

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

THURSDAY, JUNE 17, 2021

PLANNING COMMISSION

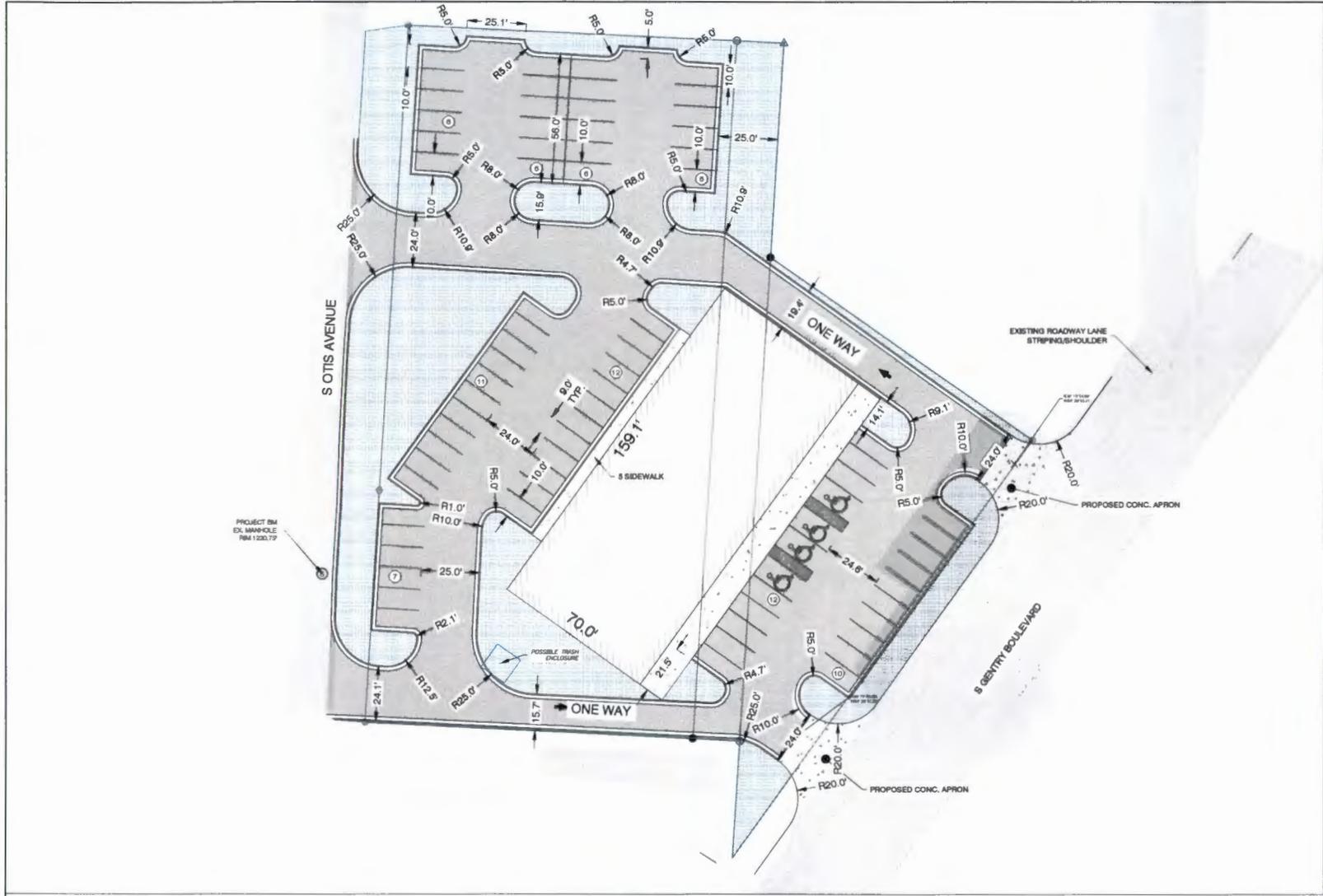
- Roll Call
- Review of Minutes- May 20, 2021- regular meeting

*Oscar & Bibiana Mancia: Lot Split- Parcel# 18-13340-000:
414 S Edmondson

*Steele Development Inc: Subdivision- Sketch Plan: Parcel# 18-13369-001
1751 W Main St.

