

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

**THURSDAY, SEPTEMBER 19, 2019**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- August 15, 2019
- Goslee – Rezone on Ozark Valley and Dawn Hill East
  - Check List
  - Sketch Plan and;
  - Preliminary plat

CITY OF GENTRY

SUBDIVISION CHECKLIST  
PRELIMINARY PLAT

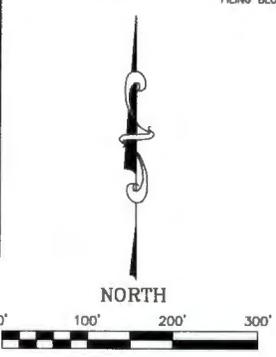
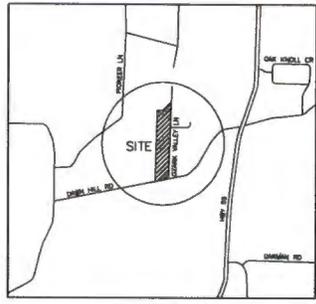
|                                     |               |              |                |                                      |                              |                           |
|-------------------------------------|---------------|--------------|----------------|--------------------------------------|------------------------------|---------------------------|
| SUBDIVISION NAME<br>DAWN Hill Place |               |              |                | OWNERS NAME<br>Julia & Roxanne Solar | DATE SUBMITTED<br>9/6/19     | DATE COMPLETED & ACCEPTED |
| STREET ADDRESS<br>DAWN Hill RD.     |               |              |                | OWNERS ADDRESS<br>P.O. Box 3348      | FEE PAID                     |                           |
| ZONING<br>R-2                       | SECTION<br>10 | RANGE<br>33W | TOWNSHIP<br>18 | CITY, STATE, ZIP<br>Gentry AR 71714  | PHONE NUMBER<br>501-622-0244 | # OF LOTS<br>3            |

| REVIEW STAGE<br>PRELIMINARY | REQUIRED ITEMS<br>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. 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. |
|                             | 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.   |

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. 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.

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°37'40" W | 2.75'    |
| L2   | N 87°37'05" W | 1.39'    |
| L3   | N 02°52'55" E | 19.70'   |



( IN FEET )  
1 inch = 100 ft.  
**LEGEND**

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ RAILROAD SPIKE
- ⊥ FOUND PIPE
- WATER METER
- GAS METER
- ⊥ POWER POLE
- ⊙ SEPTIC PIT
- ⊙ TELEPHONE PEDESTAL
- FIRE HYDRANT

----- CENTERLINE  
----- RIGHT OF WAY (R/W)  
----- BUILDING SETBACKS:  
10' ALONG INTERIOR SIDE LINES  
15' ALONG EXTERIOR SIDE LINES  
15' ALONG REAR  
25' ALONG ROAD FRONTAGE

**GENTRY CITY COUNCIL:**  
This plat is hereby approved by the Gentry City Council this \_\_\_\_ day of \_\_\_\_ of \_\_\_\_  
Councilman: \_\_\_\_\_

**GENTRY PLANNING COMMISSION:**  
This plat is hereby approved by the Gentry Planning Commission this \_\_\_\_ day of \_\_\_\_ of \_\_\_\_  
Secretary: \_\_\_\_\_

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

|  |                |                |      |
|--|----------------|----------------|------|
| Owner                                  | Date           | Owner          | Date |
| JULIAN GOSLEE                          | (501)-622-0244 | ROXANNE GOSLEE |      |
| P.O. BOX 3348<br>HOT SPRINGS, AR 71914 |                |                |      |

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_  
My commission expires \_\_\_\_

Notary Public: \_\_\_\_\_

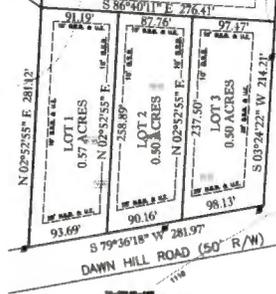
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 3, 2019.

