

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, MAY 21, 2020**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- April 16, 2020
  - \*Krein Development LLC – Special Use Permit  
Parcel# 10-06053-000
  - \*M4 Construction LLC- Special Use Permit  
Parcel# 10-00413-000
  - \*Watkins, Wilma & Alan- Lot Split  
Parcel# 10-00286-000
  - \*Youngs Properties Inc. – Subdivision 3- Final  
Parcel# 10-00123-055

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**PUBLIC HEARING**

Krein Development LLC- Special Use Permit

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Parcel# 10-00123-055

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, APRIL 16, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on April 16, 2020 at 7:00 p.m. for a virtual meeting at various locations including, the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

**MEMBERS PRESENT**

Paul Church  
Jim Kooistra  
Jay Williams  
Wanda Meyer  
Mike Parks  
Tammie Runyan

**MEMBERS ABSENT**

Danny Feemster

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson and Gene James.

**PUBLIC HEARING**

At this time, Chairman Mike Parks stated the Public Hearing was open for discussion regarding RLP Development, LLC's request for Special Use Permit, for 1415 S.W. Gentry Blvd., to allow the existing residence to be used as a real estate office while building and selling lots. There being no public comments:

**Motion:** Runyan- to adjourn the public hearing

**Second:** Williams

**The public hearing portion of this meeting was closed.**

At this time, Chairman Mike Parks announced the regular meeting for Planning & Zoning would commence.

<b>Roll Call:</b> Church-Present	Feemster- Absent	Kooistra-Present	Parks-Present
Williams-Present	Meyer- Present	Runyan- Present	

**Minutes of the March 26, 2020 Regular Meeting:**

**Motion:** Williams- To accept the minutes as presented

**Second:** Meyer

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

**Motion passed.**

**1) Special Use Permit RPL Development, LLC**

**Motion:** Kooistra- to accept the request for Special Use Permit; with a 2 year limit

**Second:** Williams

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

**Motion passed.**

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

After review and consideration and, lengthy discussion of the changes presented, specifically a newly acquired 50' easement on the South side of the property:

**Motion:** Williams- to approve the tract split

**Second:** Church

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

**Motion passed.**

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

**Motion:** Church- to adjourn this meeting

**Second:** Kooistra

**All in Favor-** yes

**NONE Opposed**

**Motion passed, meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

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Mike Parks, Planning Committee Chairman

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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>129 Fowler</u>	Phone #: <u>479-549-8327</u>
Owner/Contact: <u>Jim Kran</u>	Phone #:
Contractor: <u>Jim Kran</u>	Phone #:
Contractor License #: <u>8</u>	
Contract License Expires:	

For: Commercial Bldg:  #Tenants: \_\_\_ #Dwellings: \_\_\_ Single Family:  Duplex:  Townhome:   
 Sign:   Commercial Ice machine

Project/Business Name: Kran Development

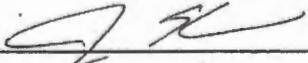
Type of Work: Footing Only:  New:  Addition:  Remodel:  Demolition:

Other: Add Electric Service and Add a water meter

Use of Building: Sell Ice Previous Use: Vacant land

Valuation of Work		Description of Work:	
Building:	\$ 40,000±	This will be a prefab unit	
Electrical:	\$ 1,000		
Plumbing:	\$ 500	Structure:	Choose an item.
Mechanical:	\$	Foundation:	
Misc.:	<del>\$ 4,500</del>		
<b>Total:</b>	<b>\$ 41,500</b>		
<b>Building Information</b>		<b>Office Use Only</b>	
# of Stories:		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 checked="" 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.

 Signature of Owner/Contractor/Authorized Agent: 4-19-20 Date:

*Please see back for property location.*

For Office Use:

Building Inspector:

Date:

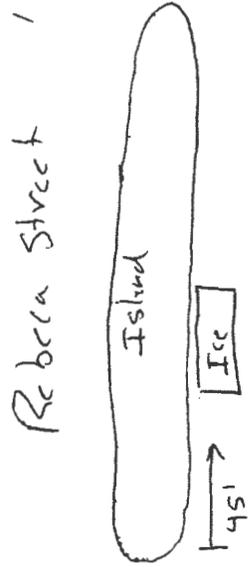
Fire Marshall:

Date:

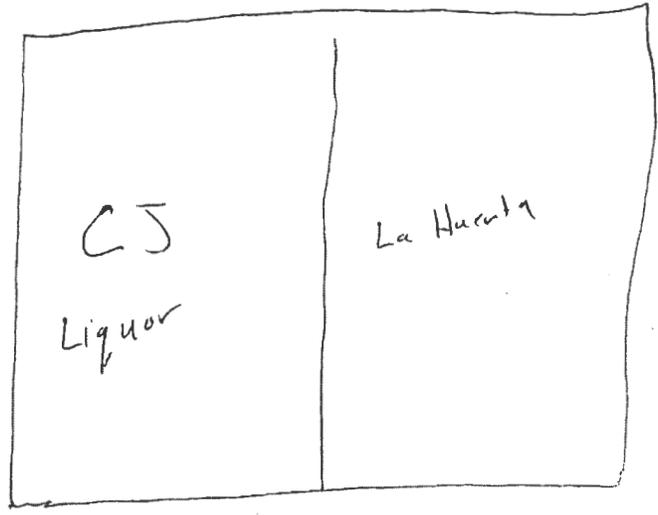
Mayor:

