



**Technical Advisory Committee Review Meeting
August 11th, 2015
Minutes**

The TAC Review Meeting is scheduled for Tuesday, August 11th, 2015 at 1:30 p.m. at USI Consulting Engineers, located at 4847 Kaylee Avenue, Springdale, Arkansas.

1. Meeting Call to Order

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

3. PKD Investments LLC-Clear Water Road – Represented by Justin Cope-Alan Reid and Associates-444-8784

The following deficiencies were found on the Plat and Plan Requirement checklist:

- #8 Property lines of all property owners adjacent to the exterior boundaries of the project are not shown.
- #34 Note the static pressure and flow of the nearest hydrant. If none in the area, add comment to notes.
- #47 Provide a note of any know existing erosion problems on-site or within 100' downstream of the property. If not applicable, add comment to notes.
- #48 The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments, and underground structure within the project. If not applicable, add comment to notes.

Notes/Comments per Terry Carpenter:

Need to revise to apply to this Minor Subdivision, Parent tract information should be 19.09 acres and Tract a , b, c, d, need to be corrected.

Survey description – Tract 'D' needs to be updated with correct acreage.

4. Stockton Trust – 18179 Clearwater Rd – Represented by Wes Luker-Blew & Associates-443-4506

The following deficiencies were found on the Plat and Plan Requirement checklist:

Need to update Survey to correct name. Currently shows Larry & Judy Clincksdale.

- #13 Note regarding wetlands, if applicable. Note if Army Corps of Engineers determination is in progress. If not applicable, add comment to notes.
- #26 Revision block missing.
- #31 Note the occurrence of any previous overflow problems on-site or in the proximity of the site. If not applicable, add comment to notes.



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- #34 Note the static pressure and flow of the nearest hydrant. If none in area, add comment in notes.
- #47 Provide a note of any known existing erosion problems on-site or within 100' downstream of the property. If not applicable, add comment to notes.

Notes/Comments per Terry Carpenter:

Is the current septic system functioning satisfactorily? Need to show lateral field and proposed alternate field.

Zoning & Setback Information, Do these meet County regulations?

What is the size of the leach field? And where is it located? Also, do you have room for an alternate field? Need to define septic alternate dimension for well and septic.

Change Title from "Tract Split" to Minor Subdivision. By definition a Lot-Split can only be done in an existing "platted subdivision. Section 152.080(B)(2)

Vicinity Map and site do not appear to match. Need to explain or provide ingress/egress easements.

Add 30' access Easement.

5. Daugherty Lot Split – Revised review.

Notes/Comments per Terry Carpenter:

Everything looks good.

6. Meeting Adjourned 3:30 p.m.