

RPA STAFF RECOMMENDATION

Subdivision Name:	Riverbay Estates Subdivision Lots 1 thru 55	Review Meeting Date: 12-08-14
Applicant Request:	Preliminary Plat	
Property Location:	Vincent Road	
Property Owner:	Riverbay Partners G.P.	
Applicant:	MAP Engineers and RLS Surveying	
Total Acreage:	54.88 Acres	
Proposed Density:	1.0 dwelling units per acre	
Tax Map Number:	111D-A-022 and 22.01	
Zoning:	R-2A Residential District and R-5 Residential	
Staff Recommendation:	APPROVE as a preliminary plat only	

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 prior to the submittal of the final plat for review and consideration.

1. Per Section 401.11.1 of the Hamilton County Subdivision Regulations show and label as such any existing and proposed fire hydrants.
2. Per Section 402.6 of the Hamilton County Subdivision Regulations add a statement about the proposed use of the lots.
3. Per Section 401.10.3 of the Hamilton County Subdivision Regulations show and label any catch basins, headwalls, etc.

Additional Comments and Notes

1. 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 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. Per Section 401.6 of the Hamilton County Subdivision Regulations a minimum 8" crushed stone base is required in public roads.
2. Per Section 404.4 and Section 500.9 of the Hamilton County Subdivision Regulations submit drainage calculations for proposed drainage pipe in excess of 15". Submit drainage calculations on the form in Appendix 7 of the Hamilton County Subdivision Regulations.
3. Per Section 310.1 of the Hamilton County Subdivision Regulations, prior to final plat submittal for review at a minimum rough grade and center line stake all proposed streets within the

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development.

4. 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, a Land Disturbing Permit is required.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Per Section 407.5 of the Hamilton County Subdivision Regulations "No proposed subdivision shall be approved by the Chattanooga-Hamilton County Regional Planning Commission until the plans for such subdivision have been approved by Hamilton County Groundwater Protection".
2. Hamilton County Groundwater Protection has granted preliminary approval of septic tanks for this development.
3. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection, Mr. Bobby Stott or Gary Pickett.

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 proposed street names.
3. Prior to Hamilton County GIS signing the final plat please submit a 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 comments and requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Additional Permit Reminders

Hamilton County Land Disturbing Permit

1. Land Disturbing Permit from Hamilton County Water Quality Program. Contact Hamilton County Water Quality Program for their submittal and review procedures.

N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550

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Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

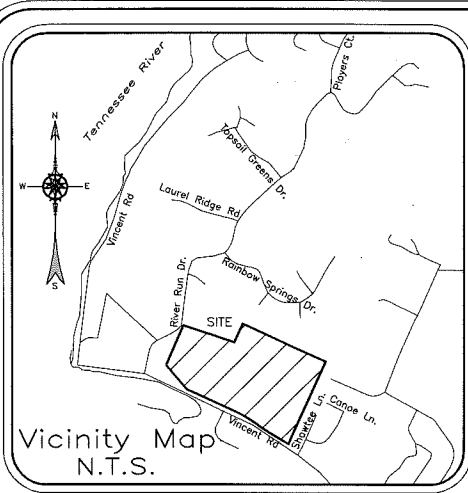
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

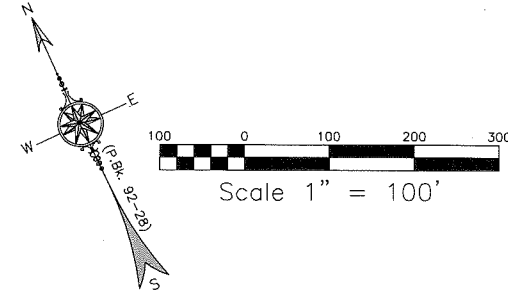
Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
 2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
 3. Just as a reminder approval of the preliminary plat does not constitute approval of the subdivision nor does it guarantee approval of the final plat. Approval of preliminary plat indicates general approval of the arrangement of streets, lots, and drainage as a guide in the preparation of the final plat.
 4. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
 5. Per Section 310.1 of the Hamilton County Subdivision Regulations, prior to final plat submittal for review at a minimum rough grade and center line stake all proposed streets within the development.
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NOTES

