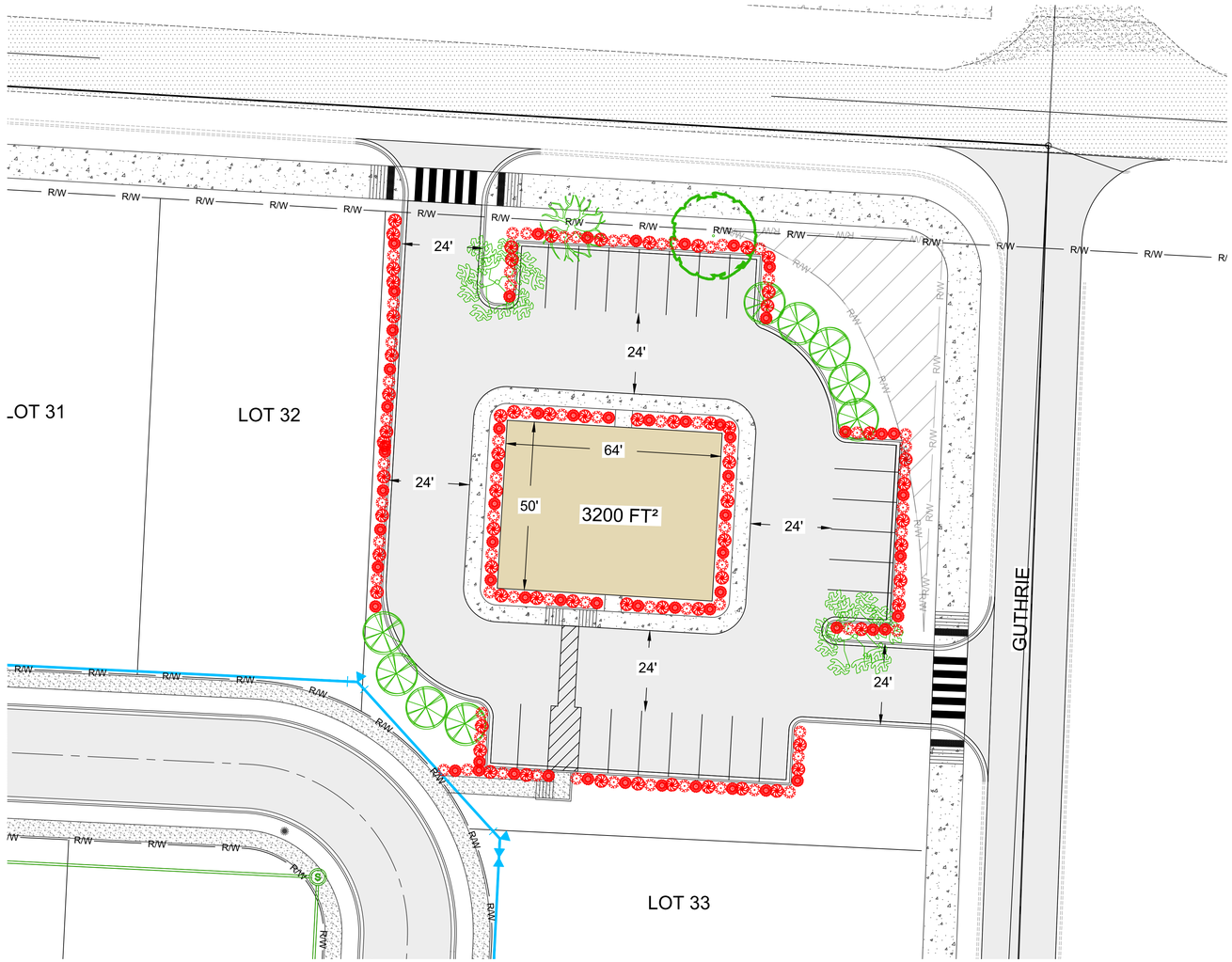
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# KNOX TRAIL
## PRELIMINARY PLAT
## LIGHT & SIGN PLAN
## PEA RIDGE, ARKANSAS

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DRAWING NO.
LS03

PROJECT NO. 26-196




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DRAWN BY: XXX ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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GEOFFREY H. BATES
09/23/26

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PLAN NAME
PLAN TYPE
XXX
CITY, ARKANSAS

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PROJECT NO. XX-XXX

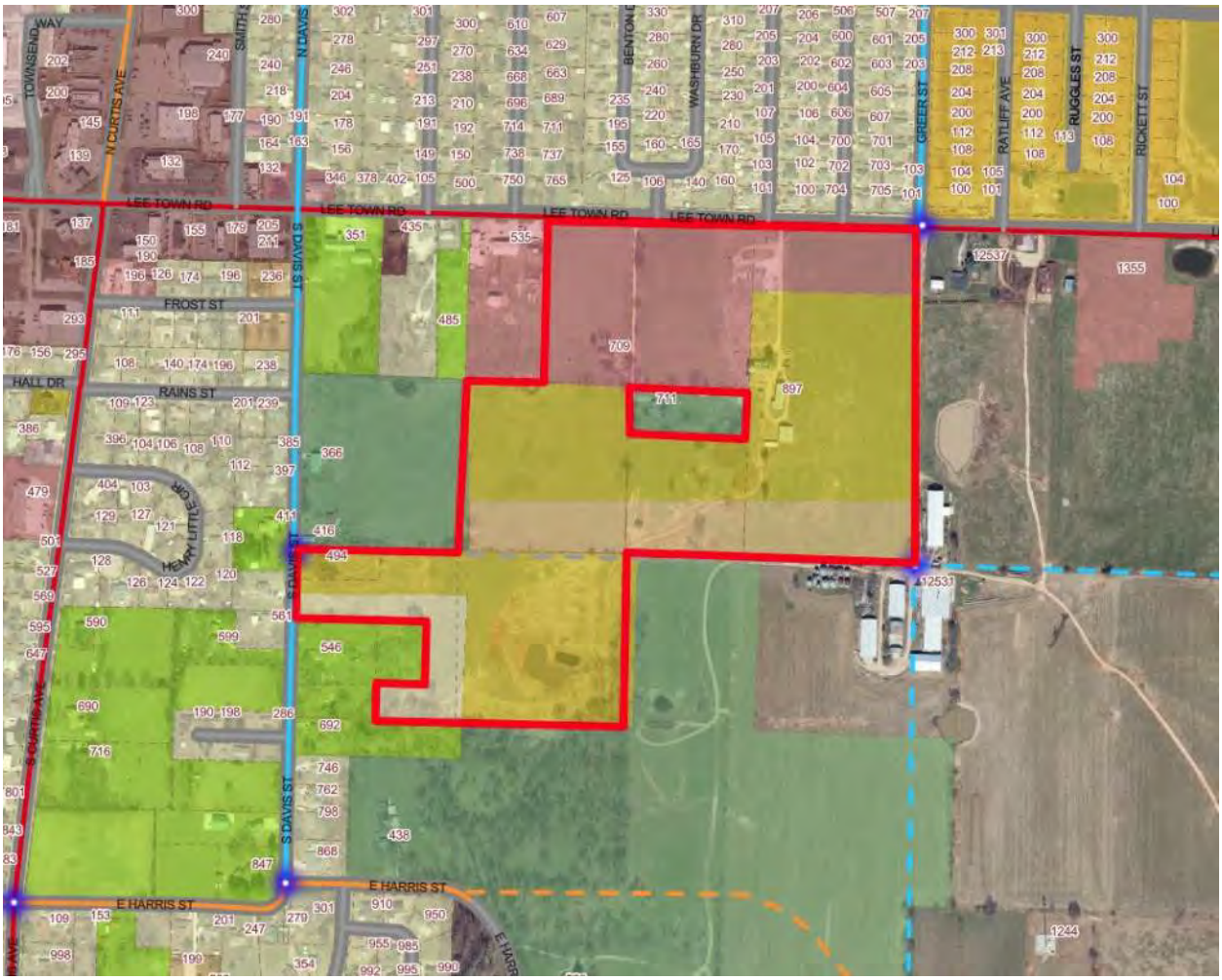
DRAWING NO.
SP1

# STAFF REPORT

## Hawks Landing Phases 1 & 2 - Preliminary Plat

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

**Vicinity Map** (illustrative only):




**Property Description**

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

property is presently zoned R-1, Low Density Residential; R-2, Medium Density Residential; R-3, High Density Residential with a Future Land Use designation of SLC, Slack & Lee Town Corridor; MUC, Mixed Use Commercial; RS, Residential Subdivision. Adjacent zoning districts include C-2, General Commercial to the west; A, Agriculture to the west, south, and east; RE, Residential Estate to the southwest; R-1, Low Density Residential to the north; and unincorporated Benton County to the south and east. Adjacent land use designations include RE, Residential Estate to the west and north; RS, Residential Subdivision to the south; and PR, Recreation – Private, to the south and east. The property is presently undeveloped. This property has direct access to Captain Miller Boulevard.

## Project Description

The applicant is proposing a Preliminary Plat that consists of 117 total lots, 112 of which are residential, the remaining are unbuildable drainage or detention lots. 72 of the 112 are for townhomes, and the remaining 40 will be single-family. The subdivision has primary access Lee Town Road and South Davis Street. Several streets will be built with Phase 1 that will provide full access through the development. Future connections are shown to the east and west in Phase 1, and property to the east will have access to the road shown on the far east of the property, labeled as Street A.

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

## Variances

There are no variances requested with this Preliminary Plat.

## Analysis & Recommendation

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

## Supplemental Information

**MINIMUM DIMENSION REQUIREMENTS**
**RESIDENTIAL DISTRICTS**

**ZONING DISTRICTS**

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

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

# HAWKS LANDING

## PEA RIDGE, ARKANSAS

### PRELIMINARY PLAT

## PROPERTY DESCRIPTION

DESCRIPTION TRACT A

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

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

DESCRIPTION TRACT B

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

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

ALSO

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

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

DESCRIPTION TRACT C

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

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

DESCRIPTION TRACT D

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

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

DESCRIPTION TRACT E

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

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

DESCRIPTION TRACT F

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

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

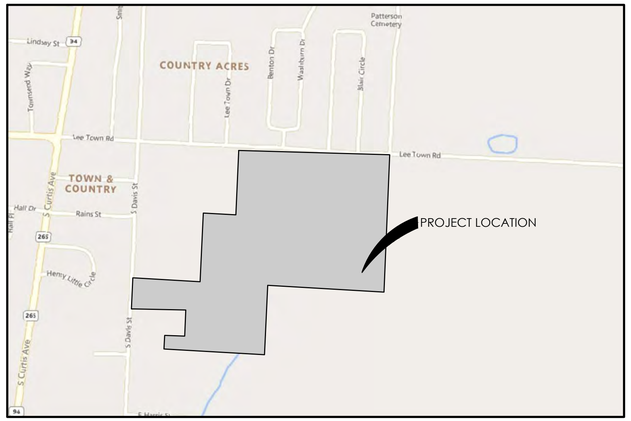
DESCRIPTION TRACT G

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

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

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

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




VICINITY MAP (NTS)

## GENERAL NOTES

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

## PROJECT INFORMATION

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

Arkansas One Call 811 Know what's **below**. **Call** before you dig.

## SITE STABILIZATION AND CERTIFICATION

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

## Sheet List Table

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

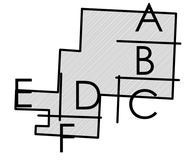

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com


CERTIFICATE OF AUTHORIZATION:

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

HAWKS LANDING
PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|


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

PRELIMINARY PLANS

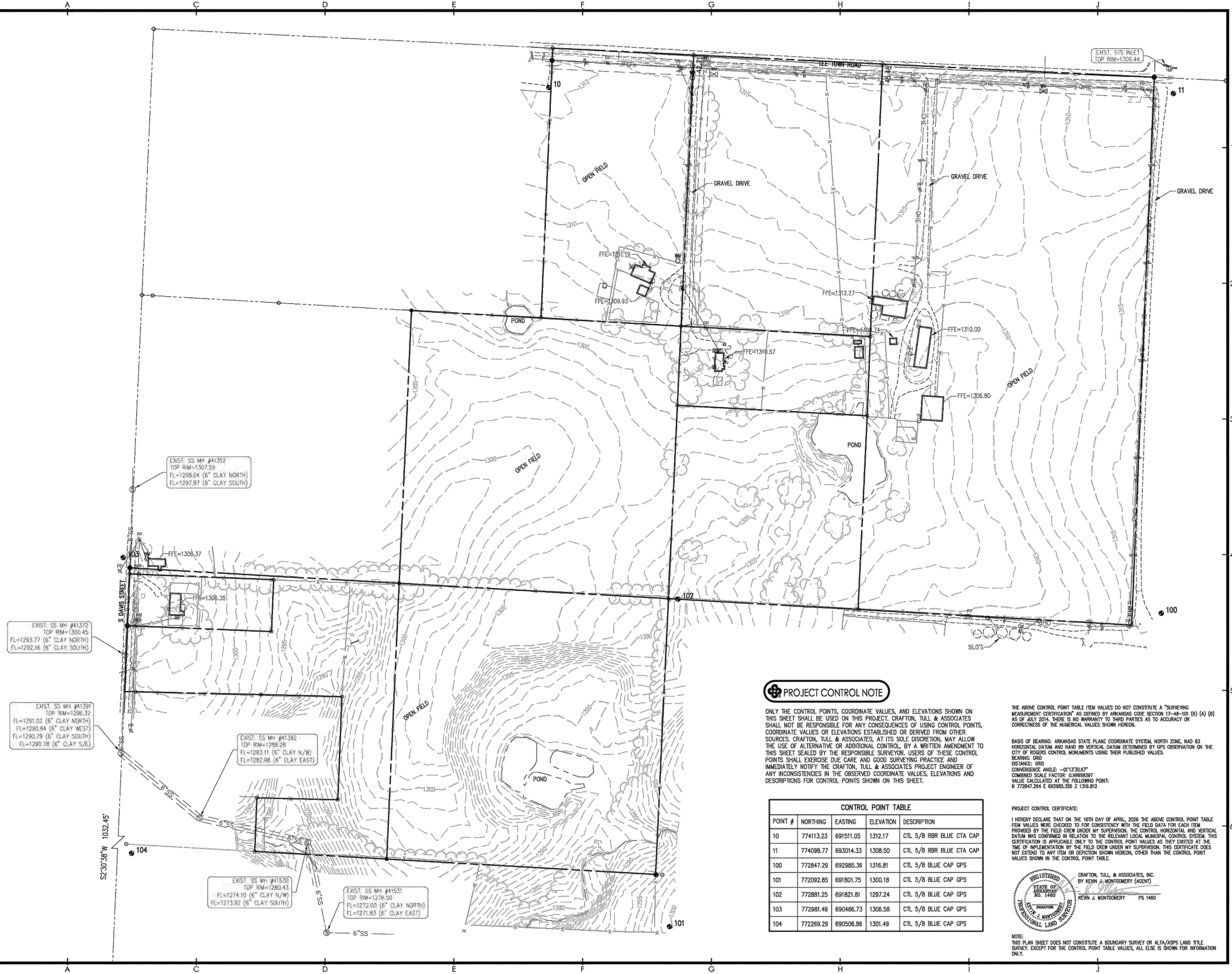
NOT FOR CONSTRUCTION - REVIEW SET - THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT - REVIEW SET - NOT FOR CONSTRUCTION


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COVER SHEET

C-001


DRAWING: C:\251120_HAWKS_ADMIN\DRAWINGS\TMP\CONTROL\[VIEW]\COVER SHEET.DWG
LAST MODIFIED BY: AUSTIN LANEY 8/21/2026 10:48:34 PM




## PROJECT CONTROL NOTE

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

**CONTROL POINT TABLE**

| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| 10 | 774113.23 | 691511.05 | 1312.17 | CTL 5/8 RBR BLUE CTA CAP |
| 11 | 774098.77 | 693014.33 | 1308.50 | CTL 5/8 RBR BLUE CTA CAP |
| 100 | 772847.29 | 692985.36 | 1316.81 | CTL 5/8 BLUE CAP GPS |
| 101 | 772092.85 | 691801.75 | 1300.18 | CTL 5/8 BLUE CAP GPS |
| 102 | 772881.25 | 691821.81 | 1297.24 | CTL 5/8 BLUE CAP GPS |
| 103 | 772981.49 | 690486.73 | 1308.58 | CTL 5/8 BLUE CAP GPS |
| 104 | 772269.29 | 690506.86 | 1301.49 | CTL 5/8 BLUE CAP GPS |

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

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

PROJECT CONTROL CERTIFICATE:

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

REGISTERED STATE OF ARKANSAS NO. 1480 SURVEYOR KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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

KEVIN J. MONTGOMERY PS 1480

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


901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.48381
www.craftontull.com


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

GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING

PEA RIDGE, AR.

