

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

**THURSDAY, OCTOBER 17, 2019**

**PUBLIC HEARING:**

- **David Lee- Rezone**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- September 19, 2019
- David Lee – Rezone- R-0 to C-2
- Nora Krein Slikkers- Lot Line Adjustment
- Scott Mayberry- Lot Line Adjustment
- Trixie Coffee & Don Evans- Subdivision (Lot Split)
- Goslee- Dawn Hill East Subdivision
  - Preliminary Plat
- Pioneer Woods- Phase 3
  - Sketch Plan
  - Preliminary Plat
- Sunset Ridge Phase 3
  - Final Plat- checklist

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

**THURSDAY, SEPTEMBER 19, 2019**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on September 19, 2019 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

**MEMBERS PRESENT**

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

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Ron Homeyer, Ray Arnold, Janice Arnold, Janie Parks and Maxine Foster.

**PLANNING COMMISSION**

<b>Roll Call:</b> Meyer-yes	Runyan-yes	Kooistra- yes
Williams-yes	Church-yes	Feemster- yes

**Minutes of the August 15, 2019 Regular Meeting:**

**Motion:** Church- To approve the minutes as presented

**Second:** Runyan

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

**Motion Passed.**

**Goslee Subdivision on Ozark Valley & Dawn Hill East**

- a) The checklist and Sketch Plan were presented for the Commission's review and consideration. After some discussion:

**Motion:** Church- to approve the Sketch Plan

**Second:** Meyer

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

**Motion passed.**

- b) The checklist and Preliminary Plat were presented to the Commission for review and consideration. After review of the checklist it was noted that several items were incomplete, specifically; #4: name, address and contact information of the engineer; #9: the kind of surface of the streets; #10: that the intervals needed to be redone at 2 foot, rather than 10; #14: design of the street, curb and sidewalks should be shown on the plat itself; and #16: signatures still required of all officials approving this Preliminary Plat.

**Motion:** Runyan- to make corrections to Preliminary Plat and bring back to the Commission in October.

**Second:** Feemster

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

                 Needing a majority to pass, Chairman Mike Parks voted yes, which resulted in a 5 to 2 vote.

**Motion passed.**

At this time, Mark Smithson presented the Commission with questions for consideration regarding an Air B&B and whether or not a permit would be required. Chairman Mike Parks asked the Commission if they were willing to review the documents presented:

**Motion:** Williams- to add this matter to the Agenda

**Second:** Church

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

**Motion passed.**

After lengthy discussion, review of the rules and definitions, and much consideration:

**Motion:** Williams- to consider an Air B&B as a rental which does not require a home occupation permit

**Second:** Kooistra

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

**Motion passed.**

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

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

**Second:** Runyan

**All in Favor-** yes

**NONE Opposed:**

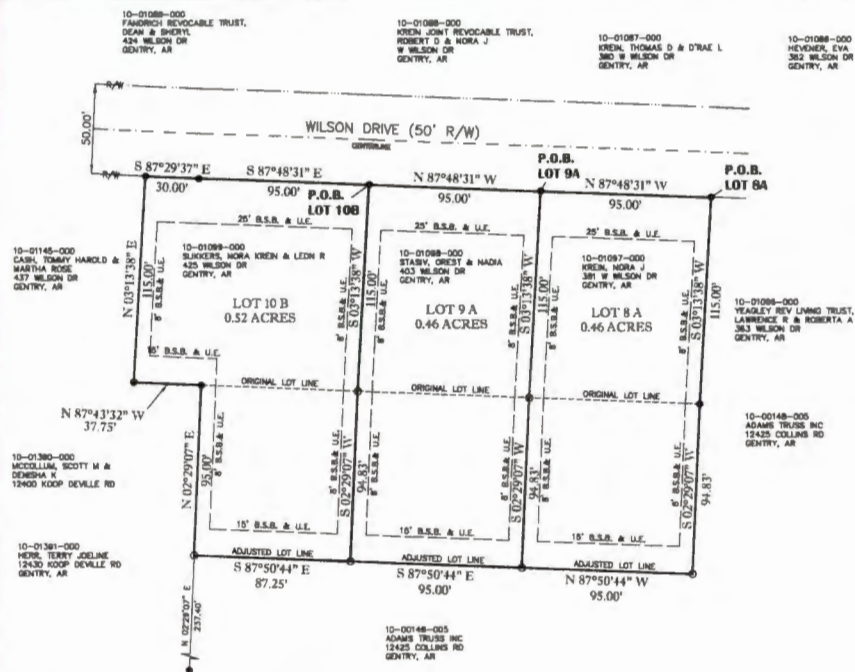
**Motion passed, meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

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Mike Parks, Planning Committee Chairman

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## GENTRY CITY COUNCIL:

This plot is hereby approved by the Gentry City Council this \_\_\_\_ day  
of \_\_\_\_\_

\_\_\_\_\_  
Councilman

## GENTRY PLANNING COMMISSION:

This plot is hereby approved by the Gentry Planning Commission this \_\_\_\_ day  
of \_\_\_\_\_

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Utilities

\_\_\_\_\_  
Street Department

\_\_\_\_\_  
Fire Marshal

## OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed,  
divided, platted, dedicated and access rights reserved as represented on this  
plot and attachments.

Owner \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_  
NORA KREIN  
425 WILSON DRIVE  
GENTRY, AR 72734  
LEON SUUKERS

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

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

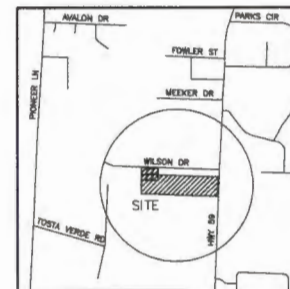
Owner \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_  
DRETT STASIV  
403 WILSON DRIVE  
GENTRY, AR 72734  
NADIA STASIV

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

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



VICINITY MAP

NORTH



( IN FEET )  
1 inch = 50 ft.

