

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-012	PC Meeting Date: 03-09-15
Subdivision Name:	The Ridges of Crystal Brook Lots 137 thru 211	
Applicant Request:	Final Plat	
Property Location:	Windbridge Drive	
Property Owner:	Truemark Development	
Applicant:	Copp Engineering	
Total Acreage:	38.90 Acres	
Proposed Density:	1.9 dwelling units per acre	
Tax Map Number:	161-133.01	
Zoning:	R-1 Residential District and R-T/Z Residential Townhouse District	
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

The following items can be corrected prior on the mylar copy of the final to the submittal signatures.

1. Show street addresses for each of the lots. Hamilton County GIS will assign street addresses after the Planning Commission approves the final plat.

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
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 subdivision is located within the Program Area of the Hamilton County Water Quality Program; 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.

RPA STAFF RECOMMENDATION

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 sewer lines.
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

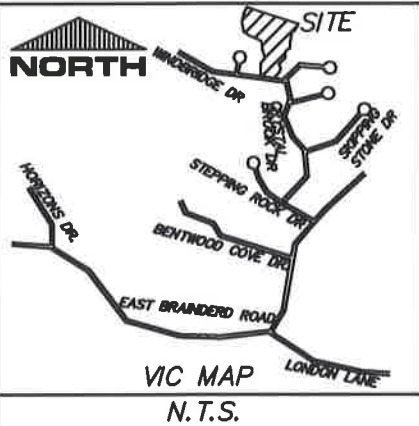
1. There are no additional requirements or notes from EPB.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

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 of 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.
-



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

TRUMARK DEVELOPING COMPANY LLC
7650 EAST BRANDERD RD SUITE 120
CHATTANOOGA, TN 37421
423-421-3868

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 proper engineering practice.

James G. Copp, P.E.
Copp Engineering Group
1961 Northpoint Blvd Suite
Hixson, Tn, 37343
(423) 847-9100 Office

