CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING

THURSDAY, DECEMBER 16, 2021

Public Hearing
Schortzmann's Water Service LLC: Conditional Use Permit

PLANNING COMMISSION

- Roll Call
- Review of Minutes- November 18, 2021, regular meeting & December 2, 2021- Special Meeting minutes
- 2022 Selection of Chairman, Alternate Chairman & Secretary
- 2022 Regular Planning & Zoning Meeting Schedule

- Schortzmann's Water Service LLC: Conditional Use Permit (Reid, Jerry & Shelly Home Occupancy Type B; Parcel# 10-00148-210)

- Shockey, David & Ben- Subdivision Sketch Plan; Preliminary Plat; Parcel# 10-00875-000

- Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000

- Sunset Ridge Phase 5 Final Plat; Country Lots LLC; Parcel# 10-00148-200

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk

for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that

the attached advertisement:

City of Gentry
PH Schortzmann's Water Service

was published in the following weekly paper(s):

____ Bella Vista Weekly Vista
____ Pea Ridge Times
____ Siloam Springs Herald Leader
____ Siloam Sunday (Section of Arkansas Democrat Gazette)
_X_ Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

Date(s) of Publication: December 8, 2021

Publication Charges: $37.80

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 8 day of Dec , 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

NOTE
Please do not pay from Affidavit.
Invoice will be sent.

Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on December 16, 2021 at 7:00 p.m. at the Gentry Council Chambers, located at 112 E Main Street, Gentry, AR 72734. This hearing is to consider a conditional use permit requested by Schortzmann's Water Service LLC, located at 18857 W Hwy 12, Gentry, AR 72734.
For those unable to attend the meeting, you may phone 479-736-2555 ext. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.
December 16, 2021
75495048 Dec 8, 2021

CITY OF GENTRY
PLANNING & ZONING COMMISSION

THURSDAY, NOVEMBER 18, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on November 18, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

Roll Call: Paul Church- Present
Jim Kooistra- Present
Wanda Meyer- Present
Mike Parks- Present
Tammy Runyan- Present
Danny Feemster- Present
Jay Williams- Absent

PUBLIC HEARING

Proposed Amendment to Gentry Subdivision Regulations: RE: Preliminary plat fee to be changed from $50 to $100

City Attorney Joel Kurtz explained the reason for the amendment regarding the price increase. There being no one present offering public input, this portion of the public hearing was closed.

PUBLIC HEARING

Proposed Amendment to Gentry Zoning Ordinance by revising procedures for zoning lands upon annexation

City Attorney Joel Kurtz gave explanation for the revision of the Ordinance and presented a copy to the commission members for review. There being no public input, this portion of the public hearing was closed. Chairman Mike Parks announced the start of the regular session of the planning commission.

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present
Runyan- Present

MEMBERS ABSENT: Williams

Others in attendance: City Attorney Joel Kurtz (virtually), City Clerk Jenny Trout, Mark Smithson and others.

Review of the Minutes of the October 21, 2021 Regular Meeting: After review:

Motion: Church- to approve the minutes as written
Second: Runyan
Roll Call: Church-yes Feemster-yes Kooistra-yes
Parks-yes Meyer-yes Runyan-yes
Motion Passed.

1). **Proposed Amendment to Gentry Subdivision Regulations: RE: Preliminary plat fee to be changed from $50 to $100:** After discussion:

Motion: Church- to recommend to City Council the fee be changed from $50 to $100
Second: Feemster
Roll Call: Church-yes Feemster-yes Kooistra- yes
Parks-yes Meyer-yes Runyan-yes
Motion passed.

2). **Proposed Amendment to Gentry Zoning Ordinance by revising procedures for zoning lands upon annexation:** An Ordinance Amending the Gentry Municipal Code to Revise the Procedures for Zoning Annexed Lands; and for Other Purposes, was presented for review. After discussion:

Motion: Church- to recommend to City Council the Ordinance be adopted
Second: Meyer
Roll Call: Church-yes Feemster-yes Kooistra-yes
Parks-yes Meyer-yes Runyan-yes
Motion Passed.

3). **Netzel Revocable Trust, Jerry & Marie: Tract Split; Parcel# 18-13647-000:**

After discussion:

Motion: Church- to approve the Tract Split as proposed
Second: Kooistra
Roll Call: Church-yes Feemster-yes Kooistra-yes
Meyer-yes Runyan-yes Parks-yes
Motion passed.

At this time Commissioner Jay Williams joined the meeting

4). **Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000:** After discussion:

Motion: Williams- to table this matter until the December meeting so that the land owners can provide proof of related covenants or agreements regarding this property
Second: Kooistra
Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
Williams-yes Meyer-yes Runyan-yes
Motion passed.

5). **Rustic Flats Subdivision- 3 Final; Parcel# 10-00145-000:** After review of the checklist regarding the final plat and, discussion with the developer regarding the estimated time for completion:

Motion: Church- to reject the final plat until the retaining wall has been completed and the certification has been provided
Second: Williams
Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
Williams-yes Meyer-yes Runyan-yes
Motion passed.

6). **Vang, Logan: Special Use Permit, Parcel# 10-00514-000; 634 N Gentry Blvd. (update only)**

Mark Smithson provided an update for this matter, stating one building had been removed from the property and the land owners are awaiting a new survey. This will be brought back to planning commission at a later date.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Meyer
Second: Runyan
All in favor, none opposed.
Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

_____

Mike Parks, Planning Committee Chairman

_____

CITY OF GENTRY
PLANNING & ZONING COMMISSION- SPECIAL MEETING

THURSDAY, DECEMBER 2, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 2, 2021 at 7:00 p.m. for a special meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order:

Roll Call: Paul Church- Absent
Jim Kooistra- Present
Wanda Meyer- Present
Mike Parks- Present
Tammy Runyan- Present
Danny Feemster- Present
Jay Williams- Present

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Mark Smithson, Janie Parks, and others.

1). *Rustic Flats Subdivision- 3 Final; Parcel# 10-00145-000*:

This matter was brought before the commission due to being rejected at the November 18, 2021 planning commission meeting for lack of completion and production of required certification. The developer was present and provided the necessary certification. After discussion:

Motion: Runyan
Second: Kooistra
Roll Call: Feemster-yes Kooistra-yes Williams-yes
Meyer-yes Runyan-yes Parks-yes
Motion passed.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Meyer
Second: Kooistra
All in favor, none opposed.
Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

_____

Mike Parks, Planning Committee Chairman

_____

2022 PLANNING & ZONING
COMMITTEE MEETING CALENDAR

JANUARY 20th
FEBRUARY 17th
MARCH 17th
APRIL 21st
MAY 19th
JUNE 16th
JULY 21st
AUGUST 18th
SEPTMEBER 15th
OCTOBER 20th
NOVEMBER 17th
DECEMBER 15th

Gentry
Our roots run deep.

