

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Ricky Spoon Builders, Inc. for subdivision sketch design approval of "Copper Ridge", consisting of 39 lots on 84 acres, located off Hwy 64 E., New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #17268
3. Soil Scientist report and map
4. Requirements for soil scientist reports and map due at preliminary review.
5. Sketch design map entitled "Copper Ridge", prepared by Van R. Finch, Land Surveys, P. A., dated April 11, 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 review for 39 lots to be accessed by a state maintained, public road. Property to the north owned by Sugar Lake Land Company, Inc. consist of approximately 57 acres and has access off of SR-1714, Sugar Lake Road. This property has previously been used for mining and later as a swimming area once the mining operation was ceased. Ricky Spoon, developer, has stated that the approximately 10 acres south of the creek and north of his subject property may have some potential for development, but the balance of the tract where the mining operation was conducted is questionable. The Board may want to consider whether a dedication of right-of-way for access to this property should be required for potential future development or for an interconnecting roadway to SR-1714. Mr. and Mrs. Danek, owners of this property have been advised of the proposed subdivision and plan to attend the Planning Board meeting. The Virginia M. Clark property, approximately 20 acres, has an existing 30 foot wide easement to SR-1714. The Hearn and Griffin properties have access to Hwy 64.

Each lot is proposed to have an individual septic system and repair area. The soil report and map show that 25 of the 39 lots are in areas of suitable soils and that the other lots either have not yet been thoroughly evaluated or that the lot(s) appear to have unsuitable soils. The developer has stated that there are sufficient soils on the tract to accommodate some off-site septic areas. He has also stated that he does not anticipate any significant changes to the proposed roadway and/or lot design based on soils. Andy Siegner, Chatham County Environmental Health Specialist, has reviewed the soils report and found it adequate for the 25 lots specified. A more detailed soil report and map are required at the preliminary review, with each lot having sufficient soil area identified.

See attachment # 4.

County water is not available to the property. Each lot will have an individual well.

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