Date:

For Office Use Only:	
Permit #	
Amount:	
Surcharge:	
Total:	
Date Issued:	



Machine is about  
4' X 6'



Hwy 59



4:23

5G



Install Doc



# BOI COMPACT+

Auto-Direct

ice & water vending machine  
freestanding or store front / ice merchandiser replacement

- Auto-Bags: One or Two 10 lb. Bags of Ice
- Direct-Fills a Cooler: 10 or 20 lbs.
- Easily expandable to **DOUBLE** your production
- Optional Purified Water Vending = Even Higher Profits
- Heavy-Duty Stainless Steel & Aluminum Construction  
**No Plastic Parts!**
- Monitor & Manage Machine via Smart Phone, Tablet or Computer
- Eco-Friendly = Lower Utility Costs
- Multiple Payment Options Available: Bill & Coin, Coupons, Credit/Debit Cards, Apple Pay, Android Pay, Google Wallet and more...
- Remote Condensers Ice Makers- Improves ice production in higher temps and better protects your ice maker in lower temps
- Capable of vending up to 120+ 10 lb. bags of ice in 12 hrs.



Dimensions (W' x D' x H')	No. of Ice Makers	Hoshizaki Ice Maker	Daily Bag Projection	Base Price
71 x 38 x 152	1	901 Remote Condenser	75 +	
71 x 38 x 152	2	901 Remote Condenser	100 +	
71 x 38 x 152	1	1340 Remote Condenser	85 +	
71 x 38 x 152	2	1340 Remote Condenser	120 +	

\*Chute extends 12" 35,348 cu.in. Ice Storage Bin Auto-bag & Direct-fills

**Options:**

Card Reader	Included	Water Vending - 1 & 5 gal	
Remote Management App	Included	Bill/Coupon Acceptor	
VIP Program <b>NEW</b>	Included	Coin Acceptor	
LED Lighting	Included	Surge Protector	
ICE LINK - Monitoring & Remote Mgmt.	Included	Reverse Osmosis - Up to 500 GPD	
Cold Weather Kit - Manual		Premium Cold Weather Kit - Auto	



CITY OF GENTRY  
 101 W. MAIN ST., GENTRY, AR 72734  
**Residential Building Permit Application**  
 Phone: 479-736-2555 Inspection Phone: 479-212-0632

Site Address: TBD S. Rust Ave

PID# 10-00413-000

Lot: 13, 14, N 40' 15" Block: 32 #of Units: 4 # of Stories: 1

Single Family:  Duplex:  Multi-Family:

Additions: Garage:  Barn:  (Attached) Carport:  Patio Cover:  Sunroom:   
 Storage:  Other:

Alterations: Renovations:  Repairs:  Remodels:  Other:

Accessory Structures: Storm Shelter:  Carport:  Deck:  Fence:   
 Gazebo:  Green House:  Other:

**Property Owner Information**

Property Owner Name: M4 Construction LLC  
 Address: Po Box 6792  
 Phone: 479-427-8321  
 Email: stonebriar21@gmail.com

**Contractors Information**

Contractors Name: M4 Construction LLC License #: 032706  
 Mailing Address: Po Box 6792 Siloam Springs  
 Physical Address: 22491 Harpol Ln Dr Gentry  
 Office Phone: \_\_\_\_\_ Cell Phone: 479-427-8321  
 Email: stonebriar21@gmail.com  
 Contact Person: Scott Mayberry Contact Phone: \_\_\_\_\_

**Structure Information**

New: Heated SQ Feet: 3962 Garage: 894 Total SQ Feet: 4856  
 Other: \_\_\_\_\_ Approximate Construction Cost: 325,000  
 Existing: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
 Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_

**Subcontractor's List**

Plumber: McReynolds Plumbing License: MP5040 Phone: 479-549-7218 Randy / Jim  
 Electrician: Amoth Electric License: M-4282 Phone: 479-957-3736 Doug  
 Heating & Air-conditioning: Adonai Air License: 0925320 Phone: 479-259-1474 Kris

**For Office Use Only**

Setbacks: \_\_\_\_\_ Approval Date: \_\_\_\_\_ Zoning: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Flood Plain:  YES  NO  
 Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
 Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
 Permit: \_\_\_\_\_ Receipt: \_\_\_\_\_ Total: \$ \_\_\_\_\_ Date Denied: \_\_\_\_\_ Date Issued: \_\_\_\_\_

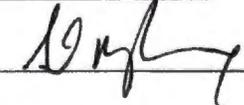
Use this box as a replica of your building lot, show location, size and number of feet from the property lines on new construction.

