

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

THURSDAY, MARCH 18, 2021

PUBLIC HEARING

Special Use Permit Parcel# 10-00416-000 & #10-00423-000:
Eric Holland
Radius Woodworks, LLC 121 S Nelson Ave.

PUBLIC HEARING

Special Use Permit Parcel# 10-00120-002
Philip Merworth, Grand Estates, LLC

PUBLIC HEARING

Gentry Zoning Ordinance: Amendments & Rezone

PLANNING COMMISSION

- Roll Call
- Review of Minutes- February 18, 2021- regular meeting
- Review of Minutes- February 24, 2021- special meeting

*Eric Holland: Radius Woodworks, LLC Parcel#10-00416-000 & 10-00423-000
Special Use Permit

*Grand Estates: Philip Merworth: Parcel# 10-00120-002- Special Use Permit

*Grand Estates Phase 2 Final; Parcel# 10-00120-002: Subdivision

*Review of the new RN (Residential Neighborhood): Amendment to Zoning Code

*Rezone of same area: Collins to Railroad & McKee to Arkansas St.

*Pioneer Woods Phase 3: Subdivision 2-Preliminary;
Paul Church-Parcel# 10-01077-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, FEBRUARY 18, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 18, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Paul Church- Present
Jim Kooistra- Present- virtually
Danny Feemster- Present
Wanda Meyer- Present- virtually
Mike Parks- Present
Tammy Runyan- Absent
Jay Williams- Present

Others in attendance: Randy Moll (virtually); Mark Smithson, City Attorney Joel Kurtz, City Clerk Jenny Trout.

PUBLIC HEARING

Special Use Permit Parcel# 10-00434-000 213 S. Rust Ave. (M4 Construction)

After discussion, including the fact that this is currently zoned as R-0, and the plan is to build a duplex on this property. Having no further comment, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit Parcel# 10-00354-000 N. Giles Ave. (M4 Construction)

After discussion, including the fact that this is currently zoned as R-0, and the plan is to build a triplex on this property. Having no further comment:

Motion: Church- to adjourn the public hearing

Second: Kooistra

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

This portion of the public hearing was closed.

PLANNING COMMISSION

ROLL CALL:

Paul Church- Present
Jim Kooistra- Present; virtually
Danny Feemster- Present
Wanda Meyer- Present; virtually
Mike Parks- Present
Tammy Runyan- Absent
Jay Williams- Present

Review of the Minutes of the January 21, 2021 Regular Meeting:

Motion: Church- To approve the minutes as written

Second: Feemster

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

Motion Passed.

1). Review of the new RN (Residential Neighborhood): City Attorney, Joel Kurtz

After review and discussion: it was decided changes were to be made to the size, area, and setback requirements table and brought back for public hearing for: Amendment to Zoning Code, in March 2021.

2). M4 Construction LLC: Special Use Permit Parcel# 10-00434-000 213 S. Rust Ave

After review and consideration:

Motion: Williams- to approve the special use permit

Second: Church

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

Motion passed.

3). M4 Construction LLC: Special Use Permit Parcel# 10-00354-000 N. Giles Ave.

After review and discussion:

Motion: Church- to approve special use permit for triplex

Second: Kooistra

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

Motion passed.

**4). Country Lots LLC: Subdivision- Sketch Plan (Sunset Ridge Phase 5)
Parcel# 10-00148-200**

After review and discussion:

Motion: Williams- to approve the Sketch Plan

Second: Feemster

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

Motion passed.

**5). Country Lots LLC: Subdivision- Preliminary Plat (Sunset Ridge Phase 5)
Parcel# 10-00148-200**

After review and discussion:

Motion: Meyer- to deny the Preliminary Plat until access of a proper size to the Common Area is provided, as well as providing either a 6' asphalt or concrete sidewalk to said area

Second: Kooistra

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

Motion passed.

6). Grand Estates Phase 2 Final; Parcel# 10-00120-002

This matter was cancelled; To be brought back in March.

7). Wesson, Katrena Michelle- Lot Split: Parcel# 10-01292-000

After review and discussion:

Motion: Williams- to approve the lot split

Second: Church

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

Motion passed.

8). Haak, William & Delia- Lot Split; Parcel# 18-13593-000

After review and discussion:

Motion: Church- to approve the lot split for Bill Haak

Second: Meyer

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

Motion passed.

**9). Fandrich Revocable Trust, Dean & Sheryl- Lot Line Adjustment;
Parcel# 10-01149-000**

After review and discussion:

Motion: Williams- to approve the lot line adjustment

Second: Feemster

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

Motion passed.

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

Motion: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

WEDNESDAY, FEBRUARY 24, 2021

SPECIAL MEETING

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 24, 2021 at 7:00 p.m. for a special meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Paul Church- Absent

Jim Kooistra- virtually present; unable to answer roll call

Danny Feemster- Present

Wanda Meyer- Present

Mike Parks- Present

Tammy Runyan- Present

Jay Williams- Absent

Others in attendance: Attorney Bill Watkins (virtually); Mark Smithson, City Attorney Joel Kurtz, City Clerk Jenny Trout, Janie Parks, Pat and Dale Adams.

Subdivision Lot Split- Dale & Pat Adams; Adams Truss; Parcel# 10-00148-005

This matter was initially brought before the planning commission in December 2020. Concerns with the easement were raised during the December meeting and it was tabled, awaiting further instruction. Mark Smithson was informed in January to remove the matter from planning and zoning. It was later discovered a deed had been recorded with the county, without prior approval of the planning and zoning commission, prompting this special meeting.

Attorney Bill Watkins was present virtually, on behalf of Pat and Dale Adams, explaining the existence of a lease with SBA Towers, Inc., specifically naming paragraph 5 of said lease, in that the easement is not exclusive within the lease and, the scope of the easement is not limited.

After some discussion: It was noted, for future development, the easement would have to be increased beyond its 40 feet.

at this time Jim Kooistra was able to obtain volume and voice the meeting

Motion: Runyan- to approve the lot split, including the easement and shared driveway agreement, with the understanding the easement is not wide enough to qualify as a street, in its current form.

Second: Feemster

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

Motion passed.

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

Motion: Kooistra

Second: Meyer

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADE.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

City of Gentry
PH Radius Woodworks

Was inserted in the Regular Edition on:
February 28, 2021

Publication Charges: \$42.56

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 1 day of Mar, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/22

CATHY WILES
Notary Public - Benton County
My Commission Expires: 2/20/22

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

Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on Thursday March 18, 2021 at 7:00 p.m. at the Gentry Council Chambers, 104 E. Main St. Gentry, AR 72734. This hearing is to review a special use permit requested by Eric Holland, Radius Woodworks, LLC for parcel # 10-00416-000 and #10-00423-000, 121 S Nelson Ave, Gentry, AR 72734. For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. 75386922 February 28, 2021

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



Special Use Permit Application

Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

PROPERTY INFORMATION:

PERMIT NUMBER:

Property Address: 121 S Nelson Ave, Gentry AR 72734

Type of Use Proposed: Special use of property: Radius Woodworks LLC, a custom cabinet shop that manufactures and sell custom cabinets. Also ask to desolve the Apartment use on property.

Residential **Commercial**
Circle One

Parcel # (if known) 10-00416-000
10-00423-000

APPLICANT INFORMATION:

Applicant Name: Eric Holland Phone Number: 479-903-0007

Address: 265 Maple Leaf Ave City/State: Siloam Springs, AR

Owners of adjacent Properties:

Name: Madison Chamberland Mailing Address: 120 S Nelson Ave

Name: Douglas Amoth Mailing Address: 109 S Nelson Ave

Name: Robert Eckart Mailing Address: 120 S Rust Ave

Name: Brenda Flores Mailing Address: 209 E 1st St.

Name: Cassidy Hinkle Mailing Address: 205 E 1st St.

(Please continue on back if more.)

A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way at the front of the property. The Planning Commission shall determine the nature and condition of all adjacent uses and structures and whether the proposed use will cause no change, an improvement, or an adverse effect upon the adjacent property relative to traffic volume, noise, sight, sound, aesthetic value, and economic value. All special use permits shall be reviewed one year from the time of issue and annually thereafter by the Planning Commission. The holder of the special use permit shall be notified of all annual and special reviews by certified mail at least fifteen (15) days prior to review.