APPLICATION FOR PRIVILEGE LICENSE

CURRENT INFORMATION:

BUSINESS NAME: Schortzmann's Water Service, LLC

OWNER'S NAME: Corey Schortzmann

BUSINESS LOCATION: 18857 W Highway 12, Gentry, AR 72734

MAILING ADDRESS: Same As Above

TAX ID NUMBER: 87-3077067

PLEASE NOTE CHANGES: _____

$25
Amount Due

N/A
Website

Schortzc@gmail.com
Owner(s) Business Email

Owner or Authorized Signature

(209) 631-4592
Owner(s) Telephone Number

Corey Schortzmann
Owner or Authorized Name- Printed

1
Number of Employees Full-Time

1
Number of Employees Part-Time

Water Sanitation - Animal
Type of Business

10-1-2021
Date Business Started

☐ No longer in business, please remove from mailing list.

☐ Home Occupation, additional forms attached.

Application and payments may be mailed to:
City of Gentry
Attn: Occupational License
101 W. Main Street
Gentry, AR 72734

CITY OFFICE USE ONLY

IF IN RESIDENTIAL ZONE – HOME OCCUPATION PERMIT APPROVED: _____

RECEIPT # _____

OCCUPATION LICENSE # 2020 - _____

CASH _____ CHECK # _____

APPROVED BY: _____ DATE: _____

Gentry
Our roots run deep.

TYPE A QUESTIONNAIRE

Please answer the following questions and sign below. Attach this form with the Privilege License Renewal form.

SELECT ONE

YES NO A. Is the home occupation located anywhere on the property besides within the principal dwelling unit?

YES NO B. Does the home occupation have any employees other that the owner(s) and occupant(s) of the residence?

YES NO C. Is the home occupation a retail sales operation? (Incidental sales such as shampoo or cosmetics are permitted).

YES NO D. Does the home occupation occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit?

YES NO E. Does the home occupation display merchandise or have outside storage of equipment or material?

YES NO F. Does the home occupation alter the external appearance of the principal dwelling unit?

YES NO G. Does the home occupation create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit?

YES NO H. Does the home occupation have more than one non-illuminated business identification sign mounted flush to the dwelling unit, not more than two square feet in area? (A sign permit is required.)

YES NO I. Does the home occupation involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby?

YES NO J. Does the home occupation cause more than one customer vehicle to be parked in the vicinity of the principal dwelling unit at a time?

YES NO K. Does the home occupation involve the external or visible manufacturing of goods on site?

If you have answered *Yes* to any of the above questions, please contact City Hall to apply for a Type B Conditional Use Permit. If you have answered *No* to all of the above questions, you will be issued your Privilege license under the Type A Conditional Use Permit. *Following issuance of a Type A permit, if for any reason the applicant fails to meet any of the requirements for a Type A permit, administrative approval will be revoked and the applicant will be required to present an application to the Planning Commission for a Type B permit.*

By signing this application, I affirm that all the information I have provided in regards to my home occupation is true and correct.

Owner's Signature

11/4/2021
DATE

Permit # 2553

Gentry
Our roots run deep.

CONDITIONAL USE PERMIT
APPLICATION
HOME OCCUPATION – TYPE 2

NAME: Corey Schurtzmann

BUSINESS NAME: Schurtzmann's Water Service, LLC

PHYSICAL ADDRESS: 18857 W Hwy 12

Gentry, AR 72734

OWNERS SIGNATURE: _____

RESIDENTIAL ZONE: A-1 **FEE PAID:** CC

TYPE B - Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the Conditional Use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit (see page 2 for permitted & prohibited home occupations):

_____ a. Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.

_____ b. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.

_____ c. The home occupation is not primarily a retail sales operation. (Incidental sales such as shampoo or cosmetics are permitted).

_____ d. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.

_____ e. If the home occupation employs any person not a resident of the home, such non-resident employee shall not be permitted to park at the residence during business hours.

APPLICATION APPROVED – WITH THE FOLLOWING STIPULATIONS:

_____

APPLICATION APPROVED – WITHOUT STIPULATIONS: _____ **DATE:** _____

Occupations List on back

D. Types of permitted home occupations:

i. Dressmaking, sewing and tailoring;
ii. Painting, sculpturing, writing or similar artistic endeavors;
iii. Activities conducted primarily by telephone, computer, facsimile or mail;
iv. Tutoring (no more than two students at a time);
v. Music Instruction (no more than two students at a time);
vi. Computer Programming;
vii. Architectural or Engineering Services (no more than one client to generally meet at a time);
viii. Marketing of personal care or home care products with no stock in trade on the premises;
ix. Similar home based occupations as approved by the Planning Commission which are consistent with the intent of the Zoning Code;
x. Bed and breakfast (Type B Only); and
xi Tourist home (Type B Only).

E. Prohibited home occupations:

i. Eating and drinking establishments;
ii. Kennels;
iii. Commercial sales or leasing of vehicles;
iv. Rest home;
v. Clinic, doctor or dentist office; and
vi. Any use requiring a building code upgrade (such as an upgrade from residential to commercial standards) to accommodate the home occupation.

LEGEND

IPF	IRON PIN FOUND
GM	GAS METER
	MANHOLE
	SIGN
TR	TELEPHONE RISER
PP	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
WM	WATER METER
	WATER VALVE
SS	SANITARY SEWER
W	WATER LINE
OHE	OVERHEAD ELECTRIC
UTV	UNDERGROUND TELEVISION
450	CONTOUR LINE
	FENCE
12"W	PROPOSED WATER LINE
8"SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
R/W	RIGHT OF WAY
	PROPERTY LINE

Property Description

Lot 3, W.C. Hastings Subdivision, Gentry, Benton County, Arkansas, containing 4.88 acres more or less.