Key Plan

| No. | Description | Date |
|---|---|---|


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


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PROJECT CONTROL SHEET

C-002


DRAWING ID: C:\251112025 HAWKS LANDING\LAYOUT\C-002-251112025_2026.DWG
LAST PLOTTED: 4/16/2026 10:39:01 AM BY: KEVIN MONTGOMERY
LAST PLOTTED BY: STEVEN MOORE(SMOORE) - 47.42.229.19 (STEP AR)

## DEMOLITION NOTES

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

## SITE NOTES

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

## SITE STABILIZATION AND CERTIFICATION

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

## GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE..
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

## UTILITY NOTES

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

## LEGEND (EXISTING SYMBOLS)

| SYMBOLS | |
|---|---|
| | BENCHMARK |
| | FOUND IRON PIPE/REBAR |
| | PRIMARY CONTROL/SET MONUMENT |
| | FOUND MONUMENT/ROW |
| AC | AIR CONDITIONER |
| ARV | AIR RELEASE VALVE |
| | ELECTRIC BOX/PEDESTAL |
| EJB | ELECTRIC JUNCTION BOX |
| | ELECTRIC METER |
| | ELECTRIC TRANSFORMER |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| GM | GAS METER |
| GV | GAS VALVE |
| | GUARD POST |
| LP | LIGHT POLE |
| PP | POWER POLE |
| S | SANITARY MANHOLE |
| CO | SANITARY SEWER CLEANOUT |
| | SIGN |
| | SPRINKLER HEAD |
| | TELEPHONE PEDESTAL |
| | TV PEDESTAL |
| | WATER FAUCET |
| WM | WATER METER |
| WV | WATER VALVE |
| | DOWN GUY |
| D | STORM SEWER MANHOLE |
| | STORM SEWER PIPE |
| | DROP/CURB INLET |
| | GRATED INLET |
| | TREE |
| | TREE TO BE REMOVED |

| LINEWORK | |
|---|---|
| | EASEMENT |
| | CURB |
| 1206 | INTERMEDIATE CONTOUR |
| 1205 | INDEX CONTOUR |
| SS | SANITARY SEWER LINE (SPECIFY SIZE & TYPE) |
| G | GAS LINE |
| W | WATER LINE (SPECIFY SIZE & TYPE) |
| UGT | UNDERGROUND TELEPHONE |
| UGE | UNDERGROUND ELECTRIC |
| OHE | OVERHEAD ELECTRIC |
| UGTV | UNDERGROUND TELEVISION |
| OHTV | OVERHEAD TELEVISION |
| | CHAIN LINK FENCE |
| | WOOD FENCE |
| X | BARBED WIRE FENCE |
| FO | FIBER OPTIC |
| | RIGHT OF WAY |
| | ROAD CENTERLINE |

## LEGEND (CONSTRUCT)

| SYMBOLS | |
|---|---|
| | SET IRON PIN |
| | LIGHT POLE |
| | POWER POLE |
| | TELEPHONE PEDESTAL |
| | TV PEDESTAL |
| | MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | GAS METER |
| | GAS VALVE |
| | STORM SEWER PIPE |
| X-X | STRUCTURE NUMBER |
| | WATER VALVE |
| | FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT) |
| | FIRE HYDRANT |
| | 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) |

| LINEWORK | |
|---|---|
| | EASEMENT |
| | CURB |
| 1206 | INTERMEDIATE CONTOUR |
| 1205 | INDEX CONTOUR |
| SS | SANITARY SEWER LINE |
| G | GAS LINE |
| W | WATER LINE |
| UGT | UNDERGROUND TELEPHONE |
| UGE | UNDERGROUND ELECTRIC |
| OHE | OVERHEAD ELECTRIC |
| FO | FIBER OPTIC |
| UGTV | UNDERGROUND TELEVISION |
| | CHAIN LINK FENCE |
| | WOOD FENCE |
| X | BARBED WIRE FENCE |
| | BUILDING SET BACK |
| | RIGHT OF WAY |
| | PROPERTY LINE |
| | ROAD CENTERLINE |


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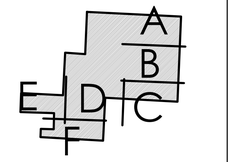

CERTIFICATE OF AUTHORIZATION:

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

HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|


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

PRELIMINARY PLANS

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GENERAL NOTES

C-003


DRAWING: G:\25111200_HAWKS LANDING\MASTER\CIVIL\DWG\1 COVER SHEET.DWG
LAST PLOTTED: 8/24/2026 3:29:27 PM
LAST PLOTTED BY: ALISON LAMEY

PHASE LEGEND

PHASE 1 39 LOTS
POND, LIFT STATION AND DRAINAGE EASEMENTS

PHASE 2 72 LOTS

PHASE 3

PHASE 4

PHASE 5

PHASE 6
FUTURE C-2 AREA

PHASE 6

FUTURE C-2 AREA
560544.09 SQ FT
12.87 ACRES

LEE TOWN ROAD

42.71'

45.48'

PHASE 5

NOT PART OF
THIS PROJECT

PHASE 4

PHASE 2

PHASE 3

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

S DAVIS STREET

DRAINAGE ESMT 1/
NON BUILDABLE
18290.32 SQ FT
0.42 ACRES

DRAINAGE ESMT 2/
NON BUILDABLE
11798.70 SQ FT
0.27 ACRES

DRAINAGE ESMT 4/
NON BUILDABLE
28758.82 SQ FT
0.66 ACRES

POND/ DRAINAGE
ESMT
107178.00 SQ FT
2.46 ACRES

DRAINAGE ESMT 3/
NON BUILDABLE
31478.30 SQ FT
0.72 ACRES

LIFT STATION
11729.10 SQ FT
0.27 ACRES

S2°30'38"W 1032.45'


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

Crafton Tull

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CERTIFICATE OF AUTHORIZATION:

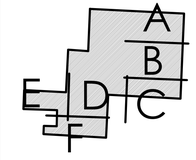
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|


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

PRELIMINARY PLANS

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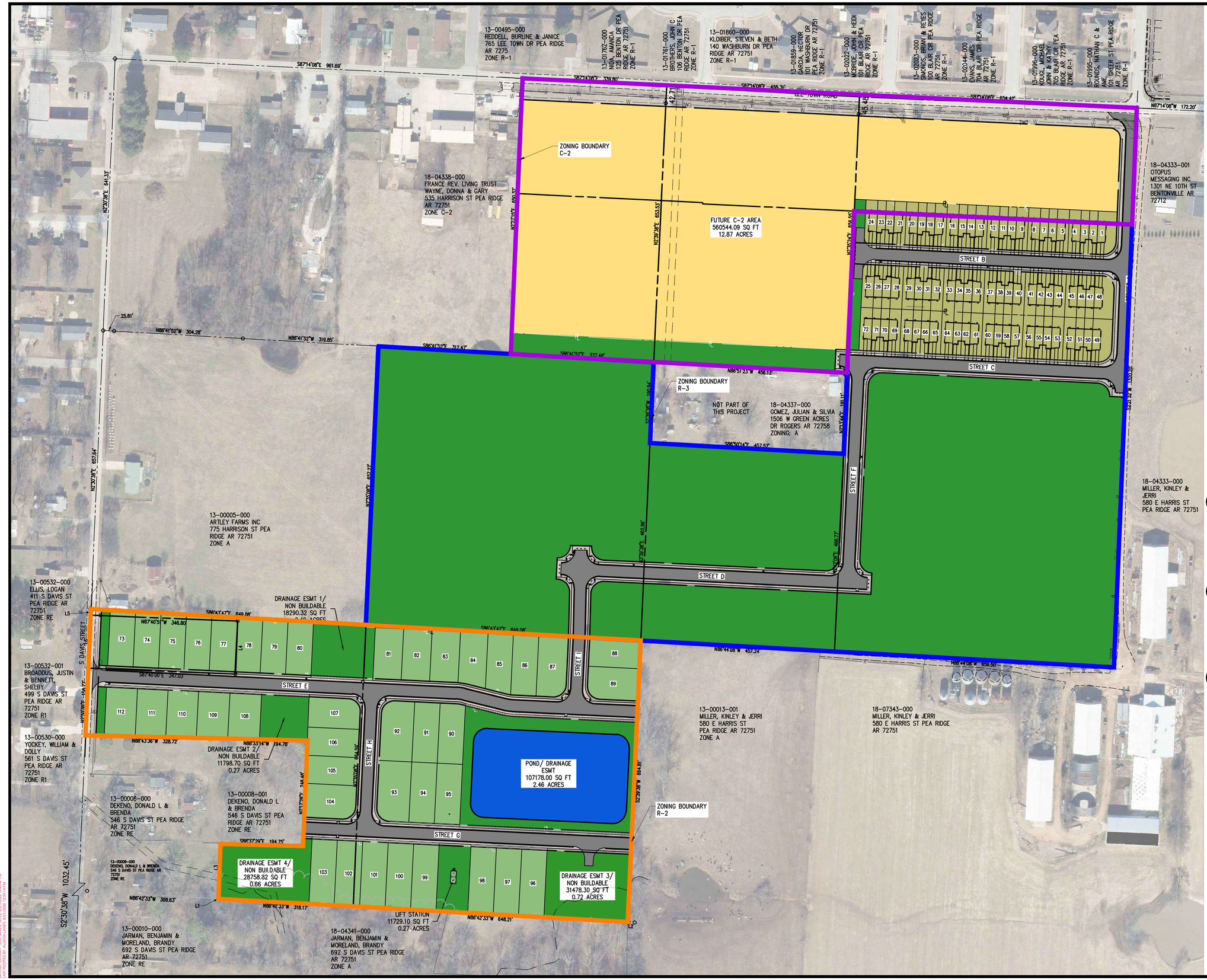
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MASTER PHASING PLAN

C-004


DRAWING: C:\251120\1 HAWKS LANDING\1 ARCHITECTURE\1 CIVIL\DWGS\1 PHASING PLAN.DWG
LAST MODIFIED BY: AUSTIN LANEY 8/21/2026 12:49:47 PM




## BUILDING SETBACKS:

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

C-2 BOUNDARY

## BUILDING SETBACKS:

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

R-3 BOUNDARY

## BUILDING SETBACKS:

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

R-2 BOUNDARY

## RESIDENTIAL DENSITY

1 – C-2 AREA

72 – R-3 TOWN HOME LOTS

40 – R-2 SINGLE FAMILY LOTS

112 TOTAL RESIDENTIAL LOTS


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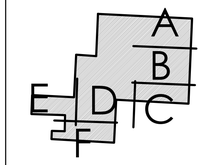
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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|


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QC by:
QC Date:

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OVERALL SITE PLAN (C)

C-101


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LAST PLOTTED BY: ALISON LAMEY ON 8/21/2026 12:50:14 PM

## LEGEND (EXISTING SYMBOLS)

| SYMBOLS | LINEWORK |
|---|---|
| ☼ LP LIGHT POLE | EASEMENT |
| | CURB |
| | RIGHT OF WAY |
| | ROAD CENTERLINE |
| | OVERHEAD ELECTRIC |

## LEGEND (CONSTRUCT)

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

## BUILDING SETBACKS:

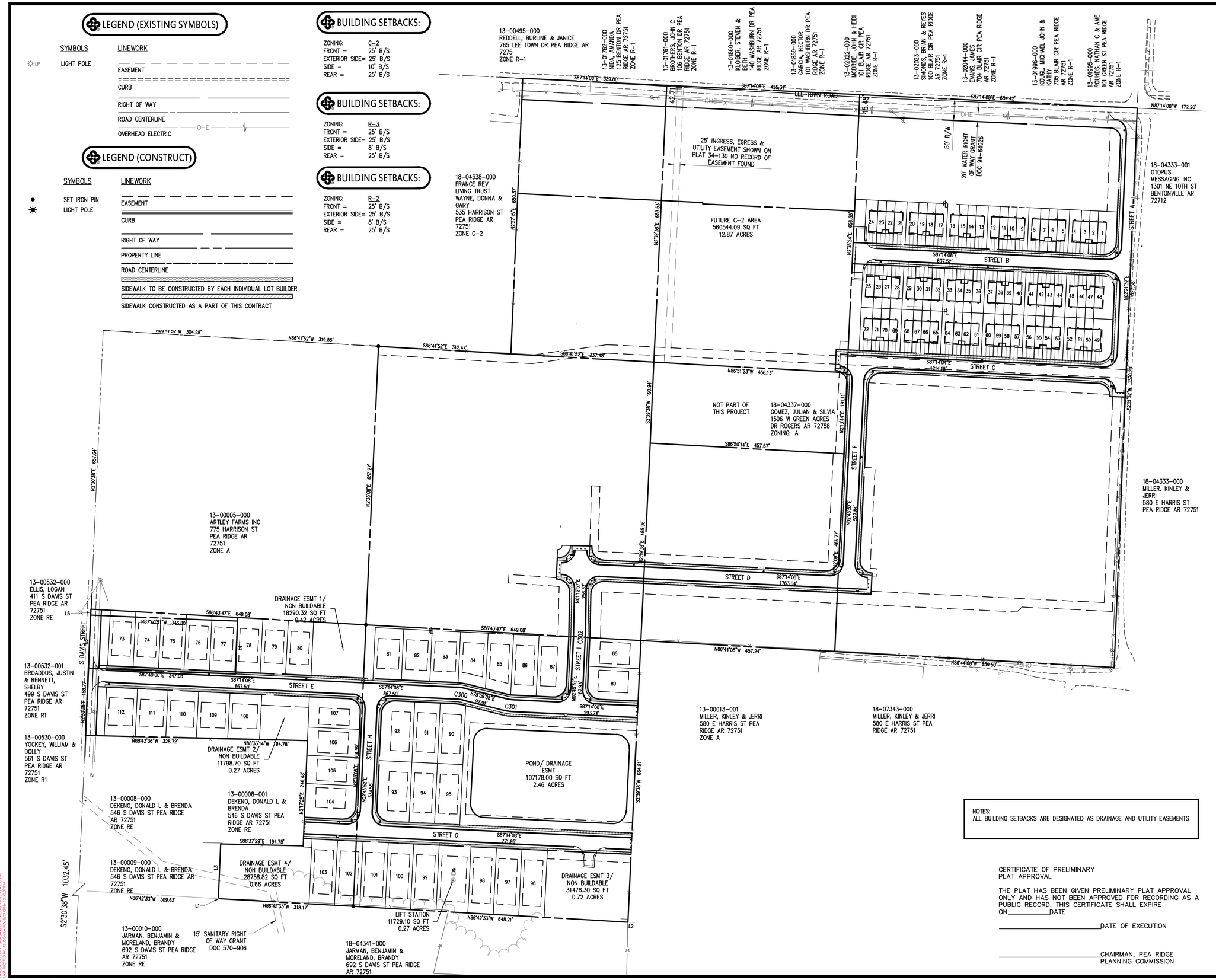
ZONING: C-2
FRONT = 25' B/S
EXTERIOR SIDE= 25' B/S
SIDE = 10' B/S
REAR = 25' B/S

## BUILDING SETBACKS:

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

## BUILDING SETBACKS:

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




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

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

_____DATE OF EXECUTION

_____CHAIRMAN, PEA RIDGE PLANNING COMMISSION

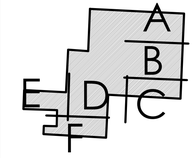

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GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING
PEA RIDGE, AR

Key Plan




| No. | Description | Date |
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OVERALL PRELIMINARY PLAT

C-102


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LAST PLOTTED BY: AUSTIN LANEY

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

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

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

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

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

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

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

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


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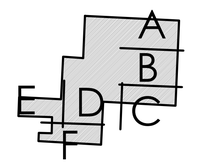

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# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
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PRELIMINARY PLAT TABLES

C-103


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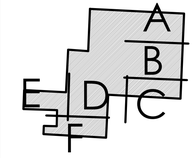
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30' 0 30'

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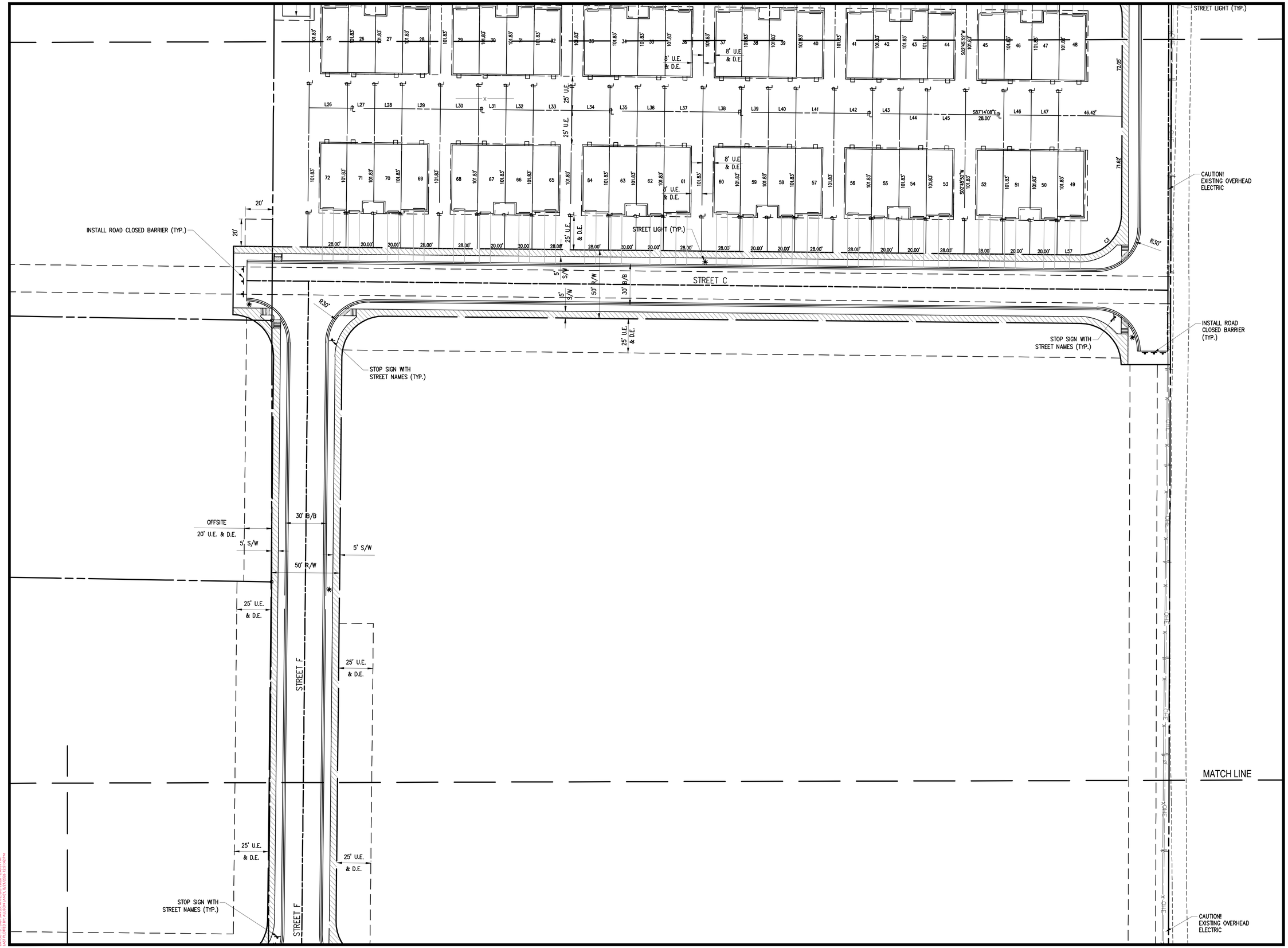
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PRELIMINARY PLAT - A

C-104

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LAST PLOTTED BY: ALISON LAMEY ON: 8/21/2026 12:51:33 PM





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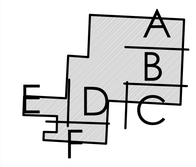
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30' 0 30'