1. Present zoning classification Previous Lot 1 - R-2A, Previous Lot 2 - R-2A & R-5.
2. Area subdivided by this plat is 54.88± acres.
3. This plat subdivides the property described in Deed Book 8458, Page 862.
4. This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
5. Local Government does not certify that utilities or utility connections are available.
6. Tax Parcel 11D-A-022.
7. Water supplied by East Side Utility District.
8. I, hereby certify after examination of the current F.E.M.A.-Flood Insurance Rate Map No. 470072-0243-F that the subject property lies in zone "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of 11/07/2002.
9. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.
10. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.
11. The lot owners are responsible for the maintenance of any drainage easement on their lot.
12. The Government of Hamilton County is not responsible for the construction or maintenance of the sign easement or any drainage easement.
13. A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision except along street frontage. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines that are not the exterior boundary of the subdivision. These drainage easements shall be automatically abandoned if two or more lots are combining or used A one lot, or if no setback is required.
14. Contour lines shown are provided by Hamilton County GIS.
15. The purpose of this plat is to establish lots for 4 Bedroom Single Family Dwellings.
16. Per Hamilton County Zoning Regulations for Zone R-2A, each lot shall have a front yard with a minimum depth of twenty-five (25) feet. There shall be a side yard of a minimum depth of ten (10) feet on each side of the lot. (For corner lots see ARTICLE V, Section 103(B)). There shall be a rear yard of a minimum depth of twenty-five (25) feet. Additional width must be added to lots 21, 29 & 50 to allow for a minimum of 75' of road frontage.
 - Lot 21 front setback width is 35'
 - Lot 29 front setback width is 41'
 - Lot 50 front setback width is 65'



OWNER CERTIFICATION
 I/We the undersigned owner (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.

Riverbay Partners, G.P.
 5107 Vincent Road
 Chattanooga, Tennessee 37416
 (423) 595-7281

