

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

THURSDAY, APRIL 21, 2022

PUBLIC HEARING

Maudie Jech; Special Use Permit: parcel# 10-00100-000

PUBLIC HEARING

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (setbacks)

PUBLIC HEARING

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (duplexes)

PLANNING COMMISSION

- Roll Call
- Review of Minutes- March 17, 2022
- Maudie Jech: Special Use Permit; Parcel# 10-00100-000
- RLP Development LLC: Special Use Permit (for Setback provisions);
Parcel# 10-00145-000
- RLP Development LLC: Special Use Permit (for Duplexes);
Parcel# 10-00145-000
- Eddleman; Concept Tract Split: (Discussion only) Parcel# 18-14718-000

- Ryan's Place Subdivision (Kemp Holdings, LLC) 1-Sketch Plan;
Parcel# 10-00086-000
- Anita & Kenneth Wise: Conditional Mixed Use Permit: Parcel# 10-00411-000
- KSBD, LLC: Tract Split (Ulibarri) Parcel# 10-00001-120
- Steele Development Inc: Crowder Ave. Subdivision 2 Preliminary:
Parcel# 18-13369-001
- Freddie Wilmoth- Lot Line Adjustment: Parcel# 10-00121-000
- Three Springs Subdivision-(Netzel) Phase 2- Sketch Plan: Parcel# 18-13587-000
- Three Springs Subdivision Phase 2- Preliminary: Parcel# 18-13587-000
- Mark & Tina Lynch- Informal Plat; Tract Split: Parcel# 18-13905-000
- James Gibson- Gibson Subdivision- Informal Plat; Parcel# 18-13362-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MARCH 17, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on March 17, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order, City Clerk Jenny Trout called roll:

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

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout; Chamber of Commerce Director-Janie Parks; Ron Homeyer and others.

Review of the Minutes of the February 17, 2022 Regular Meeting: After review:

Let it be noted that commissioner Jay Williams joined the meeting just after roll call

Motion: Williams- to approve the minutes as presented

Second: Kooistra

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

Motion passed.

1). **Netzel Revocable Trust: Three Springs Subdivision: Parcel# 18-13587-000;**

Subdivision 3- Final: After discussion of having previously reviewed the checklist and, noting the necessary changes made on the final plat:

Motion: Church- to accept the final plat as presented

Second: Runyan

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

Motion passed.

2). Carl & Sherry Wood; Conditional Mixed-Use Permit: Parcel# 10-00311-000

After discussion:

Motion: Church- to approve the conditional use permit for the apartment in the rear of the building

Second: Kooistra

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

Motion passed.

3). Sunset Ridge: Subdivision 1- Phase 6 Sketch Plan: Parcel# 10-00148-200

After review and consideration of the Sketch Plan:

Motion: Kooistra- to approve the Sketch Plan as presented

Second: Meyer

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

Motion passed.

*At this time commissioner Williams stated some things to consider when having a larger agenda would be; that supporting staff could pre-check Sketch and Preliminary checklists, making it more feasible to cover these items in one planning and zoning meeting, saving the Final checklist for a separate meeting.

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 Jech

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: March 30, 2022

Publication Charges: \$36.00

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 30 day of March, 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 April 21, 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 Maudie Jech, parcel #10-00100-000, located at 503 N Shaffer. 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.
April 21, 2022
75532832 Mar 30, 2022

Pre-Planning Meeting

PC Meeting date: 4/21/22
Project Name: Maudie Jech Caretaker RV

Staff Notes: Every one of these is case by case

1. Unsure of how the sewer would work. Already two houses on a grinder pumped system into one sewer tap.
 - a. Would like to ask them to transfer to RV dump site (offsite)
2. Consider a time limit, not just a yearly review

March 30, 2022

Dear Gentry Planning + Zoning Committee Members,

Our mother, Maudie Jech, lives at 503 Shaffer Avenue.

We are requesting that you consider an exemption to the city zoning code and allow her permission to install a RV hook up on her property at 509 Shaffer Avenue.

Our mother is 89 years old and is in need of some extra help which would allow her to reside in her home longer.

Our cousin, Delmar (Billy) and his wife, Peggy Vieveg, are willing to park their RV next door to mom to help with her care when we need them. This will not be a full time resident but only when needed.

There are already utility hook ups at the old rent house at 509 that we could use to transfer for a RV hook up.

Our family would appreciate you considering an exemption for our mother.

We sincerely appreciate your consideration

Maudie Jech's Children

Terry Jech, Tulsa, OK

Teresa Bradford, Siloam Springs, AR

Jeffrey Jech, Berryville, AR

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: 2863

Property Address: 503 N Shaffer Ave

Type of Use Proposed: Caretaker RV use

Residential
 Circle One Commercial

Parcel # (if known) 10-00100-000

APPLICANT INFORMATION:

Applicant Name: Maudie Sech Phone Number: 479 233 9042

Address: 503 N Shaffer Ave City/State: Gentry, AR

Owners of adjacent Properties:

Name: Judith Case Living Trust Mailing Address: PO Box 493 Gentry, AR 72734

Name: Tom & Donna Mills Mailing Address: 9184 S Hwy 59 Decatur, AR 72722

Name: Robert & Wanda Meyer Trustees Mailing Address: PO Box 694 Gentry, AR 72734

Name: AR Conf Assoc of 7th Day Adventist Mailing Address: 7025 Greenwood Rd Shreveport LA 71119

Name: John & Dana Tebbe Trustees Mailing Address: 420 Shaffer Ave Gentry, AR 72734

(Please continue on back if more.)

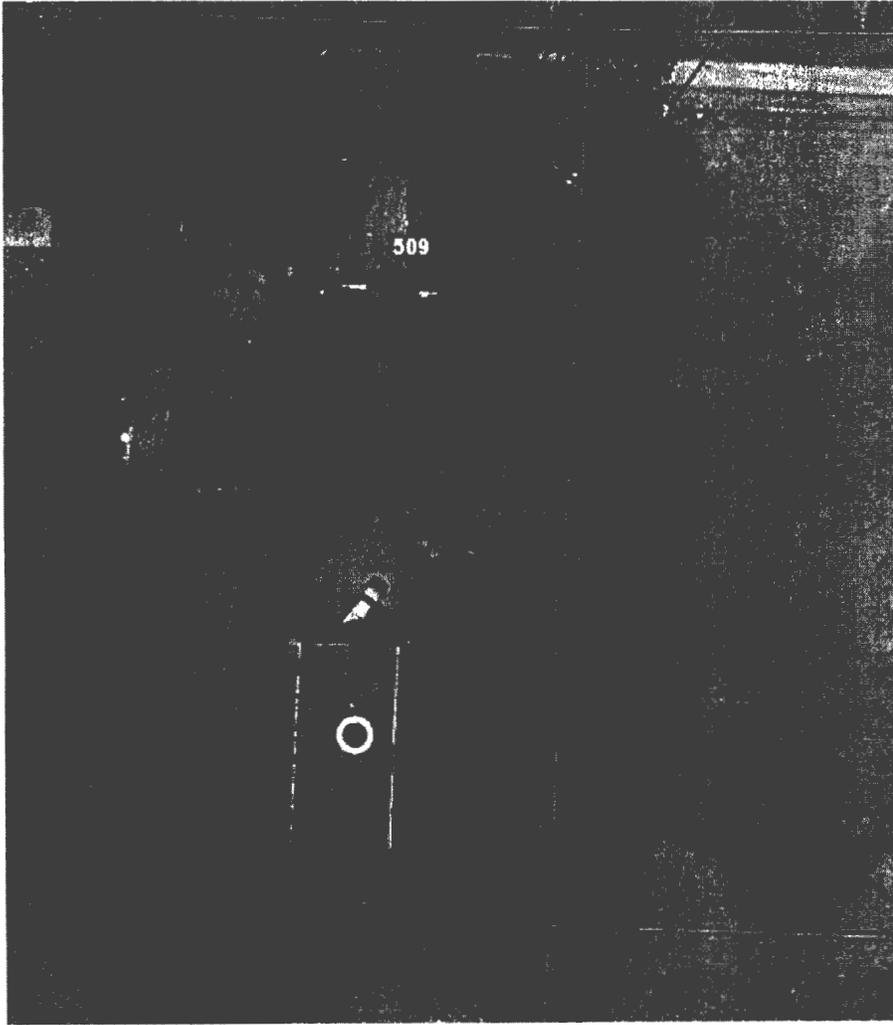
A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way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

Maudie Sech
 Signature of Owner

3-4-22
 Date

OFFICE USE ONLY

Permit	Check <u>9276</u>	Cash	Credit Card	Total
	Surcharge	Card Holder	Penalty	
<u>2863</u>				<u>\$ 35.00</u>



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: 2863

Property Address: 503 N Shaffer Ave

Type of Use Proposed: Caretaker RV use

Residential
 Circle One Commercial

Parcel # (if known) 10-00100-000

APPLICANT INFORMATION:

Applicant Name: Maudie Sech

Phone Number: 479 233 9042

Address: 503 N Shaffer Ave

City/State: Gentry, AR

Owners of adjacent Properties:

Name: Judith Case Living Trust Mailing Address: PO Box 493 Gentry, AR 72734

Name: Tom & Donna Mills Mailing Address: 9184 S Hwy 59 Decatur, AR 72722

Name: Robert & Wanda Meyer Trustees Mailing Address: PO Box 694 Gentry AR 72734

Name: AR Conf Assoc of 7th Day Adventist Mailing Address: 7025 Greenwood Rd Shreveport LA 71119

Name: John & Dana Tebbe Trustees Mailing Address: 420 Shaffer Ave Gentry, AR 72734

(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.

Maudie Sech
 Signature of Owner

3-4-22
 Date

OFFICE USE ONLY

Permit	Check <u>9270</u> Surcharge	Cash Card Holder	Credit Card Penalty	Total
<u>2863</u>				<u>\$ 35.00</u>

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 RLP Investments

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: March 30, 2022

Publication Charges: \$38.52

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 30 day of March, 2022.

Cathy Wiles
Notary Public
My Commission Expires: 2/22/24

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 April 21, 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 request by, RLP Investments for 100, 112, 124, 136 Ryder St. located in the Rustic Flats Subdivision. 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. April 21, 2022
75533744 Mar 30, 2022

Pre-Planning Meeting

PC Meeting date: 4/21/22
Project Name: RLP Setback SUP and building in R-O zone.

Planning Staff: Recommend Approval of both

Vester had no fire issue with the smaller setback and utilities will all be up front.

