



## SUBDIVISION FACT SHEET

Board of Commissioners – June 20, 2005

**NAME:** The Village at Salt Creek Subdivision – Preliminary Plat Review

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

**SITE SPECIFICS:** Number of proposed lots: 8  
Smallest lot area: 16,040 square feet  
Total site area: 15.52 acres

### **STREETS:**

1. Proposed 45' right-of-way with 20 feet of paved improvements. NCDOT driveway permit from NC 12 will be needed. All lots except for lot 1 shall access from NC 12.

### **UTILITIES:**

1. Water: Central water from Dare County
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: Stormwater management information as required by Subdivision Ordinance included on preliminary plat. No State permit needed since less than one acre of land disturbance. Roadside drainage swale will be installed.

### **STAFF COMMENTS:**

1. All lots contain a minimum of 15,000 square feet of contiguous upland area. Wetland delineation plat on file with the Planning Department. Wetland areas will be dedicated as conservation areas with recordation of final plat.
2. Design constraints require access to lot 1 from NC 12. Guy wire extends from NC 12 right-of-way to lot 2.
3. The existing improvements on the site will be relocated before final plat submission.
4. A sketch plan was submitted in April depicting a proposed 12-unit residential group housing project in addition to concept of 8-lot subdivision. Planning Board and staff favored traditional subdivision layout due to public ownership of roads and individual on-site wastewater systems versus the private roadways and community shared and maintained wastewater systems that are associated with group developments.

**PLANNING BOARD**

The Planning Board reviewed this item on April 11 and May 9. The Board voted to recommend approval subject to dedication of conservation easement for the wetlands areas on the final plat and in the covenants.

Cc: Eddie Valdivieso