

## **SUBDIVISION COMMITTEE MEETING AGENDA NOVEMBER 21, 2007**

The Subdivision Committee held its monthly meeting Wednesday, November 21, 2007 at 11:00 A.M. in the City Council Room of the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting
2. Darden Tracts 1 & 2, being part of the NE/4 NE/4 Section 18, Van Buren, Crawford County, Arkansas, contact Daryl Darden, represented by Ricky Hill Of Satterfield Land Surveyors, Inc.
3. Darden Tracts, 2A & 2B, being a replat of Tract 2 of Corrective Plat of Darden Tracts 1 & 2, Van Buren, Crawford County, Arkansas, contact Daryl Darden, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
4. DCI Tracts 1 & 2, being part of the NW/4 SE/4 Section 20, contact Lee King, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.
5. King Tracts 1 & 2, contact Lee King, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
6. Sun Valley Acres, Lots 13A & 13B being a replat of Lot 13, contact Larry Hilbern, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
7. Armstrong Tracts, contact Eric Armstrong, represented by Satterfield Land Surveyors, Inc.
8. Armstrong Acres, Section 8, Tracts 1 & 2, contact Eric Armstrong, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.
9. Any other business that comes before the Committee

PRESENT: Gary Smith, Chairman  
David Martin, Chief Bldg. Inspector  
Brad Baldwin, City Engineer  
Cami Brown, Rec. Secretary  
Darel Manus, VBMU  
Fred Snipes, Cedarville Waters Users Assoc.  
Jim Almond, Cox Communications  
Les Breger, OG & E  
Fred Phillips, AVECC  
Henry Harron, AOG

Ricky Hill, Satterfield Land Surveyors, Inc.  
Al Prieur, Prieur Engineers, Inc.  
Richard Weindel, SBC

Gary Smith called this meeting to order, and first order of business was approval of minutes from last month's meeting. The minutes were approved and signed.

The first plat for review by this Committee was Darden Tracts 1 & 2. Ricky Hill commented that this plat is to replace original Darden Tracts plat, to be in compliance with a court decree on this property. This plat is a corrective plat and the change made to this plat was to move the North property line of tract 1 south to make it in compliance with court decree on this property. There were no comments on this plat. This plat will be handled as an administrative plat.

The next plat for review was Darden Tracts 2A & 2B, a replat of Tract 2 of corrective plat of Darden Tracts 1 & 2. AVECC and OG&E will work out passing underneath OG&E lines for service in the east side of Tract 2B. There will be 7.5 foot easement on either side of the South property line of Tract 2B. Concord Water was not present. Gary Smith commented septic tank approval will have to be in place, and the question of water availability was posed. Again Concord Water was not represented at this meeting. There were no other comments on this plat. This plat will be handled administratively.

DCI Tracts 1 & 2 was the next plat for review. King Tracts, (whose named has changed to Vaughn Tracts), and this DCI plat are adjacent to one another. After some discussion, there was a request for a 15' utility easement on the west side of Tract 1, east of the 30' right-of-way dedication to Crawford County. Chairman Gary Smith commented this plat would be approved subject to Tract 2 of the DCI Tracts and Tract 2 of the Vaughn Tracts becoming on Tract. There were no other comments on this plat. This plat will be handled administratively.

The Vaughn Tracts 1 & 2 was next for review, and a 20' utility easement was requested along the north side of Tract 1, and a 15' utility easement on the east side of Tract 1, on the west side of the right-of-way dedication to Crawford County. There were no other comments on this plat. This plat will be handled administratively.

Next plat was Sun Valley Acres, Lots 13A & 13B being a replat of Lot 13. After some discussion, the utilities requested the 15' road & utility easement be changed to 40' utility easement. Ricky Hill commented that he would get back to the owner and see if he would be okay with this before he commits to this request. This plat will be handled administratively.

Next plat for review was Armstrong Acres, Section 8 Tracts 1 & 2. Gary Smith commented this needs septic tank approval. After some discussion, it was decided that on tract 1, an additional 5' would be added to the existing 10' utility easement already in place. There were no other comments on this plat. This plat will be handled administratively.

Next for review was preliminary plat for Armstrong Tracts, developer Eric Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc. Ricky Hill commented that Chris Keith called him and was okay with the right-of-way County dedication. Mr. Hill commented they dedicated 30' off the centerline of the road, and then went back and dedicated everything from the center of the road on the other side for the right-of-way dedication. Les Breger asked if this was going to get into the private easement that exists. Ricky Hill commented the easement is South of the right-of-way. After some discussion, it was decided the filed for record 50' utility easement needs to be changed from private to public. Chris Keith was not present at this meeting. Gary Smith commented he wanted to know about septic tank placement on the lots, to which Ricky Hill responded Lots 3, 4, 5, 6, and 7 will be changed into three lots. Mr. Hill went on to point out that perk tests had been done. Gary Smith commented the minutes should reflect approval subject to septic tank approval. Ricky Hill commented the perk tests had been sent in and were signed, and he has the papers in the file. Gary Smith asked if the road, Armstrong Drive, was utility and road easement, or just road easement, to which Mr. Hill responded it was utility and road easement, and that the County Judge was okay with this drive being a utility and road easement. After some discussion, it was decided 10' easement would be added all the way around the drive. Also a 15' utility easement will be added between the right-of-way dedication on Lost Beach Crossing and the 25' setback line on that West side, right up against the right-of-way. A 7 ½' easement is to be added along the South property line. A 7 ½' easement will be added on the East side of Tract 10, and on the West side of Tract 11. There were no other comments on this plat. This plat will move on for consideration by the Planning Commission.

Next item for review was Quail Creek Addition, represented by Al Prieur of Prieur Engineering, Inc. Mr. Prieur commented they are taking the South piece of this property and making one lot, and then taking the existing single-unit apartments North of that line and making that property one lot. At some point the owner will build an access road, a private road to the lot with the apartments, according to Mr. Prieur, coming from North 28<sup>th</sup> Street, and will bring water in for fire protection when the owner of the first lot develops that lot. Gary Smith commented we would need the plans on the water line and sewer line. A 50' easement will be added to the back of the property. This will be handled administratively.

After some discussion, it was decided the December meeting for Subdivision would be cancelled. With no other business, this meeting was adjourned.

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Gary Smith, Chairman

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Cami L. Brown, Rec. Secretary