N87°51'34"W 82.00'

N87°51'34"W 81.83'

N87°51'34"W 81.83'

7' REAR SETBACK

7' REAR SETBACK

7' REAR SETBACK

PROPOSED DUPLEX
(RLP DUPLEX V2
(REVISED))

PROPOSED DUPLEX
(RLP DUPLEX V2
(REVISED))

PROPOSED DUPLEX
(RLP DUPLEX V2
(REVISED))

LOT 4

LOT 3

LOT 2

25' FRONT SETBACK

25' FRONT SETBACK

25' FRONT SETBACK

S02°50'22"W 95.23'

N03°05'15"E 95.10'

N03°05'15"E 94.96'

N03°05'15"E 94.83'

7'12"E
30'

S87°57'12"E 81.59'

S87°57'12"E 81.83'

S87°57'12"E 81.83'



Special Use Permit Application

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



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: 112, 124, 134 Ryder Street, Gentry AR 72734
 Type of Use Proposed: Special use for setback provisions

Residential Commercial
Circle One

Parcel # (if known) _____

APPLICANT INFORMATION:

Applicant Name: RIP Investments, Inc Phone Number: (479) 530-2337
 Address: PO Box 3207 City/State: Bentonville AR 72712

Owners of adjacent Properties:

Name: Wells, Dewey Mailing Address: 1305 S. Gentry Blvd Gentry, AR 72734
 Name: Simmons, RA & Annebelle Mailing Address: 1340 S. Gentry Blvd Gentry, AR 72734
 Name: Hearn, Casey & Heather Mailing Address: 147 Meeker Drive Gentry, AR 72734
 Name: Martin, Richard & Jo Mailing Address: 717 Red Oak Street Gentry AR 72734
 Name: Roberts Family Revocable Trust Mailing Address: 21642 Pinehurst Ct Siloam Springs, AR 72761
 (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.

Signature of Owner: [Signature] Date: 3/25/22

OFFICE USE ONLY

Permit	Check _____ Surcharge	Cash Card Holder	Credit Card Penalty	Total

ROBERTS FAMILY REVOCABLE TRUST-JOHN T & WILMA -LANE, WILLIAM & TAMARA

101 MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Improvements](#) [Parcel Boundary](#) 9

Basic Info

Parcel Number:	10-00675-001
County Name:	Benton County
Property Address	ROBERTS FAMILY REVOCABLE TRUST-JOHN T & WILMA -LANE, WILLIAM & TAMARA 101 MEEKER DR GENTRY, AR Map This Address
Mailing Address:	ROBERTS, JOHN T & WILMA CO-TRUSTEES %LANE, WILLIAM & TAMARA 21642 PINEHURST CT SILOAM SPRINGS AR 72761-9641
Collector's Mailing Address ②:	ROBERTS JOHN T & WILMA CO-TRUSTEES 21642 PINEHURST CT SILOAM SPRINGS, AR 72761-9641
Total Acres:	0.41
Timber Acres:	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	16A
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	REPLAT P-001-011 5/6/98
School District:	C19 GENTRY CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

MARTIN, RICHARD D & JO ELLEN C
MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Parcel Boundary](#) ⁹

Basic Info

Parcel Number:	10-00675-002
County Name:	Benton County
Property Address:	MARTIN, RICHARD D & JO ELLEN C MEEKER DR GENTRY, AR
Mailing Address:	MARTIN, RICHARD D & JO ELLEN C 717 RED OAK ST GENTRY AR 72734
Collector's Mailing Address ⁹	MARTIN RICHARD D & JOELLEN C 717 RED OAK ST GENTRY, AR 72734
Total Acres:	0.28
Timber Acres	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	15A
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	
School District:	C19 GENTRY CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

HEARN, CASEY M & HEATHER M

197 MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number:	10-00675-000
County Name:	Benton County
Property Address:	HEARN, CASEY M & HEATHER M 197 MEEKER DR GENTRY, AR Map This Address
Mailing Address:	HEARN, CASEY M & HEATHER M 197 MEEKER DR GENTRY AR 72734
Collector's Mailing Address:	CORELOGIC RE TAX SERVICES PO BOX 961009 FORT WORTH, TX 76161-9982
Total Acres:	0.82
Timber Acres:	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	13, 14/
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	
School District:	C19 GENTRY CITY
Homeslead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

SIMMONS, R A & ANNEBELLE

1340 S GENTRY BLVD
GENTRY, AR

Basic Land Sales Valuation Improvements Parcel Boundary 9

Basic Info

Parcel Number: 10-00148-023

County Name: Benton County

Property Address: SIMMONS, R A & ANNEBELLE
1340 S GENTRY BLVD
GENTRY, AR
[Map This Address](#)

Mailing Address: SIMMONS, R A & ANNEBELLE
PO BOX 1015
GENTRY AR 72734-1015

Collector's Mailing Address @: SIMMONS R A & ANNEBELLE
PO BOX 1015
GENTRY, AR 72734-1015

Total Acres: 1.70

Timber Acres: 0.00

Sec-Twp-Rng: 10-18-33

Lot/Block: /

Subdivision: 10-18-33-GENTRY

Legal Description: PT SW NE BEG 1272.64'W 302.99'80"W NE/4 855'E90.86' 844'E171.88' S35'E127.51' S25'W68.11' S10'E87.01' N88'W254.38' N0'E396.12' POB

School District: C19 GENTRY CITY

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Basic Info

Parcel Number: 10-00146-002
County Name: Benton County
Property Address: WELLS, DEWEY K
 1305 S GENTRY BLVD
 GENTRY, AR
[Map This Address](#)
Mailing Address: WELLS, DEWEY K
 1305 S GENTRY BLVD
 GENTRY AR 72734
Collector's Mailing Address: CORELOGIC RE TAX SERVICES
 PO BOX 961009
 FORT WORTH, TX 76161-9982

Total Acres: 0.88

Timber Acres: 0.00

Sec-Twp-Rng: 10-18-33

Lot/Block: /

Subdivision: 10-18-33-GENTRY

Legal Description: PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 345.72 FEET N00°07'34"E AND 40 FEET S89°27'31"W FROM THE SE CORNER OF THE NW 1/4, THENCE S00°07'04"W 110.00 FEET; THENCE S89°23'55"W 360.00 FEET; THENCE N00°07'01"E 110.00 FEET; THENCE N89°23'55"E 360.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 59 ACROSS THE EAST SIDE THEREOF. LESS & EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A 1/2 INCH REBAR BEING USED AS THE CENTER WEST 1/16 CORNER OF SECTION 10; THENCE SOUTH 87°54'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1272.82 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY THE PLAT OF MOONGATE ESTATES RECORDED ON PLAT RECORD "E" AT PAGE 77, RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N03°14'03"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 339.53 FEET TO A POINT; THENCE N02°48'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 271.58 FEET TO A POINT; THENCE S87°11'15"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9141; THENCE N02°48'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 125.22 FEET FOR THE POINT OF BEGINNING, THENCE N87°51'31"W A DISTANCE OF 15.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE N05°11'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 110.36 FEET TO A POINT; THENCE S87°56'21"E A DISTANCE OF 11.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9141; THENCE S02°48'45"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 110.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154.

School District: C19 GENTRY CITY

Homestead Parcel? Yes

Tax Status: Taxable

Over 65?: No

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 RLP Investments

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: March 30, 2022

Publication Charges: \$38.52

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 30 day of March, 2022.

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

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

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

Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on April 21, 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 request by, RLP Investments for 100, 112, 124, 136 Ryder St. located in the Rustic Flats Subdivision. 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. April 21, 2022
75533744 Mar 30, 2022

Pre-Planning Meeting

PC Meeting date: 4/21/22
Project Name: RLP Setback SUP and building in R-O zone.

Planning Staff: Recommend Approval of both

Vester had no fire issue with the smaller setback and utilities will all be up front.

Special Use Permit Application

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



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: 112, 124, 134 Ryder Street, Gentry AR 72734
 Type of Use Proposed: Special use for Duplexes

Residential
 Circle One Commercial

Parcel # (if known) _____

APPLICANT INFORMATION:

Applicant Name: RIP Investments, Inc Phone Number: (479) 530-2337
 Address: PO Box 3207 City/State: Bentonville AR 72712

Owners of adjacent Properties:

Name: Wells, Dewey Mailing Address: 1305 S. Gentry Blvd Gentry, AR 72734
 Name: Simmons, BA & Annebelle Mailing Address: 1340 S. Gentry Blvd Gentry, AR 72734
 Name: Hearn, Casey & Heather Mailing Address: 197 Mecker Drive Gentry, AR 72734
 Name: Martin, Richard & Jo Mailing Address: 717 Red Oak street Gentry AR 72734
 Name: Roberts Family Revocable Trust Mailing Address: 21649 Pinehurst Ct Siloam Springs, AR 72761
 (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, light, wind, 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.

[Signature] 3/25/22
 Signature of Owner Date

OFFICE USE ONLY

Permit	Check	Cash	Credit Card	Total

ROBERTS FAMILY REVOCABLE TRUST-JOHN T & WILMA -LANE, WILLIAM & TAMARA

101 MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Improvements](#) [Parcel Boundary 9](#)

Basic Info

Parcel Number	10-00675-001
County Name	Benton County
Property Address	ROBERTS FAMILY REVOCABLE TRUST-JOHN T & WILMA -LANE, WILLIAM & TAMARA 101 MEEKER DR GENTRY, AR Map This Address
Mailing Address:	ROBERTS, JOHN T & WILMA CO-TRUSTEES %LANE, WILLIAM & TAMARA 21642 PINEHURST CT SILOAM SPRINGS AR 72761-9641
Collector's Mailing Address 📍:	ROBERTS JOHN T & WILMA CO-TRUSTEES 21642 PINEHURST CT SILOAM SPRINGS, AR 72761-9641
Total Acres:	0.41
Timber Acres:	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	16A/
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	REPLAT P-001-011 5/6/98
School District:	C19 GENTRY CITY
Homestead Parcel?	No
Tax Status:	Taxable
Over 65?:	No

MARTIN, RICHARD D & JO ELLEN C
MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Parcel Boundary](#) ⁹

Basic info

Parcel Number:	10-00675-002
County Name:	Benton County
Property Address:	MARTIN, RICHARD D & JO ELLEN C MEEKER DR GENTRY, AR
Mailing Address:	MARTIN, RICHARD D & JO ELLEN C 717 RED OAK ST GENTRY AR 72734
Collector's Mailing Address ⁸ :	MARTIN RICHARD D & JOELLEN C 717 RED OAK ST GENTRY, AR 72734
Total Acres:	0.28
Timber Acres:	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	15A/
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	
School District:	C19 GENTRY CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

HEARN, CASEY M & HEATHER M

197 MEEKER DR
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Improvements](#) [Parcel Boundary](#) 

Basic Info

Parcel Number:	10-00675-000
County Name:	Benton County
Property Address:	HEARN, CASEY M & HEATHER M 197 MEEKER DR GENTRY, AR Map This Address
Mailing Address:	HEARN, CASEY M & HEATHER M 197 MEEKER DR GENTRY AR 72734
Collector's Mailing Address 	CORELOGIC RE TAX SERVICES PO BOX 961009 FORT WORTH, TX 76161-9982
Total Acres:	0.82
Timber Acres:	0.00
Sec-Twp-Rng:	10-18-33
Lot/Block:	13, 14
Subdivision:	KAY LYNETTE SUB-GENTRY
Legal Description:	
School District:	C19 GENTRY CITY
Homestead Parcel?	Yes
Tax Status:	Taxable
Over 65?:	No

SIMMONS, R A & ANNEBELLE

1340 S GENTRY BLVD
GENTRY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number: 10-00148-023

County Name: Benton County

Property Address: SIMMONS, R A & ANNEBELLE
1340 S GENTRY BLVD
GENTRY, AR
[Map This Address](#)

Mailing Address: SIMMONS, R A & ANNEBELLE
PO BOX 1015
GENTRY AR 72734-1015

Collector's Mailing Address: SIMMONS R A & ANNEBELLE
PO BOX 1015
GENTRY, AR 72734-1015

