**Memorandum**

To: True Homes, 2649 Brekonridge Centre Drive, Monroe, North Carolina ℅ Andy Galik, Michelle Sturdivant, Bryce Dimitruk-Eagle Engineering

From: Lynn H. Griffin, Town Administration

Town of Peachland, North Carolina

Re: Orchards Subdivision

CC: Mayor and Town Council Members of Peachland, NC

Jason Mullis, Utility Coordinator

David Williams, MPA, EDFP, AICP, Peachland’s Planning Consultant

Date: September 21, 2022

The Peachland Town Council would like to thank you for developing within Peachland. It is our intention to work with you, as well as all developers with the same expectation of compliance in accordance with the Peachland’s town ordinances. The Town Council met on September 19, 2022 and determined the following with respect to this project. The Orchards Subdivision is not in compliance with requirements of Section 309 of the Town of Peachland Subdivision Ordinance. The Town Council understands that a Subdivision Plat was recorded in the Anson County Register of Deeds Office. However, this was not in compliance with Peachland’s Subdivision Ordinance. Again, the Council would like to resolve this matter and move forward on this project with the following issues being addressed:

* **Bonding of the incomplete subdivision requirements per section 309.2. That section explains how a bond can be accepted by the Town.**
* **Need bond estimates for the following:**
* **Final layer of asphalt for the subdivision streets (to be installed at 80% buildout per developers engineer)**
* **Final grading and seeding of the entire site including the water connection area on Passaic street.**
* **Street Trees (submit species, location and specs for town approval)**
* **Completion of water and sewer testing and certification ( *IN NO CASE WILL CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THIS ITEM IS COMPLETED*) (Reference: Jason Mullis, Utilities)**
* **Storm drains, cleaned, camera viewed, grout joints, etc (Ref. Jason Mullis)**
* **Street signs approved by the town and installed by the developer including stop signs meeting or exceeding NCDOT standards.**
* **Mailbox cluster (PO approved location and box details)**
* **Donation to the town park capital fund (Gazebo) per the initial plan approval to the town. ($2,500)**
* **One year bond on the roads (interior and Delta Street), storm drainage system, water and sewer. One year after certification/approval of installation by the Town, the developer shall be responsible for any damages or deficiencies during this time span.**
* **Street lights (submit design and placement for town approval). If using Duke energy installation of poles/lights, the location and acceptance shall be approved.**
* **Buffer planting schedule and related estimate for the entire site. Delta and Passaic included in the planting schedule at the Water tie-in location due to disturbance of existing vegetation.**
* **COS needs improvement, (e.g tot lot with benches, arbor, picnic shelter, et as approved by town) This area is adjacent to the Stormwater facility.**

Please note the procedure and requirements to approve the final plat are in Section 309.3 Section 309.3(c). Applicable subdivision statements must be on the final recorded plat and is signed by the appropriate official. A final plat will have to be approved and re-recorded with all proper signatures and statements of acceptance.

The Town Council understands that there is a need to build model homes to market, and your ability to move forward on this project. Peachland Town Council has agreed to authorize two (2) building permits to move forward on construction. This approval is contingent that no “certificate of occupancy” will be issued for two single-family dwelling permits until both the water and sewer utility systems have been approved, tested, and accepted for public use in accordance with state law. Jason Mullis, Peachland’s Utility Coordinator, has the final approval authority on utilities for the Town.

Please send any questions you have in writing or via email to me, and I will respond accordingly to your questions.