

RPA STAFF RECOMMENDATION

Subdivision Name:	Hampton Creek Townhomes PUD Lots 54 thru 65	Review Meeting Date: 12-08-14
Applicant Request:	Final Plat	
Property Location:	Double Eagle Court	
Property Owner:	Spring Creek Land Comp and Waters-Holland LLC	
Applicant:	Cornerstone Surveying	
Total Acreage:	2.04 Acres	
Proposed Density:	5.8 units per acre	
Tax Map Number:	104I-B-054, 058, 062, 065	
Zoning:	R-1 Residential District-Planned Unit Development	
Staff Recommendation:	APPROVE as a final plat.	

PROJECT ANALYSIS

RPA Comments

The following are additional comments and notes provided by RPA staff.

Subdivision Regulation and Platting Requirements

1. There are no additional subdivision regulations and platting requirements required.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the mylar copy of the final plat that will be submitted for signatures.

1. Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTAs, 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 zoning 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. There are no additional comments or notes.
2. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. No additional comments or notes.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

RPA STAFF RECOMMENDATION

Hamilton County WWTa Staff Comments and Notes

1. No additional comments or notes.
2. Questions regarding sanitary sewer requirements should contact Mr. Cleveland Grimes.

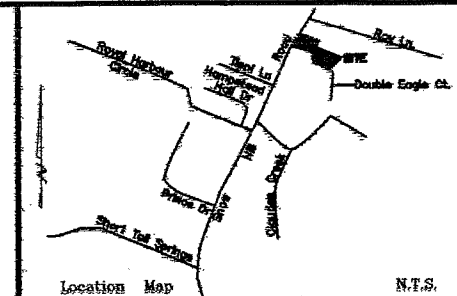
Hamilton County GIS Staff Comments and Notes

1. Per Section 401.29 of the Hamilton County Subdivision Regulations contact Hamilton County GIS for proposed street addresses. Hamilton County GIS will assign street addresses after the final plat has been approved.
2. Per Section 310.4 of the Hamilton County Subdivision Regulations please submit the Geo-referenced CAD file used to create the drawing to Hamilton County GIS. GIS will not sign the final plat until they receive a copy of the CAD file.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
 2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
 3. Per Section 310.4 of the Hamilton County Subdivision Regulations please submit the geo-referenced CAD file used to create the drawing to Hamilton County GIS. GIS will not sign the final plat until they receive a copy of the Geo-referenced CAD file.
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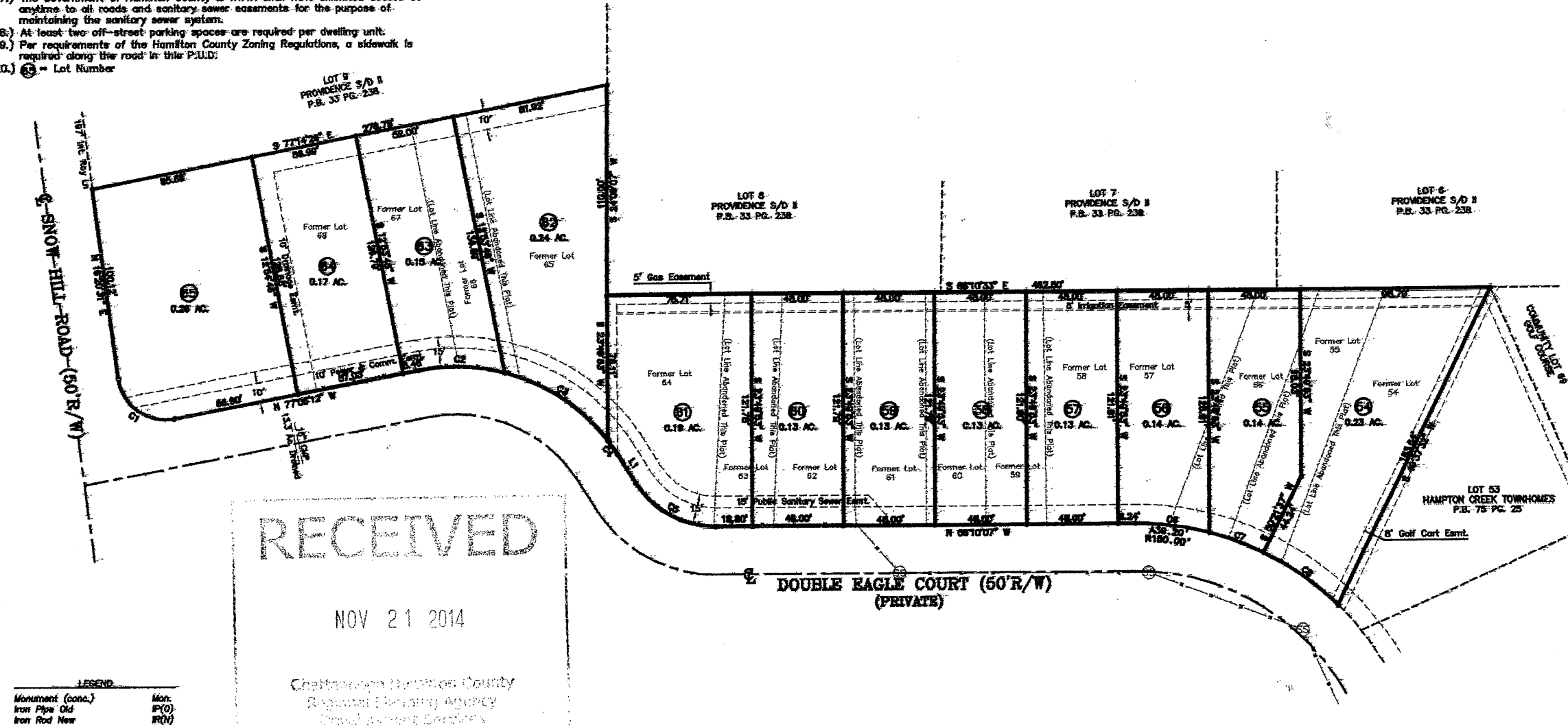
- Notes:
- 1.) Present zoning classification R-1 PUD.
 - 2.) Area subdivided by this plat is 2.04 acres.
 - 3.) This plat subdivides property described in O.B. 10234 Pg. 126 & O.B. 10248 Pg. 980.
 - 4.) This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
 - 5.) Local government does not certify that utilities or utility connections are available.
 - 6.) Tax Parcel ID: 104 B parcels 054, 058, 062, 065.
 - 7.) Plat subject to any Rights-Of-Way, Easements or restrictions that may exist.
 - 8.) The Government of Hamilton County is not responsible to construct or maintain drainage easements.
 - 9.) Sanitary Sewers are available for Lots 54-59 by Gravity Flow. For Lots 60-65 Sanitary Sewers are available through grinder pump through H.C.W.W.T.A.
 - 10.) Lots 54-65 are to be used for detached single-family houses and accessory uses.
 - 11.) All roads in the P.U.D. are private. The government of Hamilton County is not responsible to construct or maintain any roads in this development.
 - 12.) All road right-of-ways shown on this P.U.D. are utility easements. All utilities shall have the right at any time to install, repair, maintain, inspect, patrol, upgrade and operate utility facilities in road right-of-ways of this development.
 - 13.) See Resolution # 803-37 (b) for PUD plan approval. This PUD was approved for a maximum of 66 residential dwelling units.
 - 14.) Total of 66 dwelling units, density is 1.58 unit per acre.
 - 15.) Purpose of plat is resubdivide lots 54-65 of P.B. 75 Pg. 25 from townhomes to single family detached dwellings for Lots 54-65. This change is a minor change approved by staff per the Hamilton County Zoning Regulations.
 - 16.) The only minimum building setbacks are 25' from the outer P.U.D. Boundary- 25' from Snow Hill Road & 25' from adjoining lots in Providence S/D, and 10' between freestanding structures.
 - 17.) The Government of Hamilton County & WHTA shall have unlimited access at anytime to all roads and sanitary sewer easements for the purpose of maintaining the sanitary sewer system.
 - 18.) At least two off-street parking spaces are required per dwelling unit.
 - 19.) Per requirements of the Hamilton County Zoning Regulations, a sidewalk is required along the road in this P.U.D.
 - 20.) 54 = Lot Number



APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 BY _____
 HAMILTON COUNTY SWTA
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 CHATTANOOGA COUNTY REGIONAL
 PLANNING COMMISSION
 DATE _____
 BY _____

CURVE	ADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION	DEGREE OF CURVE
C1	20.00	20.77	38.40	S 30° 30' 15\"	87° 28' 53\"	CCW	89° 17' 48\"
C2	100.00	48.00	44.67	S 84° 11' 30\"	38° 03' 49\"	CCW	37° 17' 48\"
C3	100.00	64.91	64.72	S 32° 34' 30\"	57° 03' 51\"	CCW	67° 17' 48\"
C4	100.00	84.87	84.72	S 11° 21' 15\"	76° 38' 51\"	CCW	117° 17' 48\"
C5	100.00	104.82	104.72	S 0° 00' 00\"	95° 43' 51\"	CCW	147° 17' 48\"
C6	100.00	124.77	124.72	S 30° 30' 15\"	114° 48' 51\"	CCW	177° 17' 48\"
C7	100.00	144.72	144.72	S 60° 30' 15\"	133° 53' 51\"	CCW	207° 17' 48\"
C8	100.00	164.67	164.72	S 90° 30' 15\"	152° 58' 51\"	CCW	237° 17' 48\"
C9	100.00	184.62	184.72	S 120° 30' 15\"	171° 63' 51\"	CCW	267° 17' 48\"
C10	100.00	204.57	204.72	S 150° 30' 15\"	189° 68' 51\"	CCW	297° 17' 48\"

LINE	BEARING	DISTANCE
L1	S 0° 30' 15\" E	18.19'



LEGEND

Monument (conc.)	Mon.
Iron Pipe Old	IP(O)
Iron Rod New	IR(N)
Wood Stake	WS
Wht Book	WB
Page	PG
Right-of-Way	R/W

CORNERSTONE SURVEYING, LLC
 7023 SNOW HILL ROAD
 COLLEWAH, TN 37363
 (423) 238-4862

JOB NO. 88-14
 DATE: 11/20/14
 Scale: 1" = 30'

I hereby certify that this is a Category I survey and that the ratio of precision for the unadjusted survey is greater than 1:10,000 or shown hereon and was done in compliance with current Tennessee minimum standards. This plat is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey.

Travis A. Wheeler TH RLS #2285 Date _____

Certificate of Ownership
 I verify that I, the owner in fee simple of the property shown, adopt this as my plan of subdivision.

Spring Creek Land Co. LLC
 1786 Grovesway Drive
 Germantown TN, 37363
 423-595-8967
 Lots 57-65

Certificate of Ownership
 I verify that I, the owner in fee simple of the property shown, adopt this as my plan of subdivision.

Waters-Holland LLC
 8072 Chinkapin Ct.
 Collettsville TN, 37363
 423-595-8966
 Lots 54-66

REVISED PLAT
 LOTS 54-65
 HAMPTON CREEK TOWNHOMES P.U.D.
 Hamilton County, Tennessee