Total Acres: 1.70

Timber Acres: 0.00

Sec-Twp-Rng: 10-18-33

Lot/Block: /

Subdivision: 10-18-33-GENTRY

Legal Description: PT SW NE BEG 1272.64'W 302.99'S0°W NE/C S55°E90.86' S44°E171.88' S35°E127.51' S25°W68.11' S10°E87.01' N88°W254.36' N0°E396.12' POB

School District: C19 GENTRY CITY

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

Basic Info

Parcel Number: 10-00146-002

County Name: Benton County

Property Address: WELLS, DEWEY K
1305 S GENTRY BLVD
GENTRY, AR
[Map This Address](#)

Mailing Address: WELLS, DEWEY K
1305 S GENTRY BLVD
GENTRY AR 72734

Collector's Mailing Address: CORELOGIC RE TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9962

Total Acres: 0.88

Timber Acres: 0.00

Sec-Twp-Rng: 10-18-33

Lot/Block: /

Subdivision: 10-18-33-GENTRY

Legal Description: PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. DESCRIBED AS BEGINNING AT A POINT 845.72 FEET N00°07'04"E AND 40 FEET S89°27'31"W FROM THE SE CORNER OF THE NW 1/4, THENCE S00°07'04"W 110.00 FEET, THENCE S89°23'55"W 360.00 FEET; THENCE N00°07'01"E 110.00 FEET; THENCE N89°23'55"E 360.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 59 ACROSS THE EAST SIDE THEREOF. LESS & EXCEPT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A 1/2 INCH REBAR BEING USED AS THE CENTER WEST 1/16 CORNER OF SECTION 10; THENCE SOUTH 87°54'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1272.82 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY THE PLAT OF MOONGATE ESTATES RECORDED ON PLAT RECORD "E" AT PAGE 77, RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N03°14'03"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 339.53 FEET TO A POINT; THENCE N02°48'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 271.58 FEET TO A POINT; THENCE S87°11'15"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9141; THENCE N02°48'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 125.22 FEET FOR THE POINT OF BEGINNING; THENCE N87°51'31"W A DISTANCE OF 15.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE N05°11'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 110.36 FEET TO A POINT; THENCE S87°58'21"E A DISTANCE OF 11.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9141; THENCE S02°48'45"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 110.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 080154.

School District: C19 GENTRY CITY

Homestead Parcel?: Yes

Tax Status: Taxable

Over 65?: No



Eddelmann

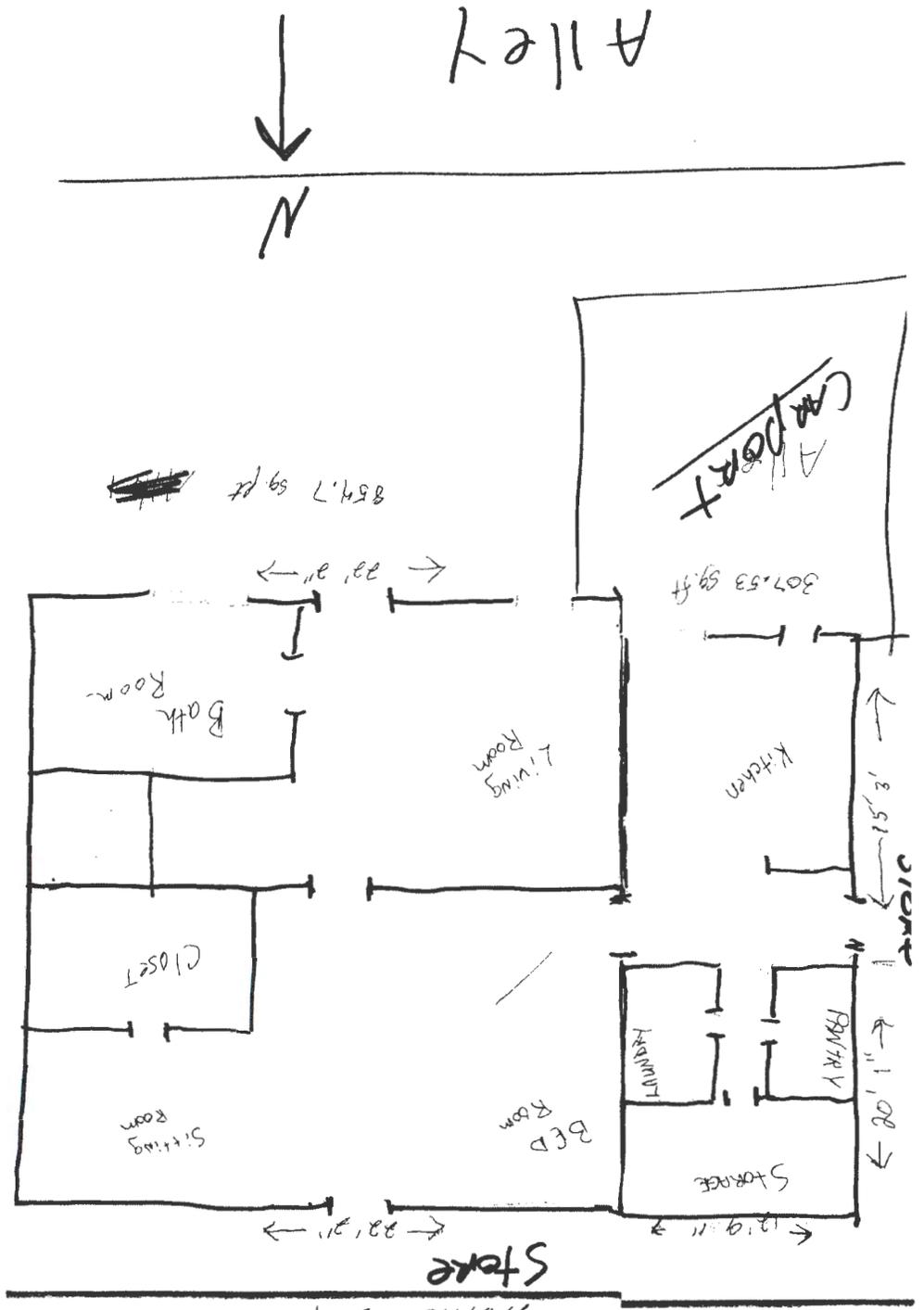


SRUST AVE

59 B

E MAIN





CITY OF GENTRY
101 W. MAIN ST., GENTRY, AR 72734
Commercial Building Permit

Phone: 479-736-2555 Inspection Request: 479-212-0632

Commercial Building Permit	
Site Address: <u>201 E Main St</u>	Phone #: <u>479-736-3169</u>
Owner/Contact: <u>Ken or Anita Wise</u>	Phone #: <u>479-233-1952</u>
Contractor: <u>TH Construction / Ken Wise</u>	Phone #: <u>479-752-7180</u>
Contractor License #: <u>Tim Harrington</u>	
Contract License Expires:	

For: Commercial Bldg: #Tenants: 2 #Dwellings: 1 Single Family: Duplex: Townhome:
Sign:

Project/Business Name: _____

Type of Work: Footing Only: New: Addition: Remodel: Demolition:

Other: _____

Use of Building: Dual Use Previous Use: Business

Valuation of Work		Description of Work:			
Building:	\$	<u>Remodel for Apartment / Part of Store</u>			
Electrical:	\$				
Plumbing:	\$			Structure:	Choose an item.
Mechanical:	\$			Foundation:	
Misc.:	\$				
Total:	\$				
Building Information		Office Use Only			
# of Stories:	<u>1</u>	Total Heat/Cooled:	Const. Type:		
Height:		Total Unheated:	Occupancy Group:		
Length:		Add/Alt Area:	Max Occ. Load:		
Width:		Unfinished Basement:	Protection (hours)		
Sum of Area:		Sprinkler:			
Utilities:		Flood Plain:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City Sewer:	Select				
Septic:	Select				
City Water:	Select				
Natural Gas:	Select				
Propane:	Select				

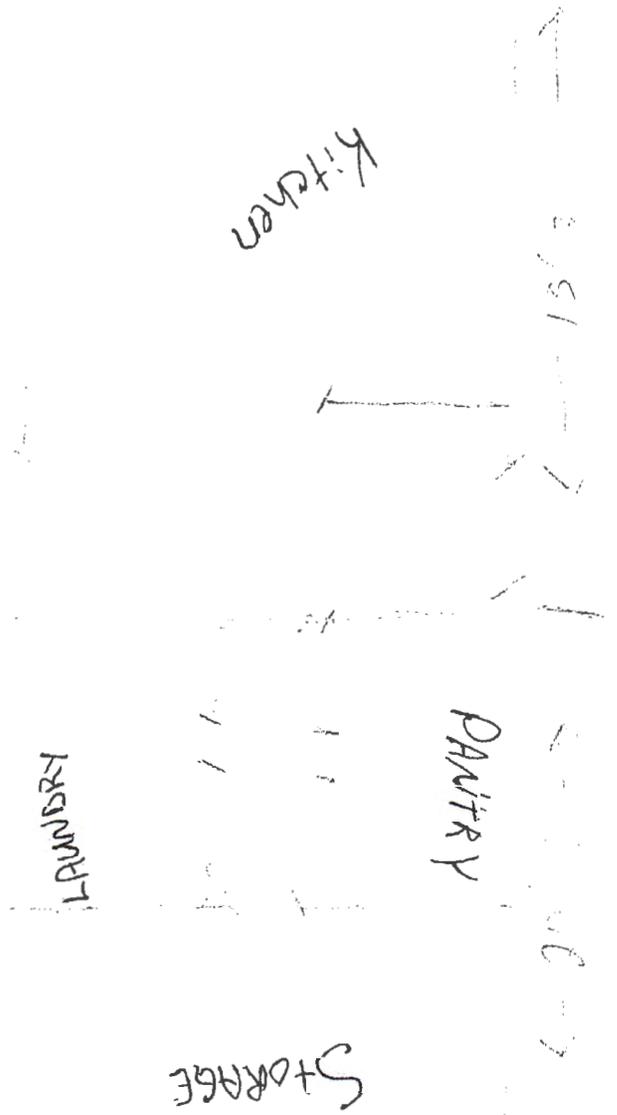
NOTICE: 2 sets of site and building plans must be furnished for review, consisting of a floor plan and wall section views. Separate permits are required for electrical, plumbing, gas and mechanical. This permit becomes null and void if work/construction is not commenced within or suspended for 6 months.

