

**SUBDIVISION REVIEW COMMITTEE MEETING MINUTES  
MAY 17, 2006**

The Subdivision Review Committee held its monthly meeting Wednesday, May 17, 2006 at 11:00 A.M. in the City Council Room at the Municipal Complex. The following items are on the agenda:

1. Final Plat on Rena Valley, Lots 1A through 17, owners RUM, Inc., represented by Hawkins-Weir Engineers, Inc.
2. Replat of Vista Place Addition, Block 3, Lots 31A, 34A, and 37A, Owner being represented by Ricky Hill of Satterfield Land Surveyors, Inc.
3. Renaud Tracts 1 & 2, owner represented by Ricky Hill of Satterfield Land Surveyors, Inc.
4. Pointer Trail Meadows Preliminary and Final Plats, a 2-lot Subdivision, with development of Lot 2. Owner is Everett Hogan, represented by Hoffman-Prieur and Associates.
5. Preliminary Plat for SEMMC Northside Medical Addition, Developer Saint Edwards Mercy Medical Center, represented by Hoffman-Prieur and Associates, Inc.
6. Any other business that comes before the Committee.

Chairman Gary Smith called the meeting to order, and minutes from the last Subdivision meeting were approved and signed.

First item brought before the Committee was Final Plat, Rena Valley, Lots 1A through 17. Kyle Salyer of Hawkins-Weir Engineers, Inc. was there to represent RUM, Inc., on this plat. Kyle commented that when the plat was printed, the proposed easements did not come through on the print. Kyle brought with him a plat showing the proposed easements, which Cami Brown copied and attached to files for the record. Gary Smith commented the easements need to be shown between the lot lines on the plat, and addressing needs to be in place. Subdivision then recommended this plat for consideration by the Planning Commission, once requirements by Subdivision are met.

Next item for review was Vista Place Addition, Replat of Block 3, Lots 31A, 34A and 37A, owner being represented by Ricky Hill of Satterfield Land Surveyors, Inc. Gary Smith commented that the owner needed to be aware the water access is questionable, as a 2" water line stopped just South of the property on the front side. Gary Smith also commented would they possibly want to come in and lay the water line down the alley, and there would need to be a 15' utility easement at the back of the property. Ricky Hill asked if, in the event the owner wouldn't give a 15' easement in back, would a 7 1/2' easement on either side of the centerline of the existing power poles be satisfactory, to which everyone agreed would be acceptable. David Martin commented this Administrative Plat would need the addresses in place before it could be filed. Ricky Hill commented he had requested the addresses, but the agency that assigns addresses had not yet responded, but the addressing would be in place on the plat brought in to file. This plat will be handled as an Administrative Plat. NOTE: Per Gary Smith, after conversation with owner, the owner will need to extend the 2" water line along the front of the property and connect the 2" and 12" lines at the corner of Sherwood and Buena Vista.

Next plat for review was Renaud Tracts 1 & 2, owner represented by Ricky Hill of Satterfield Land Surveyors, Inc. After some discussion it was agreed that 40' road and utility easement would be needed for this property. Addresses will need to be in place on this plat. This plat will be handled as an Administrative Plat.

Next plat reviewed was Jackson Tracts 2A & 2B, being a replat of Tract 2 of Jackson Tracts. After looking at the replat, Gary Smith commented Health Dept. standards would have to be met. Ricky Hill stated the owners were aware of this. Addressing will need to be placed on this plat. This plat will be handled as an Administrative Plat.

Pointer Trail Meadows, Lot 1 and Lot 2, Preliminary and Final Plats, owner Everett Hogan, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. After some discussion, it was decided that the existing 20' easement on Lot 2 would remain and need to show on Final Plat. A 20' utility easement is to be added to the South of an existing 50' wide mutual access/utility easement, to the West of Arkansas State Highway 282, and to the North of East Pointer Trail. Approval of the Final Plat is subject to recommendations of the Committee being met on the Preliminary Plat, and the Committee asked it be noted and advised that the Planning Commission may or may not approve the Final Plat. The Committee recommended the Preliminary Plat for consideration by the Planning Commission, and the Final Plat, subject to the recommendations of the Subdivision Committee.

The last item for review was Preliminary Plat for SEMMC Northside Medical Addition, Lot 1 & Lot 2, developer Saint Edwards Mercy Medical Center, represented by Al Prieur of Hoffman-Prieur and Associates. After some discussion, it was decided that a 20' utility easement would be needed all the way around the property. Existing utility easements on the front of the property would be combined and shown as one utility easement, with the additional 20' added to the total of easement already existing on that side of the property. David Martin commented the owners need to be aware a road may be placed East of their purchase line, and may run across the back of this property. A road alignment with road coming from Legacy Business Park will need to be coordinated. This plat, with the recommendations from Subdivision, will go on for consideration by Planning Commission.

After all plats were reviewed, City Engineer Brad Baldwin coordinated with the utility representatives present on the issue of abandonment of Alma Blvd. Right-of-way at Cloverleaf Plaza. All utilities present are okay with this action, as long as the City of Van Buren provides adequate easement for the installed utilities.

With no other business for the Subdivision Committee, this meeting was adjourned.

---

Gary Smith, Chairman

---

Cami L.. Brown, Rec. Sec.