

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

THURSDAY, MARCH 19, 2020

PLANNING COMMISSION

- Roll Call
- Review of Minutes- February 20, 2020

*Steven & Andrea Murphy- Tract Split- Old Springtown Rd.
Parcel# 18-13295-000

*Ritter, Jerry & Sandra & Clark, Carl- Lot Split
Parcel# 18-13677-003

*England, Jason & Allison- Right-of-Way Vacation
Parcel# 10-00676-000

*Rustic Flats- Subdivision-2 Preliminary
Parcel# 10-00145-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, FEBRUARY 20, 2020

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 20, 2020 at 7:00 p.m. for public hearing and regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Danny Feemster
Jim Kooistra
Jay Williams
Wanda Meyer
Paul Church
Mike Parks

MEMBERS ABSENT

Tammy Runyan

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Maxine Foster, Steven Bishop, Patrick Foy, and others.

Minutes of the January 16, 2020 Regular Meeting:

Motion: Meyer- To accept the minutes as presented

At this time Member Jay Williams stated he believed it had been stated that no permits would be issued until the drainage ditch was completed (relating to section 4- Phillips Park), and that the January minutes should be amended to reflect said decision.

Motion: Meyer- to amend her previous motion and to add this information be reflected in the January minutes

Second: Williams

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

Motion Passed.

1) Bruce Williams- Tract Split- 20931 Arkotex Rd

Motion: Church- to approve the Tract Split as presented

Second: Kooistra

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

Motion passed.

2) **Rustic Ridge – Subdivision 3- Final**

After review and consideration of the Subdivision Checklist: Regarding #12- a copy of the restrictive covenants are to be provided by noon on February 21, 2020; regarding #15- the Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision- must be signed & dated & attached to the plat

Motion: Williams- to approve the presented checklist with the noted exceptions

Second: Feemster

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

 Williams-yes Meyer-yes

Motion passed. Approved to send to City Council

3) **Crye-Leike- Lot Line Adjustment Parcel# 10-00750-000**

After review and consideration:

Motion: Church- to approve replat as shown

Second: Kooistra

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

 Williams-yes Meyer-yes

Motion passed.

4) **Rustic Flats- Sketch Plan# 10-00145-000**

After review and consideration of the Sketch Plan:

Motion: Williams- to approve as presented

Second: Kooistra

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

 Williams-yes Meyer-yes

Motion passed.

At this time Mark Smithson had questions seeking recommendations for a possible lot split, widening of a driveway and, adding an accessory building, all regarding planning and zoning codes currently in place.

Members of the Commission voiced opinions of the lot in question and, stated that a split was not possible due to the location.

Regarding questions for the widening of a driveway: All members decided the property owner should be allowed issue of the permit in order to do so.

And, adding an accessory building to a property in question, should be allowed.

It was determined that changes to the zoning ordinance may need to be made at a later date.

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

Motion: Church- to adjourn this meeting

Second: Meyer

All in Favor- yes

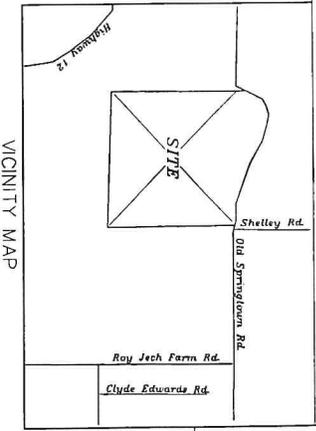
NONE Opposed:

Motion passed, meeting adjourned.

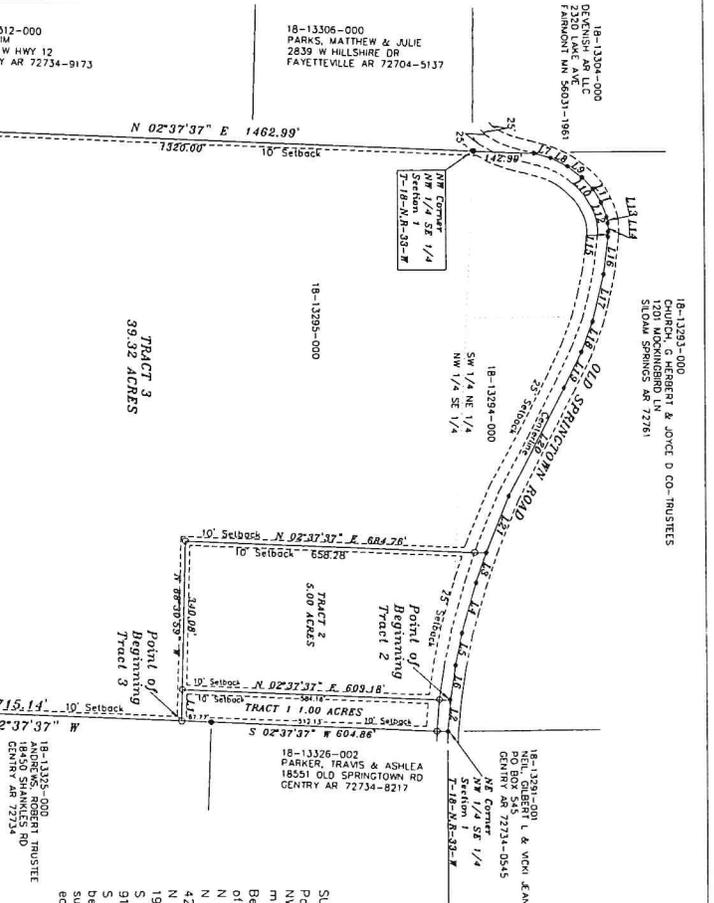
Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

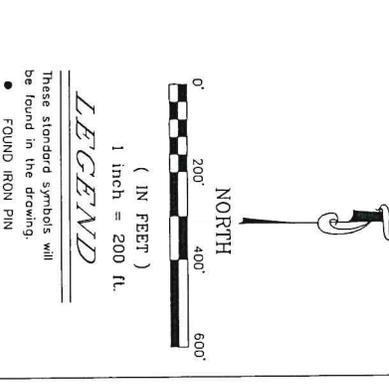
LINE	BEARING	DISTANCE
L1	N 88°30'58" W	71.77
L2	S 85°03'48" E	72.92
L3	S 73°48'25" E	120.06
L4	S 78°23'38" E	75.13
L5	S 81°10'27" E	80.23
L6	N 15°54'00" E	41.63
L7	N 26°06'01" E	45.73
L8	N 26°06'01" E	45.73
L9	N 68°44'41" E	36.95
L10	N 58°46'17" E	36.71
L11	N 58°46'17" E	36.71
L12	N 68°40'01" E	35.35
L13	N 78°42'06" E	18.28
L14	N 82°11'52" E	11.91
L15	S 82°53'43" E	85.41
L16	S 76°24'01" E	110.88
L17	S 68°44'23" E	74.60
L18	S 68°44'23" E	74.60
L19	S 68°44'23" E	74.60
L20	S 68°44'23" E	74.60
L21	S 67°51'57" E	140.38



