

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, SEPTEMBER 15, 2022

Public Hearing

Special Use Permit- Jackie Bader- Parcel# 10-00117-000

Public Hearing

Special Use Permit- Lindy & Mickey Chamberlain- Parcel# 10-00148-728

PLANNING COMMISSION

- Roll Call
- Review of Minutes- August 18, 2022

- Jackie Bader- Special Use Permit- Parcel# 10-00117-000
- Lindy & Mickey Chamberlain- Special Use Permit- Parcel# 10-00148-728

- Paul Church- Subdivision- 3 Final – Pioneer Woods Phase 5 Final- Parcel# 10-01077-000
- Switzer Living Trust- Subdivision 3 Final- Main Street Village Final- Parcel# 10-00658-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, AUGUST 18, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 18, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order by announcing the public hearing:

PUBLIC HEARING

Amendment to the Gentry Subdivision Regulations: sidewalks

There being no questions or comments, this portion of the public hearing was closed.

PUBLIC HEARING

Apple Valley LLC: Rezone

Discussion: A representative for the developer was present. Developer is requesting R-N zoning South of Marion Lee to the North side. Adjacent property owner Gene Newton, voiced concerns about the abundance of houses, narrow streets, ingress/egress and traffic. Bill Taylor also raised the question of road improvements, to which the developer said the road would be paved to T.O. Rd.

There being no further questions or comments, this portion of the public hearing was closed, and the regular planning and zoning commission meeting commenced with roll call:

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

Members Absent: Tammi Runyan

Others present: Mark Smithson; City Attorney-Joel Kurtz; Chamber of Commerce Director, Janie Parks, State Representative Delia Haak, and others.

Review of the Minutes of the July 21, 2022 Regular Meeting: After review and discussion:

Motion: Meyer- to approve the minutes as presented

Second: Williams

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

1) **Amendment to the Gentry Subdivision Regulations: sidewalks.** After review:

Motion: Meyer- to recommend the amendment to City Council

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Williams-yes Meyer-yes Parks-yes

Motion passed.

2) **Apple Valley LLC; Parcel# 10-00148-715: Rezone:** During discussion, Commissioner Paul Church stated he thought the zone should be R-1, not R-N. The developer changed his request to rezone to R-1.

Motion: Church- recommend re-zone to R-1

Second: Williams

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

3) **Roy Cotton & Brian Tidwell; Parcel# 10-00553-000: Subdivision Sketch 1:** During discussion proponents want to split the property into 3 lots, but not if they have to invest a lot of money into it, such as curb, guttering, paving, etc. The request was made to amend the lot split into 2 lots, instead of 3

Motion: Church- to allow the lot split stating for any additional lot splits in the future, Cherry Ave. would need to be developed in keeping with subdivision requirements.

Note:*Plat needs to be redrawn showing revision of lot split*

Second: Williams

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

9) **Nick Black; Parcel# 10-00481-000: Replat:**

Discussion determined water will need to run to the 2nd lot

Motion: Williams – to approve replat

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Williams-yes Meyer-yes Parks-yes

Motion passed.

10) **Lay Gieng; Parcel# 18-13647-001: Tract Split:** After review:

Motion: Church- to approve tract split as drawn

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

11) **William & Delia Haak; Parcel# 18-13595-000: Tract Split:** After consideration:

Motion: Church- to approve tract split as drawn

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

12) **Landscaping Ordinance; City Attorney Joel Kurtz (tentative)**

Motion: Church- to table to a later date

Second: Williams

Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Williams-yes Meyer-yes

Motion passed.

There being no further business, Chairman Mike Parks entertained a motion to adjourn:

Motion: Williams- to adjourn

Second: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

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 Bader

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)
- Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

Date(s) of Publication: August 31, 2022

Publication Charges: \$37.08

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 31 day of Aug, 2022.

