

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-020	PC Meeting Date: 05-11-15
Subdivision Name:	Boulder Pass at the Canyons PUD Lots 45 thru 58	
Applicant Request:	Final Plat	
Property Location:	Clear Canyon Drive	
Property Owner:	Pratt and Associates	
Applicant:	David Mathews Surveying	
Total Acreage:	3.67 Acres	
Proposed Density:	3.81 dwelling units per acre	
Tax Map Number:	081-085	
Zoning:	A-1 Agricultural 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

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

Additional Comments and Notes

The following items can be corrected on the final plat submittal for signatures and recording.

1. State the width of the right-of-way for Boulder Creek Trail.
2. Delete the following: "Water supply: Waldens Ridge Utility District".
3. Delete the following: "1= Lot Number.
4. In note 25 change "The Government of Hamilton County is ot responsible to construct or maintain Water Quality Easements or any drainage related facilities" to "The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities".
5. Change: "The H.C.W.Q.P. reserves the right at any time to access Water Quality Easements to inspect areas and facilities. Facilities" to "The H.C.W.Q.P. reserves the right at any time to access Water Quality Easements to inspect areas and facilities".
6. Change: "The H.C.W.Q.P. rules and regulations shall apply to any discharge of storm water from this subdivision. Facilities" to "The H.C.W.Q.P. rules and regulations shall apply to any discharge of storm water from this subdivision".
7. Show and label a 10' Drainage Easement along the drainage pipe in the right-of-way along the future development area adjacent to proposed Lot 50. This 10' Drainage Easement is 10' on either side of the drainage pipe. The 10' Drainage Easement needs to be shown only on the property itself and not the right-of-way.

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.

RPA STAFF RECOMMENDATION

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 requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
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. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
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. Public sanitary sewers have not been approved. Please submit required sewer information to WWTa following their submittal and review process.
2. Additional comments and notes may be required during the review process for public sanitary sewers as required by WWTa.
3. Questions regarding sanitary sewer requirements and approval 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 approval of proposed street names.
3. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of 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 notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

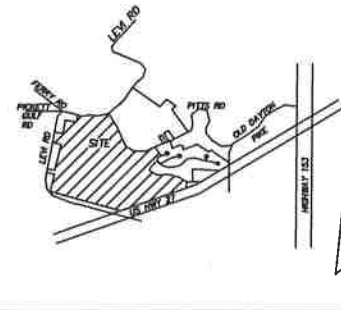
1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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 acceptance of any offers 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.
 4. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
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RPA STAFF RECOMMENDATION

5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action approve the final plat.
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LOCATION MAP

