### **City of Fayetteville Staff Review Form**

2022-0481

**Legistar File ID** 

6/7/2022

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander	5/20/2022	WATER SEWER (720)
Submitted By	Submitted Date	Division / Department

### **Action Recommendation:**

Staff recommends approval of a cost share agreement with SASH Development LLC in an amount not to exceed \$9,900.00 for the installation of a fire hydrant and fittings for fire flow protection to facilitate a development of the property located at the southeast corner of East Spring Street and North Olive Avenue, and approval of a project contingency in the amount of \$1,980.00.

## **Budget Impact:**

5400.720.5600-5808.00		Wa	Water and Sewer		
Account Number		<del></del>	Fund		
04039.1		Water and Sewe	er Impact F	ee Cost Sharing	
Project Numbe	r	F	Project Title	2	
Budgeted Item?	Yes	Current Budget	\$	1,343,130.00	
•		Funds Obligated	\$	712,677.17	
		Current Balance	\$	630,452.83	
Does item have a cost?	Yes	Item Cost	\$	11,880.00	
Budget Adjustment Attached?	No	Budget Adjustment	\$	-	
•		Remaining Budget	\$	618,572.83	

**Previous Ordinance or Resolution #** 

**Approval Date:** 

V20210527

Original Contract Number:

**Comments:** 

**Purchase Order Number:** 

**Change Order Number:** 



### CITY COUNCIL MEMO

### **MEETING OF JUNE 7, 2022**

TO: Mayor and City Council

**THRU:** Susan Norton, Chief of Staff

Water & Sewer Committee

FROM: Tim Nyander, Utilities Director

**DATE:** May 20, 2022

SUBJECT: SASH Development LLC – Waterline Cost Share near the corner of East

**Spring Street and North Olive Avenue** 

### **RECOMMENDATION:**

Staff recommends approval of a cost share agreement with SASH Development LLC in an amount not to exceed \$9,900.00 for the installation of a fire hydrant and fittings for fire flow protection to facilitate a development of the property located at the southeast corner of East Spring Street and North Olive Avenue, and approval of a project contingency in the amount of \$1,980.00.

### **BACKGROUND:**

SASH Development LLC has requested that the City share in the cost of constructing a water main to facilitate their development of the property located at the southeast corner of East Spring Street and North Olive Avenue. The City's Planning Department has approved the lot split for the development, and SASH Development has received estimates for engineering, construction, and tree removal.

### **DISCUSSION:**

Staff recommended approval of sharing in the cost of the water main replacement. However, on May 10<sup>th</sup> the Water, Sewer & Solid Waste Committee amended the cost share request to reimbursement for the fire hydrant and fittings only. Installing a fire hydrant on this segment of water main will be beneficial to the development of this property, and will provide for fire flow protection directly west of the project where there currently is not a fire hydrant.

The low bidder for the original project was S&K Dirtworks in the amount of \$42,680.00 for construction of the water main. The fire hydrant was broken out in the amount of \$8,700.00, and the required 8"X 6" fitting is \$1,200.00.

Staff recommends approval of a cost share agreement with SASH Development LLC in an amount not to exceed \$9,900.00, and approval of a project contingency in the amount of \$1,980.00.

### **BUDGET/STAFF IMPACT:**

Funds are available in the Water/Sewer Impact Fee Cost Sharing account within the Water & Sewer fund.

### **Attachments:**

Cost Share Agreement Exhibit A – Map Exhibit B – Estimates by Builder's Representative Engineering Plans Conditional Lot Split Approval

# CONTRACTUAL AGREEMENT FOR COST SHARE OF FIRE HYDRANT INSTALLATION COSTS

This Agreement, made and entered into on this \_\_\_\_\_ day of June, 2022, by and between the City of Fayetteville, Arkansas ("City") and SASH Development LLC ("SASH Development"), witnesseth:

WHEREAS, SASH Development has requested that the City share in the cost of installation of a fire hydrant and fittings for fire flow protection near the corner of East Spring Street and North Olive Avenue so that SASH Development may develop the property located at the southeast corner of East Spring Street and North Olive Avenue; and

WHEREAS, SASH Development received approval by the City's Planning Department on March 28, 2022 for a lot split at the southeast corner of East Spring Street and North Olive Avenue; and

**WHEREAS**, installing this fire hydrant will be beneficial to the development of this property, and will provide fire protection for this development and the area to the west of the development area.

