

2. The developer shall consult with NCDOT to determine the width and length of “public drainage easements” requested by NCDOT and label the balance of the drainage easement “private”.

Both conditions have been met.

The Permit Extension Act of 2009 extended the final plat submittal sunset date to January 1, 2015. The property is not part of the Fearington Planned Unit Development.

An on-site stream determination was conducted on the property prior to preliminary plat approval. A portion of the stream feature along the common boundary with Bradford Place was determined to be a perennial / intermittent stream and transitioned to an ephemeral feature along Lots 9 – 11. Because the project received sketch design approval in 2007 the ephemeral feature was not required to be buffered. The developer volunteered to provide a 100 foot wide ‘stream protection building setback’ along Lots 9 – 11. During the on-site review an intermittent water feature was found along the southernmost boundary that was not shown on the USGS Topo map. A 50 foot wide ‘stream protection building setback’ was added along the intermittent portion of this feature. The 50 foot buffer per side of the feature is allowed to be included in the useable lot area, but is to be a no build area. The developer has provided a 50 foot wide perimeter setback that does not allow structures and is to remain naturally wooded and will be regulated by the private covenants.

Discussion & Analysis:

The developer is requesting final plat approval for 45 lots to be served by county water and the Fearington WWTP. The final plat request includes a request for a financial guarantee for the completion of required infrastructure. Per the engineer, Alan Keith, Diehl & Phillips, P. A, the development is currently 40.4% complete. The developer has stated that an updated cost estimate letter will be provided prior to final plat review by the Board of Commissioners and that he expects to have additional work completed and will provide certification from the engineer prior to final plat recordation that the roadway is accessible to emergency vehicles.

The plat meets the requirement of the Subdivision Regulations.

The Planning Board met on July 1, 2014 to review the request. Mr. Barber was present for questions along with Dan Sears, Sears Design Group. The only question presented to the developer was whether or not the Fearington wastewater treatment plant had sufficient capacity to serve the 45 lots. Mr. Sears stated that the plant has capacity to serve the project and that Alan Keith, P.E., Diehl & Phillips, P.A. had certified this in the cost estimate letter dated June 5, 2014. The Planning Board had no other questions.

Recommendation:

The Planning Board by unanimous vote and planning staff recommend granting final plat approval of "Henderson Place at Fearington" as submitted and recommends granting the request for a financial guarantee with the following conditions:

1. The plat not be recorded until the county attorney has approved the form of the financial guarantee and contract.
2. The plat not be recorded until the engineer has certified that the roadway is accessible to emergency vehicles and confirmation has been received from the fire marshal.