

PLANNING & ZONING REVIEW NOTES

V. D.

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**SUBJECT:** Request by Ticon Properties, LLC on behalf of Bryan & Helen Yates for subdivision sketch design approval of “Valley View”, consisting of 22 lots, on 44 acres, located off SR-1526, Andrews Store Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel # 1669.
3. Soil Scientist report and map.
4. Sketch design map prepared by Swanson and Associates, P. A., dated June 12, 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 review and approval for 22 lots. The property has a creek traversing the property which feeds into Polkberry Creek. A fifty foot water hazard buffer has been shown along the creek as required by the Watershed Protection Ordinance. Polkberry Creek has floodable area which is shown on the sketch plan. No structures, septic systems, repair areas or wells are allowed within floodable area. Useable lot area outside the state road right-of-ways, water hazard area, and flood area are shown. The lots are to be accessed off S. R. 1526, Andrews Store Road, byway of two public, state maintained roadways. Two separate roadways are proposed in order to avoid a road crossing of the creek. No lots will have direct access onto Andrews Store Road.

The sketch plan shows common open space along the creek to be owned and maintained by the homeowners association. There are some wetlands on the property which are also contained within the common open space.

County water is available and will be utilized. Lots will have individual septic systems and repair areas. Twelve (12) of the lots are proposed to have off-site septic areas as shown on the sketch plan. These off-site septic areas will be accessed by a common 30 foot wide utility easement. The off-site septic areas will be owned and maintained by the individual property owners and the 30 foot wide utility easement area will be owned and maintained by the homeowners association.

The owners of the property are retaining an exempt, over 10 acre tract surrounding their exiting home site to be accessed from Mann’s Chapel Road. In 1978, Mr. Yates, obtained from the Board of County Commissioners a conditional use permit for a heating and plumbing business on 2 acres of the parent tract. Per Mr. Yates, this business is no longer in operation. There is an existing cemetery on the parent tract which is shown on the sketch plan and will be a portion of the homeowners association common open space. A 10 foot wide pedestrian easement for access to the cemetery along with a parking space have been designated on the sketch plan.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Valley View” as submitted.