

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-056	PC Meeting Date: 10-12-15
Subdivision Name:	Blackstone Creek Subdivision Lots 1 thru 83	
Applicant Request:	Final Plat	
Property Location:	7834 Trout Lily Drive	
Property Owner:	JMP Construction	
Applicant:	MAP Engineers and David Mathews Surveying	
Total Acreage:	34.40 Acres	
Proposed Density:	2.35 dwelling units per acre	
Tax Map Number:	114-096	
Zoning:	R-1 Residential District	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following conditions:</p> <p>Installation and completion of all infrastructure related improvements as part of this subdivision development.</p> <p>Submittal of all required infrastructure “as-builts” to the appropriate departments for review.</p> <p>Corrections and modifications identified below.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following items can be corrected on the final plat submitted for signatures.

1. Show the deed book and page number that references easements that abut this development.

Additional Comments and Notes

The following items can be corrected on the final plat submitted for signatures.

1. Correct the print in the owners certification and dedication statement.
2. In note 13 add “and drainage easements.”
3. Confirm the buffer type/with required along Rogers Branch with Hamilton County Water Quality Program.

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

RPA STAFF RECOMMENDATION

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. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
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. There are no additional comments or requirements from Hamilton County WWTA as part of this subdivision plat review.
2. Questions regarding public sanitary sewer requirements and approval should contact Mr. Chas Webb.

Hamilton County GIS Staff Comments and Notes

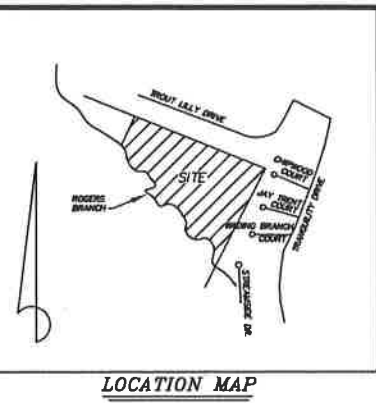
1. Contact Hamilton County GIS for approval of proposed street names.
2. Show street addresses after final plat has been approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. Prior to signing of the final plat please submit the Geo-reference CAD file used to create the subdivision plat to Hamilton County GIS. If GIS does not have this copy they will not sign the plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers of 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 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.
-



Owner's Certification & Dedication

I/we, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. I/we do hereby certify that there are no encumbrances on the property dedicated.

JMB Construction LLC
7015 Tenderfoot Trail
Ooltewah, Tennessee 37863
Phone: 423-687-2688

Engineers Certification

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 the proper engineering criteria.

MAP Engineers
Chris Astinger
7380 Applegate Lane
Chattanooga, Tennessee 37421
Phone (423) 855-5554

