

PLANNING & ZONING REVIEW NOTES

III. C.

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

ATTACHMENTS:

1. Major subdivision application.
2. Arc View Map, paracel # 63779
3. Copy of minutes of approval for sketch design, dated 4/18/05
4. Letter from Robert Hartford, dated 6/6/05
5. Preliminary soil scientist report and map
6. Environmental Impact Narrative
7. Preliminary plat entitled “Bingham Ridge Subdivision”, prepared by Holland Land Surveying, dated June 3, 2005

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See application and preliminary plat for background information.

April 18, 2005: Board of County Commissioners / Sketch design approval: 24 lots
See attachment # 3 for condition(s) of sketch design approval.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Attachment # 4, states how the developer is addressing condition # 1 of sketch design approval. Attachment # 5, includes a soils map showing the locations of septic systems / repair areas in relation to the adjacent well. The developer has shown on the preliminary plat the ‘100 foot well easement’. Staff thinks this should be labeled as ‘100 foot well setback’ on the final plat. The developer has agreed to revise this language on the final plat.

Status of other agency reviews:

<u>AGENCY</u>	<u>TYPE OF APPROVAL</u>	<u>APPROVAL DATE</u>
NCDOT	Road Plan Approval	May 24, 2005
NCDOT	Commercial Driveway Permit	May 13, 2005
NCDENR	Erosion Control Permit	May 27, 2005

The road name **Bingham Ridge Drive** has been approved by the Chatham County Emergency Operations Office.

RECOMMENDATION: The Planning Department recommends approval of the road name Bingham Ridge Drive and granting preliminary approval of the plat.