

# Think Quality - Think Future

## Blount County Planning Department

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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: March 1st – March 18th, 2010

SUBJECT: Staff reports on agenda items for the ***Thursday, March 25th, 2010*** regular meeting. 5:30 Hearings and Site Plans

#### I. Hearings:

A. Concept Plans: None

#### 1. **Re-plat of the Hibben, Garvey and Milsted lots off Christy Lane in Laurel Valley; 8 lots off of an existing private road.**

The concept plan for the Hibben, Garvey and Milsted shows eight lots off of a private road easement in Laurel Valley.

This re-plat is 1) to combine several of the lots and make them larger, one of the lots shall remain the same size and 2) to re-plat the easement for Christy Lane to the place the actual road was constructed previously.

According to the plat all five of the proposed lots are served by water from Tuckaleechee Utility District through a private water system owned by Mr. Sparks. It is unclear what the long term relationship for maintenance and assurance of service will be between the individual lots and the private distribution system of Mr. Sparks.

The subdivision regulations allow for lots to be severed by well when public water is not available (as is technically the case here). In the R-1 zone the minimum lot size is 35,000 square feet.

A variance to the subdivision regulations is implied for lot 68R, 98R, and 188R1 as all three lots would still be less than the minimum 35,000 square foot required for lots on public water in the R-1 zone.

Staff notes precedent in granting variances to minimum lot sizes to allow the combination of lots with assumption that this would improve an existing situation (the water situation is existing also). Approval of a future re-plat with variances for the lots less than 35,000 square feet may be appropriate in this case with the understanding that Lot188R1 is existing and not being modified and lot 68R and lot 188R1 are being made larger.

To insure full disclosure of lot situation, approval could be with condition that the plat include Environmental Department certification of primary and reserve septic capability for the lots. Mr. Ferguson has discussed the situation with staff and agreed in principle that a subdivision that did not result in any net detriment to the property would be acceptable subject to approval of the Planning Commission and the Board of Zoning Appeals for all lots

The existing road is paved and is satisfactory. The concept plan indicates a T- turnaround at the end of Christy Lane to be constructed in the easement. The owner's are aware of the necessity of the turnaround and have agreed to have it constructed prior to any final plat certification.

Any lot combinations for maintenance responsibilities and adjustments to the private road easements needs to be verified by the Laurel Valley Home Owner's Association and provided in writing with a future preliminary and final plat.

Planning staff has no comment on the setback, minimum lot sizes and density requirements as per zoning. Any zoning variances for these matters should be determined by the Building Commissioner and addressed to the Board of Zoning Appeals if needed

B. Preliminary Plats – Major Subdivisions:

1. **Sparks Cabin Sites off Christy Lane in Laurel Valley: 5 new lots and 1 existing tract (Lane Property) to be served by a private easement.**

This plat was deferred at the February 2010 regular meeting.

The preliminary plat for the Sparks Cabin Sites is a proposed five-lot subdivision containing 4.9 acres off of Christy Lane in Laurel Valley. All of the lots are to be served off a shared access easement and all of the lots are to be served by electric, a private water system and a shared septic system. The parcel is in the R-1; Rural District 1 zone and the lot sizes

indicated do meet the minimum lot size requirements for zoning and the subdivision regulations for cluster lots. The Lane Property is also served by this easement.

The Lane Property is shown in the Register of Deeds Office on Plat 908B. This plat indicates an old hotel site and several very small lots. However the lots on this plat have no calls or bearings and are all dashed lines. The deed for the parcel only indicates the boundary of the 4.74 acre Lane Property and the tax card indicates there is only one tract taxes are being paid on and not multiple small lots. The Planning Commission requires confirmation by adjoining property owners that they concur with the division and limitation from additional lots off a shared driveway easement. A confirmation from Mr. Lane has not been supplied at this time.

The five proposed lots and the Lane parcel being served by a shared common driveway easement implies a variance to the subdivision regulations for the number of lots served by the common driveway. The current regulations allow for four lots to be served exclusively off of a common driveway easement. The proposed location of the common driveway is satisfactory. All five of the cabins exist as does the Lane residence, which are all currently being served off of the existing shared driveway.