**NOW, THEREFORE**, the City of Fayetteville, Arkansas and SASH Development LLC agree as follows:

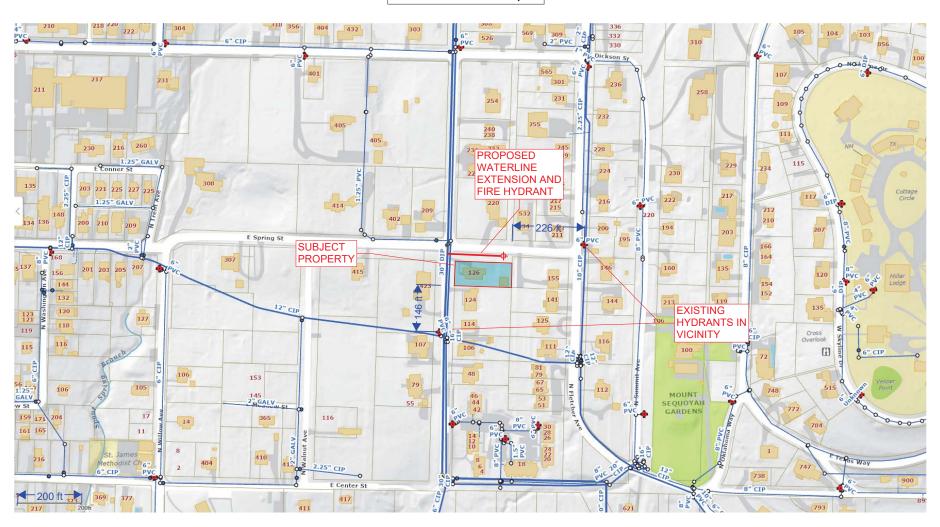
- 1. The City of Fayetteville, Arkansas agrees to:
  - A. Reimburse SASH Development LLC for 100.0% of the cost to install a fire hydrant and required fittings in the area identified in Exhibit "A" up to a maximum-not-to-exceed amount of \$9,900.00, as was estimated by the builder's representatives and shown on Exhibit "B", attached.
  - B. Payments due to SASH Development LLC, shall be remitted within sixty (60) days after receipt of valid invoices.
- 2. SASH Development LLC agrees to:
  - A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable water main installation, including submittal of plans and specifications to the City's Engineering Department, per their standard procedures.
  - B. Provide a copy of the invoices from the Contractor upon City approval of the water main upgrade.
  - C. Pay for the fire hydrant installation (with reimbursement of 100.0% of the cost by the City of Fayetteville in a not-to-exceed amount of \$9,900.00).

## IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN BELOW:

SASH DEVELOPMENT LLC	CITY OF FAYETTEVILLE, ARKANSA
By:	By: LIONELD JORDAN, Mayor
ATTEST:	ATTEST:
By:	By:KARA PAXTON, City Clerk

## EXHIBIT A

### 126 Olive Street Waterline Extension Cost Share Request



S & K Dirtworks, LLC

1923 Pinewoods Dr. Rogers, AR 72758

## **Project Quote**

Date	Quote#
5/6/2022	022-253

Name / Address		
Jordan Hamilton		

Project

126 N. Olive Ave - ...

				120 N. Olive Ave	
Description	Qty	Cos	st	Total	
6" x 8" tap and valve		1	7,200.00	7,200.00	
156' 8" Water Main		1	12,480.00	12,480.00	
Meter Setters		1	8,000.00	8,000.00	
Fire Hydrant with Valve		1	8,700.00	8,700.00	
3 x 6 tee		1	1,200.00	1,200.00	
2" air release		1	3,200.00	3,200.00	
Blow off assembly		1	1,900.00	1,900.00	
NOTE: Owner is responsible for staking. Utility spoils stockpiled onsite and cleaned up to machine grade. S & K is not responsible for erosion control. Price includes testing. Price does not include bonding if required.  The City would pay 100% of the cost of the fire hydrant with valve, and the 8x6 tee fitting, pending City Council approval.					
		Total	\$9,900.0	\$42,680.00	
	Signa	ture			

Phone #

4796317400

(not-to-exceed amount of City portion of cost share)

