

City Council Agenda Items
and
Contracts, Leases or Agreements

11/5/2013

City Council Meeting Date
Agenda Items Only

Andrew Garner
Submitted By

Planning
Division

Development Services
Department

Action Required:

PPL 13-4437: PRELIMINARY PLAT (SKILLERN ROAD MASTER STREET PLAN AMENDMENT/OAK CREEK ESTATES, 257): Submitted by MILHOLLAND COMPANY for property located EAST OF THE INTERSECTION OF OAKLAND ZION ROAD AND SKILLERN ROAD. The property is in the PLANNING AREA and contains approximately 16.21 acres. The request is to amend the Master Street Plan to remove the extension of Skillern Road, a Principal Arterial, between Oakland Zion Road and Mission Boulevard.

Cost of this request	\$ -	Category / Project Budget	Program Category / Project Name
Account Number	\$ -	Funds Used to Date	Program / Project Category Name
Project Number	\$ -	Remaining Balance	Fund Name

Budgeted Item

Budget Adjustment Attached

[Signature]
Department Director 10-17-2013
Date

Previous Ordinance or Resolution # _____

[Signature]
City Attorney 10-17-13
Date

Original Contract Date: _____

Original Contract Number: _____

Paul a. Beck
Finance and Internal Services Director 10-18-2013
Date

Received in City Clerk's Office
10-17-13 P03:14 RCVD
[Signature]

[Signature]
Chief of Staff 10-18-13
Date

Received in Mayor's Office
ENTERED
10/18/13
[Signature]

[Signature]
Mayor 10/18/13
Date

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director 

From: Andrew Garner, Senior Planner

Date: October 17, 2013

Subject: PPL 13-4437 (Skillern Road Master Street Plan Amendment/Oak Creek Estates)

RECOMMENDATION

The Planning Commission and staff recommend approval of a resolution to amend the Master Street Plan to remove the extension of Skillern Road between Oakland Zion Road and Mission Boulevard.

BACKGROUND

The property contains approximately 16.21 acres located north and east of the intersection of Oakland Zion Road and Skillern Road, outside the City limits. Both of these roads are Principal Arterials on the Master Street Plan. Skillern Road is identified on the Master Street Plan to continue east along the southern property line of the subject property, providing eventual connection to Mission Boulevard approximately 0.5 mile to the southeast. The eastern portion of the site borders Mud Creek. The applicant proposes a preliminary plat with 9 residential lots and individual septic systems. The new internal street follows the City's Master Street Plan designation for a Low Impact Development street with stormwater draining north across the street and instead of a typical pipe and pond stormwater system, the water is allowed to sheet flow from the street and across the large residential lots where it is filtered and absorbed.

MASTER STREET PLAN AMENDMENT

The applicant does not propose to construct Skillern Road as a Principal Arterial or dedicate right-of-way for such construction along the southern property line as indicated on the Master Street Plan. Rather, they propose the City Council amend the Master Street Plan to remove the extension of Skillern Road as a Principal Arterial between Oakland Zion road and Mission Boulevard.

STAFF DISCUSSION

Staff recommends in favor of the applicant's request finding that while east-west connectivity is needed in this region of the Planning Area, it is not necessary for Skillern Road be classified as an arterial. Local street connectivity between Mission Boulevard and Oakland Zion Road as proposed by the applicant will be adequate for traffic flow and safety. This recommendation is based on the context of the existing subdivided and largely developed rural residential parcels in this immediate vicinity, the anticipated low density, and the close proximity of two other arterials, Oakland Zion Road and Mission Boulevard.

DISCUSSION

On October 14, 2013, the Planning Commission approved the preliminary plat for Oak Creek Estates (PPL 13-4437) and forwarded this Master Street Plan amendment to the City Council with a recommendation for approval with a vote of 9-0-0.

BUDGET IMPACT

None.

RESOLUTION NO. _____

A RESOLUTION FOR PPL 13-4437 AMENDING THE MASTER STREET PLAN REMOVING THE EXTENSION OF SKILLERN ROAD, A PRINCIPAL ARTERIAL, BETWEEN OAKLAND ZION ROAD AND MISSION BOULEVARD, AS DESCRIBED AND DEPICTED IN THE ATTACHED MAP.

WHEREAS, the Oak Creek Estates subdivision is extending a new local street into and through its site to provide eventual street connectivity between Oakland Zion Road and Mission Boulevard as presented and approved in PPL 13-4437 by the Planning Commission; and

WHEREAS, the City Council finds that the extension of a new local street between Oakland Zion Road and Mission Boulevard as indicated in the attached maps maintains the intent of the Master Street Plan for connectivity, while providing a street cross section that is more compatible with the rural residential context than a Principal Arterial; and

WHEREAS, the close proximity of two Principal Arterial streets, Oakland Zion Road and Mission Boulevard and the addition of a new local street as proposed are adequate for connectivity, traffic flow, and safety given the existing and anticipated low density of this area of unincorporated Washington County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby amends the Master Street Plan as indicated in Exhibit "A," attached hereto and made a part hereof.

PASSED and APPROVED this day of , 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

