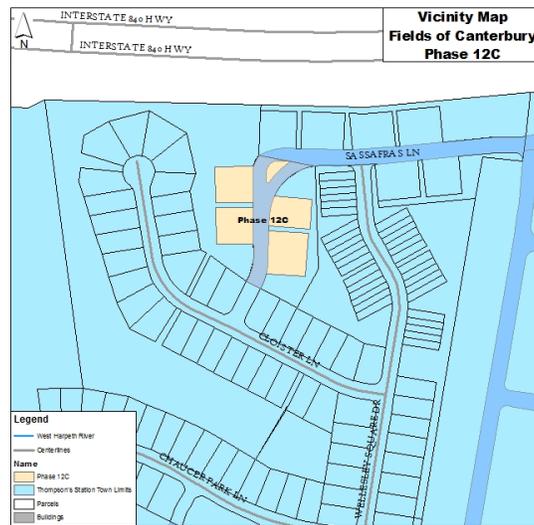


**Thompson's Station Planning Commission
Staff Report - Item 2 (FP 2018-010)
May 22, 2018**

Final Plat Request for Fields of Canterbury, Section 12C for the creation of 20 townhome lots.

PROJECT DESCRIPTION

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 20 townhome lots and one open space lot within section 12C of the Fields of Canterbury.



BACKGROUND

On June 28, 2016, the Planning Commission approved the preliminary plat for phase 12 which included 47 single-family residences, 88 townhomes and three (3) open space lots along with the removal of 45 trees. Section 12A consisted of 13 single family lots and 34 townhomes, section 12B consisted of 34 single-family lots and this section, 12C, will create 20 townhome lots leaving 34 townhome lots remaining for a future section (12D) within the phase.

ANALYSIS

Final Plat

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 12C consists of 20 townhome lots along SassafRAS Lane. The townhome lot setbacks are 15 feet for the front yard with a minimum driveway length of 20 feet, 15 feet in between buildings and 20 feet for the rear yard. Lot widths vary from 21 feet to 25 feet. SassafRAS Lane is currently under construction and has a roadway width of 50 feet, except along the north side of open space lot 1299 where it narrows to 40 feet. The south side of the open space lot has a right of way width of 40 feet. The right of way includes a five-foot sidewalk and a five-foot landscape strip on both sides of the road. SassafRAS Lane has an open space lot (1299) as the road transitions from north-south to east-west and parking is provided along SassafRAS Lane. The rights-of-way, setbacks, lot widths and lot sizes are all consistent with the approved Phase 12 preliminary plat.

Parking

Phase 12 will consist of the development of 88 front loaded townhomes which will require 44 parking spaces. Section 12A has 27 parking spaces, section 12B does not have any parking and section 12C proposes 21 parking spaces for a total of 48 spaces.

Open Space

The original development plan was approved with a 25% requirement for open space. Final plats were recorded for the remaining 1.61 acres within phase 12 and 7.72 acres within phase 13 and therefore, all the required open space is recorded in the development, however, this plat does one .05-acre open space lot.

Sureties

Sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. The Fields of Canterbury Phase 12 construction plans are approved and improvements have been started within this phase. Roadway subgrade work is ongoing, however base and paving has not commenced. Drainage and utilities are in place and erosion control is installed. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$97,000.

Sewer is installed with the services are installed, however the system has not been tested, which should occur after binder course is installed. After an evaluation of this section and the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$64,000.

RECOMMENDATION

Based on the project's compliance with the approved Phase 12 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$64,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 12.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

Final Plat for Section 12C