

RPA STAFF RECOMMENDATION

Subdivision Name:	Falling Water Heights Subdivision Preliminary and Final Plat Lot 78	Review Meeting Date: 11-10-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Rocky Ledge Drive	
Property Owner:	James Folkner and James Folkner III	
Applicant:	Copp Engineering	
Total Acreage:	1.83 Acres	
Proposed Density:	1 units per acre	
Tax Map Number:	073-01 and 073-001.25	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	APPROVE as a preliminary and final plat	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

1. There are no other subdivision and platting requirements. All corrections and modifications have been completed.

Additional Comments and Notes

1. In existing Lot 59 and on proposed Lot 78 change "10 Power and Communication Easement" to "10" EPB Easement".

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 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

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1. This subdivision is located in the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit may be required. Contact Hamilton County Water Quality Program for any pre-submittal requirements and any other required submittals prior to applying for a Land Disturbing Permit, if one 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. Hamilton County Groundwater Protection has been granted final approval of septic tank use for proposed Lot 78.
2. Questions regarding sanitary sewer requirements should contact Mr. Bobby Stott.

Hamilton County GIS Staff Comments and Notes

1. Per Section 401.29 of the Hamilton County Subdivision Regulations, contact Hamilton County GIS for proposed street names.
2. Add street address. Hamilton County GIS will assign street address after the final plat has been approved.
3. Per Section 310.4 of the Hamilton County Subdivision Regulations submit the geo-referenced CAD file used to create this plat to Hamilton County GIS prior to obtaining signatures of final plat. GIS will not sign the plat until the CAD file is received.
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 pre-submittal information, 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
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
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State of Tennessee.

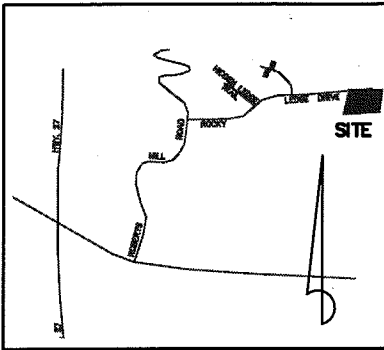
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at 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. Per Section 310.4 of the Hamilton County Subdivision Regulations submit the geo-referenced CAD file used to create this plat to Hamilton County GIS prior to obtaining signatures of final plat. GIS will not sign the plat until the CAD file is received.
 4. Review and approval of this preliminary/final plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
 5. Just as a reminder and per Section 310.4 of the Hamilton County Subdivision Regulations submit the geo-referenced CAD file used to create this plat to Hamilton County GIS prior to obtaining signatures of final plat. GIS will not sign the plat until the CAD file is received.
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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.

James Folkner (Owner Lot 78)
4615 Mountain Creek Road
Chattanooga, Tn. 37415
(423) 704-6325

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.

James E Folkner III
4615 Mountain Creek Road
Chattanooga, Tn. 37415
(423-255-6337)

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 1 survey.