**FLOOD CERTIFICATION:**  
PART OF THIS PROPERTY LIES WITHIN A 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: 05007C0360 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

|  |   |
|--|---|
| ZONING: R2   | 500-18N-33W-0-10-330-04-0985<br>500-18N-33W-0-15-440-04-0985  |
|  | <b>PRELIMINARY PLAT FOR DAWN HILL PLACE PHASE I</b>   |
|  | PART OF THE SW 1/4 OF THE SW 1/4 SECTION 10 PART OF THE NW 1/4 OF THE NW 1/4 SECTION 15 ALL IN, TOWNSHIP 18 NORTH, RANGE 33 WEST GENTRY, ARKANSAS |
| James Surveying<br>P.O. Box 817<br>Gentry, Arkansas 72734<br>(479)736-8418 Fax (479)736-8838 | DATE: AUGUST 12, 2019.<br>SCALE: 1" = 100'<br>JOB NUMBER: JS15014A<br>FILE NAME: JS15014A.DWG   |

NW CORNER  
NW 1/4 NW 1/4  
SECTION 15  
T-18-N, R-33-W

P.O.B.  
PHASE 1



**SURVEY DESCRIPTION PARENT TRACT:**  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 851.16' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE N 02°52'55" E 400.81'; THENCE S 87°37'05" E 111.00'; THENCE N 47°18'55" E 248.18'; THENCE S 87°37'05" W 1.39'; THENCE S 03°24'22" W 1578.31'; THENCE S 79°36'18" W 281.97'; THENCE N 02°52'54" E 1083.97'; THENCE S 87°37'40" E 2.75' TO THE POINT OF BEGINNING AND CONTAINING 0.57 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL ROAD AND TO THE RIGHT OF WAY OF OZARK VALLEY LAKE.

**SURVEY DESCRIPTION PHASE 1:**  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 851.16' AND S 02°52'55" W 782.84' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 03°24'22" E 276.41'; THENCE S 03°24'22" W 214.21'; THENCE S 79°36'18" W 281.98'; THENCE N 02°52'55" E 281.12' TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES.

CITY OF GENTRY

SUBDIVISION CHECKLIST

SKETCH PLAN

|                                     |               |              |                |   |                              |                          |
|-------------------------------------|---------------|--------------|----------------|---|------------------------------|--------------------------|
| SUBDIVISION NAME<br>DAWN HILL PLACE |               |              |                | OWNERS NAME<br>JULIA D + ANN ANNE GOSICE                |                              | DATE SUBMITTED<br>7/6/18 |
| STREET ADDRESS<br>DAWN HILL ROAD    |               |              |                | OWNERS ADDRESS<br>P.O. BOX 3348<br>HOT SPRING AR. 71914 |                              | FEE PAID                 |
| ZONING<br>R-2                       | SECTION<br>15 | RANGE<br>33W | TOWNSHIP<br>18 | CITY, STATE, ZIP<br>GENTRY ARK. 72724                   | PHONE NUMBER<br>501-622-0243 | # OF LOTS<br>3           |

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

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.

|                                       |   |
|---------------------------------------|---|
| PLANNING OFFICIALS SIGNATURE AND DATE |   |
|                                       | GENERAL COMMENTS AND DIRECTION:<br>_____<br>_____<br>_____<br>_____ |

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



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

August 5, 2019

City of Gentry  
101 W Main St  
Gentry, AR 72734

RE: Dawn Hill Place Subdivision, Phase 1  
20000 Block Dawn Hill East Rd  
Gentry, Benton County, Arkansas

Dear Sirs:

I, Ron Homeyer, P.E., Registered Professional Engineer No. 7731 in the State of Arkansas, hereby certify that I prepared the following drainage impact report for the above referenced Dawn Hill Place Subdivision, Phase 1 in the 20000 Block of Dawn Hill Rd in accordance with the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice.

The following data was collected for the Dawn Hill Place Subdivision, Phase 1 and used in the storm water runoff determinations contained:

|                         |            |
|-------------------------|------------|
| Total Area of Property: | 9.57 acres |
| Total Area of Phase 1:  | 1.57 acres |

The runoff rates were calculated using the Soil Conservation Service (SCS) Method. A time of concentration for the site of 13 minutes for pre-development conditions and post-development conditions was used. A runoff curve number of 69.00 was used for the existing conditions since the soils for the site are hydrologic group B (see attached soils report and SCS TR-55 Curve No. Tables). A weighted runoff curve number of 69.16 was used for the post development conditions, which considers the site hydrologic group B characteristics for three proposed 0.50 to 0.57 acres lots. The increase in runoff as a result of this project is less than 1 cubic feet per second (CFS), which is less than 1%, in the 10-year, 25-year and 100-year storm events. Therefore, the increase in the peak discharge as a result of this development is negligible.

