



**CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
SPECIAL MEETING AGENDA
JANUARY 15, 2019
7 p.m.**

1. CALL TO ORDER
2. CONSIDERATION OF APPROVAL OF AMBERLEAF PHASE 1 FINAL PLAT
3. ADJOURNMENT



CITY OF CREEDMOOR

P.O. Box 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

Board of Commissioners AGENDA REPORT

MEETING DATE:	January 15, 2019
PREPARED BY:	Michael S. Frangos, AICP CZO Community Development Director
ISSUE CONSIDERED:	Amberleaf Phase 1 Final Plat
SUMMARY OF ISSUE:	<p>The final plat for Amberleaf subdivision Phase 1 requires approval of the Board of Commissioners. This is the first final plat of a major subdivision approved under the Creedmoor Development Ordinance, Falls Lake watershed regulations, and with SGWASA in place as the water and sewer public utility. To ensure complete compliance the final plat approval has many components that have been reviewed by city staff including Planning and Public Works, the City Attorney (The Brough Firm), the City's public right-of-way and roadway consultant (The Wooten Company), the City's Stormwater/Falls Lake Rules consultant (Stimmel) and SGWASA's water and sewer consultant (Stimmel).</p> <p>These are the components that have been reviewed:</p> <ul style="list-style-type: none">Final Plat (six pages);Final plat filing fee of \$1,050Amberleaf Landco LLC General Warranty Deed of 6/29/2018 BK1692 PG 30Operations and Maintenance Agreement for Phase 1 SCM;Creation of the SCM escrow fund with Major Expenditure FundDeposit of 15% of total SCM construction and annual maintenance costs;Home Owners Association organizational documents and bylaws;HOA Declaration of Covenants, Conditions and Restrictions for Phase 1;Performance Bonds in eight (8) different categories totaling \$370,629.16;Email from SGWASA's Robert Jackson re: utility system tests passingAs-Built drawings (water & sewer, public right-of-way infrastructure);Sign-off from NCDOT on NC 56 improvements (signature will appear on plat)
REQUESTED MOTION:	"I move <i>approval</i> of the Amberleaf Phase 1 final plat."
ATTACHMENT(S):	None
REVIEWED BY CITY MANAGER:	KLW