

Re: "The Estates at Laurel Ridge, Phase 1A"
ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Michael V Zaccardo, PE, CE Group, Inc improvements completed to date are approximately 60 percent complete. The improvements remaining to be completed include: Public roadway clearing, grading, street construction, storm drainage/erosion control, sanitary sewer (on-site), sanitary sewer (off-site), water (on-site) and Old Graham Road turn lanes. Section 3.1B. (1) of the Subdivision Regulations states that, "When either forty (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the Federal Interstate Land Sales Full Disclosure Act, and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval." See Section 3.1 B (1) for entire language. The roadway, Brook Green Lane has been graded and graveled, so lots are accessible to emergency vehicles. The Aqua North Carolina water system is available for fire service protection; therefore, water availability is not an issue in consideration of whether the public health/safety will be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

There is floodable area along Dry Creek as shown on the final plat. A fifty foot (per side / 100 foot total) water hazard setback/ vegetative stream buffer is also shown along both Dry Creek and the other unnamed creeks shown on the map. Information from the Chatham County GIS systems shows these streams to be perennial. A wetland channel is also shown, but not buffered, within Lots 3, 4, and 5. Wetland areas are not required to be buffered.

Note F on the plat incorrectly states that the roads are private. The Mylar copy of the plat will be changed to state that the roads are public.

Note S on the plat should state that the flood information was taken from FEMA maps dated February 2, 2007. The Mylar copy of the plat will be changed to state the correct FEMA flood map date.

There were two conditions of preliminary plat approval as follows:

1. The subdivision name "Creekside" shall be changed to a name which does not duplicate an existing subdivision/road, etc name on the final plat. *This condition has been met.*
2. The pump station lot shall be numbered and labeled as to its intended use on the final plat. *This condition has been met. See Lot UA-1 on the final plat.*

RECOMMENDATION: *The plat displays the necessary information and meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department recommends granting final plat approval with the following two (2) conditions:

1. Note F on the Mylar copy of the plat be changed to state that the roads are public.
2. Note S on the Mylar copy of the plat be changed to state that the flood information is taken from FEMA panels dated February 2, 2007.