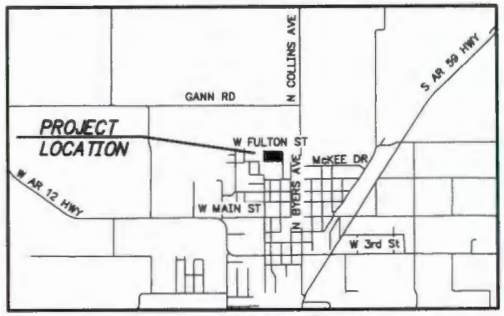
Surveyors Notes:

1. Bearing system assumed, based on Arkansas State Plane coordinate system for Arkansas North Zone.
2. Set iron pins are ⅝"x 18" steel rebars set with yellow plastic cap stamped "RLS 1791".
3. Subject property lies outside of any identified flood hazard area, based on FIRM for Benton County, City of Gentry No. 050324, Map No. 05007C0215J, effective date: September 28, 2007.

N

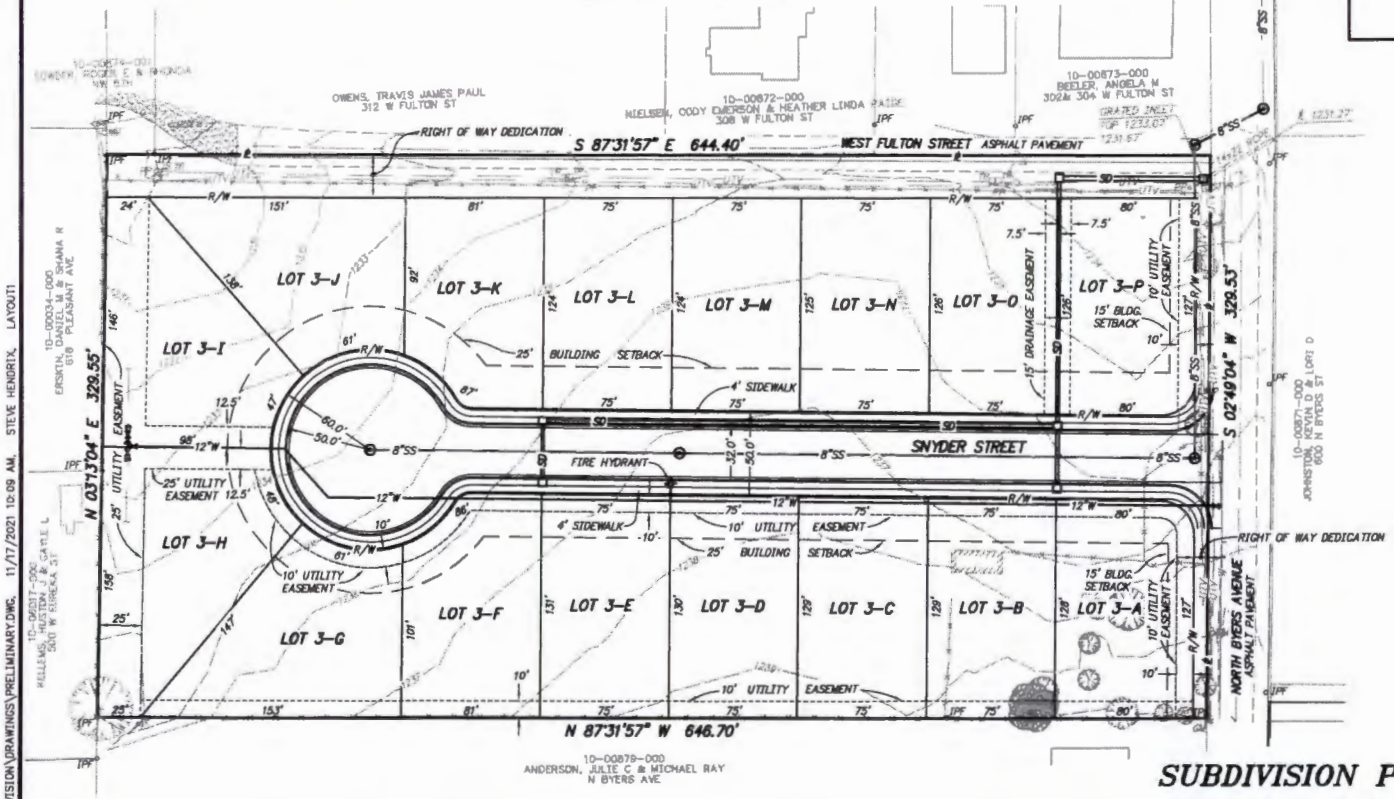
50 25 0 50

SCALE IN FEET



PROJECT VICINITY MAP

N.T.S.



OWNER	
JAMES MATHIAS	P.O. BOX 1653 SPRINGDALE, AR 72765 479-530-7705
DEVELOPER	
JAMES MATHIAS	P.O. BOX 1653 SPRINGDALE, AR 72765 479-530-7705
SURVEYOR	
ANDY MCCOLLUM, P.S. HAWKINS-WEIR ENGINEERS, INC.	110 SOUTH 7TH STREET VAN BUREN, AR 72956 479-474-1227
ENGINEER	
BLAKE PEACOCK, P.E. HAWKINS-WEIR ENGINEERS, INC.	438 E. MILSAP SUITE 200 FAYETTEVILLE, AR 72703 479-474-1227

GENTRY UTILITIES

Certificate of approval of utilities this _____ day of _____.

_____

GENTRY STREETS

Certificate of approval of streets this _____ day of _____.

_____

GENTRY FIRE

Certificate of approval by fire authority this _____ day of _____.

_____

SUBDIVISION PRELIMINARY PLAT
SNYDER COURT ADDITION
Lots 3-A through Lots 3-P

BEING A REPLAT OF LOT 3, W.C. HASTINGS SUBDIVISION, GENTRY, BENTON COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION — HAWKINS-WEIR ENGINEERS, INC. No. 101 — ARKANSAS ENGINEER

HAWKINS • WEIR ENGINEERS, INC.

Van Buren (479) 474-1227 | Fort Smith (479) 242-4685 | Fayetteville (479) 455-2208 | Little Rock (501) 374-4846

www.hawkins-weir.com

DATE: NOVEMBER 2021

SCALE: 1"=50'

JOB NO. 2020117

Z:\20\2020117 GENTRY DUPLEX SUBDIVISION\DRAWINGS\PRELIMINARY.DWG, 11/17/2021 10:09 AM, STEVE HENDRIX, LAYOUT1

Shockey

Property Description

Lot 3, W.C. Hastings Subdivision, Gentry, Benton County, Arkansas, containing 4.88 acres more or less.

