

**MINUTES  
WASHINGTON COUNTY PLANNING BOARD  
&  
ZONING BOARD OF ADJUSTMENTS**

**March 03, 2016**

5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

*ACTION TAKEN:*

**LAND DEVELOPMENT HEARINGS**

Fayetteville Planning Area

**a: Reindl Woods Subdivision**

**Approved**

Fayetteville Planning Area

**b: Havenwood Preliminary Subdivision**

**Approved**

County

**c: Eastern Park Subdivision Preliminary Subdivision**

**Tabled**

**1. ROLL CALL:**

*Roll call was taken. Members present include Randy Laney, Robert Daugherty, Cheryl West, Walter Jennings, and Kenley Haley. Daryl Yerton and Chuck Browning were not present.*

**2. APPROVAL OF MINUTES:** *Cheryl West made a motion to approve the minutes of Feb 04, 2016. Walter Jennings seconded. All board members were in favor of approving. Motion passed.*

**3. APPROVAL OF THE AGENDA:** *Walter Jennings made a motion to approve the agenda. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

**4. NEW BUSINESS**

**LAND DEVELOPMENT HEARINGS**

**Fayetteville Planning Area**

**a. Reindl Woods Subdivision**

***Final Plat Approval Request***

Location: Section 28, Township 17 North, Range 29 West

Owner: Reindl Woods, LLC

Applicant: Reindl Woods, LLC / Blew & Associates

Location Address: N. Gulley Road (directly east of 3806 N. Gulley Road)

Approximately 44.09 / 13 lots (8 residential, 1 detention, 4 common area). Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.11991221, Longitude: -94.08576279

**Project #: 2014-293 Planner: Courtney McNair email: [cmcnair@co.washington.ar.us](mailto:cmcnair@co.washington.ar.us)**

**REQUEST:** The applicant is requesting Final Subdivision approval of Reindl Woods Subdivision to create a subdivision with 13 lots (8 residential, 1 detention, and 4 community lots) on a parcel that is approximately 44.37 acres in size.

**CURRENT ZONING:** Project lies within Washington County's Zoned area (Agricultural/Single-Family Residential 1 unit per acre). All residential lots are at least one acre in size and this proposal is in compliance with Washington County Zoning.

**PLANNING AREA:** This project is located within the City of Fayetteville's Planning Area, just outside of the one-mile buffer. The Preliminary Plat for this project was approved by the City of Fayetteville on 12/08/14 and by Washington County on 2/05/15.

This project must receive Final Approval from the City of Fayetteville (or provide a letter stating Fayetteville will allow the County to approve this before they review it for Final Approval) prior to Final Approval by Washington County.

**QUORUM COURT DISTRICT:** District 15, Butch Pond.

**FIRE SERVICE AREA:** **Goshen & Fayetteville-** no comments were received from either Fire Department. Washington County Fire Marshal's office reviewed the plans and provided comments.

**SCHOOL DISTRICT:** Fayetteville School District

**INFRASTRUCTURE:** **Water-** Fayetteville Water **Electric-** Ozarks Electric  
**Natural Gas-** SourceGas **Telephone-** AT&T **Cable-** Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

The applicant for this project is Reindl Woods, LLC. The engineer is Blew and Associates.

This Final Subdivision approval is to create a subdivision with 13 lots (8 residential, 1 detention, and 4 community lots) on a parcel that is approximately 44.37 acres in size.

The project includes parcel 001-15483-000 and 001-15531-002. It is located east of Fayetteville's City Limits, off Gulley Road WC# 345. The construction is complete on the infrastructure for this development. **The main concern for this project was sight visibility at the proposed entrance. The project engineer verified the sight distance for the proposed intersection at Preliminary Plat review. The engineer has now provided "as built" sight distance information, and it is under review by the County Engineer.**

**There was some concern that vegetation could block the sight visibility, so Planning Staff asked the project engineer to clarify. After an email exchange, they have provided some statements to clarify.**

- **One states that the only vegetation that would affect sight visibility is evergreen.**
- **The other states that there is approximately 1 foot of clearance between the evergreen vegetation and line of sight.**

**This is satisfactory.**

Additionally, this project must receive Final Approval from the City of Fayetteville prior to Washington County Final Plat Approval.

