

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

THURSDAY, JUNE 16, 2022

PUBLIC HEARING

RLP Investments to Rezone:

- a) Parcel# 10-00070-001 from C-2 & R1 to SP
- b) Parcel# 10-00086-000 from C-2 to SP
- c) Parcel# 10-00087-000 from C-2 to SP
- d) Parcel# 10-00088-000 from R-1 to SP
- e) Parcel# 10-00089-000 from C-2 & R-1 to SP

PUBLIC HEARING

Zoning on certain lands being considered for annexation into the
City of Gentry

Parcel# 18-13905-000, 18-13906-001 & 15-13907-000

PLANNING COMMISSION

- Roll Call
- Review of Minutes- May 19, 2022
- RLP Investments to Rezone:
 - a) Parcel# 10-00070-001 from C-2 & R-1 to SP
 - b) Parcel# 10-00086-000 from C-2 to SP
 - c) Parcel# 10-00087-000 from C-2 to SP
 - d) Parcel# 10-00088-000 from R-1 to SP
 - e) Parcel# 10-00089-000 from C-2 & R-1 to SP

- Zoning on certain lands being considered for annexation into the City of Gentry
 - Parcel# 18-13905-000
 - Parcel# 18-13906-001
 - Parcel# 15-13907-000
- Whelchel Family Revocable Trust- Iris A.; Informal Plat; Parcel# 18-13302-000
- a) Goslee, Julian & Roxanne: Subdivision 1- Sketch; Parcel# 10-00148-424
 - b) Goslee, Julian & Roxanne: Subdivision 2- Preliminary; Parcel# 10-00148-424
- Landscape Ordinance

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MAY 19, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on May 19, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order:

PLANNING COMMISSION:

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

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout; Janie Parks and, Dale Adams

Review of the Minutes of the April 21, 2022 Regular Meeting: After review:

Motion: Church- to approve the minutes as written

Second: Kooistra

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

Motion passed.

1). Adams Truss Inc.; Informal Plat- Parcel# 10-00148-005: After discussion:

Motion: Williams- to approve the informal plat

Second: Kooistra

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

Motion passed.

2). Three Springs Subdivision Phase 2 (Netzel Trust) Final Plat; Parcel# 18-13587-000:

After discussion:

Motion: Church- to accept the final plat and staff recommendations for approval; this is conditional on all engineering certificates being completed and received. Also, let it be noted, it was discussed during the preliminary, that no divisions of this property shall be allowed.

Second: Williams

Roll Call: Church-yes
Parks-yes

Feemster-yes
Williams-yes

Kooistra-yes

Motion passed.

At this time Chairman Mike Parks asked the commission to consider a landscape ordinance for future subdivisions and other areas being created. City attorney Joel Kurtz is to prepare said ordinance and bring to the commission at the June 2022 meeting.

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

Motion: Church

Second: Feemster

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

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 RLP Investments

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: June 1, 2022

Publication Charges: \$56.88

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 1 day of June, 2022.

Cathy Wiles
Notary Public
My Commission Expires: 02-20-2024

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****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 June 16, 2022 at 7:00 p.m. at the Gentry Council Chambers, located at 112 E Main Street, Gentry, AR 72734. This hearing is to consider a request by RLP Investments to rezone certain parcels:

1. Parcel #10-00070-001, from C-2 (General Commercial) & R-1 (Low Density Residential) to SP (Specific Plan).
2. Parcel #10-00086-000, from C-2 (General Commercial) to SP (Specific Plan).
3. Parcel #10-00087-000, from C-2 (General Commercial) to SP (Specific Plan).
4. Parcel #10-00088-000, from R-1 (Low Density Residential) to SP (Specific Plan).
5. Parcel #10-00089-000, from C-2 (General Commercial) & R-1 (Low Density Residential) to SP (Special Plan).