Surveyors Notes:

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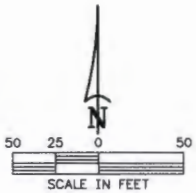

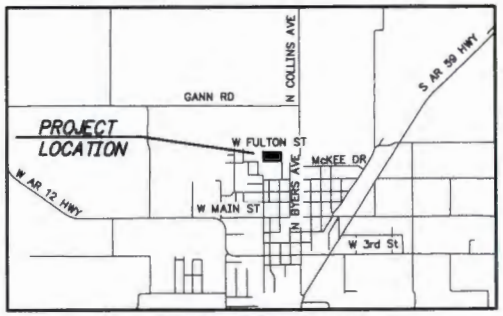

PROJECT VICINITY MAP
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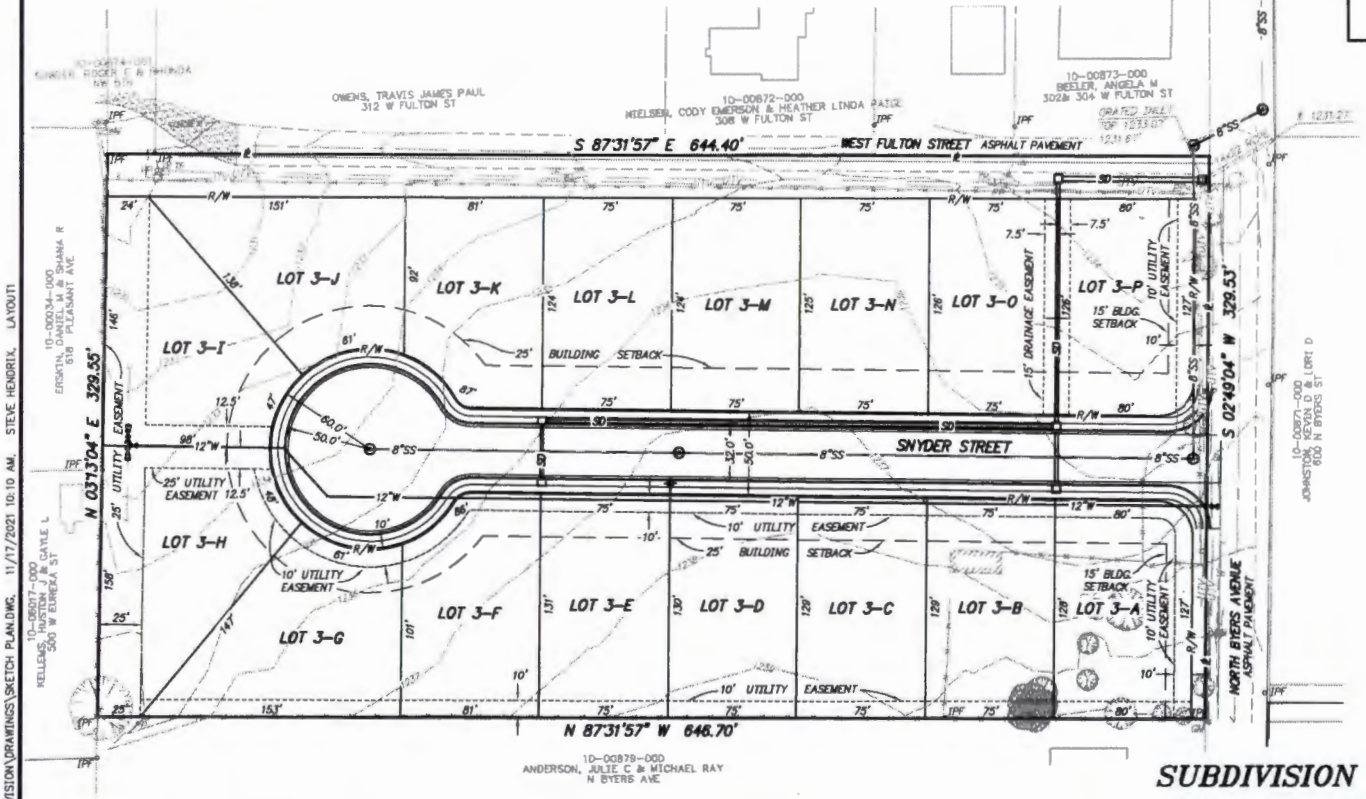

LEGEND

IPF	IRON PIN FOUND
GM	GAS METER
	MANHOLE
	SIGN
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	WATER VALVE
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	PROPOSED WATER VALVE
R/W	RIGHT OF WAY
℄	PROPERTY LINE

SUBDIVISION SKETCH PLAN
SNYDER COURT ADDITION
Lots 3-A through Lots 3-P

BEING A REPLAT OF LOT 3, W.C. HASTINGS SUBDIVISION, GENTRY, BENTON COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION — HAWKINS-WEIR ENGINEERS, INC. No. 101 — ARKANSAS ENGINEER