**LEGEND**

These standard symbols may  
be found in the drawing.

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

## SURVEY DESCRIPTION:

A REPLAT OF LOT 8, LOT 9 AND LOT 10A, BLOCK 2 OF COUNTRY ESTATES AND PART OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE  
33 WEST, BENTON COUNTY, ARKANSAS, INTO LOT 8A, LOT 9A AND LOT 10B, BLOCK 2 OF COUNTRY  
ESTATES TO THE CITY OF GENTRY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LOT 8A:

BEGINNING AT THE NE CORNER OF LOT 8, BLOCK 2 OF COUNTRY ESTATES; THENCE S 031°3'38" W  
115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 95.00'; THENCE N 02°29'07" E  
94.83'; THENCE N 031°3'38" E 114.84'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING  
AND CONTAINING 0.46 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

## LOT 9A:

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 2 OF COUNTRY ESTATES; THENCE S 031°3'38" W  
115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 95.00'; THENCE N 02°29'07" E  
94.83'; THENCE N 031°3'38" E 115.00'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING  
AND CONTAINING 0.46 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

## LOT 10B:

BEGINNING AT THE NE CORNER OF LOT 10A, BLOCK 2 OF COUNTRY ESTATES; THENCE S 031°3'38" W  
115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 87.25'; THENCE N 02°29'07" E  
95.00'; THENCE N 87°43'32" W 37.75'; THENCE N 031°3'38" E 115.00'; THENCE S 87°29'37" E  
30.00'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.  
PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

## 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.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL  
QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- 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 GENTRY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD  
OF BUILDABILITY OF SAID LOTS.
- THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED  
BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION  
OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE  
EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

## FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR  
FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.  
FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED  
AREAS. MAP NUMBER: 05007C0215 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED  
AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 10, 2019.



MICHAEL E. JAMES, PLS #985  
BENTON COUNTY SURVEYOR

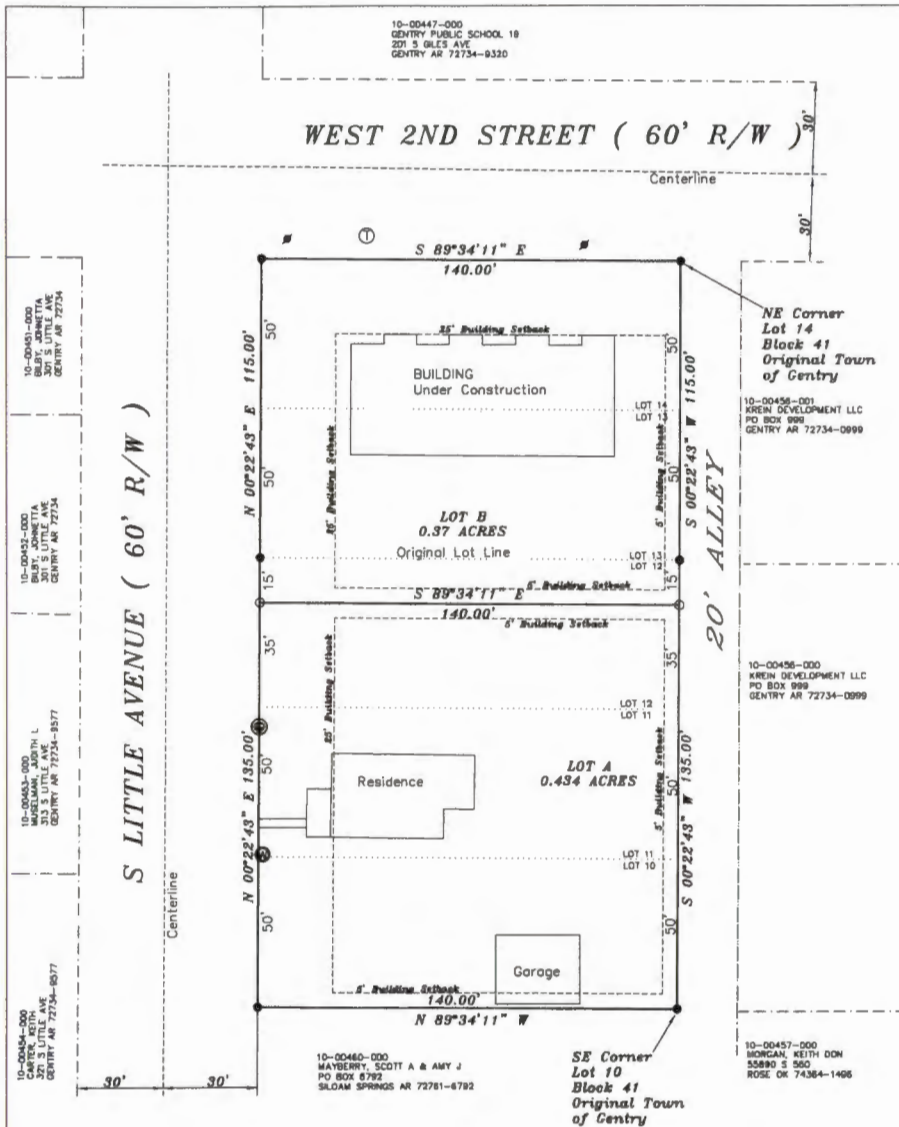
500-18N-33W-0-10-310-04-0985

**REPLAT  
FOR  
NORA KREIN**

LOTS 8, 9 AND 10, BLOCK 2 COUNTRY ESTATES AND  
PART OF THE NE 1/4 OF THE SW 1/4  
SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST  
GENTRY, ARKANSAS

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

DATE: SEPTEMBER 10, 2019.  
SCALE: 1" = 50'  
JOB NUMBER: JSIS773A  
FILE NAME: JSIS773A.DWG



#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 26, 2019.

#### 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: 05007C0315 J  
REVISED DATE: SEPTEMBER 28, 2007.

#### GENTRY PLANNING BOARD:

This plat is hereby approved by the Gentry Planning Board this \_\_\_\_ day of \_\_\_\_.