*Mae L. Dove, Trustee: Lot line Adjustment- Parcel# 10-00119-001
1299 W Main St.

*Sam & Rajsombath Long: Vacate Street/Alley- Parcel# 10-00750-000
217 S Gentry Blvd.



**CRYE-LEIKE COMMERCIAL
RETAIL SITE**



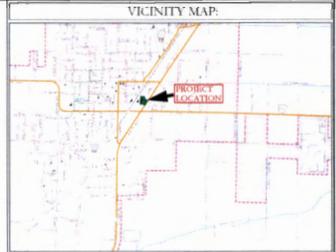
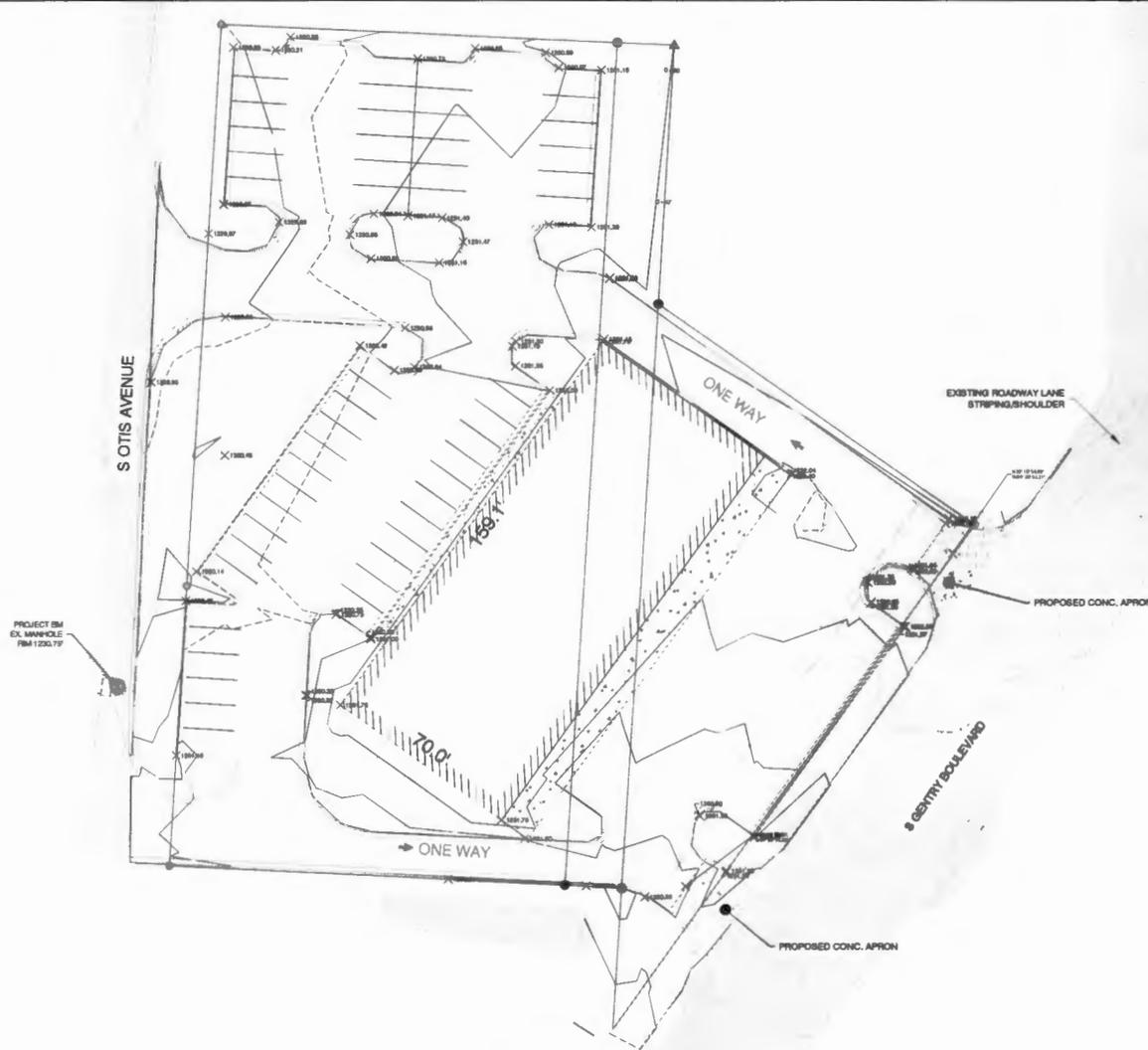
NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL # 000202010