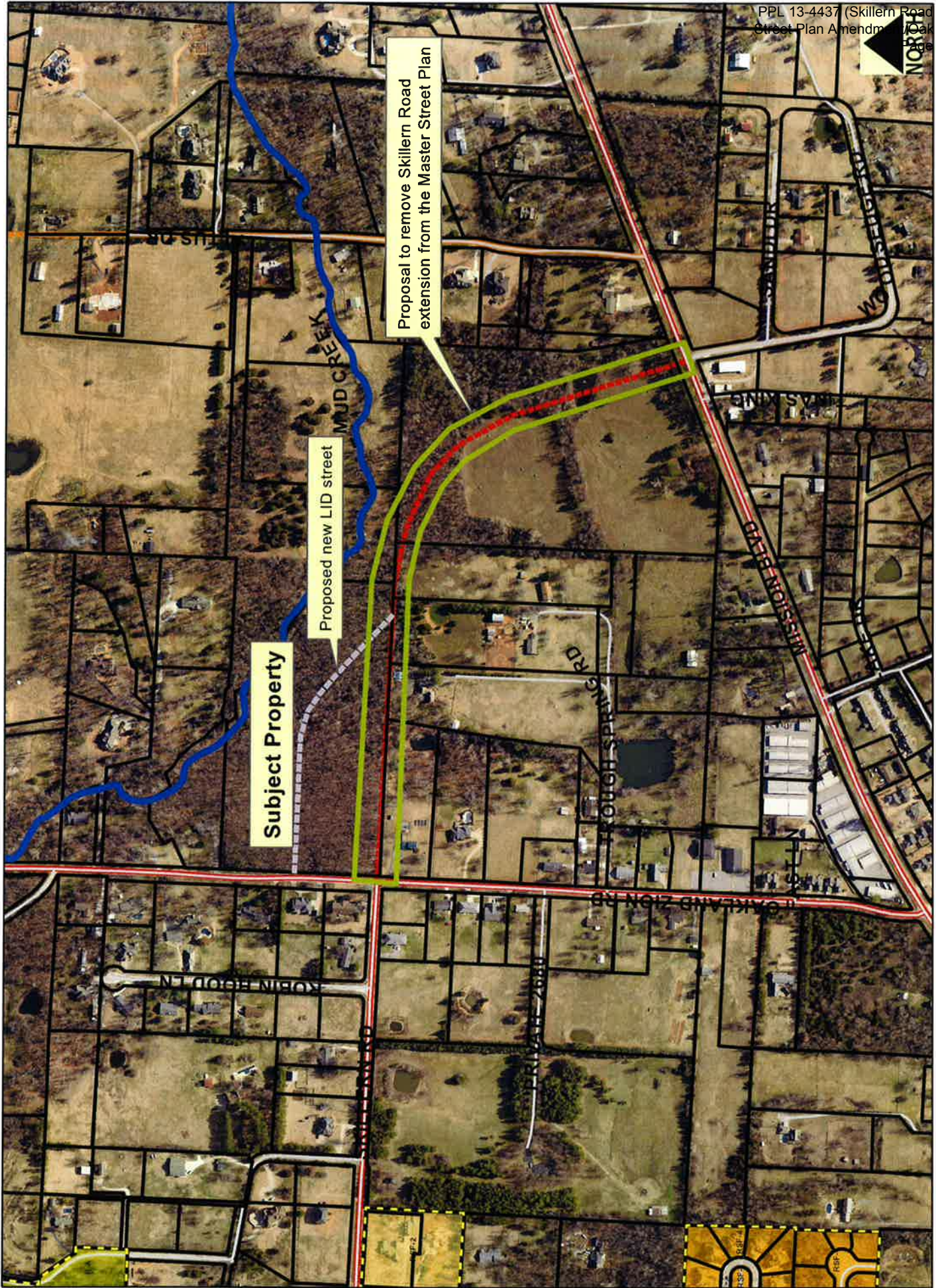


Exhibit "A"
 Skillern Road Master Street Plan Amendment (PPL 13-4437)



PC Meeting of October 14, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS
PLANNING DIVISION CORRESPONDENCE

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

TO: Fayetteville Planning Commission
FROM: Andrew Garner, Senior Planner
Glenn Newman, Staff Engineer
THRU: Jeremy Pate, Development Services Director
DATE: ~~October 10, 2013~~ *Updated October 15, 2013*

PPL 13-4437: Preliminary Plat (CORNER OF N. OAKLAND AND ZION RD./OAK CREEK ESTATES, 257): Submitted by MILHOLLAND COMPANY for property located at the CORNER OF NORTH OAKLAND AND ZION ROAD. The property is in the PLANNING AREA and contains approximately 16.21 acres. The request is for a residential subdivision with 9 single family lots.

Planner: Andrew Garner

Findings:

Background: The property contains approximately 16.21 acres located north and east of the intersection of Oakland Zion Road and Skillern Road, outside the City limits. Both of these roads are Principal Arterials on the Master Street Plan. Skillern Road is identified on the Master Street Plan to continue east along the southern property line of the subject property, providing eventual connection to Mission Boulevard approximately 0.5 mile to the southeast. The eastern portion of the site borders Mud Creek. The surrounding zoning and land uses are depicted in *Table 1*.

**Table 1
Surrounding Zoning and Land Use**

Direction from Site	Land Use	Zoning
North, South, East, West	Single family/Rural residential	Unincorporated Washington County Residential 1 unit per acre

City of Fayetteville Development Regulations: The property is outside, but within, one mile of the City of Fayetteville, within the Fayetteville Planning Area. In accordance with Section 166.05(A)(1) of the Fayetteville Unified Development Code, this subdivision is therefore subject to all on and off-site improvements and subdivision regulations for development within the city limits, with the exception of tree preservation and park land dedication requirements, which are not required. This includes requirements for block length and street connectivity.

Washington County. The property is in unincorporated Washington County and is zoned Agricultural/Single-family residential one dwelling unit per acre. The streets and roads are maintained by Washington County and therefore the proposed street is also under the review and jurisdiction of Washington County.

Proposal: The applicant proposes a preliminary plat with 9 residential lots and individual septic systems. The new internal street follows the City's Master Street Plan designation for a Low Impact Development street with stormwater draining north across the street and instead of a typical pipe and pond stormwater system, the water is allowed to sheet flow from the street and across the large residential lots where it is filtered and absorbed.

Block Length: The City's development code has a maximum block length of 800 feet for Local Streets (see UDC Section 166.08(E)). The applicant is requesting a variance to exceed of the maximum block length for the new internal street with a proposed length of approximately 1,200 feet without a stub-out to the north or south. The street is proposed with a temporary cul-de-sac and right-of-way to stub-out to the southeast allowing future street connectivity. *Staff recommends in favor of this variance finding that the existing surrounding development pattern to the north and south with existing platted and developed parcels, combined with the Mud Creek to the north make street connections to the adjacent property to the north and south unlikely and unreasonable. The proposed stub-out to the southeast provides the necessary street connection in this low density rural residential area.*

Skillern Road Master Street Plan Amendment: The applicant does not propose to construct Skillern Road as a Principal Arterial or dedicate right-of-way for such construction along the southern property line as indicated on the Master Street Plan. Rather, they propose an amendment to the Master Street Plan to remove the extension of Skillern Road as a Principal Arterial between Oakland Zion Road and Mission Boulevard. *Staff recommends in favor of the applicant's requesting finding that while east-west connectivity is needed in this region of the Planning Area, it is not necessary for Skillern Road be classified as an arterial. Local street connectivity between Mission Boulevard and Oakland Zion Road will be adequate for traffic flow and safety. This recommendation is based on the context of the existing subdivided and largely developed rural residential parcels in this immediate vicinity, the anticipated low density, and the close proximity of two other arterials, Oakland Zion Road and Mission Boulevard.*

Street improvements: Staff recommends the following street improvements:

- Payment of an assessment in the amount of \$36,547.00 for the removal of the temporary cul-de-sac and construction of a street stub-out to the property line for future street connectivity to the southeast. At the time future development to the southeast connects to the subject property, this assessment will be provided to the future developer to aid in completion of the street connection.
- Oakland Zion Road shall be improved along the project's street frontage with 14 feet from centerline, curb, gutter, storm drainage, and 5-foot sidewalk at the Master Street Plan right-of-way line and street lights at intersections and spaced every 300 feet.
- Sidewalks along Oakland Zion Road shall be constructed prior to final plat.
- The internal street shall be constructed in accordance with the Master Street Plan and City standards for Low Impact Development street cross section including pavement, curb, gutter, storm drainage, sidewalk on one side, and streetlights in accord with code. A future street extension sign shall be installed at the street stub-out location to indicate a future through street.

