

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

THURSDAY, MAY 19, 2022

PLANNING COMMISSION

- Roll Call
- Review of Minutes- April 21, 2022

- Adams Truss Inc.: Informal Plat; Parcel# 10-00148-005
- Netzel Revocable Trust: Subdivision 3 Final- Phase 2; Parcel# 18-13587-000
- a) Goslee, Julian & Roxanne: Subdivision 1- Sketch; Parcel# 10-00148-424
- b) Goslee, Julian & Roxanne: Subdivision 2- Preliminary; Parcel# 10-00148-424

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, APRIL 21, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on April 21, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the start of the public hearing:

Public Hearing

Maudie Jech; Special Use Permit: Parcel# 10-00100-000

Ms. Jech and her family were present with an explanation as to the request for a special use permit. They would like to be able to park an RV near her home, specifically behind the home- on the South side, for visiting family, in order to assist with her personal care. This is only a temporary situation and, the family stated a slab will be poured for the RV to be parked on. Commissioner's advised the Jech's that a special use permit would be reviewed annually.

Public Hearing

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (duplexes)

This request is being made to allow duplexes in a R-O zone for 4 lots- in total. Adjacent property owner, JoEllen Martin inquired about whether or not the lot sizes met the requirements. Adjacent property owner Heather Hearn voiced concerns of there being no retaining wall, as well as concerns of erosion and privacy. The developer was present and addressed these matters stating it is the intent of the developer to build a short retaining wall with a "decorative rustic theme" and, that erosion should not be an issue given the layout of the land.

Public Hearing

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (setbacks)

During discussion it was stated that R-3 can be allowed in a R-O zone, as long as all requirements are met.

There being no further questions or comments, Chairman Mike Parks closed this portion of the Public Hearing and announced the regular session of the Planning and Zoning Commission meeting by requesting roll call:

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present
Runyan-Present

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout; Chamber of Commerce Director-Janie Parks; Fire Chief- Vester Cripps, Ron Homeyer, Jo Ellen Martin, Maudie Jech, Heather Hearn and others.

Review of the Minutes of the March 17, 2022 Regular Meeting: After review:

Motion: Runyan- to approve the minutes as written

Second: Meyer

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

Motion passed.

1). Maudie Jech: Special Use Permit; Parcel# 10-00100-000:

After discussion, and having heard this matter presented during the public hearing:

Motion: Meyer- to approve the special use permit, with the understanding that it will be reviewed every year and, that the sole purpose of the RV is for the caregiving of Ms. Jech

Second: Runyan

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

Motion passed.

2). RLP Development LLC: Special Use Permit (for duplexes) Parcel# 10-00145-000:

Having heard this matter during the public hearing:

Motion: Williams- to approve duplexes in the R-O zone

Second: Church

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

Motion passed.

3). RLP Development LLC; Special Use Permit (for setbacks) Parcel# 10-00145-000:

Having heard this matter during the public hearing:

Motion: Church- to grant the variances; also to allow for both setback and lot size for the duplexes

Second: Williams

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

Motion passed.

4). Eddleman; Concept Tract Split: (Discussion only) Parcel# 18-14718-000:

Mr. Eddleman has 90 acres on Browning Road. He was present to inquire about the requirements for developing this property. Gentry Planning Commissioners advised Mr. Eddleman and offered suggestions.

5). Anita & Kenneth Wise: Conditional Mixed-Use Permit: Parcel# 10-00411-000:

This request is intended for the owners to put an apartment in back of the Twice But Nice store.

Motion: Church- to allow the Conditional Use Permit in order to put an apartment in the back of the Twice But Nice store

Second: Runyan

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

Motion passed.

6). KSBD, LLC: Tract Split (Ulibarri) Parcel# 10-00001-120: After discussion:

Motion: Church- to allow the Tract Split to create Tract 2

Second: Kooistra

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

Motion passed.

7). Steele Development Inc: Crowder Ave. Subdivision Phase 1 Preliminary:

Parcel# 18-13369-001: During discussion: all members agreed to accept the Pre-Planning Meeting check list. After discussion:

Motion: Williams- to approve as presented

Second: Kooistra

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

Motion passed.

8). Freddie Wilmoth- Lot Line Adjustment: Parcel# 10-00121-000: After discussion:

Motion: Williams- to approve the Lot Line Adjustment

Second: Runyan

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

Motion passed.