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.
75556791 June 1, 2022

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607 FAYETTEVILLE, AR 72702 • 479-442-0700 • FAX: 479-695-489 • WWW.NWGAZETTE.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 Annexation

Was inserted in the Regular Edition on:
May 29, 2022

Publication Charges: \$241.68

Brittany Smith
Brittany Smith

Subscribed and sworn to before me

This 1 day of June, 2022. Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

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
Regarding Zoning of Lands
Proposed for Annexation into the
City of Gentry
The Gentry Planning Commission
will hold a public hearing on June
16, 2022, 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 the appropriate
zoning of certain lands being
considered for annexation into the
City of Gentry. The lands being
considered are described as
follows:

Tract 1
Part of the NW 1/4 of the NW 1/4 of
Section 22, Township 18 North,
Range 33 West, described as
beginning at the NW corner of said
Section 22, thence North 89°23'12"
East 594.17 feet, thence South
00°55'21" East 655.66 feet, thence
South 88°48'20" West 605.63 feet;
thence North 00°04'11" East 661.84
feet to the point of beginning,
containing 9.071 acres, subject to
the right-of-way of said County
Road and Highway 59, as per
survey recorded in Plat Record 10
at Page 50.

LESS AND EXCEPT: All that part
of the NW 1/4 of the NW 1/4 of
Section 22, Township 18 North,
Range 33 West lying West of the
centerline of State Hwy 59 and
South of the centerline of Arkotex
Road, containing 0.7 acres, more or
less, and subject to the rights-of-
way of said Highway and Road.

Tract 2
The SW 1/4 of the NW 1/4 of the
NW 1/4 of Section 22, Township 18
North, Range 33 West, Benton
County, Arkansas, Except Highway
#59 right-of-way across the West
side.

LESS AND EXCEPT:
Part of the NW 1/4 of the NW 1/4 of
Section 22, Township 18 North,
Range 33 West, Benton County,
Arkansas, being more particularly
described as follows: Starting at a
point of commencement being used
as the Northwest 1/16 Corner of
Section 22; thence North 87°40'45"
West along the South line of the
NW 1/4 of the NW 1/4 of Section 22 a
distance of 1,238.35 feet for the

point of beginning; thence continue
North 87°40'45" West along said
South line a distance of 60.10 feet to
a point on the Easterly right of way
line of Arkansas State Highway 59
as established by AHTD Job 9141;
thence North 02°51'32" East along
said right of way line a distance of
23.97 feet to a point; thence South
87°08'28" East along said right of
way line a distance of 10.00 feet to a
point; thence North 02°51'32" East
along said right of way line a
distance of 636.33 feet to a point;
thence South 87°42'11" East a
distance of 64.4 feet to a point on
the Easterly right of way line of
Arkansas State Highway 59 as
established by AHTD Job 090154;
thence South 04°06'10" West along
said right of way line a distance of
660.53 feet to the point of beginning
and containing 0.87 acres more or
less as shown on plans prepared by
AHTD referenced as Job 090154.

Tract 3
A part of the NW 1/4 of Section 22,
Township 18 North, Range 33 West,
Benton County, Arkansas, described
as beginning 771.54 feet East of the
NW Corner of said Section 22,
thence South 35.63 feet, thence
South 01°04'36" East 210.32 feet
along a chain-link fence, thence
South 16°19'36" West 422.44 feet
along a farm fence, thence South
660.00 feet, thence East 1,320 feet,
thence North 1,320 feet, thence
West 1,208.46 feet to the point of
beginning, containing 38.79 acres,
more or less, being Tract "B" in
Survey recorded in Plat Record 4 at
Page 2.

Benton County Tax Parcel Nos. 18-
13905-000, 18-13906-001, and 18-
13907-000

After taking public comments, the
Planning Commission will make a
recommendation to the Gentry City
Council as to the most appropriate
zoning for the said lands in the event
of annexation.

If you are unable to attend the
meeting, you may provide
comments by phone (479-736-2555,
ex. 2) or in writing to the City of
Gentry, 101 W. Main Street, Gentry,
AR 72734.
75559001 May 29, 2022

City of Gentry

101 W. Main St.
Gentry, AR 72734
(479) 736-2555
www.gentryarkansas.us

The City of Gentry
101. W Main St.
Gentry, AR 72734

May 26, 2022

Dear Resident,

This is a Public Notice.