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www.hawkins-weir.com

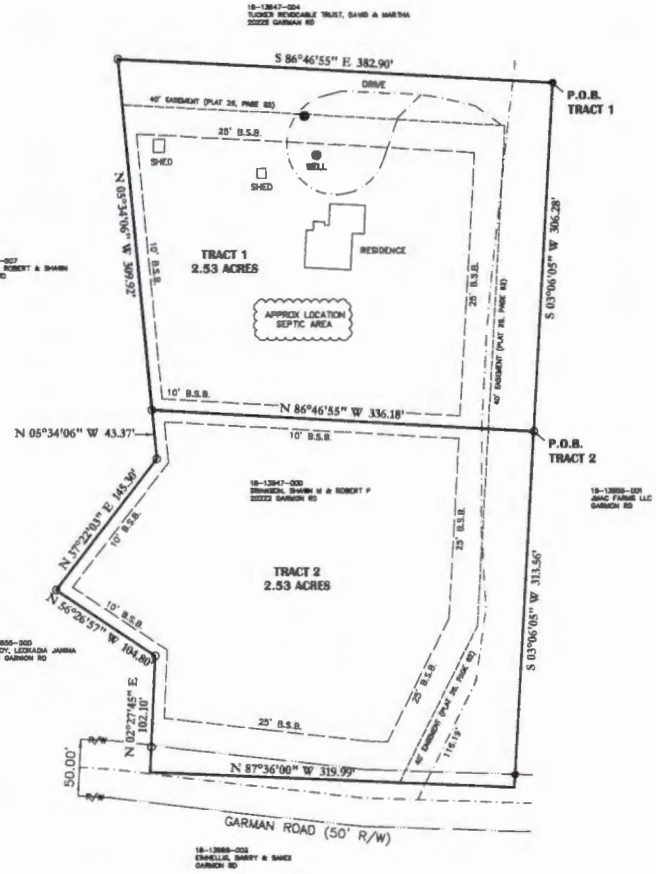
DATE: NOVEMBER 2021

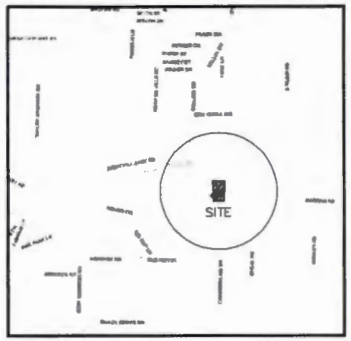
SCALE: 1"=50'

JOB NO. 2020117

Z:\20\2020117 GENTRY DUPLEX SUBDIVISION\DRAWINGS\SKETCH PLAN.DWG, 11/17/2021 10:10 AM, STEVE HENDRIX, LAYOUT1

Shockey





VICINITY MAP

FILING BLOCK

NORTH

0' 75' 150' 225'

(IN FEET)
1 inch = 75 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- RAILROAD SPIKE
- FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS:
  10' ALONG SIDE LINES
  25' ALONG ROAD FRONTAGE

GENTRY PLANNING COMMISSION:

This plat is hereby approved by the Gentry Planning Commission this_____day of_____.

_____
Secretary

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

_____ Owner Date _____ Owner Date

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENTRY

Subscribed and sworn before me this____ day of_____.

My commission expires_____.

_____
Notary Public

SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13847-000):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°06'05" W 697.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 619.84'; THENCE N 87°36'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 56°26'57" W 104.80'; THENCE N 37°22'03" E 145.30'; THENCE N 05°34'06" W 353.29'; THENCE S 86°46'55" E 382.90' TO THE POINT OF BEGINNING AND CONTAINING 5.06 ACRES.

SURVEY DESCRIPTION TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°06'05" W 897.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 306.28'; THENCE N 86°46'55" W 336.18'; THENCE N 05°34'06" W 309.92'; THENCE S 86°46'55" E 382.90' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT RECORD 26 AT PAGE 62 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°06'05" W 1003.60' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 313.56'; THENCE N 87°36'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 56°26'57" W 104.80'; THENCE N 37°22'03" E 145.30'; THENCE N 05°34'06" W 43.37'; THENCE S 86°46'55" E 336.18' TO THE POINT OF BEGINNING AND CONTAINING 2.530 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO A 40' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT RECORD 26 AT PAGE 62 AND TO ANY EASEMENT OF RECORD.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
7. THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

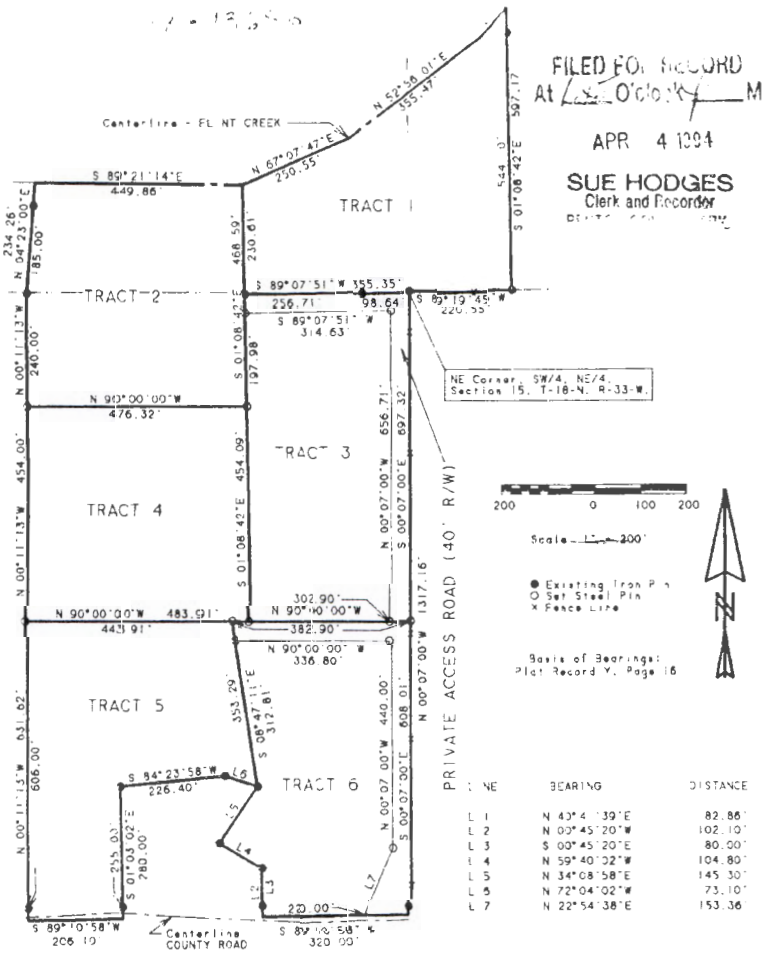
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON OCTOBER 29, 2021.

PROPERTY ADDRESS: 20222 GARMAN ROAD, GENTRY, AR. 72734 PARCEL #18-13847B-000

REVISION #1:		500-18N-33W-0-15-130-04-0985
REVISION #2:		**TRACT SPLIT FOR ROBERT & SHAWN SWANSON**
REVISION #3:		PART OF THE SW 1/4 OF THE NE 1/4
DRAWN BY: KEJ		SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST
CHECKED BY: MEJ		BENTON COUNTY, ARKANSAS
IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE CONFIRMED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SEAL.	REGISTERED STATE OF ARKANSAS NO. 985 PROFESSIONAL LAND SURVEYOR MICHAEL E. JAMES MICHAEL E. JAMES, PLS #985 BENTON COUNTY SURVEYOR	James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)738-8416 Fax (479)738-8838 — DATE: OCTOBER 29, 2021. SCALE: 1"= 75' JOB NUMBER: JS16804A FILE NAME: JS16804A.DWG