9). Three Springs Subdivision (Netzel) Phase 2- Sketch Plan: Parcel# 18-13587-000:

During discussion: Tract 12 will remain agricultural and, Tract 4-R will not be developed as it lies within the flood plain. Recommended for approval. After discussion:

Motion: Williams- to accept the staff's recommendation and approve the Sketch Plan

Second: Kooistra

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

Motion passed.

10). Three Springs Subdivision Phase 2- Preliminary: Parcel# 18-13587-000:

After discussion:

Motion: Church- to accept the staff recommendations and approve the Preliminary

Second: Kooistra

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

Motion passed.

11). Mark & Tina Lynch- Informal Plat; Tract Split: Parcel# 18-13905-000:

After discussion:

Motion: Williams- to approve the Tract Split

Second: Feemster

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

Motion passed.

12). James Gibson- Gibson Subdivision- Informal Plat; Parcel# 18-13362-000:

After discussion:

Motion: Williams- to approve the informal plat

Second: Church

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

Motion passed.

13). Ryan's Place Subdivision (Kemp Holdings, LLC) 1- Sketch Plan; Parcel# 10-00086-000

After review and discussion:

Motion: Williams- to approve the Sketch Plan

Second: Kooistra

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

Motion passed.

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

Motion: Kooistra- to adjourn

Second: Williams

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman



February 25th, 2022

Planning Commission
City of Gentry

RE: Utilities' availability for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the existing land into 3 lots, with sizes of 4.75-, 3.0- and 2.4-acres.

The proposed 3 lots will have access to electric and water, as needed. There is a 4" waterline on the east side of Fairmont for water service, and Carroll Electric has confirmed service to this area.

Sincerely,

Phil Swope, PE
Project Engineer



February 17th, 2022

Planning Commission
City of Gentry

RE: Drainage Certification for proposed lot split
SW Corner - Fairmont and Highway 12

To whom it may concern,

Please accept this letter in support of the referenced project. The developer is proposing a lot split of the existing land into 3 lots, with sizes of 4.75-, 3.0- and 2.4-acres. Because the impact of houses on these large lots, and due to the site's proximity against the floodplain, this site will not cause an increase in downstream peak flow rates. The two considerations are detailed below.

1. **Small impact of a house and driveway on large lots.** The impact of a 2,500sf house and associated driveway (assume another 2,000sf) on even the smallest proposed lot would have negligible impact in onsite peak flow generation. See below for quick, rational method calculations for this conservative calculation, which is calculated on the smallest lot- which is the 2.4-acre lot. Keep in mind that the impact of adding a house and driveway on the other two lots will have even less impact.

$Q = C \times I \times A$
 $C(\text{pre}) = 0.4 / C(\text{post}) = 0.418$
 $I(100\text{-yr}) = 10.46 \text{ in/hr}$
 $A = 2.4 \text{ acres}$

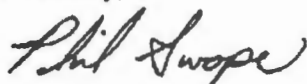
$Q(100\text{-yr, pre}) = 10.0416\text{cfs}$
 $Q(100\text{-yr, post}) = 10.49328\text{cfs}$

As shown above, the increase is negligible. This small amount of increase is made even more insignificant in light of the overall basin once that is considered in item #2 below.