#### CHAIRMAN

#### OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Owner

Owner

Owner

Owner

STATE OF ARKANSAS  
COUNTY OF BENTON

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

My commission expires \_\_\_\_.

Notary Public

#### SURVEY DESCRIPTION ( LOT A )

A Replat of Lots 10 and 11 and the South 35.00' of Lot 12, Block 41, Original Town of Gentry, Benton County, Arkansas, into Lot A, more particularly described as follows:  
Beginning at the SE Corner of said Lot 10 ; thence N 89°34'11" W 140.00'; thence N 00°22'43" E 135.00'; thence S 89°34'11" E 140.00'; thence S 00°22'43" W 135.00'; to the point of beginning having an area of 18900.01 Square Feet, 0.434 Acres

#### SURVEY DESCRIPTION ( LOT B )

A Replat of Lots 13 and 14 and the North 15.00' of Lot 12, Block 41, Original Town of Gentry, Benton County, Arkansas, into Lot B, more particularly described as follows:  
Beginning at the NE Corner of said Lot 14 ; thence S 00°22'43" W 115.00'; thence N 89°34'11" W 140.00'; thence N 00°22'43" E 115.00'; thence S 89°34'11" E 140.00'; to the point of beginning having an area of 16100.01 Square Feet, 0.370 Acres

#### OWNERS AND PARCEL No.

10-00462-000  
MAYBERRY, SCOTT A & AMY J  
PO BOX 6792  
SILOAM SPRINGS AR  
72761-6792

10-00461-000  
WALKER, GAYLENE A  
312 S LITTLE ST  
GENTRY AR 72734-8636

**Michael E. James RLS#985**  
County Surveyor  
Benton County

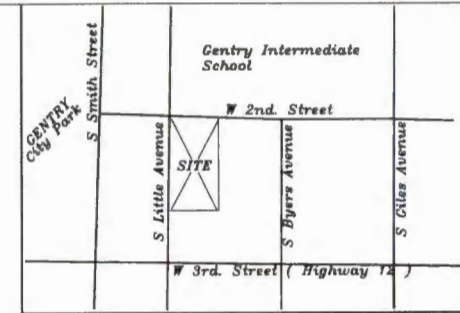


**REPLAT FOR**  
**SCOTT MAYBERRY**  
**GAYLENE WALKER**

**ORIGINAL TOWN**  
**GENTRY**  
**BENTON COUNTY, ARKANSAS**

James Surveying  
P.O. Box 817  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: September 26, 2019  
SCALE: 1" = 30'  
JOB NUMBER: JS15019A  
FILE NAME: JS15019A.DWG



**VICINITY MAP**

FILE BLOCK



**NORTH**



( IN FEET )  
1 inch = 30 ft.

#### LEGEND

These standard symbols will be found in the drawing.

- FOUND IRON PIN
- SET IRON PIN
- ⊗ WATER METER
- ⊙ GAS METER
- ⊠ TELEPHONE BOX
- ⊕ RAILROAD SPIKE

#### NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ASSUMED
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 ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.



18-14693-002  
GOESSENS, JASON R  
PO BOX 1604  
GENTRY AR 72734 1604

SW Corner  
NE 1/4 SW 1/4  
Section 33  
T-19-N, R-33-W

#### SURVEY DESCRIPTION (TRACT 1)

Part of the NE 1/4 of the SW 1/4 of Section 33, T-19-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 264.50' S 87°02'43" E of the SW Corner of the NE 1/4 of the SW 1/4 of said Section 33; thence N 02°58'00" E 412.50'; thence S 87°02'43" E 264.50'; thence S 02°58'00" W 155.16'; thence S 89°38'33" W 224.88'; thence S 02°58'00" W 244.34'; thence N 87°02'43" W 40.00'; to the point of beginning having an area of 52793.01 Square Feet, 1.21 Acres. Property is subject to the right of way of WPA Road on the south side and any easements of record.

#### SURVEY DESCRIPTION (TRACT 2)

Part of the NE 1/4 of the SW 1/4 of Section 33, T-19-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 304.50' S 87°02'43" E of the SW Corner of the NE 1/4 of the SW 1/4 of said Section 33; thence N 02°58'00" E 244.34'; thence N 89°38'33" E 224.88'; thence S 02°58'00" W 257.34'; thence N 87°02'43" W 224.50'; to the point of beginning having an area of 56313.25 Square Feet, 1.28 Acres. Property is subject to the right of way of WPA Road on the south side and any easements of record.

18-14693-000  
MILLSAP, WALTER E & JUANITA KAY  
10691 WPA ROAD  
GENTRY AR 72734-8910

#### GENTRY PLANNING BOARD:

This plat is hereby approved by the Gentry Planning Board this \_\_\_\_\_ day of \_\_\_\_\_.

#### CHAIRMAN

#### OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

*Julie Coffey*  
Owner

*Donald H. Evans*  
Owner

STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this 2 day of October 2019.

My commission expires 9-19-28

*Stephen J. Evans*  
Notary Public



#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 30, 2019.

#### 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 05007C0155 J. REVISED DATE: SEPTEMBER 28, 2007.

#### SETBACK TABLE

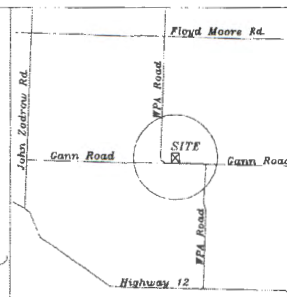
25' FRONT
10' SIDE
10' REAR

#### OWNERS and PARCEL No.

18-14693-000  
COFFEY, TRIXIE & EVANS, DONALD G  
PO BOX 687  
GENTRY AR 72734 0687

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLA\* 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.

Michael E. James RLS#985  
County Surveyor  
Benton County



VICINITY MAP

0' 100' 200' 300'

( IN FEET )  
1 inch = 100 ft.