## 126 N. OLIVE AVE. MAIN EXTENSION FAYETTEVILLE, ARKANSAS

#### GENERAL NOTES TO CONTRACTOR:

- THE CONTRACTOR IS SEPROPALLY CAUTORISED THAT THE LOCATION AND/OR ELEVATION OF DISSION UNITLES AS SOMIN ON THESE PLANS IS SARED IN RECORDS OF THE WORK OF MITTY COMPANES, AND MESTER POSSESS, MERSENBEINS TAKEN AN THE FIELD. HE REPORTANTES IN OTHER THEELED OF AS REPORT SECTOR COMPATE. THE CONTRACTOR WAST CONTRACT THE APPROPRIATE UTILITY COMPANIES AN LOCATE CONTRACTOR WAST CONTRACTOR

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## THE PROJECT. THE PROJECT. SIGNAGE IS NOT REVIEWED BY THE ENGINEERING DEPARTMENT. APPROVAL OF THESE PLANS DOES NOT IMPLY OR GUARANTEE APPROVAL OF YOUR PROPOSED SIGNAGE. SIGNAGE.

## WATER MAIN EXTENSION



05

PROPOSED USE WATER LINE EXTENSION

PROJECT SITE ADDRESS: 126 N OLIVE AVE. FAYTTEVILLE, AR

BATES & ASSOCIATES, INC. 7230 PLEASANT RIDGE DR FAYETTEVILLE, AR 72704 PHONE: (479) 442—9350 FAX: (479) 521—9350 EMAIL: JAKE®BATESNWA.COM

02

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04

FLOOD CERTIFICATION.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A"

OF "A" AS DETERNINED BY THE MATIONAL FLOOD INSTRUMOE PROGRAM FLOOD INSTRUMOE RATE HAP FOR MASHINGTON COUNTY, ARCHARSAS, FRAIL PAREL, BOTHS LOCATED. ADD 676/2008

COVER SHEET SITE + UTILITY PLAN

DETAILS

TREE PRESERVATION

WATER LINE PLAN + PROFILE



UTILITY CONTACT INFORMATION

TELEPHONE:

COX COMMUNICATIONS STEVE THOMPSON 4901 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3724

ADAM KEETH 101 W TOWNSHIP RD FAYETTEVILLE, AR 72703 PHONE: (479) 973-2300

CABLE:

ELECTRIC:

### STANDARD REQUIREMENTS 1. A GRADING AND DRAINAGE PERMIT WILL NOT BE ISSUED UNTIL:

- a. A COPY OF THE SHEPP IS PROVIDED TO THE CITY. THE SHEPP WILL RECOME PART OF THE GRADING AND DRAINAGE PERMIT. (IN POF FORMAT)

  a. NO COPY OF THE SHEPP IS PROVIDED TO THE CITY. THE SHEPP WILL RECOME PART OF THE GRADING AND DRAINAGE PERMIT. (IN POF FORMAT)

  b. THE PERMIETE REVISION CONTINUES, CONSTRUCTION SOT, AND SHEPP/FORMAD PERMIT BOT HAVE BEEN ASPECTED AND APPROVED BY THE ENGNEERING DIVISION. (APPLICANT IS RESPONSIBLE FOR CONTINUES AND SHEDULAND THE SHESSION CONTINUES ASSISTED PAIN.)
- c. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE PRECONSTRUCTION CONFERENCE AND MATERIAL IS ORDERED)

  d. A PRECONSTRUCTION CONFERENCE HAS TAKEN PLACE.
- a. Contact don osburn of the city of favetieville meter operations division (575–8384) prior to the preconstruction meeting to discuss the domestic and/or irrigation water service demand to verify size of meter proposed.
- b. PROVIDE ONE BOUND SET OF WATER & SENER SPECIFICATIONS INCLUDING DETAILS FOR EACH THE INSPECTOR AND THE CONTRACTOR'S USE TO BE STAMPED BY ENGINEERING AT THE PRE-CONSTRUCTION CONTRACTOR'S USE TO BE STAMPED BY ENGINEERING AT THE
- PRE-CONSTRUCTION OFFICENCE.

  OLI CONTRACTORS/SUBS INSTALLING PUBLIC INFRASTRUCTURE (INCLUDING FIRELINE) MUST BE PRESENT ALONG WITH THE INSPECTOR FROM ENGINEER OF RECORD.

