

PLANNING & ZONING REVIEW NOTES

III. C. 4.

SUBJECT: Request by ENT Land Survey, Inc. on behalf of Bruce Curtis for subdivision preliminary approval of “**Arcadia**”, consisting of 13 lots on 57 acres, located off SR-1536, Lamont Norwood Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. Soil Scientist report and map.
 3. Letter from Warren D. Mitchell, PE, dated May 11, 2007 regarding an existing driveway culvert located on the subject property.
 4. Preliminary plat titled “Arcadia”, prepared by ENT Land Surveys, Inc., dated May 9, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design map for background information. On June 19, 2006, The Board of County Commissioners approved a sketch design on this property consisting of 10 lots on 57 acres with a private road to be constructed to county standards.

After a more thorough soil evaluation, additional soils to accommodate wastewater treatment systems were found by the soil scientist; therefore, the developer resubmitted the sketch design for consideration by the Planning Board at their February 6, 2007 meeting, to consist of 13 lots to be accessed by a public, state maintained roadway. The Board of County Commissioners approved this request on March 19, 2007 with the following condition which has been met.

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 (between lots 3 and 4) and shall be provided in a location suitable to meet the NCDOT requirements for construction of a public, state maintained roadway.

Final wording of the dedication of right-of-way language will be worked out with the county attorney and shown on the final plat.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting subdivision preliminary approval for 13 lots to be accessed by a state maintained roadway. Other agency approvals as required for preliminary approval by the Chatham County Subdivision Regulations have been received as follows:

NCDOT	Road Plan Approval	May 11, 2007
NCDOT	Commercial Driveway Permit	May 11, 2007
CHATHAM COUNTY	Erosion Control Permit	April 30, 2007

Re: Arcadia

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

A copy of the above permits can be viewed on the Planning Department web site.

The 10 x 70 sight triangles, as shown on the preliminary map, will be easements on the properties of Mitchell and Hanson.

County water is not available. Attachment # 2, the preliminary soil scientist report, has been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate for preliminary design review. Per an e-mail from Thomas Boyce, he has also made the on-site lot by lot evaluation and is prepared to issue the septic improvement permits for each lot once the final plat is prepared.

The Chatham County Emergency Operations office has approved the road names '**Arcadia Lane**' and '**Dorian Drive**'.

Steve Yuhasz, ENT, Land Surveys, Inc has notified Dr. Ann Y. Hart, Chatham County School Superintendent, of the preliminary plat submittal. A copy of the letter to Dr. Hart can be viewed on the Planning Department web site.

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. Attachment # 3 is a letter from Warren Mitchell, P.E., regarding the existing driveway culvert being "adequate for the construction traffic expected for construction of the houses on these two lots".

The property is located in a WSIV-Protected Area watershed district. A 50 foot wide water hazard setback/ vegetative stream buffer on each side of the stream (measured from the bank of the stream landward) is required and is shown on the preliminary map. The wetlands shown on the map are all contained within the stream buffer.

RECOMMENDATION: The Planning Department recommends granting approval of the road names 'Arcadia Lane' and 'Dorian Drive' and recommends granting approval of the preliminary plat as submitted.