

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

THURSDAY, JANUARY 20, 2021

Public Hearing

Special Use Permit; Parcel# 10-00313-000: Steve Ellis

Public Hearing

Variance request; Parcel# 10-07092-000: Sunset Ridge/Jeffory Sanders

PLANNING COMMISSION

- Roll Call
- Review of Minutes- December 16, 2021

- Jeffory Sanders-Variance; Parcel# 10-07092-000

- Steve Ellis- Special Use Permit; Parcel# 10-00313-000

- Robert Swanson RE: advice/clarification of lot split

- Youngs Properties Inc: Subdivision- 1 Sketch Plan;
Youngs Properties Inc: Subdivision -2 Preliminary (Phase 2 Sandy Acres);
Parcel# 10-00123-055

- Snyder Court Subdivision- 2 Preliminary; Parcel# 10-00875-000 (James Mathias)

- Sunset Ridge- Country Lots LLC- Subdivision 2- Phase 5 Preliminary;
Parcel# 10-00148-200

****Statements of financial interests are due January 31, 2022. Please complete and return to
Tonya or Jenny****

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, DECEMBER 16, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 16, 2021 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

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

MEMBERS ABSENT: Williams

PUBLIC HEARING

Schortzmann's Water Service LLC: Conditional Use Permit

Mark Smithson provided an explanation of need for the permit and, stated Fire Chief Vester Cripps had recommended a plaque be placed on the outside of the building regarding the contents inside. There being no further discussion, this portion of the public hearing was closed.

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Absent
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 November 18, 2021 Regular Meeting & December 2, 2021

Special Meeting: After review:

Motion: Church- to approve the November 18th minutes as written

Second: Runyan

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

Motion Passed.

Motion: Meyer- to approve the December 2, 2021 Special meeting minutes with amendment to the motion showing as, “to approve the final plat”

Second: Runyan

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

Motion passed.

1). 2022 Selection of Chairman, Alternate Chairman & Secretary: After discussion:

Motion: Runyan- to keep all current positions as is unless someone declines; Chairman- Mike Parks, Alternate Chairman -Wanda Meyer and, Secretary/Clerk, Jenny Trout

Second: Meyer

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

Motion passed.

2). 2022 Regular Planning & Zoning Meeting Schedule: After discussion: Finding no conflicts:

(It should be noted that Jay Williams was at this time heard to be present virtually).

Motion: Meyer- to accept the 2022 calendar as presented

Second: Feemster

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

Motion Passed.

3). Schortzmann’s Water Service, LLC; Home Occupancy, Parcel# 10-00148-210:

After discussion:

Motion: Church- to approve the Home Occupancy

Second: Feemster

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

Motion passed.

4). Snyder Court- Subdivision Sketch Plan; Parcel# 10-00875-000: Discussion produced the following requirements and comments: sidewalks and curbs are to be required for the preliminary plat and, back side lot improvements are not required however, access to houses and garages should come off of Snyder St. **NOT Fulton St.**

Motion: Meyer- sidewalks and curbs are to be required in the Preliminary Plat

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-no Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

Motion: Runyan- to approve the Sketch Plan with the recommendations and comments

Second: Meyer

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

Motion passed.

5). **Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000:** City Attorney Joel Kurtz advised members that no known covenants exist at this time for this property. After discussion:

Motion: Williams- to deny the tract split based on its original conception to create 5acre lots/subdivision years ago

Second: Meyer

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

Motion passed. Tract Split denied.

6). **Three Springs RV park – Approval:** Discussion was had in relation to the definition of a RV park and ordinance requirements. Joel read aloud the ordinance requirements to the members and stated those requirements were met.

Motion: Runyan- to approve the request for approval of the RV park

Second: Kooistra

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

Motion passed.

It was mentioned that some ordinance amendments were likely in the future.

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

Motion: Meyer

Second: Feemster

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 Sanders

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: January 12, 2022

Publication Charges: \$35.28

Brittany Smith
Brittany Smith

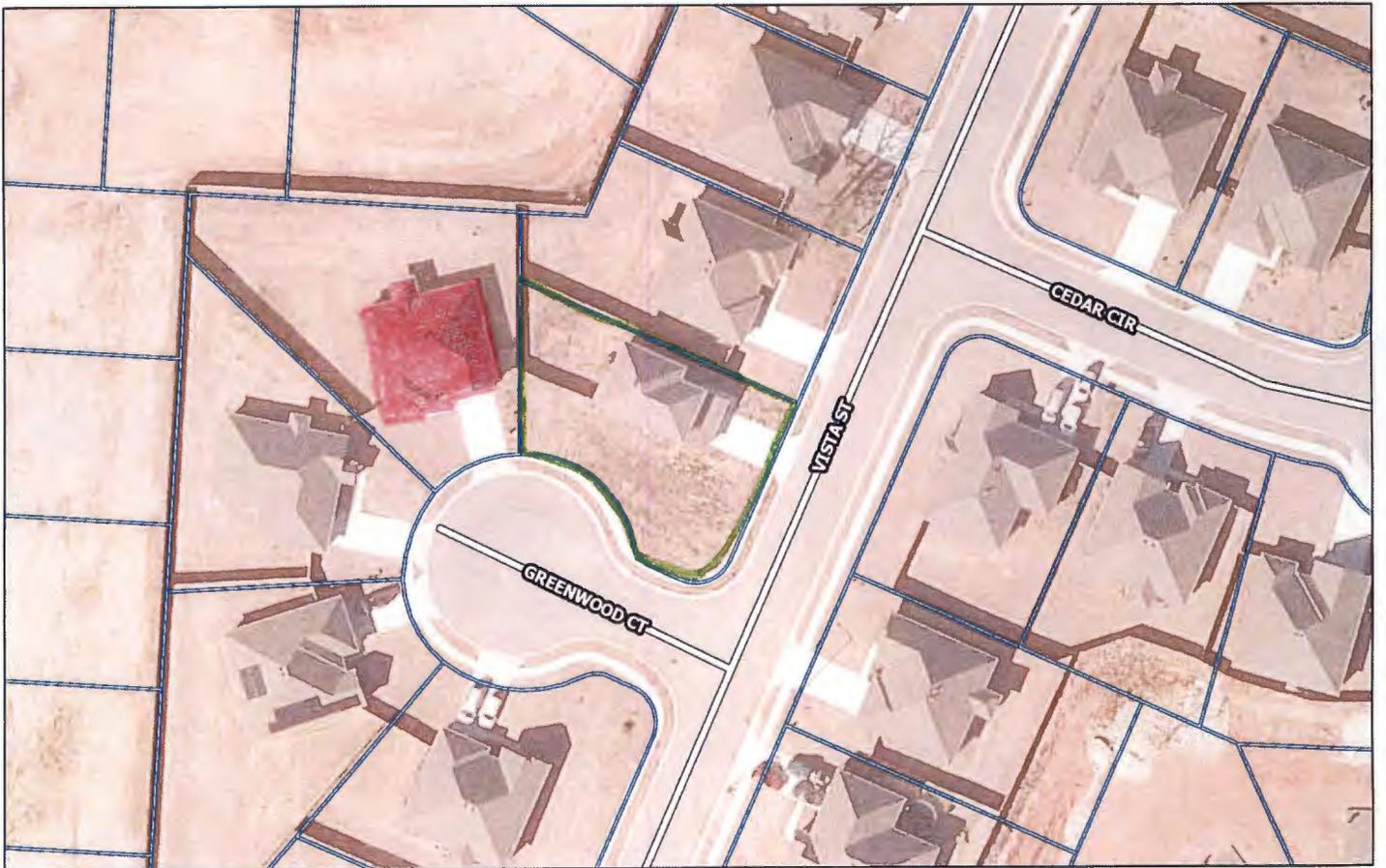
Subscribed and sworn to before me
This 12 day of Jan, 2022.