S Holland 2-25-2021
 Signature of Owner Date

OFFICE USE ONLY

	Check	Cash	Credit Card	
Amount	Surcharge	Card Holder	Penalty	Total

Permit #: 1517

Address: 121 S NELSON AVE

City: GENTRY AR

State:

Zip:

Receipt #: 1473

Date: 03/01/2021

Paid By: Parker Touchton

Description: Online

Payment Type: Credit Card

Payment Type Description:

Accepted By: Marisa Pair

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Special Use Permit	Reviewed annually; refundable if appellant wins appeal	0.00	35.00	35.00
			Total:	\$35.00

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



Special Use Permit Application

Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

PROPERTY INFORMATION:

PERMIT NUMBER: 1515

Property Address: East corner Crowder + Hwy 12

Type of Use Proposed: 2 - Triplexes

Residential **Commercial**
Circle One

Parcel # (if known) _____

APPLICANT INFORMATION:

Applicant Name: Philip Melworth Phone Number: 479-752-7446

Address: 21980 W Hwy 12 City/State: Gentry

Owners of adjacent Properties:

Name: _____ Mailing Address: _____

(Please continue on back if more.)

A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way at the front of the property. The Planning Commission shall determine the nature and condition of all adjacent uses and structures and whether the proposed use will cause no change, an improvement, or an adverse effect upon the adjacent property relative to traffic volume, noise, sight, sound, aesthetic value, and economic value. All special use permits shall be reviewed one year from the time of issue and annually thereafter by the Planning Commission. The holder of the special use permit shall be notified of all annual and special reviews by certified mail at least fifteen (15) days prior to review.

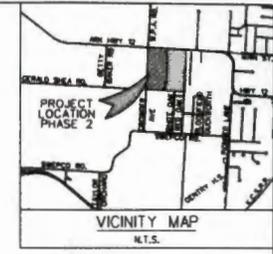
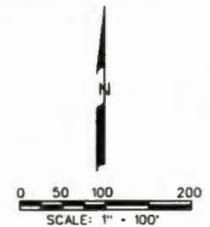
[Signature] 2-25-21
 Signature of Owner Date

OFFICE USE ONLY

Permit	Check <u>6569</u> Surcharge	Cash Card Holder	Credit Card Penalty	Total
<u>1515</u>				<u>\$ 35.00</u>



- LEGEND:**
- Found Iron Pin
 - Set 1/2" Rebar
 - △ Found MAG Nail
 - Found Pipe
 - Sewer Manhole
 - M Valve Box
 - Fire Hydrant
 - Street Light
 - 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
 - B.B. - Back to Back
 - B.L. - Building Line
 - O.E. - Drainage Easement
 - N.T.S. - Not to Scale



ADJOINING PROPERTY OWNERS

NO.	PARCEL #	NAME	ADDRESS
1	10-0008-100	JANOR & WILSON FAMILY TRUST	PO BOX 111 GENTRY AR 72734
2	10-0008-100	CHARLES RAY & MARLENE ARNOLD	PO BOX 233 GENTRY AR 72734
3	10-0008-100	JIMMY R & GENEVIEVE CLARK & TAMMY L. CLARK	1618 W MAIN ST GENTRY AR 72734
4	10-0008-100	HOOKE VAN WESLEY & SARAH L	1508 W MAIN ST GENTRY AR 72734
5	10-0008-100	HOOKE VAN WESLEY & SARAH L	1508 W MAIN ST GENTRY AR 72734
6	10-0010-126	GRAND (STATS) L.L.C.	402 PEACH ORCHARD RD BENTONVILLE AR 72712-3436
7	10-0010-126	GRAND (STATS) L.L.C.	402 PEACH ORCHARD RD BENTONVILLE AR 72712-3436
8	10-0010-126	GRAND (STATS) L.L.C.	402 PEACH ORCHARD RD BENTONVILLE AR 72712-3436
9	10-0010-126	GRAND (STATS) L.L.C.	402 PEACH ORCHARD RD BENTONVILLE AR 72712-3436
10	10-0010-126	GRAND (STATS) L.L.C.	402 PEACH ORCHARD RD BENTONVILLE AR 72712-3436

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
46	7,859	84	8,332	79	8,052
47	7,859	85	8,332	80	8,052
48	8,281	86	8,676	81	8,052
49	8,481	87	7,701	82	8,052
50	8,223	88	8,069	83	8,417
51	8,223	89	8,069	84	8,417
52	8,223	90	8,069	85	8,417
53	8,223	91	8,069	86	8,417
54	8,223	92	8,069	87	8,417
55	8,223	93	8,069	88	8,417
56	8,223	94	8,069	89	8,417
57	8,223	95	8,069	90	8,417
58	8,223	96	8,069	91	8,417
59	8,223	97	8,069	92	8,417
60	8,223	98	8,069	93	8,417
61	8,223	99	8,069	94	8,417
62	8,223	100	8,069	95	8,417
63	8,223	101	8,069	96	8,417
64	8,223	102	8,069	97	8,417
65	8,223	103	8,069	98	8,417
66	8,223	104	8,069	99	8,417
67	8,223	105	8,069	100	8,417
68	8,223	106	8,069	101	8,417
69	8,223	107	8,069	102	8,417
70	8,223	108	8,069	103	8,417
71	8,223	109	8,069	104	8,417
72	8,223	110	8,069	105	8,417
73	8,223	111	8,069	106	8,417
74	8,223	112	8,069	107	8,417
75	8,223	113	8,069	108	8,417
76	8,223	114	8,069	109	8,417
77	8,223	115	8,069	110	8,417
78	8,223	116	8,069	111	8,417
79	8,223	117	8,069	112	8,417
80	8,223	118	8,069	113	8,417
81	8,223	119	8,069	114	8,417
82	8,223	120	8,069	115	8,417
83	8,223	121	8,069	116	8,417
84	8,223	122	8,069	117	8,417
85	8,223	123	8,069	118	8,417
86	8,223	124	8,069	119	8,417
87	8,223	125	8,069	120	8,417

CURVE TABLE

Curve No.	Radius (ft.)	Chord Length (ft.)	Chord Bearing	Chord Length (ft.)	Chord Bearing	Delta Angle (Deg)
1	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
2	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
3	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
4	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
5	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
6	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
7	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
8	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
9	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
10	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
11	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
12	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
13	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
14	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
15	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
16	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
17	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
18	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
19	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"
20	150.00	32.42	S87°23'26" W	32.42	S87°23'26" W	181°22'57"

SURVEY DESCRIPTION PHASE 2:

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

BEGINNING AT A POINT S 01°34'53" W 35.00'; AND S 87°32'50" E 18.03' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 04; THENCE S 87°18'10" E 515.54'; THENCE S 02°39'27" W 186.95'; THENCE S 87°20'33" E 42.00'; THENCE S 02°39'27" W 909.57'; THENCE N 87°23'26" W 23.05'; THENCE S 02°36'34" W 160.00'; THENCE N 87°23'26" W 6.60'; TO A CURVE TO THE LEFT WITH A RADIUS OF 100.00' AND AN ARC LENGTH OF 32.42' WITH A CHORD BEARING AND DISTANCE OF S 83°19'23" W 32.27'; THENCE S 74°02'12" W 140.82'; THENCE N 87°23'26" W 346.23'; THENCE N 01°34'53" E 1287.44'; TO THE POINT OF BEGINNING AND CONTAINING 15.842 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

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: D5007C0195 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

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

R-2 BUILDING SETBACKS:

- 25' - ROAD FRONTAGE
- 7' - INTERIOR SIDE
- 7' - REAR
- 25' - EXTERIOR BACK TO SIDE
- 15' CORNER BACK TO REAR

SITE INFORMATION:

APPROXIMATE AREA: 15.842 ACRES
 PARCEL NUMBER: 10-0008-100

CURRENT ZONING: R-2

PROJECT ADDRESS:
 117-12 W
 CROWDER AVE
 GENTRY, AR 72734

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ___ day of ___, 2021, by the City of Gentry Planning Commission.

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ___ day of ___, 2021, by the Gentry City Council.

OWNERS CERTIFICATION AND DEDICATION:
 We, the undersigned, do hereby certify that we are the sole owners of the herein plated 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 ___, 2021.

