

**SUBDIVISION REVIEW COMMITTEE MEETING  
NOVEMBER 15, 2006**

The Subdivision Review Committee held its monthly meeting on Wednesday, November 15, 2006 at 11:00 A.M. in the City Council Room at the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting
2. Faucher Subdivision, represented by Ron Brixey of Brixey and Associates, Inc.
3. Bowlin Acres Lane Tracts 1 & 2, owner Clifton Bowlin, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.
4. Lollis Tract 1, owner Connie Lollis, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
5. Hurshuajer Tracts 1 & 2, owner Nuchami Hurshuajer, represented By Ricky Hill of Satterfield Land Surveyors, Inc.
6. Grace Point, owner Randy Miller, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
7. Any other business that comes before the Committee

PRESENT: Gary Smith, Chairman  
Daryl Manus, Municipal Utilities  
David Martin, Chief Bldg. Inspector  
Cami Brown, Rec. Sec.  
James Griffin, Fire Marshal  
Brad Baldwin, City Engineer  
Jim Almond, Cox Communications  
L.C. Berger, OG & E  
Steve Hendrix, Hawkins-Weir & Associates  
Clovis Satterfield, Satterfield Land Surveyors  
Ron Brixey, Brixey & Associates, Inc.  
Edson Development Group, LLC  
Al Prieur, Hoffman-Prieur & Associates, Inc.

First item reviewed by the Committee was Faucher Subdivision, renamed Park Heights Subdivision, represented by Ron Brixey of Brixey & Associates, Inc., owner Edson Development, LLC. Gary Smith commented all the water and sewer construction plans must be reviewed, existing sewer hydraulics report, done by Hawkins-Weir, Inc., needed to be reviewed, and fire flow information was needed on the subdivision. James Griffin commented that there needed to be two hydrants placed, with flow at 1000 per hydrant. The land to the West of

this subdivision was land-locked, and access to this property must be provided. After some discussion, it was agreed a 50' Right-of-Way, with a 15' adjacent utility easement would be provided somewhere in the area of lots 43-45 on the final plat. The remaining easements for this subdivision are as follows: 15' water and sewer easement between lots 65 & 15, 15' utility easement on the West side of lot 13, 15' utility easement between lots 63 & 64, 15' utility easement between lots 60 & 61, 15' utility easement on the North side of lot 8, 15' utility easement along the front of lots 36 through 60, 15' utility easement between lots 36 & 37, 15' utility easement between lot 91 and the Pond/Park on the West side of lot 91, 15' utility easement on the East side of lot 29. AOG had no comments on this plat. Brad Baldwin had the following comments: Bond estimate for subdivision improvements will be needed to set bond for Final Plat, appropriate drainage easement locations will be determined during the design of storm water improvements, and water and sewer plat approval will be required prior to Final Plat. With the adjustments met on this plat, it will be recommended on to the Planning Commission.

Next plat up for review by the Committee was Bowlin Acres Lane Tracts 1 & 2, represented by Clovis Satterfield of Satterfield Land Surveyors, Inc. There were no comments on this plat. This plat will be filed as an Administrative Plat.

Lollis Tract 1 was the next plat to be reviewed, represented by Clovis Satterfield Land Surveyors, Inc. There were no comments on this plat, which will be filed as an Administrative Plat.

Next plat for review was Hurshuajer Tracts 1 & 2, represented by Clovis Satterfield of Satterfield Land Surveyors, Inc. Brad Baldwin commented there needed to be some sort of drainage easement, and after some discussion, it was decided there would be a 20' drainage easement, 10' on either side of the branch running across both Tracts 1 & 2. This plat will be filed as an Administrative Plat.

Next plat for review was Grace Point, represented by Clovis Satterfield of Satterfield Land Surveyors, Inc. Clovis commented they are in the process of doing the perk test on the land. Fred Snipes of Cedarville Water had no comments on this plat. Clovis commented the tracts on this plat were 5-acre tracts and the owner came back to change them to 2 1/2 acre tracts. There were no other comments on this plat. This plat will be recommended on to the Planning Commission.

Under any other business came Parkview West Tract D, represented by Al Prieur of Hoffman-Prieur & Associates. Mr. Prieur commented this plat had been in front of the Committee, before, and that the owner had taken this in front of Planning Commission for a variance to make five (5) lots out of these lots, but the Commission turned the variance down. Mr. Prieur brought the plat back as four lots. Gary Smith commented sewer needed to come up lot 37, and the rest of the utilities were okay with plat as it was. This plat will be filed as an Administrative Plat.

Next under any other business was Park Ridge at Lee Creek, being a replat of Lot 85A and 86A owner represented by Steve Hendrix of Hawkins-Weir Engineers, Inc. The owner has two lots and is combining the two lots to make one lot. There were no comments on this plat, and plat will be filed as an Administrative Plat.

Also reviewed under any other business was Park Ridge at Lee Creek, being a replat of Lots 120 and 121, the owner being represented by Steve Hendrix of Hawkins-Weir Engineers, Inc. The owner has two lots and is combining the two lots to make one lot. There were no comments on this plat and plat will be filed as an Administrative Plat.

Next under any other business were Legacy Business Park Lots 1-7 and Legacy Business Park Lots 1-10, represented by Steve Hendrix of Hawkins-Weir Engineers, Inc. The following comments were made on these plats: Legacy Business Park Lots 1-10 needs 15' drainage and utility easement on the North side of Lot 10. Gary Smith commented the water and sewer construction plans need to be reviewed. Brad Baldwin commented the plans had been reviewed. The 15' easement on the front of Lot 7 needs to extend on across the front of Lots 8 & 9, and Lot 8 needs to have a 20' utility easement across the South side of the lot. Brad Baldwin also commented that they were only platting Lots 1-7 for now, and would plat the remaining lots in the future.

At this time, minutes from the last meeting were approved and signed. This meeting was adjourned.

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Gary Smith, Chairman

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Cami L. Brown, Rec. Sec.