



# **Town of Pittsboro, North Carolina**

Department of Planning

(919) 542-1655

To: Planning Board

From: Jeff Jones, Planning Director

Date: October 1, 2015

Re: Suttles Road Subdivision - SD-2015-02  
Chatham Park Planned Development District  
Final Plat Review

The Preliminary Plat for this subdivision was approved by the Town Board on May 11, 2015. The proposed subdivision is for 10 lots located in the Chatham Park Planned Development District, off of Suttles Road near the 15-501/US 64 interchange. The proposed subdivision totals approximately 52.3 acres.

Attached to this memorandum are 3 items submitted by the applicant:

- A single large sheet (in color, folded) that shows overall site information.
- A set of plans (7 sheets) that have been prepared for recordation (if approved by the Board of Commissioners and signed by Mayor Terry).
- A letter from Robbie Oldham to Fred Royal, documenting that approximately 61% of the public improvements associated with this approved Preliminary Plat have been completed.

In addition, I have added a 4<sup>th</sup> item: a copy of the Preliminary Plat approved on May 11.

**Since the May 11<sup>th</sup> approval Lot 9 boundary has changed slightly. The original preliminary plat had Lot 9 having frontage on Freedom Drive to meet the Town's requirement for frontage on a Public Right of Way. The developer has since acquired land adjacent to Russet Run Rd and Lot 9 that provides for the frontage requirement for Lot 9. Additionally, a sanitary sewer easement shown on the plat as a 20 foot easement has been changed to 25 feet to accommodate the actual location of a manhole.**

Hydrostructures, PA has reviewed the plat and provided comments. The Fire Marshall, Fire Chief, and Town Attorney have also reviewed the plat. Revisions were made based on the comments provided. The layout shown and planned improvements are acceptable.

**Staff Recommendation:** Recommendation for Conditional Approval and forward to the Town Board of Commissioners, subject to the approval of the Subdivision Improvement Agreement with appropriate surety. Forward to Town Board of Commissioners for consideration.

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