Analysis:

*Design of plat, plat description:* The parcel is in the R-1 zone and is mountainous terrain. This proposed common driveway division can be accommodated off of Christy Lane provided the instructions in the staff analysis are completed prior to final plat for any of the lots served by the easement for access. All of the physical common driveway construction and utilities shall be the responsibility of the owner and be completed prior to releasing the final plat.

According to the plat all five of the proposed lots are to be served by water from Tuckaleechee Utility District through a private water system owned by Mr. Sparks. Staff has been informed that the long term relationship for maintenance and assurance of service will be between the individual lots and the private distribution system of Mr. Sparks.

The subdivision regulations allow for lots to be severed by well when public water is not available. In the R-1 zone the minimum lot size is 35,000 square feet. In the case of the proposed cluster development, the common area has been increased to accommodate the open space requirement for cluster development and an area has been added to the final plat for a communal well easement should a well need to be utilized in the future. The common space adjustment and the well easement allow

for the lots to stand alone and meet the intent of the subdivision regulations. The actual use of the existing private water system shall be the responsibility of the lot owners and Mr. Sparks.

All five of the cabins exist and share an existing septic system that is located on a shared septic easement. An area for septic duplication has been identified on the preliminary plat. This is not a standard situation, but recognizes the actual field conditions. Maintenance responsibility of all lots concerned, as a property owners association, shall be specified along with the final plat.

All five of the lots are less than the required 35,000 square foot minim lot size in the R-1 zone, however the preliminary plat shows a common open space for all five of the lots that indicates all of the lots have adequate open space to meet with the subdivision requirements for a cluster development with commensurate open space and meets the requirements for a Planned Unit Development in the R-1 zone. A PUD plan shall be submitted by the owner to the Building Commissioner for Zoning compliance and process.

None of the parcel is located in a floodplain. The proposed subdivision has been reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with a private water system, electric and shared septic system.

Septic, Sanitary Sewer: All five of the proposed lots have existing structures on them and all of these cabins utilize a shared septic system. The condition of this system and adequacy of the system to support five one-bedroom cabins has been confirmed by the Environmental Health Department. The original system for these five one-bedroom units was approved on an undivided tract in 1995. A duplication area shall be required as with all lots approved by the planning commission, this area is identified on the preliminary plat in the common area. The addition of this area for the duplication area shall be further reviewed by the county Environmental Specialist and confirmed by the Director of Environmental Health prior to signing the final plats. Given that the system is a common septic system already in existence, adequate provision of joint maintenance will need to be provided.

Existing Private Roads: Christy Lane and Laurel Valley Road are both private roads within the Laurel Valley community. Both roads are 18 feet or wider with adequate ditches and shoulders for this subdivision. Laurel Road serves the Laurel Valley development and is 18-19 feet wide. According to the Highway Department the proposed Sparks Cabin Sites Subdivision is appropriate for the existing county road serving the development.

Review and comment by the Laurel Valley Home Owner's Association with regard to road maintenance and dues to be paid for use of the internal existing roadways will need to be confirmed prior to final plat submission. The location of the proposed common driveway is satisfactory, as is sight distance in either direction. Staff instructions, per the subdivision regulations regarding the required improvements to the common driveway are listed below.

Utilities: A private water system and underground electric are proposed to serve all lots for the subdivision. All water and electric improvements have been installed to each lot. Tuckaleechee Utility District supplies water to Mr. Sparks who in turn supplies water to these lots as well as several lots in Laurel Valley. It is unclear what the long term relationship for maintenance and assurance of service will be between the individual lots and the private distribution system of Mr. Sparks.

Section 7.01.5 Water Supply System; of the Subdivision Regulations states;

“When an On-Site water supply system or a community water delivery system is established by the developer to serve a new subdivision in an outlying area the water system shall be maintained and operated by a state approved public utility.

The Planning Commission has not approved similar on-site private water systems for subdivisions in the past decade. A private water system can be approved if the maintenance and operation of the system is by a public utility by the Tennessee Regulatory Authority. The rules for a water utility are specified in the Tennessee Regulatory Authority, Chapter 1220-4-3, Water Regulations.

The following options are presented for Planning Commission consideration.

1. The Planning Commission can accept the current private on-site water system and accept the situation “as-is” for the subdivision. This would require a variance to the subdivision regulations to Section 7.01.5. This would also require that the water areas be clearly identified with easements on the final plats, and that the covenants include maintenance responsibility for the shared private water system.
2. Require the owner to enter into an agreement (contract) with a public utility such as TWSI, or Tuckaleechee Utility District, for the maintenance and operation of the on-site water system. This would also require that the

water areas be clearly identified with easements or utility lots on the final plats.