FILE BLOCK



SURVEY DESCRIPTION (TRACT 3)
 Part of the NW 1/4 of the SE 1/4 and Part of the SW 1/4 of the NW 1/4 of Section 1, T-18-N-R-33-W, Benton County, Arkansas.
 more particularly described as follows:
 Beginning at a point 604.86' S 02°37'37" W of the NE corner of the NW 1/4 of the SE 1/4 of said Section 1; thence S 02°37'37" W 715.14'; thence N 02°37'37" W 1462.99'; thence N 02°37'37" E 1462.99'; thence N 37°20'33" E 421.31'; thence N 48°44'41" E 36.95'; thence N 58°46'17" E 36.71'; thence N 68°40'01" E 35.35'; thence N 79°42'06" E 14.53'; thence N 86°46'19" E 19.68'; thence S 87°11'52" E 11.91'; thence S 82°53'43" E 85.41'; thence S 76°24'01" E 110.88'; thence S 68°44'23" E 74.60'; thence S 62°56'15" E 91.21'; thence S 60°50'38" E 278.22'; thence S 67°51'57" E 140.38'; thence S 02°37'37" W 684.76'; thence S 88°30'59" E 411.86'; to the point of beginning, having on a geo of Springtown Road on the north side and only easements of record.



SURVEY DESCRIPTION (TRACT 1)
 Part of the NW 1/4 of the SE 1/4 and Part of the SW 1/4 of the NW 1/4 of Section 1, T-18-N-R-33-W, Benton County, Arkansas.
 more particularly described as follows:
 Beginning at the NE corner of the NW 1/4 of the SE 1/4 of said Section 1; thence S 02°37'37" W 604.86'; thence N 88°30'59" W 71.77'; thence N 02°37'37" E 609.18'; thence S 02°37'37" W 715.14'; to the point of beginning, having on a geo of Old Springtown Road on the north side and only easements of record.

SURVEY DESCRIPTION (TRACT 2)
 Part of the NW 1/4 of the SE 1/4 and Part of the SW 1/4 of the NW 1/4 of Section 1, T-18-N-R-33-W, Benton County, Arkansas.
 more particularly described as follows:
 Beginning at a point 71.82' N 85°03'48" W of the NE corner of the NW 1/4 of the SE 1/4 of said Section 1; thence S 02°37'37" W 609.18'; thence N 88°30'59" W 340.08'; thence N 02°37'37" E 684.76'; thence S 71°06'09" E 72.20'; thence S 73°48'25" E 120.06'; thence S 78°23'38" E 75.13'; thence S 81°10'27" E 80.23'; to the point of beginning, having on a geo of Old Springtown Road on the north side and only easements of record.

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.

CHAIRMAN

OWNERS 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'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 19, 2020.

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 19, 2020.

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 19, 2020.

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 19, 2020.

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 19, 2020.

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

TRACT SPLIT
STEPHEN MURPHY
 PART OF THE NW 1/4 OF THE SE 1/4
 SECTION 1, TOWNSHIP 18 NORTH, RANGE 33 WEST
 BENTON COUNTY, ARKANSAS

TRACT SPLIT
STEPHEN MURPHY
 PART OF THE NW 1/4 OF THE SE 1/4
 SECTION 1, TOWNSHIP 18 NORTH, RANGE 33 WEST
 BENTON COUNTY, ARKANSAS

ORDINANCE NO. 15-730

AN ORDINANCE CONCERNING ACCESS REQUIREMENTS RELATED TO A TRACT SPLIT, REPLAT OR OTHER PROPERTY DIVISION WITHIN THE CITY OF GENTRY, ARKANSAS OR WITHIN ITS PLANNING AREA AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Gentry has determined that it is appropriate to address situations typically related to a residential tract split, replat or other property division within the City of Gentry, Arkansas or within its Planning Area.

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas;

Section 1: Access: Each tract resulting from such split, replat or other property division shall have:

- a. Deeded access not less than 30 feet in width from a public street or road; or
- b. A deeded combination access easement and utility easement not less than 40 feet in width from a public street or road; or
- c. A Separate deeded access easement not less than 30 feet in width from a public street or road; together with a deeded utility easement not less than 25 feet in width from a public street or road or from an existing utility easement.

Section 2: Applicability: The provisions of this Ordinance are applicable to splits, replats or other property division only when the resulting tracts will be used for single family residential purposes. These access provisions and requirements are not applicable in instances where any of the resulting tracts will be used for multifamily dwellings, multiple lots, commercial use or other non-residential use.

PASSED AND APPROVED THIS 3rd day of August, 2015.

ATTEST:


Director of Finance


Kevin D. Johnston, Mayor

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME Rustic Flats				OWNERS NAME RLP Developments, LLC	DATE SUBMITTED 03/06/2020	DATE COMPLETED & ACCEPTED
STREET ADDRESS Hwy 59				OWNERS ADDRESS P.O. Box 3207		FEE PAID \$50+\$1/lot = \$82
ZONING R-1/R-O	SECTION 10	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 530-2337	# OF LOTS 32

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

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

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

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

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



MORRISON SHIPLEY

DRAINAGE REPORT

for

**Rustic Flats Subdivision
S. Gentry Blvd/AR Hwy 59**

City of Gentry, Benton County, Arkansas

March 9, 2020

Prepared for:

RLP Investments

1111 N. Walton Blvd.

Bentonville, AR 72712

Contact: Russ Plumley

(Tel) 479-530-2337 (Fax) 479-715-6075

Prepared by:

Morrison-Shipley Engineers, Inc.

2407 S.E. Cottonwood St., Bentonville, AR 72712

(Tel.) 479-273-2209 · (Fax) 479-273-2553

www.morrisonshipley.com

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ▪ Fax 479.273.2553
Morrisonshipley.com

DRAINAGE REPORT

LIST OF EXHIBITS AND APPENDICES

EXHIBIT I	Vicinity Map
EXHIBIT II	Aerial Photograph
EXHIBIT III	FEMA FIRMette
EXHIBIT IV	Pre-Developed Map
EXHIBIT V	Post-Developed Map
EXHIBIT VI	Inlet Area Map
APPENDIX A	NRCS Soils Survey
APPENDIX B	Hydraflow Report
APPENDIX C	10-year StormCAD Report
APPENDIX D	100-year StormCAD Report
APPENDIX E	NOAA Precipitation Data
APPENDIX F	Additional Calculations

Drainage Report
Rustic Flats Subdivision
City of Gentry, Benton County, Arkansas

GENERAL

This project consists of site plans for the construction of a 32-lot residential subdivision on approximately 11 acres of land on the west side of AR Hwy 59 and north of Ramsey Rd. in Gentry, Arkansas.