FILED FOR RECORD
At 1:00 O'clock PM
APR 4 1994
SUE HODGES
Clerk and Recorder



LINE	BEARING	DISTANCE
L 1	N 43°4'39"E	82.86'
L 2	N 00°45'20"W	102.10'
L 3	S 00°45'20"E	80.00'
L 4	N 59°40'02"W	104.80'
L 5	N 34°08'58"E	145.30'
L 6	N 72°04'02"W	73.10'
L 7	N 22°54'38"E	153.36

SURVEY DESCRIPTION: Part of the NE/4 of Section 15, T-18-N, R-33-W, Benton county, Arkansas, more particularly described as follows:

TRACT 1: Beginning at the NE Corner of the SW/4 of said NE/4, Section 15; thence S 89°07'51" W 355.35 feet; thence N 01°08'42" W 230.61 feet to the centerline of Flint Creek; thence following along said centerline, N 67°07'47" E 250.55 feet; thence N 52°56'01" E 355.47 feet; thence N 40°41'39" E 82.86 feet; thence leaving said centerline; S 01°08'42" E 597.17 feet; thence S 89°19'45" W 220.55 feet to the point of beginning, containing 5.04 acres, more or less.

TRACT 2: From the NE Corner of the SW/4 of said NE/4, Section 15; run thence S 89°07'51" W 355.35 feet to the point of beginning; thence S 01°08'42" E 237.98 feet; thence N 90°00'00" W 476.32 feet; thence N 00°11'13" W 240.00 feet; thence N 04°23'00" E 234.26 feet to the centerline of Flint Creek; thence S 89°21'14" E 449.86 feet along said centerline; thence S 01°08'42" E 230.61 feet to the point of beginning, containing 5.06 acres, more or less.

TRACT 3: Beginning at the NE Corner of the SW/4 of said NE/4, Section 15; thence S 00°07'00" E 697.32 feet; thence N 90°00'00" W 342.90 feet; thence N 01°08'42" W 692.07 feet; thence N 89°07'51" E 355.35 feet to the point of beginning, containing 5.57 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

TRACT 4: From the NE Corner of the SW/4 of said NE/4, Section 15; run thence S 89°07'51" W 355.35 feet; thence S 01°08'42" E 237.98 feet to the point of beginning; thence S 01°08'42" E 454.09 feet; thence N 90°00'00" W 483.91 feet; thence N 00°11'13" W 454.00 feet; thence N 90°00'00" E 476.32 feet to the point of beginning, containing 5.00 acres, more or less.

TRACT 5: From the NE Corner of the SW/4 of said NE/4, Section 15; run thence S 00°07'00" 697.32 feet; thence N 90°00'00" W 382.90 feet to the point of beginning; thence S 08°47'11" E 353.29 feet; thence N 72°04'02" W 73.10 feet; thence S 84°23'58" W 226.40 feet; thence S 01°03'02" E 280.00 feet to a point in a County Road; thence S 89°10'58" W 206.10 feet along and in said Road; thence N 00°11'13" W 631.62 feet; thence N 90°00'00" E 443.91 feet to the point of beginning, containing 5.01 acres, more or less, subject to the right-of-way of said Road.

TRACT 6: From the NE Corner of said NE/4, Section 15; run thence S 00°07'00" E 355.35 feet to the point of beginning; thence S 00°07'00" E 619.84 feet to a point in a County Road; thence S 89°10'58" W 320.00 feet along and in said Road; thence N 00°45'20" W 102.10 feet; thence N 59°40'02" W 104.80 feet; thence N 34°08'58" E 145.30 feet; thence N 08°47'11" W 353.29 feet; thence N 90°00'00" E 382.90 feet to the point of beginning, containing 5.08 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

LAND SURVEYOR'S CERTIFICATION: I hereby certify that on March 29, 1994, the hereon plotted and described survey was completed as shown to the best of my knowledge and belief.

Prepared by: Joe B. Johnson, RLS # 442
Rt. 2 Box 115 B
Siloam Springs, Ark. 72761

Survey for: David G. & Eugene D. Evenson

930688

500-18N-33W-0-15-100-04-0442

Joe B Johnson

Swanson

CITY OF GENTRY

SUBDIVISION CHECKLIST

FINAL PLAT

SUBDIVISION NAME	OWNERS NAME	DATE SUBMITTED
Sunset Ridge Phase 5	Country Lots, LLC	12/6/21
STREET ADDRESS	OWNERS ADDRESS	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED
1100 Blk Clearspring Street	7 Kilsyth Pl Bella Vista, AR 72715	2/18/21

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.
A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
✓	1. Name of Subdivision
✓	2. Boundaries of subdivision with written legal description of the property
✓	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
✓	4 Acreage in subdivision tract
✓	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
✓	6. Date, north arrow and graphic scale
✓	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
✓	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
✓	9. Front building setback lines, with dimensions.
✓	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
✓	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
✓	13. Street curvature characteristics.
✓	14. The required drainage report received & certified
✓	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.

	SUPPORTING DATA
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

Step 3

PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
	APPROVED BY PLANNING COMMISSION

Step 3

701 South Mount Olive Street
P.O. Box 12
Siloam Springs, AR 72761

CIVIL ENGINEERING INC

voice (479) 524-9956
fax (479) 524-4747
mail@civilengineeringss.com

February 8, 2021

City of Gentry
101 W. Main St.
Gentry, Arkansas 72734

RE: Sunset Ridge Subdivision Phase 5
Preliminary Plat Existing Utilities Certification

Dear Sirs:

The above referenced Sunset Ridge Subdivision Phase 5 Project is located south of Sunset Ridge Subdivision Phase 4, which is located on the south side of East Main Street, also known as State Highway 12. The proposed subdivision site has sufficient existing utilities adjacent to, or nearby, that are adequate to serve the proposed project.

An existing 6" diameter water main is available along the east side of Clearspring Street to provide water service to the site. An existing 8" sanitary sewer main located in the Southeast corner for Lot 152 of Sunset Ridge Subdivision Phase 4 will be extended to this phase of Sunset Ridge for sewer service. There are existing electric distribution lines available along the south property line of Sunset Ridge Subdivision Phase 4 which will be used to serve this project.

Telephone and Cable service is available in Sunset Ridge Subdivision Phase 1-4 and will be extended to serve the proposed subdivision.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Sunset Ridge Subdivision Phase 5has adequate and sufficient existing utilities to serve the project.

