

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Scarlet Ridge Preliminary and Final Plat Lots 4 thru 18	PC Meeting Date: 06-09-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Bill Reed Road	
Property Owner:	JETZ Development, LLC	
Applicant:	David Mathews	
Total Acreage:	18.88 Acres	
Proposed Density:	0.95 dwelling units per acre	
Tax Map Number:	150-059	
Zoning:	R-1 Residential District	
Staff Recommendation:	APPROVE, as a preliminary and final plat, subject to the Subdivision and Zoning Requirements and resolution of the notes identified in the Infrastructure and Operational section below	

PROJECT ANALYSIS

Subdivision & Zoning Regulation Requirements

1. In the notes section change "A-1" to "R-1".
2. In the notes section show the deed book and page number for this proposed subdivision.
3. Per Section 501.6.2 of the Hamilton County Subdivision Regulations show the location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane coordinates.
4. Per Section 501.7.1 of the Hamilton County Subdivision Regulations show the tangent distance for all curved property lines; therefore, add Tangent numbers to the curve table.
5. Per Section 501.7.3 of the Hamilton County Subdivision Regulations show and label as such the location of the boundary benchmark for this subdivision.
6. In the adjoining tract change "Durham DB 6189 Page 773" to "Thurman Tract PB 14 Page 28".
7. Per Section 501.8 of the Hamilton County Subdivision Regulations show and label as such the centerline intersection of Jessie Trail and Bill Reed Road.
8. Per Section 501.9.1 of the Hamilton County Subdivision Regulations show and label proposed street names. Street names must be reviewed and approved by Hamilton County GIS.
9. Per Section 501.9.3 of the Hamilton County Subdivision Regulations show the distance from the corner of lot 18 to the intersection of Bill Reed Road and Timber Trace Drive.
10. Per Section 501.10.3 of the Hamilton County Subdivision Regulations show the size, location, and number of acres drained for all existing and proposed drainage pipes within this subdivision.
 - Drainage pipe at Lots 8/9 and Lot 17
 - Drainage pipe at Lot 4/17 in Bill Reed Road
11. Show the type, size, and number of acres drained for the drainage pipe located in the right-of-way at the intersection of Bill Reed Road and the proposed entrance to this subdivision.
12. Per Section 501.7.1 of the Hamilton County Subdivision Regulations show and label as such the location of any other proposed drainage improvements such as catch basins, headwalls, ditches, etc.
13. Per Section 501.11.2 of the Hamilton County Subdivision Regulations show and label as such any other utility easements such as water, electric, telephone, gas, etc.
14. Per Section 501.11.1 of the Hamilton County Subdivision Regulations show and label as such the location of existing and proposed fire hydrants within this subdivision. Just as a reminder, fire hydrants are to be spaced no more than 1,000 feet apart and no residential dwelling shall be more

STAFF CASE REPORT TO PLANNING COMMISSION

- than 500' away from a fire hydrant. Contact fire authority having jurisdiction over this subdivision for review and approval of fire hydrant locations.
15. Show and label proposed Lot 18 as a "Community Lot 18"
 16. Add the following note: "The entirety of Community Lot 18 is a drainage detention area easement".
 17. In the title block change "Preliminary/Final Plat" to "Final Plat".
 18. In the owners certification add the following: "I also certify that the rights-of-way are dedicated to the public use forever and that there are no encumbrances on the property being dedicated".
 19. Per Section 502.1 of the Hamilton County Subdivision Regulations add the following note: "The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government".
 20. Add the following note: "There is a minimum of 25' fieldline setback from all drainage easements shown".
 21. Per Section 502.11 of the Hamilton County Subdivision Regulations add the following note: "No building permit is to be issued for a residential, commercial, or industrial building on Community Lot 18. Community Lot 18 is to be used for recreational or drainage related purposes only. Maintenance to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association".
 22. Add the following note: "A 10' private drainage easement shall be reserved along the lot lines that are the exterior boundary of this subdivision except along street frontages. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines except along street frontage. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required".
 23. Hamilton County is not responsible for the construction or maintenance of any structure, drainage related facility or anything else on Community Lot 18".
 24. Add the following note: "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".
 25. Add the following note: "The owners of all lots are responsible to maintain Water Quality Easements and Drainage Detention Areas and Facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations".
 26. Add the following note: "The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facility".
 27. Add the following note: "The Hamilton County Water Quality Program Reserves the right at any time to access Water Quality Easements to inspect areas and facilities".
 28. Add the following note: "The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision".

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.