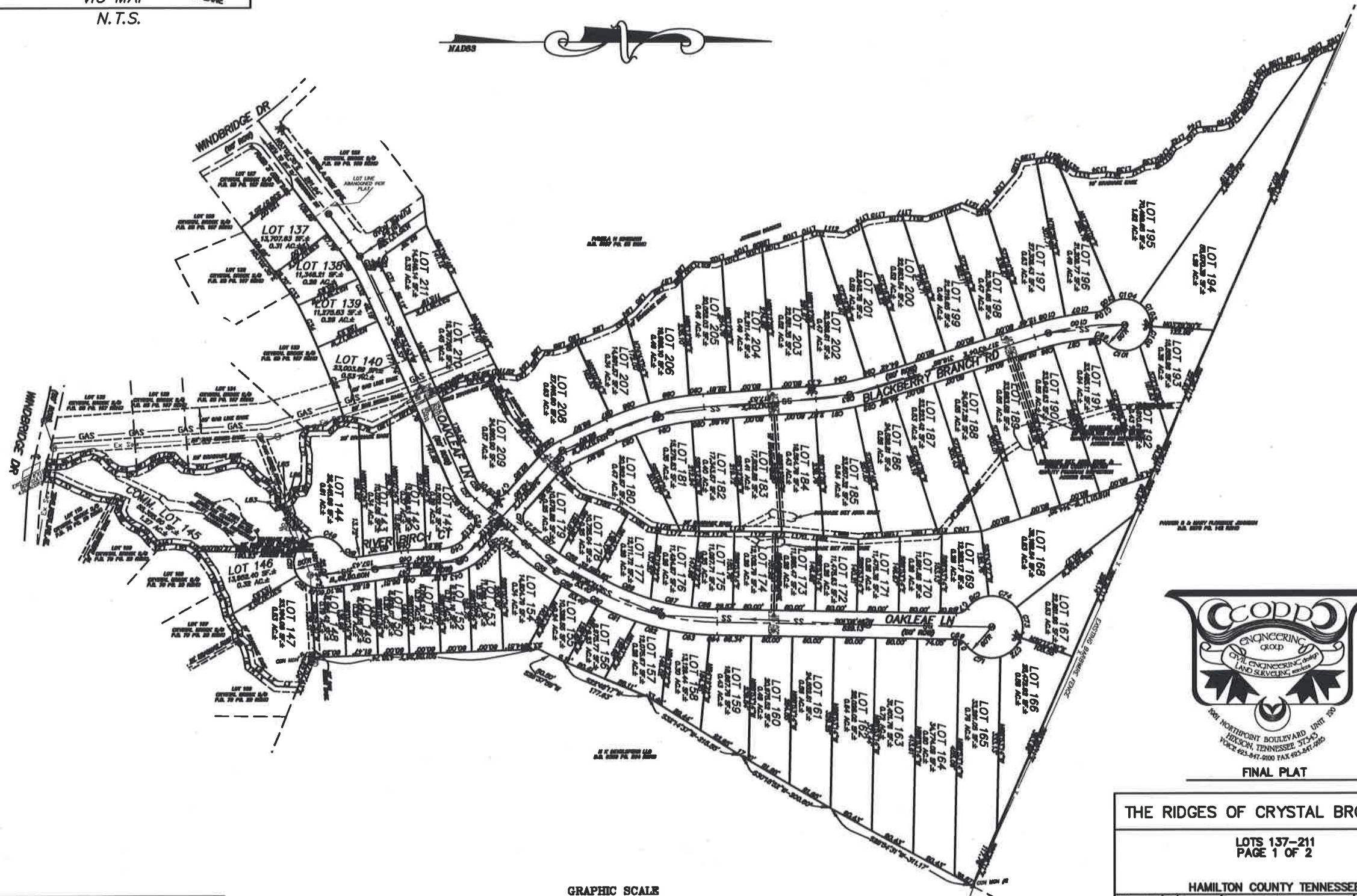


I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

James G. Copp R.L.S.
Copp Engineering Group
1961 Northpoint Blvd., Suite 120
Hixson, Tn, 37343
423-847-9100 Office
423-847-9185 Fax



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



FINAL PLAT

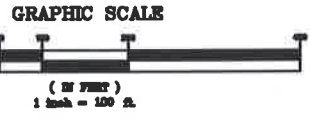
THE RIDGES OF CRYSTAL BROOK S/D

LOTS 137-211
PAGE 1 OF 2

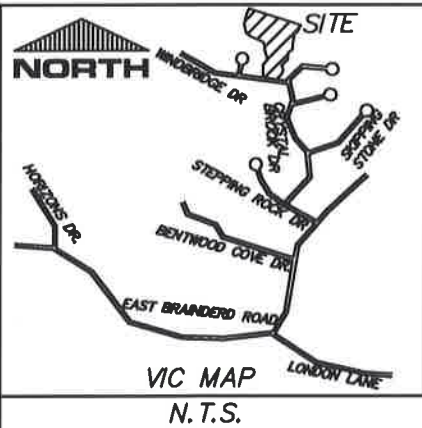
HAMILTON COUNTY TENNESSEE

Date: 02/23/15	Drawn: Duanth
Scale: 1" = 100'	Checked: JOC
COPP ENGINEERING GROUP	
1961 Northpoint Blvd. Suite 120 Hixson, Tn, 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. No.	CRYSTAL BROOK

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING : 246159.770
EASTING : 2250703.930
CONCRETE MONUMENT #2
NORTHING : 247435.007
EASTING : 2251148.855

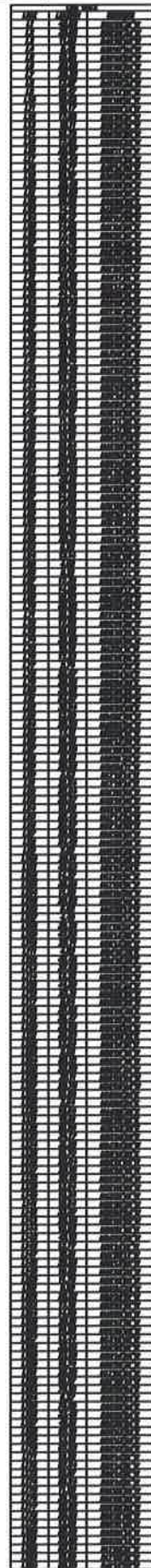


RECEIVED
FEB 23 2015
Chattanooga Hamilton County
Regional Planning Agency
Development Services



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

TRUMARK DEVELOPING COMPANY LLC
7860 EAST BRAINERD RD SUITE 125
CHATTANOOGA, TN 37421
423-421-3888



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

James G. Copp, P.E.
Copp Engineering Group
1961 Northpoint Blvd Suite
Hixson, TN, 37343
(423) 847-9100 Office



I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "Y" survey.

James G. Copp R.L.S.
Copp Engineering Group
1961 Northpoint Blvd, Suite
Hixson, TN, 37343
423-847-9100 Office
423-847-9185 Fax

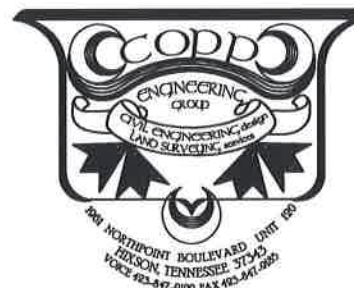


APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
HAMILTON COUNTY WVTA
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES :

1. Zoned : R-1 & R-TZ
2. This plat subdivides Deed Book 10281 Page 237 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 38.90 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. XXXX = Street Address
7. Tax Map # 0161 133.01
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47085C0393F dated Nov. 7 2002
9. Sanitary sewers are available by HCWTA.
10. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
11. There is a 10' Power and Communications Easement along the frontage of all lots.
12. Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, rights-of-way or easements shown on this plat.
13. Drainage detention areas and facilities and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
14. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
15. The Hamilton County Water Quality Program reserves the right to access at any time Lots 145, 189 & 190 to inspect drainage detention areas and facilities and other drainage related facilities.
16. The owner of Lots 145, 189, & 190 are responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
17. Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
18. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
19. No building permit is to be issued for a residential building on Community Lot 145. Lot is to be used for recreational purposes only. Maintenance to be assumed by the developer until the lots are deeded to a home owners association or the home owners.
20. Preliminary Plat was approved on 08/11/2014. No resolution number.
21. The owner/developer is to install all drainage structures as shown. Maintenance is the responsibility of the property owner and not the local government.

