

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by Trenton Stewart on behalf of HBP Properties, LLC for subdivision preliminary approval of “**Legend Oaks**”, (formally Bland Tract) consisting of 63 lots on 110 acres, located off Hwy 15-501 N., Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #'s 82764, 18706, and 63576
3. Preliminary plat entitled “Legend Oaks Subdivision”, prepared by Arcadia Consulting Engineers, PLLC, dated 2-13-06

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary plat for background information.

April 18, 2005: Sketch design approval by the Board of County Commissioners for 60 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary approval of Legend Oaks (formally Bland Tract), consisting of 63 lots to be accessed by a public, state maintained roadway. Agency reviews have been received as follows:

NCDOT	Roadway Construction Plan	December 28, 2005
NCDOT	Commercial Driveway Permit	January 12, 2006
NCDENR	Erosion Control Permit	September 8, 2005
U.S. ARMY CORPS Of ENGINEERS	Creek Crossing Permit (includes 2 driveway crossings)	November 22, 2005
NCDWQ	401 Water Quality Certification	February 17, 2006
Chatham County Public Works	Water Plan Approval	February 03, 2006
NCDWQ	Authorization to Construct (water lines)	January 12, 2006

The Chatham County Emergency Operations office has approved the road names ‘Legend Oaks Dr.’, ‘Grassy Creek Way’, ‘Peak View Place’, ‘Duelling Oaks Dr.’, and ‘Little Bend Ct.’.

During the approval process for the adjoining project, Williams Corner, it was agreed between property owners that there would be a shared entrance between the two projects. This shared entrance is shown on the preliminary plat.

Staff recommends that on the final plat a utility easement along with the 20 foot drainage easement be shown along the common lot lines of Lots 40 and 41 to provide for potential extension of water lines to the adjoining property of Margie M. Oldham.

Re: Legend Oaks

RECOMMENDATION: The Planning Department recommends granting approval of the road names 'Legend Oaks Dr.', 'Grassy Creek Way', 'Peak View Place', 'Duelling Oaks Dr.', and 'Little Bend Ct.' and approval of the preliminary plat with the following condition:

1. The final plat shall show a utility easement along the common boundary lines of Lots 40 and 41.