

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-052	PC Meeting Date: 09-12-16
Subdivision Name:	Boulder Pass at the Canyons Subdivision-PUD Lots 1-10, 32-44, and 60-62	
Applicant Request:	Final Plat	
Property Location:	Deer Valley Circle and Boulder Creek Trail	
Property Owner:	Pratt and Associates	
Surveyor/Engineer:	David Mathews Surveying and Chattanooga Engineering Group	
Total Acreage:	7.56 Acres	
Proposed Density:	3.43 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	26	
Accessibility:	Extension of existing 50' Right-of-Way Deer Valley Drive and Boulder Creek Trail	
Tax Map Number:	081-085.20	
Zoning:	A-1 Agricultural 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

The following additional Subdivision Regulation and Platting requirements can be corrected on the submittal of the Final Plat for signatures and recording.

1. For drainage pipes in the right-of-way state the number of acres drained.
2. Add street addresses to the final plat. Hamilton County GIS will assign after the Final Plat is approved.
3. Show and label as such fire hydrants.
4. Label sanitary sewers as such.
5. On adjoining Lots 45 and 59 for the existing 5' drainage easement add “Per P.B. 102 Pg. 160”.

Additional Comments and Notes

There are no additional comments or notes.

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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. 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 WWTAs Staff Comments and Notes

1. Sanitary sewers are not available. Submit plans to the Hamilton County WWTAs for review and approval following our submittal and review process.
2. Questions concerning Hamilton County WWTAs 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.

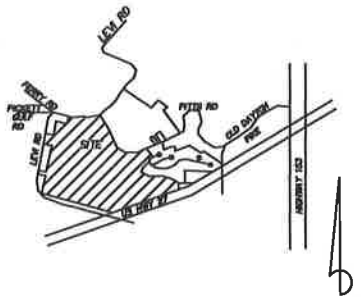
Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the

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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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LOCATION MAP

Owner's Certification

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

Praff and Associates, LLC.
1738 Dayton Boulevard
Chattanooga, Tennessee 37405
(423) 287-8917

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

ENGINEERS CERTIFICATION

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

Chattanooga Engineering Group
Rocky Chambers
400 E. Main St
Chattanooga, Tennessee 37408
(423) 800-9110

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

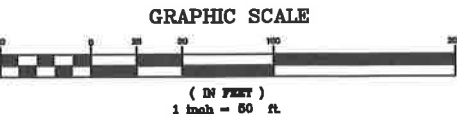
AUG 18 2016

GENERAL NOTES

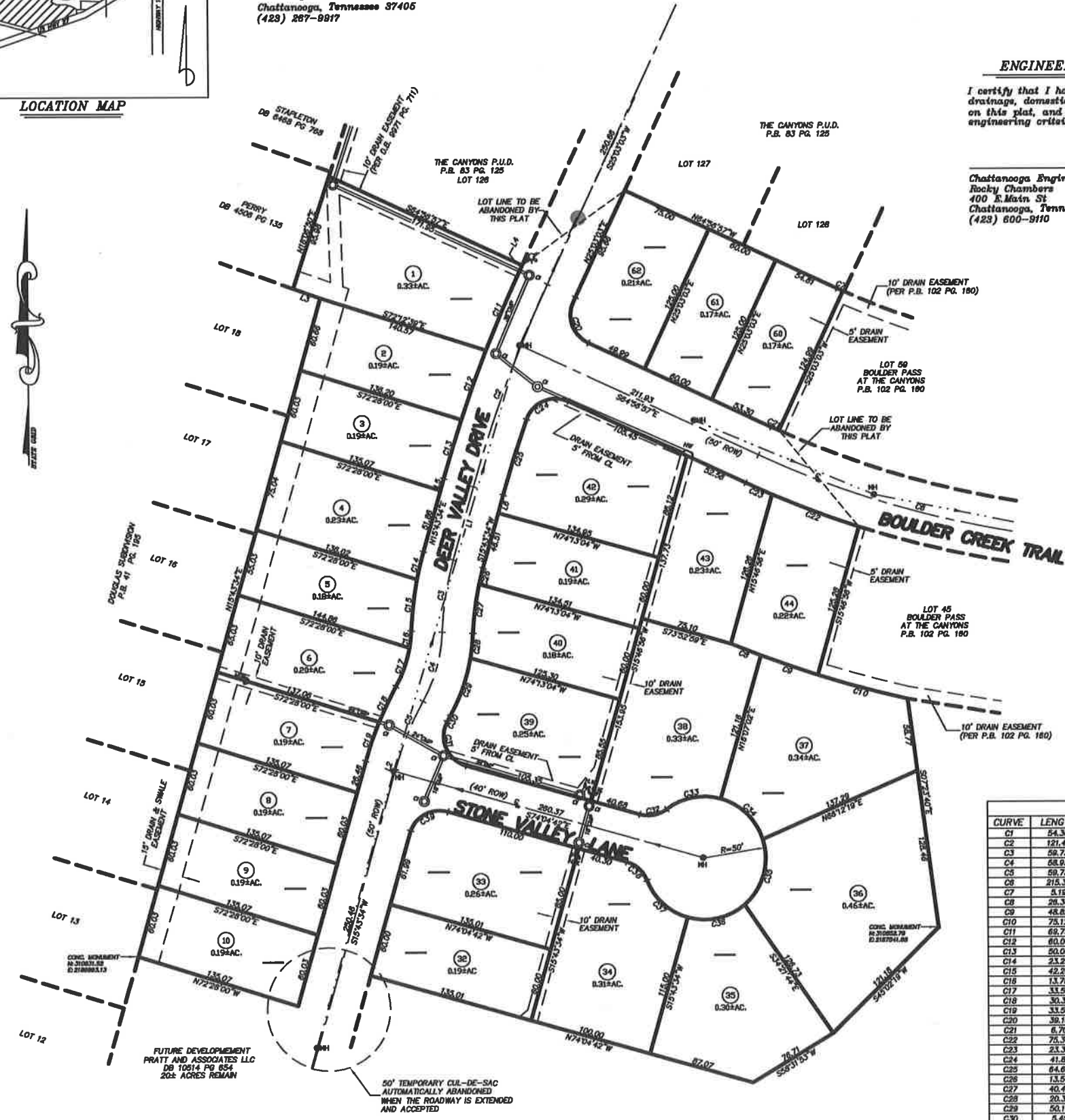
1. Zoned : A-1 P.U.D.
2. Acres subdivided : 7.58±Ac
3. This plat subdivides deed : 10514-654
4. All corners are Iron Pins set unless otherwise noted.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 81-85.20 (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 28 dwelling units, and a density of 3.44 units per acre.
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 1 thru 63
13. There is a 10' Power and Communications easements along the road frontage of all lots.
14. Local government does not certify that utilities or utility connections are available.
15. See Res.# 305-25b for approval of SEP for FUD and any additional conditions placed on the property.
16. SEP approval for overall FUD site limited to 280 single family dwellings.
17. ① = Lot number
18. Preliminary plat was approved on Feb. 2, 2016. See Resolution # 2016-005.
19. The owner/developer is to install all drainage structures and improved easements as shown. Maintenance to be assumed by the property owner.
20. The owner of all lots are responsible to maintain Hamilton County Water Quality Easements to the standards of the Hamilton County Water Quality Program.
21. Hamilton County is not responsible to construct or maintain Water Quality Easements or drainage facilities.
22. Water Quality Easements and other drainage facilities cannot be filled, altered, or changed without the permission of the Hamilton County Water Quality Program.
23. Hamilton County Water Quality Program reserves the right to access at any time the Water Quality Easements to inspect areas and facilities.
24. Hamilton County Water Quality Program rules and regulations shall apply to any discharge of same from this subdivision.