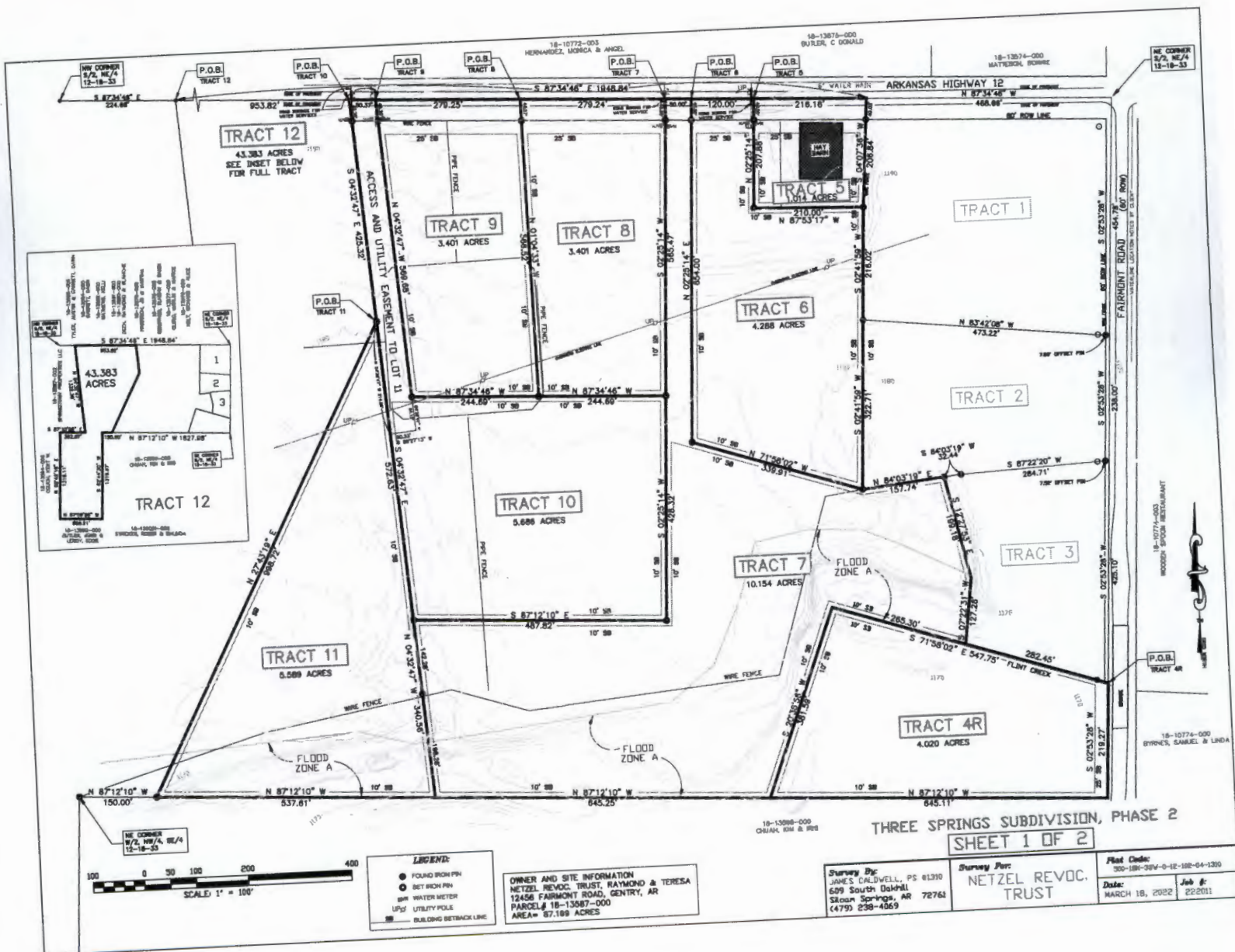
2. **Property's proximity to lower reaches of the basin.** Because this property has so much upland area that drains down to this site's floodplain area, the best hydraulic situation is achieved when this site releases its runoff quickly, and ahead of the peak flow approaching this location at a significantly later time in the storm event. This site would not benefit the basin, as a whole, with detention or any other method of slowing runoff. In fact, at this location in the overall basin, the quicker the runoff releases from individual properties, the lower the peak flow generated in the floodplain.

I, Phil Swope, Registered Professional Engineer No. 11426 in the State of Arkansas, hereby certify that the analysis included is based on Accepted Engineering Practices and limited by weather data provided by the city and/or precipitation maps. This development, if constructed per the construction documents and plans prepared by Phil Swope, is deemed not to increase existing risk to downstream life or property.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Swope", written in a cursive style.

Phil Swope, PE
Project Engineer



PART OF THE S/2 OF THE NE/4 SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF SAID S/2SW/4 1111.88 FEET FROM THE NE CORNER OF THE SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF FARMROAD 24, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 8025.5287W 21.27 FEET TO THE SE CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 8025.5287W 64.11 FEET TO THE SE CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE S/4 CORNER 351.89 FEET TO A POINT IN THE CENTERLINE OF FURTHER 8025.5287W 64.11 FEET TO THE SE CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG SAID CENTERLINE 847.75 FEET TO THE POINT OF BEGINNING, CONTAINING 4.020 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FARMROAD 240 ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 58°34'46"E 1957.34 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 58°34'46"E 21 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 504°07'30"W 20.8A FEET TO AN IRON PIN, THE N/4 51°37'W 210.0 FEET TO AN IRON PIN, THENCE 02°25'14"E 207.88 FEET TO A POINT OF BEGINNING, CONTAINING 1.014 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