Notary Public: _____ My Commission expires: _____

Water/Sewer System are Approved _____

Street/Utilities are Approved _____

Setback Dimensions are Approved _____

PLAT REFERENCES:

BOOK	PAGE
R	172
14	60
14	654
17	187
18	17
2005	1505
2006	1116
2017	431

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON February 09, 2021

DEED REFERENCES:

BOOK	PAGE
2012	4925
2014	4111



Final Plat - Grand Estates, Phase 2, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Silebam Springs, AR 72761 (479) 524-9956	Survey By: JAMES W. SURVEYING P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	Owner/Developer: GRAND ESTATES, LLC 400 Peach Orchard Rd Bentonville, AR 72712 (479) 621-3561	Plat Code: 300-19N-13W-04-04-203-04-0085	Date: February 09, 2021	Job #: 1919
--	--	---	---	----------------------------	----------------

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

City of Gentry
PH Grand Estates

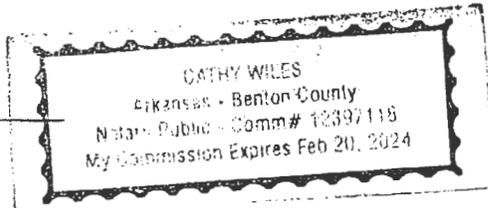
Was inserted in the Regular Edition on:
February 28, 2021

Publication Charges: \$47.12

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This / day of Mar, 2021.

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



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

Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on March 18, 2021 at 7:00 p.m. at the Gentry Court Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to address a special use permit requested by Philip Merworth, Grand Estates, LLC, for parcel #10-00120-002, Crowder Ave.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. Please publish in the Democrat Gazette for Sunday February 28, 2021
75387299 February 28, 2021



Permit #: 1515
Address: CROWDER AVE
City:
State:
Zip:

Receipt #: 1467
Date: 02/25/2021

Paid By: Philip Merworth

Description: 6569

Payment Type: Check

Payment Type Description:

Accepted By: Marisa Pair

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Special Use Permit	Reviewed annually; refundable if appellant wins appeal	0.00	35.00	35.00
			Total:	\$35.00

CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Grand Estates Phase 2	OWNERS NAME Grand Estates LLC	DATE SUBMITTED February 8, 2021
STREET ADDRESS 1600 Blk W Main St	OWNERS ADDRESS 400 Peach Orchard Rd Bentonville, AR 72712	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.

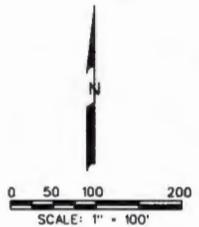
REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
	1. Name of Subdivision
	2. Boundaries of subdivision with written legal description of the property
	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	4. Acreage in subdivision tract
	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.

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.

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 MAG Nail
 - Found Pipe
 - Sewer Manhole
 - Valve Box
 - Fire Hydrant
 - Street Light
 - Utility Easement
 - Building Setback Line
 - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - U.C. - Utility Easement
 - S.B. - Setback
 - B.B. - Back To Back
 - B.L. - Building Line
 - D.E. - Drainage Easement
 - N.T.S. - Not to Scale



INDEX	PARCEL #	NAME	ADDRESS
1	10-00106-000	ANBOR & WILSON FAMILY TRUST	PO BOX 111 GENTRY AR 72734
2	10-00083-000	CHARLES RAY & MARLE ARLINE ARNOLD	PO BOX 233 GENTRY AR 72734
3	10-00086-000	JIMMY R & GREGORY CLARE & TERRY L CLARK	1908 W MAIN ST GENTRY AR 72734
4	10-00091-000	HOSKAL VAN WHELEY & SARAH L	1908 W MAIN ST GENTRY AR 72734
5	10-00091-000	HOSKAL VAN WHELEY & SARAH L	1908 W MAIN ST GENTRY AR 72734
6	10-00120-120	CRANNE UTILITIES, L.C.	400 PEACH ORCHARD RD BENTONVILLE AR 72712-3408
7	10-00120-120	CRANNE UTILITIES, L.C.	400 PEACH ORCHARD RD BENTONVILLE AR 72712-3408
8	10-00120-075	DE HANCOCK ENGINE TRAY LYNNE TRUST	PO BOX 1902 GENTRY AR 72734
9	10-00120-075	DE HANCOCK ENGINE TRAY LYNNE TRUST	PO BOX 1902 GENTRY AR 72734
10	10-00120-120	STEELE DEVELOPMENT INC	400 PEACH ORCHARD RD BENTONVILLE AR 72712-3400

LOT #	AREA (SQ)						
49	7,899	54	3,392	70	8,052	84	8,742
50	11,113	55	12,315	86	8,052	99	8,282
51	8,381	56	9,695	87	8,052	98	8,282
52	4,481	57	7,770	88	8,052	97	8,282
53	8,223	58	8,003	89	8,052	96	8,282
54	10,846	59	8,820	90	8,052	95	8,282
55	3,348	70	7,275	91	8,052	100	8,282
56	7,265	71	12,315	92	8,052	101	8,282
57	5,527	72	7,947	93	8,052	102	8,282
58	7,150	73	8,136	94	8,052	103	8,282
59	8,471	74	8,877	95	8,052	104	8,282
60	8,465	75	8,052	96	8,052	105	8,882
61	8,562	76	8,052	97	8,052	118	80,052
62	8,456	77	8,052	98	8,052		
63	8,927	78	8,052	99	8,052		

Curve Id	Method	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	100.00	32.42	32.27	S87°19'22" W	181°22'37"
2	100.00	32.42	32.27	S87°19'22" W	181°22'37"
3	100.00	32.50	32.36	S87°20'47" W	181°22'37"
4	100.00	32.50	32.36	S87°20'47" W	181°22'37"
5	100.00	32.50	32.36	S87°20'47" W	181°22'37"
6	100.00	32.50	32.36	S87°20'47" W	181°22'37"
7	100.00	32.50	32.36	S87°20'47" W	181°22'37"
8	100.00	32.50	32.36	S87°20'47" W	181°22'37"
9	100.00	32.50	32.36	S87°20'47" W	181°22'37"
10	100.00	32.50	32.36	S87°20'47" W	181°22'37"
11	100.00	32.50	32.36	S87°20'47" W	181°22'37"
12	100.00	32.50	32.36	S87°20'47" W	181°22'37"
13	100.00	32.50	32.36	S87°20'47" W	181°22'37"
14	100.00	32.50	32.36	S87°20'47" W	181°22'37"
15	100.00	32.50	32.36	S87°20'47" W	181°22'37"
16	100.00	32.50	32.36	S87°20'47" W	181°22'37"
17	100.00	32.50	32.36	S87°20'47" W	181°22'37"
18	100.00	32.50	32.36	S87°20'47" W	181°22'37"
19	100.00	32.50	32.36	S87°20'47" W	181°22'37"
20	100.00	32.50	32.36	S87°20'47" W	181°22'37"

SURVEY DESCRIPTION PHASE 2:

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

BEGINNING AT A POINT S 01°54'53" W 35.00'; AND S 07°32'50" E 18.03' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 04; THENCE S 07°18'10" E 515.54'; THENCE S 02°39'27" W 166.95'; THENCE S 87°20'33" E 42.00'; THENCE S 02°39'27" W 909.57'; THENCE N 87°23'26" W 23.05'; THENCE S 02°36'34" W 160.00'; THENCE N 87°23'26" W 6.80'; TO A CURVE TO THE LEFT WITH A RADIUS OF 100.00' AND AN ARC LENGTH OF 32.42' WITH A CHORD BEARING AND DISTANCE OF S 83°19'23" W 32.27'; THENCE S 74°02'12" W 140.82'; THENCE N 87°23'26" W 346.23'; THENCE N 01°54'53" E 1287.44'; TO THE POINT OF BEGINNING AND CONTAINING 15.842 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

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: 05007G0195 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

- SURVEY 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.

B-2 BUILDING SETBACKS:
 25' - ROAD FRONTAGE
 7' - INTERIOR SIDE
 7' - REAR
 25' - EXTERIOR BACK TO SIDE
 15' CORNER BACK TO REAR

SITE INFORMATION:
 APPROXIMATE AREA: 15.842 ACRES
 PARCEL NUMBER: 10-00120-000

CURVE ZONING: R-2

PROJECT ADDRESS:
 HWY 12 & CROWDER AVE
 GENTRY, AR 72734

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ___ day of _____, 2021, by the City of Gentry Planning Commission.

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ___ day of _____, 2021, by the Gentry City Council.