#### LEGEND

- FOUND IRON PIN
- SET IRON PIN
- PROPANE TANK
- POWER POLE

FILE BLOCK

NORTH

#### NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
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 ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

500-19N-33W-0-33-310-04-985

**TRACT SPLIT FOR  
TRIXIE COFFEY  
DONALD EVANS**

PART OF THE NE 1/4 OF THE SW 1/4  
SECTION 33, TOWNSHIP 19 NORTH, RANGE 33 WEST  
BENTON COUNTY, ARKANSAS

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

DATE: September 30, 2019  
SCALE: 1" = 100'  
JOB NUMBER: JS5917A  
FILE NAME: JS5917A.DWG

# CITY OF GENTRY

## SUBDIVISION CHECKLIST PRELIMINARY PLAT

SUBDIVISION NAME Dawn Hill Place Subdivision, Phase 1				OWNERS NAME Julian & Roxanne Goslee	DATE SUBMITTED October 7, 2019	DATE COMPLETED & ACCEPTED
STREET ADDRESS  20600 Block Dawn Hill East Road				OWNERS ADDRESS  PO Box 3348		FEE PAID  \$54.00
ZONING R-1&R-2	SECTION 10 & 15	RANGE 33 W	TOWNSHIP 18 N	CITY, STATE, ZIP Hot Springs, AR 71914	PHONE NUMBER (501) 622-0244	# OF LOTS 4

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. _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°37'40" E	2.75
L2	N 87°37'05" E	1.30
L3	N 02°52'55" E	19.78

10-0000-000  
RICHARD JAMES D & JENNIFER  
1000 S. VALLEY LN  
CENTRY, AR

10-0000-000  
COLEMAN, JAMES & ROXANNE K11154  
1000 S. VALLEY LN  
CENTRY, AR

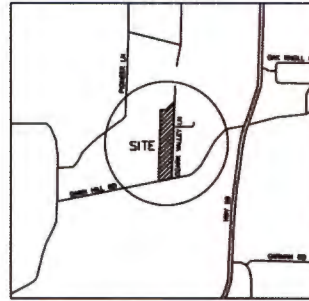
10-0000-000  
COLEMAN, JAMES & ROXANNE  
1000 S. VALLEY LN  
CENTRY, AR

10-0000-000  
COLEMAN, JAMES & ROXANNE  
1000 S. VALLEY LN  
CENTRY, AR

10-0000-000  
COLEMAN, JAMES & ROXANNE  
1000 S. VALLEY LN  
CENTRY, AR

10-0000-000  
COLEMAN, JAMES & ROXANNE  
1000 S. VALLEY LN  
CENTRY, AR

10-0000-000  
COLEMAN, JAMES & ROXANNE  
1000 S. VALLEY LN  
CENTRY, AR



VICINITY MAP

NORTH

0' 100' 200' 300'

( IN FEET )  
1 inch = 100 ft.

### LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ RAILROAD SPIKE
- ⋈ FOUND PIPE
- WATER METER
- GAS METER
- ⋈ POWER POLE
- ⊙ SEPTIC PIT
- ⊙ TELEPHONE PEDESTAL
- FIRE HYDRANT
- ⋈ PROP STREET LIGHT

OWNER/DEVELOPER:  
Julian & Roxanne Goslee  
PO Box 3348  
Hot Springs, AR 71914  
(501) 622-0244

CURRENT ZONE: R-1

#### NOTE:

- 1 PROPOSED FIRE HYDRANT
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED SIDEWALK
- 4 PROPOSED 6" WATER LINE

#### RIGHT OF WAY (R/W)

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

#### GENTRY PLANNING COMMISSION:

This plat is hereby approved by the Gentry Planning Commission this \_\_\_\_ day of \_\_\_\_.

#### Secretary

#### OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, and access rights reserved as represented on this plat and attachments.

Owner Date  
JULIAN GOSLEE (501)-622-0244  
P.O. BOX 3348  
HOT SPRINGS, AR 71914

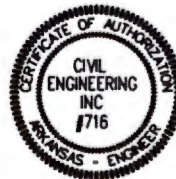
Owner DATE  
ROXANNE GOSLEE

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

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

My commission expires \_\_\_\_.

#### Notary Public



This document was  
originally issued  
and sealed by  
Ronald Homer,  
P.E. 7731 on  
October 7, 2019.

## CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72781  
(479)524-9956 Phone or (479)524-4747 Fax  
E-MAIL: mail@civilengineeringss.com

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 3, 2018.

#### FLOOD CERTIFICATION:

PART OF THIS PROPERTY LIES WITHIN A 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: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

#### SURVEY DESCRIPTION PARENT TRACT:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°40'40" E 651.16' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE N 02°52'55" E 400.81'; THENCE S 87°37'05" E 111.00'; THENCE N 47°18'55" E 248.18'; THENCE S 87°37'05" E 1.30'; THENCE S 03°24'22" W 1578.31'; THENCE S 79°36'18" W 281.97'; THENCE N 02°52'54" E 1063.07'; THENCE S 87°37'40" E 2.75' TO THE POINT OF BEGINNING AND CONTAINING 9.57 ACRES, PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL ROAD AND TO THE RIGHT OF WAY OF OZARK VALLEY LANE.

#### SURVEY DESCRIPTION PHASE 1:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°40'40" E 651.16' AND S 02°52'55" W 782.84' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 86°40'11" E 278.41'; THENCE S 03°24'22" W 214.21'; THENCE S 79°36'18" W 281.98'; THENCE N 02°52'55" E 281.12' TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES.

ZONING: R2



As of the date of this plat, I am not a party to the survey and I have no knowledge of the survey. I am not a party to the survey and I have no knowledge of the survey. I am not a party to the survey and I have no knowledge of the survey.

