

STAFF REPORT OF CORRECTIONS & MODIFICATIONS

Subdivision Name:	Grey Hawk Trails Subdivision Preliminary and Final Plat Lots 14, 49, 66 and 67	Review Meeting Date: 08-11-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Sawyer Pike @ Sawyer Cemetery Road	
Property Owner:	Eagle Crest, LLC	
Applicant:	Copp Engineering	
Total Acreage:	49 Acres	
Proposed Density:	0.89 units per acre	
Tax Map Number:	072-71, 072-067.04, and 072-090	
Zoning:	R-1 Single-Family Residential District	
Staff Recommendation:	APPROVE, as a preliminary and final plat simultaneously only Lots 14, 49, 66, and 67.	

PROJECT ANALYSIS

Subdivision Regulation Requirements

1. Show the name of the streets. Contact Hamilton County GIS for approval of street names.
2. Add required "Hamilton County Groundwater Protection Notes" to the plat.
3. Add the following note: "No pools without prior written approval from Hamilton County Groundwater Protection".
4. Add the following note: "Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet for a basement cut, without prior written approval from Hamilton County Groundwater Protection and recording of corrective plat may render these lots unbuildable".
5. Add the following note: "Lots insert lot number are approved for a maximum number of insert number of bedrooms".
6. Add the following note: "All notes regarding subsurface sewage disposal system easement will become null and void if the home is connected to a public sanitary sewer system".
7. Add the following note: "Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit".
8. Add the following note: "Minimum 25' fieldline setback from all drainage easements shown".

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.

STAFF REPORT OF CORRECTIONS & MODIFICATIONS

Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. This subdivision is not located within the Program Area of the Hamilton County Water Quality Program.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Per Section 309.3.1 and 309.3.2 of the Hamilton County Subdivision Regulations “No proposed subdivision shall be approved by the Chattanooga-Hamilton County Regional Planning Commission until the plans for such subdivision have been approved by Hamilton County Groundwater Protection”.
2. Hamilton County Groundwater Protection has granted approval of Lot 14, 49, 66 and 67 only at this time.
3. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

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.

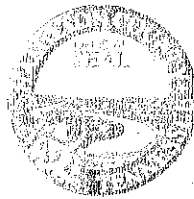
Electric Power Board Staff Comments and Notes

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

Reminders

1. Per Section 305.3 of the Hamilton County Subdivision Regulations all corner monuments and iron pins shall be permanently installed prior to the signing of the Mylar by Hamilton County.
2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. The Hamilton County Subdivision Regulations requires one (1) Mylar copy and at least three (3) other copies of the final plat with original signatures. All original signatures must be in black ink on the size and format as required by the Hamilton County Register of Deeds Office.
4. Approval of the final plat and recording of the final plat does not mean Hamilton County acceptance of any public street right-of-way, drainage easements, etc.
5. 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.

Jim M. Coppinger
County Mayor



Randy Parnell
Director
Building Inspections

HAMILTON COUNTY, TENNESSEE

July 10, 2014

Copp Engineering
1961 North Point Blvd. unit 120
Hixson, TN 37343

Dear Sirs:

The Hamilton County Ground Water Protection Department has reviewed Grey Hawk Trails lots 14,49 66,67 . We have granted final approval at this time.

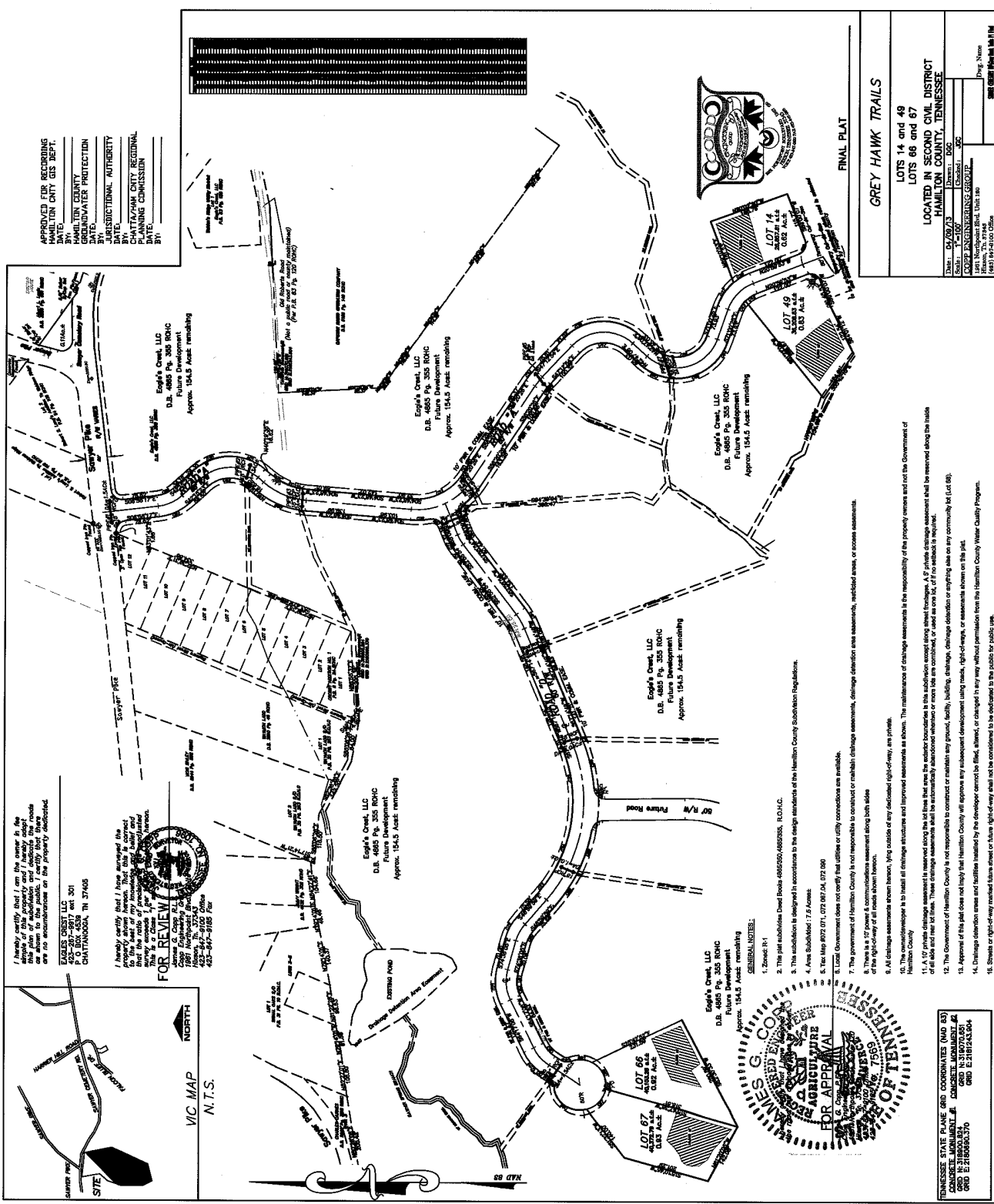
If you have any questions regarding the plat, please feel free to contact me at 209-7782.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Stott", written over a horizontal line.