Date _____

APPROVED FOR RECORDING
 HAMILTON CO. GIS DEPT.
 DATE: _____
 BY: _____

JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____

CHATTANOOGA/HAMILTON CO.
 REGIONAL PLANNING COMM.
 DATE: _____
 BY: _____

HAMILTON CO. GROUNDWATER
 DATE: _____
 BY: _____

LEGEND

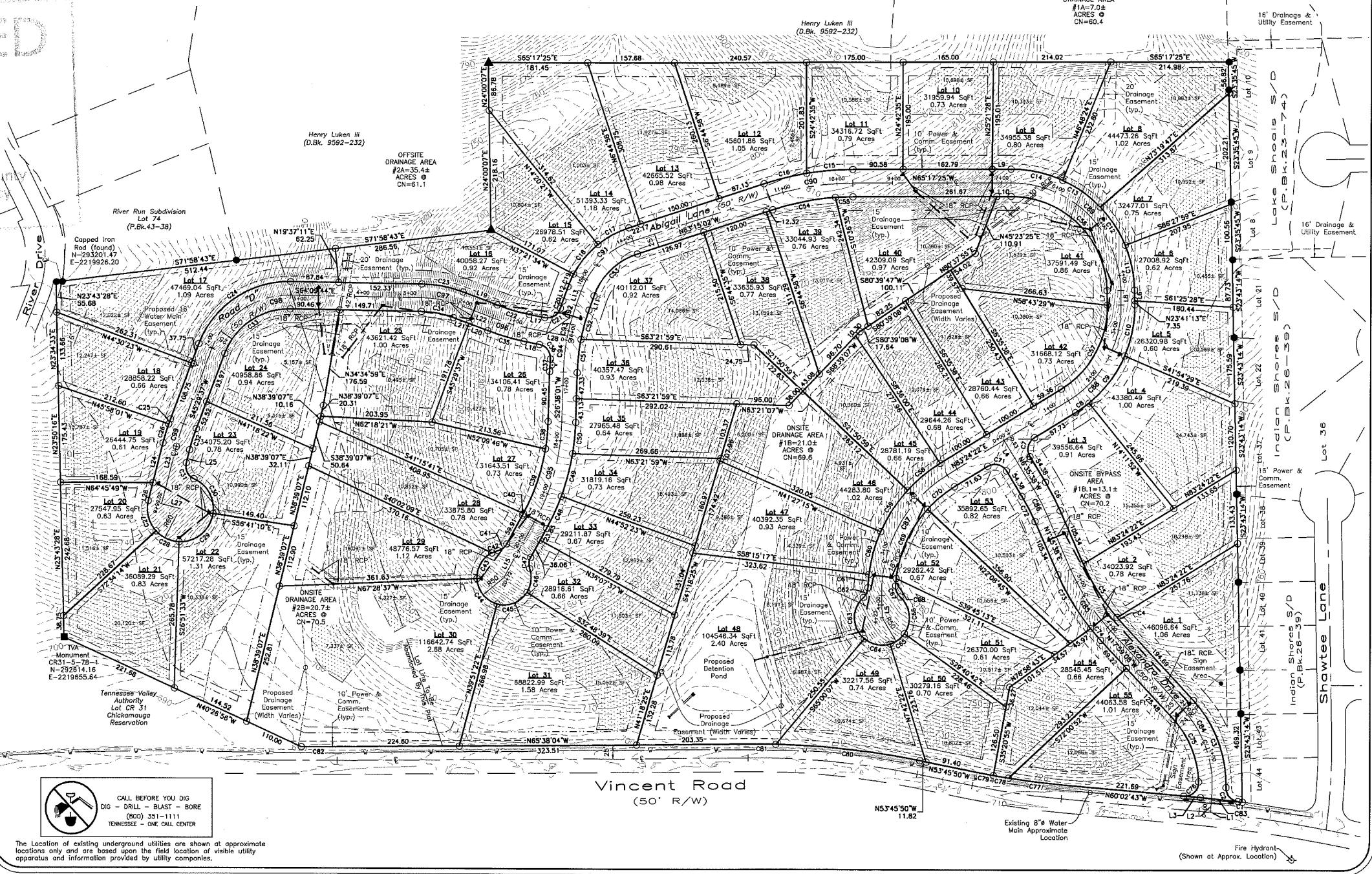
- Centerline
- Iron Rod (Found)
- Iron Pipe (Found)
- Concrete Monument (Found)
- Angle Iron (Found)
- Iron Rod (Set)
- Septic Easement Area
- Sewer Line (Storm)
- Property Line
- Boundary Adjoiner

Michael Shane Loyd
 Tennessee Registered
 Land Surveyor #1862

RECEIVED

NOV 24 2014

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services



CALL BEFORE YOU DIG
 DIG - DRILL - BLAST - BORE
 (800) 351-1111
 TENNESSEE - ONE CALL CENTER

The location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

Drawing No. 14062D
 Tax Map No. 111D-A-022
 File Name: Riverbay Estates
 Drawn By: ANB
 Checked By: MSJ
 Date of Survey: 10/21/2014
 Date of Last Revision: 10/23/2014
 11/21/2014

Preliminary Plat
Riverbay Estates Subdivision
 Being the Property Described in
 Deed Book 8458, Page 862
 Chattanooga, Hamilton County
 Tennessee

THE R.L.S. GROUP
 LAND SURVEYING
 4728 Adams Road, Suite 101
 Chattanooga, Tennessee 37423
 Phone (423) 261-5555
 www.therlsgroup.com

This Survey is NOT transferable to any other owner or holder and may not be copied or used in any way without the express written consent of the surveyor.