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 September 15, 2022 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 special use permit by Jackie Bader for 1257 & 1259 West Main Street, 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.
September 31, 2022
75593495 Aug 31, 2022

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City of Gentry
 101 W. Main St.
 Gentry, AR 72734
 (479)-736-2555
 (479)-736-2877 Fax



Special Use Permit Application

Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

PROPERTY INFORMATION:

PERMIT NUMBER:

Property Address: 1257-1259 West Main

Type of Use Proposed: Home

Residential
 Circle One Commercial

Parcel # (if known) 10-00117-000

APPLICANT INFORMATION:

Applicant Name: Jackie Bader Phone Number: 479-903-2979

Address: P.O. Box 162 Gentry City/State: Ark

Owners of adjacent Properties:

- Name: Angela Bader Mailing Address: P.O. Box 983 For 111 Orchard AR, Gentry
- Name: Lewis Walmsley Mailing Address: Richard Lane P.O. Box 806 Gentry
- Name: Youngs Properties 40 State Young Mailing Address: 21392 Sweepo Plant Rd. West Main St. Gentry
- Name: 21392 Sweepo Plant Rd. Mailing Address: 21392 Sweepo Plant Rd. West Main St. Gentry
- Name: City of Gentry Mailing Address: 101 W. Main St For 1265 W. Main St. Gentry
- Name: Armando Shawnee Reynolds Mailing Address: 1339 W. Main St. Gentry
- Name: SUMZZ Homes LLC Mailing Address: 4200 SW Hollowbrook St. Bentonville, AR 72713

(Please continue on back if more.)

A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way at the front of the property. The Planning Commission shall determine the nature and condition of all adjacent uses and structures and whether the proposed use will cause no change, an improvement, or an adverse effect upon the adjacent property relative to traffic volume, noise, sight, sound, aesthetic value, and economic value. All special use permits shall be reviewed one year from the time of issue and annually thereafter by the Planning Commission. The holder of the special use permit shall be notified of all annual and special reviews by certified mail at least fifteen (15) days prior to review.

Jackie Bader 8/2/22
 Signature of Owner Date

OFFICE USE ONLY

Permit	Check <u>13346</u>	Cash	Credit Card	Total
<u>3614</u>	Surcharge	Card Holder	Penalty	\$35.00

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 (479)-736-2555
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Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

PROPERTY INFORMATION:

PERMIT NUMBER:

Property Address: 13297 Taylor Orchard Rd Gentry, AR 72734

Type of Use Proposed: _____

Residential Commercial
 Circle One

Parcel # (if known) _____

APPLICANT INFORMATION:

Applicant Name: Lindy Chamberlain or Heather Brownstone Phone Number: (479) 228 2821

Address: 13299 Taylor Orchard Rd City/State: Gentry, AR

Owners of adjacent Properties:

Name: _____ Mailing Address: _____

(Please continue on back if more.)

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Lindy Chamberlain 8/8/2022
 Signature of Owner Date

OFFICE USE ONLY

Permit	Check _____ Surcharge	<input checked="" type="radio"/> Cash Card Holder	Credit Card Penalty	Total
<u>3618</u>				<u>\$ 35.00</u>

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September 31, 2022
75593489 Aug 31, 2022

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ___ day of _____, 2022,
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 _____

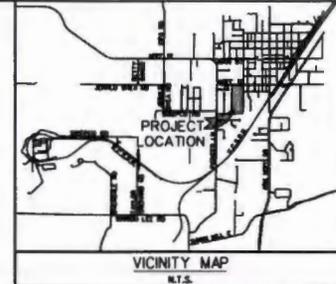
OWNERS CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon plated 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.

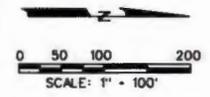
STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ___ day of _____, 2022.