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PEA RIDGE, AR

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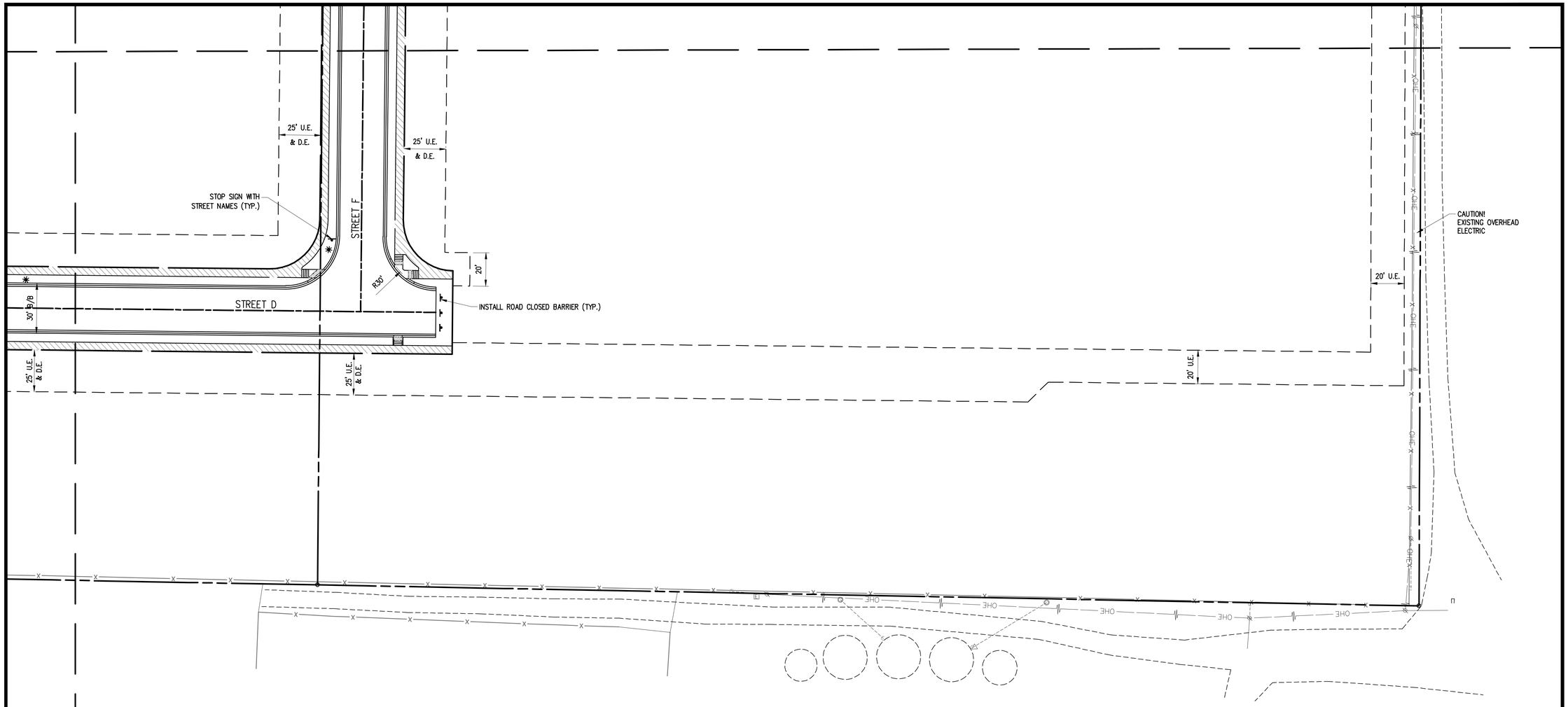
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PRELIMINARY PLAT - B

C-105


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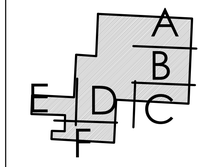
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30' 0 30'

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PRELIMINARY PLAT - C

C-106

DRAWING: G:\25111200_HAWKS LANDING\DRAWINGS\ARCHITECTURE\CIVIL\DWGS\PRELIMINARY PLAT.DWG
LAST MODIFIED BY: ALISON LANEY, 8/21/2026 12:03:37PM

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

MATCH LINE

STOP SIGN

INSTALL ROAD CLOSED BARRIER (TYP.)

STOP SIGN WITH STREET NAMES (TYP.)

R30'

20' U.E. & D.E.

STREET D

5' S/W | 50' R/W | 30' B/B | 5' S/W

25' U.E. & D.E.

INSTALL ROAD CLOSED BARRIER (TYP.)

STOP SIGNS

STREET LIGHT (TYP.)

STOP SIGN

25' U.E. & D.E.

25' U.E. & D.E.

67.00' | 67.00' | 65.00' | 60.00' | 60.00' | 70.00' | 120.49'

25' U.E. & D.E.

30' B/B

5' S/W

S02°45'52"W 66.50'

66.50'

82 | 83 | 84 | 85 | 86 | 87 | 88

120.05' | 120.04' | 120.07' | 130.15' | 142.65' | 142.95' | 112.94'

8' U.E. & D.E.

8' U.E. & D.E.

S87°14'08"E 120.61'

25' U.E. & D.E.

25' U.E. & D.E.

46.50'

76.50'

89

STOP SIGN WITH STREET NAMES (TYP.)

50' R/W

STREET E

STREET LIGHT (TYP.)

67.00' | 63.75' | C10 | C9 | 44.72' | S75°59'08"E 53.19' | C8 | C7 | 53.20' | 40.00' | C6 | R30' | C5 | 90.75'

25' U.E. & D.E.

5' S/W | 50' R/W | 30' B/B | 5' S/W

INSTALL ROAD CLOSED BARRIER (TYP.)

47.00' | 60.00' | 36.59' | C11 | L50 | N72°59'08"W 88.96' | C13 | N87°14'08"W 294.04'

20' U.E. & D.E.

SIGN WITH T NAMES (TYP.)

92 | 91 | 90

S02°45'52"W 142.88' | S02°45'52"W 142.88' | 139.09'

8' U.E. & D.E.

8' U.E. & D.E.

8' U.E.

SIDEWALKS ALONG COMMON AREAS TO BE CONSTRUCTED UNDER THIS CONTRACT

MATCH LINE

77.00' | S87°14'08"E 60.00' | 60.00'

25' U.E. & D.E.

25' U.E. & D.E.

20' U.E.

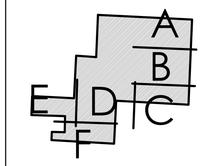
POND/ DRAINAGE
ESMT
107178.00 SQ FT
2.46 ACRES

281.61'

GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING
PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|

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PRELIMINARY PLAT - D

C-107

DRAWING: C:\25111200 JAMES LANDING\1 MARKETING\TURF\CIVIL\DWG\1 PRELIMINARY PLAT.DWG
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LAST PLOTTED BY: ANDERSON LANEY

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

MATCH LINE

DRAINAGE ESMT 1/
NON BUILDABLE
18290.32 SQ FT
0.42 ACRES

S DAWS STREET

STOP SIGN WITH STREET NAMES (TYP.)

RELOCATE EXISTING POWER POLE COORDINATE WITH ELECTRIC COMPANY

STREET LIGHT (TYP.)

STREET E

STREET

STOP SIGN WITH STREET NAMES (TYP.)

DRAINAGE ESMT 2/
NON BUILDABLE
11798.70 SQ FT
0.27 ACRES

MATCH LINE

HAWKS LANDING
PEA RIDGE, AR

Key Plan

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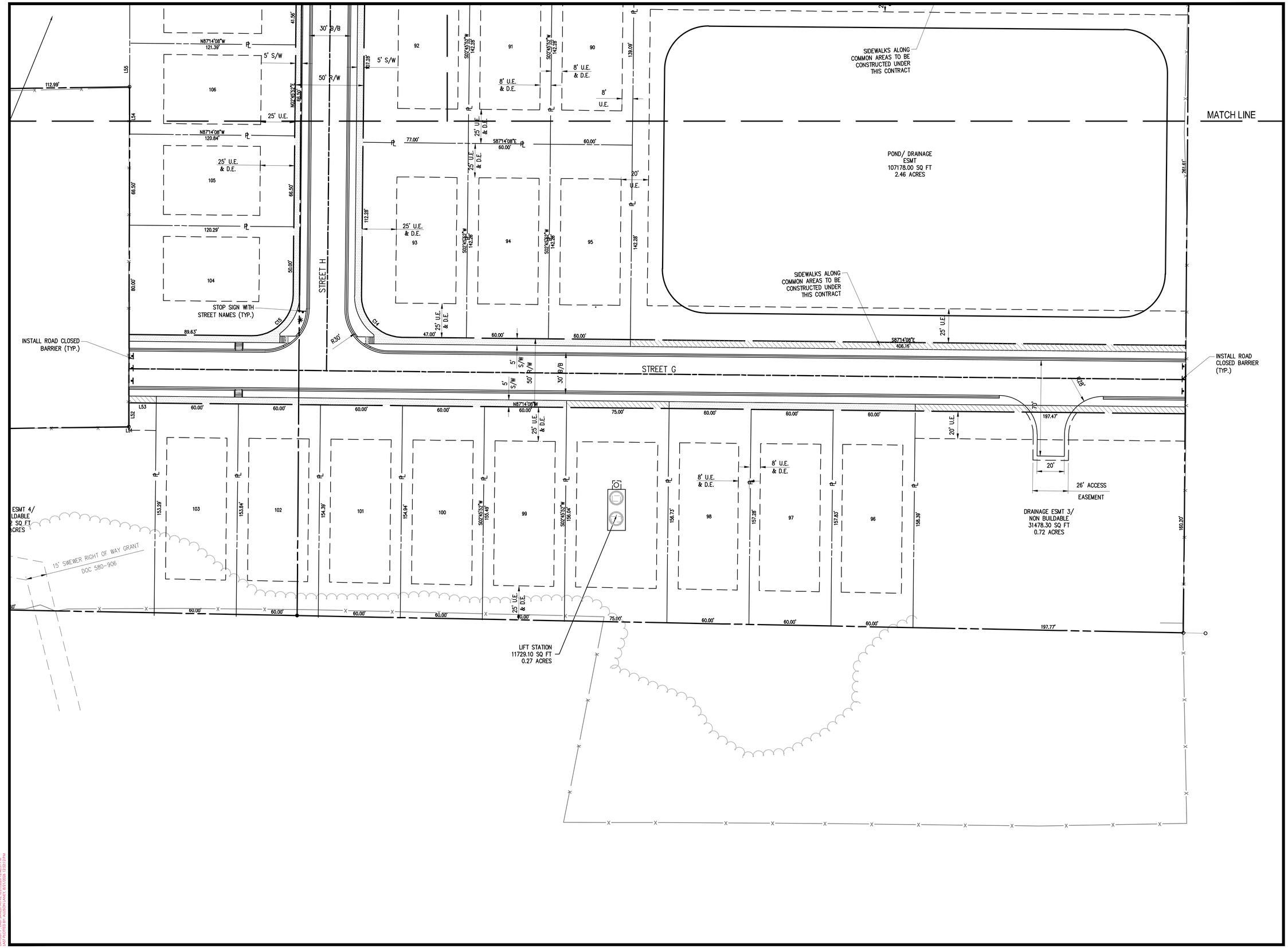
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PRELIMINARY PLAT - E

C-108

DRAWING: C:\25111200 HAWKS LANDING\CIVIL\SHEETS\CTT\CIVIL1 LOWG\1 PRELIM\MAP PLAT.DWG
LAYOUT: C-108 PRELIM PLAT - E | PLOTTED: 8/27/2026 12:52:54 PM
LAST PLOTTED BY: ALLISON LANEY 8/27/2026 12:52:54 PM




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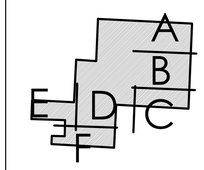
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GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




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PRELIMINARY PLAT - F

C-109

DRAWING: C:\25111200 JHAWKSLANDING\ARKANSAS\ARKBASE\STRUCTURES\CIVIL\DWGS\PRELIMMAXP PLAT.DWG
LAYOUT: LAYOUT1 PLOTTED: 8/27/2026 12:52:27 PM
LAST PLOTTED BY: ALLISON LANEY 8/27/2026 12:52:27 PM

## LEGEND (EXISTING SYMBOLS)

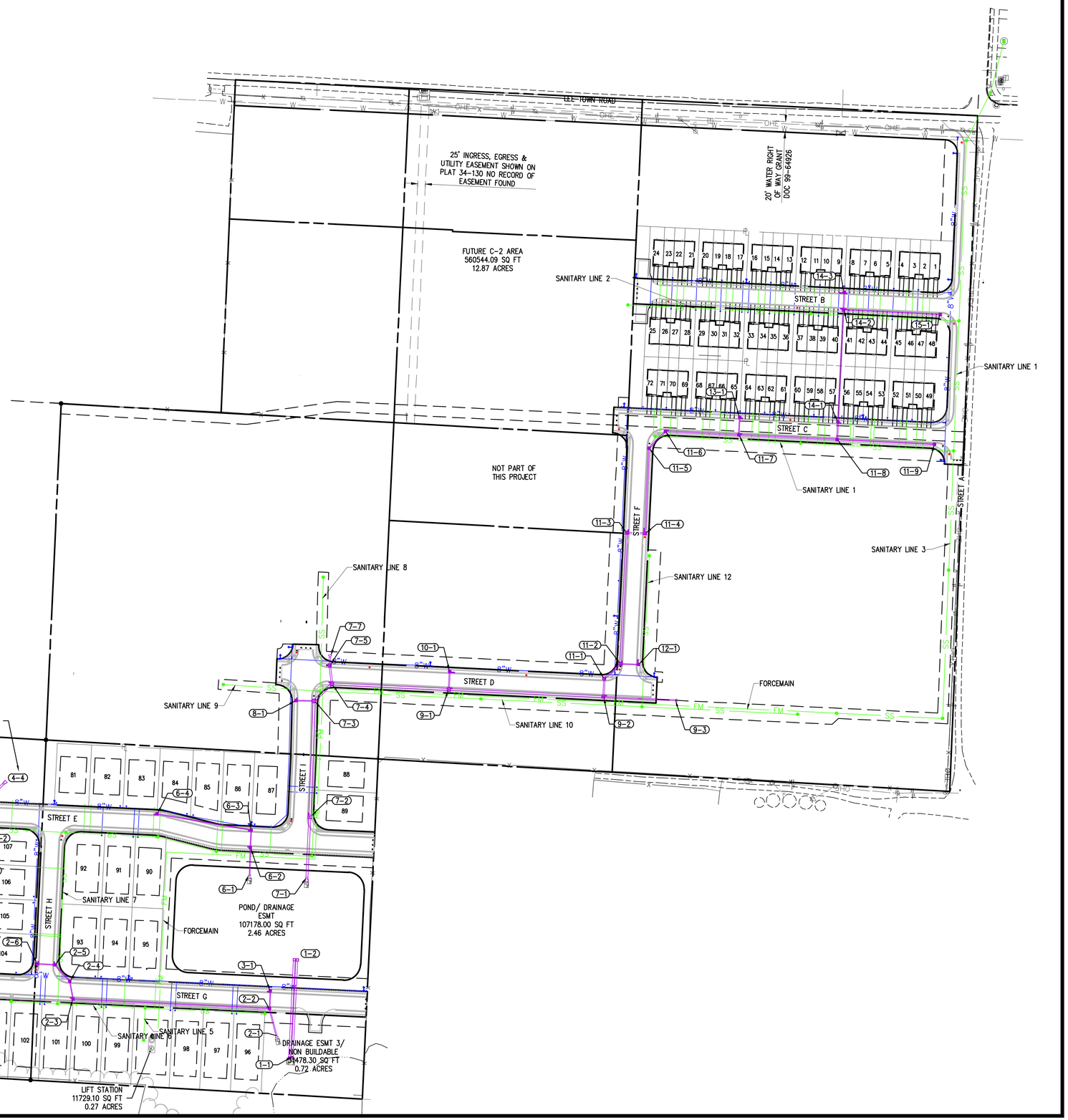
| SYMBOLS | |
|---|---|
| | BENCHMARK |
| | FOUND IRON PIPE/REBAR |
| | PRIMARY CONTROL/SET MONUMENT |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| GM | GAS METER |
| GV | GAS VALVE |
| LP | LIGHT POLE |
| | ELECTRIC METER |
| PP | POWER POLE |
| S | SANITARY MANHOLE |
| CO | SANITARY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

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

## LEGEND (CONSTRUCT)

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

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





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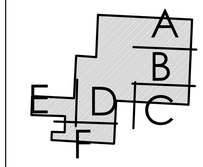
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
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OVERALL UTILITY PLAN (C)

C-110


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LAST PLOTTED BY: ALISON HAREY 8/21/2026 12:52:33 PM

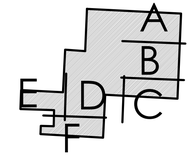
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No. 109
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GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING
PEA RIDGE, AR

Key Plan




| No. | Description | Date |
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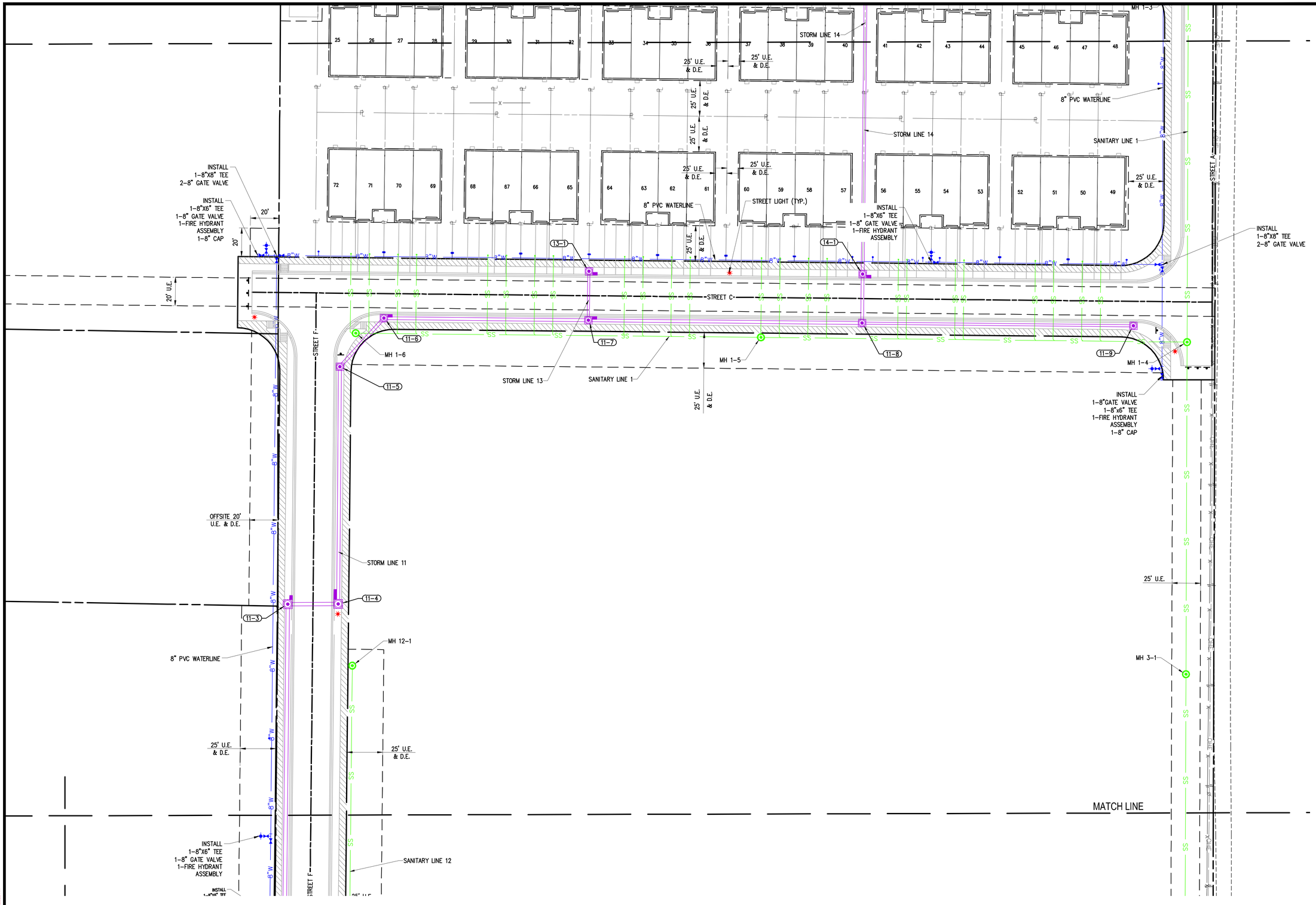
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UTILITY PLAN - A (C)

C-111

DRAWING: G:\25111200_HAWKS LANDING\SHEETS\PLOTS\PLOTS\25111200_UTILITY PLAN.DWG
LAST PLOTTED BY: JEUDON LANEY, 8/27/2026 12:53:23 PM




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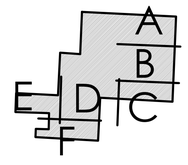
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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|
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UTILITY PLAN - B (C)

C-112

DRAWING G:\25111200 JHAWKS LANDING\CIVIL\DWG\UTILITY PLAN.DWG
LAST MODIFIED BY: ALLISON LAIRY 8/27/2026 12:53:39 PM

INSTALL
1-8"X6" TEE
1-8" GATE VALVE
1-FIRE HYDRANT
ASSEMBLY

25' U.E.
& D.E.