Anita Wise 3-22-22
Signature of Owner/Contractor/Authorized Agent: Date:

Total sq. ft
1,162.23

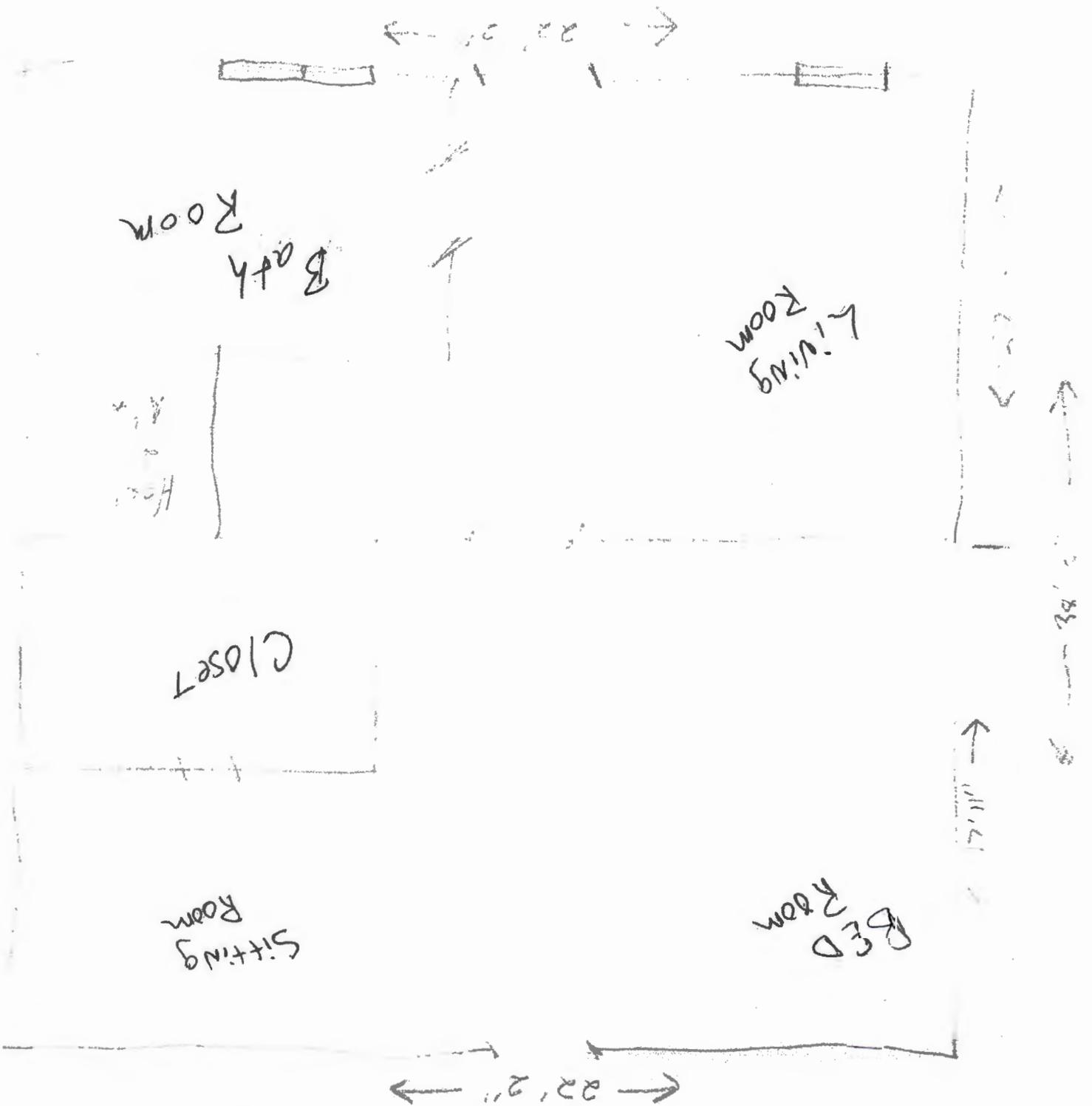
307.03 sq. ft

→



201 E. MAIN

8541 103/44



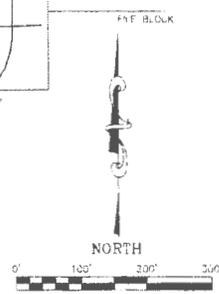
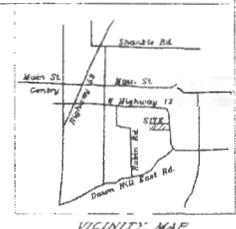
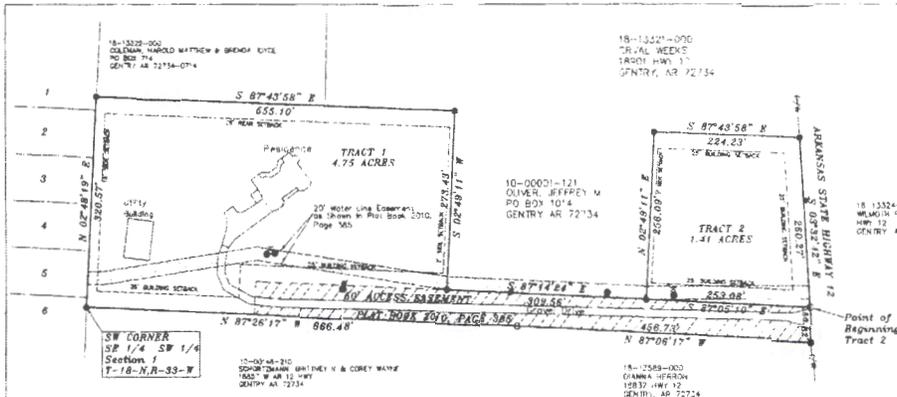
Pre-Planning Meeting

PC Meeting date:	4/21/22	3029
------------------	---------	------

Project Name: Ulibarri (KSBD) Lot Split

Staff Notes: Recommend Approval however see notes.

We feel that access to Hwy 12 to Oliver property should be increased to meet current requirements, IE: 30 Feet. At this time Oliver has owned property to the hwy., but only 20 feet. Utilities are on the front of Oliver's lot via "Main Water Line" easement thru this property to the Sunset Ridge Subdivision.



SURVEY DESCRIPTION (TRACT 1)
 Part of the SE 1/4 of the SW 1/4 of Section 1, T-18-N-R-33-W, Benton County, Arkansas, more particularly described as follows:
 Beginning at the SW corner of the SE 1/4 of the SW 1/4 of said Section 1, thence N 02°48'19" E 326.57'; thence S 87°43'58" E 555.10'; thence S 02°48'11" W 723.43'; thence S 87°14'24" E 309.56'; thence S 87°05'10" E 253.08'; thence S 03°32'42" E 50.32'; thence N 87°06'17" W 456.73'; thence N 87°26'17" W 666.48'; to the point of beginning, having an area of 206951.25 Square Feet, 4.75 Acres. Property is subject to a 20' water line easement and a 50' Access Easement as shown in Block 2010, of Page 385 and any easements of record.

SURVEY DESCRIPTION (TRACT 2)
 Part of the SE 1/4 of the SW 1/4 of Section 1, T-18-N-R-33-W, Benton County, Arkansas, more particularly described as follows:
 Commencing at the SW corner of the SE 1/4 of the SW 1/4 of said Section 1, run thence S 87°26'17" E 666.48'; thence S 87°06'17" E 456.73'; thence N 03°32'42" W 50.32'; to the point of beginning; thence N 87°05'10" W 253.08'; thence N 02°48'11" E 256.08'; thence S 87°43'58" E 224.23'; thence S 03°32'42" E 260.27'; to the point of beginning, having an area of 61435.60 Square Feet, 1.41 Acres. Property is subject to a 20' water line easement as shown in Plat Book 2010, of Page 385, and any easements of record.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 25, 2022.

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: 05007C0215 J. REVISED DATE: SEPTEMBER 28, 2007

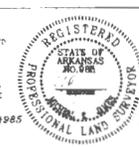
GENEY PLANNING BOARD
 This plat is hereby approved by the Geney Planning Board this ____ day of _____, 2022.

SECRETARY
DANER'S CERTIFICATION
 As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access right reserved as represented on this plat and attachments.

Owner	Date	Owner	Date
STATE OF ARKANSAS COUNTY OF BENTON			
Subscribed and sworn before me this ____ day of _____, 2022.			
My commission expires _____			
Notary Public			

Adjoining Owners
10-07084-000 MADSEN, EMIL, NICKOLE 708 BROOK ST GENEY, AR 72734
72-03087-000 PLINZ, RILEY 630 BROOK ST GENEY, AR 72734
10-07176-000 HUTCHINSON, KRISTIE S & MARELLE, MARY 608 BROOK ST GENEY, AR 72734
10-07177-000 FREDSON, OSCAR & MARYANN 612 BROOK ST GENEY, AR 72734
10-07178-000 ANDREWS, JAMES, SR & ET AL 618 BROOK ST GENEY, AR 72734

IF THE SIGNATURE ON THIS SEAL IS NOT PROUDLY USED, THE PLAT IS A COPY THAT SHOULD BE RETURNED TO THE SURVEYOR. ALTERATIONS, THE CERTIFICATION CONTAINED IN THIS DOCUMENT WILL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DOWNLOADED, UNLESS ADVISED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SEAL.



Michael B. James RLS#698
 County Surveyor
 Benton County

- 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 AS 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 RESERVATIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
 - REVISED SEPTEMBER 5, 2010 TO CORRECT A CALL IN THE LEGAL DESCRIPTION FOR THE WATERLINE EASEMENT, SHOULD HAVE READ "SE 1/4 OF THE SW 1/4"

503-18N-33W-0-01-320-01-0865

TRACT SPLIT FOR KSRD, LLC

PART OF THE SE 1/4 OF THE SW 1/4 SECTION 01, TOWNSHIP 18 NORTH, RANGE 33 WEST, COUNTY, ARKANSAS

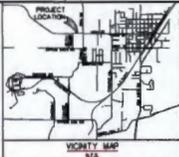
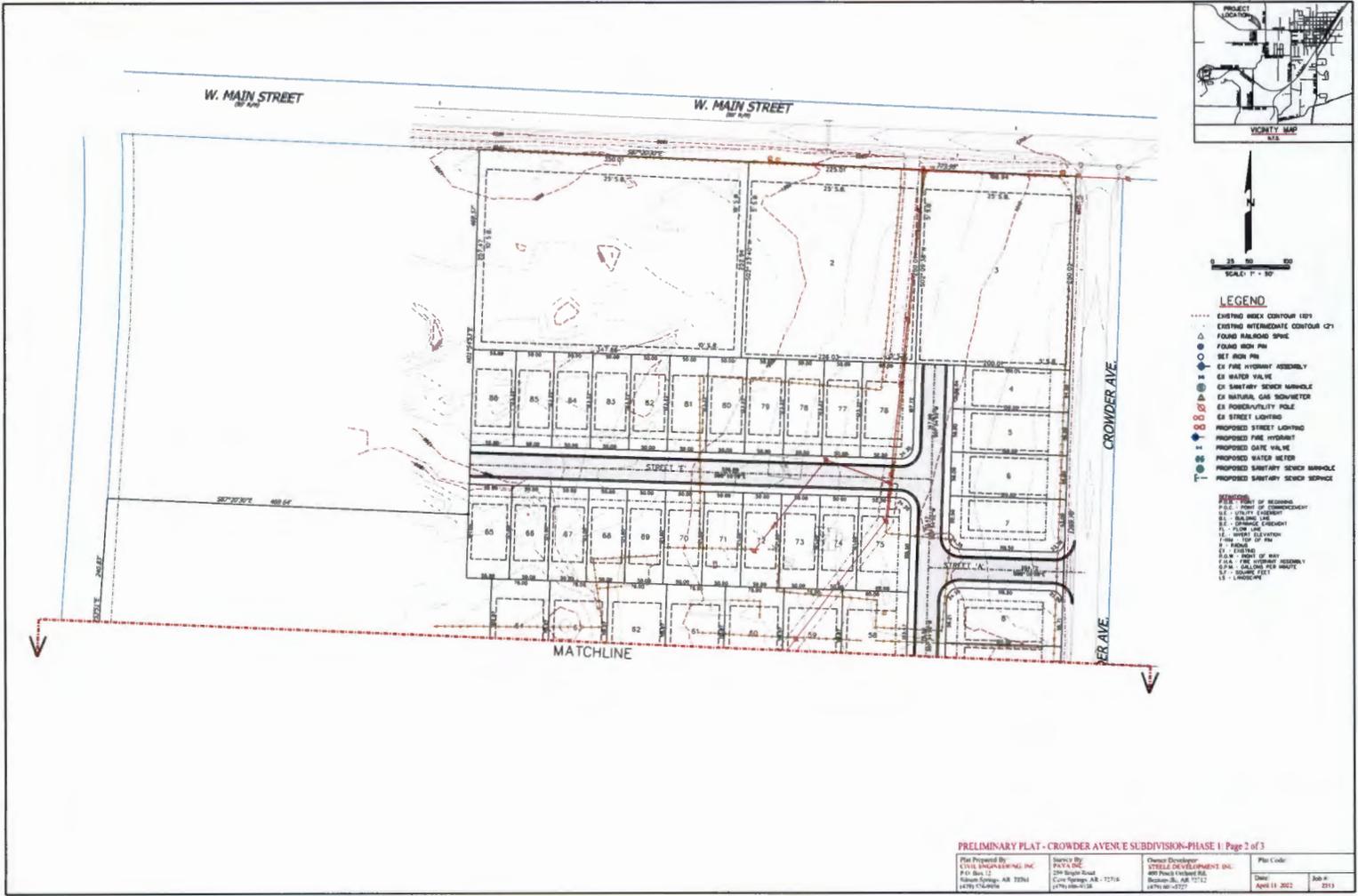
Surveyor	DATE
Michael B. James	March 25, 2022
Geney, Arkansas 72734	SCALE: 1" = 100'
(479)734-8416 Fax (479)734-8438	JOB NUMBER: 256242A
	FILE NAME: J5088A.DWG

