Subject: Request by Ricky Spoon for preliminary and final subdivision approval of “Bobcat Point Subdivision, Phase IV (Lots 104 – 108, 111 – 118), consisting of 13 lots on approximately 58 acres, off Poplar Forest Lane.

Action Requested: See Recommendations.

Attachments: 1. Major subdivision application.


Submitted By: Keith Megginson, Planning Director

County Manager Review: Charlie Horne, County Manager

This abstract requires review by:
- County Attorney
- Finance Officer

Date Reviewed

Date

Date

Date

Date
**PART B**

**Re: “Bobcat Point Subdivision; Phase IV (lots 104-108; 111-118)”**

**Introduction & Background:** This is a portion of Bobcat Point, Phase IV which received sketch design approval March 15, 2004 for 23 lots. At that time the developer furnished a development schedule which allows the development to continue according to the schedule without a sketch design expiration of six months.

**Discussion & Analysis:** The developer is requesting preliminary and final approval of Phase IV, Lots 104 – 108 and 111 – 118. All lots are accessed by Poplar Forest Lane, a public, state maintained roadway. Agency reviews were received as follows:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Permit/Approval</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>Road Plan Approval</td>
<td>October 2, 2003</td>
</tr>
<tr>
<td>NCDENR</td>
<td>Erosion Control Permit</td>
<td>October 2, 2003</td>
</tr>
<tr>
<td>U. S. Army Corps of Engineers</td>
<td>404 Creek Crossing Permit</td>
<td>July 26, 2004</td>
</tr>
<tr>
<td>NCDENR</td>
<td>401 Water Quality Certification</td>
<td>March 28, 2005</td>
</tr>
</tbody>
</table>

The road, Poplar Forest, has been constructed to the NCDOT standards and certified as completed to their standards, including seeding & mulching, by Damon C. Webb, P. L. S., Assistant District Engineer.

The developer has been required by the North Carolina Division of Water Quality to obtain a 401 Water Quality Permit due to negative impacts to the stream with the road crossing and violations of the Erosion Control Permit. The developer obtained the 401 permit on March 28, 2005.

A financial guarantee is currently in place in the form of a letter of credit for the completion of the road construction. As stated above, the road construction has been completed and certified by NCDOT. The developer is requesting this letter of credit now be utilized for the completion of the required work associated with the stream restoration and is having his bank revise language on the financial guarantee to accommodate this. The expiration date of the financial guarantee, July 15, 2005 is also being extended. A copy of the revised letter of credit will be sent to the county attorney for review and approval.

Each lot will have an individual well. The Environmental Health Division of the Chatham County Health Department has issued septic improvement permits for all lots.

The road name “Poplar Forest Lane” has been previously approved by the County Emergency Operations Office.

The plat displays the necessary information.
Re: “Bobcat Point Subdivision; Phase IV (lots 104-108; 111-118)”

Budgetary Impact:

Recommendation: The Planning Department and Planning Board recommend granting preliminary and final approval of “Bobcat Point subdivision, Phase IV (Lots 104 – 108, 111 – 118) with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.