

SUBDIVISION REVIEW COMMITTEE MEETING MINUTES
JUNE 15, 2005

The Subdivision Review Committee held its monthly meeting Wednesday, June 15, 2005 at 11:00 A.M. in the City Council Room at the Van Buren Municipal Complex.

THOSE PRESENT:

GARY SMITH, CHAIRMAN
BRAD BALDWIN, CITY ENGINEER
DAVID MARTIN, CHIEF BLDG. INSPECTOR
CAMI BROWN, REC. SEC.
RICHARD WEINDEL, SBC
JIM ALMOND, COX COMMUNICATIONS
FRED SNIPES, CEDARVILLE WATER
TONY PARKER, AOG
KEITH KESTNER, SATTERFIELD LS
RON BRIXEY, BRIXEY ENGINEERING
CHAD BRIXEY, BRIXEY ENGINEERING
TOM TIMMERMAN, ARK. VALLEY ELEC.

Items on the agenda were as follows:

1. Approval of Minutes from last meeting
2. Preliminary Plat for Beverly Hills Estates II, Phase I, Lots 17-23, Tom Fite Owner represented by Keith Kestner
3. Final Plat on Oliver Springs Heights Phase IV, Owner/Developer Oliver Springs Development, LLC, represented by Brixey Engineering and Land Surveying, Inc.
4. Any other business that comes before Subdivision Committee

Minutes for previous meeting were approved.

Next item up was Preliminary Plat for Beverly Hills Estates II. Comments were as follows:

Brad Baldwin commented that street pavement for Pinecliff Drive needs to extend to the end of the subdivision at the north side of Lots 23 and 28. Mr. Baldwin also commented any preliminary plat approval needs to be conditioned to provide for drainage easements on the final plat at locations dictated by an approved drainage plan. He commented it may be easier to determine easement locations during the construction plan review.

Tom Timmerman, ArkansasValley Electric commented existing power line is there, and that A.V.E.C. will service overhead, and will handle just one (1) lot at a time.

Tony Parker, AOG, commented AOG wants to make sure enough room exists on Lot 17 and Lot 33 to come through without crossing waterline.

With no other comments for Beverly Hills Preliminary Plat Phase I Lots 17-23, the Committee moved on to the next item, Final Plat for Oliver Springs Heights Phase IV.

The following comments were made:

Brad Baldwin commented that a preliminary walk-through inspection of the subdivision construction has been completed. Some of the drainage channels have not been completed. They will need to be completed or bonded for final plat approval.

Chairman Gary Smith commented that verification be made on 15' easement between lots 27 & 28, and verification be made on additional 5' easement on lot 25 in Oliver Springs Heights Phase III.

Tom Timmerman of A.V.E.C. commented electric needs easement all the way to the back line on south side of lot 70, and 10' easement across the front of lots 70-73. After some discussion, comments were also made that purchasers need to be notified that lots 78 and 79 will require pumps, or septic. A 20' easement will be needed between lots 71 and 72, 7 ½ feet on either side of line between lots. On the West side, northwest of lot 6 to southwest of lot 78, a 15' easement if needed, which is located on west side of Tract "B".

With no other comments or business, meeting was adjourned.

Gary Smith, Chairman

Cami Brown, Recording Secretary