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 January 20, 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 variance request by Jeffery Sanders for parcel number 10-07092-000 located at 805 Vista St.
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.
75505317 Jan 12, 2022



Zone		Lot Area Sq. Ft.	Lot Area Per Family	Lot Width	Front Yard	Int	Ext. Back to Side	Corner Back to Rear	Rear	Max. Stories	Height Ft.
A-1	Single Family	1 acre	1 acre						25		
	Single M.H	5 acres									
R-E	Residential Est.	1 acre	1 acre	125	50	25	25	25	25	3	45
R-1	Single-Family	9,000	9,000	70	25	10	25	15	10	2 ½	35
R-2	Single-Family	7,500	7,500	60	25	7	25	15	7	2 ½	35
	S.F. Attached	6,500	6,500	45	25	10 ^b	25	15	10 ^b	2 ½	35
	S.F. Zero Lot _s	6,500	6,500	40	25	10:00 AM	25	15	10 ^a	2 ½	35
	Duplex	9,000	4,500	70	25	7	25	15	7	2 ½	35
R-3	Single-Family	6,000	6,000	50	25	5	20	15	5	2 ½	35
	S.F. MFG'd	6,000	6,000	50	25	5	20	15	5	2 ½	35
	S.F. Attached	6,500	6,500	45	25	7 ^b	20	15	7 ^b	2 ½	35
	S.F. Zero Lot	6,500	6,500	40	25	7 ^a	20	15	7 ^a	2 ½	35
	Duplex	9,000	4,500	70	25	7	20	15	7	2 ½	35
	Townhouses	4,500	4,500	22	25	7 ^e	20	15	7 ^e	2 ½	35
R-4	Multi-Family	10,000	2,500	70	25	10	20	15	10	2 ½	35
	M.H Subdivision	5 acres	5,000	45	25	10	20	15	10	1	15
	M.H. Park	2 acres	4,000	40	25	10	20	15	10	1	15
R-O	Single M.H.	5 acres	6,000	50	25	5	20	15	5	1	15
	S.F. Attached	6,500	6,500	45	25	5	20	15	5	2 ½	35
	Duplex	9,000	4,500	22	25	7	20	15	7	2 ½	35
	Townhouses	4,500	4,500	22	25	7	20	15	7	2 ½	35
C-1	Other R-O Uses	10,000		50	25	8&20 ^j	25		25	2	30
	Commercial	10,000		50	25	0&15 ⁱ			25	3	30
C-2	Commercial	10,000		50	25	0&15 ^j			25	2	36
I	Industrial	1 acre		150	25	12&50 ^j	25	25	25		

- a. Real estate and building construction signs not to exceed 32 sq. ft. and ten (10 feet in height;
 - b. Business signs attached to and within two (2) feet of any wall housing the business. Such signs shall not protrude above the roofline or beyond any wall surface, and
 - a. One freestanding onsite sign not to exceed 150 sq. ft. and the height limitations of the district. Such signs shall not obstruct the vision of incoming or outgoing traffic. (Ord. No. 308, Sec. IX.)
- 5. A-1 District
 - a. One freestanding onsite sign for an existing or allowed onsite business, not to exceed 100 square feet and the height limitations of the district in which it is located. Such signs shall not obstruct the vision of incoming or outgoing traffic. (Ord. No. 2017-756, Sec. 1)
- C. No Discrimination against Non-Commercial Signs or Speech. The owner of any sign which is otherwise allowed within the City of Gentry may substitute non-commercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech or favoring of any particular non-commercial message over any other noncommercial message. This provision shall prevail over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a parcel or to allow the substitution of an off-site commercial message in place of an on-site commercial message.

Severability. If any portion of the Gentry Municipal Code or any regulation contained therein is held to be invalid or unconstitutional by a court of competent jurisdiction, it is the City of Gentry's specific legislative intent that such provision or regulation is deemed severed from the City of Gentry's Municipal Code and such provision should in no way affect or diminish the validity of the remainder of the City Code or any other sign regulation set forth therein.

14.04.10 Special provisions

- A. **Nonresidential Accessory Structures in areas zoned R-1; R-2; R-3; R-4; and R-O.**
 An Accessory Structure is a nonresidential improvement separate and apart from and not structurally connected to the residential structure on a property (a sidewalk, driveway of similar non-erected connection shall not constitute a structural connection). Accordingly, the term "Accessory Structure" for purposes of this Section shall include sheds, barns, buildings, carports, pergolas, gazebos, shops, swimming pools, storm cellars and other buildings or structures. For purposed of this Section the term "Accessory Structure" does not include driveways or sidewalks.
 - a. **Placement.** An Accessory Structure may be placed in compliance with the setbacks required by the Zoning Ordinance. Not less than 3' of clear space shall exist between each Accessory Structure and between any Accessory Structure and the primary residence or primary building on such parcel. The total area of all structures on a parcel (including Accessory Structures) shall not exceed 50% of the total lot area. However, the Board of Adjustment may grant a variance from these restrictions from time to time in such instances as will not be

contrary to the public interest and when unnecessary hardship would otherwise result.

- b. **Privacy Fence Construction Requirement.** In the event a parcel is one acre or less in size, and if construction of an Accessory Structure will result in the total area of all structures on the parcel constituting 30% or more of the total parcel area, then the owner shall be required to construct a 6-foot privacy fence around those portions of the parcel situated behind the primary residence (and as approved by the Planning Commission in instances of a corner lot or similar circumstances).
- c. **Modified setback requirements for Portable Buildings.** The side yard and rear yard setback requirements are hereby modified with respect to A Portable Buildings as follows:
 - i. A Portable Building is hereby defined as a building having a floor area of not more than 120 square feet which is not constructed on or attached to a permanent foundation, whether constructed on-site or preassembled; which is not intended for or used as habitable space; and which does not exceed the height of the residence on that lot or 12 feet, whichever is less.
 - ii. A Portable Building may be situated within five (5) feet of a side yard or backyard boundary [but may not be situated in front of a line parallel with the front of the residence or other principal structure on such lot], so long as such building does not interfere with any existing utility and on condition that such Portable Building is otherwise in compliance with all applicable building codes and regulations. (Ord. No. 16-743, Sect. 1)

B. Fences

An ornamental fence, hedge or wall not more than 3 ½ feet in height may project into or enclose any required front or side yard. Ornamental fences, hedges or walls may project into the side yard from the front building line of the structure to the rear lot line, provided such fence and walls do not exceed a height of six (6) feet.

C. Flammable liquids and gases

Flammable liquids and gasses shall comply with the Arkansas Fire Prevention Code.

D. Height restrictions

Public, semi-public, or public service buildings, hospitals, institutions, churches and schools, when permitted in a district, may be erected to exceed the height limits specified for the district, provided all required yards are increased by one (1) foot for each foot of building height above the height limit specified on the yard and are requirements table.

E. Home occupations

- 1. An occupation may be carried on in a residential structure in A-1, R-E, R-1, R-2, R-3 or R-4, only after issuance of a Home Occupation Permit in accordance with the procedures hereinafter set forth. Home Occupations are divided into two classes, Type A and Type B, and may be permitted in accordance with the following provisions:
- 2. **Type A – Home Occupations, subject to initial administrative approval**

In the event a proposed home occupation meets all of the following requirements, the permit will initially be approved by the City Clerk, Mayor or other city staff.

 - a. The home occupation is located completely within the principal dwelling unit.

4. A petitioner may appeal a Planning Commission disapproval to the City Council by a written request to the City Clerk. The appeal must be made within fifteen (15) days of the disapproval and must state why the Planning Commission's decision is believed to be in error.
5. The City Council may adopt, by ordinance, or reject a recommended amendment by a majority vote or may return the proposal of the Planning Commission for further study and recommendation.
6. The City Council may also adopt, by ordinance, a recommended or appealed proposal with any modifications considered appropriate by a majority vote.
7. The Planning Commission shall not reconsider any application for zoning amendment until twelve (12) months have elapsed from the final date of disapproval unless a motion to reconsider passes by at least a seventy-five percent (75%) vote of the full Planning Commission. If such a motion is approved, the minutes shall reflect the reasons for reconsideration.