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C01	67.82	478.00	108°54'	33.82
C02	118.52	800.00	132°17'	68.52
C03	38.10	250.00	82°24'	22.08
C04	38.49	250.00	82°13'	18.88
C05	43.77	420.00	87°28'	27.60
C06	48.40	478.00	87°58'	33.23
C07	88.38	1871.80	37°22'	44.67
C08	182.00	1871.80	87°30'	78.10
C09	38.18	250.00	82°32'	16.37
C10	42.88	180.00	82°30'	21.73
C11	43.85	180.00	82°30'	22.18
C12	38.77	250.00	82°30'	20.00
C13	60.44	250.00	82°30'	37.80
C14	80.88	180.00	82°30'	48.80
C15	43.87	180.00	82°30'	22.18
C16	38.77	250.00	82°30'	20.00
C17	13.28	180.00	82°30'	6.72
C18	10.72	180.00	82°30'	5.27
C19	4.38	250.00	87°30'	2.11
C20	3.88	250.00	82°30'	1.91
C21	38.77	250.00	82°30'	20.00
C22	78.14	250.00	82°30'	44.54
C23	40.88	250.00	82°30'	21.71
C24	40.87	250.00	82°30'	21.71
C25	34.43	250.00	82°21'	17.83
C26	17.77	250.00	82°30'	8.88
C27	31.48	250.00	82°30'	17.88
C28	108.00	250.00	71°30'	63.83
C29	118.00	250.00	131°12'	68.00
C30	88.34	428.00	72°11'	47.88
C31	25.83	428.00	82°42'	13.72
C32	14.78	250.00	128°30'	7.32
C33	11.88	250.00	132°30'	5.83
C34	68.40	250.00	82°30'	37.80
C35	88.10	250.00	82°30'	47.73
C36	13.41	250.00	127°30'	6.77
C37	238.80	250.00	82°30'	128.38
C38	18.00	250.00	112°30'	9.00
C39	88.80	250.00	82°30'	43.80
C40	88.40	428.00	82°11'	48.38
C41	8.07	250.00	132°30'	3.08
C42	17.28	250.00	82°30'	8.72
C43	74.81	250.00	82°30'	37.80
C44	88.14	250.00	82°30'	47.73
C45	87.38	250.00	82°30'	47.00
C46	88.40	250.00	82°30'	47.73
C47	28.00	250.00	82°30'	14.00
C48	33.37	250.00	82°30'	16.68
C49	33.38	250.00	82°30'	16.68
C50	20.42	180.00	82°30'	10.21
C51	8.88	250.00	82°30'	4.44
C52	40.72	180.00	82°30'	20.36
C53	38.80	250.00	82°30'	19.40
C54	111.84	250.00	132°30'	55.92
C55	88.38	428.00	82°30'	44.19
C56	184.72	250.00	82°30'	92.36
C57	10.88	250.00	127°30'	5.44
C58	78.00	250.00	82°30'	39.00
C59	78.00	250.00	82°30'	39.00
C60	27.17	250.00	82°30'	13.58
C61	74.00	250.00	82°30'	37.00
C62	83.88	250.00	82°30'	41.94
C63	121.80	250.00	132°30'	60.90
C64	88.14	250.00	128°30'	44.07
C65	88.14	250.00	132°30'	44.07
C66	27.43	250.00	82°30'	13.72
C67	80.88	428.00	82°30'	40.44
C68	3.08	250.00	82°30'	1.54
C69	28.84	250.00	81°30'	14.42
C70	178.80	250.00	82°30'	89.40
C71	71.87	250.00	82°30'	35.94
C72	44.88	250.00	81°30'	22.44
C73	80.71	250.00	82°30'	40.36
C74	88.88	250.00	82°30'	44.44
C75	18.78	250.00	82°30'	9.39
C76	87.87	250.00	82°30'	43.94
C77	87.88	250.00	82°30'	43.94
C78	25.48	250.00	82°30'	12.74



FINAL PLAT

THE RIDGES OF CRYSTAL BROOK S/D

LOTS 137-211
PAGE 2 OF 2

HAMILTON COUNTY TENNESSEE

Date : 02/23/15 Drawn : Dustin
Scale : 1" = 100' Checked : JGC

COPP ENGINEERING GROUP
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Dwg. No.
CRYSTAL BROOK

