

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-060	PC Meeting Date: 11-14-16
Subdivision Name:	Skyfall Subdivision-PUD Lots 1 thru 35 and Community Lots C-1 thru C-08	
Applicant Request:	Final Plat	
Property Location:	Ooltewah Ringgold Road @ Quail Mountain Drive	
Property Owner:	Rick Harris	
Surveyor/Engineer:	Northpointe Surveying and Passpointe Engineering	
Total Acreage:	14.72 Acres	
Proposed Density:	2.17 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	32 Single-Family Detached Dwellings and 8 Community Lots	
Accessibility:	Extension of existing 50' Right-of-Way off of Ooltewah-Ringgold Road	
Tax Map Number:	160-037.04 and 037.05	
Zoning:	A-1 Agricultural District and R-2 Residential District a Planned Unit Development	
Subdivision Variances Required:	None	
Staff Recommendation:	<p>APPROVE as a Final Plat subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Installation and completion of all required infrastructure related improvements as part of this subdivision development. 2. Submittal of all required infrastructure “as-builts” to the appropriate departments. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Variances

No need for any variance to the subdivision regulations.

Subdivision Regulation and Platting Requirements

There are no additional subdivision regulation or platting requirements required. All corrections and modifications have been completed.

Additional Comments and Notes

The following additional comments or notes can be corrected on the submittal of the Final Plat for signatures.

1. In proposed Lot 6 delete “proposed” from the irregular walking path easement.
2. Remove road profiles from the Final Plat. Road profiles are not required to be shown on the Final Plat.

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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 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.

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. This property is located within the Hamilton County Water Quality Program boundary.
2. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
3. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Bishop at (423) 209-7851.

Hamilton County WWTA Staff Comments and Notes

1. Sanitary sewers are not available. Submit plans to the Hamilton County WWTA for review and approval following our submittal and review process.
2. Submit any required "as-builts" to Hamilton County WWTA prior to signing of the Final Plat.
3. Questions concerning Hamilton County WWTA comments and notes contact Mr. Chas Webb (423) 209-7842.

Hamilton County GIS Staff Comments and Notes

1. Add street addresses. Hamilton County GIS will assign street addresses after the Final Plat is approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. 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.
3. 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 or notes.

Other Utilities and Fire Department Comments and Notes

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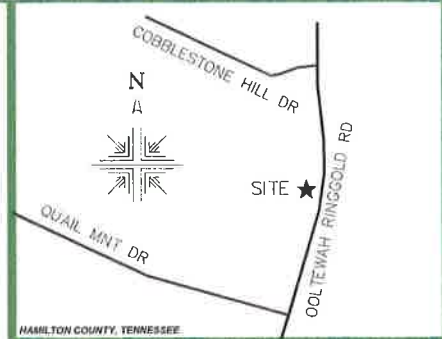
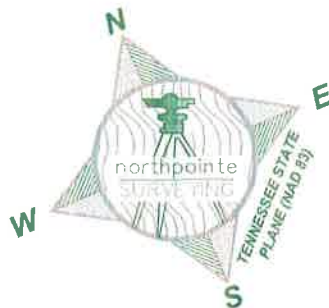
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Reminders

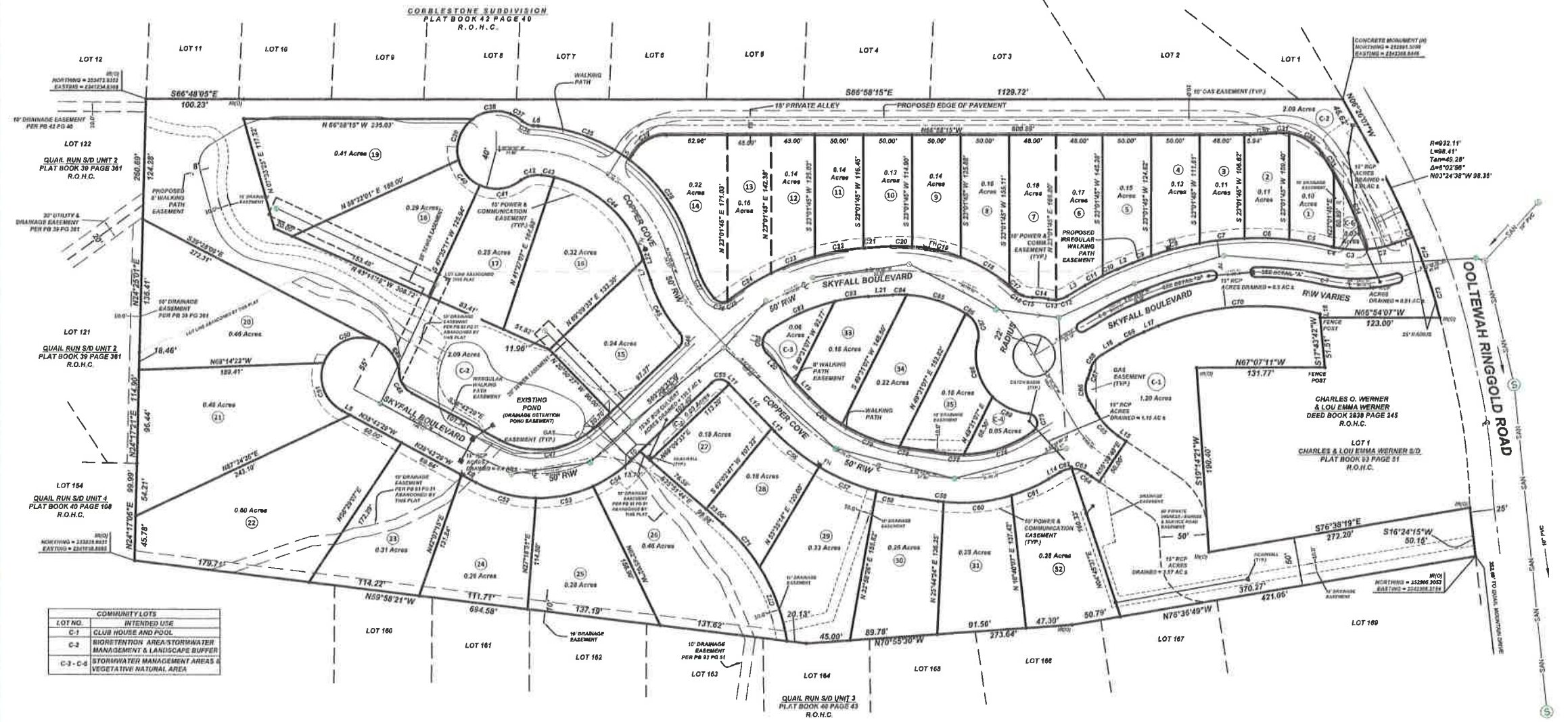
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
 2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
 3. Review 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.
 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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LEGEND