| SCS METHOD       |              |       |             |                       |                       |                        |
|------------------|--------------|-------|-------------|-----------------------|-----------------------|------------------------|
| POST-DEVELOPMENT |              |       |             |                       |                       |                        |
| Drainage Area    |              | CN    | Tc<br>(min) | Q<br>10-Year<br>(cfs) | Q<br>25-Year<br>(cfs) | Q<br>100-Year<br>(cfs) |
| #                | Area (acres) |       |             |                       |                       |                        |
| 1                | 9.57         | 69.16 | 13          | 23.18                 | 31.21                 | 42.49                  |

| SCS METHOD      |              |       |             |                       |                       |                        |
|-----------------|--------------|-------|-------------|-----------------------|-----------------------|------------------------|
| PRE-DEVELOPMENT |              |       |             |                       |                       |                        |
| Drainage Area   |              | CN    | Tc<br>(min) | Q<br>10-Year<br>(cfs) | Q<br>25-Year<br>(cfs) | Q<br>100-Year<br>(cfs) |
| #               | Area (acres) |       |             |                       |                       |                        |
| EX-1            | 9.57         | 69.00 | 13          | 23.05                 | 31.06                 | 42.32                  |

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

Sincerely,



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

cc/Julian Goslee  
Owner/Developer

enclosures



| <b>Proposed Drainage Areas</b> |               |           |       |                       |                           |            |         |                       |                  |                  |       |                 |                         |                 |                   |                      |                  |
|--------------------------------|---------------|-----------|-------|-----------------------|---------------------------|------------|---------|-----------------------|------------------|------------------|-------|-----------------|-------------------------|-----------------|-------------------|----------------------|------------------|
| Area #                         | Overland Flow |           |       |                       | Shallow Concentrated Flow |            |         |                       | Channelized Flow |                  |       |                 |                         |                 |                   |                      |                  |
|                                | Dist. (ft)    | Slope (%) | n     | T <sub>OL</sub> (min) | Paved or Unpaved          | Dist. (ft) | Slope % | T <sub>sc</sub> (min) | Type of Flow     | Chan. Dist. (ft) | n     | Long. Slope (%) | Channel Depth/Pipe Dia. | Cross Slope (%) | Bottom Width (ft) | T <sub>c</sub> (min) | Total Time (min) |
| 1                              | 146           | 13.70     | 0.150 | 4.1                   | Unpaved                   | 1534       | 3.26    | 8.8                   | Ditch            | 0                | 0.035 | 1.00            | 0.50                    | 50              | 0                 | 0.0                  | 13               |

| <b>Existing Drainage Areas</b> |               |           |       |                       |                           |            |         |                       |                  |                  |       |                 |                         |                 |                   |                      |                  |
|--------------------------------|---------------|-----------|-------|-----------------------|---------------------------|------------|---------|-----------------------|------------------|------------------|-------|-----------------|-------------------------|-----------------|-------------------|----------------------|------------------|
| Area #                         | Overland Flow |           |       |                       | Shallow Concentrated Flow |            |         |                       | Channelized Flow |                  |       |                 |                         |                 |                   |                      |                  |
|                                | Dist. (ft)    | Slope (%) | n     | T <sub>OL</sub> (min) | Paved or Unpaved          | Dist. (ft) | Slope % | T <sub>sc</sub> (min) | Type of Flow     | Chan. Dist. (ft) | n     | Long. Slope (%) | Channel Depth/Pipe Dia. | Cross Slope (%) | Bottom Width (ft) | T <sub>c</sub> (min) | Total Time (min) |
| 1                              | 146           | 13.70     | 0.150 | 4.1                   | Unpaved                   | 1534       | 3.26    | 8.8                   | Ditch            | 0                | 0.035 | 1.00            | 0.50                    | 50              | 0                 | 0.0                  | 13               |