SEE Attached

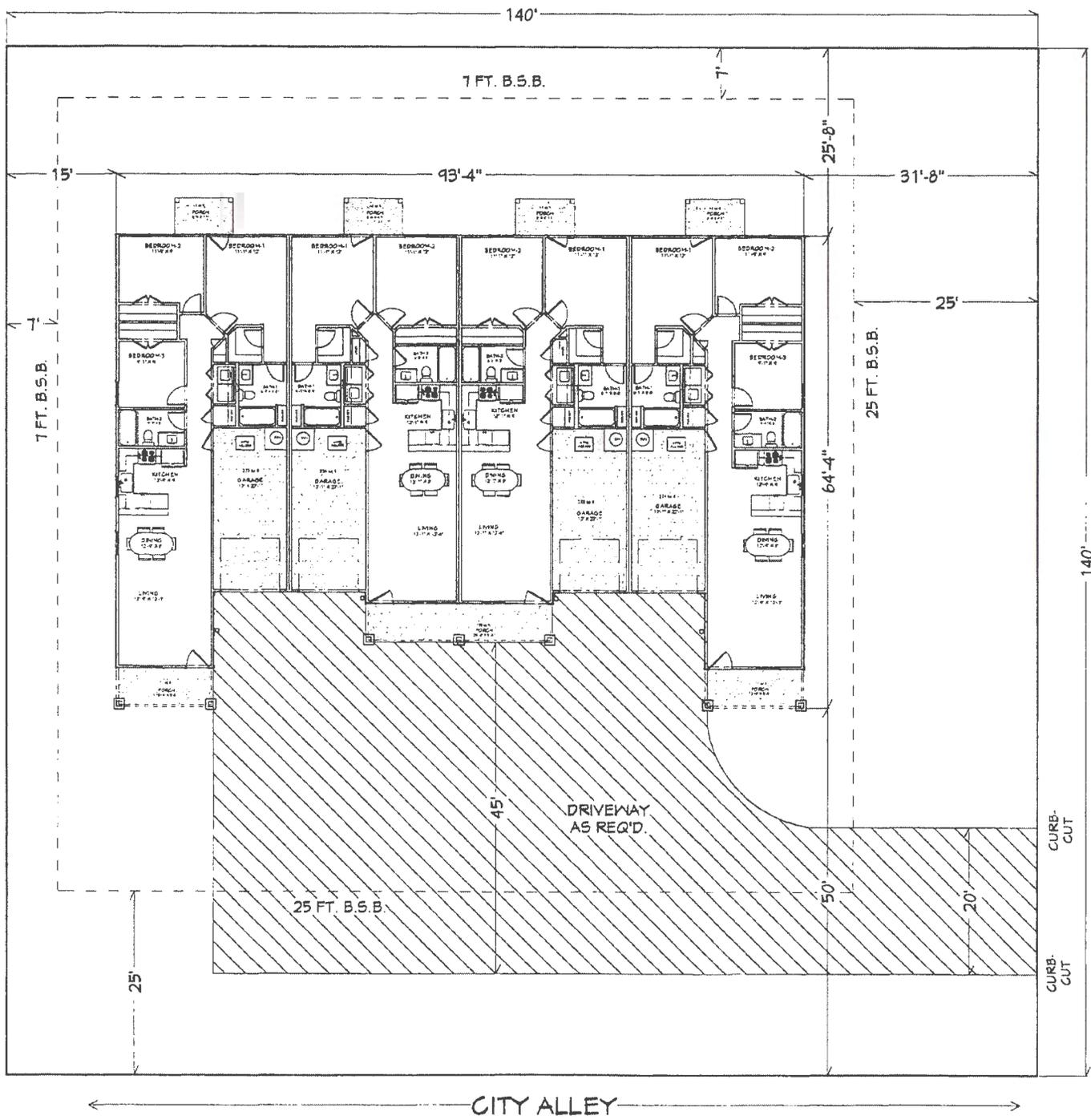
Additional Notes: we wanted to build some units that served both the  
people needing 3 bed units as well as 2 bed units. We've had a  
lot of requests for single story 3 and 2 bed properties