Notary Public _____ My Commission expires: _____



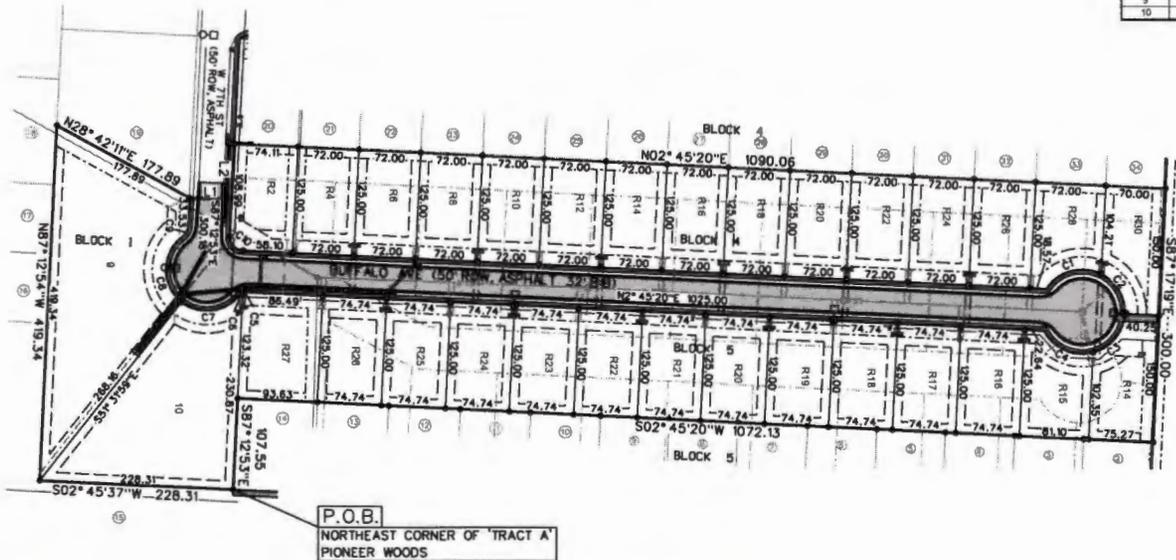
Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	50.00	73.02	66.70	S15°24'27"E	96°19'35"
2	50.00	57.68	54.70	N89°35'33"E	113°40'25"
3	50.00	57.68	54.70	N89°35'33"E	113°40'25"
4	50.00	67.75	62.69	N23°56'13"E	102°21'48"
5	16.00	7.40	7.33	S10°29'29"E	153°30'21"
6	16.00	6.81	6.76	S35°56'17"E	156°36'03"
7	49.00	74.07	67.21	S04°50'07"E	93°23'44"
8	49.00	69.98	77.86	S88°55'38"E	74°47'19"
9	16.00	14.21	13.75	S61°48'05"E	129°06'25"
10	16.00	23.14	22.63	N47°46'14"E	89°58'13"



Line No.	Length	Bearing
1	66.04	N82°47'0"E
2	66.04	N87°12'53"W

LOT #	AREA (SF)	LOT #	AREA (SF)
R2	9,209	R14	10,058
R4	9,000	R15	9,003
R6	9,000	R16	9,342
R8	9,000	R17	9,342
R10	9,000	R18	9,342
R12	9,000	R19	9,342
R14	9,000	R20	9,342
R16	9,000	R21	9,342
R18	9,000	R22	9,342
R20	9,000	R23	9,342
R22	9,000	R24	9,342
R24	9,000	R25	9,342
R26	9,000	R26	9,342
R28	9,001	R27	11,700
R30	9,528	R	32,425
S	41,621		

- LEGEND:**
- Set 1/2" Rebar
 - Benchmark
 - ⊙ San. Sewer Manhole
 - ⊖ San. Sewer Service
 - ⊕ Valve Box
 - ⊙ Fire Hydrant
 - ⊙ Water Meter
 - Street Light
 - Utility Easement
 - Building Setback Line
 - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - U.E. - Utility Easement
 - S.B. - Setback
 - B-B - Back To Back
 - B.L. - Building Line
 - D.E. - Drainage Easement
 - N.T.S. - Not to Scale