WEIGHTED CN DETERMINATION

| Drainage Area # |    |      | 1     |
|-----------------|----|------|-------|
| Zoning          | CN | 'C'  | Area  |
| Low Dens. Res.  | 70 | 0.45 | 1.57  |
| Soil 'A'        | 49 | 0.20 | 0.00  |
| Soil 'B'        | 69 | 0.25 | 8.00  |
| Soil 'C'        | 79 | 0.30 | 0.00  |
| Soil 'D'        | 84 | 0.45 | 0.00  |
| Total Area =    |    |      | 9.57  |
| Avg. CN =       |    |      | 69.16 |
| Avg. 'C' =      |    |      | 0.28  |

| Drainage Area # |     |      | EX-1  |
|-----------------|-----|------|-------|
| Zoning          | RCN | RO C | Area  |
| Open Space      | 74  | 0.30 | 0.00  |
| Soil 'A'        | 49  | 0.20 | 0.00  |
| Soil 'B'        | 69  | 0.25 | 9.57  |
| Soil 'C'        | 79  | 0.30 | 0.00  |
| Soil 'D'        | 84  | 0.45 | 0.00  |
| Total Area =    |     |      | 9.57  |
| Avg. CN =       |     |      | 69.00 |
| Avg. 'C' =      |     |      | 0.25  |

**Table 2-2a** Runoff curve numbers for urban areas <sup>1/</sup>

| Cover description  | Average percent<br>impervious area <sup>2/</sup> | Curve numbers for<br>hydrologic soil group |    |    |    |
|--|--|--|----|----|----|
|  |  | A  | B  | C  | D  |
| <i>Fully developed urban areas (vegetation established)</i>  |  |  |    |    |    |
| Open space (lawns, parks, golf courses, cemeteries, etc.) <sup>3/</sup> :  |  |  |    |    |    |
| Poor condition (grass cover < 50%) .....   |  | 68   | 79 | 86 | 89 |
| Fair condition (grass cover 50% to 75%) .....  |  | 49   | 69 | 79 | 84 |
| Good condition (grass cover > 75%) .....   |  | 39   | 61 | 74 | 80 |
| Impervious areas:  |  |  |    |    |    |
| Paved parking lots, roofs, driveways, etc.<br>(excluding right-of-way) .....   |  | 98   | 98 | 98 | 98 |
| Streets and roads:   |  |  |    |    |    |
| Paved; curbs and storm sewers (excluding<br>right-of-way) .....  |  | 98   | 98 | 98 | 98 |
| Paved; open ditches (including right-of-way) .....   |  | 83   | 89 | 92 | 93 |
| Gravel (including right-of-way) .....  |  | 76   | 85 | 89 | 91 |
| Dirt (including right-of-way) .....  |  | 72   | 82 | 87 | 89 |
| Western desert urban areas:  |  |  |    |    |    |
| Natural desert landscaping (pervious areas only) <sup>4/</sup> .....   |  | 63   | 77 | 85 | 88 |
| Artificial desert landscaping (impervious weed barrier,<br>desert shrub with 1- to 2-inch sand or gravel mulch<br>and basin borders) ..... |  | 96   | 96 | 96 | 96 |
| Urban districts:   |  |  |    |    |    |
| Commercial and business .....  | 85   | 89   | 92 | 94 | 95 |
| Industrial .....   | 72   | 81   | 88 | 91 | 93 |
| Residential districts by average lot size:   |  |  |    |    |    |
| 1/8 acre or less (town houses) .....   | 65   | 77   | 85 | 90 | 92 |
| 1/4 acre .....   | 38   | 61   | 75 | 83 | 87 |
| 1/3 acre .....   | 30   | 57   | 72 | 81 | 86 |
| 1/2 acre .....   | 25   | 54   | 70 | 80 | 85 |
| 1 acre .....   | 20   | 51   | 68 | 79 | 84 |
| 2 acres .....  | 12   | 46   | 65 | 77 | 82 |
| <i>Developing urban areas</i>  |  |  |    |    |    |
| Newly graded areas   |  |  |    |    |    |
| (pervious areas only, no vegetation) <sup>5/</sup> .....   |  | 77   | 86 | 91 | 94 |
| Idle lands (CN's are determined using cover types<br>similar to those in table 2-2c).  |  |  |    |    |    |

