

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>	<b>Seven Lakes PUD, Phase IV Preliminary Plat Lots 177 thru 193</b>	<b>PC Meeting Date: 07-14-14</b>
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Ooltewah-Georgetown Road	
<b>Property Owner:</b>	Seven Lakes Associates	
<b>Applicant:</b>	MAP Engineers	
<b>Total Acreage:</b>	13.2 Acres	
<b>Proposed Density:</b>	2.8dwelling units per acre	
<b>Tax Map Number:</b>	104K-A-014	
<b>Zoning:</b>	R-1 Single-Family Residential District-Planned Unit Development	
<b>Staff Recommendation:</b>	<b>APPROVE, as a preliminary plat only, subject to the Subdivision and Zoning Requirements and resolution of the notes identified in the Infrastructure and Operational section below</b>	

## PROJECT ANALYSIS

### Subdivision & Zoning Regulation Requirements

1. Redraw the plat to 24"x 36" in the format required for recording purposes.
2. Incorporate the required signature blocks for recording purposes: "HCGIS, HCWWTA, Jurisdictional Authority, and Chattanooga-Hamilton County Regional Planning Commission".
3. Submit survey drawings showing bearings and distances for proposed lots.
4. Label the proposed road as "Private".
5. Show and label as such the type, pipe sizes, locations, number of acres drained for proposed drainage pipes that cross the street centerline.
6. Add the following note: "Only minimum required setback is 25' from the outer boundary of the Planned Unit Development and minimum 10' between free-standing buildings".
7. Label the property owners of adjoining lots including most recent Deed Book and Page Number.
8. Label as such the centerline of the proposed new road.
9. Show and label as such the existing and proposed sanitary sewer lines and manholes.
10. Contact Hamilton County GIS for proposed road new and street addresses.
11. Add the following: "Final Planned Unit Development, Seven Lakes Phase IV, Lots 177-193".
12. Show the distance from the corner of Lot 177 to the intersection of Perfect View Drive.
13. Add the following note: "Maximum Overall Density is 2.8 Units Acre".
14. Add the following note: "Public sanitary sewers are available by HCWWTA".
15. Add the following note: "The roads in this P.U.D. are private. The Government of Hamilton County is not responsible for the construction or maintenance of any roads in this P.U.D."
16. Add the following note: "Local Government does not certify that utilities or utility connections are available".
17. Add the following note: "Only detached single-family dwellings are permitted".
18. Add the following note: "Road right-of-ways shown are also utility easements".
19. Add the following note: "The Government of Hamilton County is not responsible for the maintenance or construction drainage easements, drainage detention areas, ponds, roads, buildings, grounds, or anything else in this P.U.D."
20. In the Site Analysis change "21 lots" to "17 lots".
21. In the Site Analysis change "Lot 173-193" to "Lot 177-193".
22. In the Site Analysis delete "and 237-238".

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23. Add the following note: "There will be a total of 276 dwelling units".
24. Add the following note: "Per Hamilton County Resolution 406-25B Developer will retain existing vegetation on the slope of White Oak Mountain to the greatest extent possible".
25. Add the following note: "Per Hamilton County Resolution 406-25B no land disturbing activity will be allowed above the elevation of 980'".

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### County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County 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 development 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 503.4 of the Hamilton County Subdivision Regulations at least rough grade all roads before the submittal of final plats for review.
2. Submit drainage plans including pipe sizes, locations, number of acres drained, direction of flow, and type of pipe.
3. Submit drainage calculations on the Drainage Calculation Table in Appendix 7 of the Hamilton County Subdivision Regulations for all proposed drainage pipes and drainage structures.
4. A minimum 8" of crushed stone base is required in public roads.
5. 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. The site is operating under an existing state permit and will not need a permit from Hamilton County Water Quality. However, the contractor will need to ensure that they follow the Stormwater Pollution Prevention Plan to protect the stream that runs through the site.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

#### Hamilton County WWTA

1. Please submit sewer plans and profiles for review following the review procedures established for WWTA.
2. Questions regarding sanitary sewer requirements should contact Mr. Cleveland Grimes at 209-7842.

#### Hamilton County GIS Staff Comments and Notes

1. Check with GIS for approval of proposed road name.
  2. Questions about Hamilton County GIS requirements should be directed to Hamilton County GIS at 209-7760.
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### Additional Permit Reminders

#### 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  
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.

#### Hamilton County Water Quality Permit

1. Per Section 306.9 of the Hamilton County Subdivision Regulations any development that involves one or more acres and located within the program boundary of the Hamilton County Water Quality program will require a land disturbing permit from Hamilton County Water Quality Program.

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### Reminders

1. No revised or corrected plat is required. Please cover the specified corrections, requirements and resolution of any notes and comments provided in this staff report and recommendation in the preparation of the submittal of a final plat for review and consideration.
2. Submit 12 copies of the final plat and any other required submittals to RPA by the 4<sup>th</sup> Monday of the month.
3. The final plat should be submitted by a registered surveyor on the size and format required by the Hamilton County Subdivision Regulations.
4. Please remember to at least rough grade and centerline stake the roads prior to submittal of the final plat for review and consideration.
5. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.

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6. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
7. Per Section 202.4 of the Hamilton County Subdivision Regulations approval of the preliminary plat does not constitute approval of the subdivision, nor does it guarantee approval of the final plat. Approval of the preliminary plat indicates general approval of the arrangement of streets, lots and drainage as a guide to the preparation of the final plat.