Sincerely,

Ron Homeyer

Ron Homeyer, P.E.

cc: Mark Deihl, Country Lots, LLC

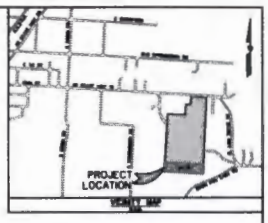
2035 Sunset Ridge Ph 5 Prel Plat Util Cert letter.docx

PHASE 5	
LOT #	AREA (SF)
246	8,865
247	8,750
248	8,787
249	16,290
250	17,428
251	18,373
252	8,786
253	8,748
254	8,884
255	8,885
256	8,750
257	8,750
258	8,750
259	8,750
260	9,038
261	12,543
262	15,679
263	15,221
264	9,037
265	8,748
266	8,748
267	8,748
268	8,794
269	8,884
270	82,683

CURVE TABLE					
Curve No	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	16.00'	25.13'	22.63'	S41°54'38"E	90°00'00"
2	18.50'	16.33'	15.81'	N87°46'03"E	126°25'22"
3	50.00'	36.34'	35.54'	N63°19'51"E	138°21'44"
4	50.00'	58.64'	55.33'	S62°15'18"E	112°48'31"
5	50.00'	56.41'	53.62'	S03°06'22"W	116°38'13"
6	50.00'	54.64'	51.33'	N88°38'55"E	112°48'31"
7	50.00'	36.34'	35.54'	S37°09'09"E	138°21'44"
8	18.50'	16.33'	15.81'	S41°37'19"E	126°25'22"
9	16.00'	25.13'	22.63'	N48°05'22"E	90°00'00"
10	50.00'	53.74'	50.33'	N72°43'57"E	119°33'34"
11	50.00'	46.62'	44.95'	S50°26'08"E	128°34'32"
12	50.00'	46.62'	44.95'	S03°05'22"W	128°34'32"
13	50.00'	46.62'	44.95'	N66°30'50"E	128°34'32"
14	50.00'	53.74'	50.33'	S85°33'13"E	119°33'34"

Parcel Key No	Parcel No	Name	Address
1	10-07380-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
2	10-07381-000	Country Lots, LLC	7 Kilrysth Pl, Bella Vista, AR 72715
3	10-07382-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
4	10-07383-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
5	10-07384-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
6	10-07385-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
7	10-07386-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
8	10-07387-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
9	10-07388-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
10	10-07389-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
11	10-07390-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
12	10-07391-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
13	10-07407-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
14	10-07408-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
15	10-07156-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
16	10-07157-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
17	10-07158-000	Sunset Ridge Homes, LLC	9310 Wagon Wheel Rd Springdale, AR 72762
18	18-13994-000	Dustin & Julie Huffman	10860 Dawn Hill E Rd Gentry, AR 72734
19	18-13985-000	William B. & Debe J Hesk	20083 Dawn Hill E Rd Gentry, AR 72734
20	18-13951-000	Roger Lee & Linda Kay Robins Co-Trustees	12212 Edmondson Rd Gentry, AR 72734

0 50 100 200
SCALE: 1" = 100'

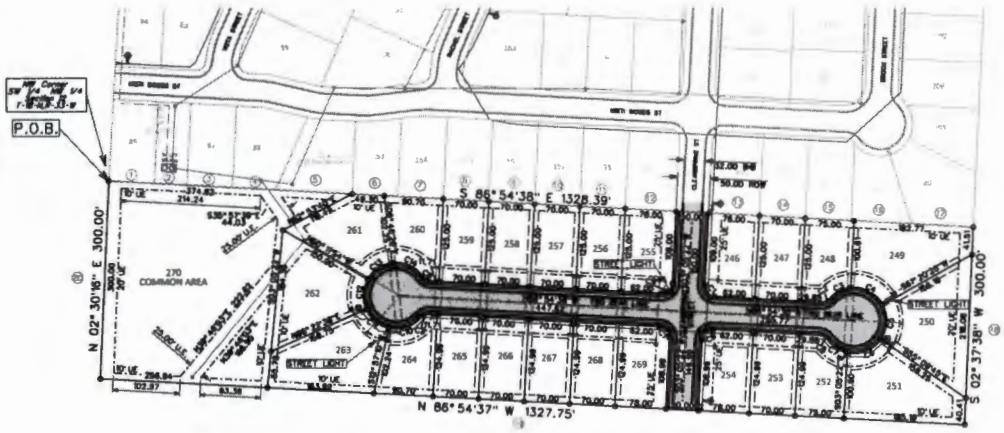


ANNOTATION LEGEND:

P.O.C. – Point of Commencement
P.O.B. – Point of Beginning
U.E. – Utility Easement
S.B. – Setback
B2B – Back To Back
B.L. – Building Line
D.E. – Drainage Easement
N.T.S. – Not to Scale

LEGEND

- STREET LIGHTING
- SET IRON PIN
- ASPHALT PAVING
- CONCRETE SIDEWALK
- FIRE HYDRANT ASSEMBLY
- FIRE GATE VALVE ASSEMBLY
- WATER METER
- EX SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- ADJACENT OWNERS KEY



SURVEY NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES–NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEY DESCRIPTION PHASE 5:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE S 86°54'38" E 1328.39'; THENCE S 02°37'38" W 300.00'; THENCE N 86°54'37" W 1327.75'; THENCE N 02°30'16" E 300.00' TO THE POINT OF BEGINNING AND CONTAINING 9.146 ACRES.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NUMBER: 05007C0195 J, EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON DECEMBER 08, 2021.

BUILDING SETBACKS:
UNLESS OTHERWISE NOTED
7' – INTERIOR SIDE
25'– ROAD FRONTAGE
7'– REAR
15– EXTERIOR SIDE/CORNER

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ____ day of _____, 2021. by the City of Gentry Planning Commission.

Secretary

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ____ day of _____, 2022. by the Gentry City Council.

Mayor

OWNERS CERTIFICATION AND DEDICATION:
We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this____day of _____, 20___.