MICHAEL E. JAMES, PLS. 886  
BENTON COUNTY SURVEYOR

500-18N-33W-0-10-330-04-0985

500-18N-33W-0-15-440-04-0985

### PRELIMINARY PLAT FOR DAWN HILL PLACE PHASE 1

PART OF THE SW1/4 OF THE SW1/4 SECTION 10  
PART OF THE NW1/4 OF THE NW1/4 SECTION 15  
ALL IN, TOWNSHIP 18 NORTH, RANGE 33 WEST  
GENTRY, ARKANSAS

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

DATE: AUGUST 12, 2019  
SCALE: 1" = 100'  
JOB NUMBER: JS5814A  
FILE NAME: JS5814A.DWG

# CITY OF GENTRY

## SUBDIVISION CHECKLIST SKETCH PLAN

SUBDIVISION NAME Pioneer Woods Subdivision, Phase 3				OWNERS NAME Paul Church		DATE SUBMITTED October 7, 2019
STREET ADDRESS 600 Block West 7 <sup>th</sup> Street				OWNERS ADDRESS 20811 Arkotex Road		FEE PAID
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 48

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:	<div style="border-bottom: 1px solid black; margin-bottom: 10px; width: 80%;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 10px; width: 80%;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 10px; width: 80%;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 10px; width: 80%;"></div>

# CITY OF GENTRY

## SUBDIVISION CHECKLIST PRELIMINARY PLAT

SUBDIVISION NAME Pioneer Woods Subdivision, Phase 3				OWNERS NAME Paul Church	DATE SUBMITTED October 7, 2019	DATE COMPLETED & ACCEPTED
STREET ADDRESS  600 Block West 7 <sup>th</sup> Street				OWNERS ADDRESS  20811 Arkotex Road		FEE PAID  \$98.00
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  48

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. _____

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



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

October 7, 2019

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 7<sup>th</sup> 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 7<sup>th</sup> Street as well as the cul-de-sac of Comanche Drive to provide water service to the site. City gravity sewer will be extended 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 black ink, appearing to read "Ron Homeyer", is written over a horizontal line.

Ron Homeyer, P.E.

cc: Paul Church, Owner / Developer





October 7, 2019

City of Gentry  
101 W Main St  
Gentry, AR 72734

RE: Pioneer Woods Subdivision, Phase 3  
600 Block West 7<sup>th</sup> 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 7<sup>th</sup> 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.

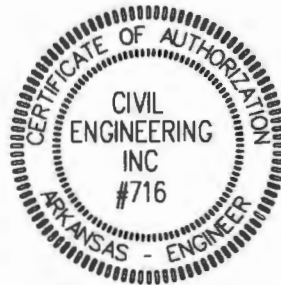
Sincerely,



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

cc/Paul Church,  
Owner/Developer

enclosures



### Proposed Drainage Areas

Area #	Overland Flow				Shallow Concentrated Flow				Channelized Flow								
	Dist. (ft)	Slope (%)	n	T <sub>OL</sub> (min)	Paved or Unpaved	Dist. (ft)	Slope %	T <sub>SC</sub> (min)	Type of Flow	Chan. Dist. (ft)	n	Long. Slope (%)	Channel Depth/Pipe Dia.	Cross Slope (%)	Bottom Width (ft)	T <sub>c</sub> (min)	Total Time (min)
1	181	2.00	0.150	10.4	Unpaved	380	1.25	3.5	Ditch	1065	0.035	1.25	2.43	50	0	3.5	17

### Existing Drainage Areas

Area #	Overland Flow				Shallow Concentrated Flow				Channelized Flow								
	Dist. (ft)	Slope (%)	n	T <sub>OL</sub> (min)	Paved or Unpaved	Dist. (ft)	Slope %	T <sub>SC</sub> (min)	Type of Flow	Chan. Dist. (ft)	n	Long. Slope (%)	Channel Depth/Pipe Dia.	Cross Slope (%)	Bottom Width (ft)	T <sub>c</sub> (min)	Total Time (min)
1	258	2.52	0.150	12.6	Unpaved	195	1.28	1.8	Ditch	1091	0.035	1.37	2.26	50	0	3.6	18

WEIGHTED CN DETERMINATION

Drainage Area #			1
Zoning	CN	'C'	Area
Low Dens. Res.	80	0.45	15.26
Soil 'A'	39	0.20	0.00
Soil 'B'	61	0.25	0.00
Soil 'C'	74	0.30	0.00
Soil 'D'	80	0.45	0.00
Total Area =			15.26
Avg. CN =			80.00
Avg. 'C' =			0.45

Drainage Area #			EX-1
Zoning	RCN	RO C	Area
Open Space	74	0.30	0.00
Soil 'A'	39	0.20	0.00
Soil 'B'	61	0.25	0.00
Soil 'C'	74	0.30	15.26
Soil 'D'	80	0.45	0.00
Total Area =			15.26
Avg. CN =			74.00
Avg. 'C' =			0.30

# Soil Map—Benton County, Arkansas



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

10/7/2019  
Page 1 of 3






## MAP LEGEND




















### Area of Interest (AOI)

Area of Interest (AOI)

### Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

### Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot


 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County, Arkansas

Survey Area Data: Version 17, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 4, 2016—Nov 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