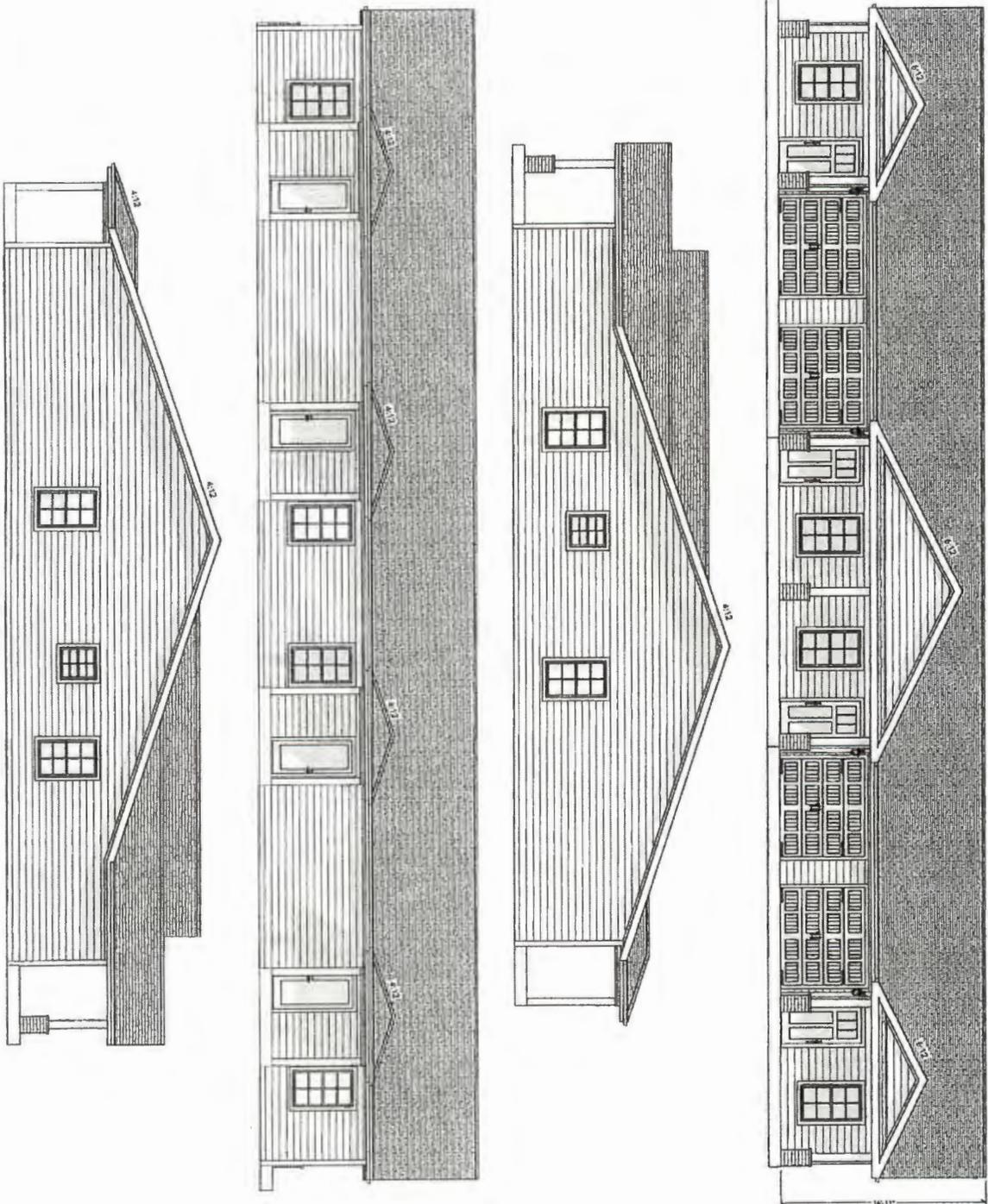
I (We), hereby certify that no part of this work has been started, and I (we), assume full responsibility for compliance with all City building, plumbing, electric, mechanical and sanitary requirements. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might, or would operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications, or structure made subsequent to the issuance of a Permit in accordance with this application without the approval of the Building Inspector, shall constitute sufficient ground for revocation of such Permit.

Date of Application: 4-30-20 Date Construction is to Begin: 6/1/20

Signature of Applicant:  contractor:  owner:

SITE PROPOSAL  
 RUST AVE.  
 GENTRY, AR  
 SCOTT MAYBERRY  
 20 FT. SCALE





Plan: sm Combo 4-plex v1

NOTES:  
 9 ft. ceilings;  
 Locable furnaces in attic;  
 4:12 Main roof pitch;  
 8:12 Front gables.

1/4" = 1 ft.  
 All dimensions are in feet and inches unless otherwise noted.  
 The architect is not responsible for the construction of the building.  
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 The architect is not responsible for the construction of the building.