STREET F

SANITARY LINE 12

25' U.E.
& D.E.

STORM LINE 12

INSTALL
1-8"X8" TEE
2-8" GATE VALVE

20' U.E.
& D.E.

11-2

12-1

INSTALL
1-8"X6" TEE
1-8" GATE VALVE
1-FIRE HYDRANT
ASSEMBLY
1-8" CAP

11-1

20'

STREET D

STORM LINE 11

STORM LINE 9

9-2

MH 10-2

9-3

FORCEMAIN

SANITARY LINE 10

32' U.E.
& D.E.

MH 10-3

MH 3-3

20' U.E.
& D.E.

MH 3-2

8"W

FM

SS

OHE

X


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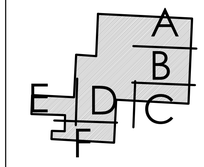
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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
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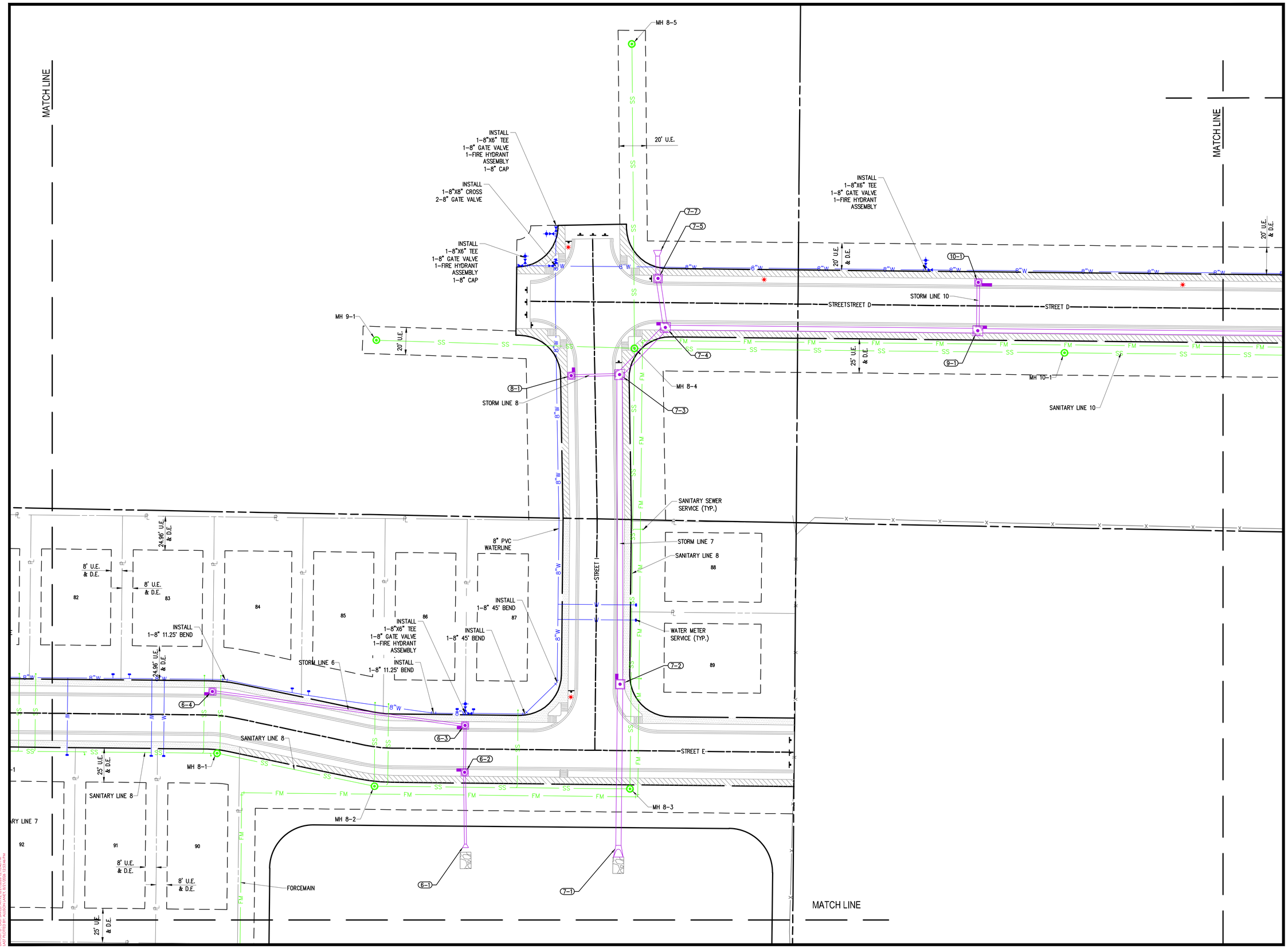
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UTILITY PLAN - C (C)

C-113


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LAST PLOTTED BY: ALLISON LAMEY





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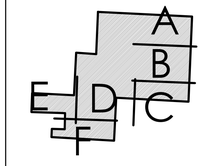
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GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING

PEA RIDGE, AR

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UTILITY PLAN - D (C)

C-114


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USER: TLINDLEY PLOTTED: 8/27/2026 12:53:46 PM
LAST PLOTTED BY: ALISON LAREY, 8/27/2026 12:53:46 PM

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GRAPHIC SCALE IN FEET
30' 0 30'

MATCH LINE

DRAINAGE ESMT 1/
NON BUILDABLE
18290.32 SQ FT
0.42 ACRES

25' U.E. & D.E.

CAUTION! EXISTING OVERHEAD ELECTRIC

EXISTING 8" WATERLINE APPROXIMATE LOCATION. CONTRACTOR TO FIELD VERIFY.

EXISTING SANITARY SEWER

8" X8" TAPPING SLEEVE AND VALVE RELOCATE EXISTING POWER POLE COORDINATE WITH ELECTRIC COMPANY

S DAMS STREET

6"SS

OHE

OHE

STORM LINE 5

8" PVC WATERLINE

INSTALL 1-8"X6" TEE 1-8" GATE VALVE 1-FIRE HYDRANT ASSEMBLY

STREET LIGHT (TYP.)

SANITARY SEWER SERVICE (TYP.)

INSTALL 1-8"X8" TEE 2-8" GATE VALVE

INSTALL 1-8"X6" TEE 1-8" GATE VALVE 1-FIRE HYDRANT ASSEMBLY

8' U.E. & D.E.

25' U.E. & D.E.

STREET E

STORM LINE 4

MH 7-3

MH 7-2

MH 7-1

WATER METER SERVICE (TYP.)

SANITARY LINE 7

8" PVC WATERLINE

DRAINAGE ESMT 2/
NON BUILDABLE
11798.70 SQ FT
0.27 ACRES

STREET H

MATCH LINE

5-1 5-2 4-1 4-2 4-3 4-4

73 74 75 76 77 78 79 80 81 82 112 111 110 109 108 107 106 105 92 91

8"W

SS

W

Key Plan

A B C D E F

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HAWKS LANDING
PEA RIDGE, AR

UTILITY PLAN - E (C)

C-115

DRAWING: C:\251112001 JOHNS\LANDING\24\PLAN\SHEET\CIVIL\DWGS\UTILITY PLAN.DWG
LAST EDITED BY: ALISON LAMEY 8/27/2026 12:53:53 PM

SANITARY LINE 7
MH 8-2
MH 8-3
FORCEMAIN
8" PVC WATERLINE
8" U.E. & D.E.
25' U.E. & D.E.
MATCH LINE
POND/ DRAINAGE ESMT
107178.00 SQ FT
2.46 ACRES
STREET H
STREET G
INSTALL 1-8"X6" TEE 1-8" GATE VALVE 1-FIRE HYDRANT ASSEMBLY 1-8" CAP
INSTALL 1-8"X8" TEE 2-8" GATE VALVE
INSTALL 1-8"X6" TEE 1-8" GATE VALVE 1-FIRE HYDRANT ASSEMBLY
SANITARY SEWER SERVICE (TYP.)
STORM LINE 1
STORM LINE 2
STORM LINE 3
MH 5-2
MH 5-3
MH 6-1
MH 6-2
MH 5-1
SANITARY LINE 5
SANITARY LINE 6
WATER METER SERVICE (TYP.)
20' U.E. & D.E.
DRAINAGE ESMT 3/ NON BUILDABLE
31478.30 SQ FT
0.72 ACRES
LIFT STATION
11729.10 SQ FT
0.27 ACRES
15' SWEWER RIGHT OF WAY GRANT DOC 580-906
6"SS
92
91
90
93
94
95
106
105
104
103
102
101
100
99
98
97
96
4-1
6-1
7-1
1-2
3-1
2-5
2-6
2-4
2-2
2-3
2-1
1-1


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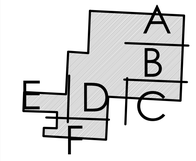
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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan




| No. | Description | Date |
|---|---|---|
| | | |


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QC by:
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UTILITY PLAN - F (C)

C-116


DRAWING: C:\25111200 JAWKS LANDING\1-WORKING\CIVIL\DWGS\ UTILITY PLAN.DWG
LAYOUT: UTILITY PLAN - F (C) MODEL: Model
LAST PLOTTED BY: ALEXDELLAMEY, 8/27/2026 12:54:51 PM

## LEGEND (EXISTING SYMBOLS)

**SYMBOLS**

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

**LINEWORK**

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

## LEGEND (CONSTRUCT)

**SYMBOLS**

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

**LINEWORK**

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

**GRADING PLAN SPOT ELEVATIONS**

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

LEE TOWN ROAD

FUTURE C-2 AREA
560544.09 SQ FT
12.87 ACRES

NOT PART OF THIS PROJECT

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I

DRAINAGE ESMT 1/
NON BUILDABLE
18290.32 SQ FT
0.42 ACRES

DRAINAGE ESMT 2/
NON BUILDABLE
11798.70 SQ FT
0.27 ACRES

DRAINAGE ESMT 3/
NON BUILDABLE
28778.30 SQ FT
0.72 ACRES

DRAINAGE ESMT 4/
NON BUILDABLE
28758.82 SQ FT
0.66 ACRES

POND/ DRAINAGE ESMT
107178.00 SQ FT
2.46 ACRES

LIFT STATION
11729.10 SQ FT
0.27 ACRES

S DAVIS STREET

S2°30'38"W 1032.45'

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GRAPHIC SCALE IN FEET
100' 0 100'

# HAWKS LANDING

PEA RIDGE, AR

Key Plan

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OVERALL GRADING PLAN

C-117


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GRADING PLAN - A

C-118

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MATCH LINE

MATCH LINE

STREET A

STREET C

STREET F

STORM LINE 14

STORM LINE 11

STORM LINE 12

FF 1315.35
FF 1315.35
FF 1314.70
FF 1314.70
FF 1313.60
FF 1313.60
FF 1312.90
FF 1313.20
FF 1313.55
FF 1314.45
FF 1315.20
FF 1315.20

TC 1310.83
TC 1310.82
TC 1311.28
TC 1315.31
TC 1316.37
TC 1316.38
TC 1317.04
TC 1317.53
TC 1306.07
TC 1305.90
TC 1306.07

TP 1317.39
TP 1317.64

13–1
14–1
11–1
11–2
11–3
11–4
11–5
11–6
11–7
11–8
11–9
12–1

1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317


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# HAWKS LANDING

PEA RIDGE, AR

Key Plan

A B C D E F

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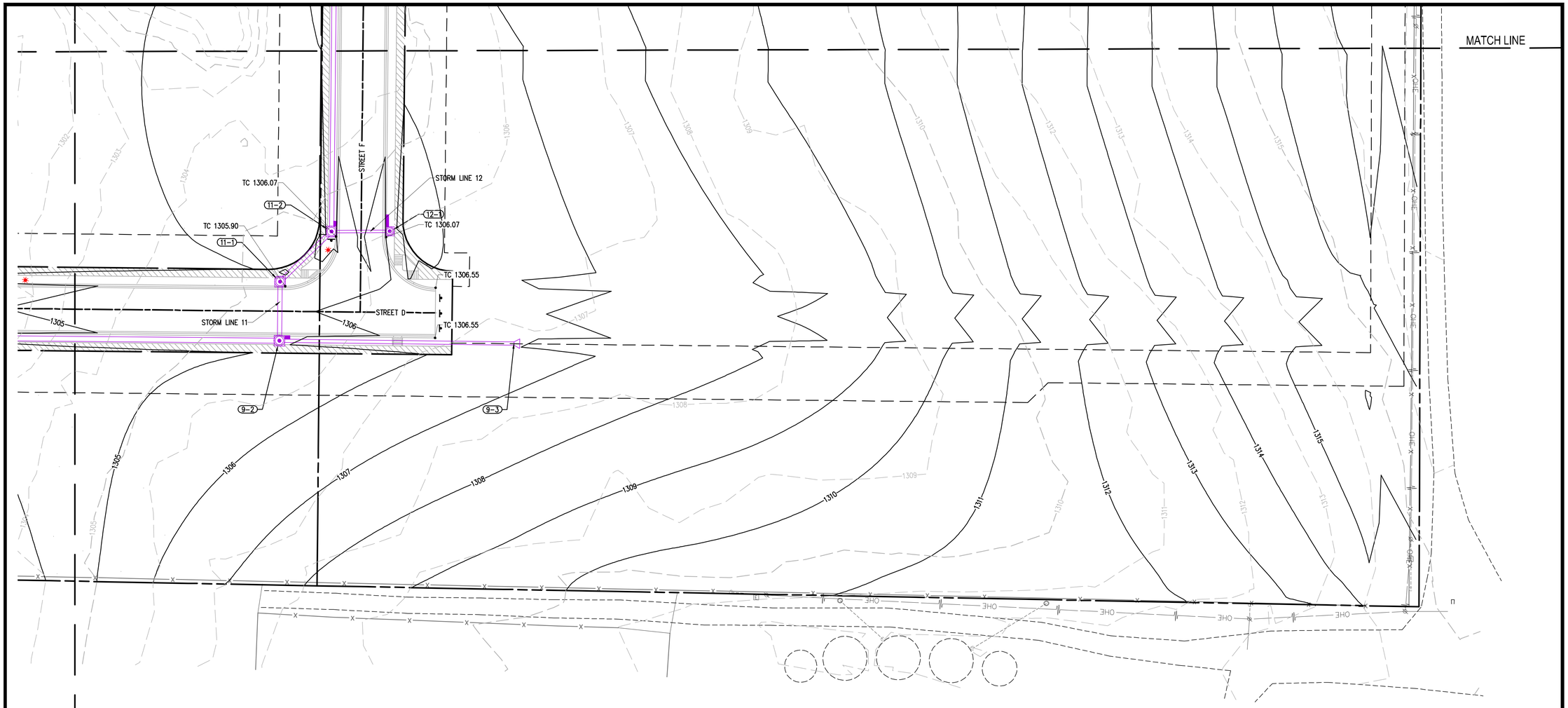
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GRADING PLAN - B

C-119


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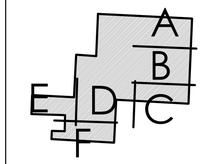
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PEA RIDGE, AR

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GRADING PLAN - C

C-120

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LAYOUT: C-120 GRADING PLAN C 8/21/2026 12:53:23 PM
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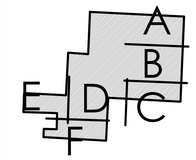
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GRAPHIC SCALE IN FEET
30' 0 30'

TC 1303.52
TC 1303.52
TC 1303.50
7–7
7–5
10–1
TC 1302.85
TC 1303.17
STORM LINE 10
STREET D
TC 1302.85
TC 1303.17
7–4
9–1
TC 1302.83
8–1
STORM LINE 8
STORM LINE 9
7–3
TC 1303.04
STORM LINE 7
88
FF 1300.60
82
FF 1296.60
83
FF 1296.70
84
FF 1296.80
85
FF 1296.90
86
FF 1296.90
87
FF 1296.90
89
FF 1298.90
STREET E
STREET
6–4
STORM LINE 6
TC 1295.34
7–2
TC 1294.77
TC 1294.67
6–3
TC 1295.02
TC 1296.82
TC 1294.77
TC 1294.67
TC 1294.18
TC 1294.09
TC 1293.98
TC 1294.18
TC 1294.09
TC 1296.05
FF 1296.20
92
FF 1296.20
91
FF 1295.90
90
6–2
6–1
7–1
MATCH LINE
MATCH LINE
POND / DRAINAGE
ESMT
107178.00 SQ FT
2.46 ACRES