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	84.80	100.00	33.58	37°07'46"
C2	71.35	100.00	37.27	40°52'53"
C3	99.80	250.00	50.57	22°32'18"
C4	2.85	100.00	1.42	1°37'56"
C5	196.68	125.33	125.33	80°09'02"
C6	39.30	25.00	25.00	80°04'39"
C7	10.05	25.00	5.04	11°31'06"
C8	38.55	50.00	20.29	44°01'29"
C9	41.62	50.00	22.10	47°41'29"
C10	41.62	50.00	22.10	47°41'29"
C11	50.29	50.00	27.50	57°37'31"
C12	37.32	50.00	19.58	42°46'17"
C13	39.24	25.00	24.97	89°55'21"
C14	6.31	125.00	3.20	2°59'26"
C15	62.10	125.00	31.71	28°27'58"
C16	12.91	125.00	6.26	2°59'26"
C17	11.75	125.00	5.88	2°51'09"
C18	63.17	125.00	32.27	28°57'15"
C19	14.27	125.00	7.14	6°32'28"
C20	79.80	225.00	40.32	20°12'12"
C21	10.02	225.00	5.01	2°33'05"
C22	2.14	75.00	1.07	1°37'56"
C23	34.23	60.00	17.60	13°27'52"
C24	51.30	60.00	27.34	48°59'18"
C25	51.29	60.00	27.33	48°58'28"
C26	51.30	60.00	27.34	48°59'18"
C27	63.98	60.00	50.52	80°11'45"
C28	25.41	25.00	13.93	58°14'34"
C29	0.42	25.00	0.21	2°15'35"
C30	3.56	125.00	1.78	1°37'56"
C31	31.58	275.00	15.81	6°34'47"
C32	68.93	275.00	34.85	14°21'41"
C33	9.27	275.00	4.63	1°55'59"
C34	53.51	75.00	27.95	40°52'53"
C35	41.89	75.00	21.56	32°04'39"
C36	6.61	75.00	3.31	2°33'07"
C37	39.27	25.00	25.00	80°09'02"
C38	39.23	25.00	24.96	80°08'29"
C39	29.40	25.00	18.67	67°22'48"
C40	57.90	40.00	35.35	82°56'32"
C41	57.40	40.00	34.91	82°13'08"
C42	57.40	40.00	34.91	82°13'08"
C43	39.31	25.00	25.00	80°09'02"
C44	157.34	100.00	100.00	80°09'02"
C45	34.83	25.00	20.82	72°50'29"
C46	83.71	60.00	50.29	79°56'23"
C47	60.06	60.00	32.82	57°21'08"
C48	60.06	60.00	32.82	57°21'08"
C49	60.06	60.00	32.82	57°21'08"
C50	8.21	60.00	4.11	7°50'21"
C51	37.48	150.00	18.84	14°19'01"
C52	64.79	150.00	32.81	24°44'50"
C53	64.79	150.00	32.81	24°44'50"
C54	64.79	150.00	32.81	24°44'50"
C55	4.17	150.00	2.08	1°35'31"
C56	39.27	25.00	25.00	80°09'02"
C57	10.10	400.00	5.05	1°28'47"
C58	68.95	400.00	34.56	8°52'36"
C59	31.31	400.00	15.66	4°29'08"
C60	45.93	400.00	22.99	6°34'47"
C61	30.77	25.00	17.67	70°31'24"
C62	39.27	25.00	25.00	80°09'02"
C63	39.27	25.00	25.00	80°09'02"

GENERAL NOTES

- Zoned: R-1
- Acres subdivided: 34.40± Acres
- This plat subdivides deed: 10503-273
- Local government does not certify that utilities or utility connections are available.
- This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
- All underground utility stubs and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
- Tax Map No: Part of 114-086
- Sanitary Sewers are available by HCWWTA
- The government of Hamilton County is NOT responsible to construct or maintain drainage easements on any lot and is NOT responsible to construct or maintain any drainage detention area, drainage, pond, spring, ground or facility on Community Lots.
- Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, right-of-ways or easements shown on this plat.
- (S) = Lot number
- There is a 10' Power & Communication easement along the frontage of all lots.
- The Government of Hamilton County is not responsible to construct or maintain drainage detention areas.
- Water quality easements and other drainage related facilities installed by the developer cannot be filled, altered or changed 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 not in public road right-of-way.
- The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
- Per FEMA FIRM No. 470371-0381 F dated 11-7-2002 the 100 year flood elevation shown is varies from 710 to 712.
- Preliminary plat was approved on January 13, 2014.
- The owner/developer is to install all drainage structures & improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner & not Hamilton County.
- No building permit is to be issued for a residential building on any community lot. The community lot is to be used for recreation, open space, & drainage related purposes only. Maintenance of as assumed by the developer until the lots are dedicated to the home owners or to a home owners association.
- The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program.
- Hamilton County Water Quality Program reserves the right at any time to access Water Quality easement to inspect area & facilities.
- There shall be no disturbance in the Water Quality Buffer along Rogers Branch.

LINE TABLE

LINE	LENGTH	BEARING
L63	1.68	S21°17'27"E
L64	18.16	S16°33'34"W
L65	62.67	S49°24'44"W
L66	21.29	S59°45'08"E
L67	25.62	S59°45'08"E
L68	35.03	S89°33'01"E
L69	26.89	S89°33'01"E
L70	11.35	S48°31'06"E
L71	1.38	S00°43'59"W
L72	54.24	S00°43'59"W
L73	45.22	S41°28'12"E
L74	14.79	S41°28'12"E
L75	54.81	N89°38'24"E
L76	89.72	N53°38'33"E
L77	46.39	N84°37'58"E
L78	30.38	N64°37'58"E
L79	47.74	N81°02'00"E
L80	51.52	S75°48'31"E
L81	46.38	S80°43'46"E
L82	23.13	S80°43'46"E
L83	95.89	S12°29'24"E
L84	83.30	S53°11'40"W
L85	18.70	S25°35'36"W
L86	45.72	S25°35'36"W
L87	66.29	S43°00'29"E
L88	27.73	N23°39'56"E
L89	10.20	S41°18'00"E
L90	16.38	N82°59'26"E
L91	21.34	N08°33'40"W
L92	10.20	N41°15'00"W



