

RPA STAFF RECOMMENDATION

Subdivision Name:	Crystal Brook Subdivision Preliminary Plat Lots 213 thru 221	Review Meeting Date: 11-10-14
Applicant Request:	Preliminary Plat	
Property Location:	East Brainerd Road	
Property Owner:	Billy McCoy	
Applicant:	Copp Engineering	
Total Acreage:	3.81 Acres	
Proposed Density:	2.4 units per acre	
Tax Map Number:	173-006.04	
Zoning:	A-1 Agricultural District. Applicant will need to apply to rezone the property from A-1 Agricultural to R-1 Single-Family Residential.	
Staff Recommendation:	APPROVE as a preliminary only subject to the following conditions: <ol style="list-style-type: none"> 1. The submittal, review and approval of proposed public sanitary sewer line extensions from Hamilton County WWTA. 2. Rezoning of the property from A-1 Agricultural District to R-1 Single-Family Residential District. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following requirement can be shown on the final plat that is submitted for review and consideration.

1. Per Section 401.11.1 of the Hamilton County Subdivision Regulations show and label as such any proposed fire hydrants within this subdivision.

Additional Comments and Notes

The following comments and notes can be corrected on the final plat that is submitted for review and consideration.

1. The proposed sanitary sewer line extensions have not been submitted for the review and approval of Hamilton County WWTA; therefore, approval of the preliminary plat is conditional upon the approval of public sanitary sewer through WWTA.
2. The A-1 Agricultural District has a maximum density of 2 dwelling units per acre. This proposed development or phase exceeds the maximum density. The applicant will seek to rezone the property to R-1 Single-family Residential; therefore, approval of the preliminary plat is conditional upon the approval by the Hamilton County Commission to rezone this property from A-1 to R-1.
3. For the existing drainage pipe in the right-of-way at the intersection of East Brainerd Road and proposed Road A, show the amount of acres drained for this pipe.

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.

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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

1. This portion of the subdivision is not located in the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit may not 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 WWTA Staff Comments and Notes

1. There is no public sanitary sewer approved for this site or development. Submit to WWTA all required information for review process through WWTA for proposed public sanitary sewer extensions to this proposed development.
2. Questions regarding sanitary sewer requirements should contact Mr. Cleveland Grimes.

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. 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
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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

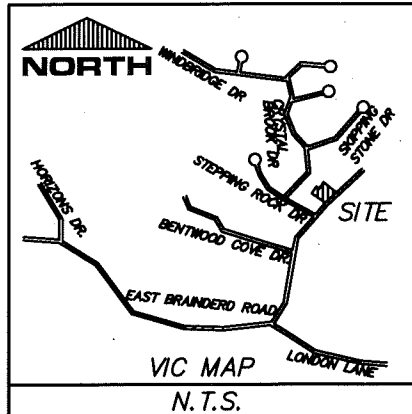
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
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.

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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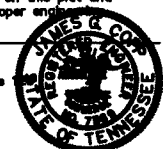


I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

CRYSTAL BROOK LLC
580 SKILLET GAP RD
CHATTANOOGA, TN 37419
423-421-3988

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

James G. Copp, P.E.
Copp Engineering Group
1981 Northpoint Blvd Suite
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.

