

SUBDIVISION REVIEW COMMITTEE MEETING MINUTES MARCH 21, 2007

The Subdivision Review Committee held its monthly meeting Wednesday, March 21, 2007 at 11:00 A.M. in the City Council Room of the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from the last meeting
2. Moore Tracts 1 & 2, owner Hunter Moore, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
3. Lehmann Tracts 2A & 2B, owner Brian Lehmann, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
4. Final plat Northridge Phase XII, developer Jimmy Bell, represented by Al Prieur of Hoffman-Prieur & Associates, Inc.
5. Preliminary Plat Ruffin Addition Lots 1 & 2, owner Clisdol & Lessie Ruffin, represented by Anderson Surveying, Inc.
6. Any other business that comes before this Committee

PRESENT:

Gary Smith, Chairman
Darel Manus, Municipal Utilities
David Martin, Chief Bldg. Inspector
Brad Baldwin, City Engineer
James Griffin, Fire Marshal
Cami Brown, Rec. Sec.
Dennis Maner, Alltel
Jim Almond, Cox Communications
Chris Keith, C. C. Hwy. Dept.
Al Prieur, Hoffman-Prieur & Assoc.
Jimmy Bell, Developer
Tony Anderson, Anderson Surveying, Inc.

NOT PRESENT:

Representative from AVEC not present

The first item was approval of minutes from last meeting. After some discussion, the minutes were approved as written.

Moore Tracts 1 & 2 was the first plat reviewed. This is a split for a loan for construction of a house, and is not going to be sold, according to representative Ricky Hill of Satterfield Land Surveyors. After some discussion, it was

determined that a 25' road and utility easement needed to be added. With no more comments, this plat was approved and can be filed as an Administrative Plat.

The next plat for review by the Committee was Lehmann Tracts 2A & 2B, represented by Ricky Hill, Satterfield Land Surveyors, Inc. Fred Snipes commented they need to add a 10' utility easement on the North side of Tract 2A. After some discussion, it was decided this plat could be handled as an Administrative Plat.

The next plat for review was Final Plat Northridge Phase XII represented by Al Prieur of Hoffman-Prieur & Associates, Inc. After some discussion it was determined there is a 30' gas easement on the West side of the Subdivision, as well as a 10' utility easement on the same side, making the total utility easement on that side 40'. After some discussion it was determined there is a total of 40' of easement on the West or back side of the subdivision, and 10' utility easement on front of the lots on the West side of the subdivision. Gary Smith commented water and sewer plans need to be reviewed for this. Brad Baldwin commented there were some drainage issues to be fine tuned, and he and Al Prieur would work on this. This plat was recommended on to the Planning Commission for consideration.

Last item on the agenda was Preliminary Plat Ruffin Addition Lots 1 & 2, owner Clisdol & Lessie Ruffin, represented by Anderson Surveying, Inc. Tony Anderson commented Mr. Ruffin intended to sell Lot 1 and keep Lot 2. Gary Smith commented the plat needs to show an 2 ½' existing waterline that is not shown running across the middle of Lot 2. Mr. Smith also commented there is an overhead power line in the same place, and probably an easement for that, as well. After much discussion, it was decided that if the owner decides to build anything on Lot 2, he will need to make waterline improvements. The final decision on drainage and utility easement was to allow a 15' easement all the way around the property, with the exception of an existing brick and frame building on Lot 1, and the easement the length of this building would be 7 ½', due to the fact it is sitting too close to the property line to allow a 15' easement next to it. When the requirements are met this plat can be filed as an Administrative Plat.

With no other business, this meeting was adjourned.

Gary Smith, Chairman

Cami Brown, Rec. Sec.

