

STAFF REPORT OF CORRECTIONS & MODIFICATIONS

Subdivision Name:		Crystal Brook Subdivision Preliminary Plat Lots 137 thru 212	Review Meeting Date: 08-11-14
Applicant Request:	Preliminary Plat		
Property Location:	Windbridge Drive		
Property Owner:	Pam Edgemon		
Applicant:	Copp Engineering		
Total Acreage:	38.9 Acres		
Proposed Density:	1.95 units per acre		
Tax Map Number:	0161-133		
Zoning:	R-1 Single-Family Residential and R-T/Z Residential Townhouse/Zero Lot Line District		
Staff Recommendation:	APPROVE, as a preliminary plat only, subject to the following condition: 1). Submittal and approval of public sanitary sewers through Hamilton County Waste Water Treatment Authority (WWTA).		

PROJECT ANALYSIS

Subdivision Regulation Requirements

1. Subdivision plat complies with the minimum requirements of the Hamilton County Subdivision Regulations.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTA, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and development codes, storm water/water quality regulations, and the landscape requirements.

Additional comments and/or notes, if needed, are indicated by the appropriate departments below.

Hamilton County Engineering Staff Comments and Notes

1. No additional comments or requirements.
2. Questions about the requirements of Hamilton County Engineers Office should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. This subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit will be required.
2. Add the following note: "Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program".
3. Add the following note: "The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations".
4. Add the following note: "The Government of Hamilton County is not responsible to construct or

STAFF REPORT OF CORRECTIONS & MODIFICATIONS

maintain Water Quality Easements or any drainage related facilities”.

5. Add the following note: “The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities”.
6. Add the following note: “The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision”.
7. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County WWTa Staff Comments and Notes

1. Submit sewer profiles and other requirements per the submittal review process established by WWTa.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County WWTa.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton County Regional Planning Commission has formally approved the final subdivision plat.
2. Contact Hamilton County GIS for proposed street names.
3. Prior to Hamilton County GIS signing the final plat please submit a geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the geo-referenced CAD drawing file GIS will not sign the final plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

1. No additional comments or requirements from EPB.
2. Questions regarding EPB requirements should contact Mr. Billy McGhee at (423) 698-3259.

Additional Permit Reminders

Hamilton County Land Disturbing Permit

1. Land Disturbing Permit from Hamilton County Water Quality Program. Contact Hamilton County Water Quality Program for their submittal and review procedures.

N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

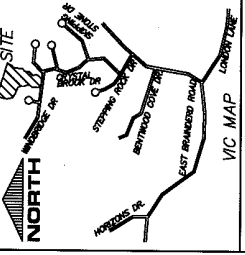
STAFF REPORT OF CORRECTIONS & MODIFICATIONS

1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.
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APRIL 28 2010



I hereby certify that I am a duly sworn to the State of Tennessee and duly qualified to practice as a Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My No. is 37419.

PAMELA V. LYNNON
Professional Engineer
3000 SHALLET DRIVE, SUITE 100
MEMPHIS, TN 38114
(901) 421-3300