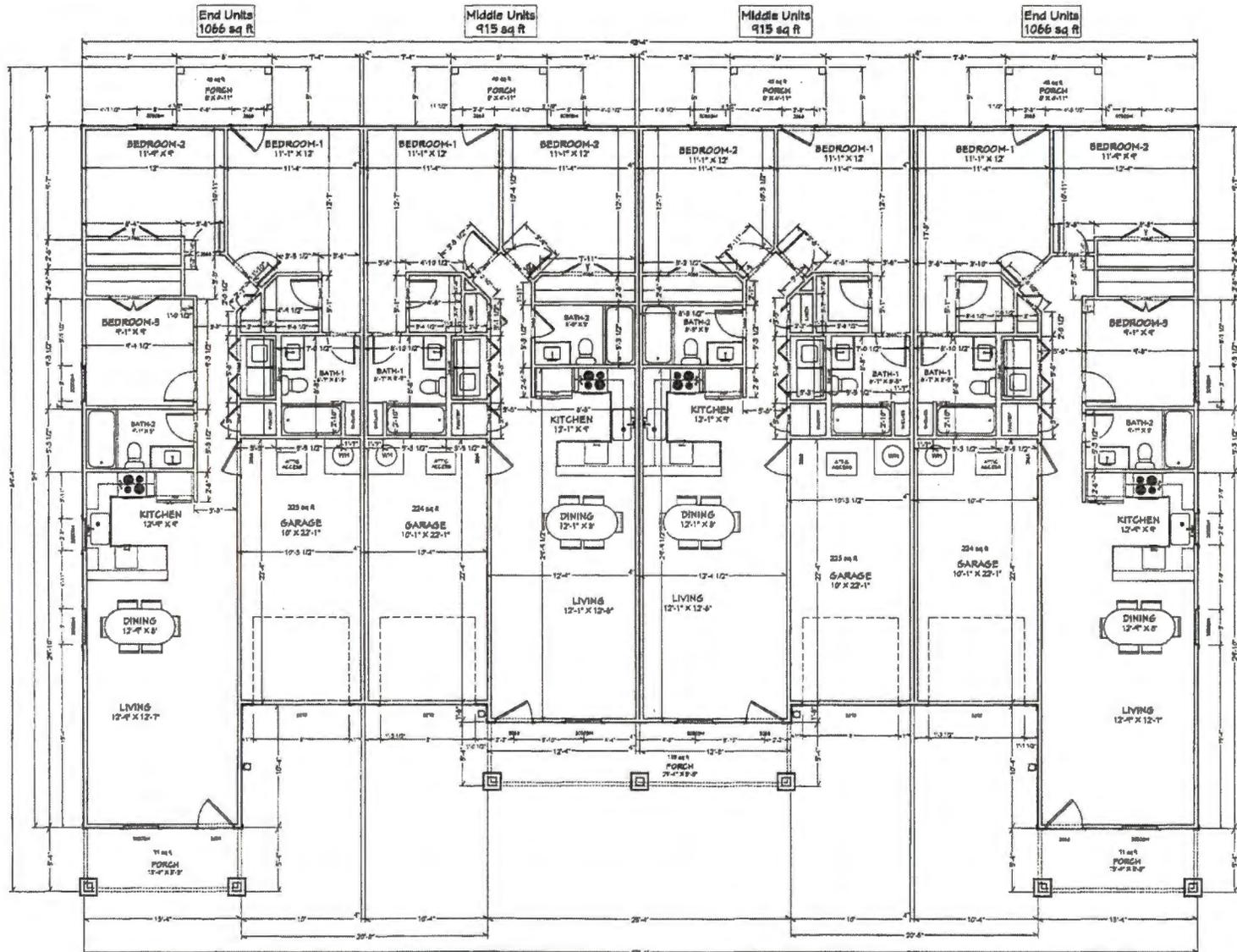
DATE: 2/26/2020  
 SCALE: 1/4" = 1 ft.  
 SHEET: 1/3

DISCLAIMER PROVIDED BY:  
 Kellin Merford Design LLC  
 479-801-6637  
 kellinmerford@gmail.com

SCOTT MAYBERRY  
 479-421-8321

ELEVATIONS

**M4 DEVELOPMENT  
 COMBO 4-PLEX**



Plan: sm Combo 4-plex v1

NOTES:  
 8 ft. ceilings;  
 Locate furnaces in attic;  
 4:12 Main roof pitch;  
 6:12 Front gables;