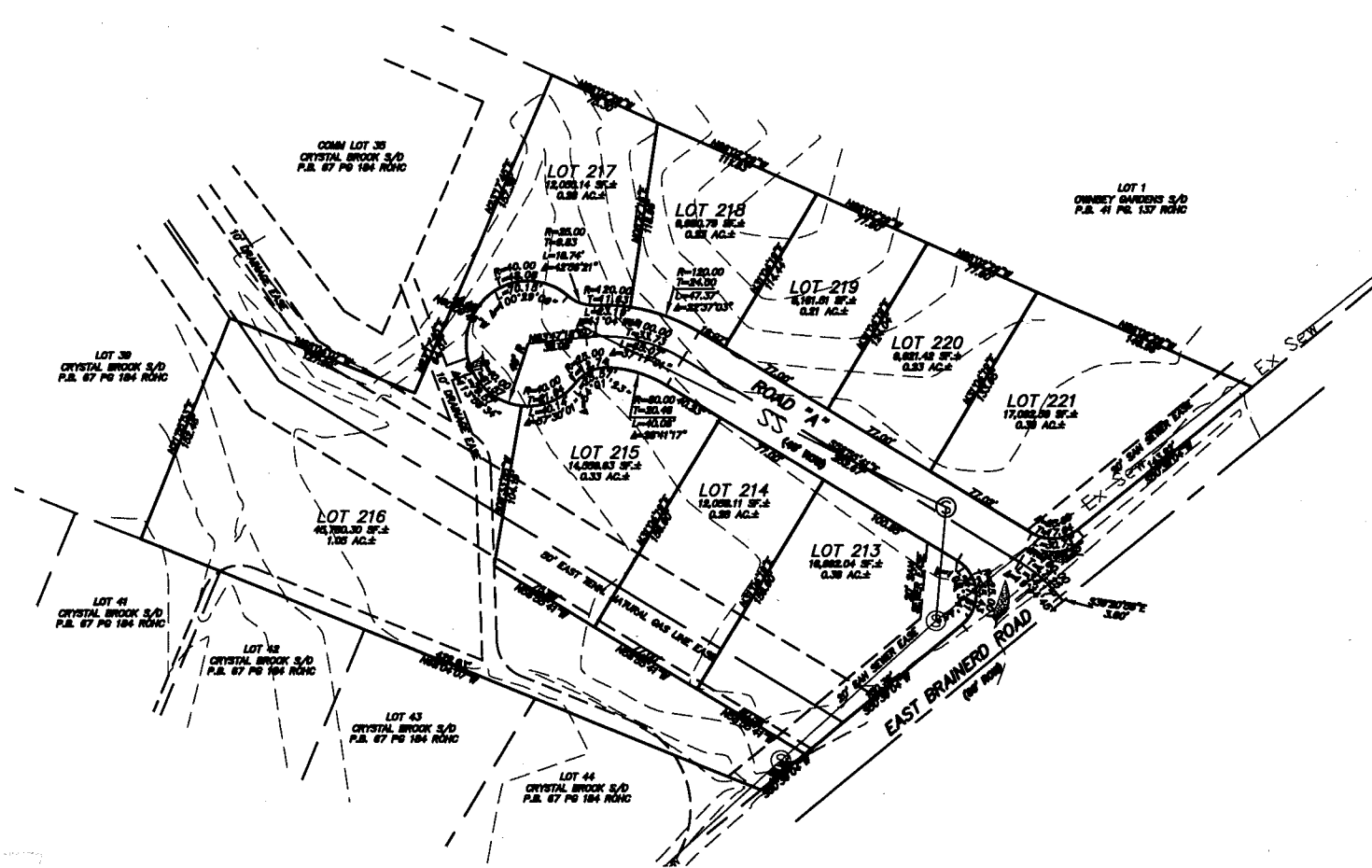
James G. Copp R.L.S.
Copp Engineering Group
1981 Northpoint Blvd, Suite
Hixson, TN 37343
423-847-9100 Office
423-847-9185 Fax



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
HAMILTON COUNTY WMTA
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES :

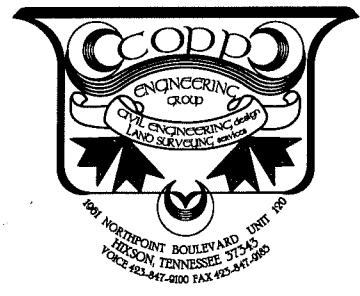
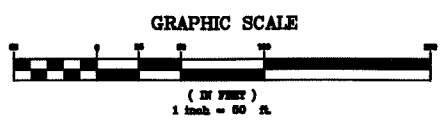
1. Zoned : R-1
2. This plat subdivides Deed Book 6388 Page 397 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 3.81 Acres ±
5. Municipal Water Supply by Eastside Utility District
6. XXXX = Street Address
7. Tax Map # 173 006.04
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47085C0393F dated Nov. 7 2002
9. Sanitary sewers are available by HCWMTA.
10. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
11. There is a 10' Power and Communications Easement along the frontage of all lots.
12. Proposed use of Lots: Detached Single Family Homes
13. Topographical information provided by survey data
14. 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.
15. Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, rights-of-way or easements shown on this plat.
16. 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.
17. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
18. The Hamilton County Water Quality Program reserves the right to access at any time Lot 216 to inspect drainage detention areas and facilities and other drainage related facilities.
19. The owner of Lot 216 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
20. 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.
21. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
22. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.



RECEIVED

OCT 27 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services



PRELIMINARY PLAT

CRYSTAL BROOK S/D

LOTS 213-221

HAMILTON COUNTY TENNESSEE

Date : 09/22/14	Drawn : Dustin
Scale : 1" = 60'	Checked : JCC
COPP ENGINEERING GROUP 1981 Northpoint Blvd. Suite 120 Hixson, TN 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. No. CRYSTAL BROOK	