

PLANNING & ZONING REVIEW NOTES

IV. A.

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**SUBJECT:** Request by Trenton Stewart on behalf of Brantley Powell for subdivision sketch design approval of **“Bland Tract Subdivision”**, consisting of 60 lots on approximately 113 acres, located off US Hwy 15-501 N., Williams Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel #'s 18886, 18706, 63576
3. Soil scientist report prepared by Soil & Environmental Consultants, PA
4. Section 304, Buffer Areas Required, of the Watershed Protection Ordinance
5. Sketch design map entitled “Bland Tract Subdivision”, prepared by Arcadia Consulting Engineers, dated 3-14-05

**INTRODUCTION AND BACKGROUND:**

Zoning:	RA-40	Minimum lot size:	40,000 sq ft
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	county water	Within 100 year flood:	No

**DISCUSSION AND ANALYSIS:** This request consists of three tracts, see attachment # 2. The developer is requesting sketch design approval for 60 lots to be accessed by a state maintained, public road. The applicant has provided access to the adjoining property to the south, Spicewood Services, Inc. (44 acres), property to the east, Floy T. Oldham, III (87 acres), and property to the north, Frances S. Oldham, Etal, (47 acres). The applicant prefers not to provide access to the Margie S. Oldham property (55 acres) due to potentially losing Lot # 41 in order to provide access. This property appears to have access byway of a private easement, but not public road access. The Board may wish to further review the question of access to this property during the sketch design review process. As shown on the map, a portion of the property is shown as common open space, labeled as COS. This open space will incorporate area along the stream for walking trails. A portion of the open space along the common boundary with Spicewood Services and along the entrance roadway is to be landscaped and will be maintained by the homeowners association. The Spicewood Services property is currently used as a borrow pit for the Hwy 15-501 road improvement project.

The map shows two streams that intersect on the property. A 50 foot stream buffer as required by the Watershed Protection Ordinance has been shown on the map. This stream buffer is measured from the bank of the stream, landward. No structures, septic systems, repair areas or wells are allowed within a stream buffer. The proposed 50 foot

wide public road right-of-way is shown to be a located a minimum of 10 additional feet from the edge of the buffer as required. See item # © 2 of attachment #4. The roadway crossing of the stream will require a Corps of Engineers creek crossing permit prior to preliminary plat submittal.

County water is available to the property and will be utilized. Each lot will be served by an individual septic system and repair area. Soils areas are shown on the map. Per the soils report, lots 52 – 58 have not had a through review at this time due to thickness of the undergrowth. A more through review will be provided during the preliminary design review. The soil scientist report and map have been reviewed by Thomas Boyce, Environmental Health Specialist and found to be adequate for the sketch design.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Bland Tract Subdivision” as submitted.