H. Fees

All applications for zoning changes must be accompanied by a deposit of a handling and processing fee of Seventy-Five Dollars (\$75.00) with the City Clerk before any action on the petition can be initiated. This fee shall not be refundable, regardless of approval or denial. (Ord. No. 308, Sec. XII.)

14.04.13 Board of Adjustment

A. Creation and appointment

A Board of Adjustment is hereby created which shall constitute the Planning Commission as a whole. Their terms shall run concurrently with their appointment to the Planning Commission. On the effective date of this ordinance, the members of the Planning Commission that was legally in existence immediately prior to such date shall be constituted as members of the Board of Adjustment.

1. Officers

A chairman and vice-chairman shall be elected annually by the Board from among its membership. The chairman, or in his absence the vice-chairman, shall preside at all meetings, shall decide all points of order or procedure, and, as necessary, shall administer oaths and compel the attendance of witnesses.

2. Rules and meetings

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this zoning ordinance. Meetings shall be held on a regular schedule and at such other times as the Board may determine. All meetings shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or if failing to vote, indicating such fact, it shall keep records of its examinations and other

official actions, all of which shall be a public record and be immediately filed in the office of the City Clerk. The concurring vote of a two-thirds majority of the total Board members shall be necessary to revise any order or decision of the Enforcement Officer or to decide on any matter upon which it is required to pass under this ordinance.

B. Powers and duties The Board of Adjustment shall have all the powers and duties prescribed by law and by this ordinance, which are more particularly described as follows:

1. **Administrative review** To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this zoning ordinance. The Board may affirm or reverse, in whole or in part, said decision of the administrative official.
2. **Variances** To authorize upon appeal in specific cases such variance from the terms of this zoning ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this zoning ordinance would result in unnecessary hardship. A variance from the terms of this zoning ordinance shall not be granted by the Board of Adjustment unless and until:
 - a. **The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district; that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this zoning ordinance; that special conditions and circumstances do not result from the actions of the applicant; and that granting the variance requested will not confer on the applicant any special privilege that is denied by this zoning ordinance to other lands, structures, or buildings in the same district.**
 - b. **No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.**
 - c. **The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.**
 - d. **The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent**

of this zoning ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- e. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this zoning ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
 - f. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.
3. Special exceptions In addition to the powers and duties specified above, the Board shall also have the following powers and duties to hold public hearings and decide the following special exceptions:
- a. Permit the extension of a zoning district boundary where the boundary divides a lot held in a single ownership at the time of adoption of this ordinance.
 - b. Interpret zoning district boundaries where uncertainty exists as to the boundaries of the zoning districts or when the street or property lines existing on the ground are at variance with those shown on the zoning district map.
 - c. Vary the parking regulations by not more than fifty percent (50%) where it is conclusively shown that the specific use of a building would make unnecessary the parking spaces otherwise required by this ordinance.
 - d. Permit a change in the use or occupancy of a non-conforming use, provided the use is within the same or more restricted classification as the original non-conforming use.

C. Procedure for appeals

1. Application

Appeals to the Board may be taken by any person aggrieved or by any officer, department, or board of the city affected by any decision of the administrative official. All appeals and applications made to the Board shall be made in writing on forms prescribed by the Board within ten (10) days after the decision has been rendered by the administrative official.

2. Public hearing and notice

The Board shall fix a reasonable time for the public hearing of an appeal, give public notice of the time and place thereof, as well as due notice to the parties

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
Public Hearing

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: January 5, 2022

Publication Charges: \$36.36

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 5 day of Jan, 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 January 20, 2022, at 7:00 p.m. at the Gentry Council Chambers, located at 112 E Main Street, Gentry, AR 72734. This hearing is to review a special use permit requested by Steve Ellis, parcel #10-00313-000, located at 108 N Rust. For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.
January 20, 2022
75503518 Jan 5, 2022



West Siloam

SNYDER SPRINGS SUBDIVISION

ZELLA COTTAGE

TABLE OF CONTENTS:

CS	COVER SHEET
A1	FLOOR PLAN
A2	FRONT & REAR ELEVATIONS
A3	LEFT & RIGHT ELEVATIONS
E1	ELECTRICAL PLAN

865
LOT 14

arc901

design studio
901.410.6567

SNYDER SPRINGS
ZELLA COTTAGE

DATE:
03/12/2021

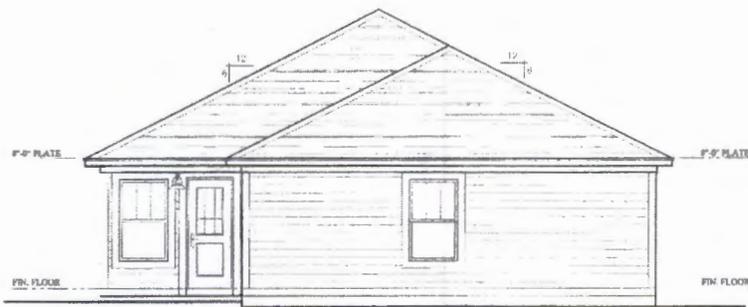
SCALE:
AS NOTED

CS



1 FRONT ELEVATION

A2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION

A2 SCALE: 1/4" = 1'-0"

