

**SUBDIVISION COMMITTEE MEETING MINUTES
OCTOBER 18, 2006**

The Subdivision Committee held its monthly meeting Wednesday, October 18, 2006 at 11 A. M. in the City Council Room at the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting
2. Northridge XI and XII, represented by Al Prieur, Hoffman-Prieur and Associates, Inc.
3. Sparks Northside Commercial Park, Lots 1-3, represented by Al Prieur, Hoffman-Prieur and Associates, Inc.
4. Woodbridge at Lee Creek, represented by Al Prieur, Hoffman-Prieur and Associates, Inc.
5. Any other business that comes before the Committee

PRESENT:

Gary Smith, Chairman
Cami Brown, Rec. Sec.
David Martin, Chief Bldg. Insp.
Darel Manus, Mun. Utilities
Bruce Coombs, Street Dept.
Brad Baldwin, City Engineer
Al Prieur, Hoffman-Prieur & Assoc., Inc.
Jimmy Bell
Earl Robinson
Woody Nelson
Tom Timmerman, AVECC
Henry Hearon, AOG
Richard Weindel, SBC
Dennis Manor, SBC
Jim Almond, Cox Communications

First topic was the minutes from the last meeting. With no comments on the minutes, the minutes were approved.

The next item on the agenda was Northridge XI and XII, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. Al Prieur commented the phase

North of the extension of Sandstone includes 31 lots, and the phase South of Sandstone includes 81 lots. Chairman Gary Smith commented construction plans need to be reviewed, and one change needing to be made is a 12" water line across Sandstone and tie in to Laura Lane on the upper end. Mr. Smith also commented this tie-in should be above the pump station and stay on the 790 pressure point. Chairman Smith also commented another issue may be the 6" water lines, and whether or not they will they provide enough fire flow in the area. Mr. Prieur commented that all the hydraulics have not yet been run on this and there may have to be some upgrading done. Chairman Smith this matter could be addressed when they get further along in the project. Chairman Smith then addressed City Engineer Brad Baldwin's written comments, which had to do with street alignment in this subdivision. Mr. Prieur commented that the plans were to go by what the Planning Commission had previously voted to do when the first part of Northridge was done, and the detention pond was built. Mr. Prieur commented Sandstone Drive comes in to the Southwest corner of that detention pond. Mr. Prieur commented when the detention pond was built at that time, this issue was brought up at the Planning Commission meeting, and the Planning Commission had a vote at that time to leave the detention pond like it was, and later go around it. Mr. Prieur commented when Stoneridge was built, there was an easement left for Sandstone, where one house exists. The plan was to leave an easement to go around that house and then go through with Sandstone. Planning Commission voted to leave the plan as it was and this is what was complied with on this plat. Mr. Prieur commented he had discussed this with the City Engineer, and the City Engineer said he was going to try to convince the Planning Commission otherwise. Mr. Prieur then commented he was going to hold to this plan, based on what was said, and the fact that the detention pond had been full at times. Chairman Gary Smith commented that the comments from Brad Baldwin included the streets, re-designing the detention pond, and that he understood Mr. Prieur would be addressing the Planning Commission about these issues, to which Mr. Prieur responded since the Planning Commission meeting was re-scheduled for the 14th of November, hopefully this issue can be resolved before the meeting. Next part of discussion was about the name of the road, which Jimmy Bell commented it doesn't matter to them if the road is Sandstone or Edwards. The issue here is one existing house that is addressed off Edwards Road, and Gary Smith commented to check with Tina at Western Arkansas Planning and Development about addressing for the house belonging to Raymond D. Dodd. AVECC, SBC and Cox Communications were all okay with plat easements. Henry Hearon with AOG commented they need an additional 5', to which Jimmy Bell commented he doesn't want to give this easement if it is not going to be used by them. Henry commented he would speak with Tony Parker of AOG, who could not be at the meeting, and get back with Al Prieur on this matter. On the Phase XII side, Dennis Manor of SBC asked for 15' easement on East side of Tract B, North of

Lot 11, on West side of Elfen Glen. Plat also needs to show a 71/2 ' easement all the way to property line on Tract B. AVECC had no comments of Phase XII. It was noted there is a gas well on Tract C on this plat. This plat is recommended to Planning Commission when the above adjustments are made.

Next item on the agenda was Sparks Northside Commercial Park, Lots 1-3, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. David Martin commented one thing that might be considered is where access onto Hwy. 59 is located that there be a right turn only lane. Jimmy Bell commented there was not enough room on the street. He went on to say three years ago when a public hearing was held he called City Engineer Brad Baldwin to attend the meeting with him, and Mr. Bell understood that the City of Van Buren was not going to require them to do anything at this location. Mr. Bell also commented that he attended the meeting because the developers wanted the Hwy. Dept. to be under the same rules and regulations as the developer, and they agreed to put in that 27- foot street. Mr. Bell commented again that this was done at a public hearing, and he has had four or five conversations about this with the City Engineer, and that there is no room for a turn lane on this street. David Martin commented if traffic tries to turn left coming out of this location, traffic will back up, as that will be a hard turn to make. Al Prieur commented he and Brad talked about hopefully people will see the problem and go the other way to the light. Mr. Prieur commented Vista Hills Free Will Baptist Church donated the South half of that right-of-way, and questioned if they were going to donate that for the street. Jimmy Bell commented there is a 60-foot easement there, and no donation would be necessary since that easement exists. Drainage and sewer will be underground on Lot 2, as that lot will be parking. Mr. Bell commented there is a mutual access easement on Lot 2, which would give the businesses mutual access off of Hwy. 59. After some discussion, it was decided there is to be a 15' easement all the way around this property. David Martin commented addressing needs to be in place on the final plat. This plat was recommended on to Planning Commission.

Next item for review was Woodbridge at Lee Creek, Lots 1-33, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. Chairman Gary Smith commented one of the major concerns on this Subdivision is the floodplain. He also commented water and sewer are subject to construction plan review. Al Prieur commented that when the boat slips are built, they will be bringing material out, and when filled, surface will be no less than the elevation of 414 feet. At this time Al Prieur introduced the Committee to Woody Nelson, developer of this project. Mr. Nelson commented that at the present time this property is in the floodplain, but once property is built up, they will be applying to take that out of floodplain. Mr. Nelson also commented the boat slips will obviously be subject to Corps of Engineers regulations. He also

commented there are ADEQ concerns, and he has a plan he has talked with ADEQ about, and they have commented if the Corps of Engineers is happy, they also will be satisfied. All utilities will be on front of properties. This will be a gated community with private roads. They will be applying for a re-zone from C-1 to a residential zone, as well as a variance down to 51' lot front size. Al Prieur commented on water and sewer they will have to put in a sewer lift station to catch this development, which Rick Mooney has agreed to participate in to help cover his 120 unit apartment complex going in near this location. Mr. Prieur also commented the sewer will be stubbed to the West, so the nearby convenience store can also tie into this station. After some discussion, it was decided a 20' easement on all the fronts of all lots, all the way around this development was needed. Lots 23 and 24 will be made 71/2' wider. A 30' utility easement will stand all the way across front side of the property, between the development and the acreage that will be developed later. Mr. Nelson commented that they would be doing the total development, and not selling lots, so that all things agreed to with the Subdivision Committee and the Planning Commission will be carried out. With no other comments on this plat, this plat was recommended on to Planning Commission.

With no other business before the Committee this meeting was adjourned.

Gary Smith, Chairman

Cami L. Brown, Rec. Sec.