

PLANNING & ZONING REVIEW NOTES

III. B. 1.

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.

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.

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 submitted to the county attorney for review and approval.

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 is scheduled to meet with his soil scientist on December 27th to determine if there are any areas of wetlands at the creek crossings.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “Bingham Ridge” with the following conditions:

1. The plat not be recorded until the county attorney approves the financial guarantee.
2. The plat not be recorded until staff has received a determination from the soil scientist as to the presence of wetlands in the area of the creek crossing. If wetlands are present, the plat shall not be recorded until the required Corps of Engineers permits have been obtained.

