

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-018</b>	<b>PC Meeting Date: 05-11-15</b>
<b>Subdivision Name:</b>	<b>Cottages at Crystal Brook Lots 213 thru 221</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	East Brainerd @ Stone Path Lane	
<b>Property Owner:</b>	McCoy Homes	
<b>Applicant:</b>	Copp Engineering Group	
<b>Total Acreage:</b>	3.81 Acres	
<b>Proposed Density:</b>	2.36 dwelling units per acre	
<b>Tax Map Number:</b>	173-006.04	
<b>Zoning:</b>	R-1 Residential District	
<b>Staff Recommendation:</b>	<b>APPROVE as a final plat</b>	

## 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. All corrections and modifications have been completed.

#### Additional Comments and Notes

There are no additional comments or notes from RPA staff.

### 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 this subdivision 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 review.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

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### Hamilton County WWTa Staff Comments and Notes

1. Public sanitary sewers have not been approved. Please submit required sewer information to WWTa following their submittal and review process.
2. Additional comments and notes may be required during the review process for public sanitary sewers as required by WWTa.
3. 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of 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 comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

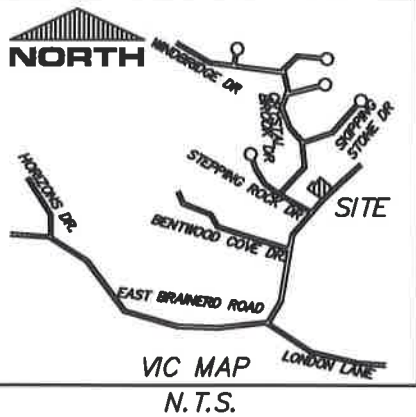
### Other Utilities and Fire Department Comments and Notes

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

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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 acceptance of any offers 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
  5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action to approve the final plat.
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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.

BILLY MCCOY  
7300 EAST BRANERD RD SUITE 120  
CHATTANOOGA, TN 37421  
423-421-3068

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 standards.

James G. Copp, P.E.  
Copp Engineering Group  
1901 Northpoint Blvd, Suite 120  
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<sup>st</sup> survey.

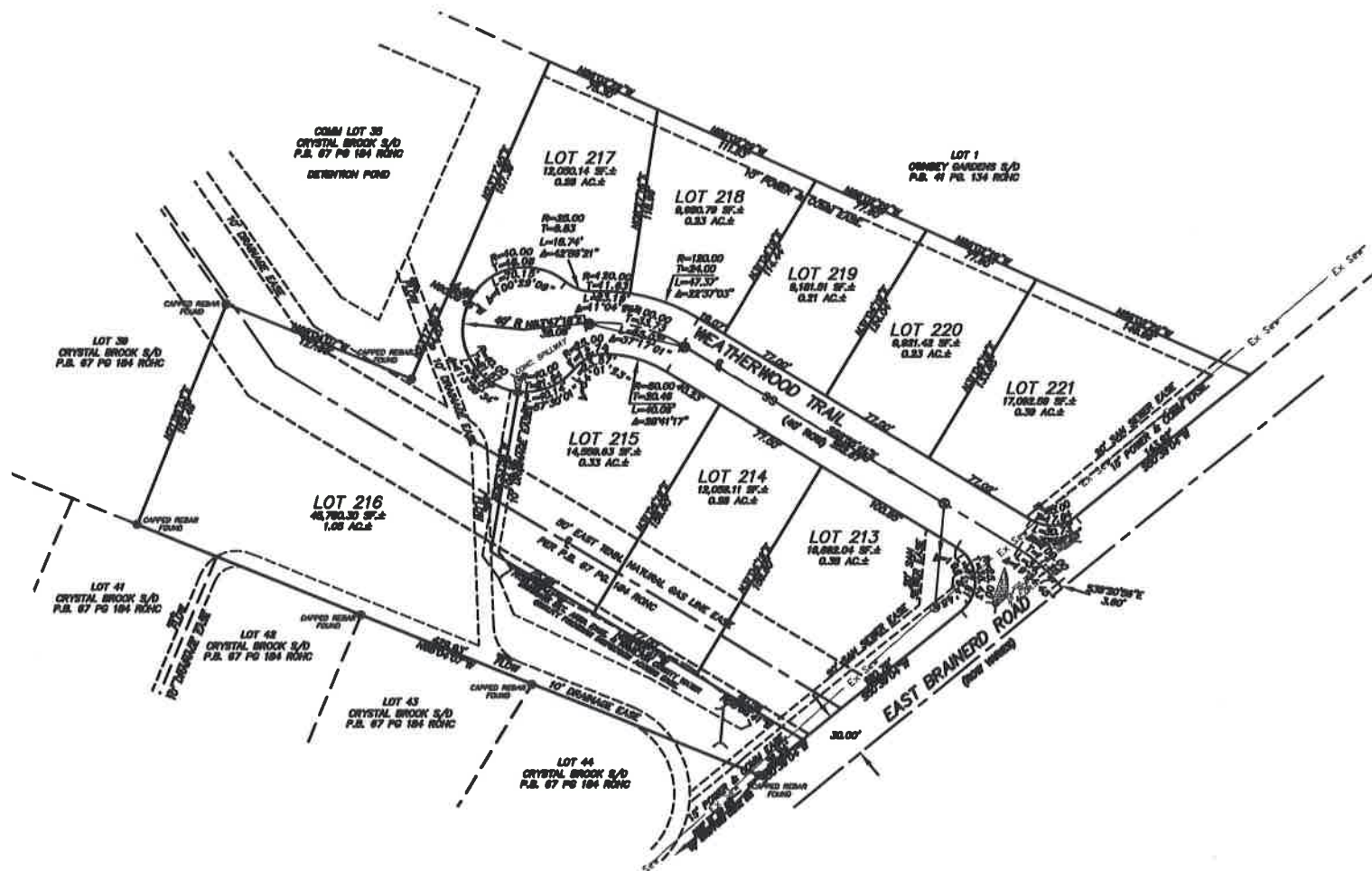
James G. Copp R.L.S.  
Copp Engineering Group  
1901 Northpoint Blvd, Suite 120  
Hixson, TN, 37343  
423-847-9100 Office  
423-847-9185 Fax



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

**GENERAL NOTES :**

1. Zoned : R-1
2. This plat subdivides Deed Book 10395 Page 484 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 3.81 Acres ±
5. Local Government does not certify that utility or utility connections are available.
6. XXXX = Street Address
7. Tax Map # 173 006.04
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47065C0393F dated Nov. 7 2002
9. Sanitary sewers are available by HCWMTA.
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. Lot owners are responsible to maintain Water Quality Easements, drainage detention area easements and drainage detention facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
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 Lot 216 to inspect drainage detention areas and facilities and other drainage related facilities.
16. The owner of Lot 216 is 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. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
20. Preliminary Plat was approved on Nov. 10, 2014. There is no Resolution # of approval.
21. Unless otherwise noted, all property corners to be 5/8" capped rebar.



**FINAL PLAT**

**COTTAGES AT CRYSTAL BROOK S/D**

LOTS 213-221

HAMILTON COUNTY TENNESSEE

Date : 04/27/15 Drawn : Dustin  
Scale : 1" = 50' Checked : JGC  
COPP ENGINEERING GROUP  
1901 Northpoint Blvd, Suite 120  
Hixson, TN, 37343  
(423) 847-9100 Office  
(423) 847-9185 Fax

Dwg. No.  
CRYSTAL BROOK

RECEIVED

APR 27 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services