

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-011	PC Meeting Date: 03-09-15
Subdivision Name:	Hampton Meadows PUD Lots 2 thru 49	
Applicant Request:	Final Plat	
Property Location:	Roy Lane	
Property Owner:	Pratt and Associates	
Applicant:	Cornerstone Surveying	
Total Acreage:	25.02 Acres	
Proposed Density:	2.00 dwelling units per acre	
Tax Map Number:	104-13, 13.10, 13.07, 13.19, 13.21, and 13.09	
Zoning:	R-1 Residential District PUD	
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 required.

Additional Comments and Notes

There are no additional subdivision regulation or platting requirements required.

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. 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 located within the Program Area of the Hamilton County Water Quality Program a land disturbing permit may or may not be required; therefore, contact the Water Quality Program for additional requirements.
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 any required sewer information to WWTA for review and approval of public sanitary sewer lines.

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2. 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. 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.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

1. Outside EPB service boundary.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

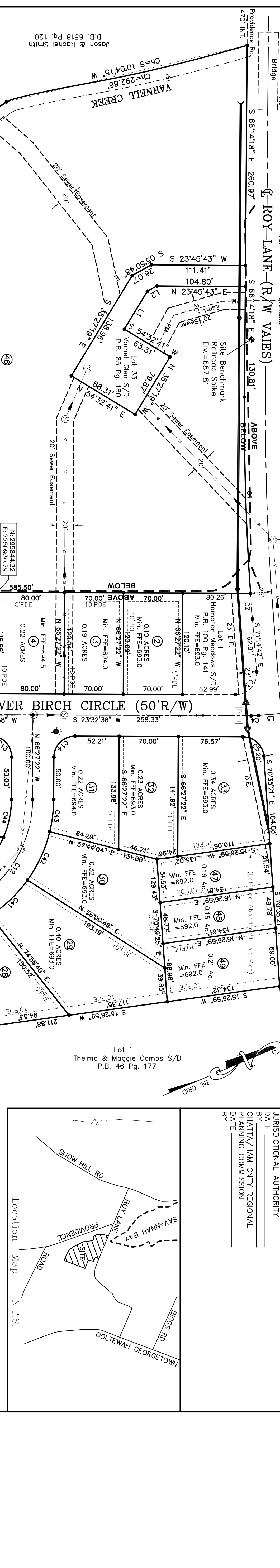
1. There were no comments and notes provided by any of the utility providers or Fire Department. Please check with the appropriate utility provider or the Fire Department for any additional comments, notes, or requirements.

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 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.
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GENERAL NOTES:

- This plat subdivides property described in D.B. 9899 Pg. 349, D.B. 9971 Pg. 794, D.B. 9899 Pg. 780, & D.B. 10311 Pg. 798.
- The subdivision has been designed according to the Hamilton County Subdivision Standards.
- Per Hamilton County Resolution Number 115-258 there shall be no building setbacks within this development.
- Present zoning: R-1 P.U.D.
- Tax Map 104 parcels 013, 013.01, 013.07, 013.19, 013.21 & 013.09.
- All property corners are marked by iron with plastic cones.
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- Surveying copies unless otherwise noted.
- Typical street address 1612.
- Area subdivided: 2520 Acres.
- Proposed overall density 2.0 units per acre.
- No building permit to be issued for a residential, commercial, or industrial building on community lots 46 & 46. Community lots 46 & 46 are to be used to be subdivided by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association.
- The Government of Hamilton County is not responsible to construct or maintain sidewalks in this development.
- The Government of Hamilton County is not responsible to construct or maintain any ground facility building.
- Local Government does not certify that utilities or utility connections are available.
- The Government of Hamilton County is not responsible to provide services beyond (13).
- Lot 2-44, 47-49 are to be used for single family detached lots. The right-of-way of public roads, and utility easement along both sides of all roads. Beyond this there is reserved a 10' power & communication easement centered on the electrical facilities where actually installed. Utility easement to include Power, Communication, and Water.
- The Government of Hamilton County is not responsible to construct or maintain sidewalks in this development.
- The Government of Hamilton County is not responsible to construct or maintain any ground facility building.
- This plat is subject to any Easement or Ownership rights T.M. might have below the 690' contour & 688.44 contour.



PIPE CHART

PIPE NO.	SIZE	MATERIAL	LENGTH	START	END
P1	24"	UP	4.8	15 18'08.42"	E
P2	18"	UP	1.0	15 18'08.42"	E
P3	18"	UP	1.0	15 18'08.42"	E
P4	18"	UP	1.0	15 18'08.42"	E
P5	18"	UP	1.0	15 18'08.42"	E
P6	18"	UP	1.0	15 18'08.42"	E
P7	24"	UP	5.8	15 18'08.42"	E

Notes Continued:

- Preliminary Plat was approved Jan. 13, 2014.
- Min. required setbacks are 25' from the exterior P.U.D. boundary and a min. of 10' between freestanding structures. Other than above there are no min. required setbacks.
- The owner/developer is to install all drainage structures and improved easements as shown on this plat. The responsibility is the responsibility of the property owner and not the local government.
- Water Quality Easements and other drainage related facilities installed by the developer can not be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The Government of Hamilton County is not responsible to construct or maintain any ground facility building.
- The Government of Hamilton County is not responsible to provide services beyond (13).
- Lot 2-44, 47-49 are to be used for single family detached lots. The right-of-way of public roads, and utility easement along both sides of all roads. Beyond this there is reserved a 10' power & communication easement centered on the electrical facilities where actually installed. Utility easement to include Power, Communication, and Water.
- The Government of Hamilton County is not responsible to construct or maintain sidewalks in this development.
- The Government of Hamilton County is not responsible to construct or maintain any ground facility building.
- This plat is subject to any Easement or Ownership rights T.M. might have below the 690' contour & 688.44 contour.

Certificate of Ownership

I certify that I am the owner in fee simple of the property described herein and that the same is not subject to any lien, mortgage, or other encumbrance on the property dedicated.

John & Carol Walker
D.B. 7480 Pg. 28

Pat & Associates, LLC
1734 Dayton Blvd.
Chattanooga, TN, 37405
(423) 287-8917

John & Rebecca Coins
D.B. 3239 Pg. 68

Hampton Meadows
A PLANNED UNIT DEVELOPMENT
(LOTS 2-49)

Located in the Second Civil District of Hamilton County, Tennessee

CERTIFICATE OF ENGINEER

I have made a field study of the subdivision and the subdivision area has been marked with a minimum building elevation. A bench mark of public record for reference is noted on the plat, and established on the subdivision. I certify that I have reviewed or designed the sanitary sewers and drainage plans together with the storm water management plan and the design meets proper engineering criteria.

Albert & Mary Herjes
D.B. 7644 Pg. 94

Albert & Mary Herjes
D.B. 9832 Pg. 815

Tammy Morin
D.B. 9865 Pg. 83

CORNERSTONE SURVEYING, LLC
7023 SNOW HILL ROAD
OOLTEWAH, TN 37363
(423) 238-4692

DATE: 02-19-15
Travis A. Wheeler
TN RLS #2285

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
BY: HAMILTON COUNTY WMTA
DATE: CHATTA/HAM CNTY REGIONAL PLANNING COMMISSION
DATE:

Location Map N.T.S.

SNOW HILL RD
PROVIDENCE ROAD
SNAWNAH BAY
OOLTEWAH GEORGETOWN