Total Framed Heated  
 3462 sq ft

Garages  
 844 sq ft

Covered porches  
 451 sq ft

Total framed areas  
 5243 sq ft

**M4 DEVELOPMENT  
 COMBO 4-PLEX**

**PLAN LAYOUT**

SCOTT MAYBERRY  
 419-427-0921

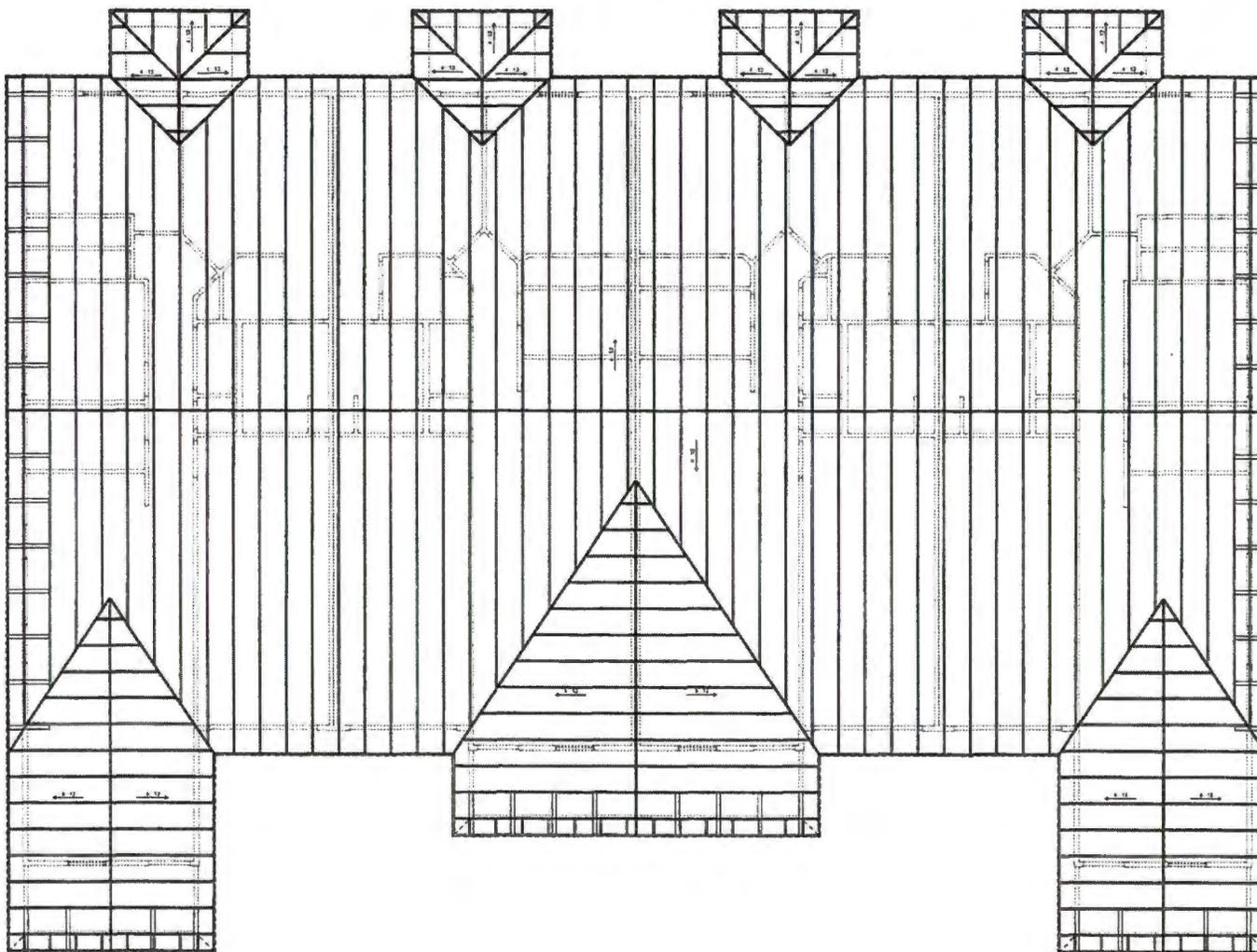
REBARBER ENGINEERS, INC.  
 Keith Paulsen Design LLC  
 479-501-6937  
 keith@rebarber.com

DATE:  
 2/26/2020

SCALE:  
 1/4" = 1 ft.

SHEET:  
 2/3

It is the Contractor and/or Owner's responsibility that all local and regional codes are met and construction is in compliance with these regulations. These plans are provided "as is" and Keith Paulsen Design LLC makes no claims of guarantee or ability. Not for resale or transfer.



Plan: sm Combo 4-plex v1

- NOTES:
- 8 ft. ceilings;
  - Locate furnaces in attic;
  - 4:12 Main roof pitch;
  - 6:12 Front gables;

**M4 DEVELOPMENT  
COMBO 4-PLEX**

**ROOF**

**SCOTT MAYBERRY**  
479-427-8921

ABRACHASE PRODUCTIONS, LLC  
Kath Mayberry Design LLC  
479-401-4881  
kathmayberry@gmail.com

DATE:

2/26/2020

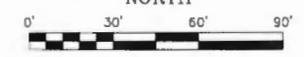
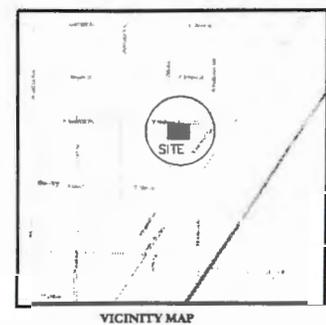
SCALE:

1/4" = 1 ft.

SHEET:

3/3

It is the Contractor's and Owner's responsibility that all local and national codes are met and compliance is in compliance with these regulations. These plans are presented "as is" and Kath Mayberry Design LLC makes no claims of guarantee or liability. Not for resale or transfer.



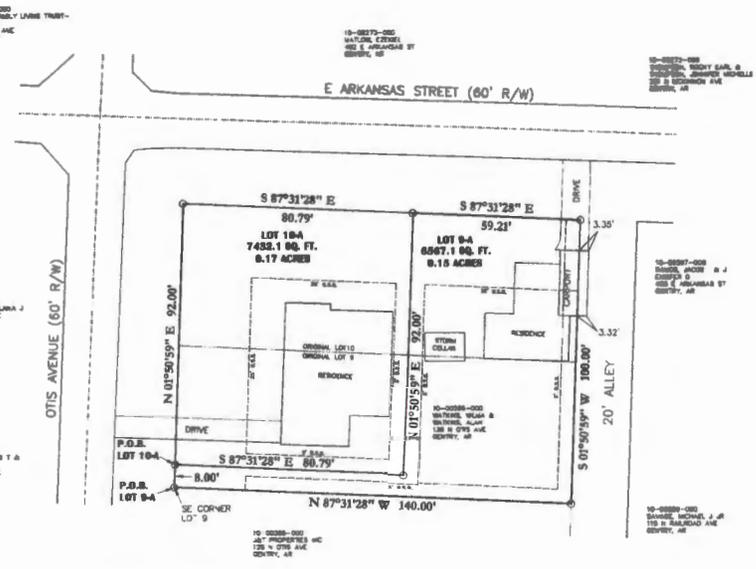
( IN FEET )  
1 inch = 30 ft.

### LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- RAILROAD SPIKE
- FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT

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



10-0028-000  
REPLAT FACTORY LANE TRACT-  
TOWN OF GENTRY, AR

10-0027-000  
NORTH, WEST S&E, &  
SOUTH, EASTING MONUMENT  
ON E. ARKANSAS ST  
GENTRY, AR

10-0027-000  
NORTH, WEST S&E, &  
SOUTH, EASTING MONUMENT  
ON E. ARKANSAS ST  
GENTRY, AR

10-0028-000  
REPLAT FACTORY LANE J  
17 N 078 AVE  
GENTRY, AR

10-0028-000  
REPLAT JAMES T &  
SANDRA M  
138 N 078 AVE  
GENTRY, AR

10-0028-000  
REPLAT JAMES T &  
SANDRA M  
138 N 078 AVE  
GENTRY, AR

10-0028-000  
REPLAT JAMES T &  
SANDRA M  
138 N 078 AVE  
GENTRY, AR

#### 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 \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

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

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

#### SURVEY DESCRIPTION

A REPLAT OF LOT 9 AND LOT 10, BLOCK 19 OF THE ORIGINAL TOWN OF GENTRY, ARKANSAS, INTO LOT 9-A AND LOT 10-A, BLOCK 19 OF THE ORIGINAL TOWN OF GENTRY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LOT 9-A

BEGINNING AT THE SW CORNER OF LOT 9, OF SAID BLOCK 14; THENCE N 01°50'59" E 8.00';  
THENCE S 87°31'28" E 80.79'; THENCE N 01°50'59" E 92.00'; THENCE S 87°31'28" E 59.21';  
THENCE S 01°50'59" W 100.00'; THENCE N 87°31'28" W 140.00' TO THE POINT OF BEGINNING  
AND CONTAINING 0.151 ACRES.

#### LOT 10-A

BEGINNING AT A POINT N 01°50'59" E 8.00' FROM THE SW CORNER OF LOT 9 OF SAID BLOCK 19;  
THENCE N 01°50'59" E 92.00'; THENCE S 87°31'28" E 80.79'; THENCE S 01°50'59" W 92.00';  
THENCE N 87°31'28" W 80.79' TO THE POINT OF BEGINNING AND CONTAINING 0.171 ACRES.

#### NOTES

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

#### 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, EFFECTIVE DATE:SEPTEMBER 28, 2007.

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 2, 2020.

PROPERTY ADDRESS: 138 N OTIS AVE, GENTRY, AR. 72734 PARCEL # 0-00286-000		ZONING: R0
REVISION #1:	REVISION #2:	REVISION #3:
DRAWN BY: KEJ		CHECKED BY: WE.
<p>James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8418 Fax (479)736-8838</p>		<p>DATE: MAY 2, 2020 SCALE: 1" = 30' JOB NUMBER: JS16086A FILE NAME: JS16086A.DWG</p>

**CITY OF GENTRY**

**SUBDIVISION CHECKLIST  
FINAL PLAT**

<b>SUBDIVISION NAME</b> Sandy Acres Subdivision, Phase 1	<b>OWNERS NAME</b> Steve Young	<b>DATE SUBMITTED</b> May 7, 2020
<b>STREET ADDRESS</b> 12596 Taylor Orchard Road	<b>OWNERS ADDRESS</b> 21392 Swepeco Plant Road Gentry, AR 72734	<b>DATE PRELIMINARY PLAT COMPLETED &amp; ACCEPTED</b> April 19, 2018

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.**

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

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

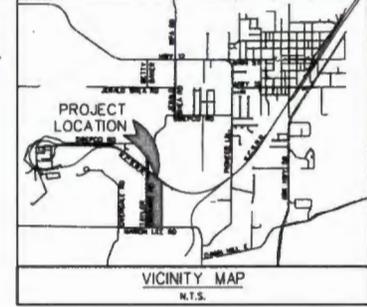
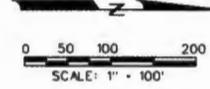
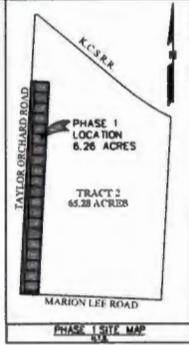
PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
	APPROVED BY PLANNING COMMISSION

**LEGEND:**

- Found Iron Pin
- Set 1/2" Rebar
- Found Stone
- San. Sewer Manhole
- Valve Box
- Fire Hydrant
- Street Light
- Water Meter
- Utility Easement
- Building Setback Line
- Boundary Line

**ANNOTATION LEGEND:**

- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- U.E. - Utility Easement
- S.B. - Setback
- BB - Back To Back
- B.L. - Building Line
- D.E. - Drainage Easement
- N.T.S. - Not to Scale



