

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-042	PC Meeting Date: 08-08-16
Subdivision Name:	Eagle Bluff Woods Subdivision Lots 1 thru 24	
Applicant Request:	Final Plat	
Property Location:	7200 Block River Run Drive	
Property Owner:	Dr. Gangavaru	
Applicant:	Copp Engineering Group	
Total Acreage:	17.59 Acres	
Proposed Density:	1.36 dwelling units per acre	
Tax Map Number:	102I-D-006	
Zoning:	R2-A Rural Residential District	
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 Regulation and Platting Requirements

There are no additional comments or notes.

Additional Comments and Notes

There are no additional comments or notes.

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

RPA STAFF RECOMMENDATION

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 Groundwater Protection Staff Comments and Notes

1. Sanitary sewers are not available. Submit plans to the Hamilton County Groundwater Protection for review and approval of septic tanks on the property.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

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

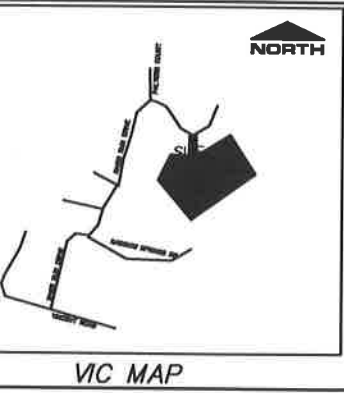
1. There are no additional comments or notes.

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 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.
-



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.

FOR APPROVAL
 SARATH GANGAVARAPU
 7533 TEEWAY CIRCLE
 CHATTANOOGA, TN 37416
 423-505-4873

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

FOR APPROVAL

James G. Copp, P.E.
 Copp Engineering Group
 1961 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 1st survey.

FOR APPROVAL

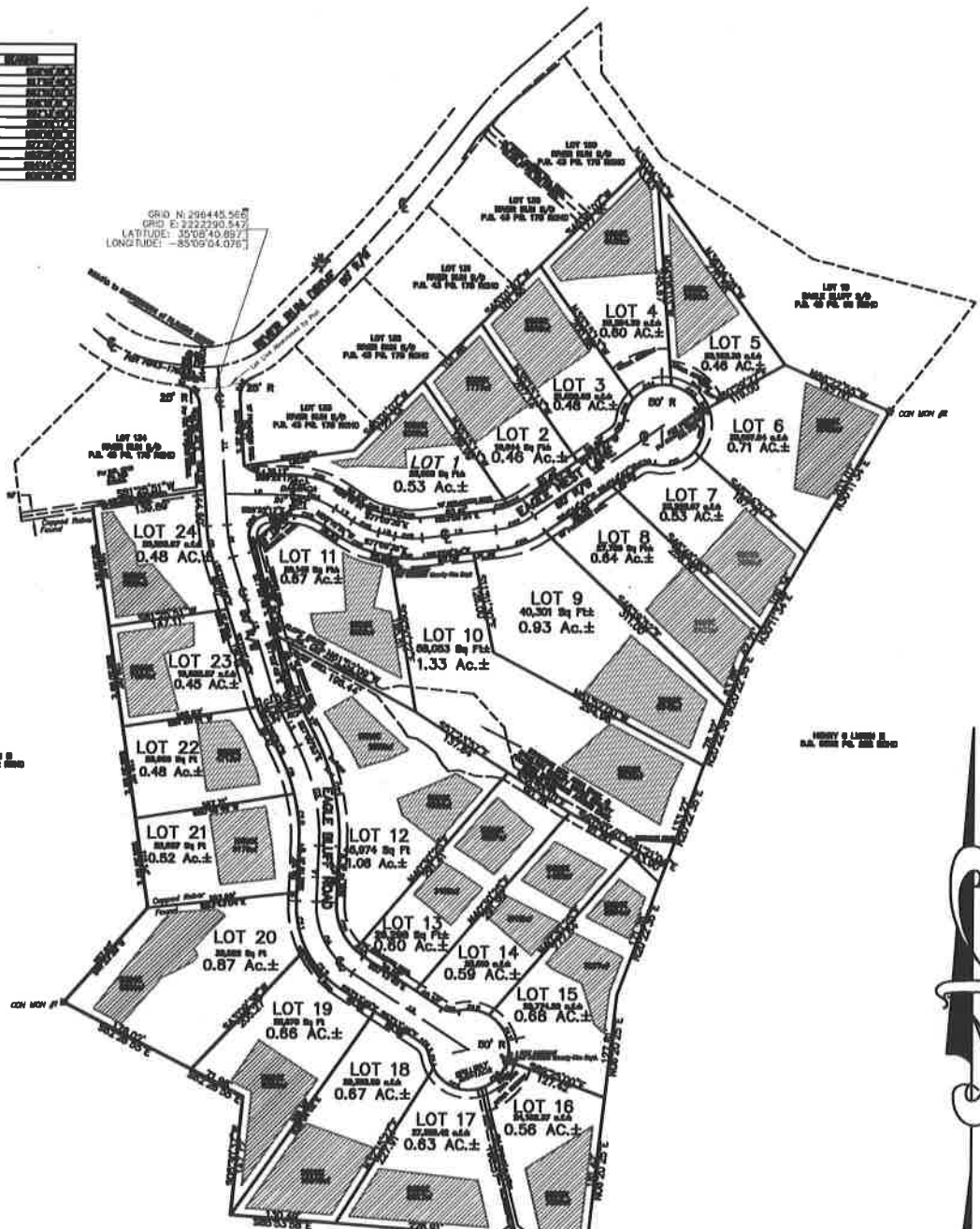
James G. Copp R.L.S.
 Copp Engineering Group
 1961 Northpoint Blvd., Suite 120
 Hixson, TN 37343
 423-847-9100 Office
 423-847-9185 Fax



APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT.
 DATE: _____
 BY: _____
 HAMILTON COUNTY GROUNDWATER
 PROTECTION
 DATE: _____
 BY: _____
 JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____
 CHATTANOOGA CITY REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

LINE	TYPE	BEARING	DISTANCE
1	1	N 89° 00' 00" E	100.00
2	1	S 89° 00' 00" E	100.00
3	1	S 00° 00' 00" E	100.00
4	1	N 00° 00' 00" E	100.00
5	1	N 89° 00' 00" E	100.00
6	1	S 89° 00' 00" E	100.00
7	1	S 00° 00' 00" E	100.00
8	1	N 00° 00' 00" E	100.00
9	1	N 89° 00' 00" E	100.00
10	1	S 89° 00' 00" E	100.00
11	1	S 00° 00' 00" E	100.00
12	1	N 00° 00' 00" E	100.00
13	1	N 89° 00' 00" E	100.00
14	1	S 89° 00' 00" E	100.00
15	1	S 00° 00' 00" E	100.00
16	1	N 00° 00' 00" E	100.00
17	1	N 89° 00' 00" E	100.00
18	1	S 89° 00' 00" E	100.00
19	1	S 00° 00' 00" E	100.00
20	1	N 00° 00' 00" E	100.00
21	1	N 89° 00' 00" E	100.00
22	1	S 89° 00' 00" E	100.00
23	1	S 00° 00' 00" E	100.00
24	1	N 00° 00' 00" E	100.00
25	1	N 89° 00' 00" E	100.00
26	1	S 89° 00' 00" E	100.00
27	1	S 00° 00' 00" E	100.00
28	1	N 00° 00' 00" E	100.00
29	1	N 89° 00' 00" E	100.00
30	1	S 89° 00' 00" E	100.00
31	1	S 00° 00' 00" E	100.00
32	1	N 00° 00' 00" E	100.00
33	1	N 89° 00' 00" E	100.00
34	1	S 89° 00' 00" E	100.00
35	1	S 00° 00' 00" E	100.00
36	1	N 00° 00' 00" E	100.00
37	1	N 89° 00' 00" E	100.00
38	1	S 89° 00' 00" E	100.00
39	1	S 00° 00' 00" E	100.00
40	1	N 00° 00' 00" E	100.00
41	1	N 89° 00' 00" E	100.00
42	1	S 89° 00' 00" E	100.00
43	1	S 00° 00' 00" E	100.00
44	1	N 00° 00' 00" E	100.00
45	1	N 89° 00' 00" E	100.00
46	1	S 89° 00' 00" E	100.00
47	1	S 00° 00' 00" E	100.00
48	1	N 00° 00' 00" E	100.00
49	1	N 89° 00' 00" E	100.00
50	1	S 89° 00' 00" E	100.00
51	1	S 00° 00' 00" E	100.00
52	1	N 00° 00' 00" E	100.00
53	1	N 89° 00' 00" E	100.00
54	1	S 89° 00' 00" E	100.00
55	1	S 00° 00' 00" E	100.00
56	1	N 00° 00' 00" E	100.00
57	1	N 89° 00' 00" E	100.00
58	1	S 89° 00' 00" E	100.00
59	1	S 00° 00' 00" E	100.00
60	1	N 00° 00' 00" E	100.00