Key Plan




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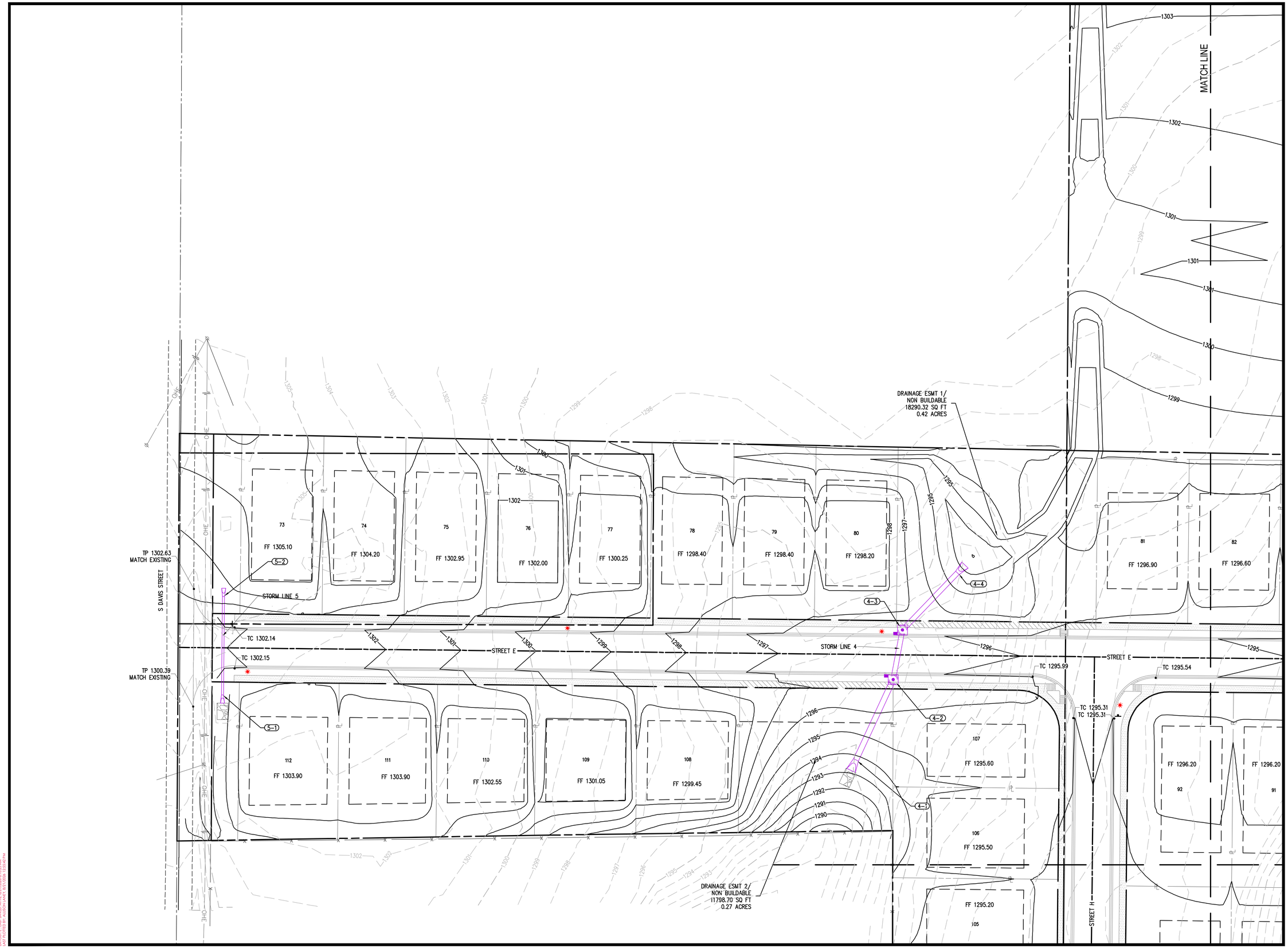
# HAWKS LANDING

PEA RIDGE, AR

GRADING PLAN - D

C-121

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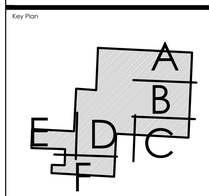
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# HAWKS LANDING

PEA RIDGE, AR

Key Plan




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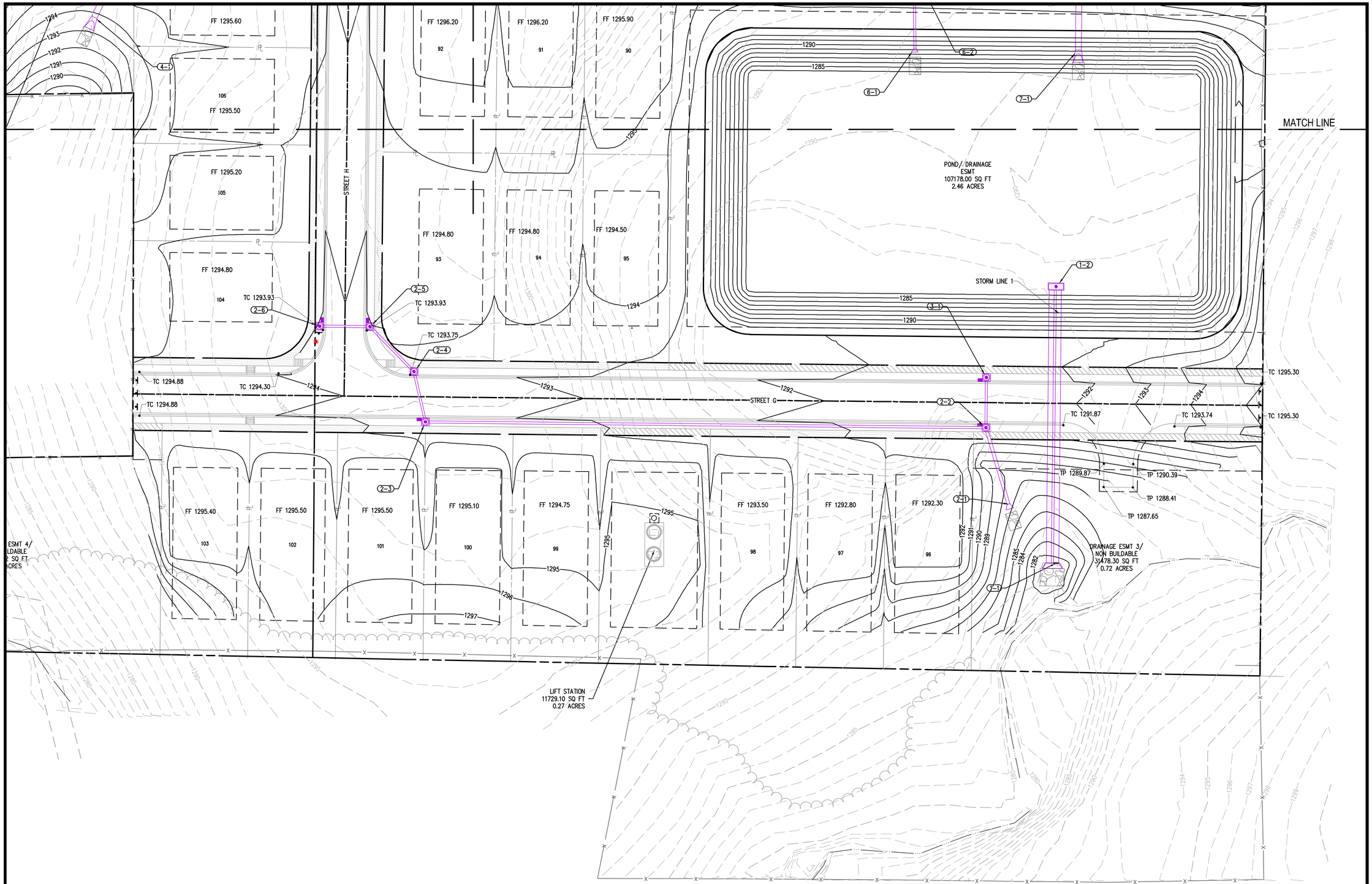
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GRADING PLAN - E

C-122


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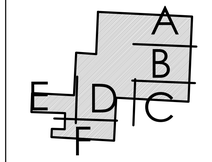
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PEA RIDGE, AR

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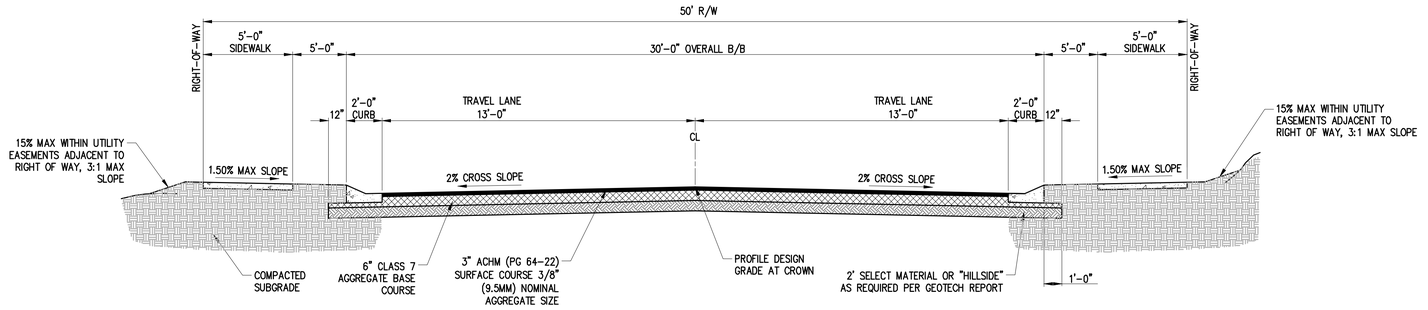
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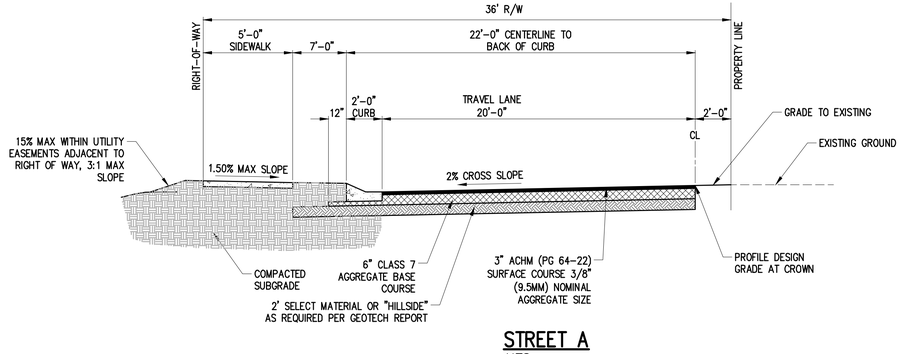
GRADING PLAN - F

C-123

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## TYPICAL 2-LANE ASPHALT STREET SECTION
NTS




## STREET A
NTS

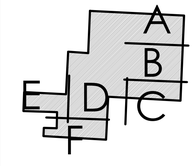
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TYPICAL SECTIONS

C-501

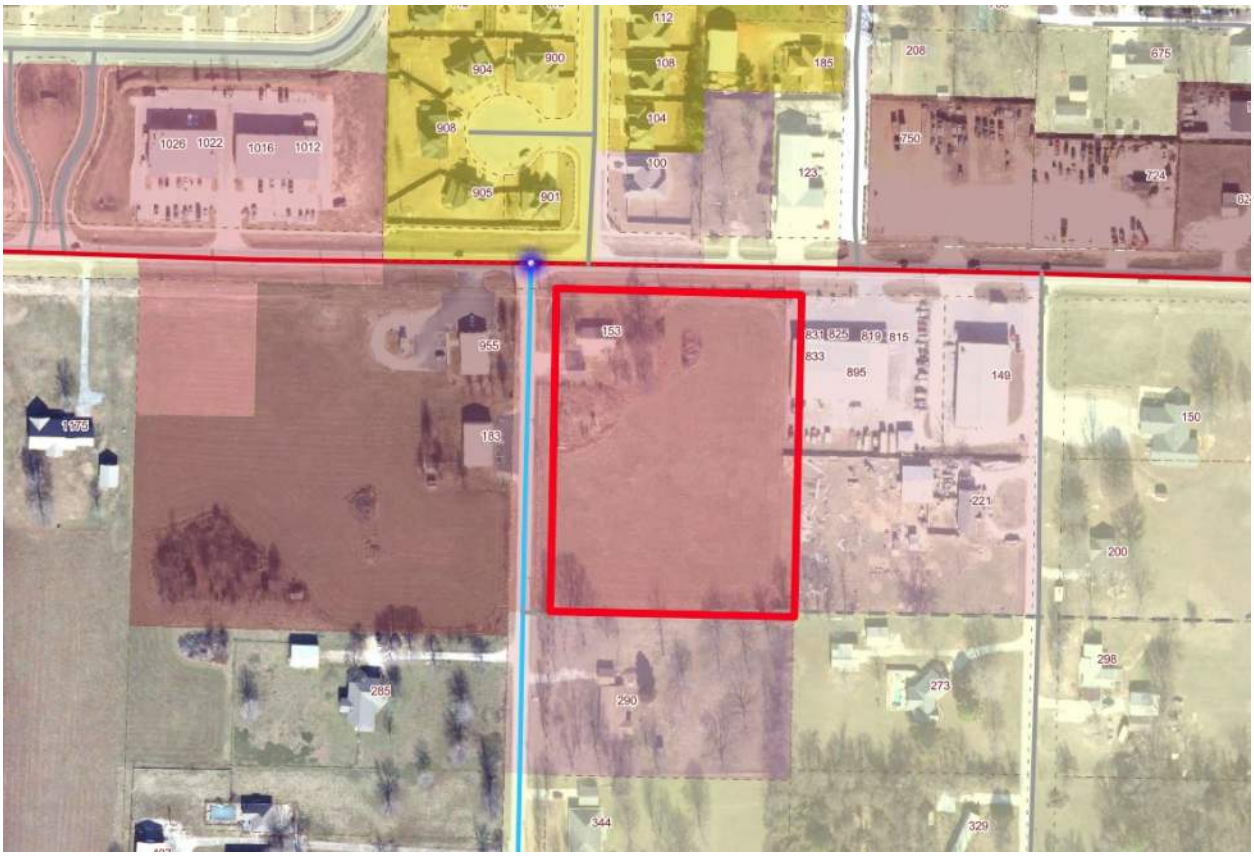
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LAST PLOTTED BY: AUDEN LAMEY 8/21/2026 12:56:07 PM

# STAFF REPORT

## Goodwill Large Scale Development

| | |
|---|---|
| **Location:** | 153 Hallack Lane |
| **Current Zoning:** | C-2, General Commercial |
| **Land Use Designation:** | SLC, Slack and Lee Town Corridor |
| **Owner/Applicant:** | Goodwill |

**Vicinity Map** (illustrative only):




**Property Description**

The subject property is located at 153 Hallack Lane, being parcel number(s) 13-00692-000. The property is presently zoned C-2, General Commercial, with a Future Land Use designation of SLC, Slack and Lee Town Corridor. The property is presently developed as a single-family home. This property has direct access to Slack Street and Hallack Lane.

## Project Description

The applicant is proposing a Large Scale Development that consists of one new commercial structure and associated parking. 91 total parking spaces are provided and located on the north and west sides of the property, exceeding the minimum required. Three driveways are proposed, one on Slack Street and two on Hallack. Stormwater facilities are located underground throughout the site.

Landscaping provided meets or exceeds our minimum code requirements. Screening is not required as this adjacent to any low density residential zoning districts.

## Variances

There are no variances requested with this LSD.

## Analysis & Recommendation

The proposed development *does not* meet the requirements of the Zoning Ordinance and Building Regulations of the City of Pea Ridge; therefore, staff recommends **this item be tabled** to allow the applicant to revise their plans.