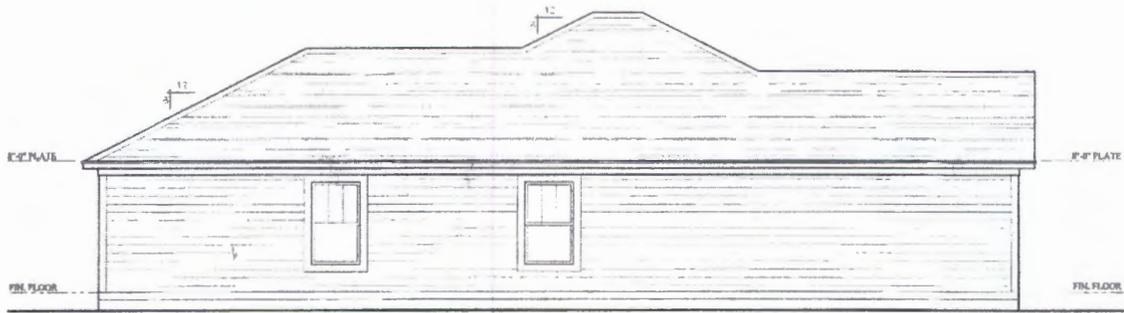
arc901
design studio
901.410.6567

SNYDER SPRINGS
ZELLA COTTAGE

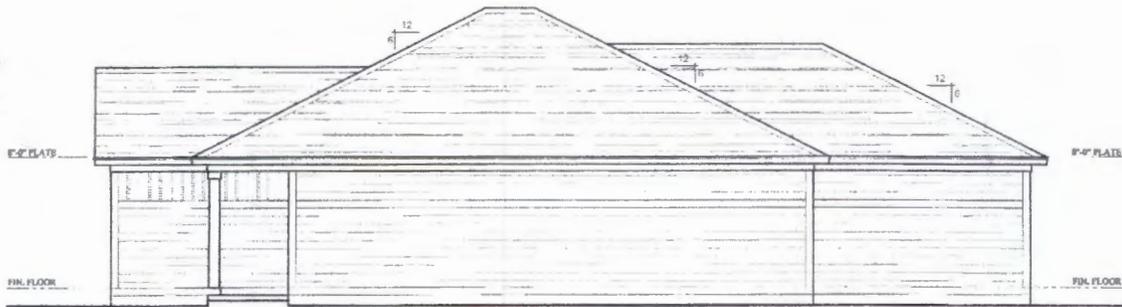
DATE:
03/12/2021

SCALE:
AS NOTED

A2



1 LEFT ELEVATION
 A3 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 A3 SCALE: 1/4" = 1'-0"

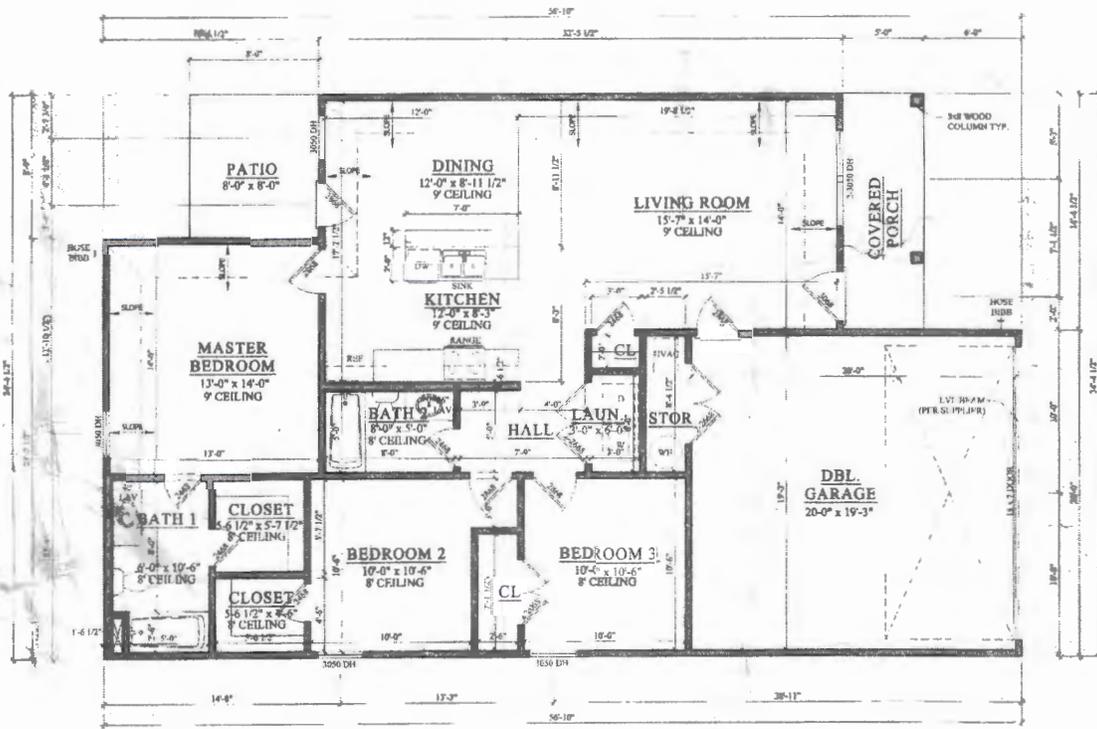
arc901
 design studio
 901.410.6567

SNYDER SPRINGS
 ZELLA COTTAGE:

DATE:
 03/12/2021

SCALE:
 AS NOTED

A3



1 FLOOR PLAN
 A1 SCALE: 1/4" = 1'-0"

arc901
 design studio
 901.410.6567

SNYDER SPRINGS ZELLA COTTAGE	
DATE: 03/12/2021	
SCALE: AS NOTED	
A1	

SQUARE FOOTAGE:	
FIRST FLOOR HEATED LIVING	1250 S.F.
TOTAL HEATED LIVING	1250 S.F.
3 CAR GARAGE/STORAGE	427 S.F.
COVERED PORCH/PATIO	139 S.F.
TOTAL AREA UNDER ROOF	1815 S.F.

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: 108 N Rust

Type of Use Proposed: Build new house

Residential Commercial
Circle One

Parcel # (if known) 10-00313-000

APPLICANT INFORMATION:

Applicant Name: Steve Ellis Phone Number: 479-549-8415

Address: 10991 W.P.A. Rd City/State: Gentry Ark 72734

Owners of adjacent Properties:

Name: Paul Church Mailing Address: 20811 Arkoten Silvan Springs

Name: Louann Curren Mailing Address: P.O. 443 Gentry

Name: Shane McHair Mailing Address: P 317 N Rust

Name: Larry Babcock Mailing Address: 12670 Ozark Valley Ln

Name: Robert Curran Mailing Address: P.O. 1491 Gentry

(Please continue on back if more.)

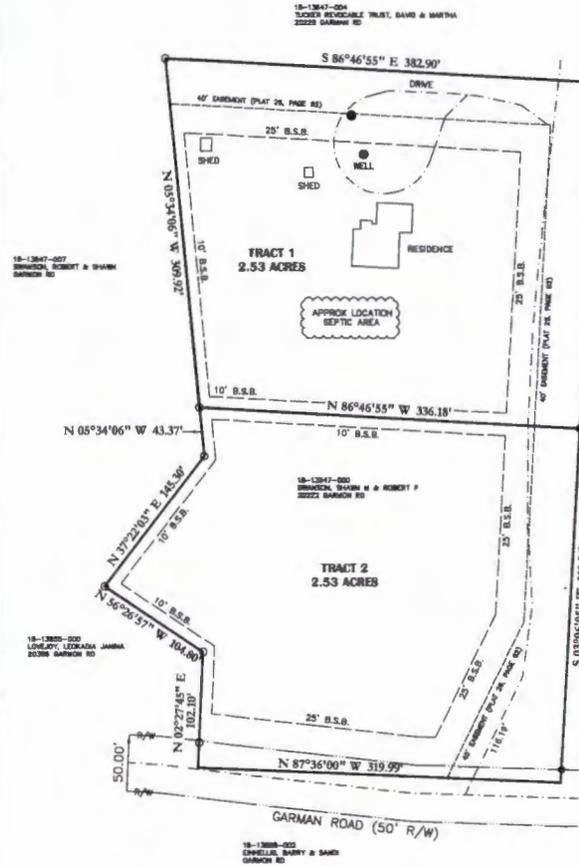
A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way 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.

Tim T. Ellis
 Signature of Owner

10-3-21
 Date

OFFICE USE ONLY

	Check	Cash	Credit Card	
Permit	Surcharge	Card Holder	Penalty	Total
<u>2629</u>				<u>\$ 35.00</u>

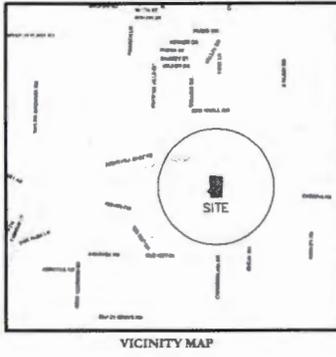


SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13647-000):
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S 03°08'05" W 697.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°08'05" W 819.84'; THENCE N 87°38'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 58°28'57" 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°08'05" W 697.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°08'05" W 313.56'; THENCE N 87°38'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 58°28'57" 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 2.53 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT RECORD 28 AT PAGE 02 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°08'05" W 1003.80' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°08'05" W 313.56'; THENCE N 87°38'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 58°28'57" 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 2.53 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 28 AT PAGE 02 AND TO ANY EASEMENT OF RECORD.

- NOTES:**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 - BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
 - THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
 - 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.
 - APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
 - 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.
 - 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.



ENTRY 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

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: 05007C0390 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 28, 2021.

PROPERTY ADDRESS: 20222 GARMAN ROAD, GENTRY, AR. 72734 PARCEL #18-13647-000	
REVISION #1:	500-18N-33W-0-15-130-04-0985
REVISION #2:	
REVISION #3:	
DRAWN BY: KEJ	
CHECKED BY: MEJ	
TRACT SPLIT FOR ROBERT & SHAWN SWANSON PART OF THE SW 1/4 OF THE NE 1/4 SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: OCTOBER 28, 2021. SCALE: 1" = 75' JOB NUMBER: JS1804A FILE NAME: JS1804A.DWG

FILING BLOCK

NORTH

0' 75' 150' 225'

(IN FEET)
 1 inch = 75 ft.