Water and Sewer System: Water lines shall be extended through the development as required by the

City Engineering Division. Septic permits are required for each lot and a letter of subdivision approval is required by the State Health Department and appropriate signatures applied to the final plat indicating approval.

Right-of-way to be dedicated: Oakland Zion Road is a Principal Arterial and requires a minimum of 43.5 feet right-of-way dedication from centerline along the project frontage. The new internal street is being proposed as a Low Impact Development street which requires 60 feet of right-of-way dedication to meet both the City and County requirements.

Public Comment: Staff has received some inquiries from interested neighbors in the vicinity mainly concerned with traffic and the fact that Oakland Zion Road is not a fully improved street.

Recommendation: Staff recommends approval of PPL 13-4437 with the following conditions:

Conditions of Approval:

1. Planning Commission recommendation to the City Council of an amendment to the Master Street Plan to remove the designation of Skillern Road as a Principal Arterial between Oakland Zion Road and Mission Boulevard. *Staff recommends in favor of the applicant's requesting finding that while east-west connectivity is needed in this region of the Planning Area, it is not necessary for Skillern Road be classified as an arterial. Local street connectivity between Mission Boulevard and Oakland Zion Road will be adequate for traffic flow and safety. This recommendation is based on the context of the existing subdivided and largely developed rural residential parcels in this immediate vicinity, the anticipated low density, and the close proximity of two other arterials, Oakland Zion Road and Mission Boulevard.*

PLANNING COMMISSION RECOMMENDED IN FAVOR OF THE MASTER STREET PLAN AMENDMENT (10-15-13).

2. Planning Commission determination of a variance of Fayetteville Unified Development Code Section 166.08(e) to allow a block length of approximately 1,200 feet for the proposed new street when the maximum is 800 feet. *Staff recommends in favor of this variance finding that the existing surrounding development pattern to the north and south with relatively small developed parcels, combined with Mud Creek to the north make street connections to the adjacent property to the north and south unlikely and unreasonable. The proposed stub-out to the southeast provides the necessary street connection to a larger undeveloped property in this low density rural residential area.*

PLANNING COMMISSION DETERMINED IN FAVOR OF THIS VARIANCE (10-15-13).

3. Planning Commission determination of street improvements. Staff recommends the following:
 - o Payment of an assessment in the amount of \$36,547.00 for the removal of the temporary cul-de-sac and construction of a street stub-out to the property line for future street connectivity to the southeast. At the time future development to the southeast connects to the subject property, this assessment will be provided to the future developer to aid in completion of the street connection.
 - o Oakland Zion Road shall be improved along the project's street frontage with 14 feet

from centerline, curb, gutter, storm drainage, and 5-foot sidewalk at the Master Street Plan right-of-way line and street lights at intersections and spaced every 300 feet.

- Sidewalks along Oakland Zion Road shall be constructed prior to final plat.
- Internal street to be constructed in accordance with the Master Street Plan and City standards for Low Impact Development street cross section including pavement, curb, gutter, storm drainage, sidewalk on one side, and streetlights in accord with code. A future street extension sign shall be installed at the street stub-out location to indicate a future through street.

PLANNING COMMISSION DETERMINED IN FAVOR OF THIS CONDITION (10-15-13).

4. Right-of-way dedication in the amount of 43.5 feet from centerline along the site's Oakland Zion Road street frontage and 60 feet total right-of-way (Washington County requirement) for the new internal street shall be provided as indicated on the plans.
5. Direct driveway access to Oakland Zion Road shall not be permitted.
6. Prior to final plat approval a sign shall be posted at the street stub-out indicating future extension of the street.
7. Conditions of approval from Engineering are included in the official conditions of approval.
8. Septic permits and/or a letter of subdivision approval from the Arkansas Department of Environmental Health is required prior to final plat. Other approvals from the health department may be required prior to issuance of construction permits.
9. The applicant shall revise the plans as needed to address comments from Washington County.

Standard Conditions of Approval:

10. All street names and addresses shall be approved by the 911 coordinator.
11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).
12. Preliminary plat approval is valid for one year. All permits to complete construction of this preliminary plat are required to be obtained within one year, subject to extensions in accordance with the Unified Development Code.
13. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements.
14. All overhead electric lines under 12Kv shall be relocated underground. All proposed utilities shall be located underground.

15. Street lights shall be installed adjacent to all public and private streets (not alleys), with a separation of no greater than 300 feet. Street lights shall be installed or proof of payment for installation to the power company provided prior to final plat.
16. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance.

Subdivision Committee Action: **Approved** **Denied** **Tabled**
Motion: Pennington
Second: Noble
Vote: 3-0-0
Meeting Date: October 3, 2013

Planning Commission Action: **Approved** **Denied** **Tabled**
Motion: Chesser
Second: Winston
Vote: 9-0-0
Meeting Date: October 14, 2013

Note: At the meeting a letter from the Arkansas Department of Health was presented indicating that this subdivision may likely lose a couple of lots and/or reconfigure some of the lot lines to meet Arkansas Department of Health requirements. The reconfiguration of the lots to address this issue will not affect the conditions of approval and the Planning Commission approved the preliminary plat with this understanding. Also see condition of approval No. 8.

Fayetteville Unified Development Code

166.05 Required Infrastructure Improvements and Subdivision Regulations - Development In Planning Area

(A) *Required Infrastructure Improvements and Subdivision Regulations Outside the City.*

- (1) *Within One Mile of City Limits.* On and off-site improvements and subdivision regulations for development outside the City limits and within one mile of the City are the same as for those developments within the City limits, with the exception of park land dedication requirement which is not required.
- (2) *Beyond One Mile of City Limits.* On and off- site improvements and subdivision regulations for development outside one mile of the City limits shall meet Washington County standards.
- (3) All lots in the Planning Area shall have direct frontage to a public street, with the minimum frontage required by Washington County pursuant to residential Lot and Block Standards.

(B) *Developments Outside City Developed to all Inside the City Standards.* If the City Council grants access to the City's sewer system pursuant to §51.115. (C) and the owner/developer agrees to petition for annexation as soon as legally possible and develop the subdivision in accordance with all city development requirements including payment of all impact fees, the bulk and area requirements for this subdivision shall conform to those within the RSF-4 Zoning District or as otherwise designated by the City Council rather than those within the planning area.