Parcel Key No	Parcel No	Name	Address
1	10-0009-001	CITY OF GENTRY	101 W MAIN ST, GENTRY AR 72734-8226
2	10-0107-013	SR HORTON INC	1341 HORTON CIR, ARLINGTON TX 76011
3	10-0107-012	ARRIAGA ESCOBAR, JOSE H & SEDA, SHARON MARE	526 S SMITH AVE, GENTRY AR 72734
4	10-0107-011	ASARBI, TONY A L & ALFRED	509 S SMITH AVE, GENTRY AR 72734
5	10-0107-010	CASTILLO, LORENA E & CASTILLO, KARENA	513 S SMITH AVE, GENTRY AR 72734
8	10-0107-009	HEARST, GAY L	801 S SMITH AVE, GENTRY AR 72734
7	10-0107-008	ONTIVEROS, MARIA ANTONIETA	656 S SMITH AVE, GENTRY AR 72734
8	10-0107-007	DEHAVEN, LESLIE C & RODNEY	809 S SMITH AVE, GENTRY AR 72734
9	10-0107-006	WILSON, ZACHARY R & STEPHENS, AMBER D	613 S SMITH AVE, GENTRY AR 72734
10	10-0107-005	LRUIDI, MARIO	701 S SMITH AVE, GENTRY AR 72734
11	10-0107-004	ANZALONE, NICHOLAS	706 S SMITH AVE, GENTRY AR 72734
12	10-0107-003	NIKOTYA, FRANCISCO MEZA & GARCIA-PEREZ, FABIOLA	709 S SMITH AVE, GENTRY AR 72734
13	10-0107-002	SMITH, SEAN	713 S SMITH AVE, GENTRY AR 72734
14	10-0107-001	GLENN, DAVID & ELIZABETH	801 S SMITH AVE, GENTRY AR 72734
15	10-00131-000	CITY OF GENTRY	101 W MAIN ST, GENTRY AR 72734-8226
16	10-01165-000	GOMEZ, WENDY	800 AVALON DR, GENTRY AR 72734
17	10-01164-000	ASMAKA PROPERTIES LLC	1532 PINE TREE LN, TONTOWN AR
18	10-01163-000	SHOUP, LINDA BELLE & JOHN THOMAS	PO BOX 895, GENTRY AR 72734-0895
19	10-00789-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
20	10-00805-000	CHURCH, PAUL & CONNIE	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761
21	10-01040-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
22	10-01049-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
23	10-01051-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
24	10-01053-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
25	10-01055-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
26	10-01057-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
27	10-01059-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
28	10-01061-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
29	10-01063-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107
30	10-01065-000	CHURCH, PAUL & CONNIE D ET AL	20811 ARKOTEX RD, SILOAM SPRINGS AR 72761-9107

PROPERTY DESCRIPTION:
PART OF LOTS 1-22, OF BLOCK 4 OF PIONEER WOODS AND TRACT 'A', PHASE 1 AND 3 FOUND IN BENTON COUNTY PLAT RECORDS BOOK 2 AT PAGE 32 AND BOOK 1B AT PAGE 246, RESPECTIVELY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 'A'; THENCE S02°45'37"W A DISTANCE OF 228.31 FEET, THENCE N87°12'54"W A DISTANCE OF 419.34 FEET, THENCE N28°42'11"E A DISTANCE OF 177.89 FEET, THENCE N02°47'07"E A DISTANCE OF 58.00 FEET, THENCE N87°12'53"W A DISTANCE OF 66.04 FEET, THENCE N02°45'28"E A DISTANCE OF 1090.06 FEET, THENCE S87°17'19"E A DISTANCE OF 388.00 FEET, THENCE S02°45'28"W A DISTANCE OF 1072.13 FEET, THENCE S87°12'53"E A DISTANCE OF 107.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9.343 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

Water/Sewer System are Approved _____
Street/Utilities are Approved _____
Setback Dimensions are Approved _____

Pioneer Woods Subdivision, Phase 5 Final Plat, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES SURVEYING P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	Owner/Developer: PAUL CHURCH 20811 Arkotex Road Siloam Springs, AR 72761 (479) 736-2621	Plat Code: 500-18N-33W-0-03-150-04-0985 300-18N-33W-0-10-340-04-0985 Date: August 28, 2022 Job #: 1837
--	--	--	---

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSIGNED 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.



