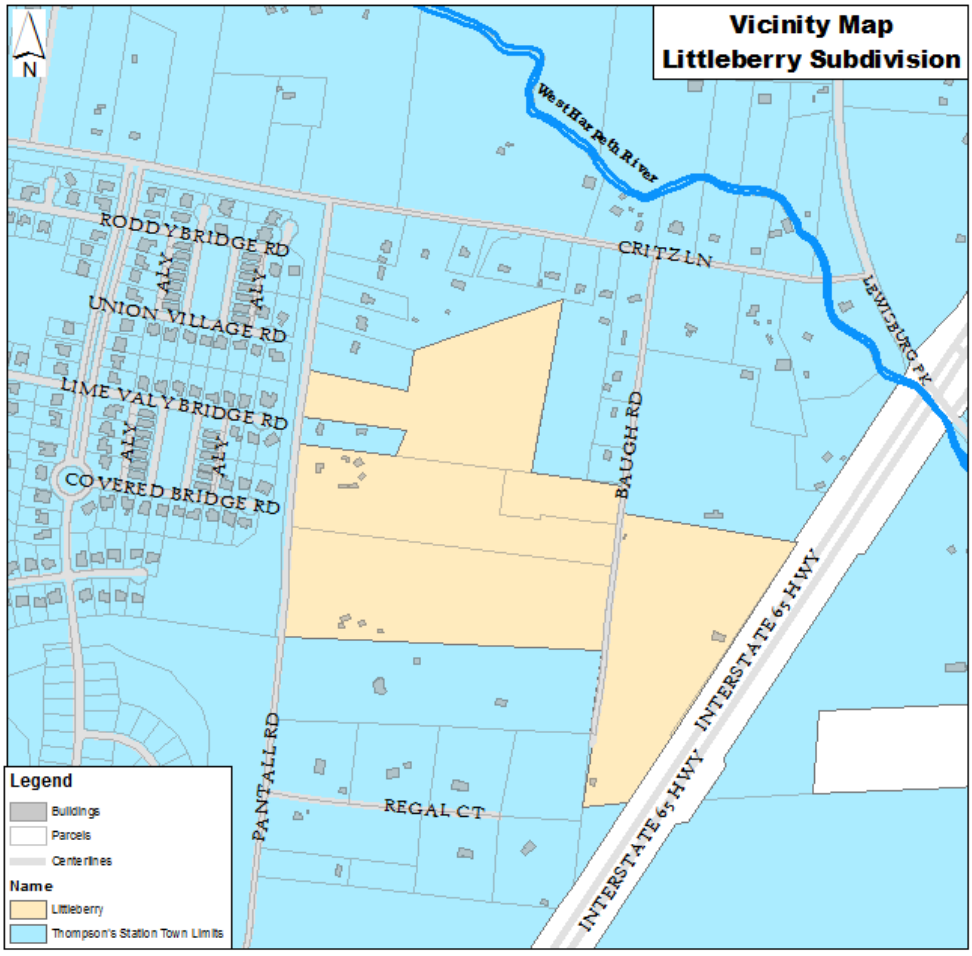
PROJECT REQUEST
Littlebury Subdivision Section 4 Final Plat

PROJECT DESCRIPTION
The applicant requests approval of a final plat within the Littlebury Subdivision for the creation of 26 single family homes and 1 open space lot.



ANALYSIS
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 4 consists of 26 single family lots and 1 open space lot. The preliminary plat approval consisted of 91 single family lots and 13 open space lots. The setbacks within the D1 district are a maximum of 25 feet for the front yard, 20 feet total (5 foot minimum) for the side yard, and 30 feet for the rear yard. The lots comply with the approved preliminary plat and the LDO minimum standards.

Development Agreement

The Development Agreement for the phase was approved and executed on October 21, 2019.

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.

Improvement to roadways and drainage 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 $ 275,000.

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 $ 25,000.

Recommendation

Staff recommends approval with the following contingencies:

1. There will be no permits issued until the roads have been repaired to agreement between asphalt contractor, developer, and Town. This item shall be resolved to the satisfaction of Town Staff prior to the issuance of any permits for all lots in this section.
2. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $275,000 for roadways, drainage, and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $25,000 for sanitary sewer with automatic renewal.
5. 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.