(Code 1965, App. A., Art. 8(11), App. C., Art. IV; Ord. No. 1747, 6-29-70; 1750, 7-6-70; Ord. No. 1999, 5-7-74; Code 1991, §§ 159.54, 160.120; Ord. No. 3925, § 6, 10-3-95; Ord. No. 4100, § 2 (Ex. A), 6-16-98; Ord. 4753, 9-6-05; Ord. 5215, 1-20-09; Ord. 5270, 9-1-09; Ord. 5296, 12-15-09; Ord. 5546, 12-04-12)

166.08 Street Design And Access Management Standards

(D) Street design principles.

- (1) Extensions. All street extensions shall be constructed to Minimum Street Standards. Street extension stub-outs to adjacent properties are required to meet block layout/connectivity standards unless existing development or physical barriers prohibit such.
- (2) Substandard widths. Developments that adjoin existing streets shall dedicate additional right-of-way to meet the Master Street Plan.
- (3) Street names. Names of streets shall be consistent with natural alignment and extensions of existing streets, and new street names shall not duplicate or be similar to existing street names. Developers shall coordinate the naming of new streets through the GIS Office during the plat review process.

- (4) Tangents. A straight tangent at least 100 feet long shall separate reverse curves for Collector and Arterial streets.
- (5) Pedestrian. Pedestrian-vehicular conflict points should be controlled through signalized intersections and proven traffic calming design principles.
- (6) Street standards. All street requirements shall be met as set forth in the City of Fayetteville Master Street Plan and adopted Minimum Street Standards.

(E) Block Layout / Connectivity.

- (1) Block Length. Block lengths and street intersections are directly tied to the functional hierarchy of the street pattern that exists or is proposed.
 - (a) Principal and Minor Arterial Streets. Signalized intersections should be located at a minimum of one every 2,640 feet (half a mile) along principal and minor arterials and should be based on traffic warrants.
 - (b) Collectors. Intersections should be located at a minimum of one every 1,320 feet (quarter of a mile) along collector streets.
 - (c) Locals. Intersections shall occur at a minimum of one every 800 feet.
 - (d) Residential. Intersections shall occur at a minimum of one every 600 feet.
 - (e) Variances. Block length standards may be varied by the Planning Commission when terrain, topographical features, existing barriers or streets, size or shape of the lot, or other unusual conditions justify a departure.
 - (2) Topography. Local streets should be designed to relate to the existing topography and minimize the disturbance zone.
 - (3) Dead-end streets. Dead end streets are discouraged and should only be used in situations where they are needed for design and development efficiency, reduction of necessary street paving, or where proximity to floodplains, creeks, difficult topography or existing barriers warrant their use. All dead end streets shall end in a cul-de-sac with a radius of 50 feet, or an alternative design approved by the City and the Fire Department. The maximum length of a dead end street (without a street stub-out) shall be 500 feet.
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www.accessfayetteville.org

To: Andrew Garner, Associate Planner

September 30, 2013

From: Glenn Newman, P.E.
Staff Engineer

Re: Plat Review Comments (October 3, 2013 Subdivision Committee)

Development: PPL 13-4437 Oak Creek Estates Subdivision

Engineer: Milholland Company

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
3. The engineer of record shall provide "Full Time" inspection for utilities and "Part Time" inspection for the storm drainage and roadway construction for this project. The engineer of record shall also review and approve material submittals (approved submittals shall be submitted to the City for concurrence before material is ordered)— weekly inspection reports should be submitted to the City of Fayetteville's public works inspector.
4. 2012 Standard Water & Sanitary Sewer Specifications & Details apply. (Document available at www.accessfayetteville.org/government/engineering)
5. Prior to request for approval of construction drawings for the preliminary plat, provide a master residential lot grading plan (MRLGP) for review and approval to ensure positive drainage of each lot at time of development. Utility and drainage easements shall be graded to MRLGP prior to final plat.
 - o Add note to final plat: The site development will follow the approved master residential lot grading plan
6. Performance bonds in the amount of 100% of the total cost to install the approved erosion and sediment control plan (Hydromulch with seed all proposed disturbed areas, including area of improvements) to ensure the continuation of the proper maintenance of the plan must be provided. The bond shall remain in place until permanent stabilization has been achieved for the development site, including all on and off-site franchise utilities. (Projects greater than 5 acres.).

Standard Construction Comments:

1. Demolition shall not begin until the appropriate erosion control measures and required tree preservation fencing are installed.
2. Prior to obtaining a Certificate of Occupancy, or Temporary Certificate of Occupancy, the following items must be performed or provided to the satisfaction of the Engineering Department:
 - o The work shown on the civil site package must be complete and the items on the final punch list completed.

- Vegetation must be established in accordance with Section 169.06 of the UDC and perimeter controls removed.
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy and in Tiff or PDF format;
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - Professional surveyor shall provide stamp drawings specifically identifying the limits of as-built survey performed.
 - More than 2 ft deviation of design alignment shall require new easement dedication or adjustment of the utility/storm drain.
- Unit price construction costs and a single 2 year maintenance bonds in the amount of 25% of the public improvements have been provided to the city;
- Certification that the streets, sidewalk, storm sewer, water, fire line, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
- Certification that the designed retaining walls were installed per approved plans and City of Fayetteville requirements;
- Cross Sections, Volume Calculations, and Certification Retention/Detention Ponds are in accordance with the approved Drainage Report.
- Surveyor's Certification of Compliance for monuments and property pins.
- The As- Built Final Drainage Report in PDF format.

9.16.2013
Washington County Comments
Oak Creek Estates Preliminary Plat

Planning Comments:

- ~~• Presuming proposed street will be public is this correct?~~
- Are proposed improvements to Oakland Zion to run the entire length of the property and be on your side only? It looks that way, but I wanted to make sure. *Please label with a note calling out road improvements.*
- We require that a BFE be determined for this section of MudCreek and corresponding FFEs (above 100 year BFE) be established for each lot.
- Please submit the drainage study to this office for review. Possible concerns regarding detention pond straddling street.
- ~~• Your BSB and UE is confusingly labeled on lot 4.~~
- County will not maintain sidewalks or streetlights.
- Please submit septic soil work for each lot.