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on June 16, 2022 at 7:00 p.m. at the Gentry Court Chambers, located at 112 E Main. This hearing is to consider a request by RLP Investments to change the zoning for certain parcels:

1. Parcel #10-00070-001, from C-2 (General Commercial) & R-1 (Low Density Residential) to SP (Specific Plan).
2. Parcel #10-00086-000, from C-2 (General Commercial) to SP (Specific Plan).
3. Parcel #10-00087-000, from C-2 (General Commercial) to SP (Specific Plan).
4. Parcel #10-00088-000, from R-1 (Low Density Residential) to SP (Specific Plan).
5. Parcel #10-00089-000, from C-2 (General Commercial) & R-1 (Low Density Residential) to SP (Special Plan).

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.

Sincerely,
City of Gentry





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72734
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11

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11

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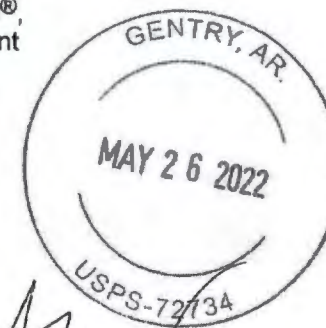
Mailed By

5/26/22

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)



Name	Address	City	State	Zip	Parcel #	Property Address
Farmers Mutual Insurance Company	PO Box 129	Gentry	AR	72734	10-00083-000	585 S Getnry Blvd
PPG Holdings LLC	120 E 4th St	Little Rock	AR	72201	10-00070-003	560 S Gentry Blvd
Clark & Jennifer Morris and Willa Kennedy	56885 County Rd 712	Colcord	OK	74338	10-00070-005	HWY 59
Orchards of Gentry GP LLC	2350 E Polk Dr	Fayetteville	AR	72703	10-00554-000	Cherry Ave
					10-00555-000	Cherry Ave
					10-00556-000	Cherry Ave
					10-00557-000	Cherry Ave
					10-00586-000	Cherry Ave
					10-00587-000	Cherry Ave
					10-00588-000	Cherry Ave
					10-00589-000	Cherry Ave
Carlin & Myla Nichols	PO Box 1132	Gentry	AR	72734	10-00590-000	801 Cherry Ave
Sparky 75 Trust- Linda & Randolph Allen	410 Parks Circle	Gentry	AR	72734	10-00716-000	410 Parks Circle
Bruce & Carol Potter -Gregory Living Trust	394 Parks Circle	Gentry	AR	72734	10-00717-000	394 Parks Circle
Jeffrey & Megan Nix	300 Parks Circle	Gentry	AR	72734	10-00718-000	300 Parks Circle
Andrew & Lori Boyd	250 Parks Circle	Gentry	AR	72734	10-00719-000	250 Parks Circle
Christopher & Linda Hook	19242 Floyd Moore Rd	Gentry	AR	72734	10-00719-001	210 Parks Circle
Fidel Vannak	271 W US 412 HWY	Siloam Springs	AR	72761	10-00720-000	S Gentry Blvd



City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	RLP Developments LLC
Address or Parcel #	10-00070-001, 10-00086-000, 10-00087-000, 10-00088-000, 10-00089-000
Mailing Address	P.O. Box 3287, Bentonville, AR 72712
Phone Number	479-530-2337
Current Zoning	C-1, C-2, R-1
Proposed Zoning	SP (Specific Plan)
10 Scaled Drawings	✓

I understand and accept the allowances and restrictions of the zoning requested above.

I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.

Signature

5-5-22

Date

M. Dirk Thibodaux
Halt Assoc.

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:

Date Application Submitted

PC Meeting Date

Fee Paid (\$75.00)

Date Ad Ran in Newspaper

Date Signs Placed

Property Owner Listing

Gentry Rezone Application

NOTICE OF INTENT TO REZONE

(Name) RLP Investments LLC

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from C-1, C-2, and R-1

to SP (Specific Plan)

The legal description of the property is as follows: See Attached

The common description of the property is:

S. Gentry Blvd., 600 S. Gentry Blvd., 620 S. Gentry Blvd., 704 S Gentry Blvd., and 740 S. Gentry Blvd

Proposed land use: Mixed Use Commercial and Residential

Reason for zone request change: The current zones do not work with the proposed development.