3. Include an area identified in an easement for a community well or individual wells (as indicated on revised plat).

Construction of Improvements: Any of the common driveway improvements that are made prior to a pre-construction meeting with staff are at the risk of the owner. The location of the entrance and the driveway grade appear satisfactory.

The common driveway must be fully installed to each lot to be constructed within a 25' easement. A T-turnaround shall be required on lot 5 to be contained within the easement. The common drive shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The gravel surface application shall be spread a minimum of 4 inches thick of rolled pug-mix the entire length of the common driveway, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied; or it shall be determined by staff if the existing driveway meets the current requirements or what needs to be done to bring the drive up to current standards.

The driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the private road, and to minimize damage to the existing paved edge of the road. The paved surface shall be built to county road standards and the paving shall extend from the edge of the existing pavement along Christy Lane to the edge of the right-of-way at a minimum. A 40' turning radius shall be constructed at the entrance on both sides of the paved entrance. The entrance shall be 16 feet wide of paved surface (wide enough for two vehicles) and taper down to the ten foot gravel driveway.

Prior to any on-site work the owner shall contact the subdivision inspector for inspection of the sub-grade and ditches.

Drainage and Erosion Controls: Drainage information and calculations were not requested by the Engineering Department and Storm Water Coordinator for this subdivision since all five of the cabins are existing and the road bed has already been graded, there is no major disturbance anticipated other than driveway improvements and some re-ditching.

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any (necessary) erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan must be supplied by the time of the pre-construction meeting.*

*Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2<sup>nd</sup> Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. The Storm Water Coordinator and Planning Staff shall inspect and approve all final site improvements prior to releasing any final plat.*

The owner is also responsible for determining if a SWPPP permit is required by the State of Tennessee prior to any on-site construction. The owner shall supply staff with a copy of the SWPPP permit if applicable.

Developer Notice:

- Any on-site construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner shall supply an Erosion Control Plan as per Section 5.01.2(h) at the time of the pre-construction meeting. All erosion controls must be fully installed and inspected by Planning Staff and the Storm Water Coordinator prior to any on-site construction activities.
- The owner must confirm to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy if needed prior to the preconstruction meeting.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Maintenance Agreement for Common Driveway and other common elements: The owner shall supply a Maintenance Agreement or property owner's association prior to final plat inclusive of maintenance responsibilities for the common driveway and for the shared septic system, including common area for septic reserve. This document needs to be in addition to the POA document necessary to tie these lots into the maintenance responsibility for the roads within Laurel Valley controlled by the Laurel Valley Homeowner's Association. Long term maintenance for the water system will also be needed.

Administrative Considerations: The proposed Spark Cabin Sites subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and a shared septic system. As required, the preliminary plat was supplied with topographic information, and preliminary soil information. The comments from the environmental health department, engineering department and storm water department are included in this staff analysis.

Outstanding items to be completed:

1. Variance consideration to allow for the five Sparks lots and Lane Property to be divided off a common driveway Easement.
2. Copy of a Maintenance Agreement for common driveway, shared septic system and common area maintenance responsibility. Suitable arrangements for maintenance of the private water distribution system.
3. Property Owner's Association documentation to be supplied to staff for review prior to final plat submission, inclusive of maintenance responsibility for these lots for internal Laurel Valley Roads.
4. A preconstruction meeting is required prior to any on-site work. An Erosion Control Plan and any permits to staff. All instructions in this staff analysis for the construction of the common driveway, and paving of entrance.
5. Confirmation by Mr. Lane that he concurs with the division of the Sparks property and understands the limitation from additional lots off the common driveway easement.
6. Add access easement for common area below shared septic easement on plat and specify on plat that common area may also be used for future well(s).

