

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by Ricky Spoon Builders, Inc. for subdivision final approval of **“Bobcat Point Subdivision, Phase IV, Lots 110 and 127 – 135”**, consisting of 10 lots on approximately 58 acres, located off SR-1559, Emerson Cook Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision applications (Lot 110) (Lots 127—135)
2. Letter dated August 16, 2005 from Damon c. Webb, P. L. S., Assistant Engineer, NCDOT.
3. Final plat entitled “Bobcat Subdivision, Phase IV, Lot 110”, dated March 3, 2006 and final plat entitled “Bobcat Point Subdivision, Phase IV, Lots 127 – 135”, dated March 9, 2006 prepared by Van R. Finch, Land Surveys, P. A..

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

This is a portion of Bobcat Point, Phase IV which received sketch design approval March 15, 2004 for 23 lots. These ten (10) lots are the final lots remaining to be submitted for approval in Phase IV, except for Lot 109, which will be presented later as a minor subdivision after obtaining Environmental Health approval. This approval will complete Bobcat Point Subdivision, except for the one lot as stated above.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval as stated above. Lots 110, 127, 128, 132, 133, 134, and 135 will be accessed by existing state maintained roadways, Poplar Forest Lane and Lauren Rose Lane. Damon C. Webb, P.L.S., Assistant District Engineer, NCDOT, has verified that these roadways have been constructed to the NCDOT standards. See attachment # 2. Lots 129, 131, and 130 will be accessed by a 35 foot wide private easement off SR-1559, Emerson-Cook Road. A commercial driveway permit is being obtained from NCDOT for this driveway location.

The road name **‘Three Forks Lane’** has been approved by the Chatham County Emergency Operations office.

A commercial driveway permit is required from NCDOT for the construction of ‘Three Forks Lane’ which is serving three (3) subdivision lots. The developer is in the process of obtaining said permit through NCDOT. Staff recommends the plat not be recorded until a commercial driveway permit has been obtained for this driveway entrance.

This submittal includes a 21 acre park area. The creek shown on plat for Lots 127—135 has a 50 foot water hazard area shown which does not allow any structures, septic systems or wells to be located within the buffer area. There is no flood area along this portion of the creek. A financial guarantee is currently in place, in the form of a letter of credit, for completion of stream restoration work as required by the North Carolina Department of Water Quality due to negative impacts to the stream with the road crossing.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

All lots will be served by individual septic systems and repair areas. Septic improvement permits have been received for all ten lots. Lot #'s 127, 133, 134 and 135 will be served by off-site septic areas. See plat. Also existing Lot 97, recorded in Plat Slide 2005-164, is served by an off-site septic easement within the Park lot and existing Lot 100, recorded in Plat Slide 2005-165 is served by an off-site septic area within Lot 133. Per note # 6 on the plat, "the portions of the septic easements for lots 133, 134, and 135, which lie within the water hazard buffer, shall not be used for septic systems."

A Voluntary Agricultural District certificate will be added to the mylar prior to recordation.

RECOMMENDATION: The Planning Department recommends granting approval of the road name 'Three Forks Lane' and final approval of Bobcat Subdivision, Phase IV, Lot 110 and Bobcat Point Subdivision, Phase IV, Lots 127 –135 with the following conditions:

1. The mylar copy of the plat shall display a Voluntary Agricultural District certificate.
2. The plat shall not be recorded until staff has received a copy of the commercial driveway permit for 'Three Forks Lane'.