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$ .<sup>2</sup> The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.<sup>3</sup> CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.<sup>4</sup> Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.<sup>5</sup> Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c Runoff curve numbers for other agricultural lands <sup>1/</sup>

| Cover type   | Cover description | Hydrologic condition | Curve numbers for hydrologic soil group |    |    |    |
|--|-------------------|----------------------|---|----|----|----|
|  |                   |                      | A                                       | B  | C  | D  |
| Pasture, grassland, or range—continuous forage for grazing. <sup>2/</sup>    |                   | Poor                 | 68                                      | 79 | 86 | 89 |
|  |                   | Fair                 | 49                                      | 69 | 79 | 84 |
|  |                   | Good                 | 39                                      | 61 | 74 | 80 |
| Meadow—continuous grass, protected from grazing and generally mowed for hay. |                   | —                    | 30                                      | 58 | 71 | 78 |
| Brush—brush-weed-grass mixture with brush the major element. <sup>3/</sup>   |                   | Poor                 | 48                                      | 67 | 77 | 83 |
|  |                   | Fair                 | 35                                      | 56 | 70 | 77 |
|  |                   | Good                 | 30 <sup>4/</sup>                        | 48 | 65 | 73 |
| Woods—grass combination (orchard or tree farm). <sup>5/</sup>                |                   | Poor                 | 57                                      | 73 | 82 | 86 |
|  |                   | Fair                 | 43                                      | 65 | 76 | 82 |
|  |                   | Good                 | 32                                      | 58 | 72 | 79 |
| Woods. <sup>6/</sup>   |                   | Poor                 | 45                                      | 66 | 77 | 83 |
|  |                   | Fair                 | 36                                      | 60 | 73 | 79 |
|  |                   | Good                 | 30 <sup>4/</sup>                        | 55 | 70 | 77 |
| Farmsteads—buildings, lanes, driveways, and surrounding lots.                |                   | —                    | 59                                      | 74 | 82 | 86 |

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$ .

<sup>2</sup> *Poor*: <50% ground cover or heavily grazed with no mulch.

*Fair*: 50 to 75% ground cover and not heavily grazed.

*Good*: > 75% ground cover and lightly or only occasionally grazed.

<sup>3</sup> *Poor*: <50% ground cover.

*Fair*: 50 to 75% ground cover.

*Good*: >75% ground cover.

<sup>4</sup> Actual curve number is less than 30; use CN = 30 for runoff computations.

<sup>5</sup> CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

<sup>6</sup> *Poor*: Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

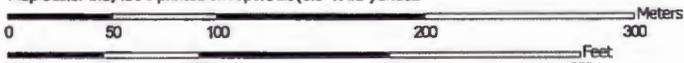
*Fair*: Woods are grazed but not burned, and some forest litter covers the soil.

*Good*: Woods are protected from grazing, and litter and brush adequately cover the soil.

Soil Map—Benton County, Arkansas



Map Scale: 1:3,450 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



### MAP LEGEND

- |                               |   |                        |   |                       |
|-------------------------------|---|------------------------|---|-----------------------|
| <b>Area of Interest (AOI)</b> |    | Area of Interest (AOI) |  | Spoil Area            |
| <b>Soils</b>                  |    | Soil Map Unit Polygons |  | Stony Spot            |
|                               |    | Soil Map Unit Lines    |  | Very Stony Spot       |
|                               |    | Soil Map Unit Points   |  | Wet Spot              |
| <b>Special Point Features</b> |    | Blowout                |  | Other                 |
|                               |    | Borrow Pit             |  | Special Line Features |
|                               |    | Clay Spot              | <b>Water Features</b>   |                       |
|                               |    | Closed Depression      |  | Streams and Canals    |
|                               |    | Gravel Pit             | <b>Transportation</b>   |                       |
|                               |    | Gravelly Spot          |  | Rails                 |
|                               |    | Landfill               |  | Interstate Highways   |
|                               |    | Lava Flow              |  | US Routes             |
|                               |    | Marsh or swamp         |  | Major Roads           |
|                               |    | Mine or Quarry         |  | Local Roads           |
|                               |   | Miscellaneous Water    | <b>Background</b>   |                       |
|                               |  | Perennial Water        |  | Aerial Photography    |
|                               |  | Rock Outcrop           |   |                       |
|                               |  | Saline Spot            |   |                       |
|                               |  | Sandy Spot             |   |                       |
|                               |  | Severely Eroded Spot   |   |                       |
|                               |  | Sinkhole               |   |                       |
|                               |  | Slide or Slip          |   |                       |
|                               |  | Sodic Spot             |   |                       |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning: Soil Map may not be valid at this scale.**

