

PLANNING & ZONING REVIEW NOTES

III. C. 3.

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**SUBJECT:** Request by Contentnea Creek Development Co. for subdivision final plat approval of “**Windfall Creek, Phase II**”, consisting of eight (8) lots on 43 acres, located off SR-1716, Big Woods Road, New Hope Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel 17379 & 17376
3. Final plat entitled “Windfall Creek, Phase II”, prepared by Van R. Finch, Land Survey, P. A., dated June 9, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and final plat for background information.

Approvals to date:

9/20/04: County Commissioner sketch design approval of 55 lots.

6/20/05: County Commissioner sketch and preliminary design approval of 55 lots.

10/17/05: County Commissioner final plat approval of Phase I, consisting of 14 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval of Phase II consisting of eight (8) lots to be accessed by a public, state maintained roadway. A financial guarantee in the form of a Performance Bond for the completion of the roadway plus the water line connection over a culvert within Phase II has been submitted to the county attorney for review and approval.

County water is available and is being utilized. Septic improvement permits for Lots 15, and 49 – 55 have been received from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval of “Windfall Creek, Phase II” with the following condition:

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