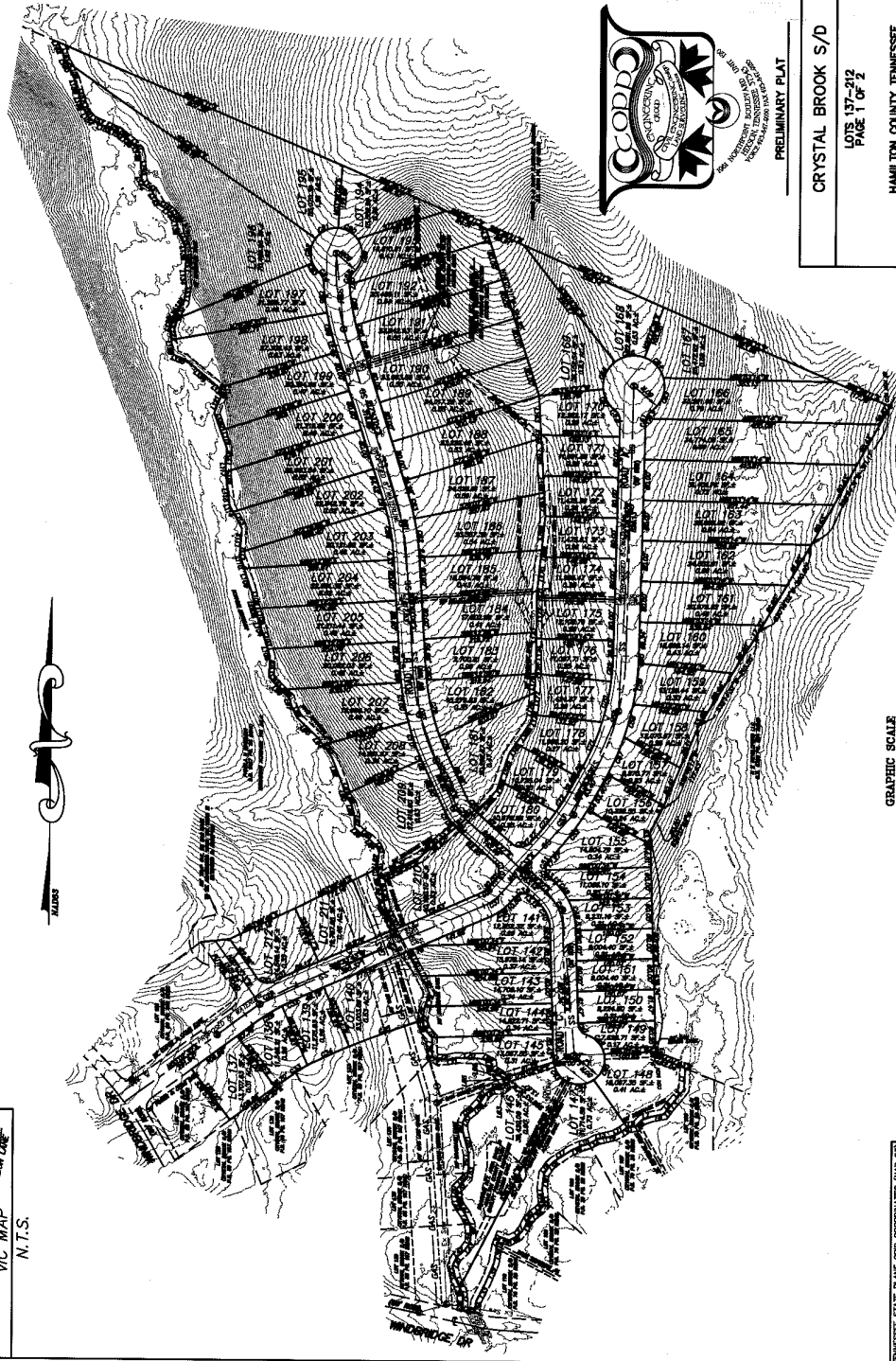
I certify that I have reviewed or designed all of the work shown on this plat and that the design meets proper engineering practice.

JAMES G. COPE, P.E.
Civil Engineer
3000 SHALLET DRIVE, SUITE 100
MEMPHIS, TN 38114
(901) 841-8100

I hereby certify that I have prepared the plat in the name of my predecessor and I am duly qualified to practice as a Professional Engineer in the State of Tennessee. My No. is 37419.

JAMES G. COPE, P.E.
Civil Engineer
3000 SHALLET DRIVE, SUITE 100
MEMPHIS, TN 38114
(901) 841-8100

HAMILTON CITY RECORDS
HAMILTON COUNTY VVA
BY: [Signature]
HAMILTON COUNTY VVA
BY: [Signature]
HAMILTON COUNTY VVA
BY: [Signature]

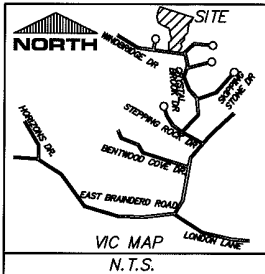


PRELIMINARY PLAT
CRYSTAL BROOK S/D
LOT 147-249
PAGE 1 OF 2

HAMILTON COUNTY TENNESSEE
DATE: 07/28/10
DRAWN BY: JG
CHECKED BY: JG
COPE ENGINEERING GROUP
3000 SHALLET DRIVE, SUITE 100
MEMPHIS, TN 38114
(901) 841-8100
Site No. **CRYSTAL BROOK**



TENNESSEE STATE BOARD OF PROFESSIONAL ENGINEERS (NAD 83)
CLAUDE W. MOORE, PRESIDENT
NORTON J. ZARON, VICE PRESIDENT
CONCRETE MONUMENT #2
EASTBROOK 1 2231148.000



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

PAMELA H EDMOND
980 SKELLEY GAP RD
CHATTANOOGA, TN 37419
423-421-3968

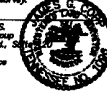
I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plan and that the design meets proper engineering.

James G. Copp, P.E.
Copp Engineering Group
1881 Northpoint Blvd Suite 120
Hixson, TN 37343
(423) 847-9100 Office

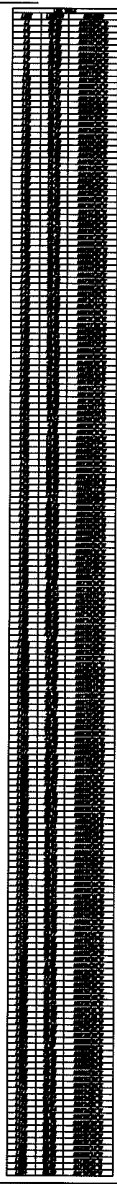


I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of fraction of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class 17 survey.