- **Due to the City's statutory power within the Planning Area, we ask for any development with the city's planning area to have city approval prior to the County's approval OR a letter/email from the City stating that they are ok with the County approving first (with a condition for City approval prior to signing the final plat, etc. )**

- This project did not receive Final Approval from Fayetteville yet, but Fayetteville Planning Staff provided an email stating,
- “The City has no objection to Reindl Woods being processed through the County approval process before being submitted to the City for the Technical Plat meeting, provided the applicant understands that there may be incomplete items from the City that must be completed prior to signatures and recordation.”
- This will be added as a condition of approval.

Some minor plat corrections remain to be addressed.

**TECHNICAL CONCERNS:**

**Sewer/Septic & Public Utility**

Soil work was submitted and is adequate.

A note that “each individual lot developer shall obtain approval of septic system from the Washington County Health Department Sanitarian Division” has been added to the Final Plat.

**Electric/Phone/Gas**

This property is serviced by Ozarks Electric, Source Gas, AT&T, and Cox Communications. Generally any damage or relocation of utilities will be at cost to the developer.

No additional comments were submitted by any of the servicing utility companies.

**Water & Fire**

This property is serviced by Fayetteville Water. This project is subject to the latest design criteria of the City of Fayetteville.

The Washington County Fire Marshal’s office reviewed the plat. This project has a dead end road with a cul-de-sac turn around. Dead end roads cannot exceed 1,200 feet in length according to Washington County Code. The total length proposed is approximately 1,500 feet. In order to be in compliance with Washington County Code, the applicant has constructed a divided entrance for approximately 400 feet. Therefore the dead end length is approximately 1,100 feet long and in compliance with Washington County Code.

The 26’ and 20’ roads must be marked with “No Parking” on both sides. The 28’ road must be marked with “No Parking” on one side. These signs are in place, but must be shown on the Final Plat.

The Fire Marshal would also like to see the plan for the mailbox pull off area on the detail portion of the plat. He would like to know if the mailboxes will be a “break-away” type (or be located at least 8 (eight) feet from the roadway according to Washington County Code Sec. 12-2).

**Addressing**

A note was added per the Subdivision Checklist that lots over one-half acre will be addressed when the home location is known.

**Environmental**

No storm water permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. This project will need a Construction Stormwater for Large Sites permit from ADEQ.

[http://www.adeg.state.ar.us/water/branch\\_permits/general\\_permits/stormwater/default.htm](http://www.adeg.state.ar.us/water/branch_permits/general_permits/stormwater/default.htm)

**Fayetteville’s Plat Approval**

The Preliminary Plat for this project was approved by the City of Fayetteville on 12/08/14 and by Washington County on 2/05/15.

This project must receive Final Approval from the City of Fayetteville (or provide a letter stating Fayetteville will allow the County to approve this before they review it for Final Approval) prior to Final Approval by Washington County.

All conditions of the City of Fayetteville's approval must be completed.

As stated above:

- Due to the City's statutory power within the Planning Area, we ask for any development with the city's planning area to have city approval prior to the County's approval OR a letter/email from the City stating that they are ok with the County approving first (with a condition for City approval prior to signing the final plat, etc. )
- This project did not receive Final Approval from Fayetteville yet, but Fayetteville Planning Staff provided an email stating,
- "The City has no objection to Reindl Woods being processed through the County approval process before being submitted to the City for the Technical Plat meeting, provided the applicant understands that there may be incomplete items from the City that must be completed prior to signatures and recordation."
- This will be added as a condition of approval.

#### Road

This project accesses off WC 345, N. Gulley Road. There is one entrance. The applicant has provided a divided entrance and cul-de-sac turn around. They opted to use the divided entrance in order to be in compliance with the Washington County Code that states the maximum dead end length may not exceed 1,200 feet in length.

No trees are to be planted on the divided street portion. No trees can be planted in the ROW on the islands.

Updated sight distance information was submitted and is under review by the Washington County Contracted Engineer. Staff will update the Board at the meeting if this is found to be adequate.

As stated above:

There was some concern that vegetation could block the sight visibility, so Planning Staff asked the project engineer to clarify. After an email exchange, they have provided some statements to clarify.

- One states that the only vegetation that would affect sight visibility is evergreen.
- The other states that there is approximately 1 foot of clearance between the evergreen vegetation and line of sight.

This is satisfactory.