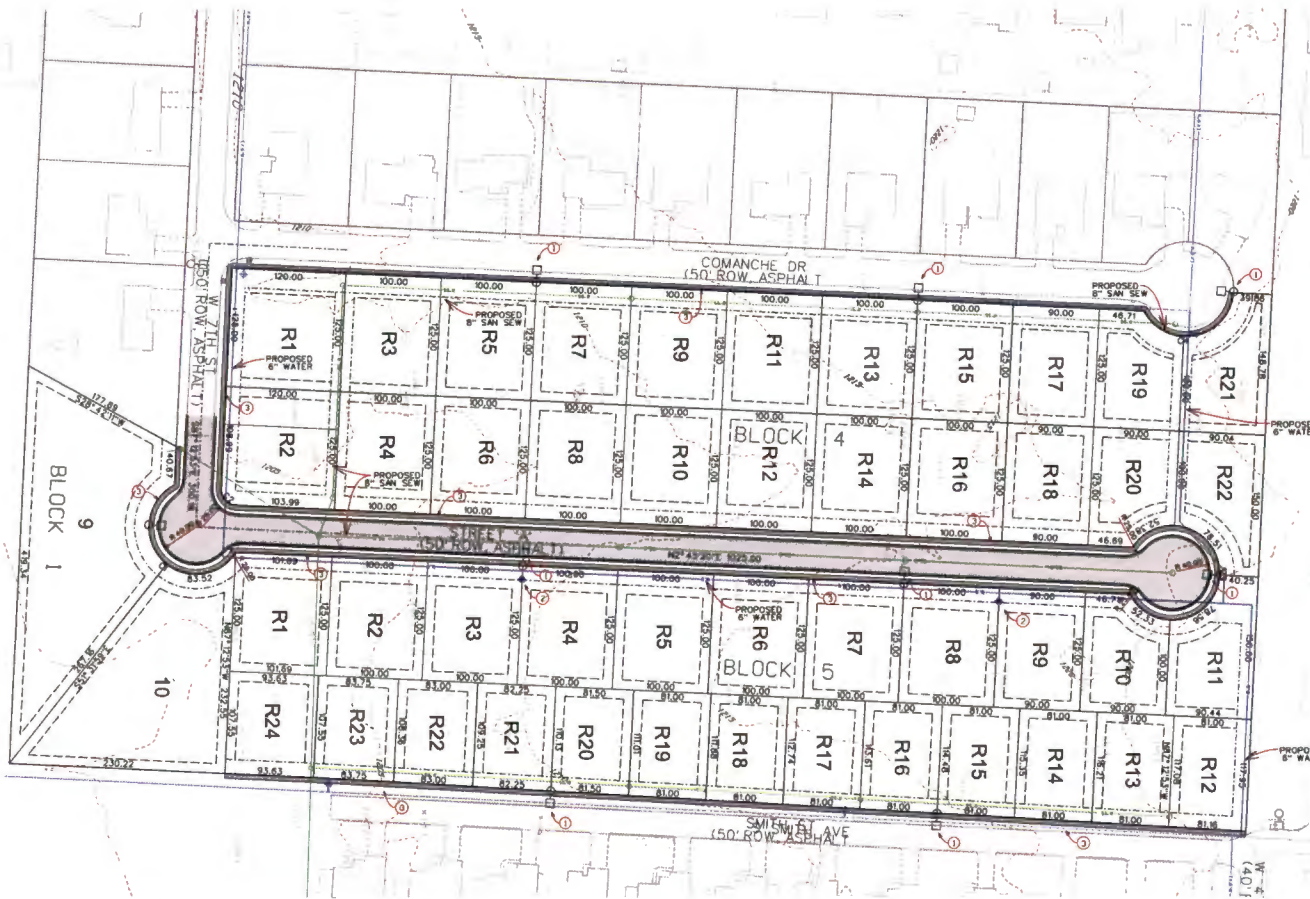
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

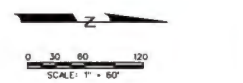
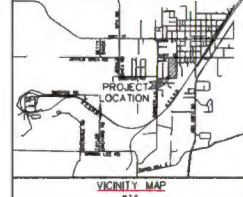
10/7/2019  
Page 2 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtC	Britwater gravelly silt loam, 3 to 8 percent slopes	7.8	18.8%
CnB	Captina silt loam, 1 to 3 percent slopes	30.9	74.3%
Cs	Cherokee silt loam	2.9	6.9%
Totals for Area of Interest		41.5	100.0%



Curve No.	Station	Angle	Length	Chord Length	Chord Bearing	Point of Intersection
1	10+00	120.00	100.00	100.00	S 117.27° E 100.00	10+00
2	10+00	120.00	100.00	100.00	S 117.27° E 100.00	10+00
3	10+00	120.00	100.00	100.00	S 117.27° E 100.00	10+00
4	10+00	120.00	100.00	100.00	S 117.27° E 100.00	10+00

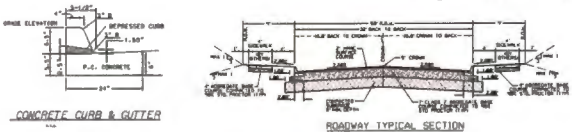


- NOTES:
- PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED SIDEWALK

- LEGEND
- EXISTING INDEX CONTOUR (10')
  - EXISTING INTERMEDIATE CONTOUR (2')
  - EXISTING FENCE LINE
  - PROPOSED PAVING
  - PROPOSED 7'-TALL OPAQUE FENCING
  - PROPOSED STREET LIGHTING
  - PROPOSED FIRE HYDRANT
  - PROPOSED GATE VALVE
  - PROPOSED CHORINATION TAP
  - PROPOSED FLUSH VALVE
  - FOUND RAILROAD SPIKE
  - FOUND IRON PIN
  - SET IRON PIN
  - 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.
PROPERTY:	ENTIRE, AC 7.734
PARCEL NUMBERS:	10-0000-000, 10-0000-000 & 10-0000-000 THROUGH 10-0000-000
EXISTING ZONING:	R-1
NUMBER OF LOTS:	48
MINIMUM LOT WIDTH AT FRONT LOT LINE:	60.00 FEET
MINIMUM LOT AREA:	9,000 SF
BUILDING SETBACKS:	10' - INTERIOR SIDE 20' - ROAD FRONTAGE 10' - REAR 5' - EXTERIOR SIDE