Road Department Comments:

- No island allowed in the cul-de-sac portion of the street. Remove.
- ~~• The way the proposed street is shown does not meet any of the County Road Standards. The County will not approve this plat as shown. Please contact the County Planning office (444-1724) or Road Department (444-1610) to schedule an appointment ASAP.~~
- Please label your proposed ROWs on Oakland Zion more clearly. Confusing. *It is currently labeled with "MSP". Please label it with "ROW" instead of (or in addition to) "MSP".*
- Need more detailed street sections for both the proposed street and Oakland Zion improvements as per our code (should include compaction, etc).
- Please cite where you are getting the ROW information you are stating for *your side (except your property)* of Oakland Zion.
- ~~• All trees must be removed from the proposed County ROW~~
- Need more information about detention pond and box culverts proposed. There are concerns at this point about this proposed configuration. *Need more information on the proposed box culverts. The County Road Department will not accept the current box configuration as shown. Contact the County Road Department for additional information at 444-1610.*
- ~~• ROW for future cul-de-sac should be shown and dedicated now. please revise plat to show this.~~
- Please explain the RCP sizing on Oakland Zion? Please provide information showing how you arrived at the shown size?
- Need to see drainage study encompassing subdivision and proposed Oakland Zion Improvements.
- Entrance median- need more detailed drawing. Please show on plat. *County regulations stipulate that when there is a curb, that lane must be a minimum of 14 feet in width. The lane is currently drawn as 12 feet.*
- Must meet minimum County Road minimum Street standards. Please review street standards and contact Shawn Shrum with any questions, 444-1610 or sshrum@co.washington.ar.us
- *Logan Lane street section detail – please explain the greenspace callout showing what appears to be an extension of the road bed into it.*

- *On the side of Logan Ln. with curb, it must be 14 feet in width from the centerline to the back of curb, per County regs. The opposite, non-curbed side does not have to meet this width and is fine at 10 feet in width.*
- *Oakland Zion sidewalk and curve – taper/veer them to the south and north where they terminate.*
- *Oakland Zion – label the existing ROW more clearly in all instances.*

Fire Marshal Comments:

- ~~Driving lanes must be a minimum of 10' in width each. They are currently shown be 9' in width. Please rectify.~~
- *Please show detail of proposed entrance median. Please make the median's curbing mountable curb. Will the entire median be paved, or will there be greenspace with plantings?*
- *If there will be a sign at the entrance, it must be on the back half of the median.*
- ~~Please state turn radii on intersection of proposed street and Oakland Zion Road.~~
Intersection radii are sufficient
- ~~Please show detail of cul-de-sac island. Please make curbing on island mountable curbing. Will the entire island be paved, or will there be greenspace with plantings?~~
- ~~Please state the turn radius for the cul-de-sac. The Road Department's regulations do not allow islands in cul-de-sacs.~~
- *Submit the GPM fireflow numbers for the subdivision. Please state existing and proposed (engineered) numbers.*
- *Proposed number of fire hydrants is sufficient.*
- *Entrance – please switch the entrance and exit widths (make the southern entrance the wider lane and the northern exit the narrower lane).*
- ~~Please state the radius on the cul-de-sac.~~

Miltholland Company
Engineering & Surveying
Melvin L. Miltholland, PE, PLS

REGISTRATIONS:
ARKANSAS: PE, PLS

City of Fayetteville
Fayetteville Planning Commission
125 W Mountain St.
Fayetteville, AR 72701

MCO Job No. E-575

PROJECT: Oak Creek Estates
Fayetteville Growth Area
Washington County, Arkansas

SUBJECT: PRELIMINARY PLAT

Submitted herein is a Preliminary Plat of a 16.20 acre tract proposed for a residential subdivision with nine (9) lots approximately 1.50 acres in size. The proposed residential Development is within the one (1) mile Growth Area of the City of Fayetteville, and is located east of Oakland-Zion Road and west of Mud Creek.

The raw land has been undeveloped for many years, and is covered with hardwood timber. The lands slopes generally to the northeast with land scape suited for large residential lots.

The intent is to provide a residential neighborhood with amenities similar to its adjoining communities.

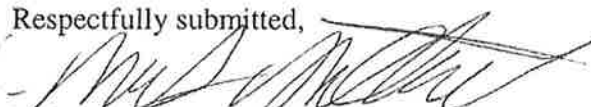
The proposed Preliminary Plat submitted with the several requested "Waivers", was developed after meetings with the City's Planning and Engineering Staff. The Street section, detention pond and the Master Street Plan Waiver was discussed with said city staff members prior to Plat submittal.

It is the land developer's desire and intent to protect and maintain the integrity of the upper water shed of Mud Creek with the proposed layout of said large lots. The larger than required building setbacks are intended to assist in protecting the landscape from erosion by minimizing the clearing of said timber on the lots. Cross slopes of the street section is intended to create a "sheet flow" effect to reduce the concentration of storm water runoff and erosion.

The justification and reason behind the plat submitted is to develop a nice neighborhood most families would enjoy living in.

The Planning Commission's favorable review and approval is very much appreciated!

Respectfully submitted,



Mel Miltholland, PE, PLS
Project Engineer

Miltholland Company
Engineering & Surveying
Melvin L. Miltholland, PE, PLS

REGISTRATIONS:
ARKANSAS: PE, PLS

October 7, 2013

City of Fayetteville
Attn: Andrew Garner, City Planner
125 W Mountain St.
Fayetteville, AR 72701

PROJECT: Oak Creek Estates
Fayetteville Growth Area
Washington County, Arkansas


MATTER: Length of Block "WAIVER"

Dear Andrew,

Please be advised that said project has a waiver being requested as depicted on the Preliminary Plat, as follows:

1. Logan Lane is proposed with a Temporary Cul-de-sac and a right-of-way stub-out to the southeast on the southern boundary of the property, allowing for connectivity to Arkansas Highway 45. The proposed length of Logan Lane from the centerline of Oakland Zion Road is 1200 feet, which exceeds the maximum block length by code of 800 feet. This low density development with its detention pond, makes connectivity unreasonable to the north and south.

Respectfully submitted,



Mel Miltholland, PE
Project Engineer

Milholland Company

Engineering & Surveying

Melvin L. Milholland, PE, PLS

REGISTRATIONS:
ARKANSAS: PE, PLS

September 23, 2013

City of Fayetteville
Attn: Andrew Garner, City Associate Planner
125 W Mountain St.
Fayetteville, AR 72701

PROJECT: Oak Creek Estates
Fayetteville Growth Area
Washington County, Arkansas

MATTER: MASTER STREET PLAN AMENDMENT

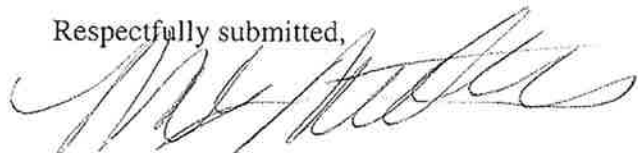
Dear Andrew Garner,

Please be advised that said project developer has one waiver request to the City Council as depicted on the Preliminary Plat, as follows:

MASTER STREET PLAN AMENDMENT:

Master Street Plan depicts 43.5' Principal Arterial R/W off and along the southern boundary of proposed project for future connection to AR 45 Highway. The City Council is requested to Amend said Master Street Plan to relocate said Principal Arterial Street's route to the southeast along the proposed route of "Logan Lane" per Preliminary Plat of Oak Creek Estates. The recommendation is to extend Logan Lane R/W to the Southeast Boundary near the same location said Master Street Plan depicts a future southerly connection to Arkansas 45 Hwy.

