

PLANNING & ZONING REVIEW NOTES

VI. B.

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**SUBJECT:** Request by ENT Land Survey, Inc. for subdivision sketch design review of “**Arcadia**”, consisting of 13 lots on 57 acres, located off S. R. 1536, Lamont Norwood Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel #1733
3. Soil Scientist report and map, dated 1/12/07
4. Wetland delineation report, dated 1/12/07
5. Sketch design map titled “Arcadia”, prepared by ENT, Land Survey, Inc., dated January 8, 2007.

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

*See major subdivision application and sketch design map for background information.* On June 19, 2006, The Board of County Commissioners approved a subdivision on this property consisting of 10 lots on 57 acres with a county standard road. Sketch design for this plan is still valid.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting review and approval of a revised sketch design plan consisting of 13 lots on 57 acres. Lots are to be accessed by a proposed state maintained, public roadway off S. R. 1536, Lamont Norwood Road. A perennial stream runs through the property, which requires a 50-foot wide, water hazard buffer, measured from the bank of the stream landward on both sides as shown on the plat. The public roadway will end on the east side of the creek with a private easement off the end of the cul-de-sac, crossing the creek, providing access to lots 10 and 11.

Each lot will be served by an individual well and wastewater treatment system. Three lots, #'s 5, 6, and 7, will require off-site wastewater treatment systems. Access from the lots to the off-site areas will be provided by way of 20-foot wide utility/septic easements. The wetland delineation report, attachment # 4, states that all wetlands found on the property are contained within the 50-foot water hazard buffer. See sketch design map. Per the developer, no historical structures are located on the property.

The adjoining property of Hazel Hine / William C. Partin, Heirs, approximately 95 acres, appears to be landlocked. Staff recommends a dedication of public right-of-way be shown to this adjoining property on the preliminary and final plats. The location of this dedication is left to the discretion of the developer and engineer.

*Re: Arcadia*

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

1. The preliminary and final plats shall show a dedication of public right-of-way to the adjoining property of Hazel Hine / William C. Partin in a location best determined by the developer and surveyor / engineer.