## 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<br>2 Story–18<br>3 Story- 27 |
| Lot width (all uses) | 240' | 120' | 100' | 60' | 100' | 1 Story– 150'<br>2 Story-150'<br>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'<br>2 Story-20'<br>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 |

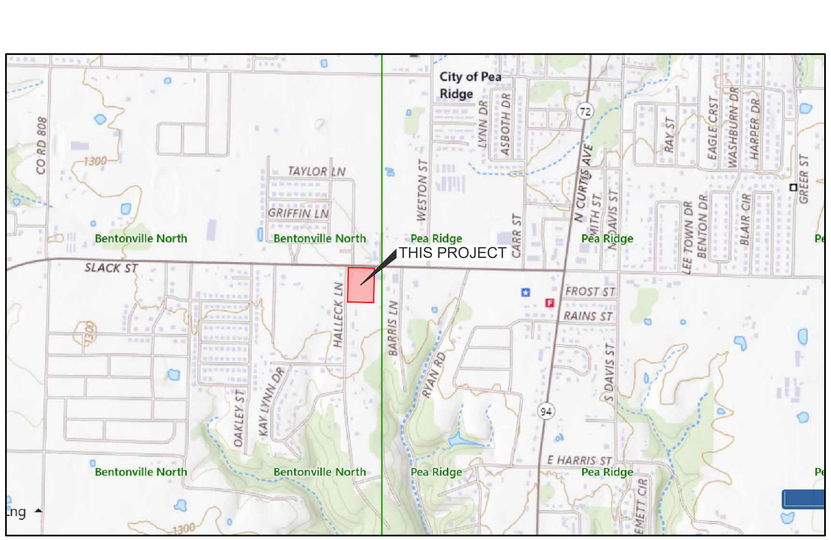
# LARGE SCALE DEVELOPMENT PLANS FOR:

GRADING, PAVING, DRAINAGE,
SANITARY SEWER, WATER SYSTEM
AND LANDSCAPING

# GOODWILL DONATION RETAIL STORE

PART OF LOT 16
OF THE REVISED PLAT OF MEDLIN SUBDIVISION
TO THE CITY OF PEA RIDGE, ARKANSAS

| SHEET LIST TABLE | |
|---|---|
| **SHEET NUMBER** | **SHEET TITLE** |
| C01 | TITLE SHEET |
| C02 | SURVEY |
| C03 | DEMOLITION PLAN |
| C04 | SITE PLAN |
| C05 | PAVING PLAN |
| C06 | EROSION CONTROL PLAN |
| C07 | EROSION CONTROL DETAILS |
| C08 | SITE GRADING PLAN |
| C09-C11 | STANDARD DETAILS |
| C12 | SITE UTILITY PLAN |
| C13 | SANITARY SEWER DETAILS |
| C14-C15 | WATER DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L2.0 | LANDSCAPE DETAILS |




**VICINITY MAP**
**(1"=1000')**

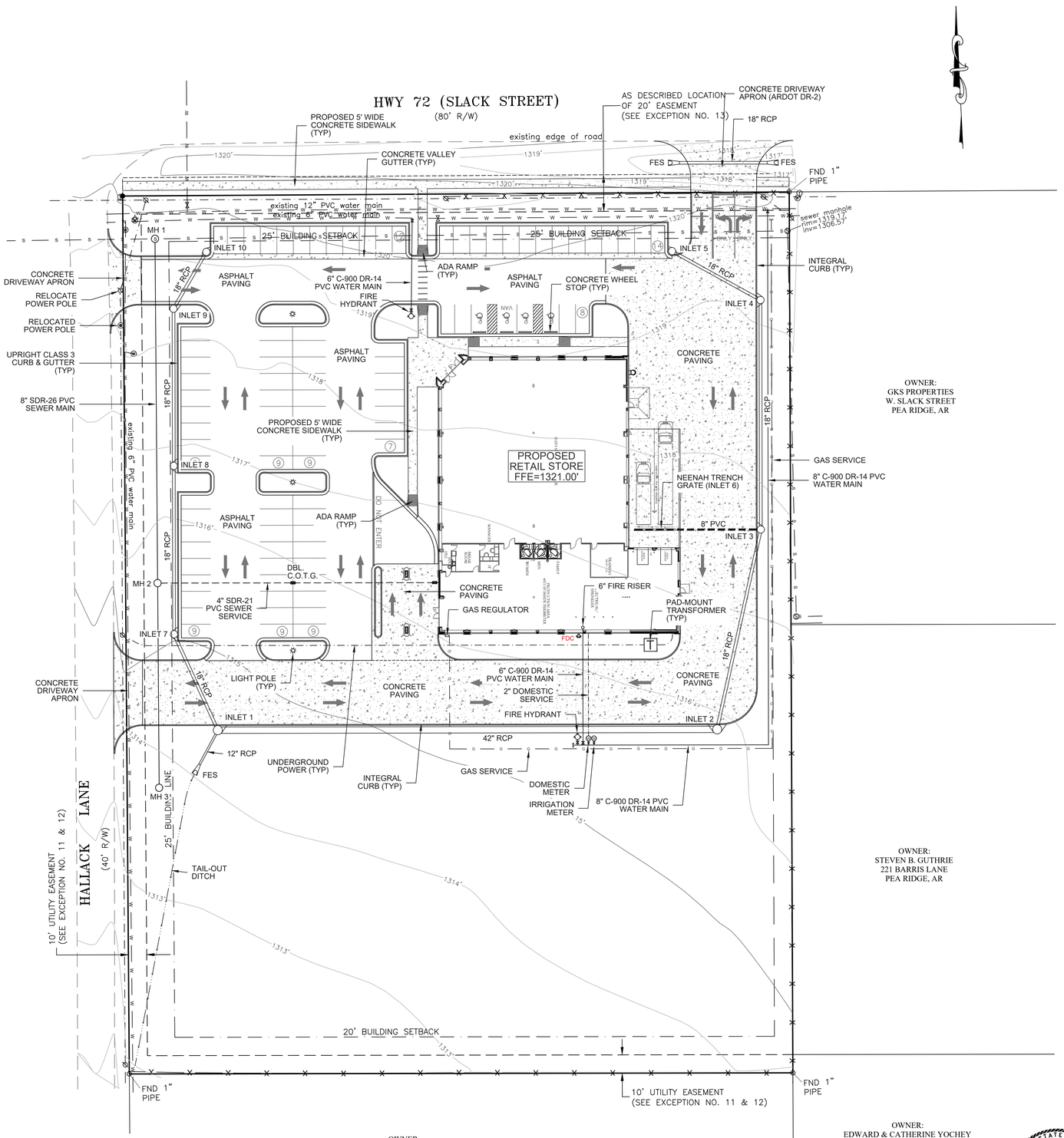
## OWNER/DEVELOPER:

**GOODWILL INDUSTRIES OR ARKANSAS, INC**
**7400 SCOTT HAMILTON DRIVE, SUITE 50**
**LITTLE ROCK, AR 72209**
**CONTACT: CURTIS ROMAN**
**(501) 372-5100**

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7094
JOE D. WHITE JR.

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER


**JOE WHITE & ASSOCIATES, INC.**
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141




GENERAL SITE UTILITY CONSTRUCTION NOTES:

1. FINISH CONTOURS AND GRADES SHOWN ARE FOR FINISHED SURFACES, ALLOWANCES SHALL BE MADE FOR PAVEMENTS, SLABS, TOPSOIL, SOD, ETC. UNIFORM PLANES AND SURFACES SHALL BE SHAPED BETWEEN FINISHED SPOT ELEVATIONS AND/OR FINISH CONTOURS SHOWN. MINIMUM PAVEMENT SLOPES SHALL BE 1%, MINIMUM FINISH SLOPES ON GRASS OR SOD SURFACES SHALL BE 1%, MINIMUM LONGITUDINAL CONCRETE CURB & GUTTER SLOPE SHALL BE 0.6%, SPILL-OUT CURB SHALL BE USED ON THE HIGH SIDE OF PAVEMENT AND AT DISCHARGE POINTS.
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3. ALL AREAS TO BE CUT OR FILLED SHALL BE CLEARED AND GRUBBED. THE MAXIMUM FILL SLOPE SHALL BE 3:1. ALL FILLS SHALL BE MADE IN 8" LIFTS AND COMPACTED, AT OPTIMUM MOISTURE CONTENT TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557), AS DETERMINED BY IN-PLACE DENSITY TESTS. BORROW AND FILL MATERIAL SHALL BE SELECT CLAY SAND OR SANDY CLAY HAVING A LIQUID LIMIT LESS THAN 40 OR OTHER APPROVED FILL. FILL SOILS CLASSIFYING AS SC OR GC ACCORDING TO THE UNIFIED SOILS CLASSIFICATION SYSTEM ARE CONSIDERED SUITABLE. SHALE MATERIAL USED IN FILL SHALL BE COMPACTED AT 3% ABOVE OPTIMUM MOISTURE CONTENT WITH A VIBRATORY SHEEPS FOOT COMPACTOR.
4. THE CONTRACTOR SHALL COORDINATE WITH EACH UTILITY COMPANY PRIOR TO ANY EXCAVATION. ANY DAMAGE TO UTILITY LINES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING AND PROPOSED STORM SEWER, SANITARY SEWER AND WATER LINES TO ENSURE THAT THEY ARE INSTALLED WITH ADEQUATE COVER AND CLEARANCE . ALL ROUGH GRADING SHALL BE COMPLETE BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER AND APPURTENANCES, WATER MAINS AND APPURTENANCES. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH SELECT MATERIAL AS SPECIFIED IN NOTE #3 ABOVE.
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11. THE CONTRACTOR SHALL CALL "ONE-CALL" FOR LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
12. ANY EXCESS EXCAVATED MATERIAL, NOT REQUIRED FOR CONSTRUCTION OF FILLS SHALL BE DISPOSED OF OFF-SITE.

**LEGEND**

| | |
|---|---|
| ○ | FOUND AS NOTED |
| ● | SET 1/2" IRON PIN |
| ⧖ | WATER VALVE |
| ⊹ | FIRE HYDRANT |
| (W) | WATER METER |
| rpz | RPZ |
| T | ELECTRIC TRANSFORMER |
| E | ELECTRIC BOX |
| | FIBER-OPTIC SIGN |
| G | GAS METER |
| | BURIED GAS MARKER |
| | POWER POLE |
| | GUY WIRE |
| | LIGHT POLE |
| | GROUND LIGHT |
| | BOLLARD POLE |
| (S) | SANITARY SEWER MANHOLE |
| (D) | DRAINAGE MANHOLE |
| C | SEWER OR DRAIN CLEAN-OUTS |
| T | TELEPHONE RISER |
| | TELEPHONE SIGN |
| C | CABLE RISER |
| | JUNCTION BOX-DRAINAGE |
| | CURB INLET-DRAINAGE |
| | GRATE INLET-DRAINAGE |
| rcp | REINFORCED CONCRETE PIPE |
| cmp | CORRUGATED METAL PIPE |
| | SIGN |
| | HANDICAP PARKING |
| H.C. | HANDICAP RAMP |
| | CONCRETE |
| x — x | CHAIN LINK FENCE |
| | WOOD FENCE |
| | OVERHEAD POWER |
| E | (UG) UNDERGROUND ELECTRIC |
| G | (UG) UNDERGROUND GAS |
| T | (UG) UNDERGROUND FIBER OPTIC |
| TELE | (UG) UNDERGROUND TELEPHONE |
| W | (UG) UNDERGROUND WATER |
| S | (UG) UNDERGROUND SEWER |

PROPOSED GOODWILL RETAIL STORE

- ZONING OF PROPERTY - C-2
- BUILDING SIZE - +/- 17,000 SQ. FT.
- PARKING SPACES - 91 SPACES
- ADA PARKING SPACES - 4 SPACES
- TOTAL PARKING SPACES - 95 SPACES
- LOT SIZE - 174,557 SF (4.01 ACRES)

SCALE IN FEET
30' 15' 0' 30' 60' 90'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7094
JOE D. WHITE JR.

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

**C04 SITE PLAN**

# GOODWILL INDUSTRIES OF ARKANSAS

## DONATION RETAIL STORE

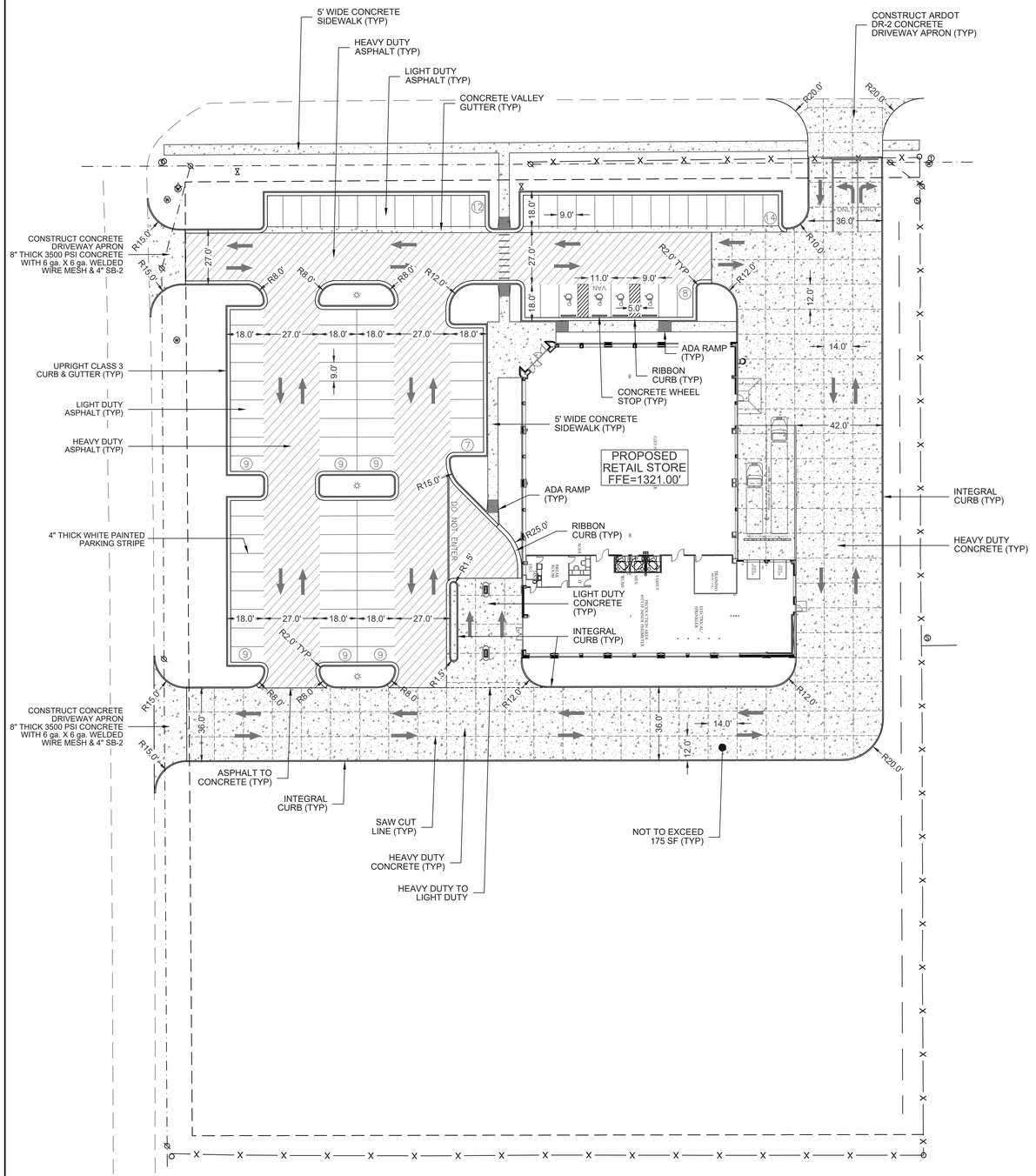
PART OF LOT 16
OF THE REVISED PLAT OF MEDLIN SUBDIVISION
TO THE CITY OF PEA RIDGE, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

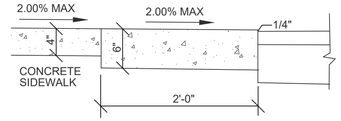
DATE: SEPTEMBER 21, 2026 | SCALE: 1" = 30'

PROJECT NUMBER: 26-181L

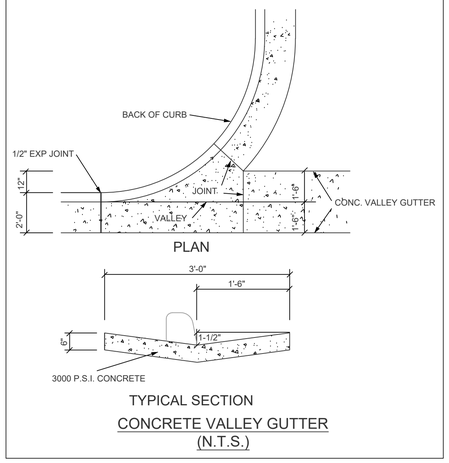
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NOTE:
POUR ALL JOINTS WITH ACCEPTABLE BITUMINOUS JOINT FILLER.




CONCRETE RIBBON CURB
(N.T.S.)




TYPICAL SECTION
CONCRETE VALLEY GUTTER
(N.T.S.)

NOTES:
1. DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB.
2. PAVEMENT SECTIONS SHOWN AS PER RECOMMENDATION FROM OWNER.
3. ALL SIGNAGE, PAVEMENT MARKINGS AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.
4. FIRE LANE STRIPING AND SIGNAGE TO BE COORDINATED WITH PEA RIDGE FIRE MARSHAL AFTER PLACEMENT OF CURB & GUTTER.

## LEGEND

| | |
|---|---|
| ○ | FOUND AS NOTED |
| ● | SET 1/2" IRON PIN |
| ⧖ | WATER VALVE |
| | FIRE HYDRANT |
| W | WATER METER |
| RPZ | RPZ |
| T | ELECTRIC TRANSFORMER |
| E | ELECTRIC BOX |
| | FIBER-OPTIC SIGN |
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| T | TELEPHONE RISER |
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| JB | JUNCTION BOX-DRAINAGE |
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| rcp | REINFORCED CONCRETE PIPE |
| cmp | CORRUGATED METAL PIPE |
| | SIGN |
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## PAVING LEGEND

LIGHT DUTY ASPHALT PAVEMENT
3" HMAC WEARING SURFACE
6" SB-2
12" MIN. COMPACTED SUBGRADE

HEAVY DUTY ASPHALT PAVEMENT
4" HMAC WEARING SURFACE
8" SB-2
12" MIN. COMPACTED SUBGRADE

CONCRETE SIDEWALK
4" THICK 3000 P.S.I. CONCRETE

LIGHT DUTY CONCRETE PAVEMENT
5" THICK 3500 PSI CONCRETE
6" SB-2
12" MIN. COMPACTED SUBGRADE

HEAVY DUTY CONCRETE PAVEMENT
6" THICK 3500 PSI CONCRETE
6" SB-2
12" MIN. COMPACTED SUBGRADE

SCALE IN FEET
30' 15' 0' 30' 60' 90'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7094
JOE D. WHITE, JR.