HOPE CONSULTING ENGINEERS - SURVEYORS
 117 S. Market Street, Benton, Arkansas 72015
 PH. (501) 315-2626 FAX (501) 315-0024
 www.hopeconsulting.com

FOR THE ARCHITECT/OWNER			
CRYE-LEIKE			
CRYE-LEIKE COMMERCIAL RETAIL-GENTRY			
SITE PLAN			
GENTRY BENTON COUNTY, ARKANSAS			
DATE	DESIGNED	CHECKED	DRAWING NUMBER
01/11/11	01/11/11	01/11/11	20-0501
DRAWN	SCALE	BY	
	1"=40'		

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GRADING NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND CRUSH AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2% IF SLOPES IN THESE AREAS EXCEED 2% NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 3% WITH A 2% MAXIMUM CROSS SLOPE.
5. STORM DRAINAGE PIPES ARE TO BE HOPE.
6. FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
7. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
8. SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSATURABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
9. ALL UNSATURABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
10. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOIL'S MOISTURE CONTENT.



FLOWLINE
18" CULVERT
1228.24

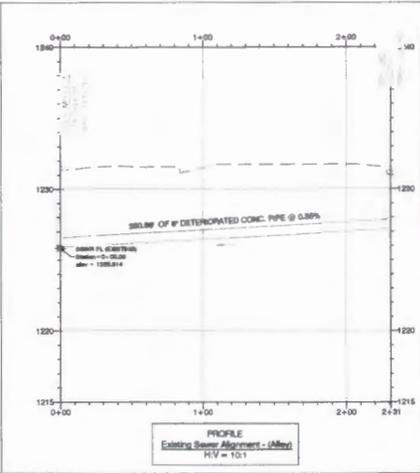
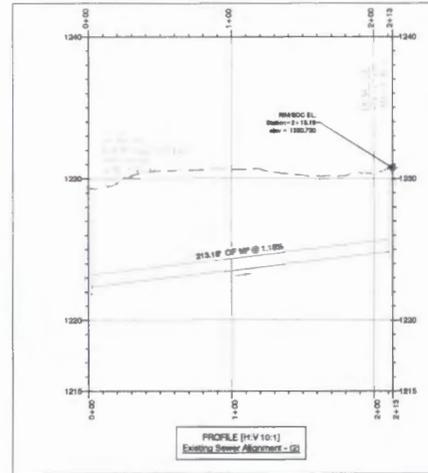
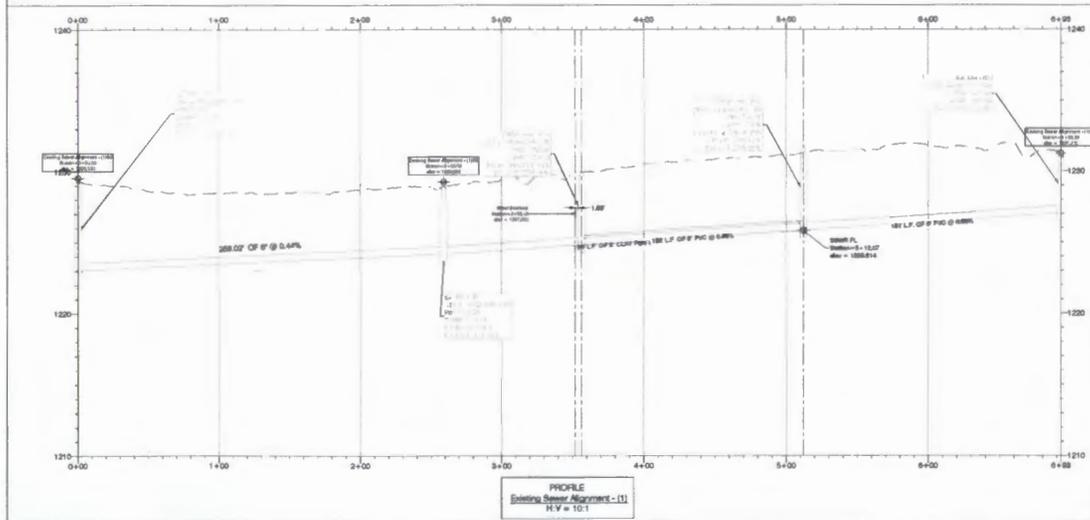
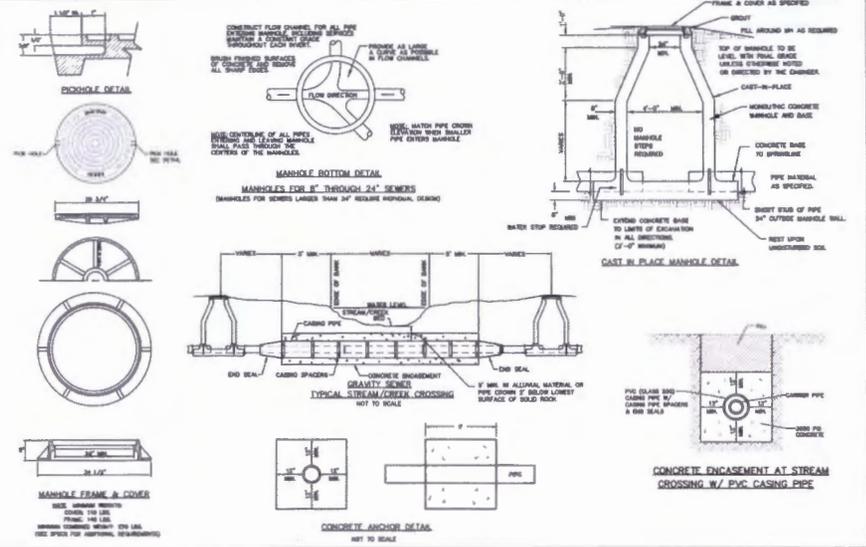
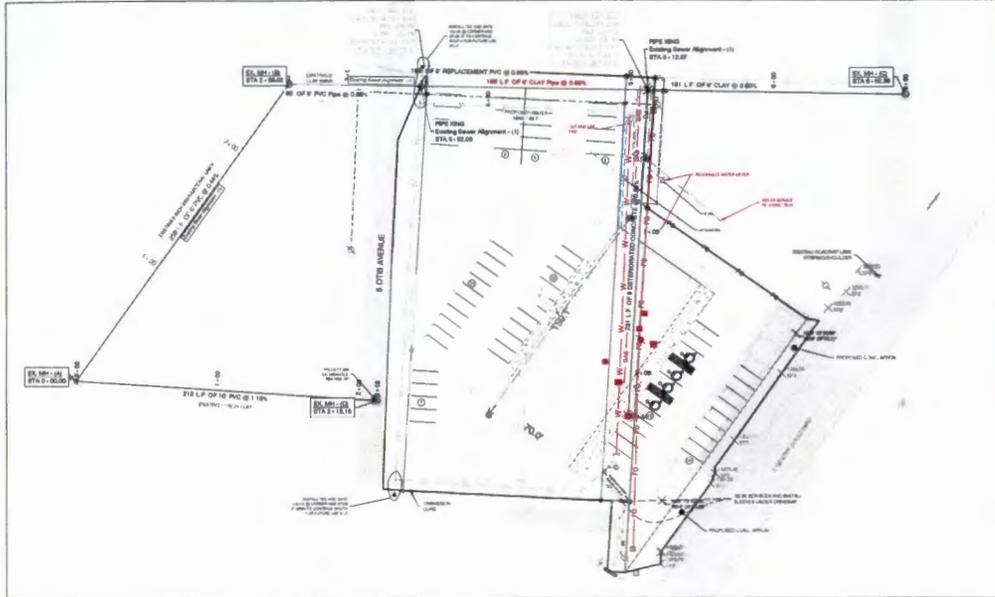
FLOWLINE
18" CULVERT
1227.84