Pre-Planning Meeting

PC Meeting date: 4/21/2022

Project: Crowder Ave. Subdivision Phase 1

1. Laymon will contact Ron about sewer issues.
 - a. 15" main
 - b. Sewer stub-outs on 12 and Crowder
 - c. Sewer to lots 1 and 2
 - d. No manholes shown on Betty Baker Rd.
2. Streetlights not shown on map
3. Street names
4. Would like to end the pavement past the curbing on Gerald Shay going into next Phase.
5. Vester would like a gravel turn-around at the end of street "E". awaiting completion of the church parking lot entrance
6. Ask Ron to help figure out the property line issues on Gerald Shay Rd. and Betty Baker. This may just be a Benton County map issue.



LEGEND

- EXISTING INDEX CONTOUR (EPI)
- - - EXISTING INTERMEDIATE CONTOUR (CI)
- △ FOUND BUILDING SPINE
- △ FOUND BOUNDARY SPINE
- FOUND MAN HOLE
- SET MAN HOLE
- EX FIVE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SERVICE METER
- EX HOSE/UTILITY POLE
- EX STREET LIGHTING
- PROPOSED STREET LIGHTING
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE

NOTES

- 1. ALL UTILITIES TO BE DELETED
- 2. ALL UTILITIES TO BE RELOCATED
- 3. ALL UTILITIES TO BE RELOCATED
- 4. ALL UTILITIES TO BE RELOCATED
- 5. ALL UTILITIES TO BE RELOCATED
- 6. ALL UTILITIES TO BE RELOCATED
- 7. ALL UTILITIES TO BE RELOCATED
- 8. ALL UTILITIES TO BE RELOCATED
- 9. ALL UTILITIES TO BE RELOCATED
- 10. ALL UTILITIES TO BE RELOCATED
- 11. ALL UTILITIES TO BE RELOCATED
- 12. ALL UTILITIES TO BE RELOCATED
- 13. ALL UTILITIES TO BE RELOCATED
- 14. ALL UTILITIES TO BE RELOCATED
- 15. ALL UTILITIES TO BE RELOCATED

PRELIMINARY PLAT - CROWDER AVENUE SUBDIVISION-PHASE 1 Page 2 of 3

Plan Prepared By: CIVIL ENGINEERING INC. 2111 S. Main St. Springdale, AR 72764 (479) 754-0000	Surveyed By: PVA INC. 210 South Street Conway, AR 72034 (479) 488-0100	Owner/Developer: STEEL DEVELOPMENT INC. 800 North Lincoln St. Benton, AR 72015 (479) 681-0100	Plan Code: Date: April 14, 2023	Job #: 2313
--	---	--	---------------------------------------	----------------

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



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

April 11, 2022

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

RE: Crowder Subdivision
Preliminary Plat Existing Utilities Certification

Dear Sirs:

The above referenced Crowder Subdivision Project is located west of Crowder Avenue, south of West Main Street (AR Hwy 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 west side of Crowder Avenue to provide water service to the site. An existing 15" sanitary sewer main is located in the Southeast corner of the project and will be extended through this phase for sewer service. The western portion of this project is too low to utilize the existing 15" sanitary sewer main, so a new lift station is proposed in the Southwest corner of the project at the Gerald Shay Rd and Betty Baker Rd intersection. There are existing electric distribution lines available along Crowder Avenue, West Main Street, Betty Baker Road, and Gerald Shay Road which will be used to serve this project.

Telephone and Cable service are available along West Main Street 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 Crowder Subdivision 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: Tony Steele, Steele Development, Inc.

2213 Preliminary Plat - Crowder Subdivision Util Cert letter.docx

Residential ♦ Commercial ♦ Municipal Designs

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME Crowder Subdivision				OWNERS NAME Steele Development, Inc.	DATE SUBMITTED 4/11/22	DATE COMPLETED & ACCEPTED
STREET ADDRESS 1751 W Main St				OWNERS ADDRESS 400 Peach Orchard Rd		FEE PAID \$187.00
ZONING A-1, R-2, R-3, C-2	SECTION 04	RANGE 33W	TOWNSHIP 18N	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 621-3561	# OF LOTS 87

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	
Building Inspector	

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

STORMWATER DRAINAGE STUDY

FOR

CROWDER SUBDIVISION 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

April 11, 2022

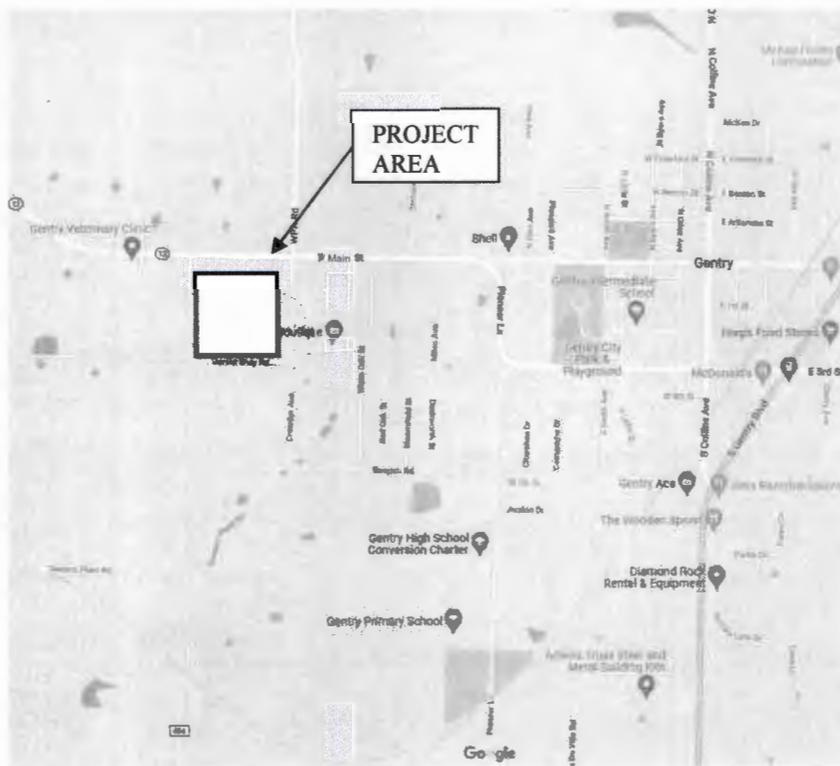


CROWDER SUBDIVISION DRAINAGE STUDY

Project Title:
Crowder Subdivision

Date:
April

Project Location:
The project is located west of Crowder Avenue and south of West Main Street (AR Hwy 12).



Project Description:

Crowder Subdivision is a proposed residential subdivision containing 87 lots consisting of 69 single-family residential lots, 14 two-family residential lots, 1 multi-family residential lot, 2 commercial lots, and 1 future development agricultural lot.

Name, Address and Telephone Number of Owner/Developer:

Steele Development, Inc.
400 Peach Orchard Rd
Bentonville, AR 72712
(479) 601-5727

Site Area:

31.25 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 north, west, and south limits of the project and discharge into the existing roadside ditches and / or drainage way.

Area Drainage Problems:

This survey does not lie in designated Flood Zone A as per FIRM Map Number 05007C0195J, 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		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	31.25	0.45	14.06	31	3.64	4.24	5.18	51.20	65.55	91.11

POST DEVELOPMENT RUNOFF TABLE										
Drainage Area		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	31.25	0.61	19.22	15	5.14	5.93	7.19	98.77	125.36	172.76

Storm Sewer System Design:

The on-site runoff is to be collected by the streets and discharged overland to the west and to an existing storm sewer crossing under Gerald Shay Rd.

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, P.E.

Pre-Planning Meeting

PC Meeting date: 4/21/22

Project Name: Freddie Wilmoth Lot Line Adjust.
--

Staff Notes: Recommend approval

Feel this will clean up several issues.

Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 399 Pioneer Ln

Property Zone: _____ Parcel #'s _____

APPLICANT CONTACT INFORMATION:

Applicant Name: Freddy Wilmoth Email Address: Pwilmoth1@gmail.com Phone Number: 501-230-2757
~~479-5~~

Address: _____ City/State: _____

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: Date: _____

PLANNING COMMISSION/STAFF USE ONLY

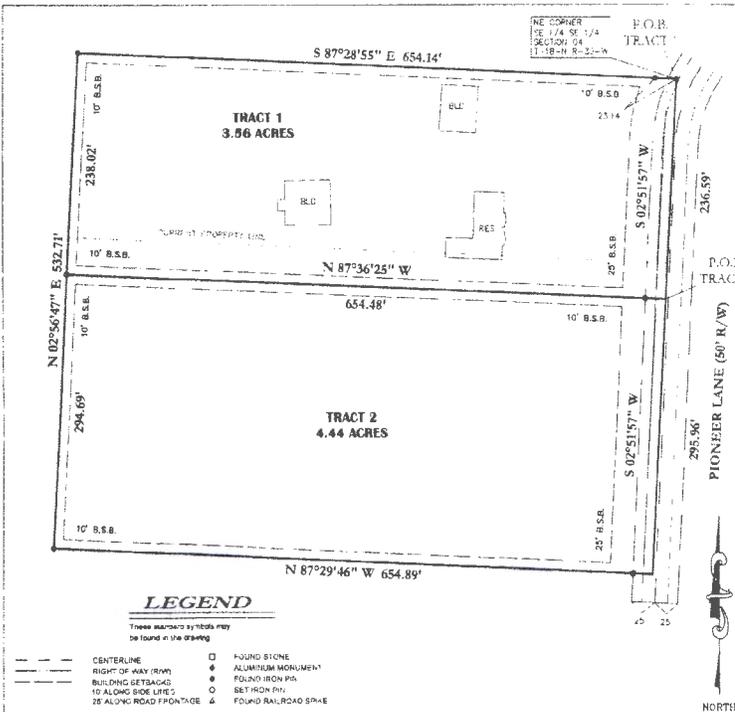
Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:



UTILITY COMPANY / ELECTRICAL BOARD

The Planning Board, based on the approval granted to the applicant on _____ hereby orders that the _____ meeting of the _____ requirements of a Tract Split.