Adjacent land owners listing:

PPG Holdings LLC, Clark and Jennifer Morris, Orchards of Gentry GP LLC, Carlin and Myla Nichols, Sparky 75 Trust, Gregory Living Trust, Jeffrey and Megan Nix, Andrew and Lori Boyd, Christopher and Linda Hook, Fidel Vannak, Black Hills Energy, Farmers Mutual Insurance Company

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

5 Legal Descriptions

10-00070-001 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 467.58 FEET NORTH OF THE SE CORNER OF SAID SW1/4 OF THE SE1/4, THENCE SOUTH 89°28'18" WEST 531.69 FEET, THENCE NORTH 8°08'18" EAST 356.26 FEET, THENCE SOUTH 88°26'00" WEST 88.99 FEET, THENCE NORTH 32°20'53" EAST 50.00 FEET, THENCE NORTH 89°33'59" EAST 543.45 FEET, THENCE SOUTH 391.69 FEET TO THE POINT OF BEGINNING, CONTAINING 4.60 ACRES, MORE OR LESS. LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT 1/2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF SECTIONS 3 AND 10; THENCE NORTH 87° 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1,086.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66.60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 901.44 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 49.92 FEET TO A POINT; THENCE SOUTH 87° 32' 53" EAST A DISTANCE OF 7.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 30' 20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.19 FEET TO A POINT; THENCE NORTH 86° 35' 54" WEST A DISTANCE OF 6.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154.

10-00086-000 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4; THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529.29 FEET; THENCE NORTH 08°24'00" EAST 135.84 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 08°24'00" EAST 217.66 FEET, THENCE SOUTH 88°57' WEST 89 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE SOUTH 32°49'30" WEST 151.22 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 57°10'30" EAST 164.17 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN ACCESS EASEMENT AS SHOWN IN PLAT RECORD 3 AT PAGE 140. SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS OF WAY, IF ANY. LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED LANDS WHICH MAY HAVE BEEN INCLUDED IN CONVEYANCE TO THE ARKANSAS STATE HIGHWAY COMMISSION, BY WARRANTY DEED FILED FOR RECORD MARCH 21, 2006, AS LAND DOCUMENT NO. 2006-14796, RECORDS OF BENTON COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A BENT 1/2 INCH PIPE BEING USED AS THE EAST 1/16 CORNER OF

SECTIONS 3 AND 10, THENCE NORTH 87° 22' 43" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 1,086.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 9172; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,272.77 FEET A DISTANCE OF 66.60 FEET, HAVING A CHORD BEARING OF NORTH 33° 46' 24" EAST A DISTANCE OF 66.60 FEET TO A POINT; THENCE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 872.94 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 35° 16' 21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.50 FEET TO A POINT; THENCE SOUTH 86° 35' 54" EAST A DISTANCE OF 6.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 59 AS ESTABLISHED BY AHTD JOB 090154; THENCE SOUTH 35° 19' 24" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32.04 FEET TO A POINT; THENCE NORTH 54° 40' 36" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 172 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090154. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES. (AKA AHTD TCT 68, JOB 090154)

10-00087-000 Legal Description:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SAID SW1/4 SE1/4, SECTION 3, RUN THENCE NORTH 467.50 FEET; THENCE SOUTH 89°43'53" WEST 529.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'53" WEST 263.00 FEET; THENCE NORTH 32°49'30" EAST 267.28 FEET; THENCE SOUTH 57°10'30" EAST 164.17 FEET; THENCE SOUTH 08°24'00" WEST 135.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES, MORE OR LESS. SURVEY 3-140

10-00088-000 Legal Description:

