

STAFF REPORT OF CORRECTIONS & MODIFICATIONS

Subdivision Name:		Stonewall Farms Subdivision Preliminary and Final Plat Lots 456-458, 475-493, 539-551	Review Meeting Date: 08-11-14
Applicant Request:	Preliminary and Final Plat		
Property Location:	Little Sorrell Road		
Property Owner:	Fatherson Partnership		
Applicant:	Copp Engineering		
Total Acreage:	10.38 Acres		
Proposed Density:	2.98 units per acre		
Tax Map Number:	092-063		
Zoning:	RT-1 Residential Townhouse District		
Staff Recommendation:	<p>APPROVE, as a preliminary and final plat simultaneously, subject to the following condition:</p> <p>1). Submittal and approval of public sanitary sewers through Hamilton County Waste Water Treatment Authority (WWTA).</p>		

PROJECT ANALYSIS

Subdivision Regulation Requirements

1. For the area adjacent to existing Lots 456 thru 458 survey and show the new lot 458 that will be created by the addition of the flag lot for Community Lot 551.
2. Show and label as such the existing rear property Line of Lot 458 being abandoned by this plat that will create the 25' flag stem for Community Lot 551.
3. In the owners certification change "XXXX" to the new street name that replaces "Raulston Drive".
4. Show and label as such any existing fire hydrants and fire hydrants to be installed within this development. Fire hydrants shall be no further than 1,000' apart. Consult with the utility provider or fire department providing fire protection services in this development for fire hydrant locations.
5. Raulston Drive cannot be used as proposed street name; therefore, change the name of this street. Contact Hamilton County GIS for review and approval of street names.
6. Label proposed Lot 470 as "Community Lot 479".

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.

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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 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 requirement per 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 road name. "Raulston Drive" cannot be used.
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. Just as a reminder all plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. Just as a reminder, 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. Just as reminder 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

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