Planning _____

DATE OF CERTIFICATION _____

As herein we hereby certify that we have visited the land to be surveyed, viewed, plotted, deduced and access rights reserved as recited on this plat and attachments.

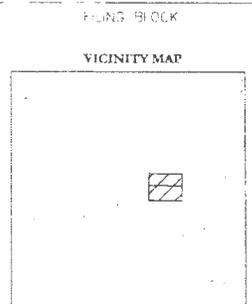
Owner _____ Date _____

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this _____ day of _____

My commission expires _____

Notary Public _____



SUBJECT DESCRIPTION, TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 04, 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 SE 1/4 OF SAID SECTION 04 THENCE S 02°51'57\"/>

SUBJECT DESCRIPTION, TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 02°51'57\"/>

PROPERTY ADDRESS: 309 PIONEER LANE, GENTRY, AR 72734 PARCEL: # 10-30121-000 #10-00122-003

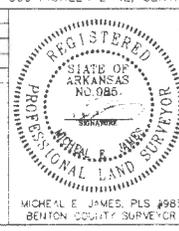
500-18N-33W-04-220-04-0885

TRACT LINE ADJUSTMENT FOR FREDDIE WILMOTH

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 04, 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: MARCH 1, 2022
SCALE: 1" = 100'
JOB NUMBER: J559R54
FILE NAME: J5169R54.DWG



REVISION #1 _____

REVISION #2 _____

REVISION #3 _____

DRAWN BY: MJJ

CHECKED BY: MJJ

IF THE SIGNATURE ON THIS SEAL IS NOT HANDWRITTEN, THE SEAL IS VOID AND CORRECT THE PLAT IS A COPY THAT SHOULD BE ASSIGNED TO THE ARCHITECT/ENGINEER/PLANNING PROFESSIONAL CONTAINED ON THIS DOCUMENT SHALL BE APPLIED TO THE WORK. ALL INFORMATION SHOULD BE SIGNATURED AND VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE WORK HEREON APPEARS TO THE SIDE.

LEGEND

These standards by which may be found in the drawing:

--- CENTERLINE	□ FOUND STONE
--- RIGHT OF WAY (R/W)	● ALUMINUM MONUMENT
--- BUILDING SETBACKS	● FOUND IRON PIN
--- 10' ALONG SIDE LINES	● SET IRON PIN
--- 25' ALONG ROAD FRONTAGE	● FOUND RAILROAD SPRUE

0 100 200 300
(IN FEET) 1 inch = 100 ft

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 1, 2022.

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 05007C3215, RE-ISED DATE SEPTEMBER 28, 2007.

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASES 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, IF RECORDED, 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 REGULATORY OF BENTON COUNTY, ARKANSAS, NOW AN ORDINANCE BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

Pre-Planning Meeting

PC Meeting date:	4/22/1/2022
Project Name:	Three Spring Subdivision Phase 2

Staff recommends approval

CITY OF GENTRY

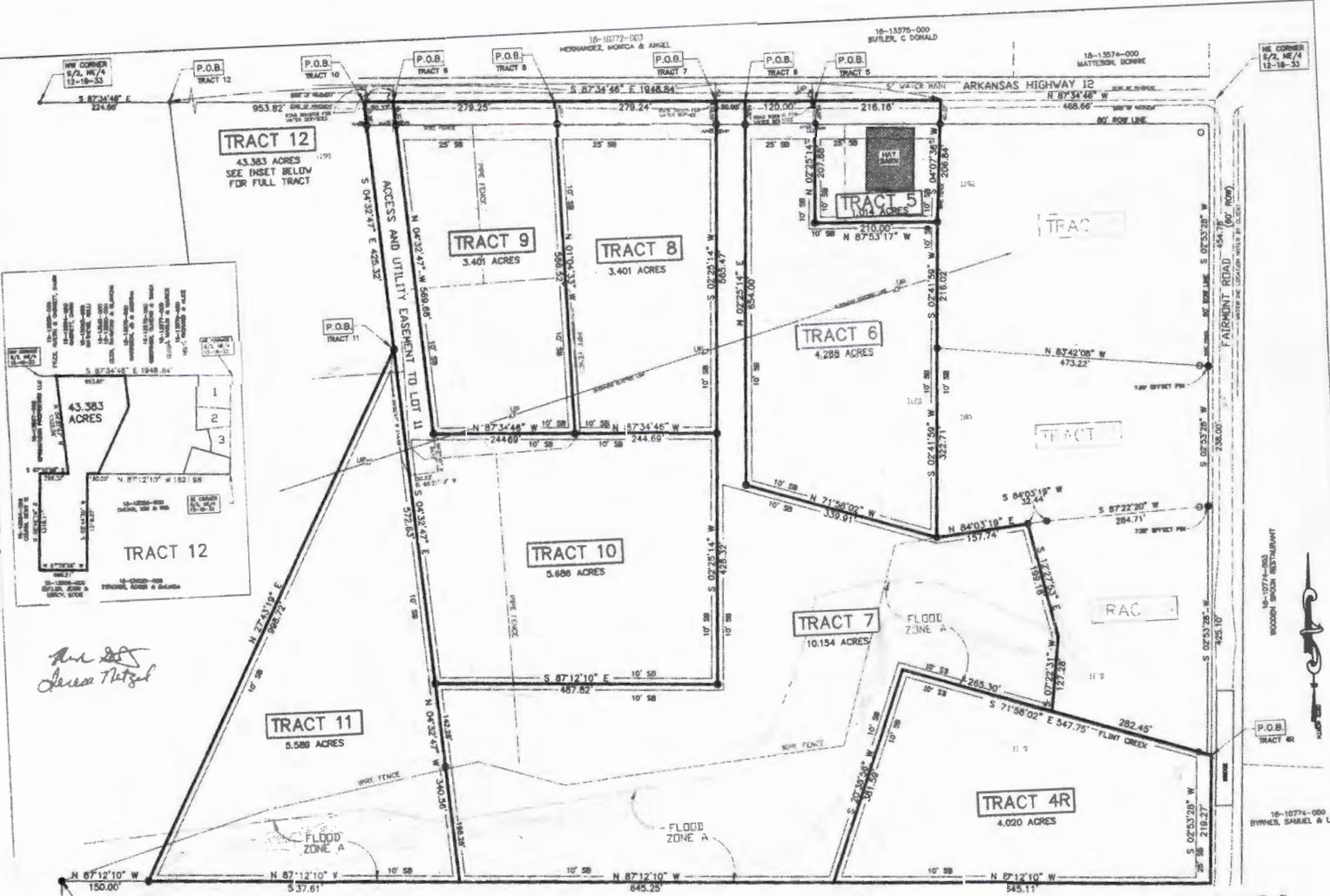
SUBDIVISION CHECKLIST
SKETCH PLAN

SUBDIVISION NAME Three Springs Phase 2				OWNERS NAME Neteel Revocable Trust - Rayman G + Teresa A		DATE SUBMITTED 3/31/22
STREET ADDRESS 18473 W Hwy 12 Parcel # 18-13587-000				OWNERS ADDRESS 12456 Fairmont Rd		FEE PAID \$ 108 ⁰⁰
ZONING	SECTION 12	RANGE 33 West	TOWNSHIP 18 North	CITY, STATE, ZIP Gentry AR 72734-9287	PHONE NUMBER	# OF LOTS 8

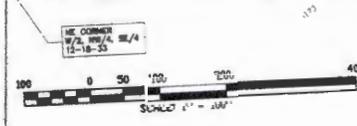
A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when 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.
N/A	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.
N/A	8. General description of tree cover.
✓	9. Location map showing relationship to City of Gentry

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



Ann D. Netzel
Leresa Netzel



- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIN
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ▬ BUILDING SETBACK LINE

OWNER AND SITE INFORMATION
 NETZEL REVOC. TRUST, RAYMOND & TERESA
 12458 FAIRMONT ROAD, GENTRY, AR
 PARCELS 18-13587-000
 AREA = 87.189 ACRES



THREE SPRINGS SUBDIVISION, PHASE 2	
SHEET 1 OF 2	
Survey for: JAMES CALDWELL, PS #1310 609 South Doherty Siloam Springs, AR 72761 (479) 238-4069	Survey for: NETZEL REVOC. TRUST.
Plot Code: 300-181-300-0-12-108-04-130	Date: MARCH 8, 2022
Job #: 222011	



SURVEY DESCRIPTION - TRACT #4:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 802°32'28"W 1117.86 FEET FROM THE NE CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF FAIRMONT ROAD, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 802°32'28"W 218.27 FEET TO THE SE CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10"W 645.11 FEET, THENCE LEAVING SAID SOUTH LINE N20°38'56"E 381.59 FEET TO A POINT IN THE CENTERLINE OF FLINT CREEK, THENCE ALONG SAID CENTERLINE S71°56'27"E 547.75 FEET TO THE POINT OF BEGINNING, CONTAINING 4.020 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FAIRMONT ROAD ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #5:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1857.34 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 218.18 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°10'33"W 504.84 FEET TO AN IRON PIN, THENCE N87°33'17"W 210.00 FEET TO AN IRON PIN, THENCE N22°29'14"E 207.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.014 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #6:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1857.34 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 120.00 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 207.86 FEET TO AN IRON PIN, THENCE S87°33'17"E 210.00 FEET TO AN IRON PIN, THENCE S02°41'50"W 216.02 FEET TO AN IRON PIN, THENCE S87°41'58"W 322.71 FEET TO AN IRON PIN, THENCE N71°58'02"W 336.91 FEET TO AN IRON PIN, THENCE N02°25'14"E 854.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.288 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #7:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1787.34 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 50.00 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 854.00 FEET TO AN IRON PIN, THENCE S71°56'27"E 539.81 FEET TO AN IRON PIN, THENCE N84°10'19"E 157.74 FEET TO AN IRON PIN, THENCE S12°27'53"E 188.18 FEET, THENCE S07°23'31"W 127.28 FEET TO THE CENTERLINE OF FLINT CREEK, THENCE ALONG SAID CENTERLINE N71°58'02"W 285.30 FEET, THENCE S20°38'56"W 381.59 FEET TO THE SOUTH LINE OF SAID S/2 OF THE NE/4, THENCE ALONG SAID SOUTH LINE N87°12'10"W 645.25 FEET, THENCE LEAVING SAID SOUTH LINE N04°32'47"W 340.80 FEET TO AN IRON PIN, THENCE S87°12'10"E 487.82 FEET TO AN IRON PIN, THENCE N02°25'14"E 854.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.154 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #8:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1508.10 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 279.24 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S02°25'14"W 688.47 FEET TO AN IRON PIN, THENCE N87°34'48"W 244.80 FEET TO AN IRON PIN, THENCE N01°04'33"W 588.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.481 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

