

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Slinkard Law Firm
Public Works Director – James Clark
Community Development – Rebecca Bennett



Planning Commission

Susan Sedberry
Darrell Watts
Gene McCartney
Rocky Clinton
Jim Miller

**TAC Review Meeting
May 12, 2015
Minutes**

The TAC Review Meeting is scheduled for Tuesday, May 12, 2015 at 1:30 p.m. at USI Consulting Engineers located at 4847 Kaylee Avenue, Springdale, AR.

1. Meeting Call to Order

2. Roll Call – Present were Terry Carpenter, James Clark, Lori Bolen and Patrick Pianalto.

3. White Property Line Adjustment--Mr. Chuck Rogers represented the project. The following deficiencies were found on the Plat and Plan Requirements Checklist:

#6—OK, warranty deed attached.

#7—OK, no copy of recorded plat attached because there is none.

#26—Need a revision block.

#28—Show existing easements with name and purpose.

#32—Show proposed septic system on Plat.

#34—Show static pressure and flow of nearest hydrant.

#37—Show location of all utility lines (gas).

#39—No driveway location, will need a waiver.

#44—Need total area in sq. footage or acreage of each individual lot.

#47—Need to make a note on Plat of any erosion on site, if any.

#58—Show an index with acreage before and after the lot split.

#62—Must have a written description of the sidewalk waiver.

#67—Show all sidewalks both existing and proposed.

Note: Mr. Carpenter advised client to change the name of request to the White Property Line Adjustment from the White Lot Combination.

4. Mathias Large Scale Development-- Mr. Jason Appel with ESI represented the project. The following deficiencies were found on the Plat and Plan Requirements Checklist:

#4—OK, lighting cut sheet is included.

#5—Show drawings of each side of structure, all windows and site objects.

#14—Must show seal and signature on Plat.

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#15—Must show POB.

#17—Need variance for setback from 75' to 64'.

#66—Will need to apply for a design standards waiver.

Note: Will be changing the trees from oak to evergreens per landowner's request.

5. D&F Replat of Lots 17-19—Mr. Bo Wilkins with ESI represented the project. The following deficiencies were found on the Plat and Plan Requirements Checklist:

#28—Show existing 2 easements as “vacated” along with letters from all utilities saying the same.

#29—Show sewer on south side on plat.

#63—Will need clarification from Jeff Hawkins regarding the setback, based on original plat, as to whether there is a variance needed.

6. D&F Large Scale Development—Mr. Bo Wilkins with ESI represented the project. The following deficiencies were found on the Plat and Plan Requirements Checklist:

#35—Show proposed fire hydrants: May need additional hydrants and building will be required to be sprinkled.

#39—Show Fire Lane on Plat.

#66—Needs waiver for the design standards and possibly a sidewalk waiver.

Meeting adjourned at 3:15pm.