



# Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager

From: Jeff Jones, Planning Director

Date: October 20, 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.

Also, attached are documents prepared by staff and by Chatham Park representatives regarding the Subdivision Improvement Agreement, Stormwater Agreement, and the Letter of Credit security necessary for the final subdivision plat approval. These processes and documents will be used throughout all major developments including Chatham Park and specifically this 10 lot subdivision to ensure that the improvements that are related to this subdivision will get built and/or maintained.

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.

The Final Plat has been reviewed by Staff and the Planning Board at their October 5<sup>th</sup> meeting and recommend approval of SD-2015-02.

**Staff Recommendation:** Recommendation for Approval of Final Plat SD-2015-02 for Chatham Park Planned Development along Suttles Road.

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