



SUBDIVISION FACT SHEET

Dare County Board of Commissioners – August 6, 2007

NAME: Guttman Subdivision – Preliminary Plat Review

LOCATION: Rodanthe, NC. The area is zoned S-1

SITE SPECIFICS: Total site area: 3.99 acres
Number of proposed lots: 3 lots
Smallest lot area: 15,336 square feet

STREETS:

1. A small cul-de-sac will be constructed to access the 3 proposed lots. A typical cross-section of the road improvements is included on the plat. Additional gravel driveway improvements from cul-de-sac to parcel 2 and parcel 3 will be constructed as depicted on plat.

UTILITIES:

1. Water: Site will be connected to County central water system.
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: Land disturbance will be less than one acre and a State permit is not required. The Subdivision Ordinance establishes standards (Section 153.34) for divisions that feature less than 1 acre of land disturbance. These items are included on the preliminary plat.

STAFF COMMENTS

1. There is an existing structure on the property that is proposed as parcel 2. The plat depicts this structure to be in conformance with the S-1 setbacks.
2. A common driveway will be installed to access parcels 2 and 3. Maintenance of this common driveway will be the responsibility of the lot owners and will be addressed in the homeowners documents. Comments from the Dare County Fire Marshal are also attached. The plat notes that any future division of parcel 3 will require additional road improvements other than the 15' gravel driveway.
3. All structural improvements for parcel 3 will be located westward of the wetlands area on this lot. The CAMA setback line was recently established for this lot and a structure can be located on the site westward of the wetlands area. A note addressing the construction of structures on this lot and the CAMA setbacks has been added to the plat so that any prospective buyer is aware of the CAMA setbacks associated with

construction on this lot. The CAMA setbacks, as recently established, preclude construction eastward of the wetlands area.

4. A copy of the wetland delineation line verified by the Corps of Engineers should be submitted to the Planning office.

PLANNING BOARD REVIEW

The Planning Board reviewed this item on March 12 and July 9. The Board voted 5-2 to recommend approval of the proposed preliminary plat subject to the following conditions:

1. Revisions to the plat to include the stormwater management information required by the Subdivision Ordinance.
2. The developer shall install the necessary engineered waterline improvements for the fire hydrant and water service to the proposed parcels.
3. Language shall be included on the plat and in the homeowners documents stating the no further subdivision of parcel 3 shall occur without additional approval of Dare County and additional access improvements.
4. A gravel common driveway shall be constructed to access to parcel 2 and parcel 3 off Wanda Court. This driveway shall be constructed of 6" compacted sub-base and completed as part of the preliminary plat improvements.



Donna Creef
DC Planning Dept.

7-23-07
Date