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

**C05 PAVING PLAN**

# GOODWILL INDUSTRIES OF ARKANSAS

## DONATION RETAIL STORE

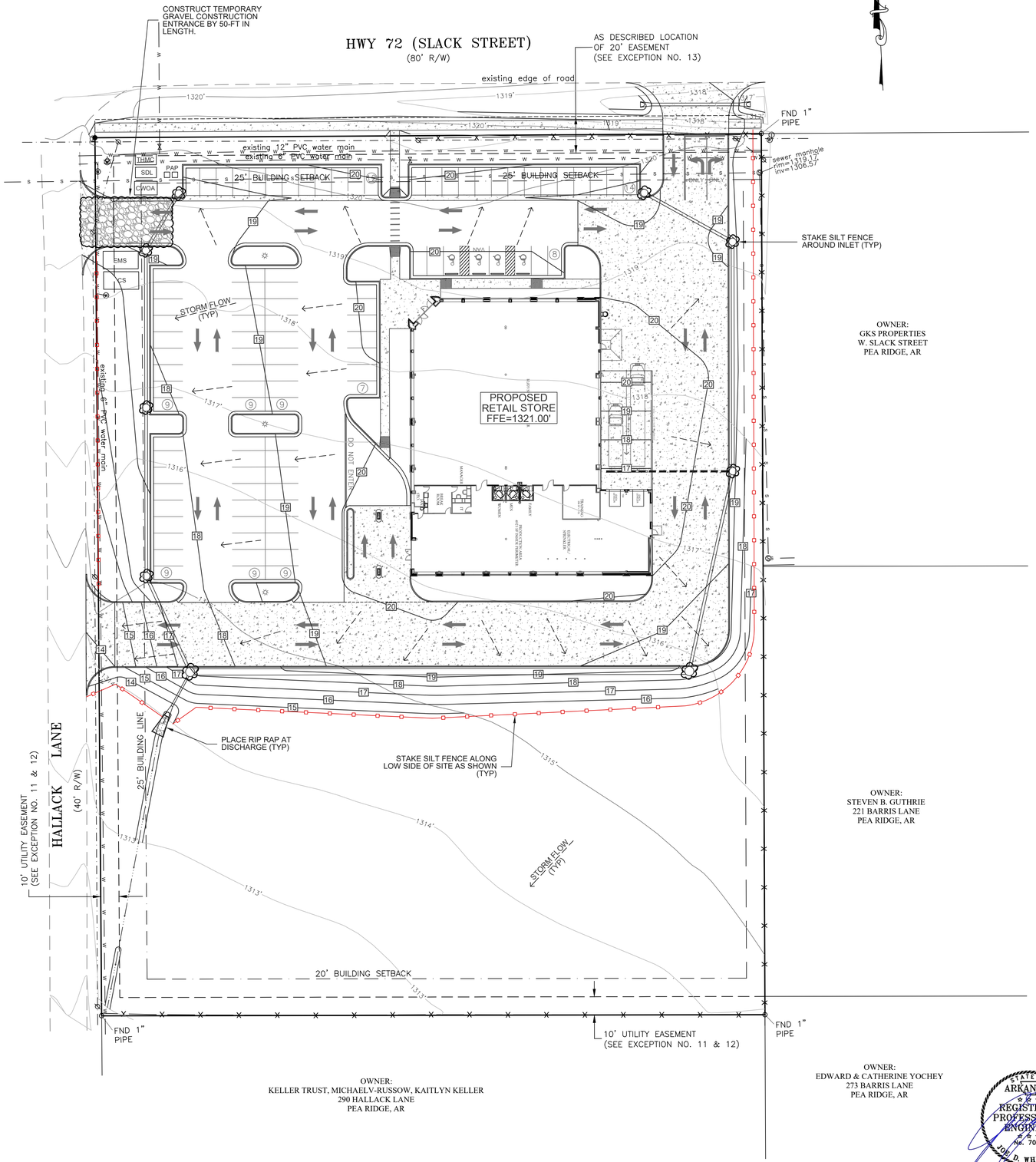
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CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141


DATE: SEPTEMBER 21, 2026 | SCALE: 1" = 30'

PROJECT NUMBER: 26-181L

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| | BURIED GAS MARKER |
| | POWER POLE |
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| TELE | (UG) UNDERGROUND TELEPHONE |
| W | (UG) UNDERGROUND WATER |
| S | (UG) UNDERGROUND SEWER |

Erosion Control Notes:

1. Contractor shall obtain all permits required from ADEQ and City of Pea Ridge 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 and sediment control devices shall be installed before construction begins. Those items shall remain in place until all excavation is complete.
5. For Erosion Control, stake Silt Fence in place prior to construction.
6. All disturbed areas shall be Fertilized, Seeded and Mulched (or Landscaped) as soon as practical.
7. The Contractor shall be responsible for filing a Notice of Intent and a Storm water Pollution Prevention Plan as required by ADEQ. All permits shall be acquired prior to the start of construction.
8. The Contractor shall modify, supplement or alter the erosion control measures shown on the Erosion Control Plan as necessary to control storm water runoff during the various stages of construction & comply with the SWPPP as approved by ADEQ.
9. Entire site to be seeded (or sodded) once the on-site construction grading is complete.
10. Total disturbed area is 2.8 Acres +/-.

| | |
|---|---|
| CWOA | CONCRETE WASH-OUT AREA |
| EMS | EQUIPMENT MATERIAL STORAGE |
| CS | CHEMICAL STORAGE (FUEL TANK LOCATION) |
| THMC | TEMPORARY HAZARDOUS MATERIAL CONTAINER |
| SDL | SOLID DUMPSTER LOCATION |
| PAP | PORT-A-POTTY LOCATION |
| | SILT FENCE |
| | SILT FENCE AROUND INLET |
| | STORM FLOW ARROW |
| | CONSTRUCT DITCH |

ALL DISTURBED AREAS TO BE SEEDED, SODDED OR LANDSCAPED AS SOON AS POSSIBLE. REFER TO LANDSCAPE PLAN (TYP)

SCALE IN FEET
30' 15' 0' 30' 60' 90'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7094
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#3871
ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

## C06 EROSION CONTROL PLAN

# GOODWILL INDUSTRIES OF ARKANSAS

DONATION RETAIL STORE

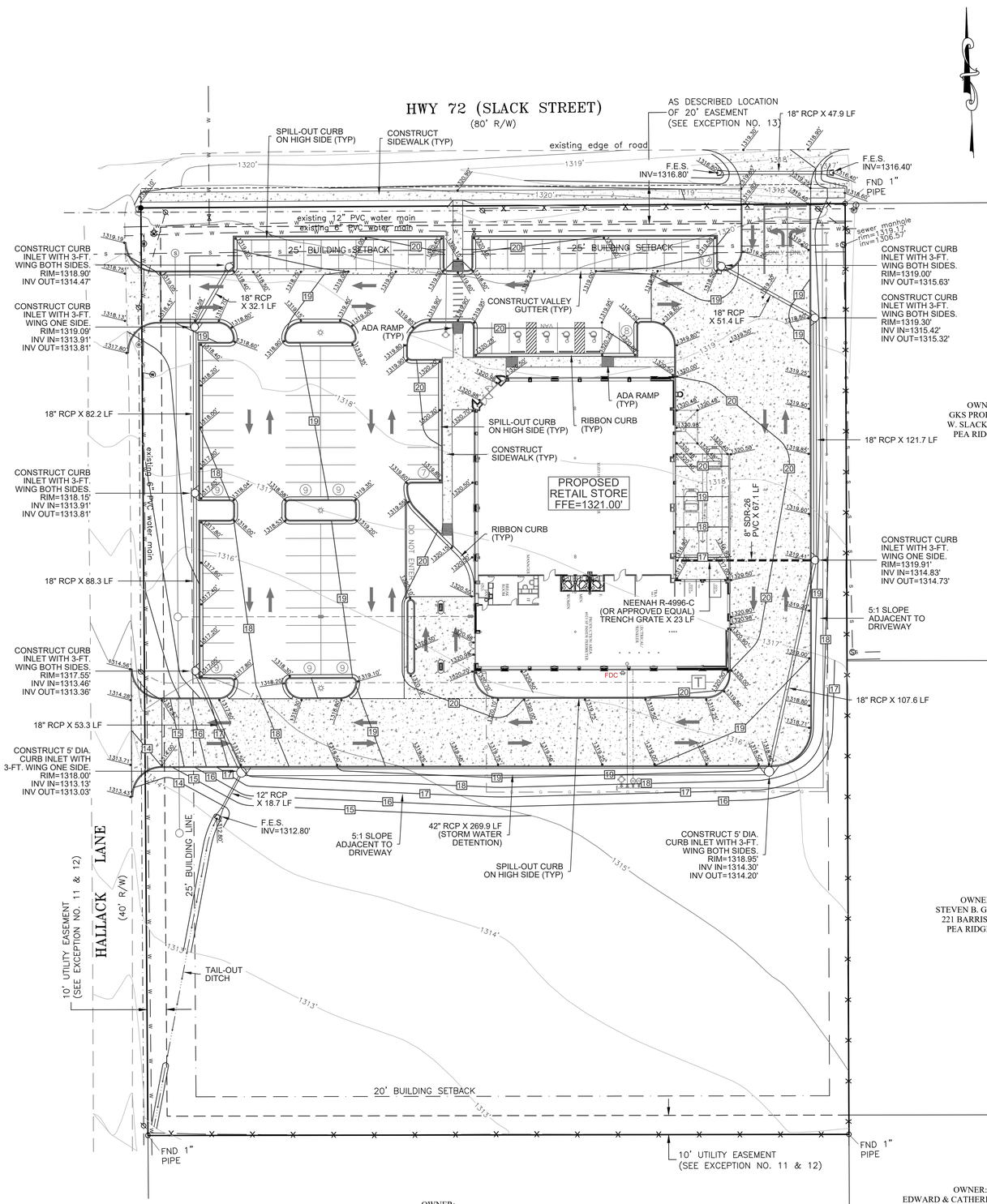
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PROJECT NUMBER: 26-181L

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JOE WHITE & ASSOCIATES, INC.
100-YEAR STORMWATER DETENTION CALCULATIONS

9/2/2026
26-181L
153 Hallack Street Pea Ridge

| | |
|---|---|
| 4.0073 | Project Area (Ac) |
| 2.62 | Acreage to Detain (Ac) |
| 1.5 | Average Slope of Land (%) |
| 0.45 | Undeveloped Runoff Coefficient ( C ) |
| 10 | Undeveloped Time of Concentration (min) |
| 8.42 | Undeveloped Rainfall Intensity (in/hr) |
| 9.93 | Undeveloped Flow (cfs) |

Calculate Developed "C" Value

| | | | | |
|---|---|---|---|---|
| 17,000 | Building (sf) | 0.95 | 1.25 | 20,188 |
| 65,995 | Paved Areas (sf) | 0.95 | 1.25 | 78,369 |
| 31,175 | Lawn & Landscaping (sf) | 0.45 | 1.25 | 17,536 |
| 114,170 | Total (sf) | | | 116,093 |

| | |
|---|---|
| 1.0168 | Developed Runoff Coefficient ( C ) |
| 5 | Developed Time of Concentration (min) |
| 8.50 | Developed Rainfall Intensity (in/hr) |
| 4.8541 | Differential Runoff Rate (in/hr) |

Simplified Volume Formula (R * A * Tc * 60)
3815.3 Total Volume Required (cf)

Volume Provided

| Pipes | | Length | Total (cf) |
|---|---|---|---|
| 18 | RCP | 536.70 | 948.43 |
| 42 | RCP | 269.90 | 2596.75 |

| Inlets | | Extra Depth | Total (cf) |
|---|---|---|---|
| 4 | Foot Diameter Inlet | 31.00 | 389.56 |
| 5 | Foot Diameter Inlet | 11.00 | 215.99 |
| 6 | Foot Diameter Inlet | 0.00 | 0.00 |
| | Total Volume Provided | | 4,150.72 (cf) |

Release Developed Flow
Orfice Outlet Structure = 0.6 * A (2gh)^0.5

| | |
|---|---|
| 12 | Release Pipe (in) |
| 4.44 | Height (ft) |
| 7.96 cfs | |

7.96 cfs is less than 9.93 cfs

GENERAL SITE UTILITY CONSTRUCTION NOTES:

1. FINISH CONTOURS AND GRADES SHOWN ARE FOR FINISHED SURFACES, ALLOWANCES SHALL BE MADE FOR PAVEMENTS, SLABS, TOPSOIL, SOD, ETC. UNIFORM PLANES AND SURFACES SHALL BE SHAPED BETWEEN FINISHED SPOT ELEVATIONS AND/OR FINISH CONTOURS SHOWN. MINIMUM PAVEMENT SLOPES SHALL BE 1%, MINIMUM FINISH SLOPES ON GRASS OR SOD SURFACES SHALL BE 1%, MINIMUM LONGITUDINAL CONCRETE CURB & GUTTER SLOPE SHALL BE 0.6%, SPILL-OUT CURB SHALL BE USED ON THE HIGH SIDE OF PAVEMENT AND AT DISCHARGE POINTS.
2. THE CONTRACTOR SHALL CONTROL EROSION ON THE SITE. ALL SLOPES SHALL BE FERTILIZED, SEEDED AND MULCHED (OR LANDSCAPED) AS SOON AS POSSIBLE. THE CONTRACTOR SHALL FILE A NOTICE OF INTENT WITH THE ARKANSAS DPC&E. THE SITE SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, WATER SHALL NOT BE ALLOWED TO POND.
3. ALL AREAS TO BE CUT OR FILLED SHALL BE CLEARED AND GRUBBED. THE MAXIMUM FILL SLOPE SHALL BE 3:1. ALL FILLS SHALL BE MADE IN 8" LIFTS AND COMPACTED, AT OPTIMUM MOISTURE CONTENT TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557), AS DETERMINED BY IN-PLACE DENSITY TESTS. BORROW AND FILL MATERIAL SHALL BE SELECT CLAY SAND OR SANDY CLAY HAVING A LIQUID LIMIT LESS THAN 40 OR OTHER APPROVED FILL. FILL SOILS CLASSIFYING AS SC OR GC ACCORDING TO THE UNIFIED SOILS CLASSIFICATION SYSTEM ARE CONSIDERED SUITABLE. SHALE MATERIAL USED IN FILL SHALL BE COMPACTED AT 3% ABOVE OPTIMUM MOISTURE CONTENT WITH A VIBRATORY SHEEPS FOOT COMPACTOR.
4. THE CONTRACTOR SHALL COORDINATE WITH EACH UTILITY COMPANY PRIOR TO ANY EXCAVATION. ANY DAMAGE TO UTILITY LINES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING AND PROPOSED STORM SEWER, SANITARY SEWER AND WATER LINES TO ENSURE THAT THEY ARE INSTALLED WITH ADEQUATE COVER AND CLEARANCE . ALL ROUGH GRADING SHALL BE COMPLETE BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER AND APPURTENANCES, WATER MAINS AND APPURTENANCES. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH SELECT MATERIAL AS SPECIFIED IN NOTE #3 ABOVE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES GOVERNING WORK OF THIS TYPE.
6. THE INSTALLATION OF ALL CULVERT PIPE TO BE IN ACCORDANCE WITH ARDOT SPECIFICATIONS.
7. ALL EXISTING IMPROVEMENTS WHICH INTERFERE WITH THE WORK, AND ARE NOT TO BE SAVED SHALL BE REMOVED AND DISPOSED OF. IMPROVEMENTS IN THE RIGHT-OF-WAY WHICH ARE TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
8. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WITH BELL AND SPIGOT TYPE JOINTS. PIPE, MATERIAL AND INSTALLATION SHALL BE IN CONFORMANCE WITH APPLICABLE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT (ARDOT) STANDARD CONSTRUCTION
9. ALL WATER AND SEWER MAINS, AND THEIR APPURTENANCES, INCLUDING INSTALLATION, SHALL COMPLY WITH THE LATEST PEA RIDGE WATER AND SEWER SPECIFICATIONS AND DETAILS. CONNECTIONS SHALL NOT BE MADE TO EXISTING LINES UNTIL NEW CONSTRUCTION HAS BEEN TESTED AND APPROVED BY THE UTILITY.
10. THE CONTRACTORS ATTENTION IS SPECIFICALLY CALLED TO THE LOCATION OF THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGING ANY EXISTING IMPROVEMENTS WHICH ARE TO REMAIN. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL REVIEW THE PLANS, SPECIFICATIONS & DETAILS. HE SHALL VISIT THE SITE AND INSPECT THE CONDITION OF THE SITE AND THE ADJACENT IMPROVEMENTS.
11. THE CONTRACTOR SHALL CALL "ONE-CALL" FOR LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
12. ANY EXCESS EXCAVATED MATERIAL, NOT REQUIRED FOR CONSTRUCTION OF FILLS SHALL BE DISPOSED OF OFF-SITE.

**LEGEND**

| | |
|---|---|
| ○ | FOUND AS NOTED |
| ● | SET 1/2" IRON PIN |
| ⧖ | WATER VALVE |
| | FIRE HYDRANT |
| W | WATER METER |
| RPZ | RPZ |
| T | ELECTRIC TRANSFORMER |
| E | ELECTRIC BOX |
| | FIBER-OPTIC SIGN |
| G | GAS METER |
| | BURIED GAS MARKER |
| | POWER POLE |
| | GUY WIRE |
| | LIGHT POLE |
| | GROUND LIGHT |
| | BOLLARD POLE |
| S | SANITARY SEWER MANHOLE |
| D | DRAINAGE MANHOLE |
| C | SEWER OR DRAIN CLEAN-OUTS |
| T | TELEPHONE RISER |
| | TELEPHONE SIGN |
| C | CABLE RISER |
| JB | JUNCTION BOX-DRAINAGE |
| D | CURB INLET-DRAINAGE |
| | GRATE INLET-DRAINAGE |
| rcp | REINFORCED CONCRETE PIPE |
| cmp | CORRUGATED METAL PIPE |
| | SIGN |
| | HANDICAP PARKING |
| H.C. | HANDICAP RAMP |
| | CONCRETE |
| x x | CHAIN LINK FENCE |
| | WOOD FENCE |
| | OVERHEAD POWER |
| E | (UG) UNDERGROUND ELECTRIC |
| G | (UG) UNDERGROUND GAS |
| T | (UG) UNDERGROUND FIBER OPTIC |
| TELE | (UG) UNDERGROUND TELEPHONE |
| W | (UG) UNDERGROUND WATER |
| S | (UG) UNDERGROUND SEWER |

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7094 JOE D. WHITE, JR.