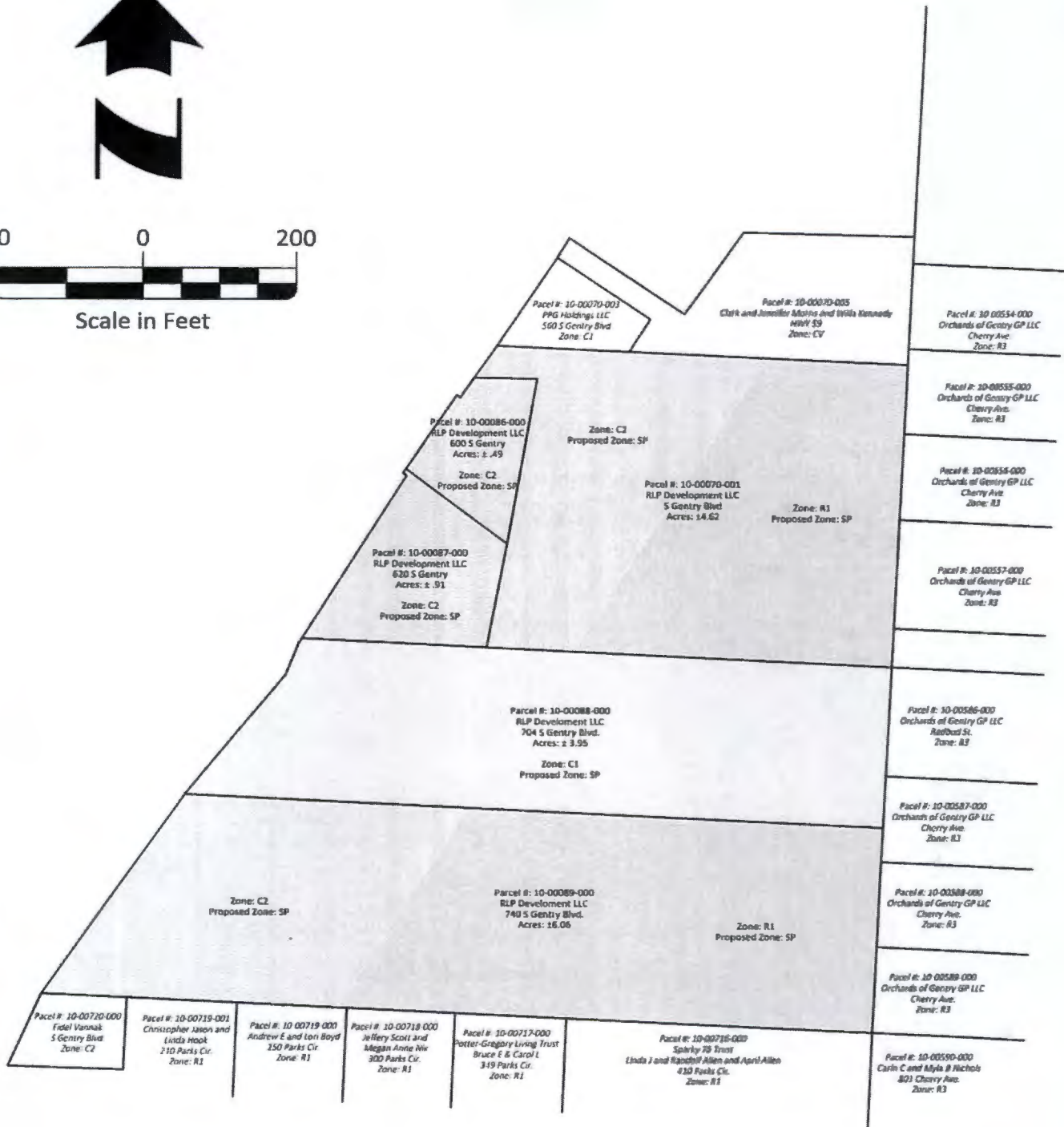
PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, DESCRIBED AS BEING 4 ACRES OF EVEN WIDTH OFF THE SOUTH SIDE OF THE FOLLOWING TRACT: BEGINNING 16 RODS NORTH OF THE SE CORNER OF THE SAID SW1/4 OF THE SE1/4; THENCE WEST 55 RODS TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 59, THENCE NORTH 321/2° EAST WITH SAID HIGHWAY RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SAID SW1/4 OF THE SE1/4, THENCE EAST 245 FEET TO THE NE CORNER OF THE SAID SW1/4 OF THE SE1/4, THENCE SOUTH TO THE PLACE OF BEGINNING.