  OLI FITE SUPERNITENDENT ON SITE CHANGES AFTER THE CITY OF FAYETTEVILLE PRE-CONSTRUCTION MEETING, AN ADDITIONAL PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE NEW
- SUPERINTENDENT.

  e. A COPY OF THE APPROVAL LETTER FROM THE ARKANSAS DEPARTMENT OF HEALTH IS OBTAINED AND FORWARDED TO THE ENGINEERING DIVISION.
- PROR TO PROJECT ACCEPTANCE (LOT SPLIT) THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SAIRSFACTION OF THE ENGINEERING DEPARTMENT:

  A. THE WORK SHOWN ON THE CHILL STIP PACKAGE MUST BE COMPLETE AND THE ITEMS ON THE FINAL PRINCH UST COMPLETED.

  A. VECKETATION MUST BE ESTRABLISHED IN ACCEPANAGE WITH SECTION 1990. OF THE UDE AND PERMIETER CONTROLS, REMOVED.

- b. VECETATION MUST BE ESTABLISHED IN ACCORDANCE WITH SECTION 169.00 OF THE LUCK AND PERMETER CONTROLS REMOVED.

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  I PROTESSIONAL SURVEYOR SHALL PROVIDE STAMP DESTABLE SURVEYED A PERMETER INSTALLATION IN ELEMENT OF AS-BUILT SURVEY PERFORMED.

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  I MORE HAVE 2 FT DEVATION OF DESTAM LUCKULIDAN PRIVATE JELEVATIONS MUST BE VERRIED AND UPDATE (CELVATIONS OUT OF DESTAM TEMPERA MEDICATION OR ADJUSTMENT OF THE STREET SECTION.
- 5. ADEQUATE VERIFICATION SURVEY TO CONFIRM ACCURACY OF DRAINAGE REPORT
- AS-BUILTS SHOULD INCLUDE THE FOLLOWING INFORMATION IN A TABLE;
- ii. SIDEWALK (LINEAR FEET, CATEGORIZED BY WIDTH)
- III. WATERLINE (LINEAR FEET)

- IN SABILANT STREET LIBEROT RELIT.

  \*\*ENERTY EDISCATOR DIGHT-OF-MAY (SQUARE FEET)

  #\*A UNIT PIBE CONSTRUCTION COSTS FOR RENEW AND APPROVAL AND A SINGLE 2 YEAR MANTENANCE BOOKS IN THE AMOUNT OF 25% OF THE PUBLIC INFRASTRICTURE.

  \*\*CERTIFICATION THAT IS STREETS, SORRING, STORM SEMER, WATER, FIRE LINE, AND SEMER LINES, ETC., MERE INSTALLED PER APPROVED PLANS AND CITY OF FASTERULE REQUIREMENTS,
  PROVIDE ALL INSPECTION REPORTS; APPROVED SUBMITIALS; DATA FORMS FROM UTLITY SPECIFICATIONS (INCLUDING CONSULTANTS SEMER TV REPORT); COMPACTION TEST RESULTS, ETC.
- f. CROSS SECTIONS, VOLUME CALCULATIONS, AND CERTIFICATION RETENTION/DETENTION PONDS ARE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT. g. SURVEYOR'S CERTIFICATION OF COMPILANCE FOR MONUMENTS AND PROPERTY PINS.

  h. THE AS-BUILT FINAL DRAINAGE REPORT IN PDF FORMAT UPDATED PER AS-BUILT INVERT, SLOPE, INLET OPENING, ROAD PROFILE, CROSS SLOPE, ETC.

#### CITY CONTACT INFORMATION

OWNERSHIP OF DOCUMENTS THE DOCUMENT, MO THE DEAS MO DESCHE RECORPORATED HEREN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATTS + ASSOCIATES, NC., AND IS NOT DO BE USED, IN WHACE OF MATH, FOR MY ORDER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATTS +

SAFETY NOTICE TO CONTRACTOR IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONFIGENCY MILL BE SOLELY AND COMPLETELY REPORTED FOR CONTINUES OF THE LOSS STEEL RECIDING SHEETY OF ALL PERSONS AND PROTECTLY DURING PERSONNACE OF THE MODIE. THIS SEQUENCEMENT MILL APPLY CONTINUOUSLY, AND NOT SEL LITTED TO MORNIN, WORKING ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE TO CONTACT EACH DISCIPLINE BELOW AND REQUEST A CERTIFICATE OF OCCUPANCY INSPECTION AND APPROVAL AT LEAST A WEEK IN ADVANCE:

DENNIS SANDERS
JOSHUA BOCCACCIO
BRAD HARDIN
WILLE WATTS
RANDY BOUNNER
LAYCE BRANSON
ANDREW HARRISON
JESSICA MASTERS
RYAN UMBERGER
ENGINEERING
JEFF COLES
MELISSA EVANS JBOCCACCION AYETTEVILLE—AR.GOV BHARDING FAYETTEVILLE—AR.GOV WWATTS FAYETTEVILLE—AR.GOV RBOLINGER OF AYETTEVILLE—AR.GOV BACKFLOW PREVENTION

HBULINGER® ATE ITEVILLE—AR.GOV JBRANSON® AYETTEVILLE—AR.GOV AHARRISON® AYETTEVILLE—AR.GOV JMASTERS® FAYETTEVILLE—AR.GOV RUMBERGER® FAYETTEVILLE—AR.GOV ENGINEERING® FAYETTEVILLE—AR.GOV MEVANS® FAYETTEVILLE—AR.GOV MEVANS® FAYETTEVILLE—AR.GOV

PO BOX 13288 FAYETTEVILLE, AR 72702 PHONE: (800) 563-0012 WATER/SEWER: FAYETTEVILLE WATER & SEWER 113 W MOUNTAIN ST FAYETTEVILLE, AR 72701 PHONE: (479) 575-8386

STANDAGE ANTISE.

THE REPORT OF THE DISORDERING DINSION WAS FOR CENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESION AND DOES NOT RELIEVE THE OWNER FIRM ANY THISE DISCORRED DIRING CONSTRUCTION OF RIPHER REVIEW, MICH HER REPORT SESSIARY TO COMENY WITH CITY OWNERWAYS AND OFFITIAL. THE PROPRIENT DISCORD HIS ON THE PLANS FOR METER, SEIRE, DRANNAGE, AND GRADING IS NOT A CURRENTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DINSIONS.

- ANY DAMAGE TO THE EXISTING PUBLIC STREET OR OTHER PUBLIC INFRASTRUCTURE DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT
- THE UNDEX/VEVELOPENS EXPENSE.

  ALL MATERIAL EQUERES, CONSTRUCTION STAGNG, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSOE THE PUBLIC STREETS DRINK OUT HOSES OF THE PROJECT.

- 3.ALL MATERIAL, DELIVERES, CONSTRUCTION STORM, AND WORKER PARKING MIST COCKR ON YORK STEE AND OUTSIDE THE PUBLIC STREETS.

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BLACK HILLS CORP

- h. PLACING ANY PAYEMENT FOR ADA ACCESSIBLE PARKING/LOADING AREAS. : POURING ANY SIDEWALK THAT IS A CONNECTION FROM ADA ACCESSIBLE PARKING AREAS TO THE STRUCTURE
- CONTRACTOR SHALL BE CONFINED TO THE LIMITS OF CONSTRUCTION SHOWN ON THIS GRADING PERMIT APPLICATION. ADJACENT PROPERTY SHALL NOT BE USED WITHOUT MODIFINING THE GRADING AND EROSON CONTROL PLAN THROUGH THE ENGINEER OF RECORD AND OBTAINING WRITTEN APPROVAL FROM THE CITY ENGINEERING DYNAMICS.
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO NOTICY EACH HOME OWNER IN ADVANCE (MINIMIN OF 24 HOURS AFTER INITIAL CONTACT OF 48 HOURS) OF PERFORMING WORK THAT AFFECTS ACCESS (ROADWAY AND DRIVEWAY) AND THAT AFFECTS UTILITY SERVICES (SPECIFICALLY WATER AND SEWER) BUT NOT LIMITED TO PUBLIC UTILITIES.