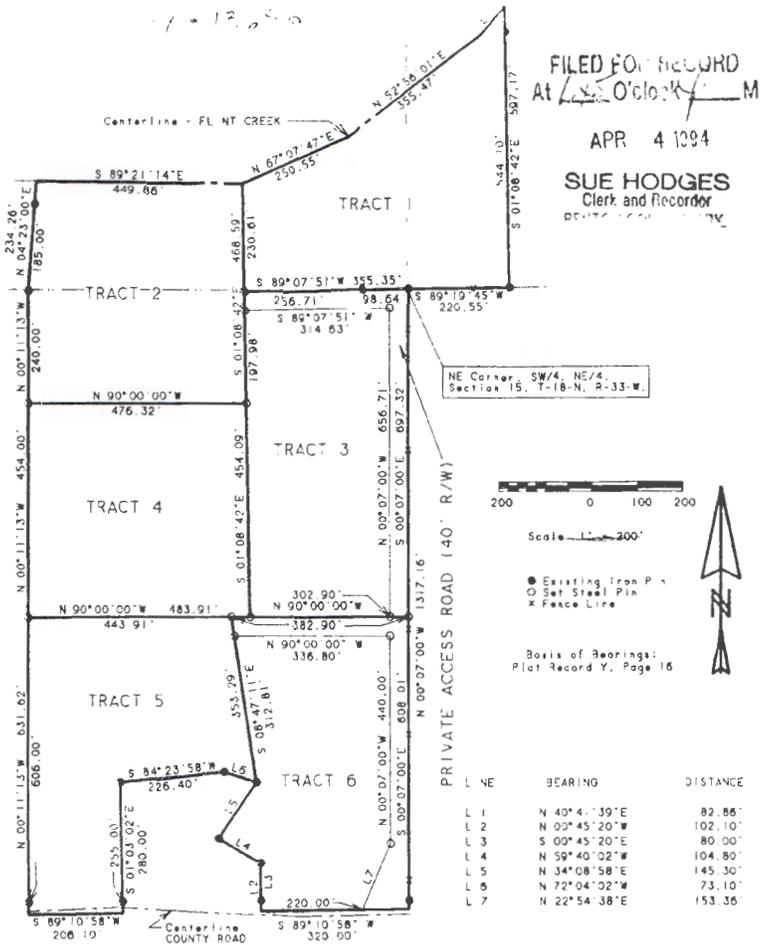
LEGEND

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

2667

17-13-250



FILED FOR RECORD
 At 10:00 AM
 APR 4 1994
 SUE HODGES
 Clerk and Recorder
 Benton County, Arkansas

SURVEY DESCRIPTION: Part of the NE/4 of Section 15, T-18-N, R-33-W, Benton county, Arkansas, were 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 220.35 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; 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 89° 07' 51" W 355.35 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 00° 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" E 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' 32" 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 208.10 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' 32" 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 5.06 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- 00-04-0442

Joe B. Johnson

Municipal Code Adobe Acrobat Reader DC

File Edit View Sign Window Help

Home Tools Municipal Code INDB.pdf (SECURE... CHAPTER 23 WOO... 223 / 233 173%

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Export PDF Edit PDF Create PDF Comment Combine Files Organize Pages Delete, insert, extract and rotate pages Compress PDF Redact Protect Adobe Sign Fill & Sign Send for Comm... Convert, edit and e-sign PDF Terms & Agreements

15.04.09 Section 15.04.10 Access Requirements for Residential Property Divisions

A. Access

Each tract resulting from such split, replat or other property division shall have:

1. [REDACTED] not less than [REDACTED] from a public street;
2. A deeded combination access easement and utility easement not less than 40 feet in width from a public street or road; or
3. A Separate deeded access easement not less than 30 feet in width from a public street or road; together with a deeded utility easement not less than 25 feet in width from a public street or road or from an existing utility easement.

B. Applicability

The provisions of this Section are applicable to splits, replats or other property division only when the resulting tracts will be used [REDACTED]. These access provisions and requirements are [REDACTED] in instances where any of the resulting tracts will be used for multifamily dwelling [REDACTED] commercial use or other non-residential use. (Ord. No. 15-730)

223

Municipal Code - Adobe Acrobat Reader DC (64-bit)
File Edit Sign Window Help
Home Tools Municipal Code CHAPTER 23 WOOL
WVDD.pdf (SECURE...)
222 / 233 17%
Find: mobile home
mobile home
Export PDF
Edit PDF
Create PDF
Comment
Combine Files
Organize Pages
Delete, insert, extract and rotate pages
Compress PDF
Redact
Protect
Adobe Sign
Fill & Sign
Send for Comments
Comment, edit and e-sign PDF
Insert & agreements

A. Variations
Whenever the tract to be subdivided is of such unusual size, shape or topography or surrounded by such development or conditions that the provisions of these regulations shall result in substantial hardship on the subdivider, the Planning Commission may vary or modify such requirements to the end that the subdivisions may be developed consistent with public welfare and safety.

B. Appeal
In the event the plat as submitted by the applicant is disapproved by the Planning Commission, the applicant may petition the City Council for a review of the plat vote. The Council may sustain the disapproval of the Commission or refer the plat back to the Planning Commission for restudy and for such action as may be consistent with the requirements of these regulations.

C. Severability
In any section, paragraph, clause, phrase or part of these subdivision regulations is for any reason invalid, such decision shall not affect the validity of the remaining provisions of these regulations and the application of those provisions to any persons or circumstances shall not be affected thereby.

D. Enforcement
In order to carry out the purposes of these regulations and to assure an orderly program of land development after the effective date of these regulations:

1. No plat of any tract of land within the planning area jurisdiction of the Planning

CITY OF GENTRY

SUBDIVISION CHECKLIST

SKETCH PLAN

SUBDIVISION NAME Sandy Acres Subdivision Ph 2				OWNERS NAME Steve Young		DATE SUBMITTED 1/7/22
STREET ADDRESS 12596 Taylor Orchard Road				OWNERS ADDRESS 21392 Swepeco Plant Road		FEE PAID \$110.00
ZONING R-2	SECTION 9	RANGE 33 W	TOWNSHIP 18 N	CITY, STATE, ZIP Gentry, AR 72734	PHONE NUMBER (479) 957-5453	# OF LOTS 60

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: _____ _____ _____ _____



January 7, 2022

City of Gentry
101 W Main St
Gentry, AR 72734

RE: Sandy Acres Subdivision, Phase 2
Taylor Orchard Rd at Marion Lee Rd
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 Sandy Acres Subdivision, Phase 2 at the Taylor Orchard Rd and Marion Lee Rd intersection 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 Sandy Acres Subdivision, Phase 2 and used in the storm water runoff determinations contained:

Total Area of Phase 2: 14.65 acres

The runoff rates were calculated using the Soil Conservation Service (SCS) Method. A time of concentration of 23 minutes for pre-development conditions and at time of concentration of 17 minutes for post-development conditions was used. A runoff curve number of 80.00 was used for the existing conditions since the soils for the site are hydrologic group C/D. A runoff curve number of 85.00 was used for the post development conditions, which considers the site hydrologic group C/D characteristics for the proposed lots. The increase in runoff as a result of this project is 10.67 cubic feet per second (CFS) in the 10-year storm event, which is a 26% 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	14.65	80.00	23	40.46	51.96	67.65

SCS METHOD						
POST-DEVELOPMENT						
Rainfall Distribution: Type III						
Drainage Area		CN	Tc (min)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
#	Area (acres)					
1	14.65	85.00	17	51.13	64.42	82.38

