

PLANNING & ZONING REVIEW NOTES

V. C.

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**SUBJECT:** Request by Roy Mashburn on behalf of Galaxy Investments, LLC for subdivision sketch design approval of “**Yates Subdivision**”, consisting of 24 lots on approximately 76 acres, located off S. R. 1740, Lewter Shop Road, Williams Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView Map, parcel #19999
3. Soil Scientist report and map.
4. Sketch design map prepared by the CE Group, Inc, Land Planning and Civil Engineering, dated April 10, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See major subdivision application and sketch design plan for background information.* The Yates property was requested to be annexed by the Town of Cary in 2005. The Town of Cary Board tabled the request indefinitely on January 26, 2006.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval of 24 lots. The major subdivision application states that the roadway within the proposed subdivision is to be a paved, private roadway. In order to create lots sizes as shown on the sketch plan (1.5 acres minimum / 2.9 acres average), the roadway must be constructed to the North Carolina Department of Transportation standards. The developer has stated that the roadway will be designed and constructed to the NCDOT standards and will be shown as such on the preliminary map. The ‘loop’ shown at the end of the roadway serving lots 4 through 12 will be changed to a cul-de-sac with a 55’ radius and shown on the preliminary map. The developer has stated that he will be able to provide the required 10’ X 70’ sight triangles for his proposed entrance location. These sight triangles will be shown on the preliminary map. The developer has stated that the preliminary map will also show the following: a dedication of public right-of-way over to the adjoining property of Michael Brooks Kanoy, parcel number of parent tract (#19999), and a note stating that a public or community water system is not presently available to the subdivision lots.

Each lot is proposed to be served by an individual well, septic system and repair area. A soils report has been provided by Soil & Environmental Consultants, PA with soil area shown on the sketch design map. It appears approximately 16 sites will require state approved systems and eight (8) will accommodate some type of county approved system. Lot lines may change based on further review.

The eastern portion of the property is bounded by a perennial stream which is required by the Chatham County Watershed Protection Ordinance to have a 50 foot water hazard buffer. No structures, septic systems or wells are allowed within the buffer. None of the property is subject to the 100 year flood plain.

*Re: Yates Subdivision*

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

1. The roadway shall be designed and constructed to the North Carolina Department of Transportation (NCDOT) standards and shown as such on the preliminary and final maps. The roads shall be labeled as public and dedicated to the NCDOT. A cul-de-sac with a 55' radius shall be shown at the end of road serving Lots 4 through 12.
2. The preliminary and final maps shall show the following: sight triangles, parcel number, dedication of right-of-way to the Kanoy property, and note regarding public water