Vicinity Map is attached as *Exhibit I*.

Aerial Photograph is attached as *Exhibit II*.

FEMA FIRMette is attached as *Exhibit III*.

Rainfall intensities were obtained from the National Oceanic and Atmospheric Administration (NOAA) attached as *Appendix E*. Runoff coefficient values were obtained from the Bentonville Stormwater Management and Drainage Manual dated 2008. The following assumptions were made for the runoff coefficients:

Table 1: Runoff Coefficient Assumptions

Surface	Runoff Coefficient
Grass	0.30
Low Density Residential (1/3ac lots)	0.55

PRE-DEVELOPED CONDITIONS

The project site is ±10.97 acres and has a high point approximately in the middle of the site. West of the high point the property slopes to the northwest corner, but ultimately drains to the southwest. East of the high point slopes east into AR Hwy 59 storm system, as shown on the Pre-Developed Drainage Map attached as *Exhibit IV*. There are no known drainage issues onsite.

On-site soils are shown on the NRCS Soil Survey attached as *Appendix A*.

POST-DEVELOPED CONDITIONS

The development consists of building streets, water, sewer, and storm sewer infrastructure to serve the proposed 32-lot subdivision. The overall drainage patterns will generally remain the same as shown on the Post-Developed Drainage Map attached as *Exhibit V*. It is MSE's understanding that the City of Gentry does not require or want detention to provide storm water mitigation. MSE is unaware of any drainage issues up or downstream of the site, or was any concern brought to our attention by city staff when discussing storm water drainage. A storm sewer system is being proposed to convey runoff through the subdivision and discharges where the current and natural drainage channel is located on the southwest

corner of the site. The Hydraflow Report showing the pre-developed and post-developed calculations are attached in **Appendix B** and the peak flows summary can be found in the table below.

Table 2: Pre- and Post-Developed Flow "A" Basin Summary

Outfall	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
Pre-Development (Hyd. 1)	6.27	7.88	9.01	10.63	11.89	13.14
Post-Development (Hyd. 2)	17.19	21.54	24.61	29.00	32.41	35.81
Increase/Decrease of Peak	+10.92	+13.66	+15.60	+18.37	+20.52	+22.67

Table 3: Pre- and Post-Developed Flow "B" Basin Summary

Outfall	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
Pre-Development (Hyd. 4)	2.47	3.09	3.54	4.17	4.66	5.15
Post-Development (Hyd. 5)	1.31	1.61	1.83	2.14	2.38	2.62
Increase/Decrease of Peak	-1.16	-1.48	-1.71	-2.03	-2.28	-2.53

Table 4: Pre- and Post-Developed Flow "C" Basin Summary

Outfall	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
Pre-Development (Hyd. 7)	0.63	0.78	0.90	1.06	1.18	1.30
Post-Development (Hyd. 8)	0.56	0.69	0.78	0.92	1.02	1.12
Increase/Decrease of Peak	-0.07	-0.09	-0.12	-0.14	-0.16	-0.18

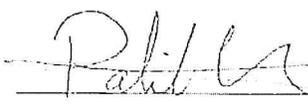
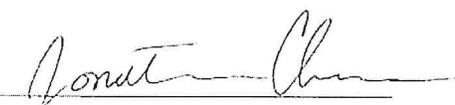
STORM SEWER DESIGN

The proposed on-site storm system is designed for the 10-year storm event and evaluated for the 100-year storm event. It was found that the storm system will carry the 100-year event. A laydown curb is being proposed and is 4.5" tall with a 3" depression, this will allow 7.5" of ponding depth at the curb. It was also found that the 100-year event will not top the curb, so will remain in city R/W. An Inlet Area Map is attached as **Exhibit VI** and illustrates the area going to each proposed stormwater inlet. Calculations for the 10-year and 100-year event can be found in **Appendix C** and **Appendix D**, respectively. At the discharge point of the storm water system, additional calculations can be found in **Appendix F** for the ditch running along the railroad.

CONCLUSION

This drainage report has been prepared in accordance with the current requirements of the applicable stormwater jurisdiction and approving agencies. In addition, storm events/frequencies, runoff calculations, evaluation methods, etc., reflect the application of generally accepted standards of engineering practice.

Morrison-Shibley Engineers Inc.