VALUED PROJECTS REVIEW-FITTS MILLER/PLANNING PLAT PHASE 2B BOULDER PASS/16 07/18/2016 8:00 AM EDT



(IN FEET)
1 inch = 50 ft.



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	54.35	1080.00	27.18	233.02°
C2	121.41	1080.00	60.72	128.27°
C3	58.73	258.30	30.00	1314.59°
C4	58.93	127.41	30.00	2028.57°
C5	58.73	258.30	30.00	1314.59°
C6	215.35	775.00	108.37	10330.16°
C7	5.19	618.20	2.60	028.58°
C8	28.30	627.32	13.15	137.30°
C9	48.82	627.32	24.42	330.50°
C10	75.12	627.32	37.58	430.00°
C11	62.75	1105.00	34.88	338.59°
C12	60.06	1105.00	30.04	338.51°
C13	50.03	1105.00	25.02	238.38°
C14	23.23	283.30	11.62	431.65°
C15	42.28	283.34	21.18	633.00°
C16	13.78	102.41	6.90	744.88°
C17	33.59	102.41	16.95	832.31°
C18	30.31	283.30	15.17	610.75°
C19	33.59	283.30	16.61	647.33°
C20	38.16	25.00	24.89	8945.32°
C21	6.70	750.00	3.35	030.42°
C22	75.30	800.00	37.68	573.35°
C23	23.38	800.00	11.69	140.28°
C24	41.61	25.00	27.67	8938.50°
C25	64.64	1055.00	32.33	330.39°
C26	13.50	233.30	6.75	318.54°
C27	40.45	233.30	20.28	628.05°
C28	20.32	152.41	10.17	738.17°
C29	50.17	152.41	25.31	1831.40°
C30	5.45	233.30	2.73	120.19°
C31	44.38	25.00	30.72	10348.56°
C32	23.18	25.00	12.50	630.48°
C33	46.17	50.00	24.89	5254.30°
C34	48.54	50.00	27.02	5848.03°
C35	58.39	50.00	33.04	6554.31°
C36	48.54	50.00	27.02	5848.03°
C37	46.17	50.00	24.89	5254.30°
C38	23.18	25.00	12.50	630.48°
C39	37.28	25.00	23.09	6929.50°

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.85	S154°34'W
L2	1.82	S154°34'W
L3	23.22	N202°17'W
L4	5.07	N88°10'3"E
L5	8.98	S184°34'W
L6	15.34	S154°34'W

FINAL PLAT

BOULDER PASS AT THE CANYONS

PLANNED UNIT DEVELOPMENT
LOTS 1-10, 32-44 AND 60-62

HAMILTON COUNTY, TENNESSEE

Date: 7-22-2016 Drawn: R Middleton
Scale: 1"=100' Checked: DLM Job#: 16-518

DAVID MATHEWS SURVEYING
1020 HAMILTON ROAD CHATTANOOGA, TENN. 37418 TEL: 423-870-9871
16-S4557