OWNERS CERTIFICATION AND DEDICATION:
 We, the undersigned, do hereby certify that we are the sole owners of the herein planned 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 _____, 2021.

Notary Public _____ My Commission expires: _____

Water/Sewer System are Approved _____

Street/Utilities are Approved _____

Setback Dimensions are Approved _____

PLAT REFERENCES:

BOOK	PAGE
R	172
14	60
14	654
17	187
18	7
2005	1505
2006	1116
2017	431

DEED REFERENCES:

BOOK	PAGE
2012	4925
2014	41111

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON February 09, 2021

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



Final Plat - Grand Estates, Phase 2, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES S. PATTEN P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	Owner/Developer: GRAND ESTATES, LLC 400 Peach Orchard Rd Bentonville, AR 72712 (479) 621-3561	Plat Code: 500-19N-13W-0-04-203-04-0085	Date: February 09, 2021	Job #: 1939
---	---	---	--	----------------------------	----------------

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



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

February 8, 2021

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

RE: Grand Estates Subdivision Phase 2
Final Plat Existing Utilities Certification

Dear Sirs:

The above referenced Grand Estates Subdivision Phase 2 Project is located south of West Main Street, also known as State Highway 12. The proposed subdivision site has sufficient existing and proposed utilities adjacent to, or nearby, that are adequate to serve the proposed project.

This project has connected to three (3) existing water mains. Two (2) existing 6" water mains at the end of Phase 1 of Grand Estates will be extended into this project. A third new connection under Crowder Avenue to an existing 8" water main has been made to provide another level of redundancy for the proposed subdivision water system. An existing 8" sanitary sewer installed with Phase 1 of Grand Estates serves the sewer main extensions provided with this phase of Grand Estates. There are existing electric distribution lines available in Phase 1 of Grand Estates Subdivision| which will be used to serve this project.

Telephone and Cable service are also available in Phase 1 of Grand Estates and will be extended to serve the proposed phase of the subdivision.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Grand Estates Subdivision Phase 2 has adequate and sufficient existing and proposed utilities to serve the project.

Sincerely,

A handwritten signature in cursive script that reads "Ron Homeyer".

Ron Homeyer, P.E.

cc: Phillip Merworth, Grand Estates, LLC

L202006246 2/4/2020 11:00:03 AM
Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk

**DECLARATION OF COVENANTS OF
ASSURANCE FOR THE
GRAND ESTATES SUBDIVISION, PHASE 1
TO THE CITY OF GENTRY, ARKANSAS**

KNOW ALL MEN BY THESE PRESENTS:

This Declaration of Covenants of Assurance is entered into by and between the parties hereto on this 20 day of January, 2020.

WITNESSETH:

WHEREAS, we the undersigned constitute one hundred percent ownership of the following described real property in Benton County, to-wit:

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

BEGINNING AT A POINT S 01'54'53" W 35.00'; S 87'32'50" E 16.03' AND S 87'18'10" E 515.54' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAIDE SECTION 04; THENCE S 87'18'10" E 585.91'; THENCE S 03'00'30" W 623.00'; THENCE S 03'00'29" W 662.69'; THENCE N 87'23'26" W 730.66'; THENCE N 74'02'12" E 140.62'; TO A CURVE TO THE RIGHT WITH A RADIUS OF 100.00' AND AN ARC LENGTH OF 32.42' WITH A CHORD BEARING AND DISTANCE OF N 83'19'23" E 32.27'; THENCE N 87'23'26" E 6.60'; THENCE N 02'36'34" E 160.00'; THENCE S 87'23'26" E 22.96'; THENCE N 02'39'27" E 909.57'; THENCE N 87'20'33" W 42.00'; THENCE N 02'39'27" E 166.95' TO THE POINT OF BEGINNING AND CONTAINING 16.325 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

This real property is also known as Grand Estates Subdivision to the City of Gentry, Benton County, Arkansas, as per plat on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

ARTICLE 1
Definitions

The following terms as used in this Declaration of Covenants of Assurance are defined as follows:

- A. "Declaration" means the this Declaration of Covenants of Assurance for Grand Estates Subdivision, Phase 1 to the City of Gentry, Benton County, Arkansas.
- B. "Property" means Grand Estates Subdivision, Phase 1 to the City of Gentry, Benton County, Arkansas, as the same may be shown on the plat thereof recorded.
- C. "Lot" means any numbered lot designated on the Plat or Plats of the property.
- D. "Plat" means the map of the plats of Grand Estates Subdivision, Phase 1 to the City of Gentry, Arkansas, as they are recorded.
- E. "Owner" shall mean and refer to the record owner.
- F. "Subdivision" means Grand Estates Subdivision, Phase 1 to the City of Gentry, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.
- G. "Developer" means Grand Estates, LLC.

ARTICLE 11
Restrictions on Residential Lots

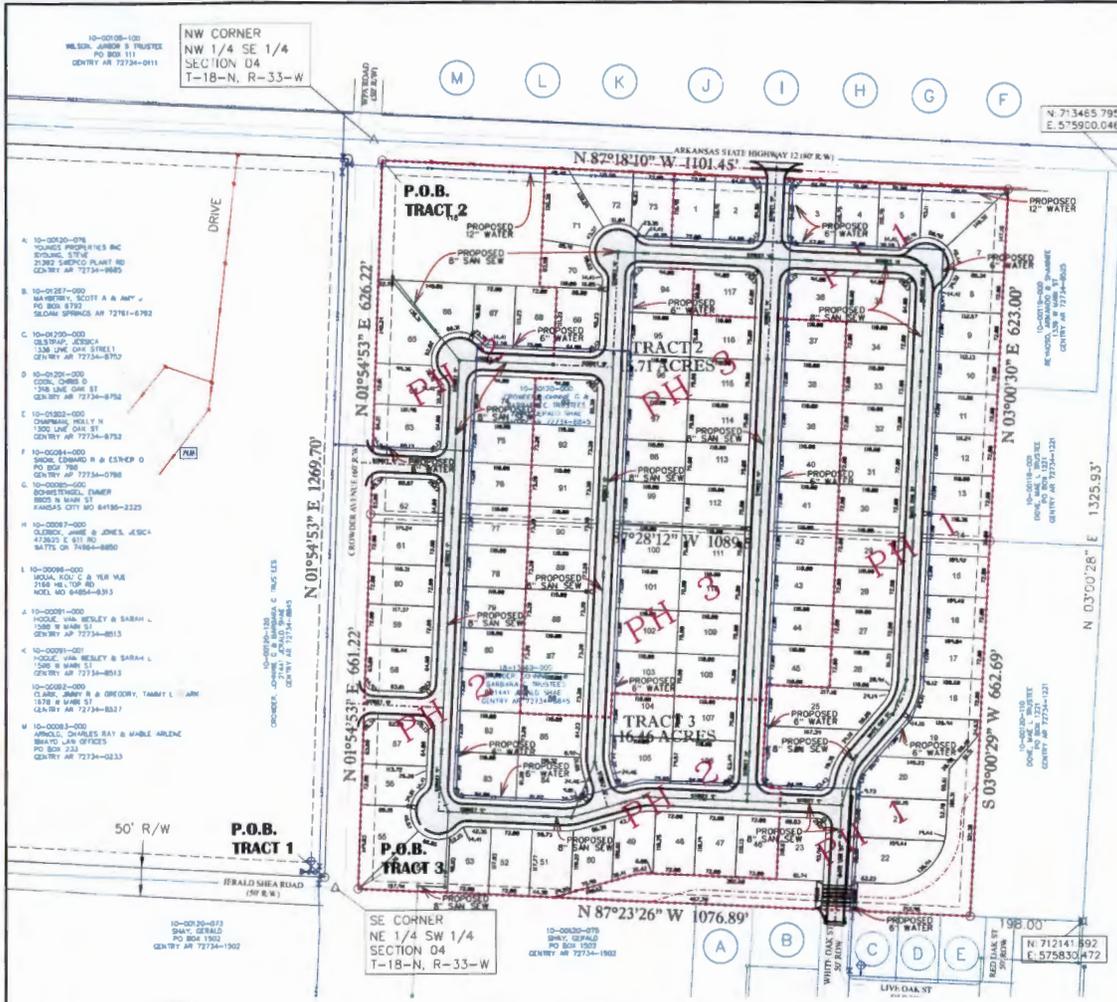
1. **Fences:** Any privacy fence shall be constructed so that the framing shall be toward the inside of the owners' lot. No chain link fencing allowed. All fences shall be subject to review of and approved by the architectural review committee and any lot owner desiring to construct a fence shall first submit plans and design specifications for such fence and obtain written permission for such construction from said architectural review committee. The preceding requirements shall only apply to any fence constructed after the date of the approval of these covenants.
2. **Nuisances:** Noxious or offensive activities or nuisances shall not be permitted on any Lot or Parcel.
3. **Signs:** No person shall erect or maintain upon any Lot, or Improvement any sign or advertisement, except a real estate sign when the property is listed for sale.
4. **Animals:** No animals shall be kept or maintained on any Lot except the usual household pets which shall be kept reasonably confined so as not to become a nuisance.
5. **Garbage and refuse disposal/construction requirements/Lot Maintenance:** No owner shall accumulate on his Lot, litter, refuse or garbage, except in approved receptacles. All homeowners in the subdivision shall be required to have mandatory trash pickup as provided by the City of Gentry, Arkansas. Builders must maintain their development, improvements and construction in a manner of general cleanliness and general quality such manner to be defined as a like-condition to the other lots in said subdivision. Construction and improvements shall be completed within twelve months of the start-date thereupon. All lots and yards, inclusive of building structures and landscaping and flowerbeds, shall be maintained in a well-kept manner