**CRYE-LEIKE COMMERCIAL RETAIL
GRADING PLAN**

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF CRYE-LEIKE			
CRYE-LEIKE COMMERCIAL RETAIL-GENTRY GRADING PLAN			
GENTRY, BENTON COUNTY, ARKANSAS			
DATE	DESIGNED	CAD BY	PROJECT NUMBER
SHEET	NO.	SUBS	20-0501

PLANET PROJECTS 2014-08-08 08:58:01 THE LIBRARY OF CONGRESS



UNIVERSITY OF ARKANSAS
SYSTEM OF BARRAGES
GRAVITY SEWER SYSTEM SOUTH ZONE BY
LINE CONNECTION

VICINITY MAP:

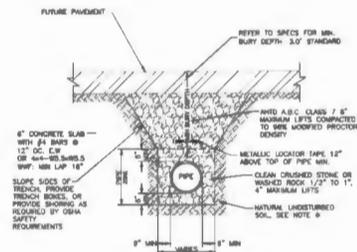
PROJECT LOCATION

HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH: (501) 315-2626
FAX: (501) 315-0024
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FOR THE A/E, BENEFIT OF CRYE-LEIKE		
CRYE-LEIKE COMMERCIAL RETAIL-GENTRY SEWER PROFILES		
GENTRY, BENTON COUNTY, ARKANSAS		
DATE: 9-20-20	CAL. BY:	LEAVING NUMBER:
REVISION: 0-0-0-0	CHECKER BY:	20-0501
SHEET: 1-3-1	SCALE:	
0		

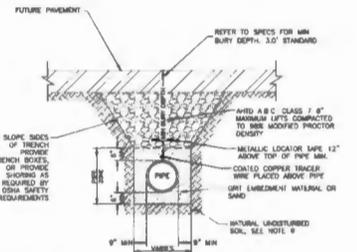
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1824, 18



REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

NOTE: 9 FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

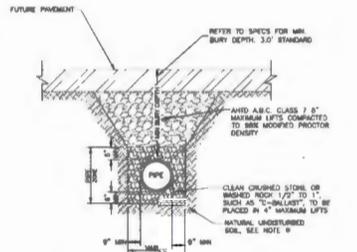
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET



REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

NOTE: 9 FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

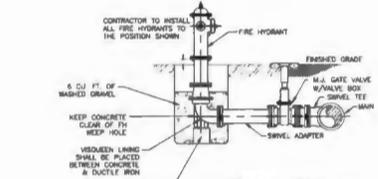
PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET



REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

NOTE: 9 FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

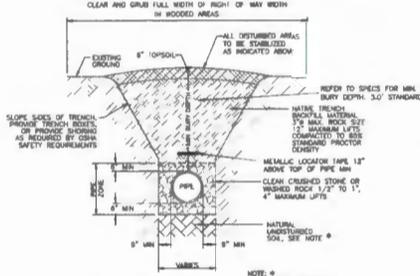


FIRE HYDRANT CONNECTION

SOIL STABILIZATION REQUIREMENTS

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.