Notary Public — My Commission expires:

Water/Sewer System are Approved _____

Street Utilities are Approved _____

Setback Dimensions are Approved _____

SITE INFORMATION:
APPROXIMATE AREA: 9.146 ACRES
PARCEL NUMBER: 18-13983-001

CURRENT ZONING:
R-2

PROJECT ADDRESS:
HWY 12 W
GENTRY, AR 72734

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS

Final Plat - Sunset Ridge Subdivision, Phase 5, Page 1 of 1

Plat Prepared By:	Survey By:	Owner Developer:	Plat Code
CON-PLUS ENGINEERING, P.A.	SOUTHWEST SURVEYING	Country Lots, LLC	506-1FN-3358-0-12-440-06-0935
P.O. Box 12	P.O. Box 617	7 Kilrysth Pl	
Siloam Springs, AR 72761	Gentry, AR 72734	Bella Vista, AR 72715	Date: December 06, 2021
(479) 524-9956	(479)736-8416	Attn. Mark Deihl	Job #: 2035
	Fax:(479)736-8838	(479) 248-1067	

STORMWATER DRAINAGE STUDY

FOR

SUNSET RIDGE SUBDIVISION PHASE 5
GENTRY, ARKANSAS

PREPARED BY:

CIVIL ENGINEERING, INC.
701 S. MT. OLIVE, P.O. BOX 12
SILOAM SPRINGS, ARKANSAS 72761
(479) 524-9956
(479) 524-4747 fax

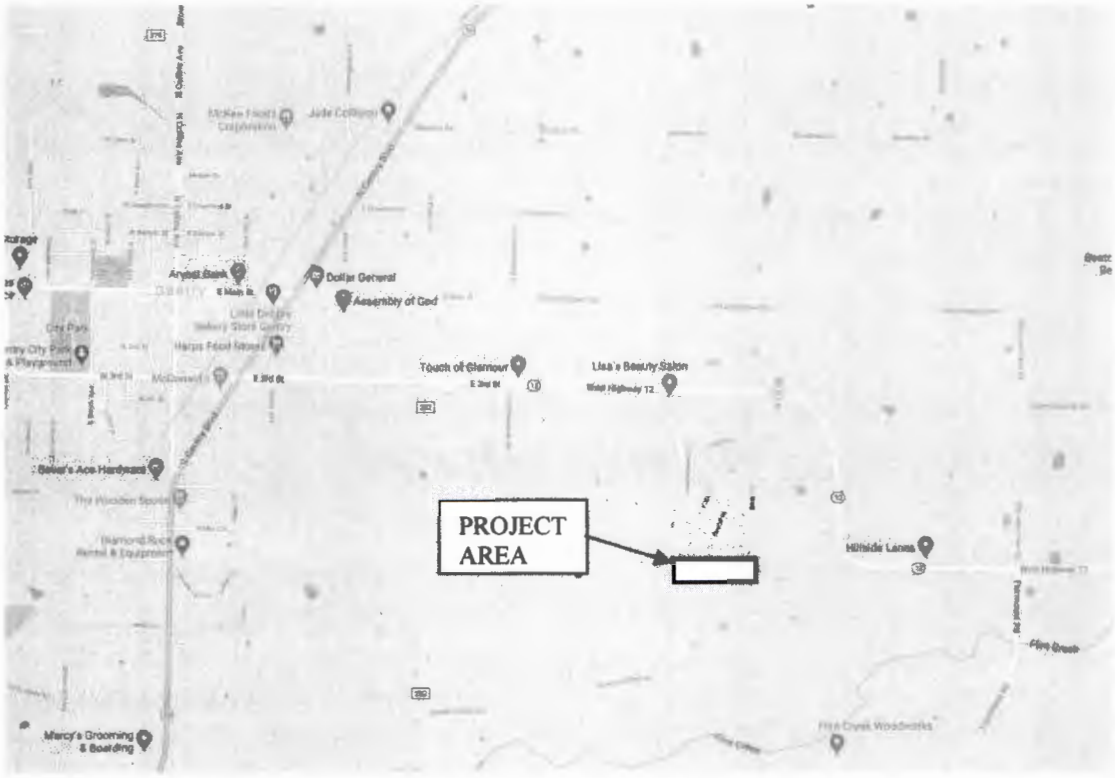
February 8, 2021

SUNSET RIDGE SUBDIVISION PHASE 5
DRAINAGE STUDY

Project Title:
Sunset Ridge Subdivision Phase 5

Date:
February 8, 2021

Project Location:
The project is located south of Sunset Ridge Subdivision Phase IV at the end of Clearspring Street.



Project Description:
Sunset Ridge Subdivision Phase 5 is a proposed residential subdivision containing 25 lots consisting of 24 single-family residential lots and 1 common area lot.

Name, Address and Telephone Number of Owner/Developer:
Country Lots, LLC
7 Kilsyth Pl
Bella Vista, AR 72715
(479) 248-1067

Site Area:
9.15 acres

Upstream and Downstream Drainage:

There is not any measurable upstream drainage area contributing to this project. The runoff from this project will drain to the east and west ends of the proposed street and discharge into the existing deep ravines. The ravines discharge directly to Flint Creek.

Area Drainage Problems:

This survey does not lie in designated Flood Zone A as per FIRM Map Number 05007C0215J, Effective Date: September 28, 2007.

Hydrologic Computations:

The Rational Method was used to analyze the drainage for this site. For all pre-development areas, a runoff coefficient of 0.30 was used. For post-development flow a runoff coefficient of 0.55 was used for all areas. The table below shows the changes in the significant storm events for each drainage area.

PRE-DEVELOPMENT RUNOFF TABLE

Drainage Area #	Area	C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
1	5.22	0.30	1.57	8	6.63	7.63	9.21	10.41	11.98	14.46
2	3.93	0.30	1.18	6	7.14	8.22	9.91	8.43	9.70	11.69

POST DEVELOPMENT RUNOFF TABLE

Drainage Area #	Area	C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
1	5.22	0.55	2.87	8	6.63	7.63	9.21	19.03	21.90	26.43
2	3.93	0.55	2.16	6	7.14	8.22	9.91	15.42	17.76	19.89

Storm Sewer System Design:

The on-site runoff is to be collected by the streets and discharged to the east and west cul-de-sacs of the project where the storm water is then discharged into the existing drainage ravines.

Conclusion:

The intent of the street grades and drainage design is to collect and discharge the runoff in a manner similar to existing conditions.

I, Ron Homeyer, Registered Professional Engineer No. 7731 in the State of Arkansas, hereby certify that the drainage designs and specifications contained in this Report have been prepared in accordance with the regulations of Benton County, Arkansas, the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice. The development of this project will not adversely affect the downstream properties.

Ron Homeyer

Ron Homeyer, P.E.