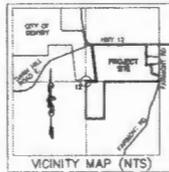
James Caldwell
Surveyor

SURVEY DESCRIPTION - TRACT #9:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1228.85 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 279.25 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°10'33"E 588.52 FEET TO AN IRON PIN, THENCE N87°34'48"W 244.80 FEET TO AN IRON PIN, THENCE N04°32'47"W 588.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.401 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #10:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1178.48 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 50.37 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°10'33"E 688.52 FEET TO AN IRON PIN, THENCE S87°34'48"E 488.38 FEET TO AN IRON PIN, THENCE S02°25'14"W 428.32 FEET TO AN IRON PIN, THENCE N87°12'10"W 487.82 FEET TO AN IRON PIN, THENCE N04°32'47"W 587.85 FEET TO THE POINT OF BEGINNING, CONTAINING 8.886 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO AN ACCESS EASEMENT TO TRACT #11 AS SHOWN ON THE HEREIN PLAT, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #11:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 1178.48 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4, THENCE ALONG SAID SOUTH LINE N87°12'10"W 887.81 FEET TO AN IRON PIN, THENCE LEAVING SAID SOUTH LINE N27°43'18"E 888.72 FEET TO THE POINT OF BEGINNING, CONTAINING 5.589 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - REMAINDER, TRACT #12:
PART OF THE S/2 OF THE NE/4 OF SECTION 12, AND ALSO THE W/2 OF THE NW/4 OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S87°34'48"E 224.88 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'48"E 853.82 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S04°10'33"E 423.32 FEET TO AN IRON PIN, THENCE S27°47'19"W 888.72 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10"W 150.00 FEET TO AN IRON PIN AT THE NE CORNER OF THE W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE EAST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 S02°44'30"W 1319.37 FEET TO THE SOUTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE N87°33'17"W 888.21 FEET TO THE SW CORNER OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE WEST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 N02°42'19"E 1319.11 FEET TO A STONE AT THE SW CORNER OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID NE/4 S87°10'58"E 382.07 FEET, THENCE N04°32'47"W 1332.36 FEET TO THE POINT OF BEGINNING, CONTAINING 43.383 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.



BUILDING INSPECTOR APPROVAL:
[Signature] 4/18/22
Building Inspector

UTILITY DEPT. APPROVAL:
[Signature] 4/18/22
City

STREET DEPARTMENT APPROVAL:
[Signature] 4-18-22
City

FIRE MARSHAL APPROVAL:
[Signature] 4/18/22
City

CIVIL ENGINEER REVIEW:
[Signature] 4/18/22
City

DEPARTMENT OF HEALTH STATEMENT:
I HEREBY CERTIFY THAT THIS PLAT DOES NOT REQUIRE ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE DEPARTMENT OF HEALTH.

NON-RELIABILITY STATEMENT:
I HEREBY CERTIFY THAT ANY OF THE LOTS ON THIS PLAT ARE BULMABLE ACCORDING TO THE PLANNED REGULATIONS OF BENTON COUNTY, ARKANSAS, WITH AN ENDORSEMENT BY THE PLANNING BOARD OF SAID SUBDIVISION OF SAID LOTS.

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATED PROPERTY AND DO HEREBY REQUEST ALL RIGHTS AND EASEMENTS ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES AS SHOWN.

STATE OF Arkansas, COUNTY OF Benton
Subscribed and sworn to before me this 18th day of March, 2022.

Notary Public: *[Signature]* My Commission Expires: _____

PLANNING COMMISSION APPROVAL: This plat is hereby approved this 18th day of March, 2022, by the City of Benton Planning Commission.

BASIS OF BEARING: State Plane Coordinate System - Arkansas North Zone - NAD 83
GPS observations Dec. 3, 2021 with corrections from the City of Benton airport correction station NAD 83 (2011-47046880)

CERTIFICATION: I hereby certify that on Mar. 18, 2022 the herein plotted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
Part of this property DOES LIE in a designated flood according to FEMA Map 60587 C 0215 J, dated September 28, 2017.

[Signature]
James Caldwell, Artn. PS 9130



OWNER AND SITE INFORMATION
NETZEL REVOC. TRUST, RAYMOND & TERESA
12458 FAIRMONT ROAD, GENTRY, AR
PARCELS 16-13827-000
AREA= 91.103 ACRES

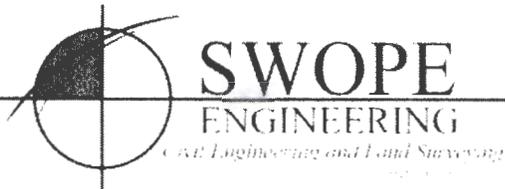


THREE SPRINGS SUBDIVISION, PHASE 2
SHEET 2 OF 2

Surveyor: **JAMES CALDWELL, PS 91310**
609 South Gentry, Gentry, AR 72761
(479) 258-4069

Client: **NETZEL REVOC. TRUST**

Plot Code: **300-IN-33V-0-12-102-04-1233**
Date: **MARCH 18, 2022** SA 4
22201



March 15th, 2022

Planning Commission
City of Gentry

RE: Utilities' availability for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the remaining land into 9 lots, with sizes of 4.02, 1.014, 4.288, 10.154, 3.401, 3.401, 5.686, 5.589, and 43.383 acres.

The proposed 9 lots will have access to electric and water, as needed. There is a 4" waterline on the east side of Fairmont for water service, and Carroll Electric has confirmed service to this area.

Sincerely,

Phil Swope, PE
Project Engineer



To whom it may concern;

Tract 12 in the drawing will remain agricultural

Tract 4R will remain undeveloped due to floodplain

Tract 5 would not be used as residential and would remain a barn at this time.

Thanks,

Raymond Netzel

03/31/2022 3:25 PM CDT

Ray Netzel

Jerid D. Jones

03/31/2022 2:24 PM CDT

Jerid D. Jones

Developer/Springtown Properties



March 15th, 2022

Planning Commission
City of Gentry

RE: Drainage Certification for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the remaining land into 9 lots, with sizes of 4.02, 1.014, 4.288, 10.154, 3.401, 3.401, 5.686, 5.589, and 43.383 acres. Because the impact of houses on these large lots, and due to the site's proximity against the floodplain, this site will not cause an increase in downstream peak flow rates. The two considerations are detailed below.

1. **Small impact of a house and driveway on large lots.** The impact of a 2,500sf house and associated driveway (assume another 2,000sf) on even the smallest proposed lot would have negligible impact in onsite peak flow generation. See below for quick, rational method calculations for this conservative calculation, which is calculated on the smallest lot- which is the 1.014-acre lot. Keep in mind that the impact of adding a house and driveway on the other two lots will have even less impact.

$Q = C \times I \times A$
 $C(\text{pre}) = 0.4 / C(\text{post}) = 0.418$
 $I(100\text{-yr}) = 10.46 \text{ in/hr}$
 $A = 1.014 \text{ acres}$

$Q(100\text{-yr, pre}) = 4.2426\text{cfs}$
 $Q(100\text{-yr, post}) = 4.4335\text{cfs}$

As shown above, the increase is negligible. This small amount of increase is made even more insignificant in light of the overall basin once that is considered in item #2 below.

2. **Property's proximity to lower reaches of the basin.** Because this property has so much upland area that drains down to this site's floodplain area, the best hydraulic situation is achieved when this site releases its runoff quickly, and ahead of the peak flow approaching this location at a significantly later time in the storm event. This site would not benefit the basin, as a whole, with detention or any other method of slowing runoff. In fact, at this location in the overall basin, the quicker the runoff releases from individual properties, the lower the peak flow generated in the floodplain.

I, Phil Swope, Registered Professional Engineer No. 11426 in the State of Arkansas, hereby certify that the analysis included is based on Accepted Engineering Practices and limited by weather data provided by the city and/or precipitation maps. This development, if constructed per the construction documents and plans prepared by Phil Swope, is deemed not to increase existing risk to downstream life or property.

Sincerely,



Phil Swope, PE
Project Engineer



Pre-Planning Meeting

PC Meeting date:	4/21/22
------------------	---------

Project Name: Three Spring Subdivision
--

Staff Notes:

Recommend Approval.

No issues noted

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

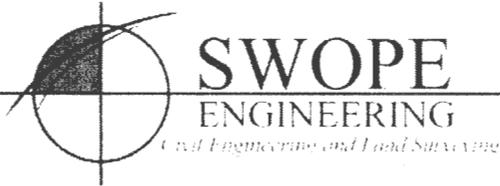
SUBDIVISION NAME Three Springs Phase 2				OWNERS NAME Raymon + Teresa Neter		DATE SUBMITTED 3-31-22	DATE COMPLETED & ACCEPTED
STREET ADDRESS 18473 W Hwy 12 Parcel # 18-13587-000				OWNERS ADDRESS 12456 Fairmont Rd		FEE PAID 108.00 3/31/22	
ZONING	SECTION	RANGE	TOWNSHIP	CITY, STATE, ZIP		PHONE NUMBER	# OF LOTS
	12	33 West	18 North	Gentry AR 72734-9287			8

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
n/a	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. Signature of Building Inspector required.
✓	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.
n/a	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 at preliminary plat review.
✓	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, 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.

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



February 25th, 2022

Planning Commission
City of Gentry

RE: Utilities' availability for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the existing land into 3 lots, with sizes of 4.75-, 3.0- and 2.4-acres.

The proposed 3 lots will have access to electric and water, as needed. There is a 4" waterline on the east side of Fairmont for water service, and Carroll Electric has confirmed service to this area.

Sincerely,

A handwritten signature in black ink that reads "Phil Swope".

Phil Swope, PE
Project Engineer





February 17th, 2022

Planning Commission
City of Gentry

RE: Drainage Certification for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the existing land into 3 lots, with sizes of 4.75-, 3.0- and 2.4-acres. Because the impact of houses on these large lots, and due to the site's proximity against the floodplain, this site will not cause an increase in downstream peak flow rates. The two considerations are detailed below.

1. **Small impact of a house and driveway on large lots.** The impact of a 2,500sf house and associated driveway (assume another 2,000sf) on even the smallest proposed lot would have negligible impact in onsite peak flow generation. See below for quick, rational method calculations for this conservative calculation, which is calculated on the smallest lot- which is the 2.4-acre lot. Keep in mind that the impact of adding a house and driveway on the other two lots will have even less impact.

$$Q = C \times I \times A$$

$$C(\text{pre}) = 0.4 / C(\text{post}) = 0.418$$

$$I(100\text{-yr}) = 10.46 \text{ in/hr}$$

$$A = 2.4 \text{ acres}$$

$$Q(100\text{-yr, pre}) = 10.0416\text{cfs}$$

$$Q(100\text{-yr, post}) = 10.49328\text{cfs}$$

As shown above, the increase is negligible. This small amount of increase is made even more insignificant in light of the overall basin once that is considered in item #2 below.