PART OF THE S/2 OF THE NE/4 SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 587'34"48" 1537.34 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 587'34"48" 120.0 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 582'29"14" 207.88 FEET TO AN IRON PIN, THENCE 587'34"48" 210.00 FEET TO AN IRON PIN, THENCE 582'41"52" 216.02 FEET TO AN IRON PIN, THENCE 582'41"52" 32.71 FEET TO A POINT 101'10"17" 177.10 FEET FROM THE NW CORNER OF SAID S/2 OF THE NE/4, BEING 654.30 FEET TO THE POINT OF BEGINNING, CONTAINING 4.28 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

PART OF THE S/2 OF THE NW 1/4 SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS,
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT A POINT IN THE NW CORNER OF SAID S/2 OF THE NE/4, POINT BEING IN THE
 RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE S/2 OF THE NE/4, 337°34'46" 50.00
 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S/2 OF THE NE/4 50.00 FEET TO AN IRON PIN,
 117°52'00" 127.28 FEET TO THE CENTERLINE OF FLINT CREEK, THENCE ALONG SAID CENTERLINE
 N71°52'00" 285.30 FEET, THENCE S20°58'59" 58.59 FEET TO THE SOUTH LINE OF SAID S/2 OF THE NE/4, THENCE ALONG
 SAID SOUTH LINE OF SAID S/2 OF THE NE/4, 117°52'00" 127.28 FEET TO AN IRON PIN,
 THENCE N72°17'07" 48.82 FEET TO AN IRON PIN, THENCE N02°24'14" 95.75 FEET TO THE POINT OF BEGINNING,
 CONTAINING 1.00 ACRES OF LAND, BEING THE SUBJECT OF THE APPLICATION OF STATE HIGHWAY 12 ALONG THE
 NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

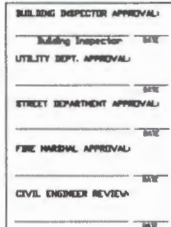
BEING THE S2/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 587'34" W. 1508.10 FEET FROM THE NW CORNER OF SAID S2 OF THE NE1/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S2 OF THE NE1/4 587'34" W. 278.24 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID S2 OF THE NE1/4 502'23" 1/4 W. 565.47 FEET TO AN IRON PIN, THENCE N87°34'49" 244.80 FEET TO AN IRON PIN, THENCE N10°43'37" 588.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.401 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT #6:
PART OF THE S/2 OF THE N/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST,
BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAYING AND BEGINNING AT A POINT 1728.85 FEET FROM THE NW CORNER OF SAID S/2 OF
THE NE/4, POINT BEING ON THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG
THE NORTH LINE OF THE SAID S/2 OF THE N/4 S87°34'09"E 279.25 FEET, THENCE LEAVING
THE NORTH LINE OF THE SAID S/2 OF THE N/4 S01°04'33"E 586.52 FEET TO AN IRON PIN,
THENCE M87°34'09"W 244.69 FEET TO AN IRON PIN, THENCE N04°22'47"W 668.68 FEET TO
THE POINT OF BEGINNING, CONTAINING 3.421 ACRES MORE OR LESS, AND SUBJECT TO
THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND
SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

POINT OF THE NE 1/4 NE 1/4 SECTION 12, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 587°34'48"= 1178.68 FEET FROM THE NW CORNER OF SAID 92 OF THE NE 1/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE NE 1/4 AND 5/2 OF THE NE 1/4 587°34'48"= 503.57 FEET, THENCE LEAVING SAID HIGHWAY 12, THENCE 10°00'00"= 420.32 FEET TO AN IRON PIN, THENCE 58°42'00"= 400.36 FEET TO AN IRON PIN, THENCE 58°22'54"= 420.32 FEET TO AN IRON PIN, THENCE N80°12'10"= 487.82 FEET TO AN IRON PIN, THENCE N04°32'47"= 697.95 FEET TO THE POINT OF BEGINNING, CONTAINING 886 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF ALL STATE HIGHWAYS 12 ALONG THE NORTH SIDE OF SAID TRACT, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD SHOWN ON THE HERBON PLAT, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, MINNESOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT S71°44'48"E 118.44 FEET AND A POINT S32°42'47"E 151.19 FEET TO THE NW CORNER OF SAID S/2 OF THE NE/4, THENCE S04°32'47"E 313.19 FEET TO THE S/4 SOUTH LINE OF THE SAID S/2 OF THE NE/4, THENCE ALONG SAID SOUTH LINE N87°12'10"W 537.81 FEET TO AN IRON PIN, THENCE LEAVING SAID SOUTH LINE N27°43'1"E 508.72 FEET TO THE POINT OF BEGINNING, CONTAINING 5.188 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - REMAINDER TRACT: THIS TRACT IS ALSO THE W/2 OF THE NW/4 OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID W/2 OF THE NE/4 80°34'48" 93.62 FEET, THENCE LEAVING THE NORTH LINE OF THE SAID W/2 OF THE NE/4 30°43'47" 425.35 FEET TO AN IRON PIN AT THE CORNER OF THE SAID W/2 OF THE NE/4 OF THE SE/4 OF THE NW/4 OF THE SE/4, THENCE ALONG THE NE/4 18°00 FEET TO AN IRON PIN AT THE SW CORNER OF THE W/2 OF THE NW/4 OF THE SE/4 OF THE NW/4 OF THE SE/4, THENCE ALONG THE S/4 18°00 FEET TO THE SOUTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE 318.57 FEET TO THE SOUTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE N80°09'50" 658.21 FEET TO THE SW CORNER OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE WEST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 N02°42'01" 319.10 FEET TO THE CORNER OF THE SAID W/2 OF THE NW/4 OF THE SE/4 OF THE NW/4 OF THE SAID NW/4 OF THE SE/4 N02°42'01" 30.01 FEET, THENCE N04°24'44" 1332.36 FEET TO THE POINT OF BEGINNING, CONTAINING 43.363 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.