- including keeping the lawn mowed, weeds pulled from flowerbeds, paint and other external coverings maintained in a proper manner, such manner to be defined as a like-condition to the other lots in said subdivision. All lots must have sodded front yard with grass within one year of the start of construction or within two months of the completion of construction.
6. **Limited Access:** There shall be no access to any Lot on the perimeter of the Property except from designated streets or roads within the property.
 7. **Drilling and Mining:** No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot.
 8. **Storage:** Owners shall store all their property or possessions within their Unit. In no event shall an Owner store such property or possessions in the area between the surface of his Lot and the first floor of his Unit.
 9. **Satellite Dishes:** Any and all satellite dishes in excess of twenty-four inches (24") in radius shall be prohibited in the subdivision. The installation location of all satellite dishes shall be subject to review of the approval by the architectural review committee, and any lot owner desiring to install a satellite dish shall first submit location and size plans and obtain written permission for such installation from said architectural review committee.
 10. **Parking in the Street:** No vehicles may be parked overnight in the streets of the subdivision. Lot owners shall provide sufficient off street parking to accommodate the vehicles used by their family and guest. No unlicensed or inoperative vehicles shall be parked in public view. Also, no semi-trailer trucks or commercial vehicles shall be allowed to park in said subdivision, either on the streets or on privately owned lots. No parking of vehicles in front yard of dwelling.
 11. **Structures Other Than Dwellings:** No trailer, mobile home, tent, shack, or other unsightly building or structure, temporary or permanent, shall be erected or used on said lots. However, it is permissible to have a storage building in the back of the residence, provided that the building is not unsightly and it is acceptable to the City of Gentry. All Plans for storage buildings or other additions/improvements to be erected or constructed on the property or any additions to existing structures must be approved by the architectural review committee or any other committee designated by the President of the POA, if so established.
 12. **Recreational Vehicles and Boats:** Recreational and camping vehicles and boats may be stored and parked on the lots. However, these vehicles and boats shall be located behind the house, questhouse or fence, or in or behind the garage, or otherwise screened so that they are not readily visible from the street or adjoin lots. Screening walls and fences must be constructed of brick, stone or decorative wood.
 13. **Minimum Square Footage:** There shall be a minimum square footage requirement on all dwellings constructed in the Subdivision. There is a minimum of 1650 square feet of heated area on all one story dwellings. On all multi-story dwellings, there shall be a minimum square footage of 1650 square feet on the first floor. This minimum square footage requirements is exclusive of garages, porches, patios and decks. If developer desires to amend these covenants, conditions and restrictions to reduce the minimum building size square footage. Developer shall first obtain approval of the City of Gentry, Arkansas. No such waiver, termination and/or modification shall be effective until the proper instrument, in writing, shall be executed and recorded in the office of the Recorder for Benton County, Arkansas.
 14. **Restriction on Type of Dwelling:** There shall be no dwelling erected on any lots in this subdivision, other than an attached single family dwelling, having at least a two-car enclosed garage with a minimum 18 ft wide driveway.
 15. **Approval of Plans:** All plans for initial improvements to be constructed on vacant lots in the subdivision shall meet all requirements herein and any requirements of the City of Gentry. The

initial plans for lots now owned by the developer must be first submitted for review and approval by the Developers and the Architectural Review Committee. Approval by the Developers and the Architectural Review Committee is solely to ensure that all requirements enumerated in their covenants are met and must be obtained in writing before construction of any improvements initially approved must be authorized in writing by the Developers and the Committee.

- 16. Exterior of Dwellings:** The exterior of all dwellings erected on said lot or lots in said subdivision shall be of masonry veneer construction to the extent that the exterior of said dwelling is at least fifty percent (50%) masonry veneer, excluding windows and doors and no more than 10% vinyl siding.. All roof pitches shall be a minimum of 6/12 pitch. Any composition roof on any dwelling in the subdivision shall be a 25-year architectural shingle roof and no white shingles allowed.
- 17. Covenants to Run With the Land:** These covenants and restrictions are to run with the land and shall be binding on all the parties, their heirs and assigns, for a period of 30 years from the date these covenants are recorded; provided, however, that the covenants and restrictions, with the exception of Paragraph 13 above, may be amended at any time by at least sixty-five percent (65%) of the total property owners in such addition. Such amendments shall be made in writing, drafted so as to be recorded with the registrar of deeds. Provided, further, that after the expiration of the 30 year period set forth above, and any time within 6 months from said expiration, the majority of the lot owners may express their intention, in writing, so drafted as to be recorded with the registrar of deeds, that they no longer care for these covenants, and the same shall then be terminated. In the event that no action is taken within the prescribed time, these covenants shall continue for additional periods of ten years, and for any such ten year period, said covenants may be terminated in accordance with the terms for the original termination. It is further provided that the protective covenants may be amended after the expiration of the time periods as set forth in this paragraph, either by adding to or taking from said protective covenants in their present form providing that said amendment or amendments shall be incorporated in a written instrument executed by no less than a majority of the lot owners of said subdivision and which instrument shall be capable of being recorded as above referred to under the same terms and conditions thereof.
- 18. Violations:** If the parties herein or any of them or their heirs or assigns or any other person shall violate or attempt to violate any of the covenants or restrictions herein while said covenants or restrictions are still in force, it shall be lawful for any person or persons owning any interest in any lot or lots in said subdivision to prosecute any violation or attempted violation of any such covenant or restriction, either to prevent the person from doing so or to cover damages or other penalties for such violation.
- 19. Severance of Covenants:** Invalidation of any one of these covenants by judgment or court order shall, in no way, affect any other provisions herein contained.

IN WITNESS WHEREOF, we the current owners of all property in the subdivision, have hereunder set our hands and seals, this 20 day of January, 2020.



STORMWATER DRAINAGE STUDY

FOR

GRAND ESTATES SUBDIVISION PHASE 2 GENTRY, ARKANSAS

PREPARED BY:

CIVIL ENGINEERING, INC.
701 S. MT. OLIVE, P.O. BOX 12
SILOAM SPRINGS, ARKANSAS 72761
(479) 524-9956
(479) 524-4747 fax

February 8, 2021



Ron Honeye

GRAND ESTATES SUBDIVISION PHASE 2 DRAINAGE STUDY

Project Title:

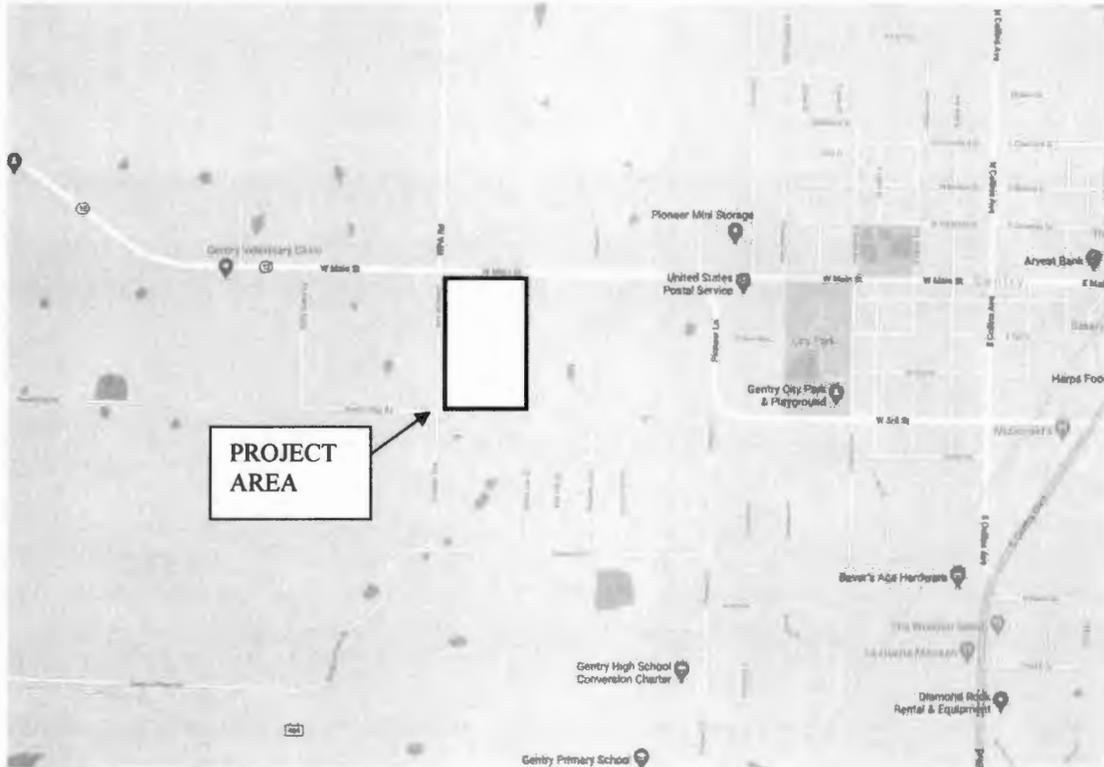
Grand Estates Subdivision Phase 2

Date:

February 8, 2021

Project Location:

The project is located on the south side of Highway 12 and east of Crowder Avenue.



Project Description:

Grand Estates Subdivision Phase 2 is a proposed residential subdivision containing 57 lots.

Name, Address and Telephone Number of Owner/Developer:

Grand Estate, LLC
400 Peach Orchard Rd
Bentonville, AR 72712
(479)621-3561

Site Area:

15.84 acres

Upstream and Downstream Drainage:

Upstream from the project there is approximately 211 acres of off-site land which enters the project through the east property line. This runoff, which is from Drainage Areas #3

(See Attached Drainage Area Map), flows around the east and south edge of the site, to the south middle of the property, through an existing major drainage channel. At the southern property line, the runoff leaves the property and continues flowing to the southwest, crossing Crowder Avenue, through the SWEPCO plant property to SWEPCO Lake, and eventually drains into Flint Creek. There are two drainage areas on the project. Drainage Area #1 consists of the north west corner of the property. The runoff from it is collected and discharged to the Crowder Avenue and W Main Street roadside ditches. The runoff from Drainage Area #2 consists of the majority of the existing and proposed residential lots. This area leaves the project at the southwest corner of the property via a new earthen channel that empties into the Crowder Avenue roadside ditch.

Area Drainage Problems:

This survey does not lie in designated Flood Zone A as per FIRM Map Number 05007C0195 J, Effective Date: September 28, 2007.

Hydrologic Computations:

The Rational Method was used to analyze the drainage for this site. For all pre-development areas, a runoff coefficient of 0.30 was used. For post-development flow a runoff coefficient of 0.55 was used for all areas. The table below shows the changes in the significant storm events for each drainage area.

PRE-DEVELOPMENT RUNOFF TABLE										
Drainage Area		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	6.72	0.30	2.02	12	5.76	6.64	8.02	11.64	13.41	16.20
2	28.55	0.30	8.57	18	4.96	5.73	6.93	42.51	49.11	59.39
3	211.49	0.55	116.32	60	2.52	2.96	3.65	293.1	344.3	424.6

POST DEVELOPMENT RUNOFF TABLE										
Drainage Area		C	C X A	Tc (min)	I(10)	I(25)	I(100)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
#	Area									
1	6.72	0.55	3.70	12	5.76	6.64	8.02	21.31	24.57	29.67
2	28.55	0.55	15.70	18	4.96	5.73	6.93	77.87	89.86	108.8
3	211.49	0.55	116.32	60	2.52	2.96	3.65	293.1	344.3	424.6

Storm Sewer System Design:

The offsite storm sewer is collected by the newly constructed drainage ditch along the east and south lines. The on-site runoff is to be collected by the streets and discharged to the southwest corner of the project into the Crowder Avenue roadside ditch.

Conclusion:

The intent of the street grades and drainage design is to collect and discharge the runoff in a manner similar to existing conditions.

I, Ron Homeyer, Registered Professional Engineer No. 7731 in the State of Arkansas, hereby certify that the drainage designs and specifications contained in this Report have been prepared in accordance with the regulations of Benton County, Arkansas, the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice. The development of this project will not adversely affect the downstream properties.

A handwritten signature in cursive script that reads "Ron Homeyer". The signature is written in black ink and is positioned above a horizontal line.

Ron Homeyer, P.E.

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX: 479-695-1115 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

City of Gentry
PH Grand Estates

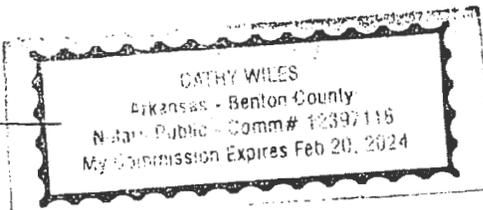
Was inserted in the Regular Edition on:
February 28, 2021

Publication Charges: \$47.12

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This / day of Mar, 2021.

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



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

Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on March 18, 2021 at 7:00 p.m. at the Gentry Court Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to address a special use permit requested by Philip Merworth, Grand Estates, LLC, for parcel #10-00120-002, Crowder Ave.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. Please publish in the Democrat Gazette for Sunday February 28, 2021 75387299 February 28, 2021



Permit #: 1515
Address: CROWDER AVE
City:
State:
Zip:

Receipt #: 1467
Date: 02/25/2021

Paid By: Philip Merworth

Description: 6569

Payment Type: Check

Payment Type Description:

Accepted By: Marisa Pair

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Special Use Permit	Reviewed annually; refundable if appellant wins appeal	0.00	35.00	35.00
			Total:	\$35.00

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk
for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that
the attached advertisement:

City of Gentry
PH Zoning Ordinance

was published in the following weekly paper(s):

- Bella Vista Weekly Vista
- Pea Ridge Times
- Siloam Springs Herald Leader
- Siloam Sunday (Section of Arkansas Democrat Gazette)
- Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

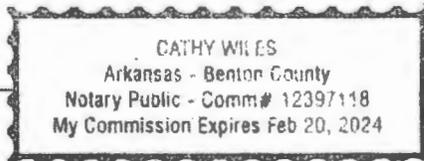
Date(s) of Publication: March 3, 2021

Publication Charges: \$70.20

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 3 day of Mar, 2021.

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



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

Notice of Public Hearing -
Gentry Zoning Ordinance
The Gentry Planning
Commission will hold a public
hearing on March 18, 2021, at
7:00 p.m. in the Gentry Council
Chambers, located at 104 E.
Main St., Gentry, Arkansas. The
purpose of the Hearing is to
allow public comment on certain
proposed amendments to the
Gentry Zoning Ordinance.
Matters for consideration
include:

1. A proposed Ordinance
creating a Residential
Neighborhood (R-N) zoning
district; and
2. The proposed re-
zoning of lands occupying a
significant portion of the City to
the new
R-N district, said lands being
more particularly described as:
That portion of land bounded on
the South by East Arkansas
Street; on the West by North
Collins Avenue; on the North by
McKee Drive; and on the East by
Railroad Avenue.

At the Hearing, comments from
any interested person will be
heard and considered, and the
Planning Commission will then
determine whether to recommend
the proposals to the Gentry City
Council.
If you are unable to attend the
meeting, you may provide
comments by phone (479-736-
2555, ex. 103) or in writing to
the City of Gentry, 101 W. Main
Street, Gentry, AR 72734.
75385776 March 3, 2021

PROPOSAL FOR PLANNING COMMISSION REVIEW

Summary of the R-N Residential Neighborhood District

The intent of the Residential Neighborhood District is to preserve the established development pattern of the historic neighborhoods that border downtown Gentry, which are predominantly single-family residences with lots generally smaller than 60 feet in width.