10-00089-000 Legal Description:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING DESCRIBED AS BEGINNING AT THE SE CORNER OF THE SAID SW 1/4 OF THE SE 1/4 THENCE NORTH 16 RODS, THENCE WEST 55 RODS TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #59, THENCE IN THE SOUTHWESTERLY DIRECTION WITH THE SAID HIGHWAY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SAID SW 1/4 OF THE SE 1/4, THENCE EAST 1093 FEET TO THE PLACE OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES.



200 0 200
Scale in Feet



RYAN'S PLACE REZONE EXHIBIT
Gentry, Arkansas

Pre-Planning Meeting



PC Meeting Date: June 16, 2022

Project Name: Whelchel Informal Plat

NOTES:

1. 12' water line on west side of property easement
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

Staff Approval

☒ Mayor: Kevin Johnston

☒ Building Inspector: Mark Smithson

☒ Fire Chief: Vester Cripps

☒ Public Works Director: Laymon Donohew

☒ Water Forman: Rick Craft

Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 19162 OLD SPRINGTOWN ROAD

Property Zone: _____ Parcel #'s 18-13302-000

APPLICANT CONTACT INFORMATION:

Applicant Name: WHELCHER FAMILY TRUST Email Address: SSWHELL@YAHOO.COM Phone Number: 405-213-4828

Address: 1213 BROAD ACRES DR City/State: NORMAN, OK 73072

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: X Stephen Whelchel

Date: 6/8/2022 8:54 AM CDT

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

ms mp
Checklist for Lot -Split

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
- ☒ A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- ☒ For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- ☒ Show 100-year floodplain, if applicable
- ☒ Location of all existing structures.
- ☒ Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- ☒ Location, name, and width of all bordering streets.
- ☒ Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- ☒ North arrow, appropriately sized scale (graphic and written), current zoning.
- ☒ Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- ☒ Complete and accurate legend.
- ☒ Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- ☒ Written description of any requested waivers or variances.
- ☒ Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- ☒ Signature block for Planning Commission approval.
- ☐ Owner's certification for recording. needed

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

18-13302-000
TRUSTEES: DAVID & KATHA
19162 OLD SPRINGTOWN RD18-13302-000
TRUSTEES: DAVID & KATHA
19162 OLD SPRINGTOWN RD18-13302-000
TRUSTEES: DAVID & KATHA
19162 OLD SPRINGTOWN RD

NORTH

TRACT 1
24.66 ACRES18-13302-000
TRUSTEES: DAVID & KATHA
19162 OLD SPRINGTOWN RD18-13302-000
TRUSTEES: DAVID & KATHA
19162 OLD SPRINGTOWN RDP.O.B.
TRACT 1

N 87°03'23" W 709.50'

N 87°03'23" W 276.09'

N 87°03'23" W 283.34'

N 87°03'23" W 276.09'

N 87°03'23" W 283.34'

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N 87°03'23" W 276.09'

N 87°03'23" W 283.34'



VICINITY MAP

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
IRIS WHELCHER - TRUSTEE
19162 OLD SPRINGTOWN ROAD
GENTRY, AR 72734STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENTRY

Subscribed and sworn before me this ____ day of ____.

My commission expires ____.

Notary Public

SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13302-000):

A PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 03°00'14" E 1978.18'; THENCE S 87°03'23" E 709.50'; THENCE S 03°00'14" W 1050.31'; THENCE N 81°34'23" W 150.87'; THENCE S 03°00'14" W 540.27'; THENCE N 87°03'23" W 559.50'; TO THE POINT OF BEGINNING AND CONTAINING 28.98 ACRES.

SURVEY DESCRIPTION TRACT 1:

A PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 03°00'14" E 680.45' FROM THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 03°00'14" E 1293.74'; THENCE S 87°03'23" E 709.50'; THENCE S 03°00'14" W 1050.31'; THENCE N 81°34'23" W 150.87'; THENCE S 03°00'14" W 540.27'; THENCE N 87°03'23" W 283.34'; THENCE N 02°59'33" E 680.45'; THENCE N 87°03'23" W 276.09' TO THE POINT OF BEGINNING AND CONTAINING 24.66 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 01; THENCE N 03°00'14" E 680.45'; THENCE S 87°03'23" E 278.09'; THENCE S 02°59'33" W 680.45'; THENCE N 87°03'23" W 278.18' TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ RAILROAD SPIKE
- △ FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS:
- 10' ALONG SIDE LINES
- 25' ALONG ROAD FRONTAGE

DEED REFERENCES:

BOOK	PAGE
1995	83069
2000	80269

ZONING: NONE

0' 150' 300' 450'

1 inch = 150 ft.