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County, Arkansas  
 Survey Area Data: Version 16, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 4, 2016—Nov 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**CITY OF GENTRY  
SUBDIVISION CHECKLIST  
FINAL PLAT**

|  |  |  |
|--|--|--|
| SUBDIVISION NAME<br><b>DAWN Hill Place</b> | OWNERS NAME<br><b>JULIAN + ROXANNE Gosler</b>                    | DATE SUBMITTED<br><b>9/6/19</b>            |
| STREET ADDRESS<br><b>DAWN Hill RD.</b>     | OWNERS ADDRESS<br><b>P.O. Box 3348<br/>HOT SPRINGS AR. 71914</b> | DATE PRELIMINARY PLAT COMPLETED & ACCEPTED |

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.

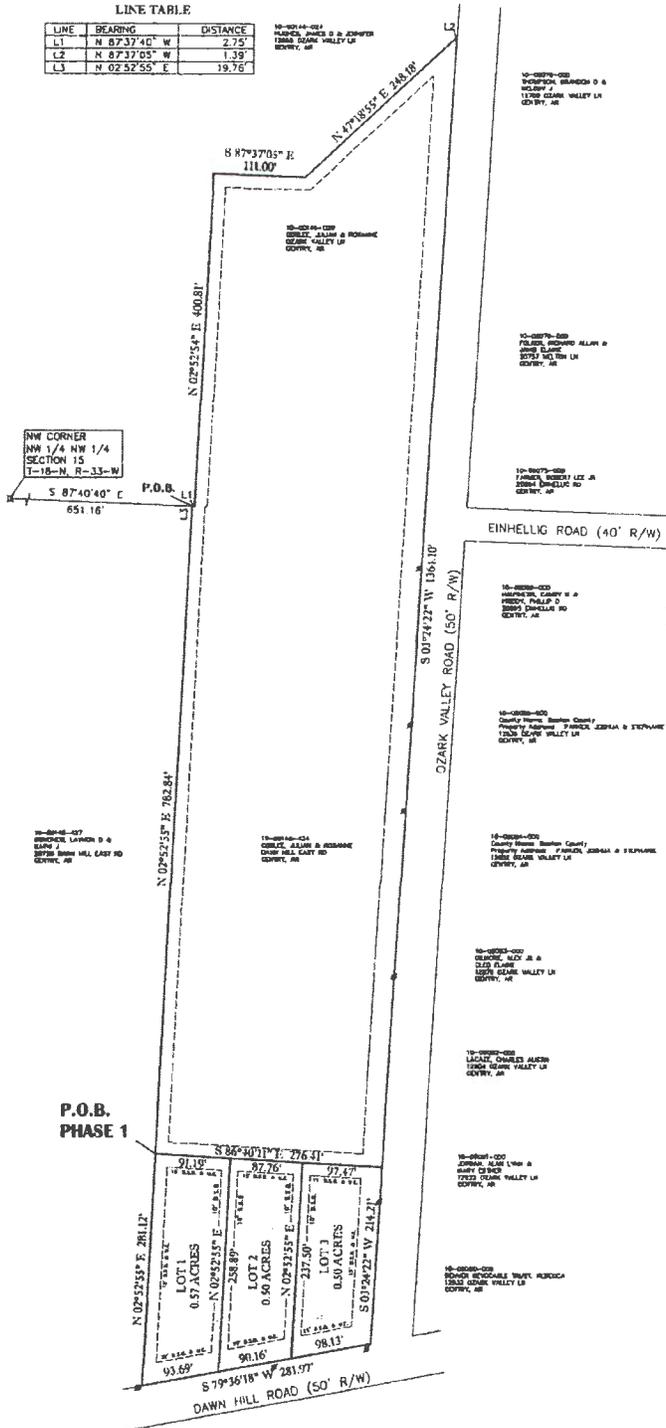
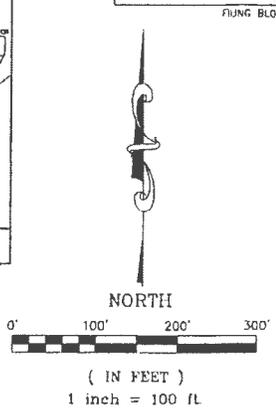
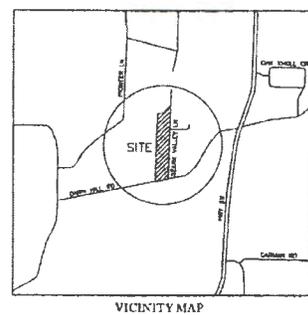
**A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