James G. Copp R.L.S.
Copp Engineering Group
1881 Northpoint Blvd. Suite 120
Hixson, TN 37343
423-847-9100 Office
423-847-9185 Fax



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
HAMILTON COUNTY VVITA
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____



OWNER	LOT	AREA	FRONTAGE	DEPTH
COOP	129.01	298.00	488.12	149.27
COOP	129.02	298.00	129.02	298.00
COOP	129.03	298.00	129.02	298.00
COOP	129.04	298.00	129.02	298.00
COOP	129.05	298.00	129.02	298.00
COOP	129.06	298.00	129.02	298.00
COOP	129.07	298.00	129.02	298.00
COOP	129.08	298.00	129.02	298.00
COOP	129.09	298.00	129.02	298.00
COOP	129.10	298.00	129.02	298.00
COOP	129.11	298.00	129.02	298.00
COOP	129.12	298.00	129.02	298.00
COOP	129.13	298.00	129.02	298.00
COOP	129.14	298.00	129.02	298.00
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COOP	129.19	298.00	129.02	298.00
COOP	129.20	298.00	129.02	298.00
COOP	129.21	298.00	129.02	298.00
COOP	129.22	298.00	129.02	298.00
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COOP	129.27	298.00	129.02	298.00
COOP	129.28	298.00	129.02	298.00
COOP	129.29	298.00	129.02	298.00
COOP	129.30	298.00	129.02	298.00
COOP	129.31	298.00	129.02	298.00
COOP	129.32	298.00	129.02	298.00
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COOP	129.34	298.00	129.02	298.00
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COOP	129.38	298.00	129.02	298.00
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COOP	129.42	298.00	129.02	298.00
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COOP	129.46	298.00	129.02	298.00
COOP	129.47	298.00	129.02	298.00
COOP	129.48	298.00	129.02	298.00
COOP	129.49	298.00	129.02	298.00
COOP	129.50	298.00	129.02	298.00
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COOP	129.53	298.00	129.02	298.00
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COOP	129.57	298.00	129.02	298.00
COOP	129.58	298.00	129.02	298.00
COOP	129.59	298.00	129.02	298.00
COOP	129.60	298.00	129.02	298.00
COOP	129.61	298.00	129.02	298.00
COOP	129.62	298.00	129.02	298.00
COOP	129.63	298.00	129.02	298.00
COOP	129.64	298.00	129.02	298.00
COOP	129.65	298.00	129.02	298.00
COOP	129.66	298.00	129.02	298.00
COOP	129.67	298.00	129.02	298.00
COOP	129.68	298.00	129.02	298.00
COOP	129.69	298.00	129.02	298.00
COOP	129.70	298.00	129.02	298.00
COOP	129.71	298.00	129.02	298.00
COOP	129.72	298.00	129.02	298.00
COOP	129.73	298.00	129.02	298.00
COOP	129.74	298.00	129.02	298.00
COOP	129.75	298.00	129.02	298.00
COOP	129.76	298.00	129.02	298.00
COOP	129.77	298.00	129.02	298.00
COOP	129.78	298.00	129.02	298.00
COOP	129.79	298.00	129.02	298.00
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COOP	129.83	298.00	129.02	298.00
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COOP	129.88	298.00	129.02	298.00
COOP	129.89	298.00	129.02	298.00
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COOP	129.93	298.00	129.02	298.00
COOP	129.94	298.00	129.02	298.00
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COOP	129.96	298.00	129.02	298.00
COOP	129.97	298.00	129.02	298.00
COOP	129.98	298.00	129.02	298.00
COOP	129.99	298.00	129.02	298.00
COOP	130.00	298.00	129.02	298.00

GENERAL NOTES :

1. Zoned : R-1 & R-TZ
2. This plot subdivides Deed Book 5167 Page 55 ROHC
3. This plot is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 38.90 Acres ±
5. Municipal Water Supply by Eastside Utility District
6. 0000 = Street Address
7. Tax Map # 0161 133
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 4705000393P dated Nov. 7 2002
9. Sanitary sewers are available by HCVWTA.
10. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
11. There is a 10' Power and Communications Easement along the frontage of all lots.
12. Proposed use of Lots: Detached Single Family Homes
13. Topographical Information provided by survey data and Hamilton County GIS Mapping Service
14. Lot owners are responsible to maintain Water Quality Easements, drainage detention area easements and drainage detention facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
15. Approval of this plot does not imply that Hamilton County will approve any subsequent development using roads, rights-of-way or easements shown on this plot.
16. Drainage detention areas and facilities and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
17. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
18. The Hamilton County Water Quality Program reserves the right to access at any time Lots 146, 147, 190, & 191 to inspect drainage detention areas and facilities and other drainage related facilities.
19. The owner of Lots 146, 147, 190, & 191 are responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
20. Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
21. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
22. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.



PRELIMINARY PLAT

CRYSTAL BROOK S/D

LOTS 137-212
PAGE 2 OF 2

HAMILTON COUNTY TENNESSEE

Date : 07/28/14 Drawn : Dustin
Scale : 1" = 100' Checked : JCC

COOP ENGINEERING GROUP
1881 Northpoint Blvd. Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No.
CRYSTAL BROOK