Patrick Foy, P.E.
Project Manager

Jonathan Clemons, E.I.
Project Engineer

EXHIBIT I

Vicinity Map

VICINITY MAP

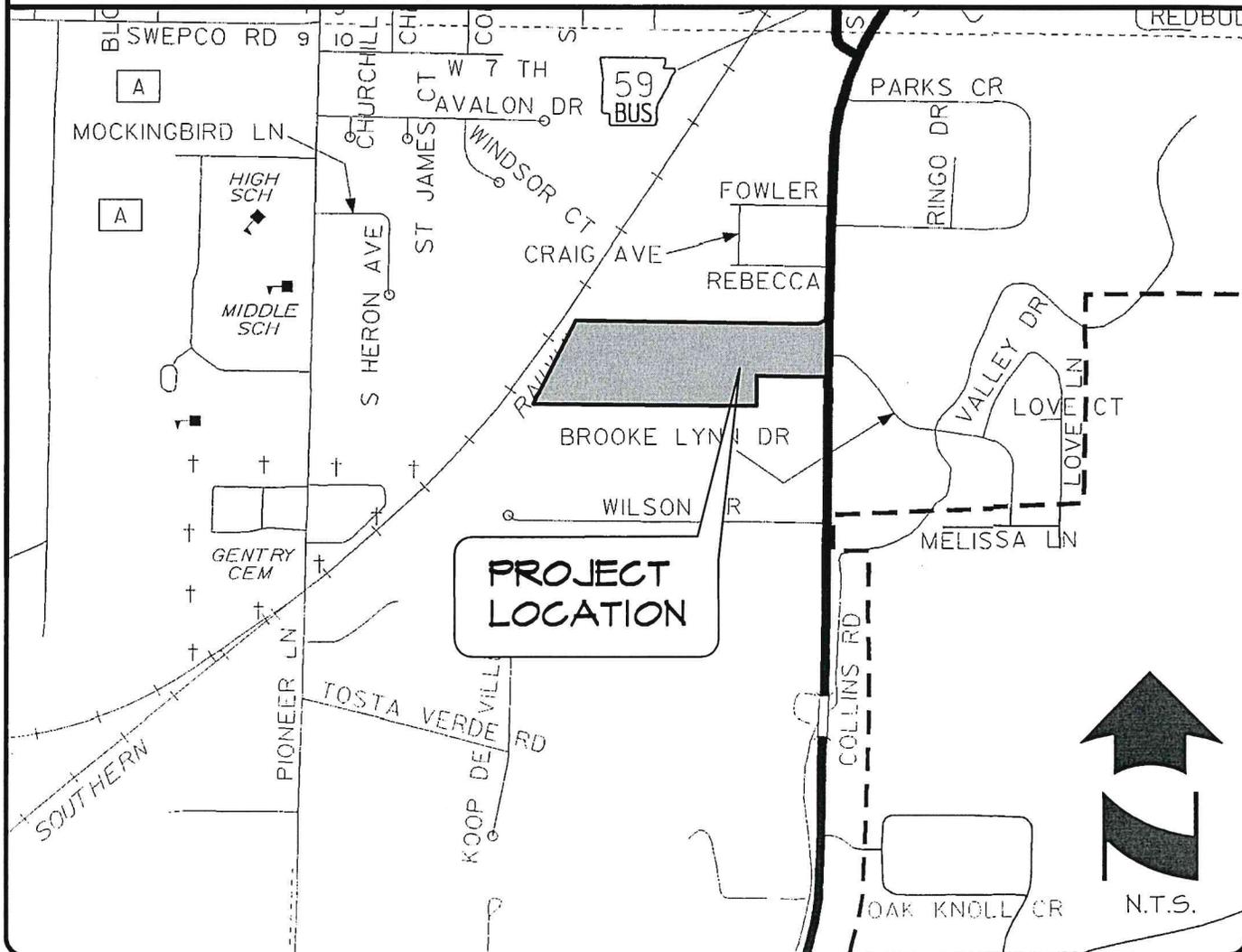
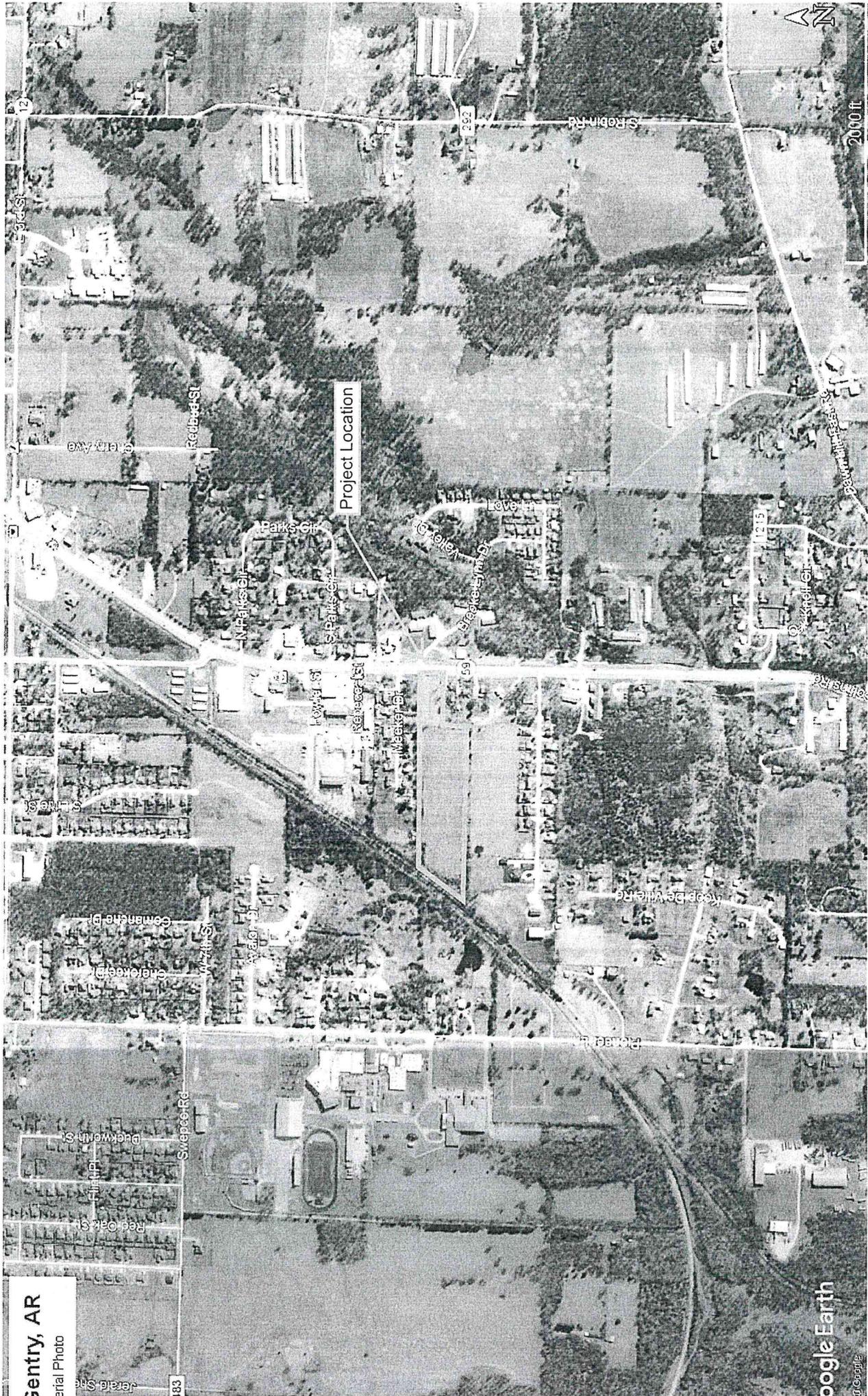


EXHIBIT II

Aerial Photo



SENTRY, AR
Aerial Photo

Google Earth
© 2008 Google

Project Location



2000 ft

12

293

S Robin Rd

9th Ave

Redbud St

Parks Ch

Greer

Brakey Ln

1215

2000 ft

7

5

4

3

2

1

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

EXHIBIT III

FEMA FIRMette

National Flood Hazard Layer FIRMette



36°15'33.41"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, APG</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AP</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRMs Area of Undetermined Flood Hazard <i>Zone</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2020 at 9:15:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet

