

PLANNING & ZONING REVIEW NOTES

III. D. 1.

SUBJECT: Request by Mac Development for subdivision final approval of “**Cedar Grove, Phase III**”, consisting of four lots , Lots 14 – 17 and a revision to Lot # 13 on approximately 12 acres located off SR-1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS: 1. Major subdivision application
2. Arc View map, parcel 80486
3. Final plat entitled “Cedar Grove, Phase III”, prepared by Van R. Finch, Land Surveys, P.A., dated August 15, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

July 1, 2004: Staff approval of five (5) lot minor subdivision, Lots 1 -- 5.

April 18, 2005: County Commissioners approval of Cedar Grove, Phase II, consisting of eight (8) lots, Lots 6 –13.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Lots 14 – 17 and a revision to Lot 13. All lots are accessed by a state maintained roadway. A financial guarantee has been submitted by the developer for the completion of the Phase III portion of the roadway. The county attorney is reviewing the financial guarantee. There is a financial guarantee currently in place for the completion of the Phase II portion of the roadway. Tom Bender, Fire Marshall, has met on-site with the developer and has requested that the 45 ‘ wide private easement serving lots 16 and 17 and connecting to S. R. 1540, be upgraded to a 10 foot wide travelway and a 13.6 ‘ overhead clearance with ‘no parking’ signs posted along the roadway. This roadway is to have a chain across the entrance from SR-1540 with a key given to North Chatham Fire Department for emergency use only. Lots 16 and 17 will access their lots from Cedar Grove Road. The private easement road improvements have been completed and certified by the developer’s engineer.

Staff has received septic improvement permits for lots 14 – 17. Lot 13 was previously approved in Phase II and is being revised by this map to accommodate an off-site septic area for Lot 14.

The plat shows a dedication of public right-of-way to the creek. A creek crossing permit from the U. S. Army Corps of Engineers will be obtained prior to the crossing of the creek with a roadway.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of Cedar Grove, Phase III with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.