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	40.88	175.00	20.38	137°13'
C2	17.37	100.00	8.71	85°7'09"
C3	128.02	250.00	68.48	282°20'24"
C4	103.84	100.00	57.22	58°33'18"
C5	34.38	25.00	20.84	78°48'24"
C6	46.38	200.00	23.29	137°13'
C7	8.21	125.00	4.11	3°48'00"
C8	13.90	125.00	6.76	8°11'14"
C9	81.43	225.00	28.83	130°08'49"
C10	83.78	225.00	32.11	181°4'38"
C11	81.88	125.00	31.42	281°2'58"
C12	68.37	125.00	38.08	31°28'18"
C13	21.03	25.00	11.18	48°11'23"
C14	18.85	80.00	8.38	18°57'58"
C15	70.61	80.00	42.84	80°24'40"
C16	48.31	80.00	28.23	89°21'38"
C17	85.44	80.00	38.38	74°38'28"
C18	40.27	80.00	21.30	48°38'04"
C19	21.03	25.00	11.18	48°11'23"
C20	12.88	75.00	6.38	12°11'52"
C21	68.38	75.00	34.88	48°31'24"
C22	140.82	275.00	71.99	282°20'24"
C23	13.03	75.00	6.53	8°27'08"
C24	44.28	25.00	30.88	101°28'33"
C25	43.28	75.00	22.24	33°02'28"
C26	46.12	125.00	22.81	20°40'48"
C27	43.31	125.00	21.87	18°58'58"
C28	81.85	125.00	31.82	282°20'24"
C29	21.03	25.00	11.18	48°11'23"
C30	84.78	80.00	30.48	82°44'10"
C31	82.38	80.00	28.87	80°00'00"
C32	82.38	80.00	28.87	80°00'00"
C33	82.38	80.00	28.87	80°00'00"
C34	82.38	80.00	28.87	80°00'00"
C35	28.38	80.00	18.12	33°38'38"
C36	21.03	25.00	11.18	48°11'23"
C37	17.70	75.00	8.89	13°31'31"
C38	18.48	75.00	8.79	14°52'07"
C39	25.88	75.00	13.12	18°58'58"
C40	27.07	75.00	13.88	20°40'48"
C41	72.08	125.00	37.07	33°02'28"
C42	28.33	48.28	13.58	33°02'28"
C43	30.40	25.00	17.40	89°30'41"
C44	57.87	100.00	29.88	33°02'28"
C45	38.09	100.00	18.24	20°40'48"
C46	34.84	100.00	17.50	18°58'58"
C47	48.98	100.00	28.20	28°23'37"



GENERAL NOTES:

- Zoned : R-2A
- This plat subdivides Deed Book 10428 Page 21 ROHC
- This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
- Area Subdivided : 17.59 Acres ±
- Local Government does not certify that utility or utility connections are available.
- XXXX = Street Address
- Tax Map # 1021 D 006
- This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47085C0245G dated Feb. 3 2018
- The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building.
- There is a 10' Power and Communications Easement along the frontage of all lots.
- 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.
- 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.
- The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
- The Hamilton County Water Quality Program reserves the right to access at any time Lots 10-15 to inspect drainage detention areas and facilities and other drainage related facilities.
- The owner of Lots 10-15 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
- 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.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
- Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling, or construction within ten (10) feet of this area, twenty-five (25) feet for a basement cut, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot un-buildable.
- Lots 1,21,22,& 24 are approved for maximum of two (2) bedrooms. Lots 2,3,5,6,7,11-17,19,20,23 are approved for maximum of two (3) bedrooms. Lots 4,8-10,18 are approved for maximum of four (4) bedrooms. No tubs over forty (40) gallons.
- No pools without prior written approval from the Hamilton County Groundwater Protection.
- All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
- Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.

JUL 2 2016