#### Drainage

The Washington County Contracted Engineer and Planning Staff completed a site inspection on 2/8/16. Several corrections were noted and were to be corrected. Planning Staff re-inspected the site on 2/25/16 and found the corrections complete.

**NEIGHBOR COMMENTS:**

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project at the Preliminary Plat Hearing. Notifications are not required to be sent for Final Plat Hearings.

No additional comments have been received since Preliminary Plat Approval. Staff will update the Board at the meeting if any comments are submitted.

**CHECKLIST:**

\*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

Important Information Checklist			
	Inadequate	Acceptable	Complete
City/Planning Area Issues	✓		
Planning Issues/Engineering Issues		✓	
Road Issues	✓		
Fire Code Issues			✓
Utility Issues			✓
Health Department Issues			✓
Other Important Issues		✓	
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information		✓	
Existing Conditions		✓	
Proposed Improvements		✓	
Info to supplement plat		✓	

**Checklist items to be addressed:**

(4)	Concrete or approved aluminum monuments shall be placed at the exterior boundary corners and one-half-inch by eighteen-inch steel pins shall be placed at all lot corners.
8)	Names of adjacent land developments and ownership of adjacent property including corresponding deed book and page number. Include parcel numbers. Left off Parcel 001-15269-000, Shirley Eddy.
(10)	Existing roads, streets, culverts, railroads, and other features: The plat shall show the location, name, width, surface type, surface condition and right-of-way width of all existing or platted roads, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. Gulley Road layer doesn't seem to be turned on? Show Gulley Road
(11)	Existing utilities: Ownership names and dimensions on overhead and underground power and communications lines, sewers, water mains, gas mains, and other underground structures, including water wells and septic systems within the development or immediately adjacent thereto. Show the existing utilities and list the utility companies on the plat. Cox Cable is listed under the Telephone Provider on the Cover Page. Where are the electrical lines that were rerouted? Show on the Plat.

**REMOVE:**

**10. PUBLIC UTILITY COORDINATOR APPROVAL:**

*(Applicable when a community sewer system is being utilized.)*

This subdivision is in compliance with County Ordinances regarding Community Sewer Systems.

Public Utility Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_

*(Note: Fewer signatures may be required in certain instances. Check with the Planning Administrator to see which signatures are necessary if the land development has four (4) plats or less, no road improvements, or is an exempt split).*

Additional Plat corrections to be addressed:

- Add note: "POA to maintain the "no parking, fire lane" signs."
- Add note back: "Trees are not to be planted within the Right-of-Way"
- Show the Fire Lane Signs on the Final Plat.
- Add note: "POA to maintain all drainage easements that are not located in the Right-of-Way"

**STAFF RECOMMENDATION: Staff recommended approval of Reindl Woods Subdivision Final Plat with the following conditions:**

**Washington County Road Department Conditions:**

1. No trees are to be planted on the divided street portion.
2. No trees can be planted in the ROW on the islands.
3. Pay all fees to Road Department prior to signatures being obtained.

**County Fire Marshal Conditions:**

1. Show the Fire Lane signs on the Final Plat.
2. Show plan for the mailbox pull off area on the detail portion of the plat. The mailboxes shall be a "break-away" type (or be located at least 8 (eight) feet from the roadway according to Washington County Code Sec. 12-2).

**City of Fayetteville:**

1. The City has no objection to Reindl Woods being processed through the County approval process before being submitted to the City for the Technical Plat meeting, provided the applicant understands that there may be incomplete items from the City that must be completed prior to signatures and recordation.

**Planning Conditions:**

1. Correct all remaining Subdivision Checklist Items:

**(4) Concrete or approved aluminum monuments shall be placed at the exterior boundary corners and one-half-inch by eighteen-inch steel pins shall be placed at all lot corners.**

(8) Names of adjacent land developments and ownership of adjacent property including corresponding deed book and page number. Include parcel numbers. **Left off Parcel 001-15269-000, Shirley Eddy.**

(10) Existing roads, streets, culverts, railroads, and other features: The plat shall show the location, name, width, surface type, surface condition and right-of-way width of all existing or platted roads, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. **Gulley Road layer doesn't seem to be turned on? District limits, oil and gas lines or wells, abandoned wells and dry holes. Gulley Road layer doesn't seem to be turned on? Show Gulley Road.**

(11) Existing utilities: Ownership names and dimensions on overhead and underground power and communications lines, sewers, water mains, gas mains, and other underground structures, including water wells and septic systems within the development or immediately adjacent thereto.