All generally applicable regulations for residential districts apply in the Residential Neighborhood District unless specifically provided otherwise herein.

Uses:

<i>Regular (allowed by right)</i>	<i>Conditional (allowed with SUP)</i>	<i>Accessory</i>
Single-family dwelling	Church/places of worship	As allowed in residential districts under Section 14.04.10
Park/recreational facility	Community Building	
Field crops/gardens	Mobile Food Vendor	
Emergency Facilities		

Size, Area, and Setback Requirements:

Lot Area/ Area per Family	Lot Width	Front Set- back	Int. Set- back	Ext. Back to Side Setback	Comer Back to Rear	Rear Set- back	Stories	Height
5000'	50'	25'	7'	25'	15'	10'	2½	35'

Existing non-conforming uses and structures:

Existing non-conforming uses or structures within the Residential Neighborhood District may not be enlarged or structurally altered after the effective date of the adoption of this zoning district without approval of the Board of Adjustment. If any such non-conforming use ceases for any reason for a period of more than six (6) months, or if any such structure is destroyed by any means to an extent of more than sixty percent (60%) of its replacement cost at time of destruction, any subsequent use or structure shall conform to the regulations specified for the Residential Neighborhood district unless a variance is granted by the Board of Adjustment.

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME Pioneer Woods Subdivision, Phase 3				OWNERS NAME Paul Church	DATE SUBMITTED March 8, 2021	DATE COMPLETED & ACCEPTED
STREET ADDRESS 600 Block West 7 th Street				OWNERS ADDRESS 20811 Arkotex Road		FEE PAID \$109.00
ZONING R-1	SECTION 3 & 10	RANGE 33 W	TOWNSHIP 18 N	CITY, STATE, ZIP Siloam Springs, AR 72761	PHONE NUMBER (479) 736-2621	# OF LOTS 59

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.

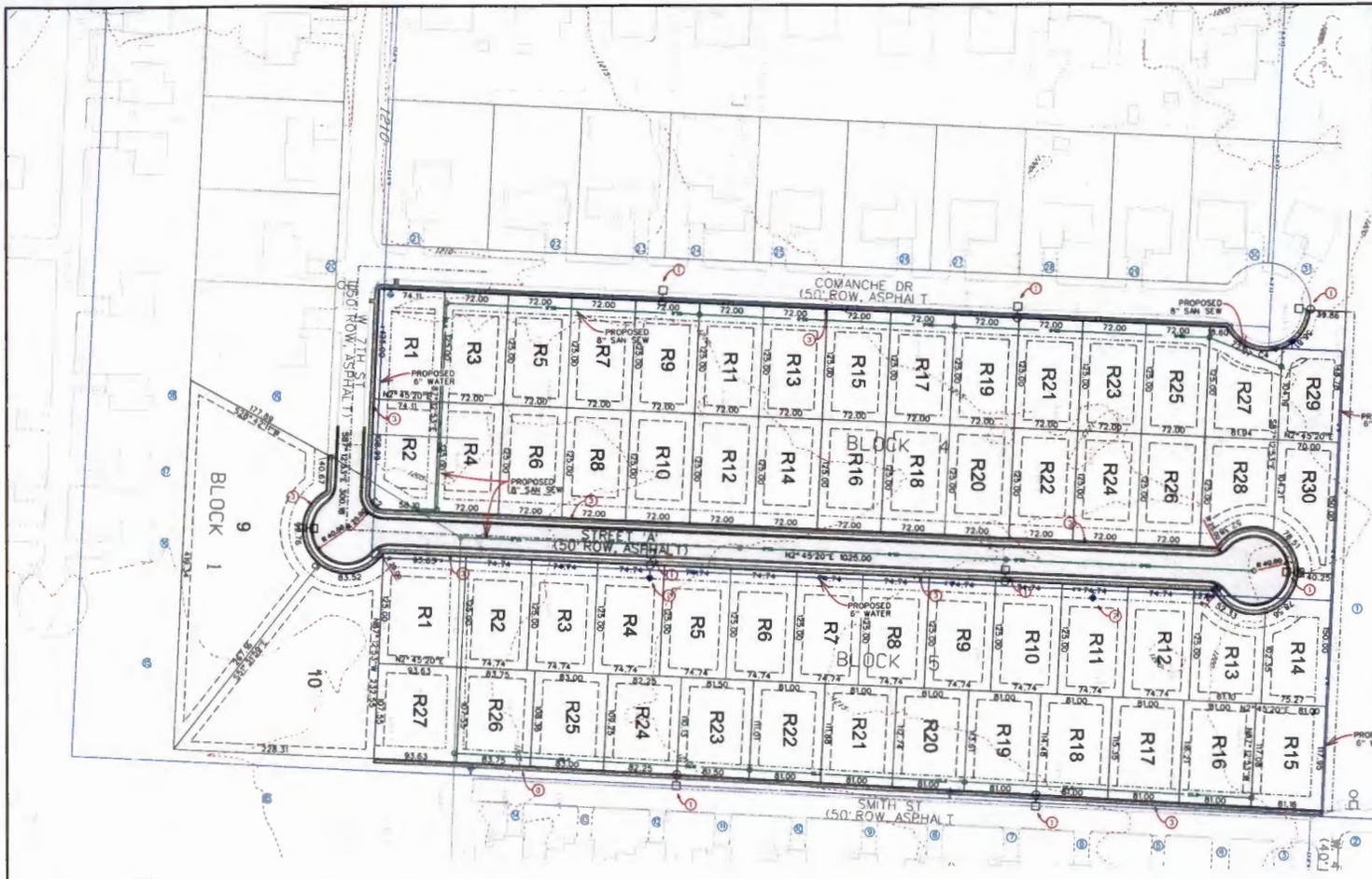
The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval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

CITY OF GENTRY
SUBDIVISION CHECKLIST
PRELIMINARY PLAT

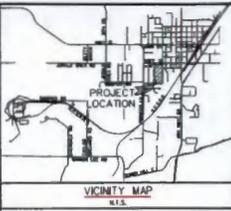
Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

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



Lot No.	Area (sq. ft.)								
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
21	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



Circle No.	Symbol	Lot Length	Chain Length	Chain Bearing	Chain Angle
1	○	100.00	100.00	N 0° 00' 00" E	0° 00' 00"
2	○	100.00	100.00	N 90° 00' 00" E	90° 00' 00"
3	○	100.00	100.00	S 0° 00' 00" E	0° 00' 00"
4	○	100.00	100.00	S 90° 00' 00" E	90° 00' 00"
5	○	100.00	100.00	N 0° 00' 00" E	0° 00' 00"

- NOTES:**
- PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIDEWALK

- LEGEND**
- EXISTING INDEX CONTOUR (10')
 - EXISTING INTERMEDIATE CONTOUR (2')
 - EXISTING FENCE LINE
 - PROPOSED PAVING
 - PROPOSED SIDEWALK
 - PROPOSED 7' TALL OPAQUE FENCING
 - PROPOSED STREET LIGHTING
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED CHLORINATION TAP
 - PROPOSED FLUSH VALVE
 - FOUND RAILROAD SPIKE
 - FOUND IRON PH
 - SET IRON PH
 - EX FIRE HYDRANT ASSEMBLY
 - EX WATER VALVE
 - EX WATER METER
 - EX SANITARY SEWER MANHOLE
 - EX SANITARY SEWER SERVICE
 - EX NATURAL GAS SIGN/METER
 - EX POWER/UTILITY POLE

SITE INFORMATION:

PROJECT ADDRESS:
600 BLOCK W 7TH ST,
GENTRY, AR 72734

PANEL NUMBERS: 10-00805-000, 10-00806-000 &
10-00847-000 THROUGH 10-00877-000

EXISTING ZONING: R-1

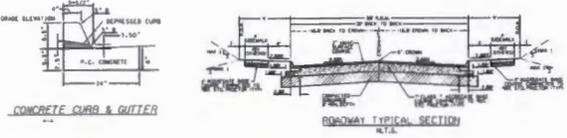
NUMBER OF LOTS: 30

MINIMUM LOT WIDTH AT FRONT LOT LINE:
72.00 FEET

URBAN LOT AREA:
8,000 S.F.