	LEGEND	
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
	7//////////////////////////////////////	BUILDING
		BUILDING SETBACK LINE
	0	BOLLARD
		CABLE TV (UNDERGROUND)
5577	OUTV	CABLE TV (OVERHEAD)
		CENTERLINE
Carameter Company Car	COLPHANAGUNGS	CONCRETE SURFACE
**************************************		CONDUIT
1255	1255	CONTOURS
1200		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
<u> </u>	× ×	ELECT. TRANSFORMER
2		EASEMENT
	xx	FENCE (WRE/WOOD/CHAIN)
	F0	FIBER OPTIC CABLE
>44	1.0	FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
	- GAS-	GAS MAIN
	A	GAS METER
	A6	GRAVEL SURFACE (EDGE)
CPROSET PROSCOCPACE	PUZZIJANE KIRJSHARINESS 4 AM	GRAVEL SURFACE
BAMACIOSOS LONGO ACON	0	IRON PIN (5/8" RE-BAR)
	ě.	LIGHT
- 8	ă	MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER PIPE
0	3	SANITARY SEWER MANHOLE
/		SANITARY SEWER SERVICE
		SECTION LINE
professional and	Parameter Section 2010	SIDEWALK
		SIGN
	-	SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
0	[3]	STORM SEWER INLET
	100	STORM SEWER BALES
0	(7)	TELEPHONE PED/MANHOLE
UGT	ucr	TELEPHONE (UNDERGROUND)
	OHT -	TELEPHONE (OVERHEAD)
*****	~~~	TREE LINE CANOPY
00	○ <b>X</b>	TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
o*w	12*W	WATER MAIN PIPE
н		WATER VALVE
•	0	WATER METER
j.	D	WATER THRUST BLOCK
•	Þ	WATER MAIN REDUCER
<b>⊠</b>	×	WATER MAIN BLOWOFF VALVE

PROFESSIONA **ENGINEER** BATES & SSOCIATES, INI



SPRING EXTENSION E AND MAIN E OLIVE WATER M

> ssociates, Inc Engineering & S





PARENT TRACT PARCEL #765-06189-000 0.30 ACRES +/-

EXISTING 8" SEWER LINE APPROX. LOCATION

2" AIR RELEASE VALVE

PROPOSED 1" WATER

PROPOSED SINGLE

381 WATER METER

TRACT 4 3876.14 SQ. FT.

09 ACRES

8"X6" TEE TO FIRE HYDRANT ASSEMBLY

4

676620.79 (3)

PROPOSED 6'

SERVICE LINE

WATER METER

(3)

OVERHEAD ELECTRIC

TOTAL ACREAGE PARCEL #765-06194-000

0.38 ACRES +/-

PARCEL #765-06195-000 (NOT A PART OF THIS SURVEY)

HOUSE

EXISTING 16" CIP WATER MAIN

EXISTING 8" -SEWER LINE

SERVICE LINE

PROPOSED SINGLE-WATER METER

TRACT 1 3015.85 SQ. FF. 0.07 ACRES +/

PROPOSED

WATER METER

PROPOSED 20" UTILITY EASEMENT

155.41 LF C-900 DR14

0.07 ACRL

WATER MAIN

EXISTING

GAS LINE EXISTING GAS METER

12"

PART OF PARCEL

#765-06190-000 (NOT A PART OF THIS SURVEY

EXISTING 30' DIP WATER

MAIN L EXISTING

8" WATER MAIN

EXISTING SEWER MANHOLE

EXISTING POWER POLE

EXISTING

UNDERGROUND

TELEPHONE

UNDERGROUND

HOUSE

EXISTING

ELECTRIC EXISTING

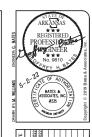
GAS MAIN

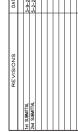
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#### ADJACENT PROPERTY OWNERS

- 1.) CHADICK, SUSAN ELIZABETH LESH 423 E. SPRING ST.
- ARENS, RICHARD & JIAN CHEN PO BOX 3225 FAYETTEWILLE AR 72702 PARCEL: 765-07393-000 ZONE: RMF-24
- 4.) KERNDOLE, CARL ALAN & KIMBERLY P 155 N. FLETCHER AVE FAYETTEVILLE AR 72701 PARCEL: 785-08194-000 ZONE: RMF-24
- 5.) MIHALKA, KATHERINE J. & MATTHEW 141 N. FLETCHER AVE FAYETTEVILLE AR 72701 PARCEL: 765-06195-000 ZONE: RMF-24





OLIVE AND SPRING WATER MAIN EXTENSION PLAN

ARKANSAS

FAYETTEVILLE,

ates & ssociates, Inc. 

02







OLIVE AND SPRING
WATER MAIN EXTENSION
WATER LINE PLAN & PROFILE

ARKANSAS

FAYETTEVILLE,



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PROTECTIVE FRACES SHALL BE RESTAND ACCORDING TO OTH OF FAVETTRALE STANDARDS FOR THEE PROTECTION.

