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February 06, 2014
Mr. Otis Spriggs, City Planner
Honorable Planning Commissioners
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Robert Abraham – Planned Development
Bradley Street / Oak Tree Manor Circle
Our File Number: 113050

Dear Mr. Spriggs, and Commissioners:

Before you is a revised site layout. This development was granted Final Approval through the Commission in the recent past.

In working through the final details of the design, we noted the necessity of completing some grading work on property owned by City Water and Light, in particular, in the area outlined as a protective buffer surrounding an existing water supply well. As is necessary, we contacted City Water and Light to obtain the appropriate permission for completion of the grading work. Through their due diligence they contacted the Arkansas Department of Health (ADH) to seek counsel and advice on the matter. Upon review, ADH made it very clear that there was to be no roadway placed over the protective easement surrounding the well site. City Water and Light pointed out the need for an access from the east end of the development, including presenting the former plat of the roads that were planned in that area, as well as pointing out to ADH the benefits of a second access in the event of an emergency, such as a fire, or a medical situation. ADH remained adamant about the protection of the area surrounding the well, to the point it became obvious they will disallow an access of any sort (including gravel) over the protected area. Another point made was redesign of the sanitary sewer line to also be outside the perimeter of the protected area. ADH will allow the extension of the water main through that area.

Since the second entrance was important to emergency services, we contacted JFD. Upon review, they determined there were less than one hundred (100) total units proposed. Therefore, the current fire codes allow a single entry point.

We are presenting this to the MAPC for your consideration and approval of the revision of the plan. If absolutely necessary, the short cove near the northwest corner of the site could be extended to the property line. However, that will not be a viable access point until such time as the undeveloped area to the north is completed.

Thank you for your time and attention.

Respectfully,

Civilogic

George Hamman, PE, PS, President

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