- IR(N) IRON ROD NEW
- IR(O) IRON ROD OLD
- IP(O) IRON PIPE OLD
- IP(N) IRON PIPE NEW
- RCP REINFORCED CONCRETE PIPE
- SM SANITARY MANHOLE
- HYD FIRE HYDRANT
- SAN SANITARY SEWER

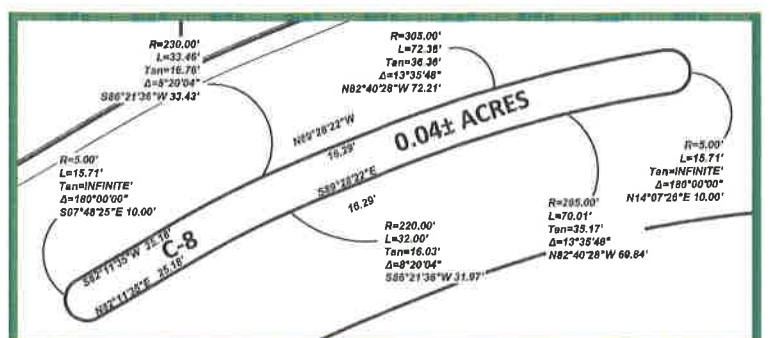


APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY CHATTAHAMA COUNTY REGIONAL
 PLANNING COMMISSION
 DATE _____
 BY HAMILTON COUNTY WWTA
 DATE _____
 BY _____

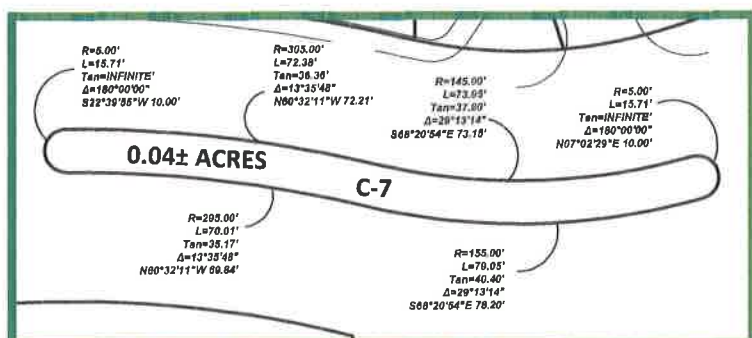


LOT NO.	INTENDED USE
C-1	CLUB HOUSE AND POOL
C-2	BIORETENTION AREA/STORMWATER MANAGEMENT & LANDSCAPE BUFFER
C-3, C-4	STORMWATER MANAGEMENT AREAS & VEGETATIVE NATURAL AREA

OCT 24 2016

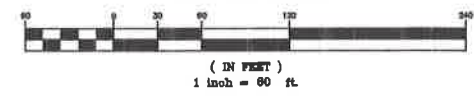


COMMUNITY LOT 8 & DRAINAGE EASEMENT DETAIL "B"
 SCALE: 1" = 20'



COMMUNITY LOT 7 & DRAINAGE EASEMENT DETAIL "A"
 SCALE: 1" = 20'

GRAPHIC SCALE



IF THE SURVEYOR'S SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION.

REVISIONS

NO.	DATE

SKYFALL SUBDIVISION
 LOTS 1 - 35 AND COMMUNITY LOTS C-1 - C-8



northpointe
 SURVEYING
 2719 NICKORY VALLEY RD SUITE A
 CHATTANOOGA, TN 37421
 423-527-7123
 AL - REG-16254 LS
 GA - L-RECORPERS

FINAL PLAT
 PLANNED UNIT DEVELOPMENT
 DEED BOOK 10424 PAGE 747
 LOT 2, CHARLES & LOU EMMA SUBDIVISION
 PLAT BOOK 93 PAGE 51
 HAMILTON COUNTY, TENNESSEE

DRAWN BY R.D.B.	APPROVED DWG
DATE: JULY 27, 2015	CHECKED DWG
SCALE: 1" = 60'	FIELD
SHEET NO: 2 OF 2	DWG NO: 15-017