



## Agenda Abstract

Department: Planning

Authorizing Signature: \_\_\_\_\_

Submitting Official: Jason Sullivan

Meeting Date:	5-16-11
Subject:	Request by George J. Retschle, P. E., Ballentine and Associates on behalf of Jim Hodgin and Sheryl-Mar for final plat approval of Fieldstone, Phase 1, consisting of 14 lots, on 23.79 acres, located off Mann's Chapel Road, S. R. 1532, Baldwin Township.
Action Requested:	See recommendations
Attachments: (List Individually)	<p>The following may be viewed on the Planning Department website at <a href="http://www.chathamnc.org">www.chathamnc.org</a> under Planning, Rezoning &amp; Subdivision Cases, 2011.</p> <ol style="list-style-type: none"><li>1. Major Subdivision Application</li><li>2. E-mail from George J. Retschle, P. E. dated March 24, 2011.</li><li>3. Final plat titled "Fieldstone Subdivision" prepared by Ballentine and Associates, P. A., dated 02/09/2011.</li></ol>

Introduction & Background:	<p>The Board of County Commissioners approved a sketch design on August 20, 2007 consisting of 27 lots on 43 acres. Preliminary plat approval for the 27 lots was received from the Board of County Commissioners on October 15, 2007. The Permit Extension Act of 2009 as amended in 2010 extended the final plat submission date for Fieldstone to April 15, 2014. The application for final plat approval of Phase One states a total acreage of 83 acres which includes the 20 acres shown as Tract 1, 'Reserved by Owner' and the 20.42 acres on the east side of the creek shown as 'reserved for future development'. See sheet one of the plat submittal. Minimum lot size proposed is 40,000 square feet with an average lot size of 65,589 square feet (1.59 acre). The property is zoned R-1, is located in Baldwin Township in a WS-IV Watershed District, has county water available, and will utilize individual on-site septic systems and repair areas. The minimum lot size allowed based on the availability of county water is 40,000 square feet. <b>The request is being reviewed under the Subdivision Regulations, prior to 2008.</b></p>
Discussion & Analysis:	<p>The request before the Board is for final plat approval of Fieldstone, Phase One, consisting of 14 lots. The final plat is submitted along with a financial guarantee for completion of erosion control measures. The Subdivision Regulations states in Section 3.1 (B) "When either forty (40) percent of the</p>



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total cost of improvements have been completed.....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". The engineer has provided a cost estimate letter stating that the water line installation has been completed, the roadway has been constructed to the NCDOT standards, and the only remaining items to be completed are erosion control measures. The engineer has stated that the project is approximately 96% complete. Chatham County Public Utilities Department has certified that the water line installation is complete and acceptable to the county. At the time of Planning Board review, the developer did not have the Built-to-Standards letter from NCDOT stating that the road had been construction according to the NCDOT standards because the required signage had not yet been installed in Phase I. The signage has now been installed and staff has received the Built-to-Standards letter. The county attorney will review and approve the form of the financial guarantee prior to recording of the final plat. Staff thinks that the request qualifies for a financial guarantee.

The engineer has stated that no historical structures, fences, and/or cemeteries are located in Phase One.

Leonard McBryde, Chatham County Utilities Director has requested that a public utility easement be added to the plat to accommodate any county water lines, water meters, or fire hydrants that might be located outside of the public road right-of-way. The developer has agreed to add the easement and will show the public utility easement on the recorded copy of the final plat. The 5' private easement shown on the paper copies provided will be removed. There were some additional changes requested by staff. Mr. Retschle, engineer, has addressed the changes as stated in attachment # 2. A copy of the revised map dated 3/24/11 reflecting the requested changes along with a 5' wide public utility easement, has been posted to the webpage under Fieldstone, Phase I, Supplemental Information.

As shown on the plat, a 25 foot undisturbed buffer easement, per a private agreement between the developer and Persimmon Hill Homeowners Association, will be maintained on those lots abutting Persimmon Hill property owners.

Budgetary Impact:

Recommendation:

*The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department and Planning Board, by unanimous vote, recommend acceptance of the financial



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guarantee and granting approval of the final plat of Fieldstone, Phase One with the following condition:

1. The plat not be recorded until the county attorney has reviewed and approved the form of the financial guarantee and the contract.