

Staff Report

Subject: Final Plat Approval (Second District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: Wilson Burns, of BGN Investments, requests final plat approval of phase 2 of The Woodlands, which consists of 40 lots. Map # 397 Parcel # 50

Summary Recommendation:

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

Executive Summary/Background:

- BGN contractors have built roads, water, sewer, and stormwater infrastructure for phase 2. In order to sell the 40 lots of phase 2 for home construction, the final plat must be approved, and the roads, water, sewer 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 2, 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 \$43,763.65 which is 10% of the total cost of reuse, water, sewer, and storm drainage infrastructure and paving in phase 2.
- The County Attorney reviewed and approved the warranty deed.

Alternatives for Commission to Consider

1 - Approve the final plat for The Woodlands, ph 2, and accept the roads, water, sewer, 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 The Woodlands, ph 2
2. Final Plat Submittal Form & Checklist
3. Bond
4. Warranty Deed