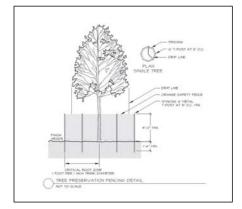
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### LEGEND:

— 14 — 14 — 14 — 14 — 14 — 54 —	TREE PROTECTION FENCE
⊕ 😵	TREE EX'G/ TO BE REMOVED



TRE	E LIST			
#	DBH	SPECIES C	CANOPY	STATUS
1.	48"	OAK	70'	REMOVED
2.	16"	OAK	50'	REMOVED
3.	15"	OAK	50'	PRESERVED
4.	4"	ELM	20'	REMOVED
5.	10"	ELM	30'	REMOVED
6.	10"	ELM	30'	REMOVED
7.	14"	ELM	40'	PRESERVED
8.	12"	ELM	30'	REMOVED
9.	10"	ELM	30'	REMOVED
10.	10"	ELM	30'	REMOVED
11.	10"	ELM	30'	REMOVED
12.	12"	ELM	30'	REMOVED
13.	14"	ELM	40'	REMOVED
14.	10"10"	DBL MIMOS.	A 20'	
15.	16"	ELM	30'	
16.	8"	HACKBERRY	7 15'	
17.	6"	ELM	20'	
18.	10"	ELM	30'	
19.	6"	ELM	20'	







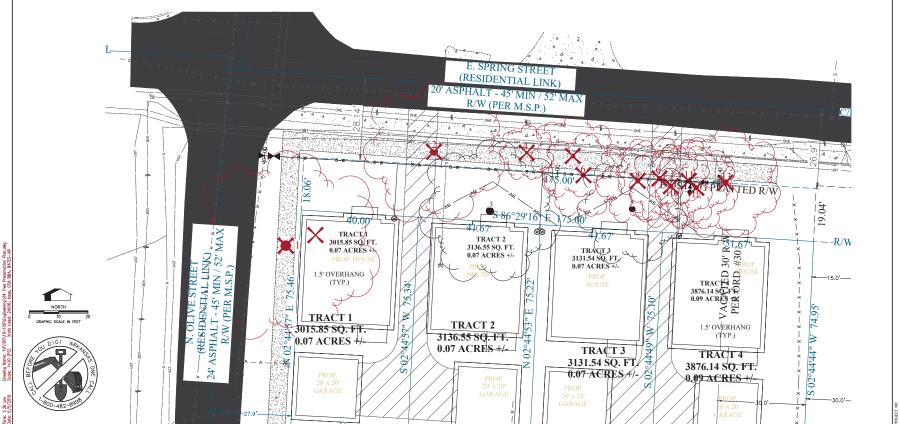


FAYETTEVILLE,

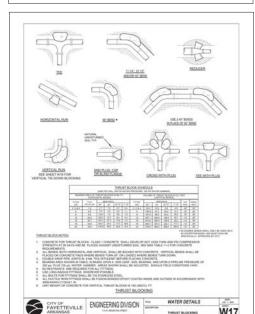




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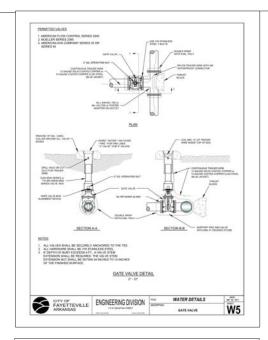
WATER TRENCH