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary

plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

**2. Hayden's Place off Old Whites Mill Road by Amburn Builders LLC: 21 Lots: 11 with county road frontage, 2 flag lots and 8 lots to be served off of common driveway easements.**

Background:

The proposed Hayden's Place contains a total of 20.1 acres along Old Whites Mill Road. 11 of the lots have road frontage along the existing county road. Two of the lots are flag lots with proposed common driveway easements to serve four additional lots each. Staff has evaluated the lots for driveway locations and sight distance. Several of the lots shall have restricted driveway access along Old Whites Mill Road which will be noted on the final plat.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone and the proposed density is appropriate as all of the lots are greater than 30,000 square feet. The preliminary plat for Hayden's Place illustrates 21 small lots. Phase 1 is intended to be the 11 road frontage lots along Old Whites Mill Road. Phase 2 is to include the remaining ten lots that shall utilize two common driveway easements for access to the county road. As of this time the common driveway construction and utility installation to these lots has not occurred. All of the road frontage lots have existing electric and public water in place.

All of the proposed lots are to be served by individual septic systems and public water. Overhead electric runs the length of the property. All phase 2 lots shall be served by underground electric.

The parcel is gently sloping terrain and all of the drainage will be directed towards the existing natural retention basin that is to be contained in a permanent easement. The project engineer had supplied a drainage plan and calculations and supplied a letter stating that no constructed drainage facilities are necessary for this proposed division. The project engineer has indicated all of the storm drainage can be accommodated by the existing retention area and the existing drainage swales and ditches along the county road even with the construction of 21 homes and driveways. The Storm Water Coordinator and the Director of Engineering have reviewed the comments from the project engineer and concur with the findings.

The proposed development has been reviewed inclusive of subdivision regulations for small lots along county roads with public water, electric and individual septic systems. A full preliminary plat has been submitted including topographic information, preliminary soil information, high intensity soil map, and a drainage plan with calculations.

A portion of lots 1 and 2 are in the floodplain. The flood plain line has been indicated on the plat and both lots have buildable area outside of the floodplain. Both lots were made larger to accommodate for the area of development hindrance.

Existing County Roads: Old Whites Mill Road has been recently repaved and is 21 feet wide and is satisfactory to accommodate these new lots.

Septic, Sanitary Sewer: A preliminary soil map and high intensity soil map were supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the final soil information and is preparing to sign the final plat for Phase 1.

Utilities: Public water and electric are proposed to serve all lots. All water and electric improvements shall be fully installed to each lot prior to any final plat(s) being released. All Phase 2 lots shall have underground electric as required.

Construction of Improvements: The developer shall contact planning staff to arrange a pre-construction meeting prior to any on-site work. Any of the common driveway improvements that are made prior to a pre-construction meeting with staff are at the risk of the owner.

The location of the entrances of both common driveways appear satisfactory. Both common driveways must be fully installed to each lot and be constructed within a 25' easement. A T- turnaround shall be required at the end of either common driveway and shall be contained within the easement.

Both of the common driveways shall be built as follows: The common drives shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. Compaction of the sub-grade may be required. The graded surface shall be a prepared crowned surface that is a minimum of 16 feet wide between ditches on both sides of the driveway. The gravel surface application shall be spread a minimum of 4 inches thick of rolled pug-mix the entire length of the common driveway, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface

shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

Common driveway entrances shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall be built to county road standards and the paving shall extend from the edge of the existing pavement along Old Whites Mill Road to the edge of the right-of-way at a minimum. A 40' turning radius shall be constructed at the entrance on both sides of the paved entrance. The entrance shall be 16 feet wide of paved surface (wide enough for two vehicles) and taper down to the ten foot gravel driveway.

Prior to any on-site work the owner shall contact the subdivision inspector for inspection of the sub-grade, tiles (if any), and ditches.

*Drainage and Erosion Controls:* Drainage information and calculations were supplied as required. Planning, Engineering and the Storm Water staff reviewed the proposed drainage plan which indicated no new detention facilities are indicated. The project engineer has indicated that the existing retention area and the existing swales and county ditches are adequate to serve all 21 of the proposed lots.

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan must be supplied by the time of the pre-construction meeting.*

*Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2<sup>nd</sup> Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.*

The owner is also responsible for determining if a SWPPP permit is required by the State of Tennessee prior to any on-site construction. The

owner shall supply staff with a copy of the SWPPP permit prior to any construction.

The drainage tiles for all individual driveways and the two common driveways shall be determined by the project engineer and shall be noted on the final plat(s). Lots 8 - 12 are to have minimum floor elevations established by the project engineer and shown on the final plat.

All drainage features including underground tiles for the future common driveways that are outside of the right-of-way are the responsibility of a property owner's association to maintain.

