



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
1-17-06

PART A

Subject:

Request by J & B Partners, LLC for subdivision final plat approval of "**Bingham Ridge**", consisting of 24 lots on 97 acres, located off S.R. 1536, Lamont Norwood Road, Baldwin Township.

Action Requested: See Recommendations.

Attachments:

1. Major subdivision application.
2. Arc View Map, parcel #63779
3. Letter from Fritz Brunssen, P. E. regarding creek crossing.
4. Final plat entitled "Bingham Ridge Subdivision", prepared by Holland Land Surveying, dated November 23, 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

PART B

Re: Bingham Ridge

Introduction / Background / Previous Board Actions:

See major subdivision application and final plat for background information.

Approvals to date:

April 18, 2005: Sketch design approval by County Commissioners for 24 lots.

July 18, 2005: Preliminary design approval by County Commissioners for 24 lots.

Issues for Further Discussion and Analysis:

The developer is requesting final plat approval for 24 lots. Staff has received documentation from Benjamin V. Wilson, P. E., ATC Associates, that the public, state maintained roadway has been constructed to the NCDOT requirements, except for vegetative cover along the roadway shoulders. Staff has also received verification from NCDOT as to the roadway construction. A financial guarantee, in the form of a letter of credit, for possible reseeding and mulching, has been approved by the county attorney.

Septic improvement permits have been received for all lots from the Chatham County Health Department, Environmental Health Division. Per Fritz Brunssen, P. E., septic easements which cross the creek in two locations as shown on the final plat, are allowed by the Corps of Engineers under the Nationwide Permit 12 regulations. No application is required and no specific permit will be issued. See attachment # 3. Per Todd Tugwell, with the U. S. Corps of Engineers, the Nationwide Permit 12 does not apply to areas designated as wetlands. The developer has met with his soil scientist, Jennifer A. Burdette, with Burdette Land Consulting, Inc., on December 27th to determine if there were any areas of wetlands at the creek crossings. Per a letter received from Ms. Burdette, "jurisdictional wetlands area not present within the easements at either crossing. We understand that aerial crossings will be constructed in both locations. As long as the piers associated with the aerial crossings are placed outside of the ordinary high water mark of the stream channels, a permit from the US Army Corps of Engineers is not required to construct these crossings."

The plat displays the necessary information.

Recommendation: The Planning Department recommends granting final plat approval of "Bingham Ridge" as submitted.