Respectfully submitted,



Mel Milholland, PE
Project Engineer

ESTIMATED CONSTRUCTION COSTS
CUL-DE-SAC REMOVAL AND REPLACEMENT
SEPTMBER 2013
for

FUTURE STREET EXTENSION: "LOW IMPACT SECTION : LOGAN LANE

SUBMITTED @ P.C. REVIEW

E-875

ITEM:	UNIT:	UNIT COST:	NUMBER UNITS:	EXTENDED COSTS:	COMMENTS: SOURCE: Fochtman Enterprise
<i>CUL-DE-SAC REMOVE & DISPOSAL COSTS:</i>					
Curb & Gutter	LF	\$5.00	537	2685	
Street Surface	SY	\$8.00	1138	9104	
				11,789	REMOVAL ESTIMATE
<i>STREET REPLACEMENT COSTS:</i>					
Silt Fence	LF	\$3.00	200	600	
8" Base Course	SY	\$7.70	470	3619	
Additional Grading	SY	\$2.00	1138	2276	
3" ACHM	SY	\$13.00	369	4797	
Curb & Gutter	LF	\$9.00	175	1575	
Earth Work	TY	\$6.00	500	3000	
Hillside Chert	TY	\$8.00	500	4000	
Topsoil	TY	\$12.00	140	1680	
Side walk	LF	\$19.00	169	3211	
SUB-TOTAL				24758	REPLACEMENT ESTIMATE
TOTAL				36547	

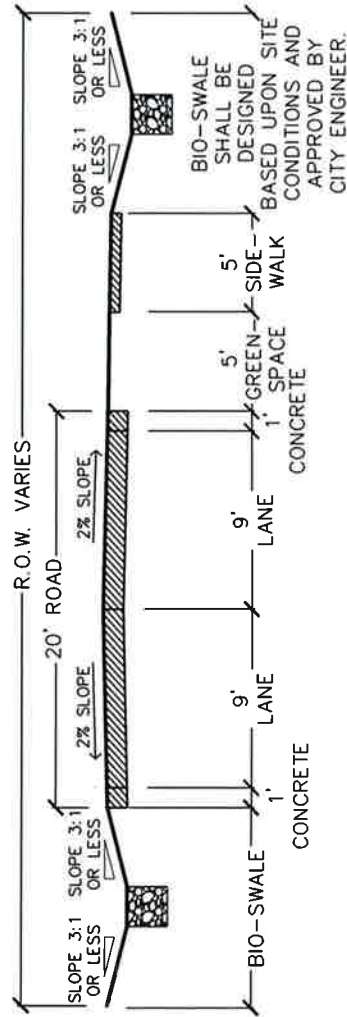
9/24/13
Date

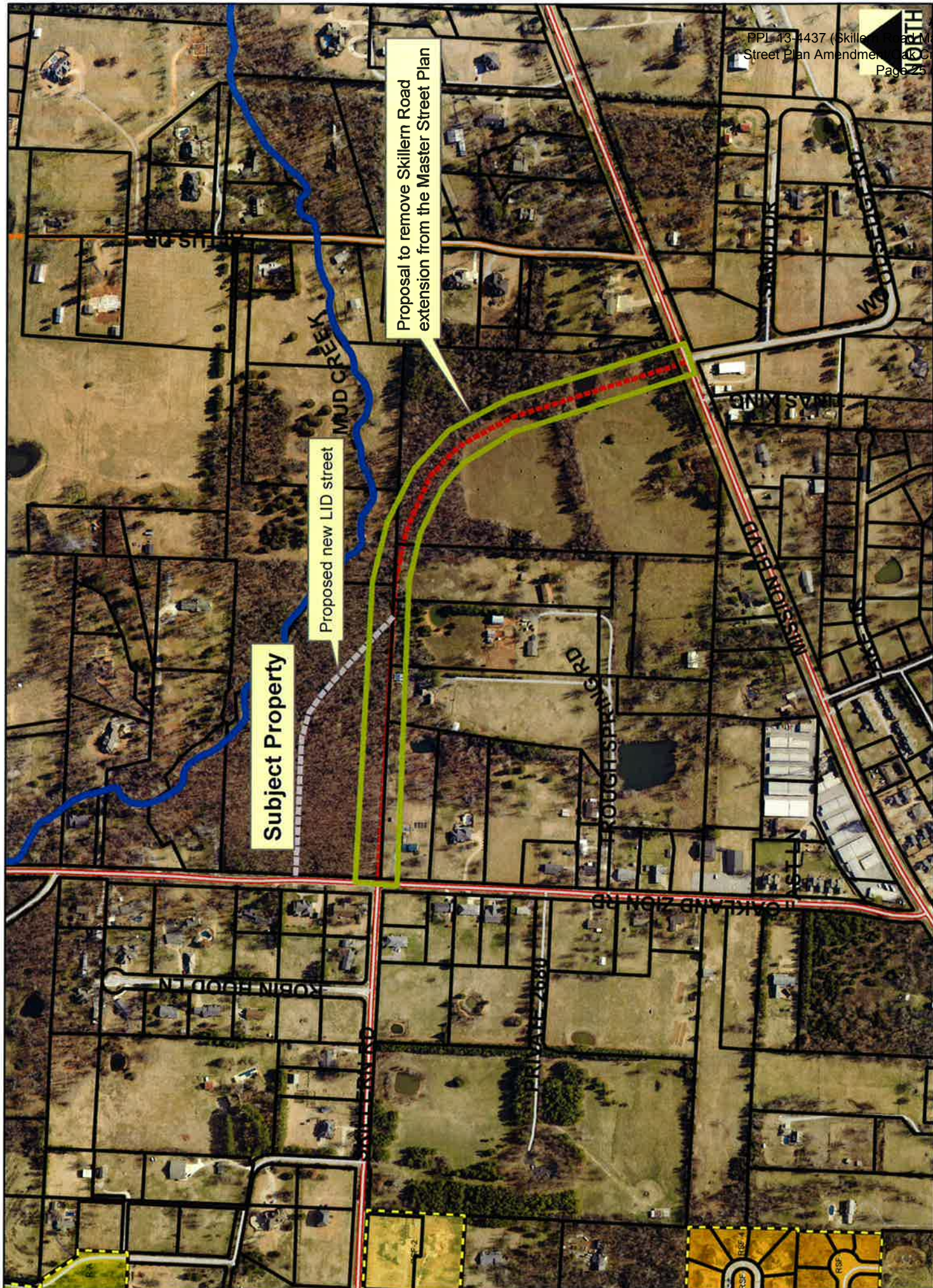

Signature

EXHIBIT B

2b RESIDENTIAL LOW-IMPACT DEVELOPMENT:

- Design Service Volume: < 300 vpd
- Desired Operating Speed: 15-20 mph
- Travel Lanes: Two 9' lanes
- Parking: Not Allowed
- Paved Width: 20'
- Right of Way: Varies
- Sidewalks: One, at least 5' wide, adjoining 5' greenspace
- Greenspace: One side of street, min. 5' wide
- Bio-Swale: Both sides of street, width dependent upon site conditions and approved by City Engineer.
Tree plantings may be permitted by the Urban Forester



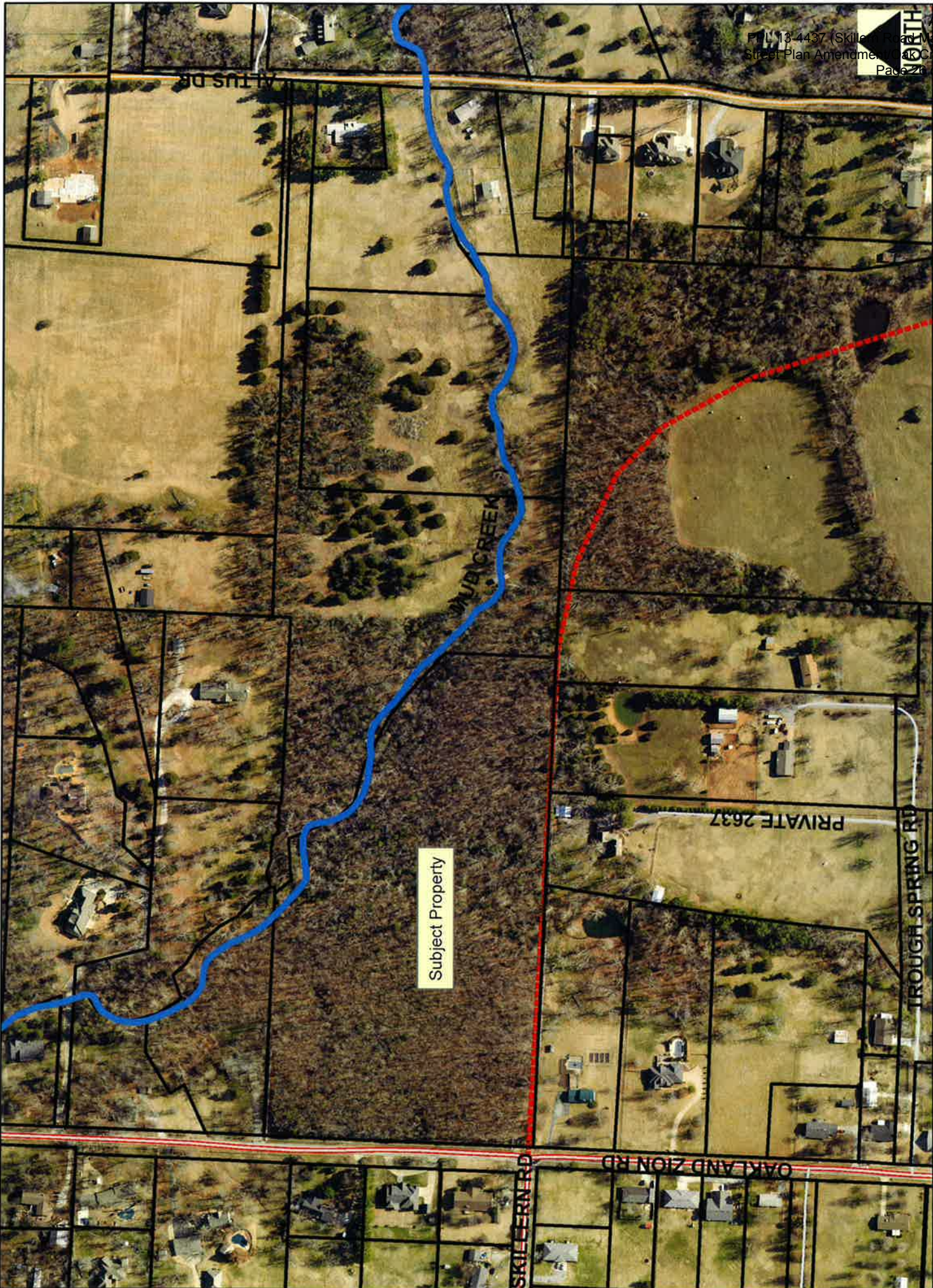


Subject Property

Proposed new LID street

Proposal to remove Skillern Road extension from the Master Street Plan





ALTUS DR

WUB CREEK

Subject Property

PRIVATE 2637

TROUGH SPRING RD

OAK AND ZION RD