Developer Notice:

- Any on-site construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner shall supply an Erosion Control Plan as per Section 5.01.2(h) at the time of the pre-construction meeting. All erosion controls must be fully installed and inspected by Planning Staff and the Storm Water Coordinator prior to any on-site construction activities.
- The owner must confirm to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy if needed prior to the preconstruction meeting.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along Old Whites Mill Road.

Property Owner's Association: The owner shall supply a property owner's association prior to final plat inclusive of maintenance responsibilities for both of the common driveways. A property owner's association shall also be required for the maintenance of the retention facility.

Administrative Considerations: The proposed Hayden's Place was reviewed inclusive of subdivision regulations for small lots along existing county roads with public water, underground electric and individual septic systems. The comments from the Highway Engineering Department, Storm Water Coordinator and Environmental Health Department are included in this staff analysis.

- It is the responsibility of the lot owners and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111. The lot owners shall contact the storm water coordinator and building inspector for the necessary permits for any future construction of homes or other structures at 681-9301.

Outstanding items to be completed:

1. Copy of a Maintenance Agreement or Property Owner's Association documentation to be supplied to staff for review.
2. A preconstruction meeting is required prior to any on-site work. An Erosion Control Plan and any state permits to staff. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, and construction of all utility improvements.
3. The drainage tiles for all individual driveways and the two common driveways shall be determined by the project engineer and shall be noted on the final plat(s). Lots 8 - 12 are to have minimum floor elevations established by the project engineer and shown on the final plat.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat until Deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

C. Final Plats – Major Subdivisions: None

**1. Hayden's Place off Old Whites Mill Road by Amburn Builders LLC: 11 with county road frontage.**

Background: All of the Phase 1 lots for Hayden's Place have road frontage along Old Whites Mill Road. The proposed Hayden's Place Phase contains a total of 20.1 acres along Old Whites Mill Road. Staff has evaluated these 11 lots for driveway locations and sight distance. Lots 3, 4 7 and 9 shall have restricted driveway access along Old Whites Mill Road which is shown on the final plat.

Design of plat, plat description: The parcel is located within the R-1 zone and the proposed density is appropriate as all of the lots are greater than

30,000 square feet. Phase 1 contains 11 road frontage lots along Old Whites Mill Road. Phase 2 is to include the remaining ten lots that shall utilize two common driveway easements for access to the county road. All of the road frontage lots have existing electric and public water in place. All of the proposed lots are to be served by individual septic systems.

The parcel is gently sloping terrain and all of the drainage will be directed towards the existing natural retention basin that is to be contained in a permanent easement. The Storm Water Coordinator and the Director of Engineering have reviewed the comments from the project engineer and concur with the findings.

A portion of the proposed lots 1 and 2 is in the floodplain. The flood plain line has been indicated on the plat and both lots have buildable area outside of the floodplain. Lots 1 and 2, and lots 9, 10, and 11 were all made larger to accommodate for the area of development hindrance.

Existing County Road(s): Old Whites Mill is 21 feet wide and is adequate to serve the Phase 1 lots.

Septic, Sanitary Sewer: The environmental health department is prepared to sign the phase 1 final plat.

Drainage and Erosion Controls: There is no construction of improvements needed for Phase 1 of Hayden's Place. All of the driveway tiles for lots 1 – 11 are to be sized by the project engineer and the tile sizes to be noted on the final plat prior to releasing the final plat.

Public Water and Electric Utilities: Public water and overhead electric are completed and both utilities are prepared to sign the final plat.

Property Owner's Association: These lots shall be added to the Property Owner's Association for Hayden's Places for all drainage facilities outside of the public right-of-way.

Construction of Improvements: All improvements are completed for Phase 1 final plat.

Administrative Considerations: The proposed Hayden's Place Phase 1 plat has been reviewed inclusive of subdivision regulations for small lots along county roads with public water, electric and individual septic systems.

No lot shall be advertised or offered for sale prior to recording of any final plat.

Outstanding items to be completed:

1. Property Owner's Association documentation for these lots for the storm drainage facilities.
2. Signature plats and a \$40 per lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

- D. Preliminary and Final Plats - Major Subdivisions: None
  - E. Preliminary and Final Plats – Minor Subdivisions: None
- II. Misc. Items: None**

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