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



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

March 8, 2021

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

RE: Pioneer Woods Subdivision, Ph 3
Preliminary Plat Existing Utilities Certification

Dear Sirs:

The above referenced Pioneer Woods Subdivision Ph 3 project is located east of the West 7th Street and Comanche Drive intersection. 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 in West 7th Street as well as the cul-de-sac of Comanche Drive to provide water service to the site. City gravity sewer will be extended from the existing sewer line in the southwest corner of the project and used for the subdivision. Existing electric distribution lines are available on the both sides of project.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Pioneer Woods Subdivision Ph 3 has adequate and sufficient existing utilities to serve the project.

Sincerely,

A handwritten signature in cursive script that reads "Ron Homeyer".

Ron Homeyer, P.E.

cc: Paul Church, Owner / Developer



March 8, 2021

City of Gentry
101 W Main St
Gentry, AR 72734

RE: Pioneer Woods Subdivision, Phase 3
600 Block West 7th Street
Gentry, Benton County, Arkansas

Dear Sirs:

I, Ron Homeyer, P.E., Registered Professional Engineer No. 7731 in the State of Arkansas, hereby certify that I prepared the following drainage impact report for the above referenced Pioneer Woods Subdivision, Phase 3 in the 600 Block of West 7th Street in accordance with the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice.

The following data was collected for the Pioneer Woods Subdivision, Phase 3 and used in the storm water runoff determinations contained:

Total Area of Phase 1: 15.26 acres

The runoff rates were calculated using the Soil Conservation Service (SCS) Method. A time of concentration of 18 minutes for pre-development conditions and at time of concentration of 17 minutes for post-development conditions was used. A runoff curve number of 70.00 was used for the existing conditions since the soils for the site are hydrologic group C (see attached soils report and SCS TR-55 Curve No. Tables). A runoff curve number of 80.00 was used for the post development conditions, which considers the site hydrologic group C characteristics for the proposed lots. The increase in runoff as a result of this project is 8.02 cubic feet per second (CFS) in the 10-year storm event, which is a 2% increase in the 10-year storm event. The downstream drainage system has sufficient capacity to handle the increase in the peak discharge as a result of this development.

SCS METHOD						
PRE-DEVELOPMENT						
Drainage Area		CN	Tc (min)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
#	Area (acres)					
EX-1	15.26	74.00	18	38.85	51.15	68.18

SCS METHOD						
POST-DEVELOPMENT						
Drainage Area		CN	Tc (min)	Q	Q	Q
#	Area (acres)			10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
1	15.26	80.00	17	46.90	60.23	78.42

Please feel free to contact this office if you have any questions.

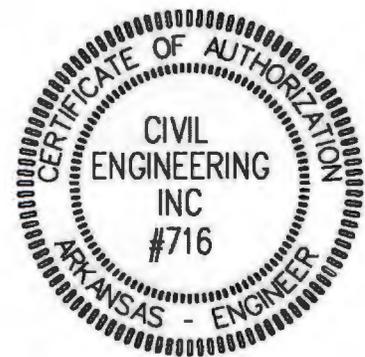
Sincerely,



Ron Homeyer, P.E.
President
Civil Engineering, Inc.

cc/Paul Church,
Owner/Developer

enclosures



CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Pioneer Woods Subdivision Phase 5	OWNERS NAME Paul Church	DATE SUBMITTED 8/31/22
STREET ADDRESS 600 Block West Seventh (7 th) Street	OWNERS ADDRESS 20811 Arkotex Rd Siloam Springs, AR 72761	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

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. Building Inspector signature required.
	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.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

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.

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