1:6,000

36°15'4.40"N

EXHIBIT IV

Pre-Developed Drainage Map

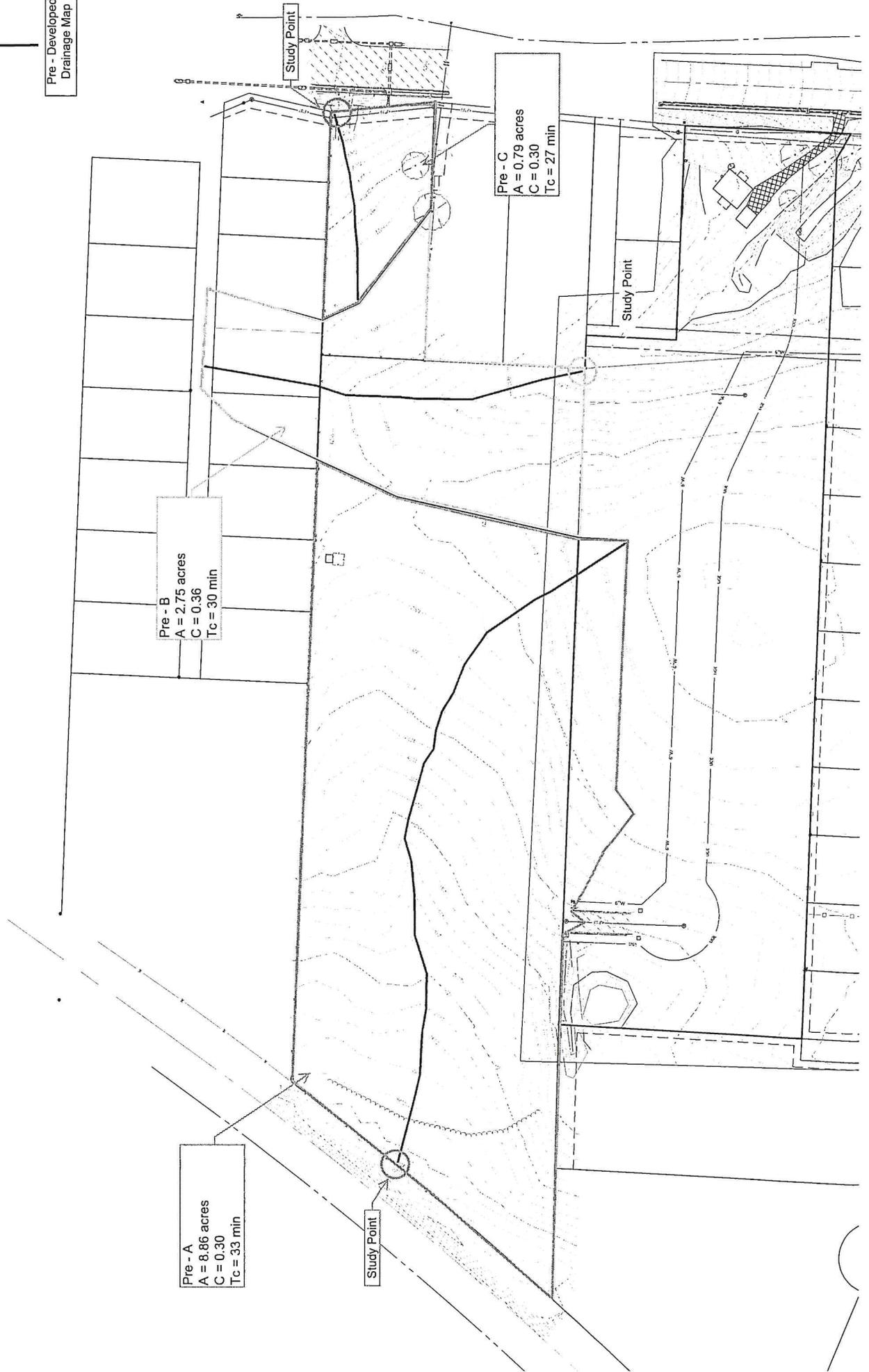
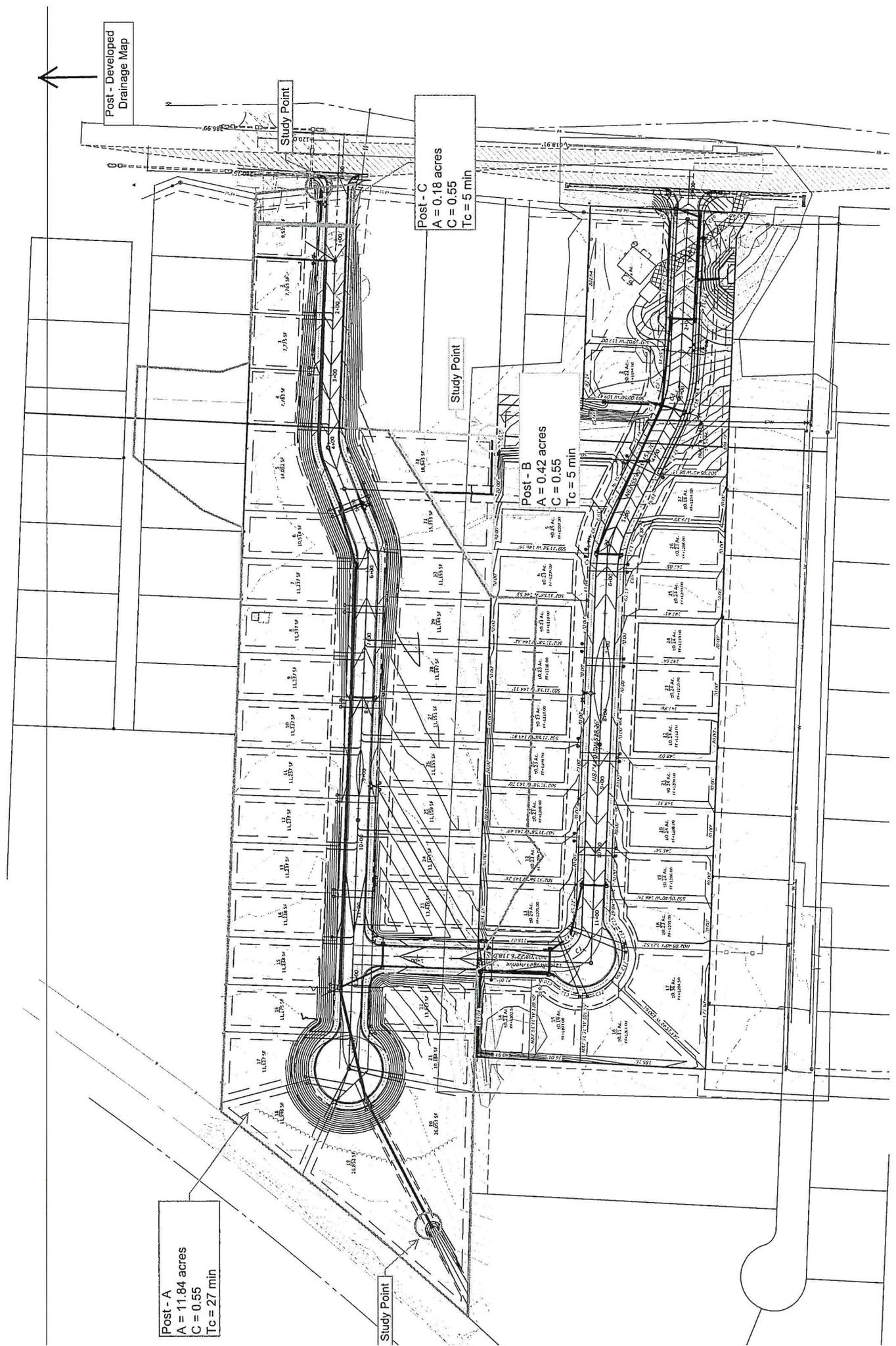


