

PLANNING & ZONING REVIEW NOTES

III. B.

SUBJECT: Request by Ticon Properties, LLC for subdivision final plat approval of “**Valley View**”, consisting of 22 lots on 47 acres, located off SR-1526, Andrews Store Road, Baldwin Township.

ACTION REQUESTED: See Recommendation.

ATTACHMENTS:

1. Major subdivision application.
2. Final plat titled “Valley View”, prepared by S. D. Puckett & Associates, Land Surveyors, dated 12-13-06, revised 02/06/08.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: RA-40 Water source: County
Watershed District: WSIV-Protected Area Septic: private / on-site and off-site
Within 100 year flood plain: Yes, see plat.

On May 21, 2007 the Board of County Commissioners approved the preliminary plat for Valley View consisting of 22 lots on 47 acres with the following conditions:

1. The utility crossing of the creek shall be encased in ductile iron pipe.
This condition has been met. Per Anne Lowry, Chatham County Environmental Health, “All the inspections of the supply line from the property corners to the nitrification lines have been completed for Valley View lot 3A and lots 10 – 19, supply lines have also been installed to the future repair sites for Lot 9 and 20. The installation of 120 feet of ductile iron under the creek that runs across the property was inspected. The supply line was also pressure tested.”
2. No construction of the utility stream crossing shall commence until the developer has determined whether or not a NCDWQ 401 permit is required and such is verified to the Planning Department.
This condition has been met. See letter dated May 26, 2007 from John Dorney, NCDWQ, Wetlands Program Development Unit. A copy of this letter may be viewed on the Planning Department web site at www.chathamnc.org, then click on Planning, Rezoning and Subdivision Cases, 2008, Valley View, final.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Valley View. The subdivision is served by two, public; state maintained roadways and county water. Michael A. Neal, P. E., has certified to staff that the roadways have been built to the NCDOT standards and that the county water installation has been completed per county requirements. Staff has received a certification letter from NCDOT, dated January 7, 2008 stating that the roadways, Valley View Lane and Phoebe Lane have been built to the NCDOT standards. Staff has also

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con’t

received from the Chatham County Public Works Department the ‘Acceptance of Water Lines and Appurtenances into the Chatham County Water System’ form stating that all items have been received by Chatham County and have been found to be acceptable. The developer has submitted a financial guarantee for seeding and mulching of road shoulders. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Lots will have individual wastewater systems. Eleven (11) of the lots are proposed to have off-site systems as shown on the final plat. These off-site systems will be accessed by a common 30 foot wide utility easement. A condition of sketch and preliminary design required that the utility crossing of the creek be encased in ductile iron pipe. As stated above, this condition has been met. The developer has installed the utility crossing and septic supply line required for the off-site areas and inspection has been conducted by Chatham County Environmental Health. The septic tank installation will be the responsibility of the property owner. The off-site wastewater 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. Chatham County Health Department, Environmental Health Division has issued septic improvement permits for all lots. Copies of said permits can be viewed on the Planning Department web page.

The cemetery shown on the final plat is within the common open space and has access to the public roadway. The developer has repaired the stone wall around the cemetery and the homeowners association will be responsible for the future upkeep of the cemetery.

RECOMMENDATION: *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department recommends granting final plat approval of “Valley View” as submitted.