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

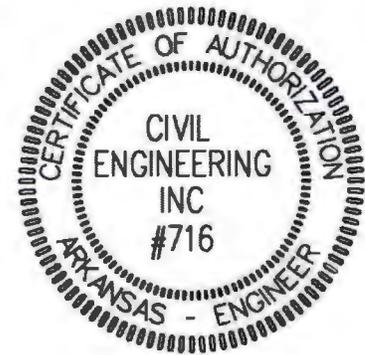
Sincerely,



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

cc/Steve Young,
Owner/Developer

enclosures



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



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

January 7, 2022

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

RE: Sandy Acres Subdivision Phase 2
Preliminary Plat Existing Utilities Certification

Dear Sirs:

The above referenced Sandy Acres Subdivision Phase 2 Project is located in the northeast quadrant of the Taylor Orchard Road / Marion Lee Road 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 on the north side of Marion Lee Road and another 6" diameter water main is available on the east side of Taylor Orchard Rd to provide water service to the site. An existing 8" sanitary sewer main is available in Taylor Orchard Road, with the sewer manhole with an 8" stub out already installed, to provide sewer service to the site. Existing electric distribution lines are available on the west side of Taylor Orchard Road to serve this project.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Sandy Acres Subdivision Phase 2 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: Steve Young, Owner / Developer

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME Sandy Acres Subdivision Ph 2				OWNERS NAME Steve Young	DATE SUBMITTED 1/7/22	DATE COMPLETED & ACCEPTED
STREET ADDRESS 12596 Taylor Orchard Road				OWNERS ADDRESS 21392 Swepeco Plant Road		FEE PAID \$110.00
ZONING R-2	SECTION 9	RANGE 33 W	TOWNSHIP 18 N	CITY, STATE, ZIP Gentry, AR 72734	PHONE NUMBER (479) 957-5453	# OF LOTS 60

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	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 of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

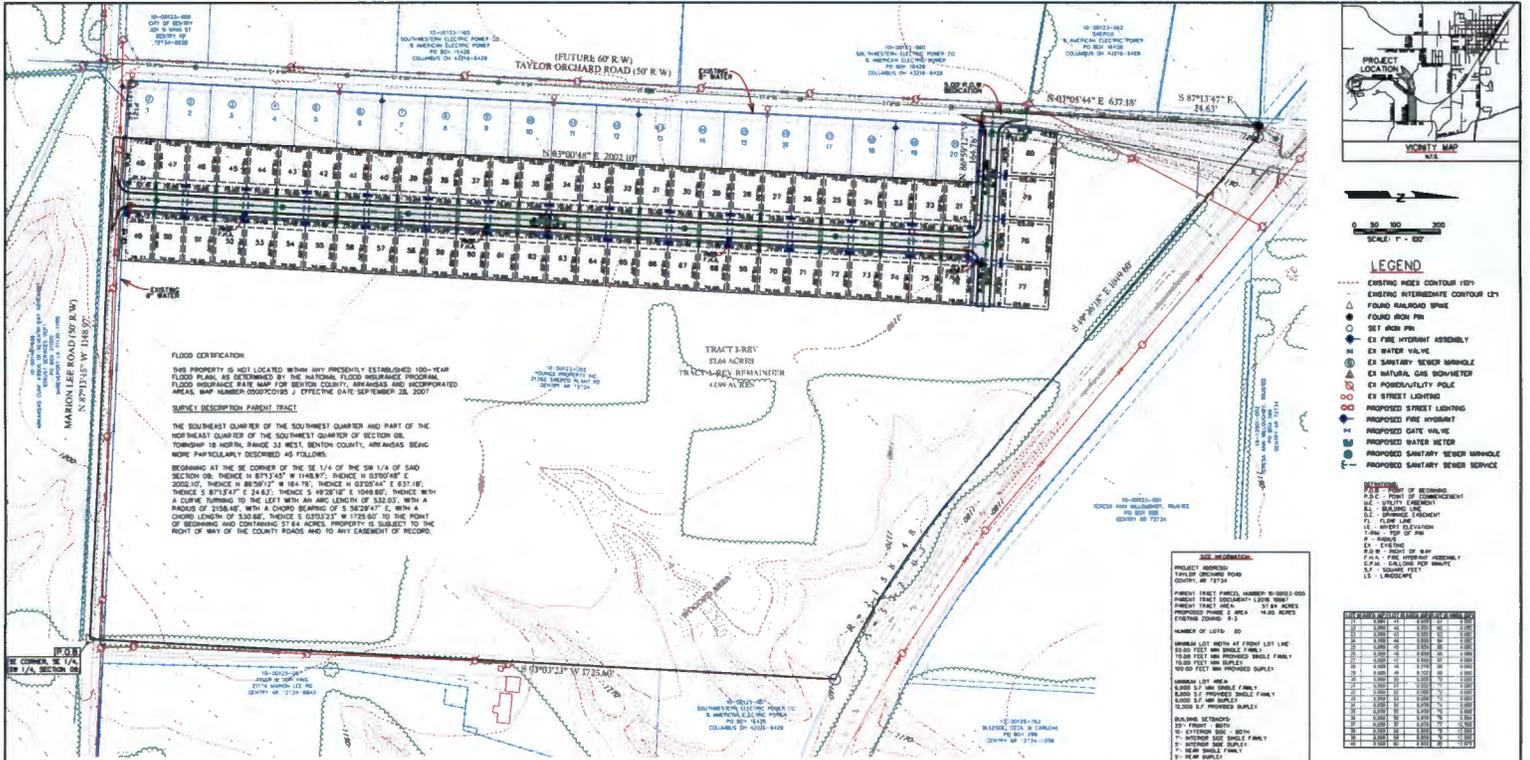
The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.

CITY OF GENTRY
SUBDIVISION CHECKLIST
PRELIMINARY PLAT

Signatures of Authorities having jurisdiction.

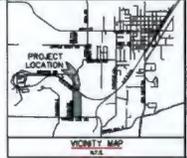
Utility	
Street	
Fire	

PLANNING OFFICIALS SIGNATURE AND DATE	
	DENIED REASON: _____ _____
	APPROVED – NO STIPULATIONS
	APPROVED WITH THE FOLLOWING STIPULATIONS: 1. _____ 2. _____ 3. _____



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 0500703D 2, EFFECTIVE DATE SEPTEMBER 28, 2007.

SURVEY DESCRIPTION PARCEL TRACT
 THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 08; THENCE N 87°15'45" W 1148.87'; THENCE N 03°02'45" E 202.10'; THENCE N 89°07'18" W 184.78'; THENCE N 03°02'45" E 83.16'; THENCE S 87°15'45" E 244.57'; THENCE N 89°28'18" E 1048.89'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 332.02', WITH A RADIUS OF 358.46', WITH A CHORD BEARING OF S 86°29'47" E, WITH A CHORD LENGTH OF 530.88'; THENCE S 03°03'21" W 1729.89' TO THE POINT OF BEGINNING AND CONTAINING 57.4 ACRES, PROPERTIES SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROADS AND TO ANY EASEMENT OF RECORD.