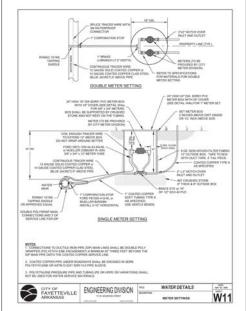
ENGINEERING DIVISION TOTAL TOTAL

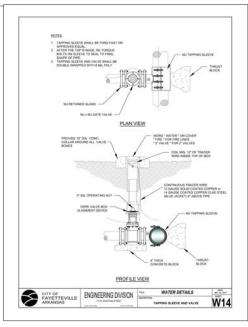
GITY OF FAYETTEVILLE ARKANSAS

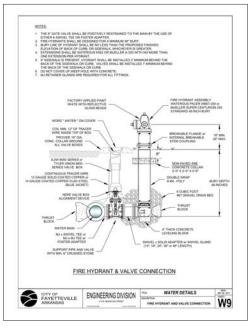
WATER DETAILS

W17













OLIVE AND SPRING WATER MAIN EXTENSION

FAYETTEVILLE, ARKANSAS

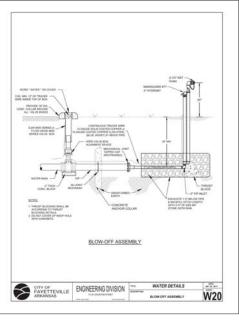


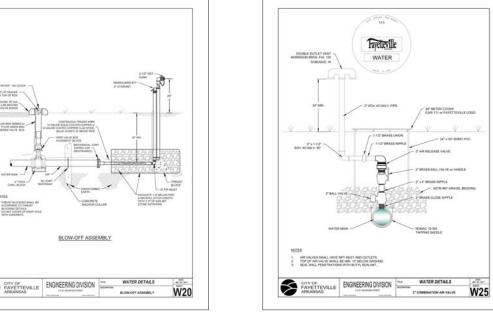


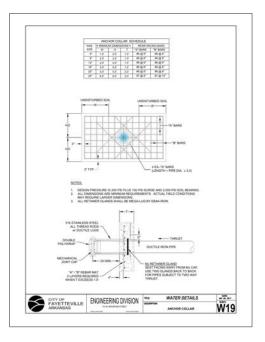


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FAYETTEVILLE, ARKANSAS





ARKANSAS

REGISTERED

PROFESSIONER

NO. 9810

BATES & SSOCIATES, INC



March 24, 2022

Justin Reid Bates and Associates

**VIA ENERGOV** 

Re: Lot Split Approval: LSP-2022-000020 126 N Olive Avenue (Hamilton) 485

Dear Mr. Reid:

This letter documents that City Staff has completed the review of and administratively approved the subject lot split at 126 N Olive Avenue.(LSP-2022-000020). The official administrative approval date will be **March 28, 2022**. This approval is subject to the following conditions of approval:

### **Conditions of Approval:**

- 1. No right-of-way dedication will be required. Sufficient right-of-way exists to meet typical Master Street Plan requirements for E. Spring Street and N. Olive Street.
- 2. Existing structure must be demolished prior to city staff signature on lot split.
- 3. Proposed water main extension must be complete and signed-off on by the City Engineering division prior to city staff signature on lot split.
  - a. Material and size of the proposed water main extension must be shown on the plat once it is determined.
- 4. Parkland fees-in-lieu of dedication must be paid in the amount of \$3267.00 for the creation of three additional single-family lots, per attached memo.
- 5. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives Black Hills Corp., ATT, Ozarks, AEP/SWEPCO, Cox Communications).
- 6. This lot split must be filed of record within one year from the date of approval or the approval is rendered null and void.
- 7. Prior to staff stamping approval on the lot split, email City Planning staff the AutoCAD file for input into the City's GIS database.
- 8. Email staff a recorded copy of the lot split for our digital records.

If you have any questions, please feel free to contact me at (479) 575-8239.

Sincerely,

Jessie Masters

**Development Review Manager** 



TO:	Planning Divi	ision				
FROM:	Zach Foster, Parks Planning					
DATE:	March 15, 20	)22				
SUBJECT:	Parks & Reci	reation Tech	nical Plat Review	Comments		
******	******	******	*******	******	*******	
PRAB Meeting Date: PRAB not required Project Number: LSP-2022-000020 Project Location: 126 N Olive Ave Plat Page: 485 Park Quadrant: SE Billing Name & Address: Shane Ahaus, 146 N Fletcher Ave, Fayetteville, AR 72701  ☐ Land Dedication ☑ Fee-in-Lieu ☐ Combination						
LAND DEDIC	ATION				TOTAL	
Single Family:	units	x 0.023	acres per unit =	0.00 acres	Acres	
Multi Family:	units	x 0.020	acres per unit =		0.0	
FEE-IN-LIEU Single Family:		s x \$1,089	per unit = \$3	3,267	TOTAL Fees	
Multi Family:			per unit = \$		\$3,267	

## **SUMMARY**:

- Project will split <u>1</u> existing tract(s) into <u>4</u> single family lots, creating <u>3</u> new SF lot(s).
- Fees are assessed for the additional lot(s) created and are due upon project's approval.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this lot split will be used to fund future park acquisitions and improvements for this park quadrant.