AREA	AREA	AREA	AREA	AREA
MAJOR	MINOR	MAJOR	MINOR	MAJOR
1	10.00	11	10.00	11
2	10.00	12	10.00	12
3	10.00	13	10.00	13
4	10.00	14	10.00	14
5	10.00	15	10.00	15
6	10.00	16	10.00	16
7	10.00	17	10.00	17
8	10.00	18	10.00	18
9	10.00	19	10.00	19
10	10.00	20	10.00	20
11	10.00	21	10.00	21
12	10.00	22	10.00	22
13	10.00	23	10.00	23
14	10.00	24	10.00	24
15	10.00	25	10.00	25
16	10.00	26	10.00	26
17	10.00	27	10.00	27
18	10.00	28	10.00	28
19	10.00	29	10.00	29
20	10.00	30	10.00	30
21	10.00	31	10.00	31
22	10.00	32	10.00	32
23	10.00	33	10.00	33
24	10.00	34	10.00	34
25	10.00	35	10.00	35
26	10.00	36	10.00	36
27	10.00	37	10.00	37
28	10.00	38	10.00	38
29	10.00	39	10.00	39
30	10.00	40	10.00	40
31	10.00	41	10.00	41
32	10.00	42	10.00	42
33	10.00	43	10.00	43
34	10.00	44	10.00	44
35	10.00	45	10.00	45
36	10.00	46	10.00	46
37	10.00	47	10.00	47
38	10.00	48	10.00	48
39	10.00	49	10.00	49
40	10.00	50	10.00	50
41	10.00	51	10.00	51
42	10.00	52	10.00	52
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69	10.00	79	10.00	79
70	10.00	80	10.00	80
71	10.00	81	10.00	81
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75	10.00	85	10.00	85
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77	10.00	87	10.00	87
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79	10.00	89	10.00	89
80	10.00	90	10.00	90
81	10.00	91	10.00	91
82	10.00	92	10.00	92
83	10.00	93	10.00	93
84	10.00	94	10.00	94
85	10.00	95	10.00	95
86	10.00	96	10.00	96
87	10.00	97	10.00	97
88	10.00	98	10.00	98
89	10.00	99	10.00	99
90	10.00	100	10.00	100



PROPERTY DESCRIPTION:  
Lots 1 - 2, Block 4 of Pioneer Woods - Phase I, found in Benton County Plat Records Book 14 at Page 20 and Lots 3 - 22, Block 4 and Lots 1 - 16, Block 5 of Pioneer Woods - Phase 3 and Tract W, found in Benton County Plat Records Book 18 at Page 246

PLANNING COMMISSION APPROVAL: THIS SKETCH PLAN AND PRELIMINARY PLAT IS HEREBY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY THE CITY OF GENTRY PLANNING COMMISSION.

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

CHAIRMAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE HEREON PLATED 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.



SKETCH PLAN AND PRELIMINARY PLAT - PIONEER WOODS, PHASE 3: Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 617 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES M. HOVATTER P.O. Box 617 Siloam Springs, AR 72761 (479) 736-8416	Order/Developer: PAUL CHURCH 20811 Arkansas Road Siloam Springs, AR 72761 (479) 736-2621	Plat Code: 500-17N-17W-4-1-1-10-00-000-000 Date: October 7, 2019 Job #: 817
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# CITY OF GENTRY

## SUBDIVISION CHECKLIST FINAL PLAT

SUBDIVISION NAME Sunset Ridge Phase 3	OWNERS NAME Country Lots, LLC	DATE SUBMITTED October 7, 2019
STREET ADDRESS 19051 W AR 12 Hwy	OWNERS ADDRESS 7 Kilsyth Place Bella Vista, AR 72715	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED May 18, 2017

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





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[illegible]

Investor Offices are Approved \_\_\_\_\_

Embark Companies are Approved \_\_\_\_\_

**Author's address:** Department of Psychology, University of California, San Diego, La Jolla, CA 92037, USA.  
E-mail: jkagan@ucsd.edu

[illegible]

The City of Canyon Planning Commission  
\_\_\_\_\_  
**Secretary**  
\_\_\_\_\_ Day of \_\_\_\_\_, 2019.  
The Board had its monthly meeting at  
\_\_\_\_\_  
**Mayor**