Show the existing utilities and list the utility companies on the plat. **Cox Cable is listed under the Telephone Provider on the Cover Page. Where are the electrical lines that were rerouted? Show on the Plat.**

**REMOVE:**

10. PUBLIC UTILITY COORDINATOR APPROVAL:

(Applicable when a community sewer system is being utilized.)

This subdivision is in compliance with County Ordinances regarding Community Sewer Systems.

Public Utility Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_

**Additional Plat corrections to be addressed:**

- Add note: "POA to maintain the "no parking, fire lane" signs."
- Add note back: "Trees are not to be planted within the Right-of-Way"
- Show the Fire Lane Signs on the Final Plat.
- Add note: "POA to maintain all drainage easements that are not located in the Right-of-Way"

**Standard Conditions:**

1. Washington County will not maintain common areas or park areas.
2. Pay Engineering Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
3. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. The Road Department may be reached at (479) 444-1610.
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. **Once all plat corrections have been completed, submit two corrected plats for review to the Planning Office prior to obtaining signatures.**
6. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.

*Washington County Senior Planner, Courtney McNair, presented the staff report with updates for the board members.*

*No Public comments.*

*Public Comments Closed.*

*Robert Daugherty made a motion to approve the **Reindl Woods Subdivision** subject to staff recommendations. Walter Jennings seconded. Daryl Yerton and Chuck Browning were not present. Board Members Randy Laney, Robert Daugherty, Walter Jennings, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

**Fayetteville Planning Area**

**b. Havenwood Preliminary Subdivision**

***Preliminary Subdivision Approval Request***

Location: Section 33, Township 17 North, Range 29 West

Owner: Curtis & Sondra Crouch

Engineer: Jorgensen and Associates

Location Address: 5809 E Mission Blvd

Approximately 24.6 acres / 16 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.10323702, Longitude: -94.07495962

**Project #: 2016-033 Planner: Nathan Crouch e-mail at [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)**

**REQUEST:** The applicant is requesting Preliminary Subdivision approval of Havenwood Subdivision to create a subdivision with 16 single family residential lots on two parcels totaling approximately 24.6 acres in size.

The subject property is located within Fayetteville's Planning Area.

**CURRENT ZONING:** Project lies within Washington County's Zoned area (Agricultural/Single-Family Residential 1 unit per acre). All residential lots are at least one acre in size and this proposal is in compliance with Washington County Zoning.

**PLANNING AREA:** This project is located within the City of Fayetteville's Planning Area (**See Vicinity Map, page B-7**). The Preliminary Plat for this project was approved by the City of Fayetteville on 12/14/15,

updated on 12/18/15.

**QUORUM COURT DISTRICT:** District 15, Butch Pond.

**FIRE SERVICE AREA:** **Goshen & Fayetteville-** no comments were received from either Fire Department. Washington County Fire Marshal's office reviewed the plans and provided comments.

**SCHOOL DISTRICT:** Fayetteville School District

**INFRASTRUCTURE:** **Water–** Fayetteville Water **Electric-** Ozarks Electric  
**Natural Gas–** SourceGas **Telephone-** AT&T **Cable-** Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

The applicant for this project is Tom Terminella. The engineer is Jorgensen and Associates.

This Subdivision proposal is to create a subdivision with 16 residential lots, and two public, county maintained cul-de-sac streets, totaling 24.6 acres in size (**See Plat attachment, page B-10**). The subject property is located within Fayetteville's Planning Area, east of the city limits, off Mission Blvd., AR St Hwy 45.

This project has processed through Fayetteville Planning for Preliminary Subdivision Approval on 12/14/2015, updated on 12/18/2015.

The project includes parcel 001-15762-000 and 001-15763-000. It is currently a wooded lot with one residential structure and multiple shed type buildings.

**There have been some comments regarding soil work and the location of the soil test pits. After the initial soil work was conducted the developer modified the layout of the lots, resulting in a change in location of the proposed septic fields. The developer has ordered new soil work. As a condition of approval, the soil work must be shown in the proposed septic fields, and found to be acceptable by the Health Dept.**

**Some minor plat corrections remain to be addressed.**

**TECHNICAL CONCERNS:**

**Sewer/Septic & Public Utility**

According to the Health Department, soil work for Lot 10 is needed. And the soil test pits do not represent the proposed septic field locations.