PROPERTY ADDRESS: 19162 OLD SPRINGTOWN ROAD, GENTRY, AR. 72734 PARCEL #18-13302-000

REVISION #1:
REVISION #2:
REVISION #3:
DRAWN BY: KEJ
CHECKED BY: MEJ

IF THE SIGNATURE ON THIS SEAL IS NOT RED INKED, THE SEAL IS A COPY THAT SHOULD BE ADHERED TO WITH CARE. THE SIGNATURE ON THIS SEAL IS NOT A COPY THAT SHOULD BE ADHERED TO WITH CARE. THE SIGNATURE ON THIS SEAL IS NOT A COPY THAT SHOULD BE ADHERED TO WITH CARE.

REGISTERED
STATE OF ARKANSAS
NO. 965
MICHAEL E. JAMES, PLS #965
BENTON COUNTY SURVEYOR

500-20N-29W-0-36-200-04-0985

**TRACT SPLIT
FOR
WHELCHER FAMILY REV. TRUST**

PART OF THE W 1/2 OF THE NW 1/4
SECTION 01, TOWNSHIP 18 NORTH, RANGE 33 WEST
BENTON COUNTY, ARKANSAS

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

DATE: MAY 31, 2022.
SCALE: 1" = 150'
JOB NUMBER: JSI8991A
FILE NAME: JSI8991A.DWG

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASS 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 BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID 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.
- NO SEPTIC PERMIT AVAILABLE FROM AGH.

FLOOD CERTIFICATION:

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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 31, 2022.

CITY OF GENTRY

SUBDIVISION CHECKLIST

SKETCH PLAN

SUBDIVISION NAME				OWNERS NAME		DATE SUBMITTED	
DAWN HILL PLACE PHASE I				Julian Gosler		5/5/22	
STREET ADDRESS				OWNERS ADDRESS		FEE PAID	
DAWN HILL RD.				21351 Hy 16E			
ZONING	SECTION	RANGE	TOWNSHIP	CITY, STATE, ZIP	PHONE NUMBER	# OF LOTS	
R-2	15	33 W	18	S. DAM SPRING	501-613-0244	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:

CITY OF GENTRY

SUBDIVISION CHECKLIST PRELIMINARY PLAT

SUBDIVISION NAME <i>Dawn Hill Place</i>				OWNERS NAME <i>Julian Gostee</i>	DATE SUBMITTED	DATE COMPLETED & ACCEPTED
STREET ADDRESS <i>Parcel # 10-00148-424</i>				OWNERS ADDRESS <i>PO Box 3348</i>	FEE PAID	
ZONING	SECTION <i>15</i>	RANGE <i>33 West</i>	TOWNSHIP <i>18 North</i>	CITY, STATE, ZIP <i>Hot Springs AR 71914</i>	PHONE NUMBER <i>501-622 0244</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 <i>R-2 Rezoned ??</i>	✓
	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. <i>Add</i>	✓
	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.

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

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>401 622-0244</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.

Pre-Planning Meeting



PC Meeting Date: June 16, 2022

Project Name: Dawn Hill Place Subdivision Sketch & Prelim

NOTES:

1. On septic Approved
2. Add streetlight to print
3. 6" water line being installed by city
4. Easement on Dawn Hill for 50'
5. 15' Strip
6. Not Final
7. _____

