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.

Action Requested: See Recommendations.

Attachments:
1. Major subdivision application.
2. Arc View Map, parcel # 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

Submitted By:  
______________________________  ____________________________
Keith Megginson, Planning Director  Date

County Manager Review:
______________________________
Charlie Horne, County Manager  
______________________________  
Date

This abstract requires review by:

☐ County Attorney  
Date Reviewed

☐ Finance Officer  
Date Reviewed

☐ Budget Officer  
Date Reviewed
Re: Bingham Ridge

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:

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>TYPE OF APPROVAL</th>
<th>APPROVAL DATE</th>
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<tbody>
<tr>
<td>NCDOT</td>
<td>Road Plan Approval</td>
<td>May 24, 2005</td>
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<tr>
<td>NCDOT</td>
<td>Commercial Driveway Permit</td>
<td>May 13, 2005</td>
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<tr>
<td>NCDENR</td>
<td>Erosion Control Permit</td>
<td>May 27, 2005</td>
</tr>
</tbody>
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The road name Bingham Ridge Drive has been approved by the Chatham County Emergency Operations Office.

Recommendation: The Planning Department and Planning Board recommend approval of the road name Bingham Ridge Drive and granting preliminary approval of the plat.