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC. #3871 ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

SCALE IN FEET
30' 15' 0' 30' 60' 90'

**C08 GRADING PLAN**

# GOODWILL INDUSTRIES OF ARKANSAS

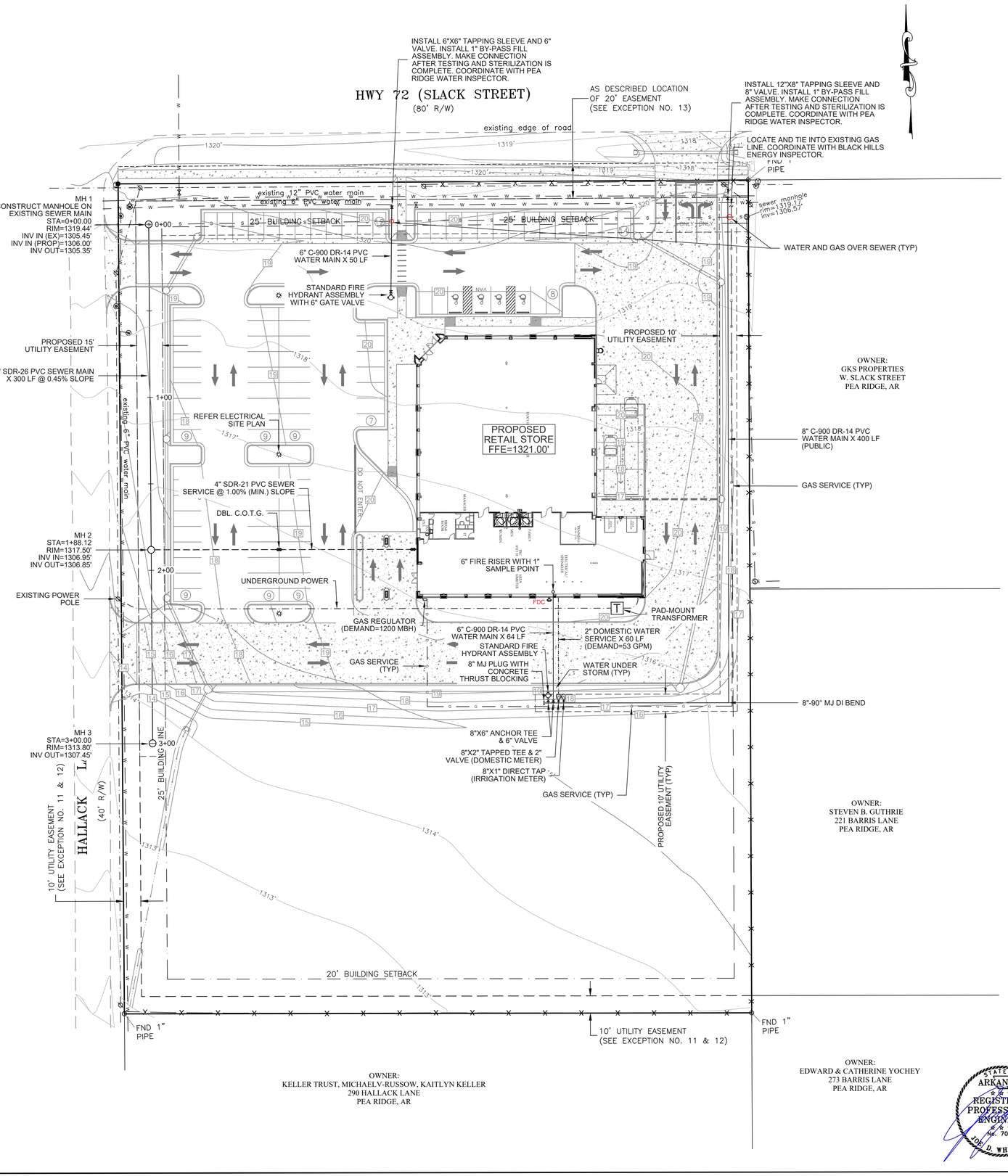
**DONATION RETAIL STORE**

PART OF LOT 16
OF THE REVISED PLAT OF MEDLIN SUBDIVISION
TO THE CITY OF PEA RIDGE, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

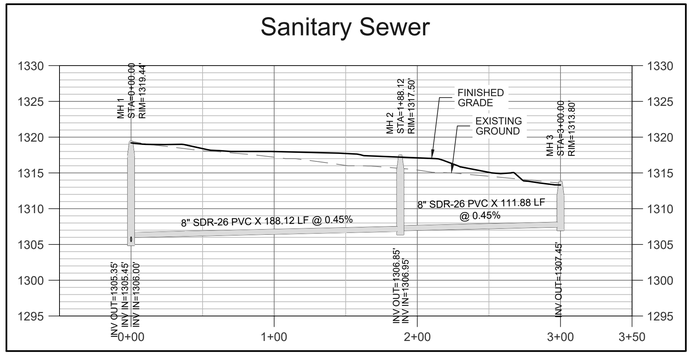
DATE: SEPTEMBER 21, 2026 | SCALE: 1" = 30'
PROJECT NUMBER: 26-181L

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1. The latest "2023 Standard Specifications and Details" of City of Pea Ridge Water Utilities shall apply.
2. The contractor shall locate all existing utilities before beginning construction.
3. Water lines shall have a minimum horizontal separation of ten (10') feet from all sewer lines except for crossings. The water line shall pass above the sewer line with a minimum of 18" vertical separation and maintain a minimum ground cover of 36". If ground cover or vertical separation cannot be maintained, or where the water line passes under the sewer line, than either the water line, or the sewer line, shall be encased as per Arkansas Department of Health and Conway Corp requirements. Where a water line must unavoidably pass beneath the sewer line, at least 18-inches separation must be maintained between the outside of the two pipes in addition to the encasement requirements.
4. The contractor shall verify horizontal and vertical alignment of storm sewer, sanitary sewer, and water lines to ensure that they are installed with adequate cover and clearance. Rough grading shall be complete before installation of storm sewer, sanitary sewer, water mains and service.
5. The contractor shall make connection to existing sanitary sewer and water mains after they are cleaned, tested and construction approved by utility inspector.
6. All fills are to be made in 8" lifts and compacted to 95% of modified proctor density (ASTM D-1557), as determined by in-place density tests. In transition areas between cuts and fills the top 8" in the cut shall be broken and compacted to a minimum of 95% modified proctor density.
7. The contractor shall coordinate with each utility company prior to any excavation. Any damage to existing utility lines caused by contractor's operations shall be repaired at the contractor's expense.
8. Concrete shall have a minimum 28 day compressive strength of 3000 psi unless otherwise noted.
9. All reinforcing steel shall be grade 40 unless otherwise noted.
10. All water mains to go over drainage and sewer crossings unless otherwise noted. Proper clearance or encasement required at sanitary sewer crossings.
11. All parallel storm drain flow lines shall be installed prior to and below all water main flow lines unless otherwise noted on the plans.
12. All PVC water mains to be installed with 12-gauge solid tracer wire.

## Sanitary Sewer




## LEGEND

| | |
|---|---|
| ○ | FOUND AS NOTED |
| ● | SET 1/2" IRON PIN |
| ⧖ | WATER VALVE |
| ⊹ | FIRE HYDRANT |
| (W) | WATER METER |
| rpz | RPZ |
| T | ELECTRIC TRANSFORMER |
| E | ELECTRIC BOX |
| ⚠ | FIBER-OPTIC SIGN |
| G | GAS METER |
| ⚠ | BURIED GAS MARKER |
| ⊘ | POWER POLE |
| ↘ | GUY WIRE |
| ☼ | LIGHT POLE |
| ⊻ | GROUND LIGHT |
| ✦ | BOLLARD POLE |
| Ⓢ | SANITARY SEWER MANHOLE |
| Ⓓ | DRAINAGE MANHOLE |
| ⓒ | SEWER OR DRAIN CLEAN-OUTS |
| Ⓣ | TELEPHONE RISER |
| ⚠ | TELEPHONE SIGN |
| Ⓒ | CABLE RISER |
| JB | JUNCTION BOX-DRAINAGE |
| D | CURB INLET-DRAINAGE |
| ⊞ | GRATE INLET-DRAINAGE |
| rcp | REINFORCED CONCRETE PIPE |
| cmp | CORRUGATED METAL PIPE |
| | SIGN |
| | HANDICAP PARKING |
| H.C. | HANDICAP RAMP |
| | CONCRETE |
| x x | CHAIN LINK FENCE |
| | WOOD FENCE |
| E | (UG) UNDERGROUND ELECTRIC |
| G | (UG) UNDERGROUND GAS |
| T | (UG) UNDERGROUND FIBER OPTIC |
| TELE | (UG) UNDERGROUND TELEPHONE |
| W | (UG) UNDERGROUND WATER |
| S | (UG) UNDERGROUND SEWER |

NOTE: CONTRACTOR SHALL NOTIFY "ONE-CALL" BEFORE CONSTRUCTION BEGINS.

NOTE:
REFER TO NEXT FOUR SHEETS FOR ALL STANDARD WATER AND SEWER DETAILS.

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

SCALE IN FEET
30' 15' 0' 30' 60' 90'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7094
JOE D. WHITE, JR.

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

**C12 SITE UTILITY PLAN**

# GOODWILL INDUSTRIES OF ARKANSAS

**DONATION RETAIL STORE**

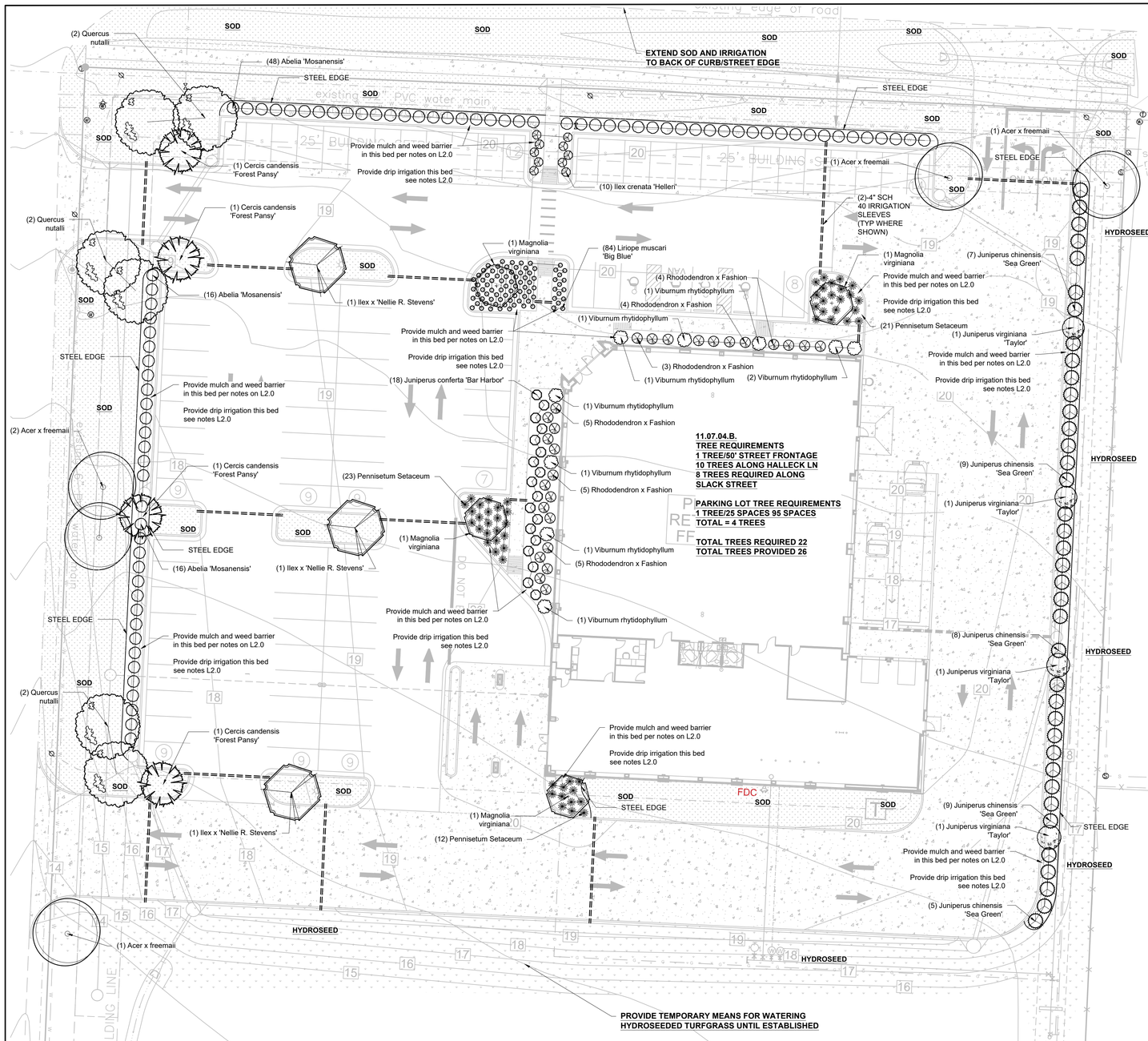
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25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141


DATE: SEPTEMBER 21, 2026 | SCALE: 1" = 30'

PROJECT NUMBER: 26-181L

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NOTES:

1. DO NOT SCALE DRAWINGS. CONTACT LANDSCAPE ARCHITECT FOR ANY NEEDED DIMENSIONS.
2. PROPERTY IS ZONED: COMMERCIAL C-1. ADJACENT USES C-1.
3. REFER TO SHEET L2.0 FOR LANDSCAPE DETAILS AS WELL AS IRRIGATION AND LANDSCAPE NOTES
4. SOD ALL AREAS SHOWN AS SODDED PER THE SCHEDULE THIS SHEET.
5. PROVIDE MIN 4" MULCH TO ALL PLANTING BEDS,GROUNDCOVER AREAS AND TREE RINGS.
6. SEE CIVIL DRAWINGS FOR EXTENTS OF CLEARING/DEMOLITION.
7. OWNER: GOODWILL INDUSTRIES OF ARKANSAS
153 HALLACK LN
PEA RIDGE, AR 72751

PROJECT ENGINEER: JOE WHITE ASSOCIATES, INC
25 RAHLING CIRCLE
SUITE A-2
LITTLE ROCK, AR 72223
501-214-9141

LANDSCAPE ARCHITECT: JIM CRANOR
2724 CHERT CV
SHERWOOD, AR 72120
501-351-7171

8. CONTACT ARKANSAS UTILITY LOCATION SERVICES (811) MINIMUM 3 DAYS PRIOR TO INSTALLING LANDSCAPE OR IRRIGATION.
9. INSTALL CONTINUOUS STEEL EDGE ALONG PLANTING BEDS.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS THAT PROVIDES 100% FULL COVERAGE. SEE SHEET L2.0 FOR IRRIGATION SPECIFICATION NOTES.

| SYMBOL | QTY | NAME | SPECIFIED SIZE | NOTES |
|---|---|---|---|---|
| | 6 | NUTTALL OAK<br>QUERCUS SHUMARDII | 12'-14' TALL X 5'-6' WIDE, 4" CAL (6" ABOVE BASE) | POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES<br>MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE |
| | 5 | AUTUMN BLAZE RED MAPLE<br>ACER X FREEMANII | 12'-14' TALL X 5'-6' WIDE, 4" CAL (6" ABOVE BASE) | POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES<br>MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE |
| | 3 | NELLIE STEVENS HOLLY<br>ILEX X 'NELLIE R. STEVENS' | 3" CAL (6" ABOVE BASE) 6-7'TX24"W | POSITIVE GROWTH, SYMMETRICAL WITH WELL BRANCHED CANOPIES FULL TO GROUND LEVEL |
| | 4 | SWEETBAY MAGNOLIA<br>MAGNOLIA VIRGINIANA | 6-7' TALL X 2'-3' WIDE 3-1" STEMS MINIMUM (6" ABOVE BASE) | POSITIVE GROWTH, SYMMETRICAL MULTI TRUNK WITH WELL BRANCHED CANOPIES |
| | 4 | JUNIPERUS VIRGINIANA 'TAYLOR'<br>TAYLOR JUNIPER | 3" CAL (6" ABOVE BASE) 6-7'TX24"W | POSITIVE GROWTH, SYMMETRICAL WITH WELL BRANCHED CANOPIES FULL TO GROUND LEVEL |
| | 4 | FOREST PANSY REDBUD<br>CERCIS CANADENSIS 'FOREST PANSY' | 3" CAL (6" ABOVE BASE) 8-10'TX36"W | POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES |

| SYMBOL | QTY | NAME | SPECIFIED SIZE | NOTES |
|---|---|---|---|---|
| | 9 | LEATHERLEAF VIBURNUM<br>VIBURNUM RHYTIDOPHYLLUM | 5 GAL 24"TX18"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 38 | SEA GREEN JUNIPER<br>JUNIPERUS CHINENSIS 'SEA GREEN' | 5 GAL 18"TX12"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 10 | HELLERI HOLLY<br>ILEX CRENATA 'HELLERI' | 3 GAL 12"T X 12"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 18 | BLUE PACIFIC JUNIPER<br>JUNIPERUS CONFERTA | 3 GAL 12"T X 18"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 26 | FASHION AZALEA<br>RHODODENDRON X FASHION | 3 GAL 18"TX12"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 80 | SWEET EMOTION ABELIA<br>ABELIA MOSANENSIS | 3 GAL 18"TX12"W | SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AS SHOWN |
| | 84 | LIRIOPE<br>LIRIOPE MUSCARI 'BIG BLUE' | 1 GAL FULL POT | SPACED AT 1'-6" +/- O.C. |
| | 56 | FOUNTAIN GRASS<br>PENNISETUM SETACEUM | 1 GAL FULL POT | SPACED AT 2'-0" +/- O.C. |

| SYMBOL | QTY | NAME | SPECIFIED SIZE | NOTES |
|---|---|---|---|---|
| | 2,355 | TIFFWAY BERUMDA SOD | SQUARE YARDS | SOD INDICATED AREAS AS SHOWN. ROLL WITH HEAVY LAWN ROLLER |
| | 1,400 | HYDROSEED MIXTURE | SQUARE YARDS | SEE NOTES THIS SHEET |
| | 740 | STEEL EDGING | LINEAR FEET | BETWEEN SHRUB AND TURF EDGES (TYP) |

**CONTRACTOR RESPONSIBLE FOR THE VERIFICATION OF ALL QUANTITIES**

**11.07.05.B. AND 11.07.09**
**POINTS REQUESTED**

| | |
|---|---|
| A. MULCHED LANDSCAPE BEDS | 3PTS |
| B. PERMEABLE WEED BARRIER REQUIRED | 2PTS |
| D. TREE QUANTITY EXCEEDS MIN BY 10% | 3PTS |
| E. TREES EXCEED MIN CALIPER BY 1" | 1PT |
| F. DROUGHT TOLERANT SOD | 5PTS |
| G. CURBED LANDSCAPE AREAS | 2PTS |
| H. 50% PLANT MATERIAL IS WATER EFFICIENT | 2PTS |
| J. USE OF SHRUBS, VINES OR GRASSES IN 30% OF LANDSCAPE AREA | 5PTS |
| TOTAL POINTS REQUESTED | 23PTS |

EROSION CONTROL BLANKET/HYDROSEED NOTES:

1. DUAL LAYER NET WITH STRAW OR COCONUT FIBER LIGHT WEIGHT POLYPROPYLENE NETTING FABRIC.
2. SUITABLE FOR SLOPE UP TO AND INCLUDING 3:1.
3. MINIMUM 1-YEAR BLANKET EXPECTED LIFETIME.
3. PROVIDE MANUFACTURERS RECOMMENDED ANCHORING PINS.
4. ANCHOR AND LAP BLANKET ACCORDING TO MANUFACTURERS DIRECTIVES.
5. HYDROSEED AREAS UNDER BLANKETS PER THE FOLLOWING GUIDELINES:

| | | |
|---|---|---|
| MARCH 1-JUNE 15 | BERMUDA GRASS UNHULLED | 5LBS/ACRE |
| | BERMUDA GRASS HULLED | 10LBS/ACRE |
| | ANNUAL RYE GRASS | 5LBS/ACRE |
| JUNE 16-AUG 31 | BERMUDA GRASS UNHULLED | 5LBS/ACRE |
| | BERMUDA GRASS HULLED | 15LBS/ACRE |
| SEP 1-MARCH 14 | ANNUAL RYE GRASS | 20LBS/ACRE |
| | BERMUDA GRASS UNHULLED | 20LBS/ACRE |

REGISTERED LANDSCAPE ARCHITECT
JAMES H. CRANOR
No. 5056
STATE OF ARKANSAS

0 10 20 40

NORTH

CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

| DATE | DESCRIPTION | BY |
|---|---|---|
| | REVISION | |

**LANDSCAPE PLAN L1.0**

# GOODWILL INDUSTRIES OF ARKANSAS

DONATION RETAIL STORE

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