- LEGEND**
- EXISTING DEES CONTOUR (FT)
 - - - EXISTING INTERMEDIATE CONTOUR CITY
 - ▲ FOUND HIGHWAY SIGN
 - FOUND IRON PIN
 - SET IRON PIN
 - ⊕ EX FIRE HYDRANT ASSEMBLY
 - ⊖ EX WATER VALVE
 - ⊙ EX SANITARY SEWER MANHOLE
 - ⊕ EX NATURAL GAS SCOWMETER
 - ⊖ EX POTENTIALITY POLE
 - EX STREET LIGHTING
 - PROPOSED STREET LIGHTING
 - PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED WATER VALVE
 - ⊙ PROPOSED WATER METER
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER SERVICE

SEE DESCRIPTION

PROJECT ADDRESS:
 TAYLOR ORCHARD ROAD
 GENTRY, AR 72734

PARCEL TRACT IDENTIFICATION NUMBER: 00001-003
 PARCEL TRACT IDENTIFICATION: 1200 0000
 PROPOSED PARCEL AREA: 57.40 ACRES
 (CITY USE ONLY: 0.0)

NUMBER OF LOTS: 80

NUMBER OF IRON PINS: 10
 2000 FEET WIDE SINGLE FAMILY
 1000 FEET WIDE PROPOSED SINGLE FAMILY
 1000 FEET WIDE DUPLEX
 1000 FEET WIDE PROPOSED DUPLEX

NUMBER OF IRON PINS: 10
 2000 FEET WIDE SINGLE FAMILY
 1000 FEET WIDE PROPOSED SINGLE FAMILY
 1000 FEET WIDE DUPLEX
 1000 FEET WIDE PROPOSED DUPLEX

IRON PIN SYMBOLS:
 ○ SET IRON PIN
 ⊕ EXISTING FIRE HYDRANT
 ⊖ EXISTING WATER VALVE
 ⊙ EXISTING SANITARY SEWER MANHOLE
 ⊕ EXISTING NATURAL GAS SCOWMETER
 ⊖ EXISTING POTENTIALITY POLE
 ○ EXISTING STREET LIGHTING

PROPERTY DATA

LOT	AREA (AC)	AREA (SQ FT)	PERCENT OF TOTAL
1	0.01	688	0.12
2	0.01	688	0.12
3	0.01	688	0.12
4	0.01	688	0.12
5	0.01	688	0.12
6	0.01	688	0.12
7	0.01	688	0.12
8	0.01	688	0.12
9	0.01	688	0.12
10	0.01	688	0.12
11	0.01	688	0.12
12	0.01	688	0.12
13	0.01	688	0.12
14	0.01	688	0.12
15	0.01	688	0.12
16	0.01	688	0.12
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44	0.01	688	0.12
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46	0.01	688	0.12
47	0.01	688	0.12
48	0.01	688	0.12
49	0.01	688	0.12
50	0.01	688	0.12
51	0.01	688	0.12
52	0.01	688	0.12
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80	0.01	688	0.12

PLANNING COMMISSION APPROVAL - THIS SKETCH PLAN AND PRELIMINARY PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY OF GENTRY PLANNING COMMISSION.

CITY OF GENTRY WATER AND SEWER UTILITIES
 CITY OF GENTRY FIRE DEPARTMENT
 CITY OF GENTRY BUILDING INSPECTOR



SUBJECT'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY AND COMPUTED MEASUREMENTS WERE FOUND ON SET AS SHOWN ON JANUARY 07, 2022.

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

SKETCH PLAN AND PRELIMINARY PLAT - SANDY ACRES-PHASE 2, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING INC. P.O. Box 112, Gentry, AR 72734, (479) 538-8906

Survey By: JAMES CONYERS, P.E. No. 0176, (479) 975-8414

Owner/Developer: STEVE WILSON, 2107 Woodson Farm Road, Gentry, AR 72734, (479) 975-8414

Plat No.: 2022-119-049-104-04-001

Date: January 7, 2022

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME Snyder Court				OWNERS NAME James Mathias		DATE SUBMITTED December 2, 2021
STREET ADDRESS 513 N Byers Ave				OWNERS ADDRESS P.O. BOX 1653		FEE PAID
ZONING R-2	SECTION 3	RANGE 18N	TOWNSHIP 33W	CITY, STATE, ZIP Springdale, AR 72765	PHONE NUMBER 479-530-7705	# OF LOTS 16

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	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 of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

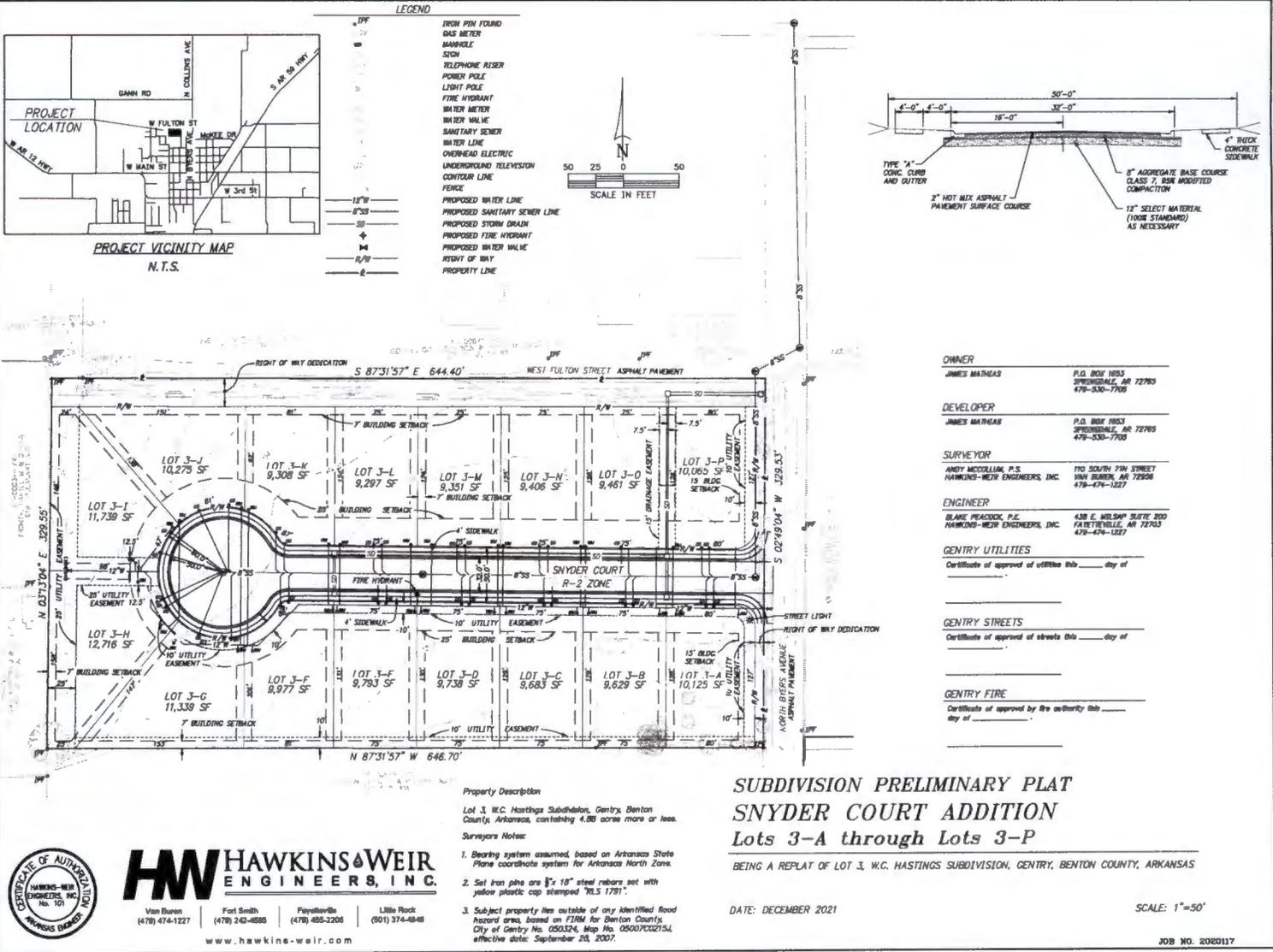
The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.