EXHIBIT V

Post-Developed Drainage Map

Post - Developed
Drainage Map



Post - A
A = 11.84 acres
C = 0.55
Tc = 27 min

Study Point

Post - B
A = 0.42 acres
C = 0.55
Tc = 5 min

Study Point

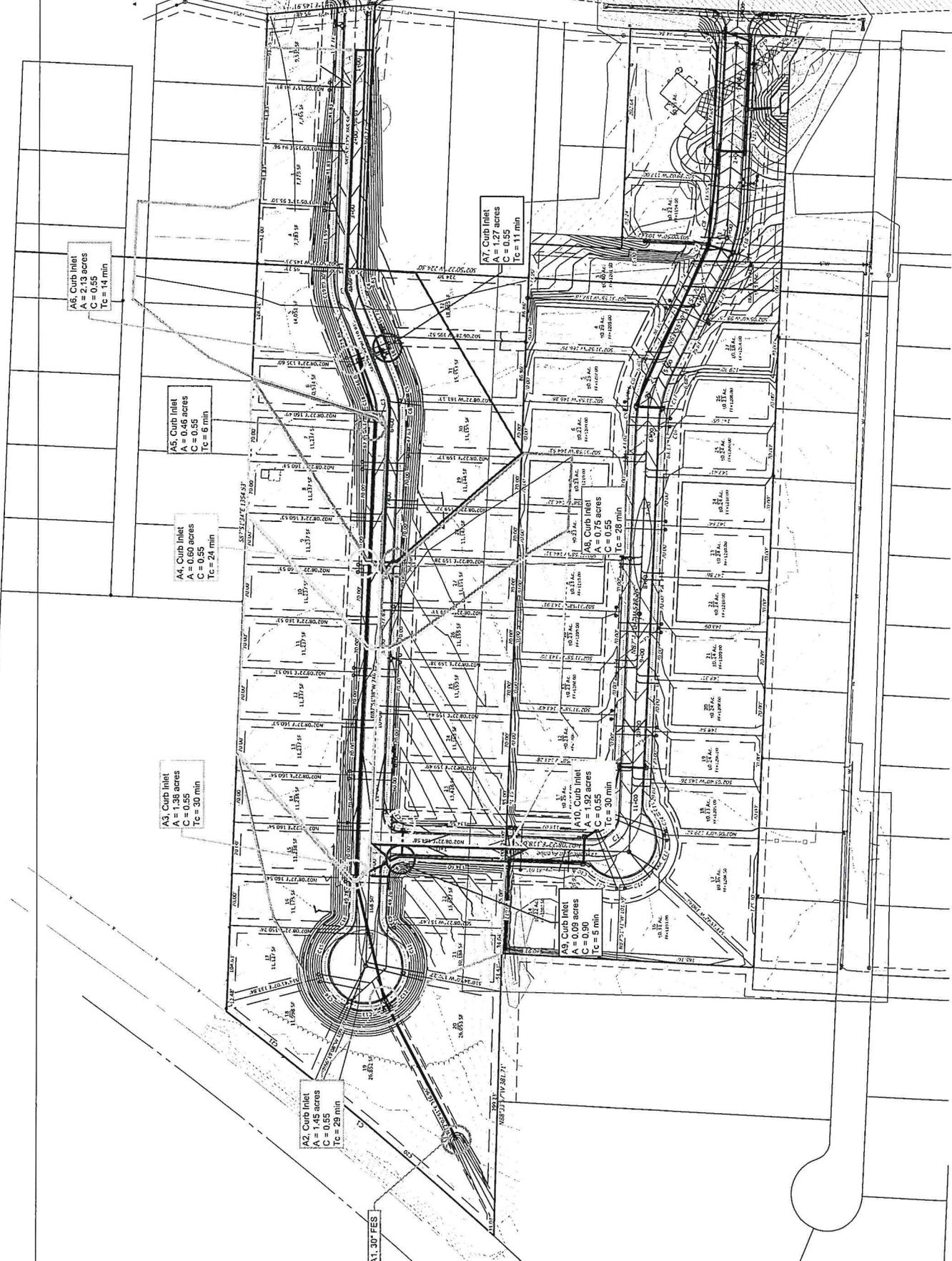
Post - C
A = 0.18 acres
C = 0.55
Tc = 5 min