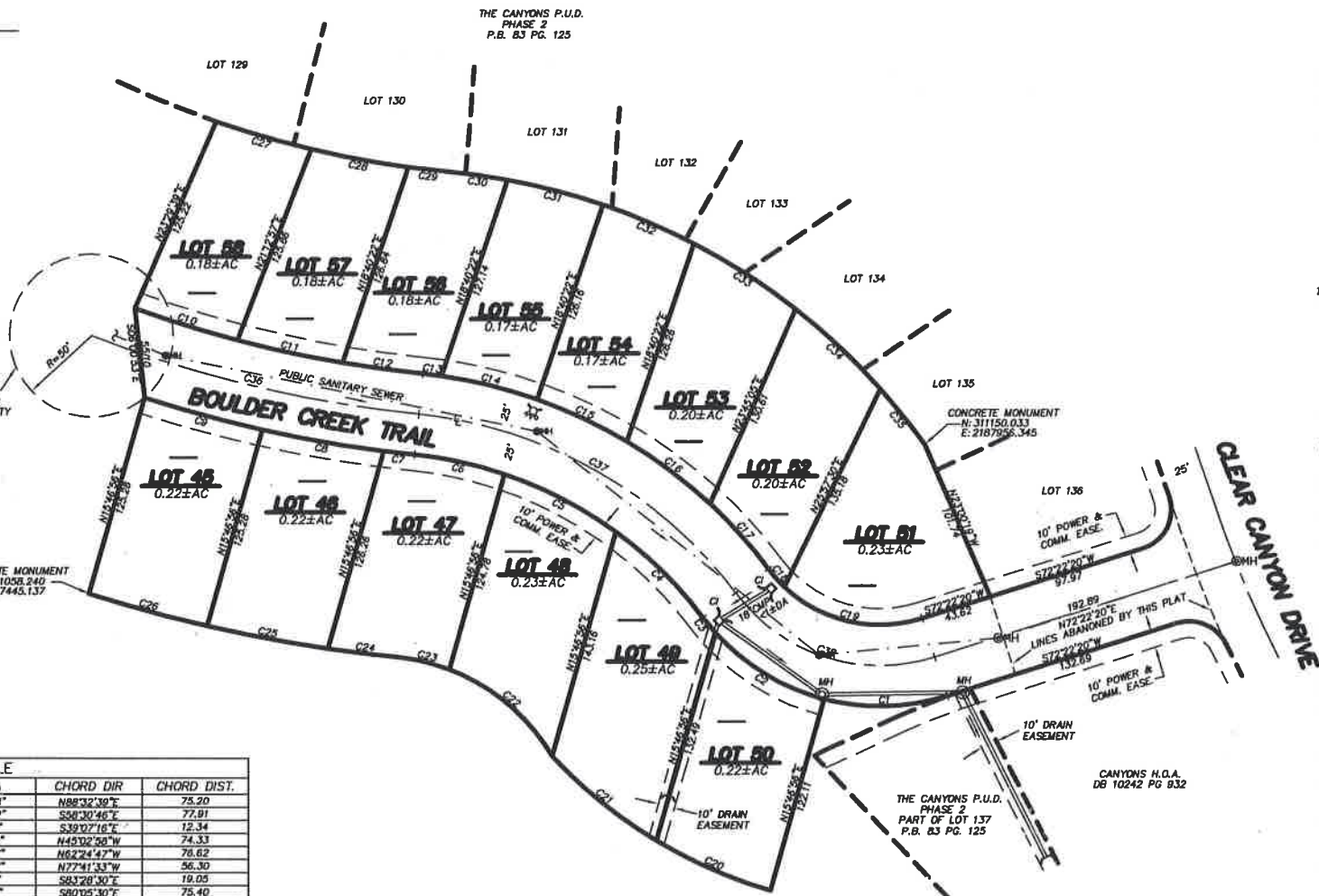
ENGINEERS CERTIFICATION

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

Chatanooga Engineering Corp
Rocky Chambers
400 E. Main St
Chattanooga, Tennessee 37408
(423) 600-9110

PRATT & ASSOCIATES
DB 10327 PG 348
27.87 ACRES REMAIN

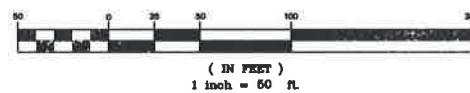
TEMPORARY CUL-DEL-SAC
TO BE ABANDONED WHEN
THE ROAD IS EXTENDED AND
ACCEPTED BY HAMILTON COUNTY



PRATT & ASSOCIATES
DB 10327 PG 348
27.87 ACRES REMAIN

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIR	CHORD DIST.
C1	76.21	135.00	39.15	32°20'38"	N88°32'38"E	75.20
C2	79.03	135.00	40.68	33°32'32"	S58°30'46"E	77.91
C3	12.35	135.00	6.18	5°14'27"	S39°07'16"E	12.34
C4	74.60	250.00	37.58	17°05'51"	N49°02'58"W	74.33
C5	75.22	250.00	38.77	17°32'47"	N52°24'42"W	76.62
C6	56.42	250.00	28.33	12°55'47"	N72°41'33"W	56.30
C7	19.06	800.00	9.53	1°21'53"	S81°28'30"E	19.05
C8	75.42	800.00	37.74	5°24'07"	S80°55'30"E	75.40
C9	75.03	800.00	37.54	5°22'25"	S74°42'18"E	75.00
C10	65.75	750.00	32.90	5°01'22"	S72°49'00"E	65.73
C11	65.97	750.00	33.07	5°02'24"	S77°30'53"E	65.95
C12	48.60	750.00	24.81	3°47'22"	S84°18'46"E	49.59
C13	11.55	300.00	5.77	2°14'20"	N83°03'17"W	11.55
C14	60.32	300.00	30.26	11°01'12"	N78°11'31"W	60.22
C15	60.51	300.00	30.36	11°33'25"	N64°39'13"W	60.41
C16	63.44	300.00	31.54	12°07'01"	N52°48'59"W	63.33
C17	53.71	300.00	28.93	10°19'26"	N41°37'46"W	53.64
C18	14.63	85.00	7.33	8°51'44"	S41°28'54"E	14.61
C19	80.89	85.00	50.33	81°15'24"	S78°59'43"E	86.62
C20	75.97	294.06	38.20	14°48'10"	S86°38'17"E	75.76
C21	82.07	294.06	41.30	15°39'23"	S59°41'31"E	81.80
C22	83.94	124.80	43.63	38°32'26"	N49°47'59"W	82.37
C23	29.64	124.80	14.89	13°36'38"	N78°52'11"W	29.58
C24	45.99	925.79	23.00	2°50'48"	S83°06'23"E	45.99
C25	75.32	925.79	37.68	4°39'42"	S79°21'08"E	75.30
C26	75.02	927.32	37.53	4°38'08"	S74°42'21"E	75.00
C27	60.65	616.20	30.45	5°39'28"	S74°56'25"E	60.62
C28	60.58	616.20	30.31	5°37'58"	S79°29'08"E	60.55
C29	25.56	616.20	12.78	2°22'17"	S81°29'25"E	25.56
C30	35.66	400.00	17.84	5°06'27"	N82°07'30"W	35.64
C31	60.20	400.00	30.16	6°37'22"	N75°15'36"W	60.14
C32	60.26	400.00	30.19	6°37'53"	N66°37'58"W	60.20
C33	74.07	400.00	37.11	10°36'03"	N57°00'59"W	73.91
C34	71.48	400.00	35.84	10°14'20"	N46°35'47"W	71.39
C35	43.60	400.00	21.82	6°14'42"	N38°21'16"W	43.58
C36	206.84	775.00	104.04	15°17'29"	S76°30'42"E	206.22
C37	228.74	275.00	121.45	47°39'24"	N60°19'45"W	222.20
C38	136.55	110.00	78.65	71°07'37"	S72°03'51"E	127.95

