

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Dan Sullivan for sketch design approval of “**Cooper Subdivision**”, consisting of 24 lots on approximately 130 acres, Located off S. R. 1714, Hatley Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View Map, parcel #'s 17357, 82822, and 82823.
3. Map from John Harris, Engineer, showing end of state maintenance on Hatley Road.
4. Soil Scientist report and map.
5. Sketch design map entitled “Cooper Subdivision”, prepared by John W. Harris, P. E., dated February 10, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of Cooper Ridge, consisting of 24 lots, located off Hatley Road, S. R. 1714. State maintenance of Hatley Road ends prior to the eastern boundary of the Cooper Property. See attachment 3. A public, state maintained roadway is proposed to serve the 24 subdivision lots. Staff thinks the entrance to the proposed subdivision should be in line with the existing entrance to Jordan Woods Subdivision, versus the location as shown on the sketch plan, unless there is a valid reason not to do so. The developer will address this issue with NCDOT prior to preliminary submittal. Staff also recommends that the developer complete the pavement of Hatley Road up to the point where state maintenance ends, approximately 800 linear feet. The sketch plan shows a stub out to property to the east, Brian Hrabec, 4 acres, parcel 79889, and to the private easement serving this lot along with Salay, Pittman and Wright property. Staff does not think this connection is necessary due to the limited amount of lots and acreage to be served. A second stub-out is shown to the Todd J. Yanders property, 8 acres, parcel 76281, to the west and to the Chatham Land & Timber MGMT, LLC, property, 86 acres, parcel 17425, to the west. Staff thinks that these stub outs can be shown as 60-foot wide dedications of public right-of-ways and not be built at this time. No dedication of right-of-way is shown to the Phillip Corn property, parcel #17416, and 63 acres, to the north or Michael Davidson, parcel #17288, 44 acres, to the east. John Harris, Engineer, has stated this is due to the location of the creek and the developer not wanting to cross said creek. Staff recommends a 60-foot wide dedication of public right-of-way be shown, but not built, to the Corn and Davidson properties for possible future interconnecting roadways. A sign shall be place at each stub out location stating that it is the location of a

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possible future roadway. A temporary turnaround meeting the size requirement as specified in the Subdivision Regulations for a cul-de-sac is recommended to be built at each stub out location to a minimum of an all weather travel way surface. Staff also recommends utility easements as specified by the Public Works Department, be shown along the dedication of right-of-ways to the adjoining properties.

Each lot is proposed to have an individual septic system and repair area. Thomas Boyce, Environmental Health Soil Specialist, has reviewed the soil scientist report and found it adequate for sketch design review. The developer proposes to serve the subdivision with county water by extending the waterline from Windfall Creek Subdivision to the east. In order to extend the water line along the private portion of Hatley Road, the developer will need to obtain easements from the adjoining property owners. If these easements cannot be obtained, the developer plans to utilize private wells for each lot. The Chatham County Public Works Department has not reviewed the plan at this time.

RECOMMENDATION: The Planning Department recommends granting sketch design approval with the following conditions:

1. The preliminary and final plats shall include a 60-foot wide dedication of public right-of-way to the properties of Phillip Corn, parcel 17417 and Michael Davidson, parcel # 17288.
2. If the developer chooses to build the roadway to the adjacent property boundaries of Hrabec, Yanders and Chatham Land as shown on the sketch plan, a temporary turnaround meeting the size requirement as specified in the Subdivision Regulations for a cul-de-sac shall be provided at the end of each stub out and be built, at a minimum, to an all weather travel way surface.
3. A sign shall be placed at each stub out location stating that it is the location of a possible future roadway.
4. The developer shall provide utility easements as required by Chatham County Public Works along each stub out to adjacent properties.
5. The developer shall continue the pavement of SR-1714 to the end of state maintenance.
6. Prior to preliminary plat submittal, the developer shall review the proposed entrance location with NCDOT in regard to alignment with existing Jordan Drive.