SKILLERN RD

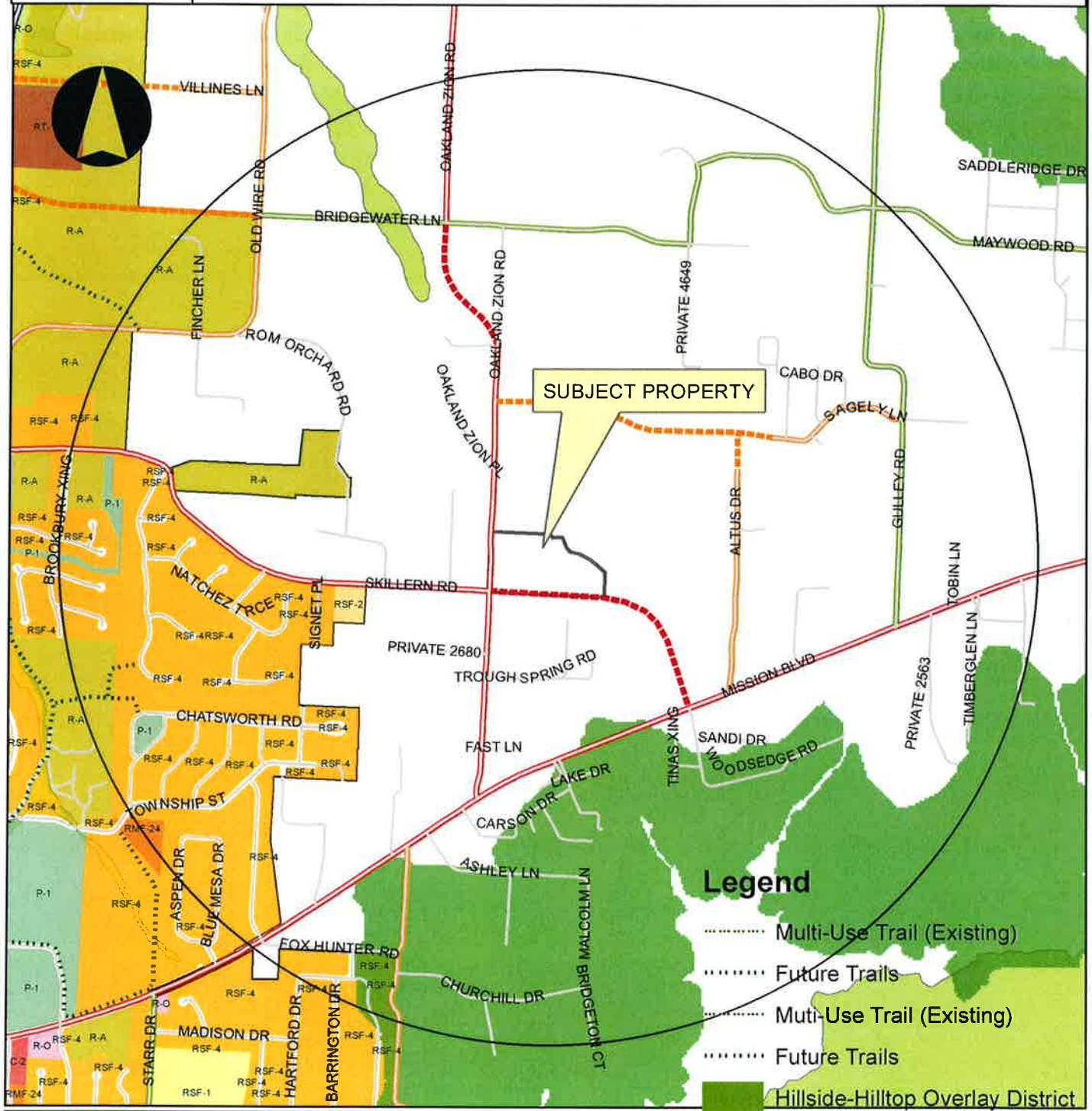


1 inch = 360 Feet
0 80 160 320 480 640 Feet

PPL13-4437

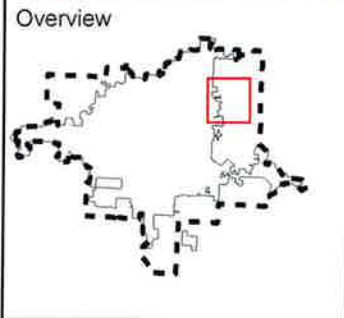
OAKCREEK ESTATES

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Multi-Use Trail (Existing)
- Future Trails
- Hillside-Hilltop Overlay District



Legend

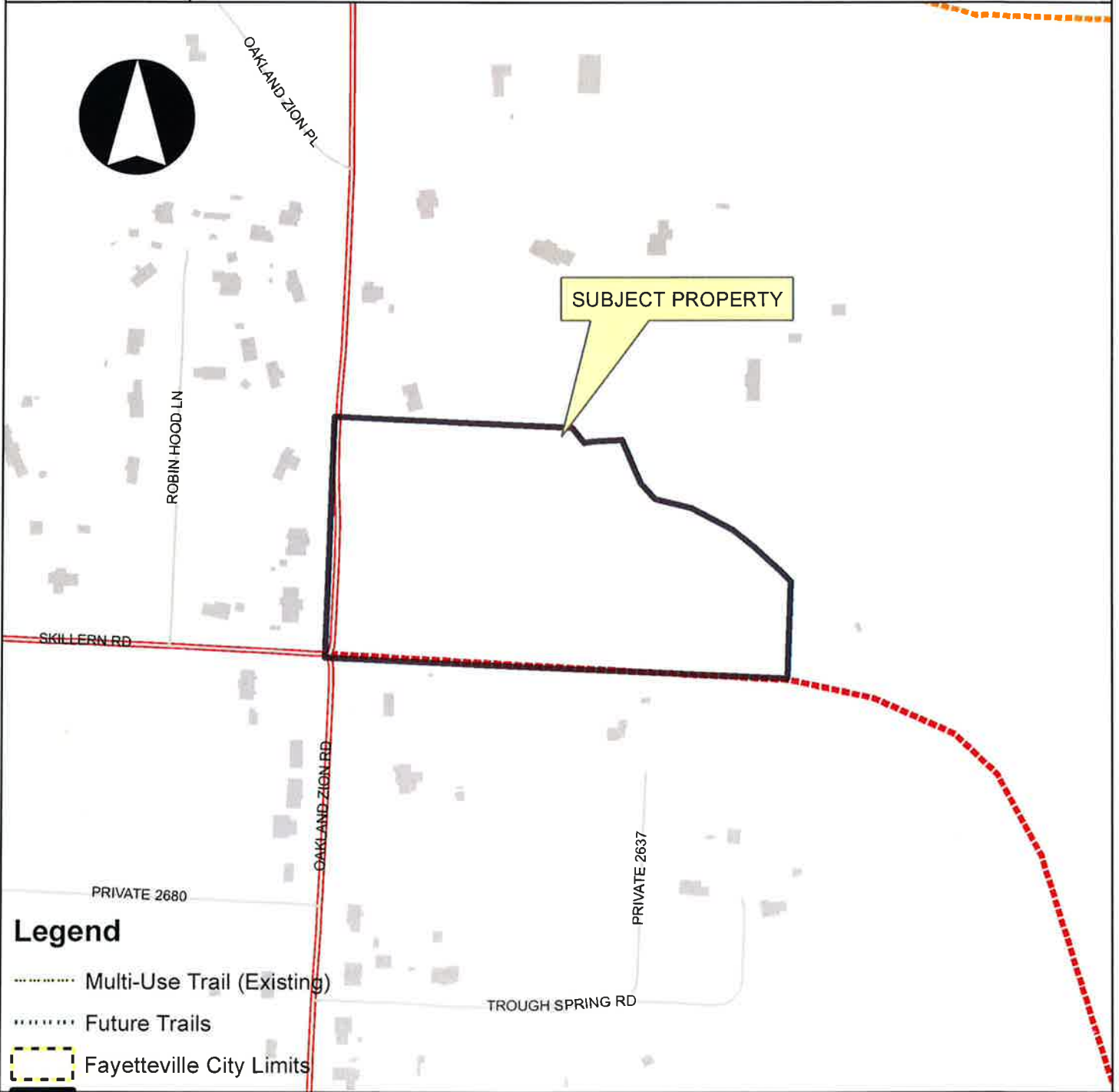
- Subject Property
- PPL13-4437
- Boundary
- PPL 13-4437
- Design Overlay District
- Planning Area
- Fayetteville

0 0.25 0.5 1 Miles

PPL13-4437

OAKCREEK ESTATES

Close Up View



SUBJECT PROPERTY

Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview PPL13-4437

- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area