**PHASE 2A**

**PHASE 2B**

**Legend:**

- 1. Phase 2A - Lots 1-242
- 2. Phase 2B - Lots 243-484
- 3. Phase 2C - Lots 485-726
- 4. Phase 2D - Lots 727-968
- 5. Phase 2E - Lots 969-1210
- 6. Phase 2F - Lots 1211-1452
- 7. Phase 2G - Lots 1453-1694
- 8. Phase 2H - Lots 1695-1936
- 9. Phase 2I - Lots 1937-2178
- 10. Phase 2J - Lots 2179-2420
- 11. Phase 2K - Lots 2421-2662
- 12. Phase 2L - Lots 2663-2904
- 13. Phase 2M - Lots 2905-3146
- 14. Phase 2N - Lots 3147-3388
- 15. Phase 2O - Lots 3389-3630
- 16. Phase 2P - Lots 3631-3872
- 17. Phase 2Q - Lots 3873-4114
- 18. Phase 2R - Lots 4115-4356
- 19. Phase 2S - Lots 4357-4600
- 20. Phase 2T - Lots 4601-4844
- 21. Phase 2U - Lots 4845-5088
- 22. Phase 2V - Lots 5089-5332
- 23. Phase 2W - Lots 5333-5576
- 24. Phase 2X - Lots 5577-5820
- 25. Phase 2Y - Lots 5821-6064
- 26. Phase 2Z - Lots 6065-6308
- 27. Phase 2AA - Lots 6309-6552
- 28. Phase 2AB - Lots 6553-6796
- 29. Phase 2AC - Lots 6797-7040
- 30. Phase 2AD - Lots 7041-7284
- 31. Phase 2AE - Lots 7285-7528
- 32. Phase 2AF - Lots 7529-7772
- 33. Phase 2AG - Lots 7773-8016
- 34. Phase 2AH - Lots 8017-8260
- 35. Phase 2AI - Lots 8261-8504
- 36. Phase 2AJ - Lots 8505-8748
- 37. Phase 2AK - Lots 8749-8992
- 38. Phase 2AL - Lots 8993-9236
- 39. Phase 2AM - Lots 9237-9480
- 40. Phase 2AN - Lots 9481-9724
- 41. Phase 2AO - Lots 9725-9968
- 42. Phase 2AP - Lots 9969-10212
- 43. Phase 2AQ - Lots 10213-10456
- 44. Phase 2AR - Lots 10457-10700
- 45. Phase 2AS - Lots 10701-10944
- 46. Phase 2AT - Lots 10945-11188
- 47. Phase 2AU - Lots 11189-11432
- 48. Phase 2AV - Lots 11433-11676
- 49. Phase 2AW - Lots 11677-11920
- 50. Phase 2AX - Lots 11921-12164
- 51. Phase 2AY - Lots 12165-12408
- 52. Phase 2AZ - Lots 12409-12652
- 53. Phase 2BA - Lots 12653-12896
- 54. Phase 2BB - Lots 12897-13140
- 55. Phase 2BC - Lots 13141-13384
- 56. Phase 2BD - Lots 13385-13628
- 57. Phase 2BE - Lots 13629-13872
- 58. Phase 2BF - Lots 13873-14116
- 59. Phase 2BG - Lots 14117-14360
- 60. Phase 2BH - Lots 14361-14604
- 61. Phase 2BI - Lots 14605-14848
- 62. Phase 2BJ - Lots 14849-15092
- 63. Phase 2BK - Lots 15093-15336
- 64. Phase 2BL - Lots 15337-15580
- 65. Phase 2BM - Lots 15581-15824
- 66. Phase 2BN - Lots 15825-16068
- 67. Phase 2BO - Lots 16069-16312
- 68. Phase 2BP - Lots 16313-16556
- 69. Phase 2BQ - Lots 16557-16800
- 70. Phase 2BR - Lots 16801-17044
- 71. Phase 2BS - Lots 17045-17288
- 72. Phase 2BT - Lots 17289-17532
- 73. Phase 2BU - Lots 17533-17776
- 74. Phase 2BV - Lots 17777-18020
- 75. Phase 2BW - Lots 18021-18264
- 76. Phase 2BX - Lots 18265-18508
- 77. Phase 2BY - Lots 18509-18752
- 78. Phase 2BZ - Lots 18753-19000
- 79. Phase 2CA - Lots 19001-19244
- 80. Phase 2CB - Lots 19245-19488
- 81. Phase 2CC - Lots 19489-19732
- 82. Phase 2CD - Lots 19733-19976
- 83. Phase 2CE - Lots 19977-20220
- 84. Phase 2CF - Lots 20221-20464
- 85. Phase 2CG - Lots 20465-20708
- 86. Phase 2CH - Lots 20709-20952
- 87. Phase 2CI - Lots 20953-21196
- 88. Phase 2CJ - Lots 21197-21440
- 89. Phase 2CK - Lots 21441-21684
- 90. Phase 2CL - Lots 21685-21928
- 91. Phase 2CM - Lots 21929-22172
- 92. Phase 2CN - Lots 22173-22416
- 93. Phase 2CO - Lots 22417-22660
- 94. Phase 2CP - Lots 22661-22904
- 95. Phase 2CQ - Lots 22905-23148
- 96. Phase 2CR - Lots 23149-23392
- 97. Phase 2CS - Lots 23393-23636
- 98. Phase 2CT - Lots 23637-23880
- 99. Phase 2CU - Lots 23881-24124
- 100. Phase 2CV - Lots 24125-24368
- 101. Phase 2CW - Lots 24369-24612
- 102. Phase 2CX - Lots 24613-24856
- 103. Phase 2CY - Lots 24857-25100
- 104. Phase 2CZ - Lots 25101-25344
- 105. Phase 2DA - Lots 25345-25588
- 106. Phase 2DB - Lots 25589-25832
- 107. Phase 2DC - Lots 25833-26076
- 108. Phase 2DD - Lots 26077-26320
- 109. Phase 2DE - Lots 26321-26564
- 110. Phase 2DF - Lots 26565-26808
- 111. Phase 2DG - Lots 26809-27052
- 112. Phase 2DH - Lots 27053-27296
- 113. Phase 2DI - Lots 27297-27540
- 114. Phase 2DJ - Lots 27541-27784
- 115. Phase 2DK - Lots 27785-28028
- 116. Phase 2DL - Lots 28029-28272
- 117. Phase 2DM - Lots 28273-28516
- 118. Phase 2DN - Lots 28517-28760
- 119. Phase 2DO - Lots 28761-29004
- 120. Phase 2DP - Lots 29005-29248
- 121. Phase 2DQ - Lots 29249-29492
- 122. Phase 2DR - Lots 29493-29736
- 123. Phase 2DS - Lots 29737-29980
- 124. Phase 2DT - Lots 29981-30224
- 125. Phase 2DU - Lots 30225-30468
- 126. Phase 2DV - Lots 30469-30712
- 127. Phase 2DW - Lots 30713-30956
- 128. Phase 2DX - Lots 30957-31200
- 129. Phase 2DY - Lots 31201-31444
- 130. Phase 2DZ - Lots 31445-31688
- 131. Phase 2EA - Lots 31689-31932
- 132. Phase 2EB - Lots 31933-32176
- 133. Phase 2EC - Lots 32177-32420
- 134. Phase 2ED - Lots 32421-32664
- 135. Phase 2EE - Lots 32665-32908
- 136. Phase 2EF - Lots 32909-33152
- 137. Phase 2EG - Lots 33153-33396
- 138. Phase 2EH - Lots 33397-33640
- 139. Phase 2EI - Lots 33641-33884
- 140. Phase 2EJ - Lots 33885-34128
- 141. Phase 2EK - Lots 34129-34372
- 142. Phase 2EL - Lots 34373-34616
- 143. Phase 2EM - Lots 34617-34860
- 144. Phase 2EN - Lots 34861-35104
- 145. Phase 2EO - Lots 35105-35348
- 146. Phase 2EP - Lots 35349-3559