

IV. B.

SUBJECT: Request by J & B Partners, LLC for subdivision sketch design approval of **“Bingham Ridge”**, consisting of 24 lots on approximately 97 acres, located off S. R. 1536, Lamont Norwood Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #63779
3. Soil Scientist report and map.
4. Sketch design map entitled ‘Bingham Ridge Subdivision’, prepared by Holland Land Surveying, dated February 4, 2005.

INTRODUCTION AND BACKGROUND:

Zoning:	RA-40	Minimum lot size:	1.50 acres
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	Private wells	Within 100 year flood:	No

DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of 24 lots to be accessed by a state maintained, public roadway. Properties to the north owned by Runyon and Beckwith are lots within The Hills of North Chatham subdivision and are accessed by a private road off Gilmore Road, SR-1535. The Thad J. Bingham property is a 103 acre tract which appears to be landlocked. Due to the location of the proposed roadway within the subject property and the distance from the Thad Bingham tract, approximately 800 feet, staff is not recommending a stub-out be provided.

Each lot is to be served by an individual well, septic system and repair area. The lot design is based on the areas of suitable soils. The soil scientist’s report and map have been reviewed by Thomas Boyce, Chatham County Environmental Health Specialist, and found to be adequate for the sketch design proposal.

The creek shown on the sketch design map is shown on the USGS Topographical map as an intermittent flowing stream. A 50 foot stream buffer has been shown along both sides of the creek as required by the Watershed Ordinance.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of the plat as submitted.