

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-005	Review Meeting Date: 01-12-15
Subdivision Name:	The Highlands at Belleau Ridge Lots 131-143 and 270-285	
Applicant Request:	Final Plat	
Property Location:	Satjanon Drive	
Property Owner:	Fatherson Partnership	
Applicant:	Copp Engineering	
Total Acreage:	11.03 Acres	
Proposed Density:	2.53 dwelling units per acre	
Tax Map Number:	123-065.01	
Zoning:	R-1 Residential District	
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

There are no additional subdivision regulation or platting requirements required.

Additional Comments and Notes

The following items can be corrected prior on the mylar copy of the final to the submittal signatures.

1. Show and label as such the property line (as a dashed line) to be abandoned by this plat for the right-of-way of Ray Doe Road near Lot 137.
2. Show and label as such the property line (as a dashed line) to be abandoned by this plat for the right-of-way of Satjanon Drive near Lots 131/285.
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. Contact Tri-Community Volunteer Fire Department for any additional required fire hydrants.
5. Prior to signing of the final plat, submit to RPA a copy of the TDEC letter approving the extension of public water lines for this subdivision development.
6. The existing drainage easements on adjoining lots 93, 96-98, 87 and 88 were these easements on the recorded plat that established them as lots, or in deeds later on. If on deeds show the deed book and page number that references these drainage easements on their lots.

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 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 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.

RPA STAFF RECOMMENDATION

Hamilton County Engineering Staff Comments and Notes

1. 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. This subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, contact the Water Quality Program for additional requirements.
2. 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. Questions regarding sanitary sewer requirements should contact Mr. Cleveland Grimes.

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

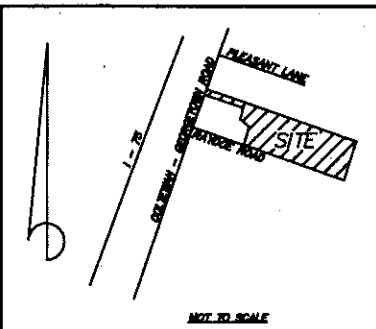
1. There are no additional comments and requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
 2. Just as a reminder approval of the final plat does not constitute approval or acceptance by the public of any offer of dedication.
 3. Review and approval of this final plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
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I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate XXXX Road and Little Sorel Rd. as shown to the public. I certify that there are no encumbrances on the property dedicated.

FATHERSON PARTNERSHIP TWO
414 SPRING ST.
Chattanooga, TN 37405
(423) 286-1252

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 precision of the unadjusted survey exceeds 1 per 10,000 as shown herein. This is a Class 1 survey.

James G. Copp P.E.S.
Copp Engineering Group
1981 Northpoint Blvd. Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax



