

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-050</b>	<b>PC Meeting Date:</b> 09-14-15
<b>Subdivision Name:</b>	<b>Easthaven Subdivision Lots 1 thru 65</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	2016 Ooltewah-Ringgold Road	
<b>Property Owner:</b>	Easthaven Partners	
<b>Applicant:</b>	Chattanooga Engineering Group and David Mathews Surveying	
<b>Total Acreage:</b>	15.97 Acres	
<b>Proposed Density:</b>	4.07 dwelling units per acre	
<b>Tax Map Number:</b>	160-006.01	
<b>Zoning:</b>	R-1 Residential District	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a final plat subject to the following conditions:</b></p> <p><b>Installation and completion of all infrastructure related improvements as part of this subdivision development.</b></p> <p><b>Submittal of all required infrastructure “as-builts” to the appropriate department for review.</b></p> <p><b>Corrections and modifications identified below.</b></p>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Regulation and Platting Requirements

The following items can be corrected on the final plat submitted for signatures.

1. In the owners certification add the dedication statement for the right-of-way to be dedicated to the public.
2. Add the following note: ① = Lot Number.
3. Add the following note: “Preliminary Plat approved on December 8, 2014.”
4. Add the following note: “Sanitary sewer available by Hamilton County WWTA.”
5. Add the following note: “Owner/developer to install all drainage structures and improved easements. Maintenance to be assumed by the property owner and not Hamilton County.”
6. Show and label existing and/or proposed fire hydrants.

#### Additional Comments and Notes

The following items can be corrected on the final plat submitted for signatures.

1. Add the following note: “Per Resolution No. 714-28 Lots 19 thru 24 that have a common property line with East Colony Subdivision restricted to 1 and ½ stories in height.”
2. Add the following note: “Per Resolution No. 714-28 applicant to plant trees at every lot corner along Leslie Sandidge Drive.”
3. Add the following note: “Per Resolution No. 714-28 applicant to provide decorative lighting.”
4. Add the following note: “Per Resolution No. 714-28 sidewalks are required along new streets to be installed as homes are built.”
5. Add street address. Hamilton County GIS will assign street addresses after final plat is approved.
6. Contact Hamilton County GIS for approval of proposed street names.

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### 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 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 WWTAs 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 regarding sanitary sewer requirements and approval should contact Mr. Chas Webb.

#### Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for approval of proposed street names.
2. Show street addresses after final plat has been approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. Prior to signing of the final plat please submit the Geo-reference CAD file used to create the subdivision plat to Hamilton County GIS. If GIS does not have this copy they will not sign the plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

#### Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department 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
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- departments and agencies of required construction/engineering plans and other required permits.
4. Prior to Hamilton County GIS signing the final plat please submit the 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.
  5. The Final plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.
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**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.

**Easthaven Partners**  
**Barry Payne**  
 9459 Bradmore Lane, Suite 201  
 Ooltawah, Tennessee 37363  
 (423) 696-9244

**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.

**Chattanooga Surveying**  
**Rocky Chambers**  
 400 East Main Street Ste 130  
 Chattanooga, Tennessee 37408  
 Phone (423) 600-9110

**GENERAL NOTES**

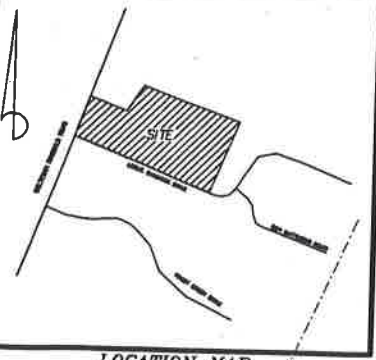
1. Zoned : R-1
2. Acres subdivided : 16.87± AC
3. This plat subdivides deed : 10366-449
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. 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. 160-6.01
8. 65 total lots of which 60 are buildable per Resolution # 714-28.
9. Density 3.75 buildable units per acre.
10. The government of Hamilton County is NOT responsible to construct or maintain drainage easements on any lot and is NOT responsible to construct or maintain any drainage detention area, drainage, pond, spring, ground or facility on Community Lots.
11. The Government of Hamilton County is not responsible to construct or maintain drainage detention areas, or drainage easements.
12. Water quality easements and other drainage related facilities installed by the developer cannot be filled, altered or changed without permission from the Hamilton County Water Quality Program.
13. The government of Hamilton County is not responsible to construct or maintain water quality easements or any drainage related facilities.
14. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
15. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program.
16. Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easement to inspect area and facilities.

APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 HAMILTON COUNTY WATA  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHATTA/HAM CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

**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 "F" Survey.

David Mathews PLS#747



LOCATION MAP



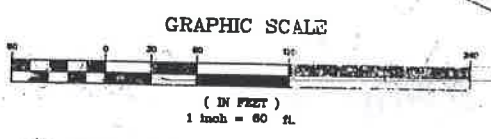
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	35.31	25.00	25.04	90°02'35"
C2	38.85	25.00	24.58	89°02'04"
C3	9.48	10.00	5.13	54°18'53"
C4	27.22	50.00	13.66	31°11'26"
C5	51.59	50.00	28.35	59°05'05"
C6	20.58	50.00	10.44	23°34'41"
C7	55.63	50.00	31.09	63°45'03"
C8	12.65	50.00	6.02	20°25'52"
C9	8.48	10.00	5.13	54°18'53"
C10	21.02	24.96	11.18	40°15'24"
C11	47.08	50.00	25.45	53°38'52"
C12	42.47	50.00	22.61	48°40'08"
C13	52.45	50.00	28.63	60°05'32"
C14	18.90	49.83	10.13	22°58'36"
C15	15.55	125.00	11.18	48°11'07"
C16	14.80	125.00	7.78	29°17'39"
C17	29.00	25.00	16.38	64°17'06"
C18	30.52	25.00	15.75	62°28'04"
C19	30.52	50.00	15.75	34°58'31"
C20	50.02	50.00	27.33	57°18'20"
C21	45.15	50.00	24.24	51°44'09"
C22	42.33	50.00	22.83	48°30'26"
C23	29.00	25.00	16.38	62°28'04"
C24	2.80	125.00	1.40	66°20'04"
C25	35.20	125.00	17.72	37°17'07"
C26	11.84	1875.00	5.97	0°20'47"
C27	8.44	1875.00	4.22	0°14'41"
C28	39.23	25.00	24.96	89°24'05"
C29	39.31	25.00	25.04	90°04'25"
C30	33.71	25.00	19.99	77°18'07"
C31	52.33	75.00	27.28	52°28'31"
C32	64.75	75.00	34.55	59°28'31"
C33	65.34	75.00	34.91	49°25'09"
C34	51.48	75.00	26.80	38°12'39"
C35	55.81	75.00	29.27	42°38'08"
C36	63.23	75.00	33.63	48°18'07"
C37	20.89	2025.00	10.45	0°32'26"
C38	5.98	25.00	3.01	0°32'26"
C39	30.64	2000.00	10.32	1°34'55"
C40	63.40	100.00	44.30	47°46'57"
C41	75.32	100.00	39.55	43°02'18"
C42	77.88	100.00	41.04	44°37'24"
C43	78.05	100.00	41.04	44°37'24"
C44	78.05	100.00	41.14	44°34'14"
C45	78.05	100.00	41.14	44°34'12"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	27.22	S28°33'55"E
L2	32.64	S28°33'55"E
L3	1.07	N14°33'55"E

- GENERAL NOTES (Continued)**
17. The entirety of Community Lots 1, 37 & 46 are for drainage detention areas.
  18. No building permit is to be issued for a residential building on any of the Community Lots. Community lots are to be used for open space, recreation or drainage purposes only. Maintenance to be assumed by the developer until the lots are dedicated to the home owners or to a home owners association.



**HAMILTON COUNTY, TENNESSEE**

**EASTHAVEN SD**

**LOTS 1 THRU 65**

**FINAL PLAT**

Date: 5-15-2015  
 Scale: 1"=60'  
 Drawn: R. Mathews  
 Checked: D.M.

**DAVID MATHEWS SURVEYING**  
 3000 MARKET ROAD  
 CHATTANOOGA, TENN. 37408

**RECEIVED**

**AUG 19 2015**

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services