

PLANNING & ZONING REVIEW NOTES

VII. D.

SUBJECT: Request by Contentnea Creek Development Co. for subdivision preliminary design approval of **“Windfall Creek Subdivision, Phase I and II”**, consisting of 55 lots on approximately 289 acres, located at the intersection of U. S. Hwy 64 E and SR-1716, Big Woods Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView Map, parcel # 17379 & 17376
3. Soil Scientist report
4. Report from Hal Owen, Soil Scientist, regarding wetland areas.
5. Letter from Hal Owen, Soil Scientist, regarding creek crossings, dated May 25, 2005.
6. Letter from John W. Harris, P. E. regarding creek crossings, dated May 26, 2005
7. Memo from Jeff Picklesimer, NCDOT
8. Preliminary map entitled “Preliminary Design Plan of Phases I & II, Windfall Subdivision”, prepared by John W. Harris, P. E., dated March 14, 2005.

INTRODUCTION AND BACKGROUND:

Zoning:	RA-5	Minimum lot size: 3 ac min / 5 ac avg
Watershed District:	WSIV-PA & WSIV-CA	Water hazard setback: 50 feet & 100 feet
Water source:	County water	Within 100 year flood: No

The Board of County Commissioners granted sketch design approval on September 20, 2004 for 55 lots on approximately 290 acres with county water and public state maintained roads.

DISCUSSION AND ANALYSIS: The developer is requesting preliminary design approval for Phases I and II consisting of 55 lots on 290 acres to be accessed by a public state maintained road. Lots are to be served by county water and an individual septic system and repair area. The soil scientist report, attachment # 3, addresses the site’s ability to support subsurface sewage waste disposal systems. Per the report, some of the lots will require more expensive systems such as pre-treatment filter systems with low-pressure pipe or drip disposal, both of which can be approved by Chatham County

Environmental Health. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soil report and map, and found them adequate for preliminary review. Other agency reviews have been received as follows:

NCDENR	Erosion control permit	March 17, 2005
US Army Corps of Engineers	Letter of Consent Agreement (improvements within NCDOT road right-of-way easement)	May 6, 2005
US Army Corps Of Engineers	Approval for request for access	May 12, 2005
Chatham County Public Works	Water plan approval	April 13, 2005
NCDENR Division of Water Quality	Authorization to Construct	May 10, 2005

Hal Owen, Soil Scientist has stated in a letter, attachment # 5, and John Harris, Engineer, attachment 6, that the amount of disturbance created in crossing the two creeks with the roadway does not require a pre-construction permit.

Jeff Picklesimer, P. E., NCDOT, has stated in a memo that the driveway permit for access onto SR-1716 shall be issued since they now had the approval from the Army Corp of Engineers. The memo also states that the roadway plan approval is forthcoming. See attachment # 7

The County Emergency Operations Office has approved the road names **Windfall Creek Drive, Ocoee Falls Drive, West Crystal Falls Circle, East Crystal Falls Circle, East Smugglers Falls Drive, West Smugglers Falls Drive, East Bridal Veil Falls Drive, and West Bridal Veil Falls Drive.**

RECOMMENDATION: The Planning Department recommends granting preliminary approval of Windfall Creek, Phases I and II with the following conditions:

1. The road plan approval and commercial driveway approval shall be furnished to staff from NCDOT prior to any land disturbing activity associated with road construction.
2. If required by the U. S. Army Corp of Engineers, creek crossing permit(s) shall be furnished to staff prior to the crossing of creek(s) with roadways.