BUILDING SETBACKS:
10'- REAR SIDE
25'- ROAD FRONTAGE
10'- REAR
10'- EXTERIOR SIDE

LOT NO.	AREA (S.F.)	PERCENTAGE	AREA (S.F.)	PERCENTAGE	AREA (S.F.)	PERCENTAGE
1	10,000	33.33%	10,000	33.33%	10,000	33.33%
2	10,000	33.33%	10,000	33.33%	10,000	33.33%
3	10,000	33.33%	10,000	33.33%	10,000	33.33%
4	10,000	33.33%	10,000	33.33%	10,000	33.33%
5	10,000	33.33%	10,000	33.33%	10,000	33.33%
6	10,000	33.33%	10,000	33.33%	10,000	33.33%
7	10,000	33.33%	10,000	33.33%	10,000	33.33%
8	10,000	33.33%	10,000	33.33%	10,000	33.33%
9	10,000	33.33%	10,000	33.33%	10,000	33.33%
10	10,000	33.33%	10,000	33.33%	10,000	33.33%
11	10,000	33.33%	10,000	33.33%	10,000	33.33%
12	10,000	33.33%	10,000	33.33%	10,000	33.33%
13	10,000	33.33%	10,000	33.33%	10,000	33.33%
14	10,000	33.33%	10,000	33.33%	10,000	33.33%
15	10,000	33.33%	10,000	33.33%	10,000	33.33%
16	10,000	33.33%	10,000	33.33%	10,000	33.33%
17	10,000	33.33%	10,000	33.33%	10,000	33.33%
18	10,000	33.33%	10,000	33.33%	10,000	33.33%
19	10,000	33.33%	10,000	33.33%	10,000	33.33%
20	10,000	33.33%	10,000	33.33%	10,000	33.33%
21	10,000	33.33%	10,000	33.33%	10,000	33.33%
22	10,000	33.33%	10,000	33.33%	10,000	33.33%
23	10,000	33.33%	10,000	33.33%	10,000	33.33%
24	10,000	33.33%	10,000	33.33%	10,000	33.33%
25	10,000	33.33%	10,000	33.33%	10,000	33.33%
26	10,000	33.33%	10,000	33.33%	10,000	33.33%
27	10,000	33.33%	10,000	33.33%	10,000	33.33%
28	10,000	33.33%	10,000	33.33%	10,000	33.33%
29	10,000	33.33%	10,000	33.33%	10,000	33.33%
30	10,000	33.33%	10,000	33.33%	10,000	33.33%



PRIORITY DESCRIPTION: THIS SKETCH PLAN AND PRELIMINARY PLAT IS HEREBY APPROVED THIS ____ DAY OF _____, 2021 BY THE CITY OF GENTRY PLANNING COMMISSION.

CITY OF GENTRY WATER AND SEWER UTILITIES
CITY OF GENTRY FIRE DEPARTMENT
CITY OF GENTRY BUILDING INSPECTOR

- GENERAL NOTES:**
- All work shall conform to the City of Gentry Specifications, Standards, and Details, (Last 1995 Edition) Papers as noted herein.
 - Prior to any construction the Contractor shall familiarize himself with the Contract Documents and Specifications, the Plans including all notes, the City of Gentry Specifications and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to become familiar with all Standards or Specifications pertaining to the work shall be in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications.
 - Contractor shall have in his possession prior to commencement, all necessary permits, licenses, etc. Contractor shall have a true and correct copy of approved Construction Plans and Specifications on-site at all times. Contractor shall maintain the Arkansas Department of Environmental Quality (ADEQ) Permit Permitting requirements as indicated in the State Water Pollution Prevention Plan (SWPPP).
 - In the event an issue is not covered in the City of Gentry Construction Standards, Specifications, and Details, the Contract Documents and Specifications shall apply. The Contractor shall notify the Building Official, Architect and Project Engineer of any discrepancy immediately in order to receive direction on how to address the discrepancy. The Building Official shall have the final decision on all construction standards, methods, and procedures.
 - Contractor's responsibility will be performed by representatives of the Owner, Architect, Engineer, City, Consultant, Engineer, and permitting authorities and State and Federal regulatory agencies. Unattended areas shall be protected in the event of an accident. Contractor is responsible for maintaining and protecting existing improvements.
 - All construction materials shall be available to the work area. No construction materials developed or manufactured shall be allowed. Any storage handling equipment shall be Contractor's responsibility to remove. Any equipment used that is classified outside of the construction limits shall be repaired or replaced immediately.
 - It will be the responsibility of each contractor to protect all existing public and private utilities throughout the duration of the project. Contractor shall contact Arkansas One-Call (811) for the appropriate utility companies for one business day prior to commencement of any excavation related to the construction and shall remain fully liable for any damage caused to these facilities.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON OCTOBER 7, 2019.

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SEAL.

PRELIMINARY PLAT - PIONEER WOODS, PHASE 3: Page 1 of 1 Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES SURVEYING P.O. Box 617 Gentry, Arkansas 72734 (479) 736-8616	Owner/Developer: PAUL CHURCH 23011 Arkover Road Siloam Springs, AR 72761 (479) 736-2621	Plat Code: 260-120-31040-00-130-00-0001 260-120-31040-00-130-00-0001 Date: March 06, 2021	Job #: 1837
---	--	--	---	-----------------------

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



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

March 8, 2021

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

RE: Pioneer Woods Subdivision, Ph 3
Preliminary Plat Existing Utilities Certification

Dear Sirs:

The above referenced Pioneer Woods Subdivision Ph 3 project is located east of the West 7th Street and Comanche Drive intersection. The proposed subdivision site has sufficient existing utilities adjacent to, or nearby, that are adequate to serve the proposed project.

An existing 6" diameter water main is available in West 7th Street as well as the cul-de-sac of Comanche Drive to provide water service to the site. City gravity sewer will be extended from the existing sewer line in the southwest corner of the project and used for the subdivision. Existing electric distribution lines are available on the both sides of project.

Based upon the above described existing and proposed utilities, I do hereby certify that the proposed Pioneer Woods Subdivision Ph 3 has adequate and sufficient existing utilities to serve the project.

Sincerely,

A handwritten signature in cursive script that reads "Ron Homeyer".

Ron Homeyer, P.E.

cc: Paul Church, Owner / Developer

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



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

March 8, 2021

City of Gentry
101 W Main St
Gentry, AR 72734

RE: Pioneer Woods Subdivision, Phase 3
600 Block West 7th Street
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 Pioneer Woods Subdivision, Phase 3 in the 600 Block of West 7th Street 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 Pioneer Woods Subdivision, Phase 3 and used in the storm water runoff determinations contained:

Total Area of Phase 1: 15.26 acres

The runoff rates were calculated using the Soil Conservation Service (SCS) Method. A time of concentration of 18 minutes for pre-development conditions and at time of concentration of 17 minutes for post-development conditions was used. A runoff curve number of 70.00 was used for the existing conditions since the soils for the site are hydrologic group C (see attached soils report and SCS TR-55 Curve No. Tables). A runoff curve number of 80.00 was used for the post development conditions, which considers the site hydrologic group C characteristics for the proposed lots. The increase in runoff as a result of this project is 8.02 cubic feet per second (CFS) in the 10-year storm event, which is a 2% increase in the 10-year storm event. The downstream drainage system has sufficient capacity to handle the increase in the peak discharge as a result of this development.

SCS METHOD						
PRE-DEVELOPMENT						
Drainage Area		CN	Tc (min)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
#	Area (acres)					
EX-1	15.26	74.00	18	38.85	51.15	68.18

SCS METHOD						
POST-DEVELOPMENT						
Drainage Area		CN	Tc (min)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
#	Area (acres)					
1	15.26	80.00	17	46.90	60.23	78.42

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

Sincerely,



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

cc/Paul Church,
Owner/Developer

enclosures



Permit #: 1549

Address: W 7TH ST

City:

State:

Zip:

Receipt #: 1502

Date: 03/08/2021

Paid By: Wakefield Investments

Description: 1118

Payment Type: Check

Payment Type Description:

Accepted By: Marisa Pair

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Planning & Zoning Application	Refundable if appellant wins appeal	0.00	35.00	35.00
Preliminary Plat Submission (per lot)		59.00	109.00	109.00
			Total:	\$144.00