Soil work in the actual location of the septic fields must be submitted to satisfy the Health Department's requirement.

**Electric/Phone/Gas/Cable**

This property is serviced by Ozarks Electric, AT&T, Source Gas, and Cox Communications. Generally any damage or relocation of utilities will be at cost to the developer.

**Ozarks Electric Comments:**

Ozarks Electric submitted general comments which are listed in full in the conditions section.

**Ozarks Electric – Additional Comments: (See attached diagram, Page B-29)**

1. The 35ft. Setback and Utility Easement, highlighted in yellow, need to remain on final plat.
2. Ozarks will need two road crossings highlighted in green and a 20ft. U.E. there as well.
3. Highlighted in Orange, Ozarks will need a 20ft. Utility Easement circling around the west side of the south cul-de-sac. Also on the south side of Lot 9, Ozarks needs it to be documented as 20ft. Setback and Utility Easement. -**Now shown on plat.**



**AT&T:** No comment was received from AT&T.

**Cox Cable:** No comment was received from Cox Cable.

**SourceGas:** No comment was received from SourceGas.

**Water & Fire**

This property is serviced by Fayetteville Water. This project is subject to the latest design criteria of the City of Fayetteville.

The Washington County Fire Marshal's office reviewed the plat. This project is proposed to have two dead end roads with cul-de-sac turnarounds. At 28ft. pavement width, there is to be no parking on the hydrant side of both roads. Also there is to be no parking across from any hydrant for 10ft. in each direction. "No Parking – Fire Lane" signs must be placed accordingly.

The GPM fire flow and hydrant spacing appear adequate.

**Addressing**

At Final Plat review, a note must be added per the Subdivision Checklist that lots over one-half acre will be addressed when the home location is known.

**Environmental:** No comment was received from Environmental Affairs.

**Fayetteville's Preliminary Plat Approval**

This project has received City of Fayetteville Preliminary Approval by the Planning Commission on 12/14/15, updated on 12/18/2015.

All conditions of the City of Fayetteville's approval must be completed. **(See attached City of Fayetteville Planning Commission Memo, updated 12/18/15, Page B-11 – B-27).**

**Road**

This project accesses off AR St. Hwy 45 East, Mission Blvd. One entrance is proposed. The applicant is proposing a divided entrance and cul-de-sac turn around on both streets.

**Plat corrections have been reviewed by the Road Department. All corrections were found to be adequate.**

**Drainage**

The County Contract Engineer, Clay Grote, has reviewed the initial drainage report for this project. He had some concerns about the Time of Concentration, and wants the discharge points, as well as the effects of the development per its own area, shown.

**Updated drainage information has been submitted. The County Engineer reviewed the updated drainage report and found it to be adequate, but provided a couple additional comments which can be found in the conditions section.**

**NEIGHBOR COMMENTS:**

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

At the time of this report, staff has received no comments. **Staff will update the Planning Board at the meeting if any comments are received.**

**CHECKLIST:**

\*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

<b>Important Information Checklist</b>			
	Inadequate	Acceptable	Complete
City/Planning Area Issues			✓
Planning Issues/Engineering Issues		✓	
Road Issues			✓
Fire Code Issues		✓	
Utility Issues		✓	
Health Department Issues		✓	
Other Important Issues			✓
<b>General Plat Checklist</b>			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements		✓	
Info to supplement plat		✓	

**Subdivision Plat Checklist & Tech Review Comment items to be addressed:**

1. The natural drainage centerline running down the eastern project boundary line should be dedicated as Drainage Easement.
2. Street type keys, and vicinity maps, on the Cover Page and Preliminary Plat page, are too blurry to read. Please fix.

**STAFF RECOMMENDATION: (if the County Engineer finds the Drainage resubmittals to be adequate)**

**Staff recommends approval of Havenwood Subdivision Preliminary Plat with the following conditions:**

**Septic Conditions:**

1. Soil work must be shown in the proposed septic fields, and found acceptable by the Health Dept.

**Utility Conditions:**

1. Generally any damage or relocation of utilities will be at cost to the developer.

**Ozarks Electric:**

**General:**

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin.
4. All conduits placed at road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing.
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.