Bob Stott
Groundwater Protection

JUL 9 8 1998



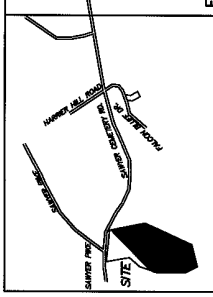
APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT.
 BY: _____
 DATE: _____
 HAMILTON COUNTY
 WATER PROTECTION
 DIVISION
 BY: _____
 DATE: _____
 HAMILTON COUNTY
 PLANNING COMMISSION
 BY: _____
 DATE: _____

I hereby certify that I am the owner in fee simple of the above described property and that the plan of subdivision and drainage shown on this plat is true and correct and that the roads and easements shown on this plat are as shown on the plat and are not subject to any other restrictions or encumbrances.

EAGLES CREST LLC
 P.O. BOX 4558
 CANTONMENT, TN 37405

I hereby certify that I have surveyed the above described property and that this is correct and that the roads and easements shown on this plat are as shown on the plat and are not subject to any other restrictions or encumbrances.

FOR REVIEW
 James G. Coyle, P.E.
 1581 Northwood Blvd.
 Chattanooga, TN 37405
 423-241-9102 Office
 423-241-9165 Fax



FINAL PLAT

GREY HAWK TRAILS

LOTS 14 and 49
LOTS 66 and 67
 LOCATED IN SECOND CIVIL DISTRICT
 HAMILTON COUNTY, TENNESSEE

Scale	1" = 400'
Date	06/27/98
Drawn by	_____
Checked by	_____
Prepared by	_____

James G. Coyle, P.E.
 1581 Northwood Blvd., Unit 100
 Chattanooga, TN 37405
 (423) 241-9102 Office
 (423) 241-9165 Fax

1. Zone: R1
 2. The plat includes Deed Book: 484950-485005, R.O.A.C.
 3. This subdivision is designed in accordance to the design standards of the Hamilton County Subdivision Regulations.
 4. Area Subdivided: 7.5 Acres
 5. Tax Map: 8072 071, 072, 057 04, 072 080
 6. Local Government does not certify that utility or city connections are available.
 7. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, watered areas, or income easements.
 8. There is a 17' power & communications easement along both sides of the right-of-way of all roads shown herein.
 9. All drainage easements shown herein, lying outside of any dedicated right-of-way, are private.
 10. The subdivision is to be used for residential purposes. The maintenance of drainage easements is the responsibility of the property owners and not the Government of Hamilton County.
 11. The subdivision is to be used for residential purposes. The maintenance of drainage easements is the responsibility of the property owners and not the Government of Hamilton County.
 12. The Government of Hamilton County is not responsible to construct or maintain any roads, utility, drainage, detention or easement area in any community lot (Lot 66).
 13. Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, right-of-way, or easements shown on the plat.
 14. Drainage detention areas and facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 15. Streets or right-of-way marked future street or future right-of-way shall not be considered to be dedicated to the public for public use.

SEAL OF HAMILTON COUNTY, TENNESSEE
FOR APPROVAL
 JAMES G. COYLE, P.E.
 1581 NORTHWOOD BLVD.
 CHATTANOOGA, TN 37405
 423-241-9102 OFFICE
 423-241-9165 FAX

TENNESSEE STATE PLANS AND COORDINATES (MAD 83)
CONCRETE MONUMENT #1
CONCRETE MONUMENT #2
 GRID E: 2188893.370
 GRID N: 7181438.004