



rotate the dispensers to allow smoother flow of exiting. Chief Cooper from Turtle Creek Fire Department sent an e-mail that asked the developer to install fire hydrants (three-outlet) at the two far entrances. Mr. Hickey said he would like the contact information for Chief Cooper they will get in touch with them to address the fire hydrants. Motion by Justin to approve, second by Kevin and approved by all.

- **Saddlebrook Ranch Preliminary**

-Bill Hope Jr

Bill Hope Jr is here to present. Sent out notification letters, has followed Master Road Plan and will be dedicating eight (80) foot Right of Way (40 foot from centerline), performed geotechnical study and have incorporated their information, had David Meints with Meinco do soil testing, there is a floodplain and they have done the field work and built a model. Layne asked on the parcels that have lot numbers plus lots with number and "B" will they be sold as one lot; they will be sold as two lots for mortgage purposes, but they will have to go together. Matt asked what type of framework they were putting in place to ensure those lots stay together. Bill stated it will be a requirement in the final Bill of Assurance, what we have is a preliminary. Matt wants to make sure that the framework is set so those lots cannot be sold separately. Once the base flood plain elevation is set that they will incorporate into the Bill of Assurance that it has to be two (2) feet above that elevation and they plan to go ahead and raise those lots out of the flood plain. Matt asked in reference to lots 10, 11, 12 the 'b' lots will be accommodating for the septic systems and the issue is the way this is drawn with the separating line and setbacks in between them there is a defining separation between those two lots and the ones on the back would be land locked. Matt would like to know what they are achieving by having the separation of the lots, Bill stated that this would ensure in the mortgage process that the buyer's loan would be linked to the initial lot that is not in the flood plain and in turn would not have to buy flood plain insurance and then there is the 'B' lot that is sold for one dollar to the buyer that is for whatever else they wish to do and possibly accommodate the septic as a result Matt would like to see some iron clad framework to ensure these lots are not separately sold; Bill and Mr. Finley said they would incorporate it into the Bill of Assurance and then also do a deed restriction on those properties and that is satisfactory. Will be doing LOMA on this to ensure base flood elevation. Deed restriction will ensure that the lots with parent and 'B' lot are never separated and by same owner at all times. Dr. Lindy Book, 1150 Racetrack, backs up to lot 3 and she is concerned about drainage onto her property. They are in a very low area and she is concerned when they build up the lots that the drainage will increase onto her land. Bill addressed this concern that they are doing a study to be presented to FEMA and they control the flood way and zones. They have to present this to them in Dallas and that is one of the key things they look for so that anything they do does not affect downstream people. Mr. Finley stated he thinks she is more concerned about the runoff onto her property as opposed to flooding; Mr. Finley asked Bill if they could design or incorporate a drainage swell on the lots that would take the runoff out to the road. Bill said they would do their best and look into what they could do for the runoff. Reminded those in attendance that this is a preliminary plat and is liable to change, the final plat is what will be going in the ground. Dr. Book also asked about privacy fences and discussed with Mr.



Hope and Finley. John made sure Bill was aware that the Highway Department is doing a study and possibly putting in two bridges in this area. Pam, the GIS Floodplain Administrator asked if “Are they going to have information available to potential buyers explaining the LOMA process since it could take a very long time & they could possibly be required to pay flood insurance until that time, depending on their financial institution?”

And are they going to also let potential buyers know about the expense of elevation certificates or are they going to include them with the purchase of the lot/ structure?” Bill stated they would not be selling any lots until everything was completed and they will be doing a map revision. They will be doing a revision to the map to resolve Pam’s concerns. Eric wanted to make sure there is minimum 18 inch culvert statement on the bill of assurance. Motion to approve made by Matt, second by Eric and approved by all.

OLD BUSINESS

OPEN DISCUSSION

- **Rental Homes**

Mr. Cook was not present.

-Tanner Cook

MEETING ADJOURNMENT

- Justin made a motion to adjourn, second by Matt and passed by all. Adjourn 5:55 pm.