2. **Property's proximity to lower reaches of the basin.** Because this property has so much upland area that drains down to this site's floodplain area, the best hydraulic situation is achieved when this site releases its runoff quickly, and ahead of the peak flow approaching this location at a significantly later time in the storm event. This site would not benefit the basin, as a whole, with detention or any other method of slowing runoff. In fact, at this location in the overall basin, the quicker the runoff releases from individual properties, the lower the peak flow generated in the floodplain.

I, Phil Swope, Registered Professional Engineer No. 11426 in the State of Arkansas, hereby certify that the analysis included is based on Accepted Engineering Practices and limited by weather data provided by the city and/or precipitation maps. This development, if constructed per the construction documents and plans prepared by Phil Swope, is deemed not to increase existing risk to downstream life or property.

Sincerely,



Phil Swope, PE
Project Engineer



Pre-Planning Meeting

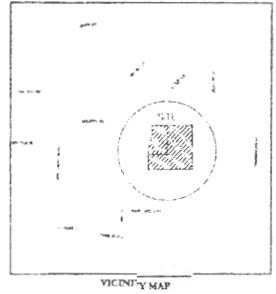
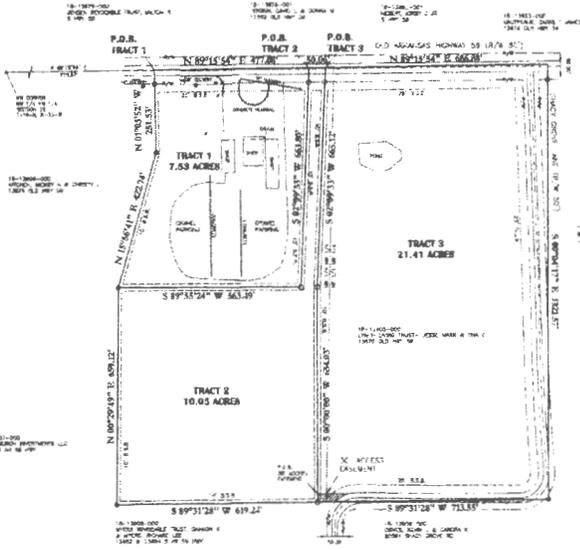
PC Meeting date: 4/21/22
Project Name: Mark Lynch Informal Plat (subdivision)

Staff Notes: Recommend Approval

They are in the process of being annexed. Will ask to come into the city as Industrial Zone.

Water is available, however due to the amount of water needed they are considering drilling a well.

They are working with the state to use a pump and haul septic storage system.



PLANNING COMMISSION
 This plat is hereby approved by the Planning Commission this _____ day of _____, 20____.

OWNER'S CERTIFICATION
 As owner, we hereby certify that we have taken the care to be advised, advised, plotted, indicated and shown rights retained as represented on this plat and attachments.

[Signatures]

STATE OF ARKANSAS
 COUNTY OF BENTON
 CIVIL ENGINEER

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires _____.

SURVEY DESCRIPTION (TRACT 1) PARCELS #18, 13062, 13063.
 A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN BEARING N 89°51'54" E 125.57' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N 89°51'54" E 125.57'; THENCE S 02°02'07" W 148.17'; THENCE S 89°52'24" W 133.25'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; TO THE POINT OF BEGINNING AND CONTAINING 36.92 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OLD HIGHWAY 59 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION (TRACT 2)
 A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 22, TOWNSHIP 13 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN BEARING N 89°51'54" E 125.57' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N 89°51'54" E 125.57'; THENCE S 02°02'07" W 148.17'; THENCE S 89°52'24" W 133.25'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; TO THE POINT OF BEGINNING AND CONTAINING 36.92 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OLD HIGHWAY 59 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION (TRACT 3)
 A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN BEARING N 89°51'54" E 125.57' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N 89°51'54" E 125.57'; THENCE S 02°02'07" W 148.17'; THENCE S 89°52'24" W 133.25'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; THENCE N 02°02'07" E 142.24'; TO THE POINT OF BEGINNING AND CONTAINING 36.92 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OLD HIGHWAY 59 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION (EASEMENT)
 A 20' EASEMENT ALONG PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN BEARING S 89°51'54" E 125.57' AND S 01°01'33" W 128.86' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE S 89°51'54" E 125.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 51.72' WITH A RADIUS OF 80.80' WITH A CHORD BEARING OF S 89°51'54" E 125.57' TO THE POINT OF BEGINNING AND CONTAINING 0.04 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 NEIGHBORING AREAS MAP NUMBER 0500200A01, EFFECTIVE DATE: 11/18/2007.
- SURVEYOR'S CERTIFICATION**
 I HEREBY CERTIFY THAT THE HEREIN PLATED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAPS 11, 2022.
- NOTES**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 - BASED ON BEARINGS, ARKANSAS STATE PLANT COORDINATE SYSTEM (NAD 83) PER GPS OBSERVATION.
 - THIS SURVEY MEETS CURRENT ARKANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
 - NO CURVED ABSTRACT ON THIS SURVEY 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 BLDG PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
 - APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY LOT OR 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 PROJECTS.

PROPERTY ADDRESS: 13670 OLD HWY 59, GENTRY, AR, 72734 PARCEL #18-13902-000

500-1EN-13W-1-22-400-04-00R

TRACT SPLIT FOR MARK LYNCH

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 SECTION 22, TOWNSHIP 13 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS

James Surveying
 P.O. Box 671
 Gentry, Arkansas 72734
 (479)336-8416 Fax (479)336-8439

DATE: MARCH 11, 2022
 SCALE: 1" = 200'
 JOB NUMBER: 2022024
 FILE NAME: 2022024.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 12345

Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 13670 Old Hwy 59, Siloam Springs, AR 72761

Property Zone: None Parcel #'s 18-13905-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Mark Lynch Email Address: TDLynch@Live.com Phone Number: (479) 238-4078

Address: 48848 S 717 Rd City/State: COLCORD OK 74338-4931

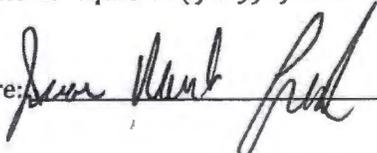
Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable.
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: 

Date: 4/7/2022

PLANNING COMMISSION/STAFF USE ONLY

Date of application: 4/8/22

Notes from plan/project review:

Tract 2 | 30' Access from south end in addition to road access
Lot Split or Subdivision (Informal Plat)
Water meter location
No septic field shown

Checklist for Lot -Split

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

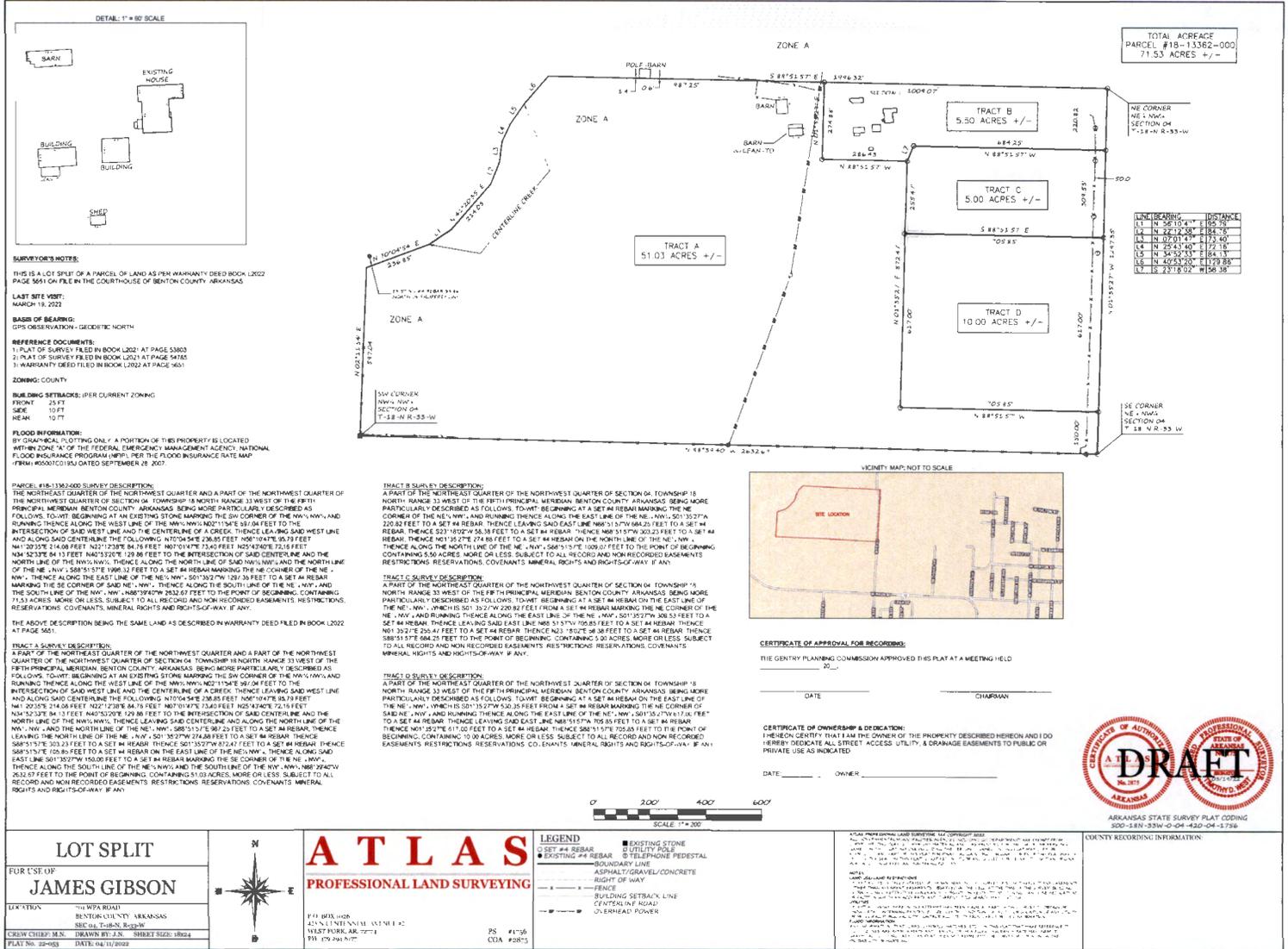
PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

Pre-Planning Meeting

PC Meeting date: 4/21/2022
Project Name: Gibson Informal Tract Split (Subdivision)

Staff notes: permit 3057

1. No Water to Property
 - a. There is only a 2" line, and it is already at capacity.
 - b. Wells will need to be drilled or Main Line extension needed.
2. The water line to Track B house runs thru Tract C and Tract D from a point about 600 feet from the south property line on WPA.
 - a. Water line will need moved or easement grated for Tract B (# 9 on checklist)
 - b. Need to show existing and potential proposed utilities on map. (# 7 on checklist)
3. Septic field not shown on map (#7 on checklist)
4. Neighboring Owners not shown on the map. (# 1 on checklist)
5. Owning information(addresses) not shown on map (#2 on checklist)



Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com -

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 701 WPA Rd, Gentry, AR

Property Zone: Planning Area Parcel #'s 18-13362-000

APPLICANT CONTACT INFORMATION:

Applicant Name: ATLAS PLS (Tim West) Email Address: Tim@ATLASPLS.COM Phone Number: 479-294-6177

Address: P.O. Box 1026 City/State: West Fork, AR 72774

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: _____

4/11/22

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:
