

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-006	Review Meeting Date: 01-12-15
Subdivision Name:	Raptors Roost/Falcon Bluffs Lots 1, and 16 thru 19	
Applicant Request:	Final Plat	
Property Location:	Sawyer Cemetery Road and Harris Haven	
Property Owner:	Eagle Crest, LLC and David Harris	
Applicant:	Copp Engineering	
Total Acreage:	7.71 Acres	
Proposed Density:	0.64 dwelling units per acre	
Tax Map Number:	072-071, 072-073, 072-71.21, 072-074, 072-74.03, 072-080.16, and 072-080.17	
Zoning:	A-1 Agricultural District and 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 regulations or platting requirements required.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the final plat for signatures.

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.

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. 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 not located within the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit is not required.

RPA STAFF RECOMMENDATION

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 septic tanks for these lots.
3. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

4. 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.
5. Contact Hamilton County GIS for proposed street names.
6. 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.
7. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

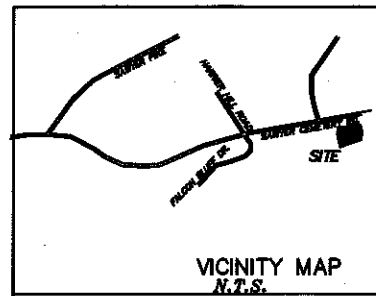
1. There are no additional comments and requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

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.
-



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 hereon. This is a Class "1" survey.

James G. Copp R.L.S.
Copp Engineering Group
1961 Northpoint Blvd. Suite 120
Hixson, TN 37343
423-847-9100 Office
423-847-9185 Fax



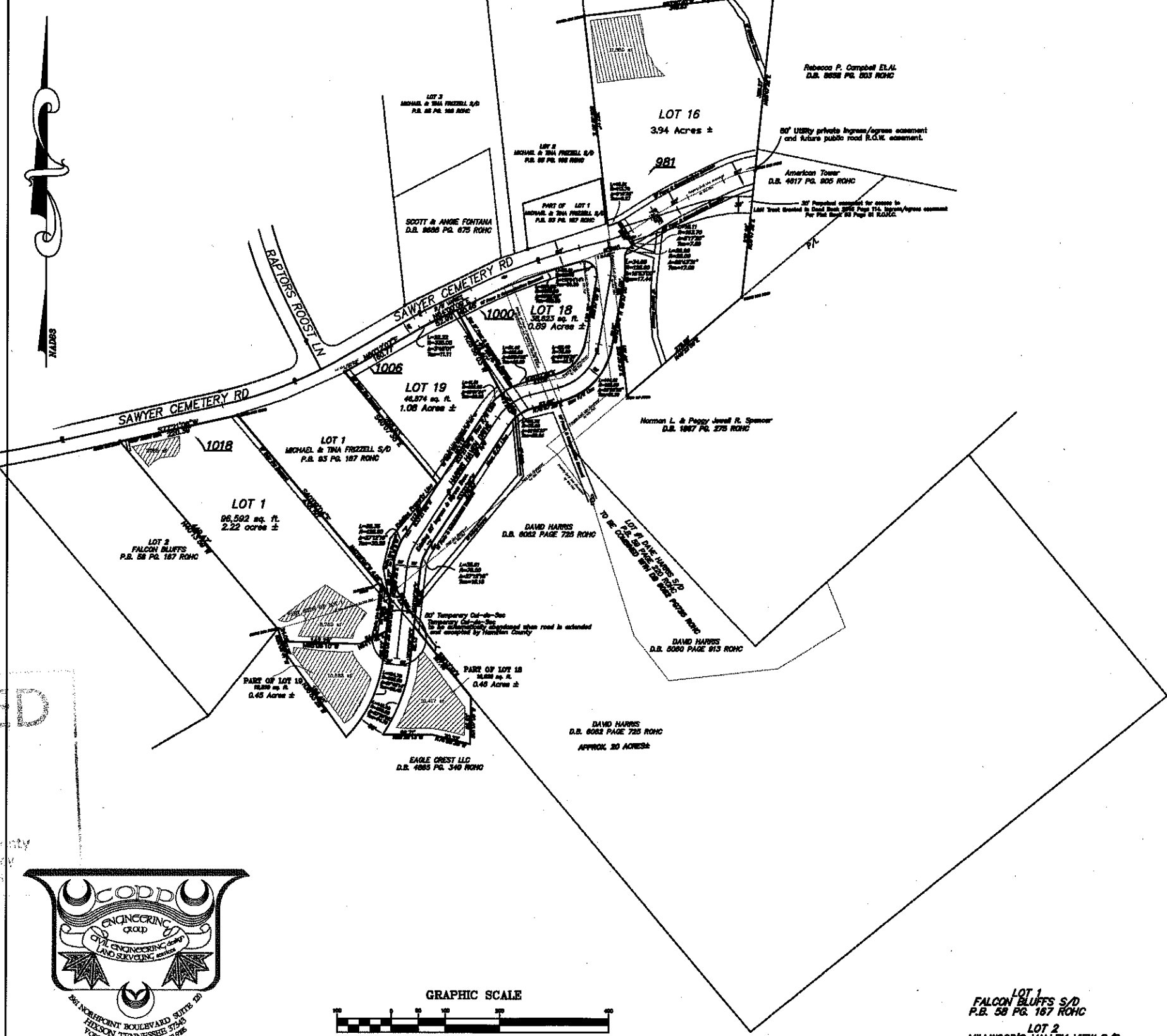
I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