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



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

LINE TABLE

LINE	LENGTH	BEARING
L2	24.10	N54°28'55"W
L3	3.97	S29°58'36"E
L4	6.70	N65°28'11"W
L5	15.51	N23°31'49"E
L6	9.75	N23°46'37"E
L7	1.51	N23°46'37"E
L8	77.82	S23°19'05"W
L9	12.27	S23°19'05"W
L10	91.37	N57°32'32"E
L11	40.85	N30°58'41"E
L12	37.67	N29°48'44"W
L13	92.49	N67°16'01"W
L14	65.44	S87°29'29"W
L15	31.32	N23°45'53"W
L16	34.37	N29°43'02"E
L17	85.35	N53°45'35"E
L18	26.46	N06°50'39"W
L19	62.29	N29°21'12"W
L20	63.46	N09°34'40"W
L21	34.00	N67°16'01"W
L22	43.98	N41°15'00"W
L23	66.28	N41°15'00"W
L24	107.71	N75°50'41"W
L25	22.02	N75°50'41"W
L26	60.36	N21°17'27"W
L27	76.87	N21°17'27"W
L28	40.69	N02°24'44"E
L29	51.69	N43°14'44"E
L30	32.77	N31°33'55"W
L31	72.94	N32°12'57"W
L32	75.45	N37°51'10"W
L33	42.09	N59°30'08"W
L34	57.06	N88°33'01"W
L35	69.46	N71°43'26"W
L36	68.40	N82°29'21"W
L37	32.88	N41°26'12"W
L38	46.05	N81°43'13"W
L39	85.33	S53°00'33"W
L40	90.59	S86°19'04"W
L41	45.66	S81°02'00"W
L42	69.46	N78°46'31"W
L43	50.90	N82°29'21"W
L44	35.53	N09°12'47"W
L45	107.35	N12°18'54"E
L46	71.46	N53°41'46"E
L47	60.79	S13°02'28"W
L48	57.18	S49°11'41"E
L49	91.19	N78°51'48"E
L50	76.05	N02°24'44"E
L51	62.99	N86°24'12"W
L52	92.52	S58°21'24"W
L53	34.18	N89°07'01"W
L54	142.92	N135°7'10"E
L55	85.14	N19°36'42"E
L56	28.57	H18°14'42"E
L57	9.34	S86°19'04"W
L58	10.03	N23°14'42"E
L59	8.09	S55°34'14"E
L60	9.46	N13°56'31"W
L61	23.49	N41°15'00"W
L62	7.53	N29°58'36"E

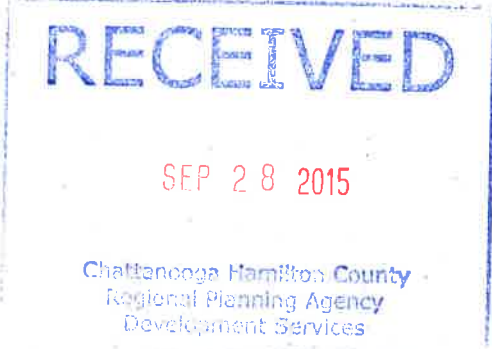
FINAL PLAT

BLACKSTONE CREEK SUBDIVISION

LOTS 1 THRU 83
HAMILTON COUNTY, TENNESSEE

Date: 8-20-2015
Scale: 1" = 100'
Checked: BOON
Job#: 15-419

DAVID MATHEWS SURVEYING
1825 ...
745 ...



D:\Projects\RE-BLACKSTONE CREEK\DRYDRY\BLACKSTONE CREEK\FINAL.plg 8/20/2015 10:48:18 AM EDT