

PLANNING & ZONING REVIEW NOTES

V. C.

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**SUBJECT:** Request by ENT Land Surveys, Inc. on behalf of Bruce Curtis for subdivision sketch design approval of “**Arcadia**”, consisting of 10 lots on approximately 57 acres, located off S. R. 1536, Lamont Norwood Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Arc View map, parcel # 1733.
3. Soil Scientist report and map, dated May 15, 2006.
4. Sketch design map entitled “Arcadia”, prepared by ENT, Land Survey, Inc., dated May 15, 2006.

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

*See major subdivision application and sketch design plan for background information.*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval of ten (10) lots to be accessed by a county standard private roadway. Lots will maintain a three-acre minimum with a five acres average as required for a county standard private road. A road maintenance agreement as required in Section 6.2, D (2) of the Chatham County Subdivision Regulations, will be provided to staff for review and approval prior to final plat recordation.

A perennial stream running between the boundary of lots 6, 7, 8, 9 and 10 requires a 50-foot wide water hazard buffer. No structures, septic systems, repair areas, or wells are allowed to be located within the water hazard buffer. The preliminary and final plats will show the water hazard buffer. There is no flood area along this portion of the stream.

The soil scientist report, attachment # 3, states that adequate soils area available for on-site systems for the number of lots proposed. Septic systems for lots 3 and 4 are proposed to be across the private roadway from the lot. A more detailed soils report with lot layouts will be furnished to staff prior to preliminary plat submittal.

The subject property is located within one mile of a Voluntary Agriculture District and will require a notification of said district to be placed on the preliminary and final plats.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Arcadia” with the following conditions:

1. The preliminary and final plats shall show a 50 foot wide water hazard buffer along the perennial stream with a note stating that no structures, septic systems, repair areas or well are allow to be located with the buffer.
2. A Voluntary Agriculture District certificate shall be placed on the preliminary and final plats.