Staff Approval

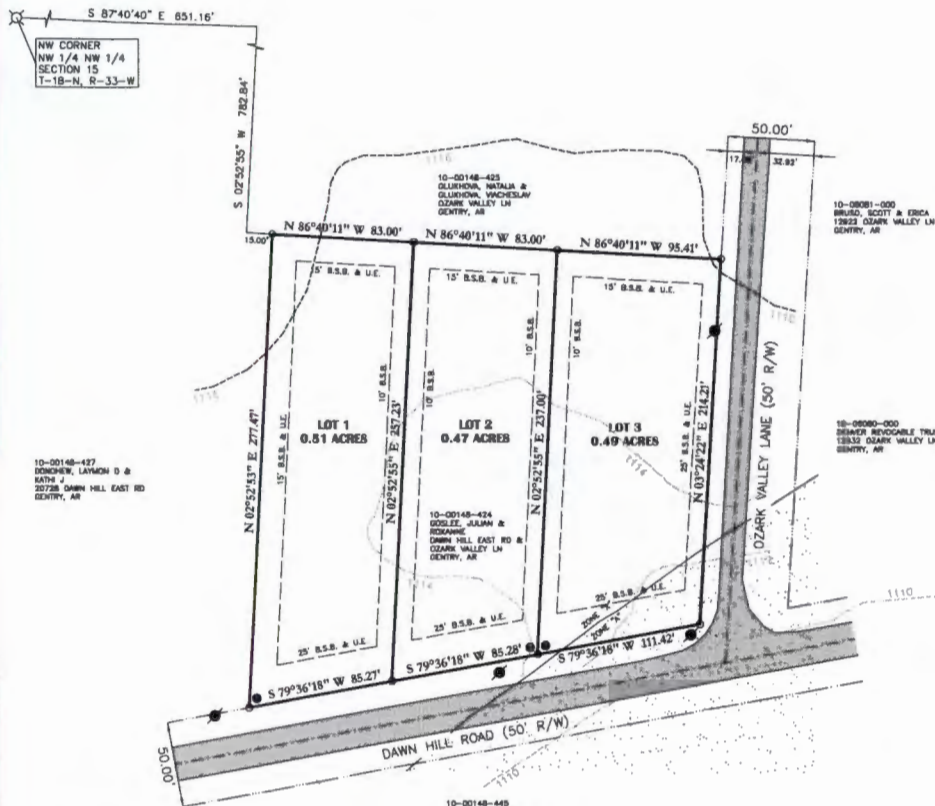
☐ Mayor: Kevin Johnston

☒ Building Inspector: Mark Smithson

☒ Fire Chief: Vester Cripps

☒ Public Works Director: Laymon Donohew

☒ Water Forman: Rick Craft



SURVEY DESCRIPTION DAWN HILL PLACE:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 87°40'40" E 851.16' AND S 02°52'53" W 782.84' AND S 86°40'11" E 15.00' FROM THE NW CORNER OF THE NW 1/4 OF SAID SECTION 15; THENCE S 86°40'11" E 261.41'; THENCE S 03°24'22" W 214.21'; THENCE S 79°36'18" W 288.50'; THENCE N 02°52'53" E 277.47' TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES.

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 ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. 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 THE CITY OF GENTRY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
7. 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.
8. NO TREES CURRENTLY ON LOTS.

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 1, 2022.

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: 55007C0380 & EFFECTIVE DATE: SEPTEMBER 28, 2007.



VICINITY MAP

GENTRY CITY COUNCIL:

This plat is hereby approved by the Gentry City Council this ____ day of _____

Councilman _____

GENTRY PLANNING COMMISSION:

This plat is hereby approved by the Gentry Planning Commission this ____ day of _____

Secretary _____

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 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 _____

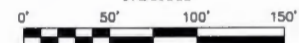
My commission expires _____

Notary Public _____

FILING BLOCK



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
- ☒ 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



APPROXIMATE LOCATION
FLOOD ZONE

ZONING: R-1

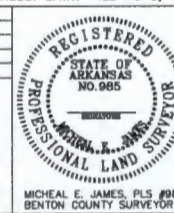
PROPERTY ADDRESS: DAWN HILL ROAD, GENTRY, AR. 72734 PARCEL #10-00148-424

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

FINAL PLAT DAWN HILL PLACE

PART OF THE NW 1/4 OF THE NW 1/4
SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST
GENTRY, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)738-8838
DATE: MAY 1, 2022.
SCALE: 1" = 50'
JOB NUMBER: JS15B14A
FILE NAME: JS15B14A.DWG



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

REVISION #1:
REVISION #2:
REVISION #3:
DRAWN BY: KEJ
CHECKED BY: MEJ