NON-BUILDABILITY STATEMENT:
APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

History Public ☐ My Connection Expires ☐

Planning Commission

CERTIFICATION I hereby certify that on Mar. 18, 1988 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.

Part of this property BEES LEE in a designated flood according to FEMA Map 16007 C 0015 J. Dated September 28, 1987.

James Caldwell Ark. RT #1700 012

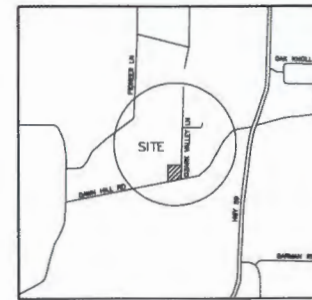
SHEET 2 OF 2

OWNER AND SITE INFORMATION
NETZEL REVOC. TRUST, RAYMOND & TERESA
12456 FAIRMONT ROAD, GENTRY, AR
PARCEL# 18-13587-000
AREA= 91.103 ACRES

Survey By:
JAMES CALDWELL, PS 81310
609 South Dakhili
Sloan Springs, AR 72761
479-390-1049

Survey For:
NETZEL REVOC.
TRUST

Plant Code: 550-100-224-0-12-102-04-1370	
Date: MARCH 10, 2002	Job #: 000011



LEGEND

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

— CENTERLINE

— RIGHT OF WAY (R/W)

— BUILDING SETBACKS:

- 10' ALONG INTERIOR SIDE LINES
- 15' ALONG EXTERIOR SIDE LINES
- 15' ALONG REAR
- 25' ALONG ROAD FRONTAGE

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

ZONING: R-1

CITY OF GENTRY

SUBDIVISION CHECKLIST SKETCH PLAN

SUBDIVISION NAME DAWN HILL PLACE PHASE I				OWNERS NAME JULIAN GOSLER		DATE SUBMITTED 5/5/22
STREET ADDRESS DAWN HILL RD.				OWNERS ADDRESS 21351 Hy 16E		FEE PAID
ZONING R-2	SECTION 15	RANGE 33W	TOWNSHIP 18	CITY, STATE, ZIP S. DAM SPRING	PHONE NUMBER 501-615-0244	# OF LOTS 3

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

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

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: <hr/> <hr/> <hr/> <hr/>

CITY OF GENTRY

SUBDIVISION CHECKLIST PRELIMINARY PLAT

SUBDIVISION NAME <i>Dawn Hill Place</i>				OWNERS NAME <i>Julian Goslee</i>		DATE SUBMITTED <i>5/5/22</i>	DATE COMPLETED & ACCEPTED
STREET ADDRESS <i>Dawn Hill Rd</i>				OWNERS ADDRESS <i>21351 Hwy 16E</i>		FEE PAID	
ZONING <i>R-2</i>	SECTION <i>15</i>	RANGE <i>33W</i>	TOWNSHIP <i>18</i>	CITY, STATE, ZIP <i>Siloam Springs</i>		PHONE NUMBER <i>501 622-6244</i>	# OF LOTS <i>3</i>

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. Signature of Building Inspector required.
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission at preliminary plat review.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

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.