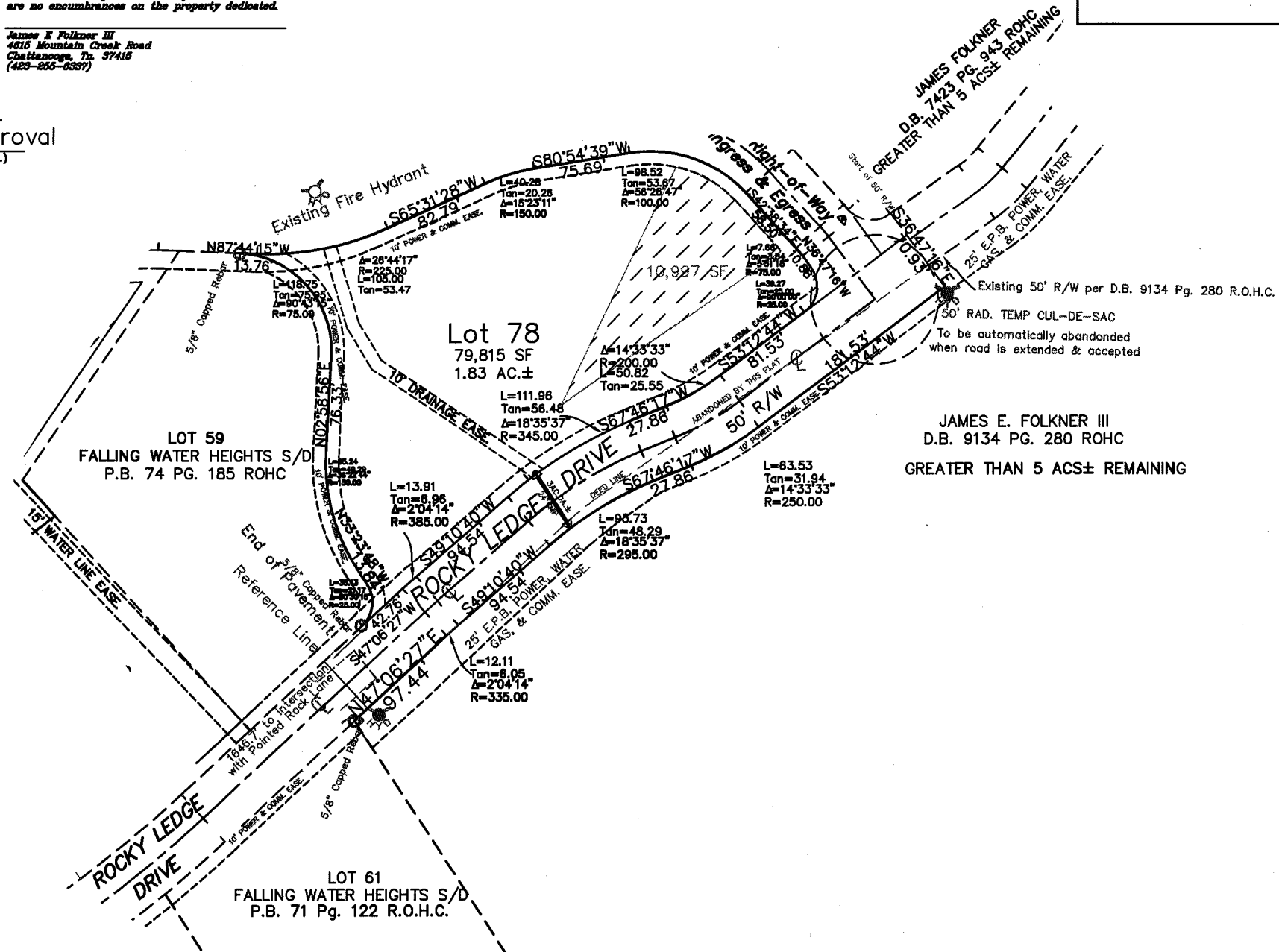
FOR Approval

Copp Engineering Group (James G. Copp R.L.S.)
6210-B Dayton Blvd.
Hixson, Tn. 37343
423-847-9100 Office
423-847-9185 Fax



GENERAL NOTES:

1. Zoned : A-1
2. This plat subdivides Deed Books 7423/943, 9134/280 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 2.63 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. Tax Map # 073 01, 073 001.25
7. This property is above the 100 year flood boundary per F.E.M.A. FIRM 47085C0209F.
8. Lot 78 is approved for a maximum of four (4) bedrooms.
9. 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 unbuildable.
10. No pools without prior written approval from the Hamilton County Groundwater Protection.
11. 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.
12. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
13. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
14. Minimum 25' fieldline setback from all drainage easements shown.
15. 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.
16. The owners of all the lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
17. The Hamilton County Water Quality Program Reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
18. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
19. Approval of this plat does not imply that Hamilton County will approve any subsequent development using road, rights-of-way or easements shown on this plat.



APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON COUNTY GROUNDWATER
PROTECTION
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

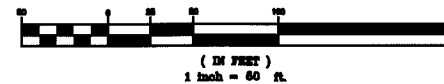
JAMES E. FOLKNER III
D.B. 9134 PG. 280 ROHC
GREATER THAN 5 ACS± REMAINING

RECEIVED

OCT 27 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

GRAPHIC SCALE



PRELIM/FINAL PLAT

FALLING WATER HEIGHTS S/D

LOTS 78

THIRD CIVIL DISTRICT

HAMILTON COUNTY, TENNESSEE

Date : 09/19/14	Drawn : DGC
Scale : 1" = 50'	Checked : JGC
COPP ENGINEERING GROUP	
6210-B Dayton Blvd. Hixson, Tn. 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. No.	FALLING WATER HEIGHTS