David Harris
7401 Harris Haven Dr.
Signal Mountain, TN 37377
(423) 886-4364

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.

EAGLES CREST LLC (Owner Lots 1, 16,17,18,19)
100 Hamm Road
Chattanooga, TN 37405
(423) 286-1855

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

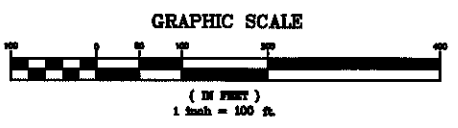


- GENERAL NOTES :**
1. Zoned : A-1, R-1
 2. This plat subdivides Deed Books and Pages 4865/340, 5060/813, 6082/726, 8627/648, 4865/355 ROHC
 3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
 4. Area Subdivided : 9.04 Acres ±
 5. Local Government does not certify that utilities or utility connections are available.
 6. Tax Map # 72-071.72-073, 72-71.21, 72-074, 72-74.03, 72-80.18, 72-80.17
 7. Lot 1, 16, 18, 19 is approved for a maximum of Four (4) bedrooms.
 8. 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 the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.
 9. No pools without prior written approval from the Hamilton County Groundwater Protection.
 10. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
 11. 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.
 12. Minimum 25' fieldline setback from all drainage easements shown.
 13. The government of Hamilton County is not responsible to construct or maintain drainage easements.
 14. All drainage easements shown hereon, lying outside of any dedicated right-of-way, are private.
 15. Hamilton County is not responsible for the maintenance of the 50' utility, private ingress & egress and future road r.o.w.
 12. Purpose of plat: Revise Lots as shown and to dedicate the R.O.W. of Harris Haven Road to the public.

RECEIVED

DEC 22 2014

Chattanooga Hamilton County
Regional Planning Agency
Construction Services



FINAL PLAT

RAPTOR'S ROOST / FALCON BLUFFS

RAPTOR'S ROOST LOTS 16,18,19
FALCON BLUFFS LOT 1
LOCATED IN THIRD CIVL DISTRICT
HAMILTON COUNTY, TENNESSEE

Date : 09/15/14	Drawn : DGC
Scale : 1"=100'	Checked : JGC
COPP ENGINEERING GROUP	
1961 Northpoint Blvd. Suite 120 Hixson, TN 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. No.	SWR 020918 01/14/14

LOT 1
FALCON BLUFFS S/D
P.B. 58 PG. 167 ROHC

LOT 2
MILLWOOD'S VALLEY VIEW S/D
P.B. 37 PG. 147 ROHC