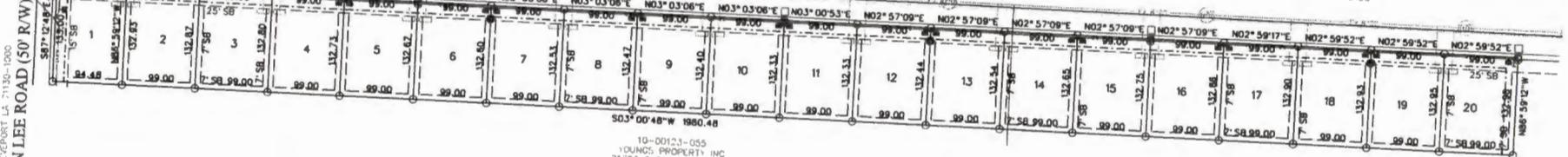
10-00148-000  
 KEJANTH  
 266C HWY 417  
 SLODAN SPRINGS AR 72761  
 10-00148-035  
 ARKANSAS CONF ASSOC OF SEVENTH DAY ADVENTIST  
 WESTBENT SERVICES DEPT  
 2000 HWY 31000  
 SHERIDAN  
 71130-1000

10-00123-066  
 CITY OF GENTRY  
 101 W MAIN ST  
 GENTRY AR  
 72734-6226

10-00123-005  
 SOUTHWESTERN ELECTRIC POWER CO  
 % AMERICAN ELECTRIC POWER  
 PO BOX 10428  
 COLUMBUS OH 43216-6428

10-00123-060  
 SOUTHWESTERN ELECTRIC POWER CO  
 % AMERICAN ELECTRIC POWER  
 PO BOX 10428  
 COLUMBUS OH 43216-6428

**TAYLOR ORCHARD ROAD (50' R/W)**  
**N 03°05'44" E 2640.00'**



10-00123-055  
 YOUNGS PROPERTY INC  
 21392 SWEPKO PLANT RD  
 GENTRY AR 72734

LOT #	AREA (SF)
1	13,762
2	13,822
3	13,846
4	13,839
5	13,832
6	13,826
7	13,819
8	13,813
9	13,806
10	13,599
11	13,594
12	13,801
13	13,811
14	13,822
15	13,832
16	13,843
17	13,850
18	13,853
19	13,856
20	13,858

**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: 05007C0195 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 5, 2018.

**PLAT REFERENCES:**

BOOK	PAGE
L	154
Q	255
Q	338
R	24
R	25
2005	284
2008	1116

**SURVEY DESCRIPTION TRACT 2:**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 06; THENCE N 87°13'45" W 1316.80'; THENCE N 03°05'44" E 2640.00'; THENCE S 87°13'47" E 24.63'; THENCE S 49°26'18" E 1049.60'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 532.03', WITH A RADIUS OF 2158.48', WITH A CHORD BEARING OF S 56°29'47" E, WITH A CHORD LENGTH OF 530.68'; THENCE S 03°05'23" W 1725.60' TO THE POINT OF BEGINNING AND CONTAINING 65.28 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROADS AND TO ANY EASEMENT OF RECORD.

**DEED REFERENCES:**

BOOK	PAGE
1993	78328
2008	51469
2009	78328
2009	54278

**SITE INFORMATION:**

PROJECT ADDRESS:  
 TAYLOR ORCHARD ROAD  
 GENTRY, AR 72734

PARENT TRACT PARCEL NUMBER: 10-00123-055  
 PARENT TRACT DOCUMENT# L2018 19087  
 PARENT TRACT AREA: 65.28 ACRES  
 PROPOSED PHASE 1 AREA: 6.26 ACRES  
 PROPOSED ZONING: EXISTING R-2

NUMBER OF LOTS: 20

MINIMUM LOT WIDTH AT FRONT LDT LINE:  
 99.00 FEET

MINIMUM LDT AREA:  
 13,594 S.F.

BUILDING SETBACKS:  
 7'- INTERIOR SIDE  
 25'- ROAD FRONTAGE  
 7'- REAR  
 15'- EXTERIOR SIDE

**PLANNING COMMISSION APPROVAL:** This final plat is hereby approved this \_\_\_ day of \_\_\_\_\_, 2020, by the City of Gentry Planning Commission.

Secretary \_\_\_\_\_

**CITY COUNCIL APPROVAL:** This final plat is hereby accepted this \_\_\_ day of \_\_\_\_\_, 2020, by the Gentry City Council.

Mayor \_\_\_\_\_

**OWNERS CERTIFICATION AND DEDICATION:**  
 We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS  
 COUNTY OF BENTON

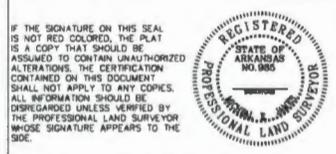
Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public \_\_\_\_\_ My Commission expires: \_\_\_\_\_

Water/Sewer System are Approved \_\_\_\_\_

Street/Utilities are Approved \_\_\_\_\_

Setback Dimensions are Approved \_\_\_\_\_



Final Plat - Sandy Acres Subdivision, Phase 1, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING INC P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: James A. Young P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	Owner/Developer: Steve Young 21392 Swepko Plant Road Gentry, AR 72734 (479) 957-54531	Plat Code: 500-18N-13W-0-09-04-04-0085
Date: May 08, 2020	Job #: 1817		