CITY OF GENTRY
 SUBDIVISION CHECKLIST
 PRELIMINARY PLAT

Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

PLANNING OFFICIALS SIGNATURE AND DATE	
	DENIED REASON: _____ _____
	APPROVED – NO STIPULATIONS
	APPROVED WITH THE FOLLOWING STIPULATIONS: 1. _____ 2. _____ 3. _____



OWNER	JAMES MATHEAS	P.O. BOX 1053 SPRINGDALE, AR 72763 479-530-7700
DEVELOPER	JAMES MATHEAS	P.O. BOX 1053 SPRINGDALE, AR 72763 479-530-7700
SURVEYOR	ANDY MCCOLLUM, P.S. HAWKINS-WEIR ENGINEERS, INC.	170 SOUTH 7TH STREET VAN BUREN, AR 72938 479-674-1227
ENGINEER	BLAKE PEACOCK, P.E. HAWKINS-WEIR ENGINEERS, INC.	438 E. MILLSAP SUITE 200 FAIRFELLSVILLE, AR 72733 479-674-1227
ENTRY UTILITIES	Certificates of approval of utilities this _____ day of _____	
ENTRY STREETS	Certificates of approval of streets this _____ day of _____	
ENTRY FIRE	Certificates of approval by the 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

DATE: DECEMBER 2021

SCALE: 1"=50'

JOB NO. 2020117



HAWKINS-WEIR ENGINEERS, INC.

Van Buren (479) 474-1227 | Fort Smith (479) 243-8888 | Fayetteville (479) 485-2200 | Little Rock (501) 374-8848

www.hawkins-weir.com

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



voice (479) 524-9956
fax (479) 524-4747
mail@civlengineeringss.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 5 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: Mark Deihl, Country Lots, LLC

CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

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

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



Liberty Utilities

EMPIRE DISTRICT - A Liberty Utilities Company

This AGREEMENT, entered into this day of 12/9/21

between JULIE DEIHL - COUNTRY LOTS LLC

Billing Address: 11794 W. HWY. 264 BENTONVILLE AR 72713

hereinafter called the Customer, and Empire District - A Liberty Utilities Company, hereinafter sometimes called the Company, witnesseth:

(1) The Customer hereby requests the Company to perform the following described work:

INSTALL 3 WHITE FIBERGLASS STREET POLES, 3-150 W. HPS LIGHTS WITH 8' ARMS, 30'-U-10/3 STREET LIGHT CABLE, 30'-2" PVC CONDUIT.

Date Service Requested: 12/9/21

SEC./TN./RG.: 12 / 18N / 33W

WORK LOCATION: SUNSET RIDGE SUBDIVISION PHASE 5 - GENTRY A

(2) The Company agrees to complete the work as described above for the sum of \$7442.46

within a reasonable period of time, and the Customer agrees to pay such sum to Empire District - A Liberty Utilities Company as compensation for such work upon receipt of an invoice therefore from the Company.

Julie Deihl

(Please sign)

(Please print)

EMPIRE DISTRICT - A Liberty Utilities Company

By: **SFULLMER**

Cust Tkn: 29828

WO No.: 942048

Account : 143.100

COUNTRY LOTS LLC		81-43/820	1288
7 KILSYTH PL. BELLA VISTA, AR 72715		DATE <u>12/9/21</u>	
PAY TO THE ORDER OF	<u>Liberty Utilities</u>	\$ <u>7442</u> ⁴⁶	
<u>Seven Thousand Four Hundred Forty Two</u>		<u>46/100</u>	DOLLARS
Simmons Bank			
MEMO <u>Street Lights Sunset Ridge phs</u>	<u>Julie Deihl</u>		

12/



Liberty Utilities

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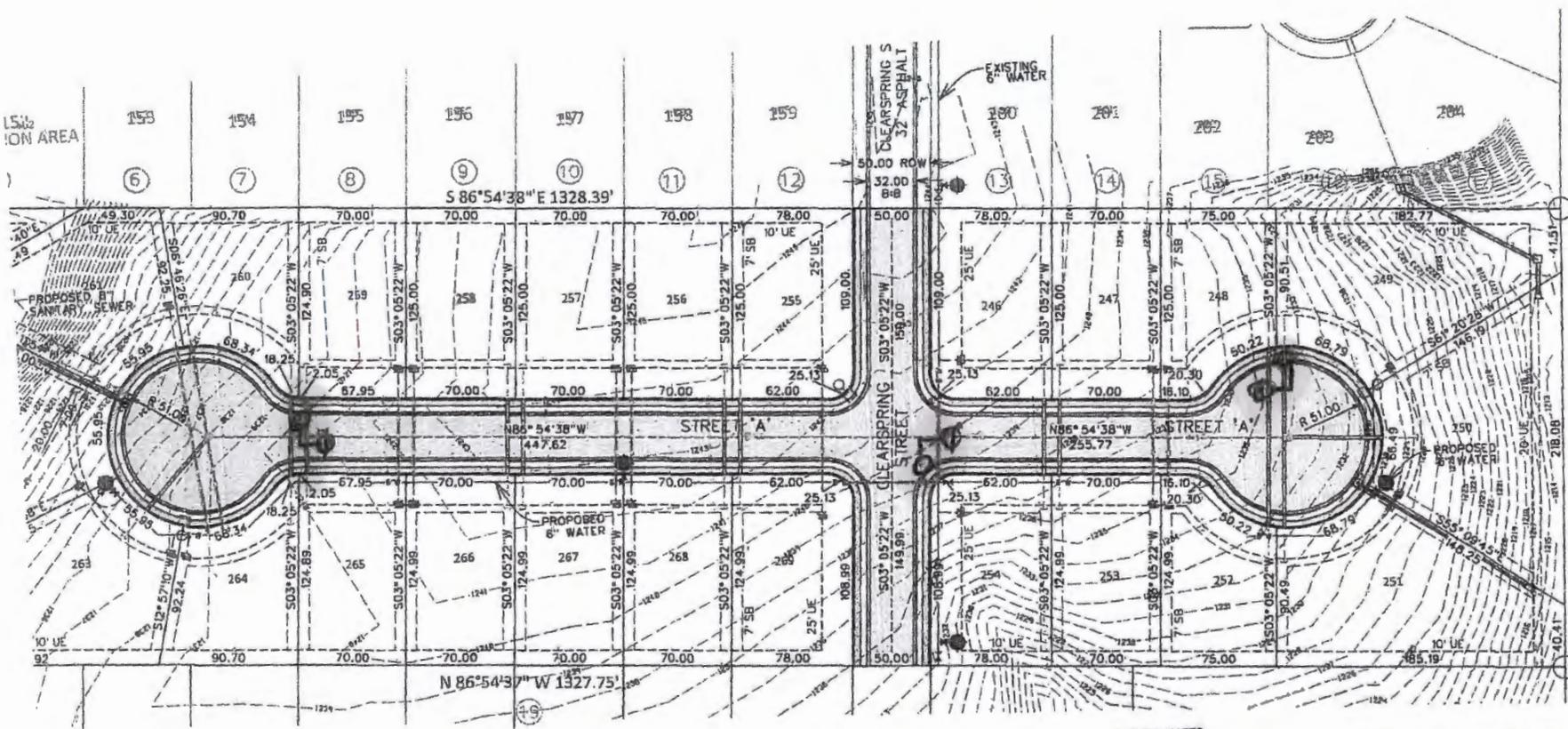
Julie Deihl (Please sign)

(Please print)

EMPIRE DISTRICT - A Liberty Utilities Company

By: SFULLMER
Cust Tkn: 29828
WO No.: 942048
Account: 143.100

PAID
12/10/2021
CHECK No. 1288
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IF THE SIGNATURE O
 IS NOT RECD FOR CRRF

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.

PLANNING COMMISSION APPROVAL: THIS PRELIMINARY PLAT IS HEREBY APPROVED
 THIS _____ DAY OF _____, 2021, BY THE CITY OF GENTRY PLANNING COMMISSION.

 CHAIRMAN

CITY OF GENTRY WATER AND SEWER UTILITIES
 CITY OF GENTRY FIRE DEPARTMENT
 CITY OF GENTRY BUILDING DEPARTMENT