GRAPHIC SCALE



Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple and hereby dedicate the road ROW to the public forever.

Pratt Homes
1738 Dayton Blvd
Chattanooga, Tennessee 37416
(423) 287-9817

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

David Mathews PLS#747

RECEIVED

APR 20 2015

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

Chattanooga Hamilton County
Regional Planning Agency
Development Services

GENERAL NOTES

1. Zoned : A-1 P.U.D.
2. Acres subdivided : 3.67±Ac
3. This plat subdivides deed : 10327-348
4. Water supply : Waldens Ridge Utility District
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 81-85 (Part of)
8. The only minimum building setbacks required are a minimum of 25' from the outer boundary of the P.U.D., 10' from road right-of-ways and 10' between free standing buildings. Other than above, no minimum building setbacks are required.
9. There are 62 dwelling units, and a density of 3.33 units per acre. (for the overall site.)
10. Public sanitary sewer is available by HCWTA.
11. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, private road, or any ground, facility, building or any thing else on any community lot.
12. Only detached single family houses and accessory uses with one house per lot are permitted on lots 45 thru 58.
13. There is a 10' Power and Communications easements along the road frontage of all lots.
14. The developer is to install improved drainage easements and drainage related structures and facilities as shown.
15. See Resolution Number 305-23b for approval of Special Exception Permit for the P.U.D. and any addition conditions adopted by Resolution 305-23B.
16. Local government does not certify that utilities or utility connections are available.
17. Per FEMA Flood Map number 47065C0217F dated 11-7-2002 this development does not lie within the 100 year flood zone.
18. Special Exceptions PUD Approval for the overall site, including all phases previously recorded, limited to 280 single family detached dwelling units and 110 townhouses and a density of 1.8 units per acre.
19. Per Section 401(D)(1) of the Hamilton County Zoning Regulations there shall be at least two parking spaces per dwelling unit single-family dwelling.
20. Approval of the plat does not imply that Hamilton County will approve any subsequent development using roads, ROW or easements shown on this plat.
21. Preliminary Plat was approved on Sept. 9, 2013
22. ○ = Lot Number
23. Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered or changed in any way without permission from H.C.W.Q.P.
24. The owners of lots 45-58 are responsible to maintain Water Quality Easements to the standards of the H.C.W.Q.P. rules & regulations.
25. The Government of Hamilton County is responsible to construct or maintain Water Quality Easements or any drainage related facilities.
26. The H.C.W.Q.P. reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
27. The H.C.W.Q.P. rules & regulations shall apply to any discharge of storm water from this subdivision.

FINAL PLAT

BOULDER PASS AT THE CANYONS

PLANNED UNIT DEVELOPMENT
LOTS 45 THRU 58
HAMILTON COUNTY, TENNESSEE

Date: 4-22-2015 Drawn: R Middleston
Scale: 1"=50' Checked: DLM Job#: 13-149

DAVID MATHEWS SURVEYING
1850 HAMILTON ROAD FX: 423-870-9871
CHATTANOOGA, TENN. 37343 PH: 423-870-4208

13-S4274