6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service). There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
8. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey at (479) 263-2167, or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Additional Comments:**

1. The 35ft. Setback and Utility Easement highlighted in yellow (see Ozarks Electric diagram) need to remain on final plat.
2. Ozarks will need two road crossings highlighted in green (see Ozarks Electric diagram) and a 20ft. U.E. there as well.
3. Highlighted in Orange on Ozarks' diagram, a 20ft. Utility Easement circling around the west side of the south cul-de-sac, and along the south side of Lot 9, is needed. It should be documented as a 20ft. Setback and Utility Easement.

**City of Fayetteville Water:**

1. This project is subject to the latest design criteria of the City of Fayetteville.

**Washington County Road Department Conditions:**

1. No trees are to be planted in the ROW.

**Washington County Fire Marshal Conditions:**

1. Submit a detail of the entire entry including the proposed sign location, either now or at construction plan review. The final configuration will have to be approved by the fire marshal. A configuration that limits the ability of the responding fire apparatus will not be allowed.
2. The roads must be marked with "No Parking – Fire Lane" signs, indication a 20ft. No Parking section directly across the street from each hydrant. Must be submitted for construction review.

**Washington County Engineer Conditions:**

1. Additional drainage easements may be required.
2. Soil analysis will be required to determine street sections. **Must be submitted for construction review.**
3. Before construction begins, the applicant's Engineer must size pipes and show that the ditch (east-west drainage easement) can handle the 100 year flood.

**Addressing Conditions:**

1. At Final Plat review, a note must be added per the Subdivision Checklist that lots over one-half acre will be addressed when the home location is known.

**Planning Conditions:**

1. Washington County will not maintain common areas or park areas.
2. Pay neighbor notification mailing fees within 30 days of project hearing. Any extension must be approved by the Planning Office.
3. Pay Engineering Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
4. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. The Road Department may be reached at (479) 444-1610.
5. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.

6. Once all plat corrections have been completed, submit two corrected plats for review to the Planning Office prior to construction plan review. Construction Plans will not be reviewed until all necessary Preliminary Plat corrections have been made.
7. Please contact the City and County to determine the next steps for each entity in the construction process.

**Standard Conditions:**

1. If you receive Preliminary approval- construction plans must be approved, bond and insurance (Washington County must be named on the insurance) must be received by the Washington County Road Department and approved by the County Attorney prior to a pre-con meeting being set up.
2. If the City wishes to hold a pre-con meeting as well, the County would prefer that we have a joint pre-con meeting.
3. Absolutely no construction may begin until the pre-construction meeting is completed and the plans have been accepted by Washington County.
4. Preliminary Plat approval is valid for 12 months from the date of approval by the Planning Board. Construction plans must be approved and construction commenced prior to that time or you will be required to bring your project back through preliminary Plat.

*Washington County Planner, Nathan Crouch, presented the staff report with updates for the board members.*

*No Public comments.*

*Public Comments Closed.*

*Robert Daugherty made a motion to approve the **Havenwood Preliminary Subdivision** subject to staff recommendations. Cheryl West seconded. Daryl Yerton and Chuck Browning were not present. Board Members Randy Laney, Robert Daugherty, Walter Jennings, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

**Fayetteville Planning Area**

**e. Eastern Park Subdivision Preliminary Subdivision**

**(Tabled)**

***Preliminary Subdivision Approval Request***

Location: Section 32, Township 17 North, Range 29 West

Owner: L&F Construction, LLC

Engineer: USI Consulting Engineers, Ferdinand Fourie

Location Address: 4436 E. Mission Blvd

Approximately 7.66 acres / 14 lots. Proposed Land Use: 12 Single Family Residential (1 lot for septic and 1 lot for detention)

Coordinates: Latitude: 36.097785, Longitude: -94.097156

**Project #: 2015-122 Planner: Courtney McNair e-mail at [cmcnair@co.washington.ar.us](mailto:cmcnair@co.washington.ar.us)**

*Walter Jennings made a motion to approve the agenda. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

**5. Other Business**

- Discussion of Current Development and Planning Department Activities.
- Reminder of upcoming regular Planning Board meeting **April 7, 2016, and May 5, 2016.**
- Any other Planning Department or Planning Board business.

**6. Old Business**

**7. Adjourn**

*Cheryl West moved to adjourn. Robert Daugherty seconded. Motion passed.  
All Board members were in favor of approving.*

*Planning Board adjourned.*

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Randy Laney, Planning Board Chairman