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

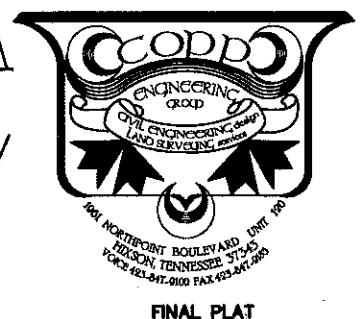
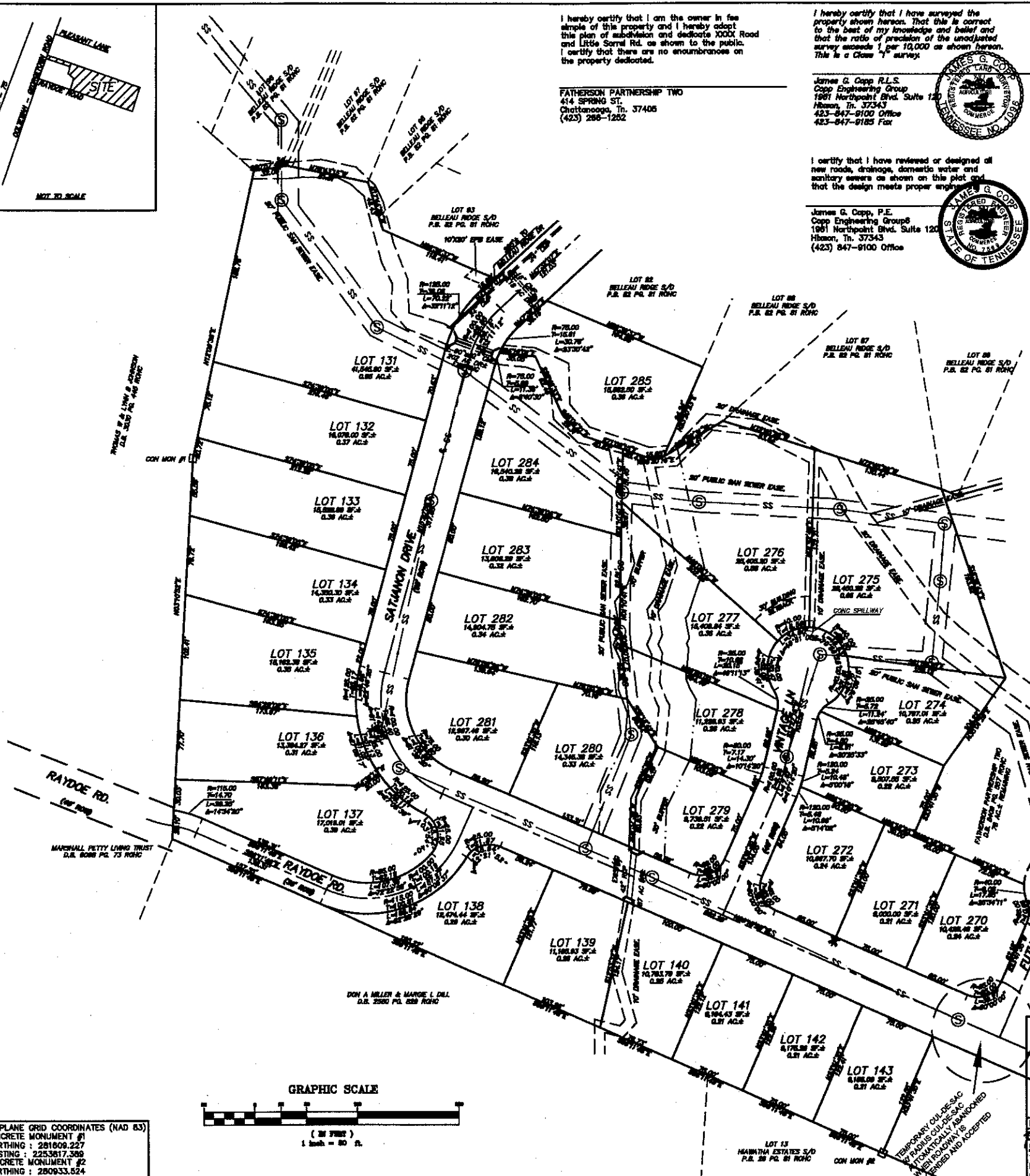
James G. Copp, P.E.
Copp Engineering Group
1981 Northpoint Blvd. Suite 120
Hixson, TN 37343
(423) 847-9100 Office



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON COUNTY VVTA
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTANOHOGY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES:

1. Zoned: R-1 & A-1
2. This plat subdivides Deed Book 8400 Page 657 ROHC.
3. This subdivision is designed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided: 11.03 Acres±
5. Sewers are available by HCWWTA through gravity flow.
6. Tax Map #123 065.01
7. Local Government does not certify that utilities or utility connections are available.
8. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention areas, restricted areas, or access easements.
9. Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, right-of-ways, or easements shown on this plat.
10. The owner/developer is responsible for the installation of drainage structures, improved easements, and drainage related facilities as shown. The maintenance of drainage structures, improved easements, and drainage related facilities is the responsibility of the property owner and not the Government of Hamilton County.
11. All of this property is above the 100 year flood hazard area per FEMA Firm Map # 47066C0381F dated 11/07/2002.
12. 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.
13. The owners of all lots are responsible to maintain Water Quality Easements and Drainage Detention Areas and Facilities to the standards to the Hamilton County Water Quality Program Rules and Regulations.
14. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facility.
15. The Hamilton County Water Quality Program Reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
16. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
17. There is a 10' Power and Communications Easement along the fronts of all lots shown.



THE HIGHLANDS AT BELLEAU RIDGE
LOT 131-143, AND LOT 270-285

HAMILTON COUNTY, TENNESSEE

Date: 12/22/14 Drawn: DUSTIN
Scale: 1"=80' Checked: JDC

COPP ENGINEERING GROUP
1981 Northpoint Blvd. Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dep. No.
BELLEAU RIDGE PHASE 1V
19-1986-100-1-1000-01-01

RECEIVED
DEC 22 2014
Chattanooga Hamilton County
Regional Planning Agency
Development Services

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING: 281609.227
EASTING: 2253917.399
CONCRETE MONUMENT #2
NORTHING: 280933.524
EASTING: 2254486.946

