

**Thompson's Station Planning Commission**  
**Staff Report - Item 2 (FP 2019-003)**  
**April 23, 2019**

**Final Plat Request for Fields of Canterbury, Section 13B for the creation of 32 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 32 single-family lots within phase 13, section 13B of the Fields of Canterbury.



**BACKGROUND**

On March 28, 2017, the Planning Commission approved the preliminary plat for phase 13 which consisted of 57 single-family lots and four (4) open space lots along with the removal of 39 trees. This phase was also approved with a reduced right-of-way for Weeping Willow Lane and Sturry Cove Drive. Section 13A consisting of 25 single family lots was previously approved with the remaining 32 lots in section 13B as submitted.

**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 13B consists of 32 single-family lots along Carena Terrace and Durham Trail Drive. The setbacks are 20 feet for the front yard, 7.5 feet for the side yard, and 20 feet for the rear yard. Lot widths vary; however, the minimum lot width will be maintained at 50 feet, except where less width is permitted on the curve of a road. Carena Terrace Court and Weeping Willow are partially built and will be extended into this section. The 50 foot right of way includes a five-foot sidewalk and a five-foot landscape strip.

*Open Space*

Open space for this section of the development/neighborhood is recorded.

### *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 13 construction plans are approved, and improvements have started within portions of the phase. Roadway and infrastructure are not observed within section 13B and erosion control is installed but an inspection and update of the erosion control records are required. 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 \$334,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$210,000.

### **RECOMMENDATION**

Based on the project's compliance with the approved Phase 13 preliminary plat, Staff recommends that the Planning Commission approve the final plat for 13B with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$334,000 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 \$210,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 13.
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 13B