

PLANNING & ZONING REVIEW NOTES

III. B.

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**SUBJECT:** Request by Landco Realty for subdivision final approval of “**Park Pointe West, Phase 2**”, consisting of 6 lots on approximately 35 acres, located off North Pea Ridge Road, S. R. 1700, New Hope Township.

**ATTACHMENTS:** 1. Major subdivision application.  
2. Final plat entitled “Park Pointe West, Phase 2”, prepared by Stout Surveying Services, and dated January 18, 2005.

**INTRODUCTION AND BACKGROUND:**

Zoning:	RA-5 & RA-40	Minimum lot size:	3 acre min / 5 acre avg. 1.50 acres
Watershed District:	WSIV-PA & WSIV-CA	Water hazard setback:	50 feet 100 feet
Water source:	Private wells	Within 100 year flood:	No

Phase 1 and 2 of Park Pointe West received preliminary plat approval from the Board of County Commissioners on May 17, 2004 for 17 lots (included Lot 1-A) on 102 acres. Phase 1, consisting of 11 lots received final plat approval in December 2004.

**DISCUSSION AND ANALYSIS:** The developer is requesting final approval of Phase 2 consisting of 6 lots. Lot 11 (Phase 1) and Lot 12 (Phase 2) will be served by a 70-foot wide private easement. Lot 11 has frontage on the public roadway serving Phase I. Lots 9 and 10 will be served by a 70-foot wide private easement. This portion of the easement as well as the portion serving Lots 12 & 13 will be paved and constructed to state standards although not designed to state standards. This same easement becomes 50 foot wide and will serve lots 7 and 8. The 50-foot wide portion will be constructed as a gravel drive improved with a 16 foot travel way and 4 inches of crush and run stone. The Board of County Commissioners may approve four (4) lots on a private easement per Section 6.4 B (4) of the Subdivision Ordinance.

A financial guarantee for the completion of the private easement improvements, in the form of a cashier's check, has been submitted to the county attorney for review and approval.

The Environmental Health Division of the Chatham County Health Department has issued septic improvement permits for Lots 7, 8, 9, 10, and 11.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.