Study Point

EXHIBIT VI

Inlet Area Maps

Inlet Area
Drainage Map



A1: 3.07 acres
C = 0.55
Tc = 29 min

A2: Curb Inlet
A = 1.45 acres
C = 0.55
Tc = 29 min

A3: Curb Inlet
A = 1.98 acres
C = 0.55
Tc = 30 min

A4: Curb Inlet
A = 0.60 acres
C = 0.55
Tc = 24 min

A5: Curb Inlet
A = 0.48 acres
C = 0.55
Tc = 6 min

A6: Curb Inlet
A = 0.55 acres
C = 0.55
Tc = 14 min

A7: Curb Inlet
A = 1.27 acres
C = 0.55
Tc = 11 min

A8: Curb Inlet
A = 0.78 acres
C = 0.55
Tc = 28 min

A9: Curb Inlet
A = 0.09 acres
C = 0.90
Tc = 9 min

A10: Curb Inlet
A = 1.92 acres
C = 0.55
Tc = 30 min

Appendix A

NRCS Soils Survey



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Benton County, Arkansas

Rustic Flats



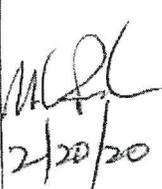
CITY OF GENTRY

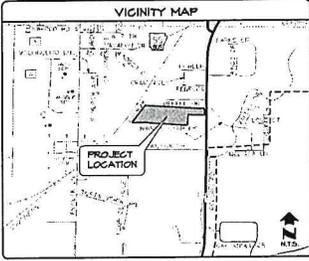
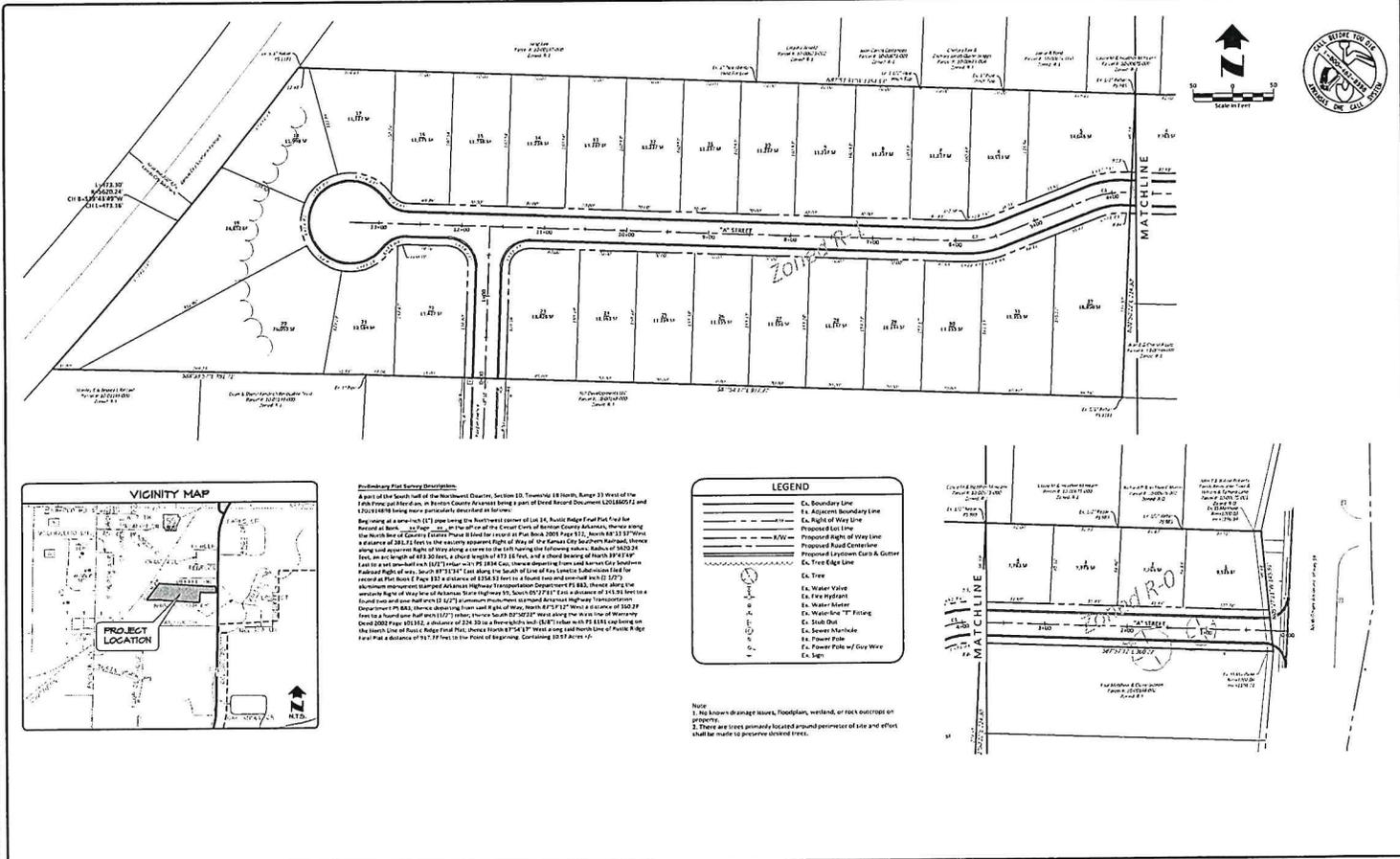
SUBDIVISION CHECKLIST
SKETCH PLAN

SUBDIVISION NAME Rustic Flats				OWNERS NAME RLP Developments, LLC		DATE SUBMITTED 2/7/2020
STREET ADDRESS				OWNERS ADDRESS P.O. Box 3207		FEE PAID
ZONING R-1	SECTION 10	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 530-2337	# OF LOTS 32

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

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

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: <i>efforts appreciated</i>

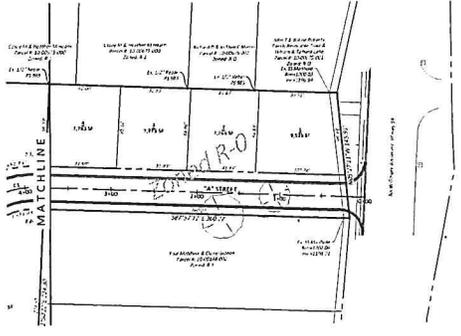


Boundary Plat Survey Description
 A part of the South half of the Northwest Quarter, Section 10, Township 18 North, Range 13 West of the First Principal Meridian, in Benton County Arkansas being a part of Deed Record Document L01840512 and L31014818 being more particularly described as follows:
 Beginning at a point on the Northwest corner of Lot 14, Rustic Flats Plat Part 1 for Record of Book 1, Page 1, and the West side of the Center Line of Benton County Arkansas, thence along the North line of Gentry's Estate Part 1 for Record of Part Book 2, 2001 Page 112, North 48° 33' 37" West a distance of 261.51 feet to the eastern corner of the Right of Way of the former Center of Benton County, thence along the eastern Right of Way along a curve to the left having the following radius, Chord of 3620.24 feet, an arc length of 612.36 feet, a chord bearing of S89° 08' 18" East to a point on the East line of the Right of Way, thence along the East line of the Right of Way a distance of 112.12 feet to a point on the South line of the Right of Way, thence along the South line of the Right of Way a distance of 112.12 feet to a point on the West line of the Right of Way, thence along the West line of the Right of Way a distance of 112.12 feet to a point on the North line of the Right of Way, thence along the North line of the Right of Way a distance of 112.12 feet to the starting point, containing 10.97 Acres ±.

LEGEND

- Boundary Line
- - - Adjacent Boundary Line
- - - Right of Way Line
- - - Proposed Lot Line
- - - Proposed Right of Way Line
- - - Proposed Road Centerline
- - - Proposed Right of Way Centerline
- - - Proposed Right of Way Edge Line
- - - Tree Edge Line
- - - Tree
- - - Water Valve
- - - Fire Hydrant
- - - Water Meter
- - - Water Line "T" Fitting
- - - Sewer Manhole
- - - Sewer Pole
- - - Power Pole w/ Guy Wire
- - - Sign

Note:
 1. No known drainage basins, floodplains, wetlands, or rock outcrops on property.
 2. There are trees primarily located around perimeter of site and efforts shall be made to preserve desired trees.



Number	By	Date

MORRISON SHIPLEY
 1407 W. GUTCHWOOD STREET • MORRILTON, AR 72110 • 501.873.8901 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By	
Checked By	
Approved By	
Project No.	
Sheet No.	

RUSTIC FLATS
 at AR Hwy 59
 Gentry, Benton County, Arkansas

SKETCH PLAN
 Issued for Review - 02.07.2020

Sheet No.	1
Total Sheets	1

PETITION TO VACATE

Which is described as follows:

Petition to Vacate a Street Right of Way located at 1359 S Gentry BLVD in the City of Gentry, Arkansas.

Dear Gentry City Council,

We, the undersigned, being all of the owners of the real estate of or adjacent to the Street Right of Way to be vacated hereinafter sought to be abandoned and vacated, lying in Gentry, Arkansas, petition to vacate a Right of Way which is described as follows:

Legal Description of area to be vacated: See attached Exhibits.

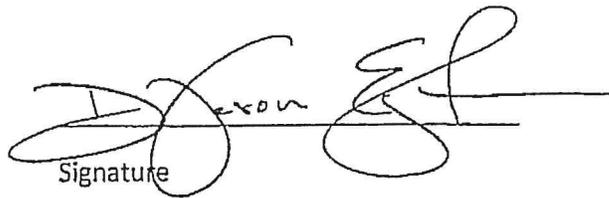
Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described Street Right of Way.

