

## Staff Report

**Subject:** Final Plat Approval (Second District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 15, 2022  
**Item Description:** Hussey Gay Bell, as agent for Ernest Communities, LLC, requests approval of the final plat for New Haven at Belmont Glen, ph I

### Summary Recommendation:

Staff have reviewed the final plat, and inspected the roads, water, sewer, reuse, and stormwater infrastructure identified in the warranty deed, and recommend approval.

### Executive Summary/Background:

- Ernest Communities, LLC, contractors have built roads, water, sewer, reuse, and stormwater infrastructure for phase I. In order to sell the 84 lots of phase I for home construction, the final plat must be approved, and the roads, water, sewer, reuse, and stormwater infrastructure accepted by the Board of Commissioners.
- Sidewalks are specifically excluded from the property conveyed in the deed.
- EOM inspected the right of way and all public utilities located within the right of way of phase I, and recommend approval.
- Staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- The County Engineer reviewed the bond recommendation, and approved the bond for \$132,348,52 which is 10% of the total cost of water, sewer, reuse, and storm drainage infrastructure and paving in phase I.
- The County Attorney reviewed and approved the warranty deed as to form.

### Alternatives for Commission to Consider

1 - Approve the final plat for New Haven at Belmont Glen, ph I, and accept the roads, water, sewer, reuse, and stormwater infrastructure identified in the warranty deed.

2 – Take no action

**Recommended Alternative:** Alternative 1

**Other Alternatives:** N/A

**Department Review:** Development Services; EOM; County Attorney

**Funding Source:** No new funding requested.

### Attachments:

1. Final Plat for New Haven at Belmont Glen, ph I
2. Final Plat Submittal Form & Checklist
3. EOM recommendation
4. Letter of Credit
5. Warranty Deed