STAFF CASE REPORT TO PLANNING COMMISSION

Hamilton County Engineering Staff Comments and Notes

1. A minimum 8" crushed stone base shall be required in all public streets.
2. Show and label as such the location of the pipe in the right-of-way of Bill Reed Road at the intersection of Bill Reed Road and the entrance to this subdivision.
3. Per section 302.2.3 and 302.2.4 of the Hamilton County Subdivision Regulations all proposed roads shall be a minimum of a 50' right-of-way and 26' of pavement measured from inside face of curb to inside face of curb.
4. Per section 306.4 of the Hamilton County Subdivision Regulations provide drainage calculations for drainage pipes in excess of 15" to be installed by the developer.
5. Questions about the requirements of Hamilton County Engineers Office 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 will be required.
2. Per section 308.3 of the Hamilton County Subdivision Regulations major subdivisions located in the Hamilton County Water Quality Program Area must be reviewed by the Hamilton County Water Quality Program.
3. Add the following note: "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".
4. Add the following note: "The owners of all lots are responsible to maintain Water Quality Easements and Drainage Detention Areas and Facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations".
5. Add the following note: "The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facility".
6. Add the following note: "The Hamilton County Water Quality Program Reserves the right at any time to access Water Quality Easements to inspect areas and facilities".
7. Add the following note: "The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision".
8. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Ground Protection Staff Comments and Notes

1. Per Section 309.3.1 and 309.3.2 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 the use of septic tanks for this proposed subdivision.
3. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for approval of street names.
 2. Show street addresses for each lot. Addresses will be provided after the Chattanooga-Hamilton County Regional Planning Commission has approved the final subdivision plat.
-

STAFF CASE REPORT TO PLANNING COMMISSION

3. Questions concerning Hamilton County GIS comments and notes contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

1. Show and label as such a "10' Power and Communication Easement" along the lot frontages of those lots abutting the proposed new streets.
2. Questions regarding EPB requirements should contact Mr. Billy McGhee at (423) 698-3259

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.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Please cover the specified corrections, requirements and resolution of notes and comments provided in the staff report and recommendation in the preparation of the Mylar copy of the final plat for signatures and recording.

STAFF CASE REPORT TO PLANNING COMMISSION

3. Per Section 305.3 of the Hamilton County Subdivision Regulations all corner monuments and iron pins shall be permanently installed prior to the signing of the Mylar by Hamilton County.
4. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
5. Hamilton County Subdivision Regulations requires one (1) Mylar copy and at least three (3) other copies of the final plat with original signatures. All original signatures must be in black ink on the size and format as required by the Hamilton County Register of Deeds Office.
6. Approval of the final plat and recording of the final plat does not mean Hamilton County acceptance of any public street right-of-way, drainage easements, etc.
7. Prior to RPA signing the final plat please provide RPA staff with the approval letter from TDEC approving the extension of waterline for this proposed subdivision development.

Owner's Certification

I/We, the undersigned owner/s of the property shown herein, hereby accept this plat and certify that I/we own/s the property in its entirety.

Jetix Development
6120 Shallowford Road
Chattanooga, TN 37421
(423) 435-4742

LOCATION MAP

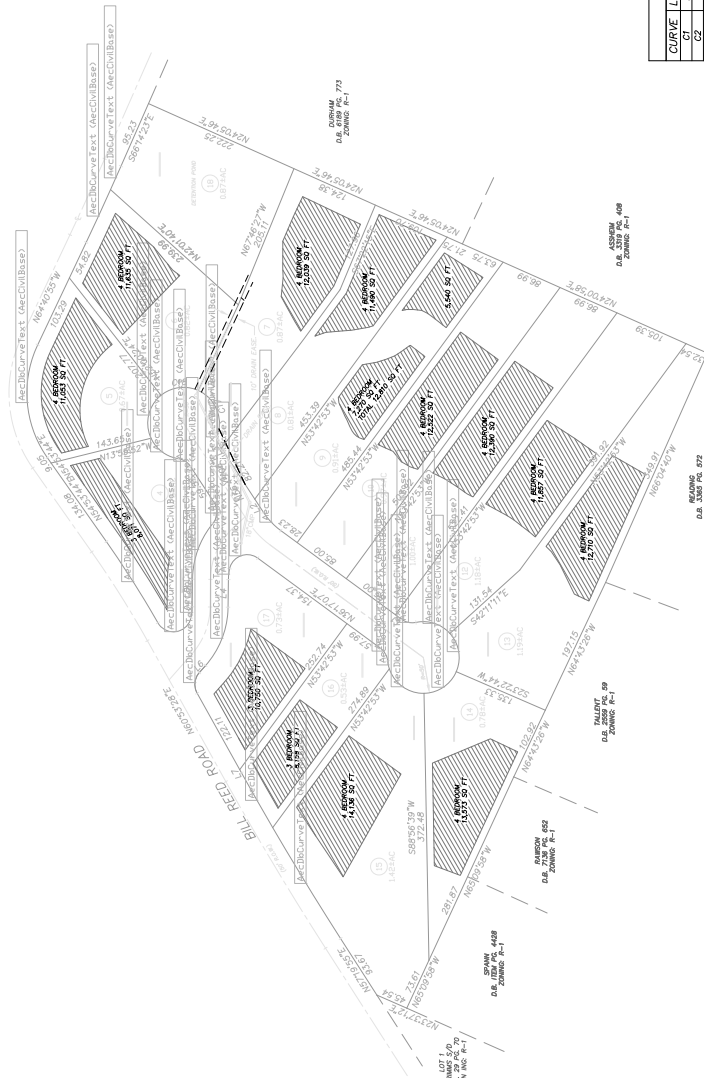
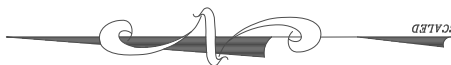


