Subject: Request by PK Chatham for subdivision final approval of “Cattail Creek Subdivision”, Lots 6 – 11, consisting of 6 lots on 14 acres, located off S. R. 1506, White Smith Road, Hadley Township.

Action Requested: See Recommendations.

Attachments:
1. Major subdivision application.
2. Final plat entitled “Lots 6 through 11, Cattail Creek Subdivision”, prepared by Richard Ellis Bullock, Jr., and dated 10/10/05.

Submitted By: Keith Megginson, Planning Director

County Manager Review: Charlie Horne, County Manager

This abstract requires review by: County Attorney, Finance Officer

Date Reviewed: County Attorney, Finance Officer

Date Reviewed: County Attorney

Date Reviewed: Finance Officer

Date Reviewed: County Attorney
**Re: Cattail Creek, Lots 6-11**

**Introduction / Background / Previous Board Actions:**

See major subdivision application and final design map for background information.

- February 13, 2004: Staff approval of a five (5) lot minor subdivision
- November 15, 2004: County Commissioner sketch design approval for 76 lots
- June 20, 2005: County Commissioner preliminary design approval for 72 lots

**Issues for Further Discussion and Analysis:**

The developer is requesting final plat approval of Lots 6 – 11 of Cattail Creek. A financial guarantee in the form of an Official Check, for the completion of the portion of public roadway serving lots 6 – 11, has been submitted for review and approval by the county attorney. Lots 6 – 11 have received final septic improvement permits from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

**Recommendation:** The Planning Department and Planning Board recommend granting final plat approval of Lots 6 through 11, “Cattail Creek Subdivision” with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.