2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

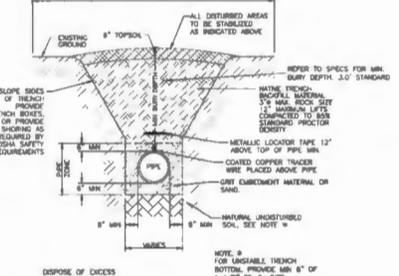
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PVC SEWER TRENCH IN UNPAVED AREAS

SOIL STABILIZATION REQUIREMENTS

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.

2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

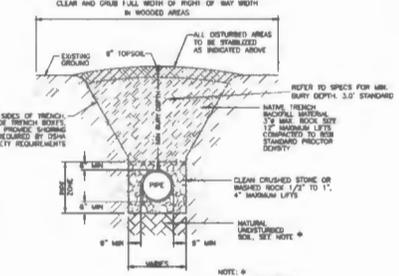
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PVC WATER LINE TRENCH IN UNPAVED AREAS

SOIL STABILIZATION REQUIREMENTS

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.

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REFER TO SPECS FOR MIN. BURY DEPTH, 30" STANDARD

NOTE: 9 FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPES IN UNPAVED AREAS

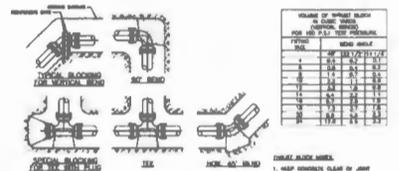


TABLE 1: REQUIRED NUMBER OF BLOCKING LOGS IN 24 IN. DIAMETER MANHOLES

MANHOLE SIZE	LOG SIZE	NUMBER OF LOGS
24" DIA.	2" x 4"	12
24" DIA.	2" x 6"	8
24" DIA.	2" x 8"	6
24" DIA.	2" x 10"	4

TABLE 2: REQUIRED NUMBER OF BLOCKING LOGS IN 30 IN. DIAMETER MANHOLES

MANHOLE SIZE	LOG SIZE	NUMBER OF LOGS
30" DIA.	2" x 4"	16
30" DIA.	2" x 6"	10
30" DIA.	2" x 8"	7
30" DIA.	2" x 10"	5

TYPICAL BLOCKING DETAILS

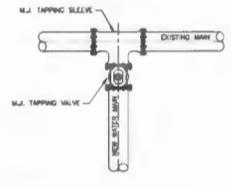
1. USE UNWEATHERED CLEAR OR LIGHT COLORING

2. COUPLER NUTS SHOULD BE USED TO JOIN LOGS

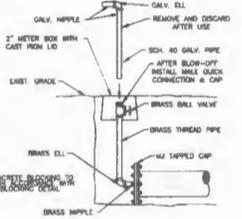
3. REQUIRED NUMBER OF BLOCKING LOGS IN 24 IN. DIAMETER MANHOLES SHALL BE AS SHOWN IN THE TABLES AND LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS. THE LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS.

4. LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS. THE LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS.

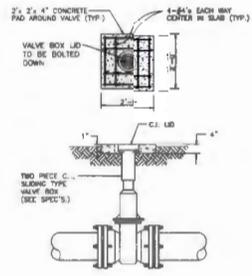
5. LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS. THE LOGS SHALL BE PLACED IN THE MIDDLE OF THE MANHOLE OPENING AND SPACED AS SHOWN IN THE TYPICAL BLOCKING DETAILS.



WATER MAIN CONNECTION DETAIL



2" BLOW-OFF RISER



DETAIL-VALVE BOX

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FOR THE ARCHITECT/ENGINEER:

CRYE-LEIKE

CRYE-LEIKE COMMERCIAL RETAIL-GENTRY TRENCH DETAILS

GENTRY, BENTON COUNTY, ARKANSAS

DATE: 4/1/21 CAL BY: L. KAWONICH
REVISED: CHB/UCB BY: CRYE-LEIKE
SUBMIT: SCALE: 20-0501

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