Surveyor's Certification

I certify that I have surveyed the property shown herein, that the bearings and distances are true to the best of my belief, and that the ratio of precision of this unadvised survey exceeds 1:10,000. This is a Category "I" Survey.

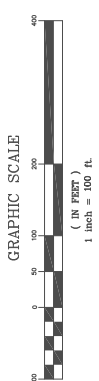
David Mathews FLS#747

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____ BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____ BY _____
JURISDICTIONAL AUTHORITY
DATE _____ BY _____
CHATTAHAMOUNTY REGIONAL
PLANNING COMMISSION
DATE _____ BY _____



CURVE	LENGTH	RADIUS	DELTA	ANGLE
C1	272.40	4,352.26	333.32	43.00°
C2	57.85	4,352.26	73.50	9.00°
C3	57.85	4,352.26	73.50	9.00°
C4	30.75	25.00	70.275°	180.00°
C5	88.77	125.00	424.123°	180.00°
C6	149.72	25.00	11,356.16°	180.00°
C7	149.72	25.00	11,356.16°	180.00°
C8	21.03	25.00	481.123°	180.00°
C9	21.03	25.00	481.123°	180.00°
C10	11.50	50.00	73.720°	180.00°
C11	57.22	50.00	65.3355°	180.00°
C12	57.22	50.00	65.3355°	180.00°
C13	57.22	50.00	65.3355°	180.00°
C14	21.03	25.00	481.123°	180.00°
C15	35.72	100.00	202.759°	180.00°
C16	21.03	25.00	481.123°	180.00°
C17	21.03	25.00	481.123°	180.00°
C18	25.08	50.00	82.4525°	180.00°
C19	75.48	50.00	78.5209°	180.00°
C20	21.03	25.00	481.123°	180.00°
C21	21.03	25.00	481.123°	180.00°
C22	31.68	25.00	72.5544°	180.00°
C23	60.12	25.00	137.4639°	180.00°
C24	165.57	157.00	60.2921°	180.00°
C25	81.16	4,002.02	104.49°	180.00°
C26	100.80	207.00	274.001°	180.00°
C27	34.50	1,372.91	126.24°	180.00°
C28	109.16	1,372.91	433.20°	180.00°
C29	15.81	75.00	11.5025°	180.00°

LINE	LENGTH	BEARING
L1	10.00	N 89° 57' 00" W
L2	21.73	N 56° 45' 06" E
L3	4.98	N 56° 45' 06" E
L4	38.50	S 89° 19' 59" W
L5	13.48	S 48° 39' 35" E
L6	5.23	N 65° 33' 28" E
L7	5.23	N 65° 33' 28" E



GENERAL NOTES

1. Zoned: A-1
2. Acres subdivided: 18.88 ± Acres
3. This plat subdivides and certifies that utilities or utility connections are available.
4. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
5. The minimum depth of 24 inches when located within 10 feet of property corners.
6. This plat shows the location of all existing and proposed utility lines and easements. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet of this area, or any other area shown on this plat shall be subject to the H.C.C.W.P. and recording of a corrective plat may render this lot unbuildable.
7. No pits without prior written approval from the H.C.C.W.P.
8. All structures shall be constructed in accordance with the H.C.C.W.P. public sanitary sewer system.
9. Lots 4, 16, 17 approved for a maximum number of (3) bedrooms with no whirlpool tubs over 40 gallons. Lots 5-15, are approved for a maximum number of (4) bedrooms with no whirlpool tubs over 40 gallons.
10. All corners are Iron Pipe Set unless otherwise noted.
11. This subdivision is subject to all applicable laws, codes, ordinances, rules and regulations of the State of Tennessee and local government entities. It is the responsibility of the owner to verify compliance with the regulations during our site visit.
12. All corners are Iron Pipe Set unless otherwise noted.
13. This subdivision is subject to all applicable laws, codes, ordinances, rules and regulations of the State of Tennessee and local government entities. It is the responsibility of the owner to verify compliance with the regulations during our site visit.

PRELIMINARY/FINAL PLAT

SCARLET RIDGE

LOTS 4 THRU 18
HAMILTON COUNTY, TENNESSEE

David Mathews Surveying
1609 Hixson Road
Chattanooga, TN 37404
Phone: 423-870-5671
Fax: 423-870-4808
13-S4305