| REVIEW STAGE<br>FINAL | REQUIRED ITEMS<br>All required items listed below shall be included.  |
|-----------------------|---|
|                       | 1. Name of Subdivision  |
|                       | 2. Boundaries of subdivision with written legal description of the property   |
|                       | 3. Names, addresses & telephone number of the owner, developer, surveyor and engineer   |
|                       | 4. Acreage in subdivision tract   |
|                       | 5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.               |
|                       | 6. Date, north arrow and graphic scale  |
|                       | 7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.  |
|                       | 8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.             |
|                       | 9. Front building setback lines, with dimensions. Building Inspector signature required.  |
|                       | 10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.   |
|                       | 11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.   |
|                       | 12. Copy of restrictive covenants.  |
|                       | 13. Street curvature characteristics.   |
|                       | 14. The required drainage report received & certified   |
|                       | 15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated. |
|                       | 16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.  |

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

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°37'40" W | 2.75'    |
| L2   | N 87°37'05" E | 1.39'    |
| L3   | N 02°52'55" E | 19.76'   |



- LEGEND**
- FOUND STONE
  - ALUMINUM MONUMENT
  - FOUND IRON PIN
  - SET IRON PIN
  - △ RAILROAD SPIKE
  - ⊞ FOUND PIPE
  - ⊙ WATER METER
  - ⊙ GAS METER
  - ⊙ POWER POLE
  - ⊙ SEPTIC PIT
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ FIRE HYDRANT
- CENTERLINE  
--- RIGHT OF WAY (R/W)  
--- BUILDING SETBACKS:  
10' ALONG INTERIOR SIDE LINES  
15' ALONG EXTERIOR SIDE LINES  
15' ALONG REAR  
25' ALONG ROAD FRONTAGE

**GENTRY CITY COUNCIL:**

This plat is hereby approved by the Gentry City Council this \_\_\_ day of \_\_\_\_\_  
Councilman \_\_\_\_\_

**GENTRY PLANNING COMMISSION:**

This plat is hereby approved by the Gentry Planning Commission this \_\_\_ day of \_\_\_\_\_  
Secretary \_\_\_\_\_

**OWNER'S CERTIFICATION:**

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

Owner: SJUAN COSLEE Date: (501)-822-0244 Owner: ROXANNE COSLEE Date: \_\_\_\_\_  
P.O. BOX 1348  
HOT SPRINGS, AR 71914

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 3, 2019.

**FLOOD CERTIFICATION:**

PART OF THIS PROPERTY LIES WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE HAZARD MAP FOR BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. MAP NUMBER: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**SURVEY DESCRIPTION (PARENT TRACT):**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 651.16' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE N 02°52'55" E 400.81'; THENCE S 87°37'05" E 111.00'; THENCE N 47°05'55" E 248.18'; THENCE S 87°37'05" E 1.39'; THENCE S 03°24'22" W 1378.31'; THENCE N 79°36'18" W 281.97'; THENCE N 02°52'54" E 1083.97'; THENCE S 87°37'40" E 2.75' TO THE POINT OF BEGINNING AND CONTAINING 9.57 ACRES PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL ROAD AND TO THE RIGHT OF WAY OF OZARK VALLEY LANE.

**SURVEY DESCRIPTION (PHASE 1):**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 651.16' AND S 02°52'55" W 782.84' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 03°24'22" W 214.21'; THENCE S 79°36'18" W 281.98'; THENCE N 02°52'55" E 281.12' TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES.

ZONING: R2

500-18N-33W-0-10-330-04-0985  
500-18N-33W-0-15-440-04-0985

**FINAL PLAT FOR DAWN HILL PLACE PHASE 1**

PART OF THE SW 1/4 OF THE SW 1/4 SECTION 10 PART OF THE NW 1/4 OF THE NW 1/4 SECTION 15 ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS

James Surveying  
P.O. Box 817  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: AUGUST 12, 2019  
SCALE: 1" = 100'  
JOB NUMBER: JS15814A  
FILE NAME: JS15814A.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF ARKANSAS  
NO. 985  
MICHAEL E. JAMES, PLS #985  
BENTON COUNTY SURVEYOR