The petitioners recommend that the City of Gentry, Arkansas, abandon and vacate the above described real estate, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

Jason and/or Allison England

1359 S Gentry Blvd

Parcel 10-00676-000


Signature

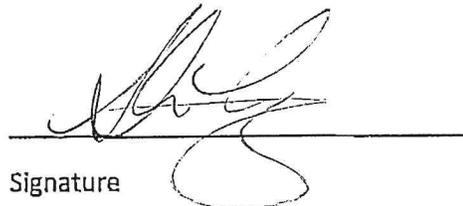
2/25/2020

Date

Alan and/or Cheryl Lutz

1345 S Gentry Blvd

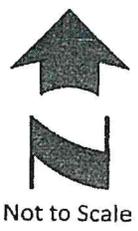
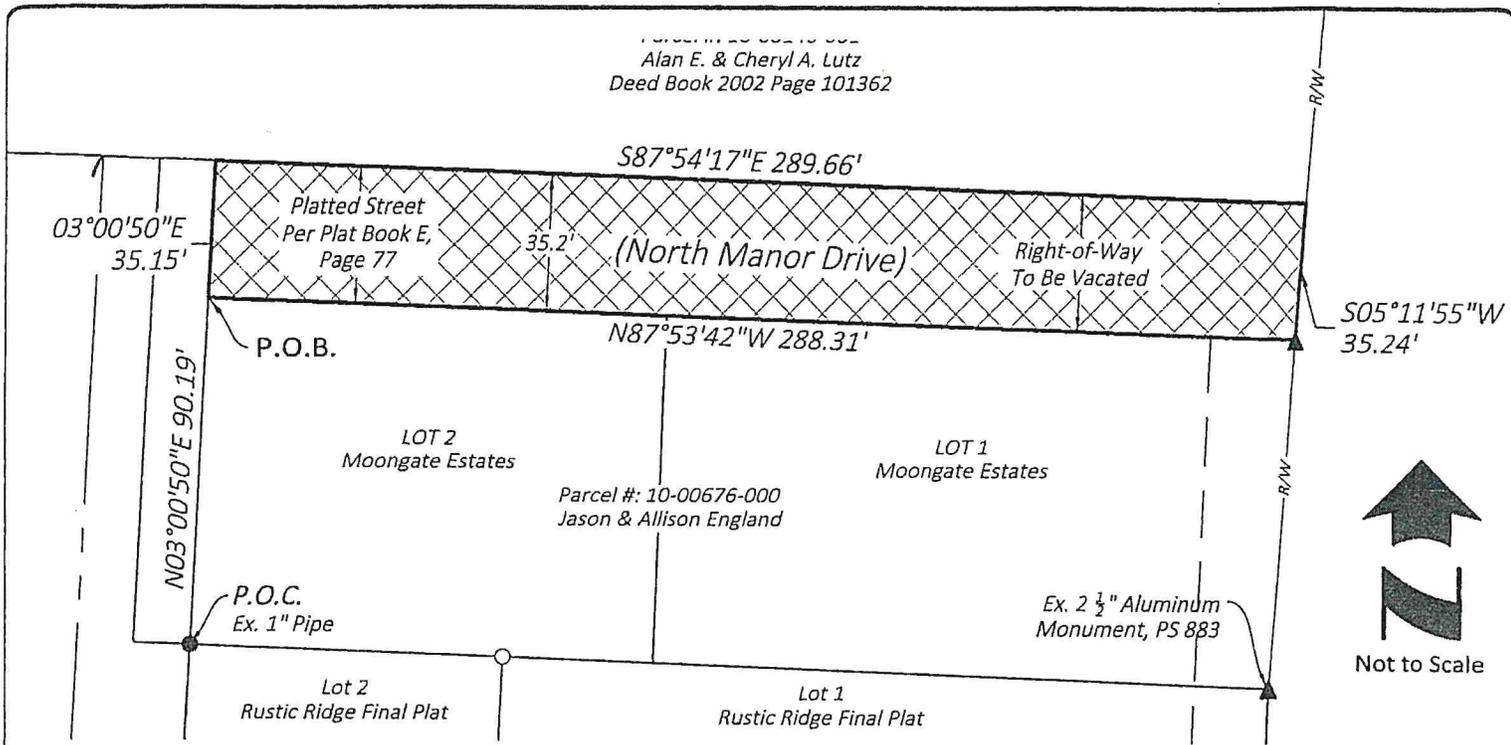
Parcel:10-00146-001


Signature

2/26/2020

Date

Alan E. & Cheryl A. Lutz
Deed Book 2002 Page 101362



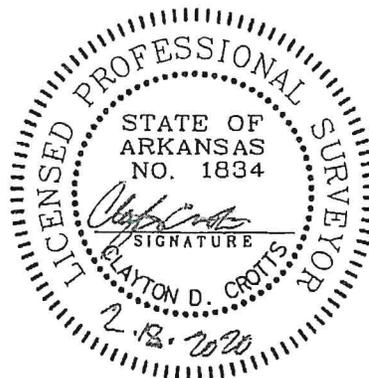
Right of Way Vacation - North Manor Drive

A road Right of Way depicted as North Manor Drive being part of Deed Book 368 Page 93 and also being a part of the record Plat of Moongate Estates, Plat Book E Page 77 filed for record September 30, 1964 , being more particularly described as follows:

Commencing at an existing one inch (1") pipe, marking the Southwest Corner of Lot 2, Moongate Estates, thence by bearing (basis of bearing, Grid North) and distance the following courses: North 03°00'50" East along the West line of Lot 2, a distance of 90.19 feet to the South Right of Way of North Manor Drive and the **Point of Beginning**; thence North 03°00'50" East a distance of 35.15 feet to the North Line of Deed Book 368 Page 93 and the North Right of Way of North Manor Drive; thence along said North Deed Line and North Right of Way, South 87°54'17" East a distance of 289.66 feet to the Westerly Right of Way of AHTD Job No. 090154; thence along said West Right of Way Line, South 05°11'55" West a distance of 35.24 feet to a two and one-half inch (2 ½") aluminum monument stamped Arkansas Highway Transportation Department PS 883 being on the South Right of Way of North Manor Drive; thence continuing along the South Right of Way of Manor Drive, North 87°53'42" West a distance of 288.31 feet to the **Point of Beginning**. Containing .23 Acres +/-

LEGEND

- Boundary Line
- Adjacent Boundary Line
- Right-Of-Way Line
- Easement Line
- Area of R/W to be Vacated



Not A Survey



EXHIBIT "A"
RIGHT-OF-WAY VACATION

Gentry, Benton County, Arkansas

Drawn By:	TBL
Date:	02.06.2020
Project No.:	RLP-19
Drawing Name:	