

## RPA STAFF RECOMMENDATION

<b>Subdivision Name:</b>	<b>The Preserves at Savannah Bay Preliminary Plat Lots 1 thru 43</b>	<b>Review Meeting Date:</b> 11-10-14
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Kittrell Lane and Savannah Hills Drive	
<b>Property Owner:</b>	Goodwin Southern Properties	
<b>Applicant:</b>	David Mathews Surveying and Chattanooga Engineering Group	
<b>Total Acreage:</b>	17.9 Acres	
<b>Proposed Density:</b>	2.6 units per acre	
<b>Tax Map Number:</b>	103D-D-1.04, 10, and 36	
<b>Zoning:</b>	R2-A Rural Residential District.	
<b>Staff Recommendation:</b>	<b>APPROVE as a preliminary only subject to the following condition:</b> <b>1. The submittal, review and approval of proposed public sanitary sewer line extensions from Hamilton County WWTA.</b>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Regulation and Platting Requirements

1. There are no additional subdivision regulation or platting requirements. All corrections have been completed.

#### Additional Comments and Notes

The following comments 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. In the typical street cross section change "5" crushed stone base" to "8" crushed stone base".
3. The proposed Hamilton County WWTA sewer pump station will need to be located on its own, separate stand-alone lot; therefore, in proposed Lot 19 show this as separate lots where the Hamilton County WWTA pump station and detention area easement will be located on their own, separate, stand-alone lot.

### 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; therefore, in the typical street cross section change 5" crushed stone base to 8" crushed stone base.

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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 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.

### Highway 58 Volunteer Fire Department Comments and Notes

1. Show and label fire hydrants at the following locations:
  - In adjoining lot 54 of Savannah Hills at the intersection of proposed Road A and Savannah Hills Drive.
  - In lot 43 near the intersection proposed Road A and Kittrell Lane.
  - Near the lot line of Lot 36/37.
  - In Lot 14 at the intersection of proposed Road B and Road A.
  - In Lot 20 at the intersection of proposed Road C and Road A.

### 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.

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### 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.

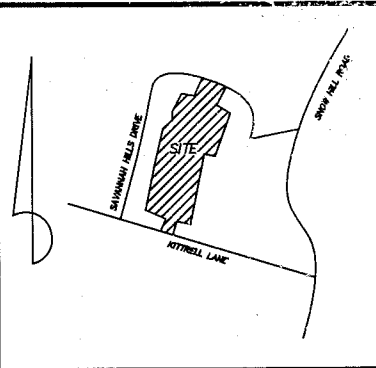
### **S.W.P.P.P. Permit**

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.

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### **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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LOCATION MAP

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

Goodwin Southern Property, LLC.  
3119 Mt. Pisgah Road  
Ringgold, Georgia 30738  
(423) 313-4886

Surveyor's Certification

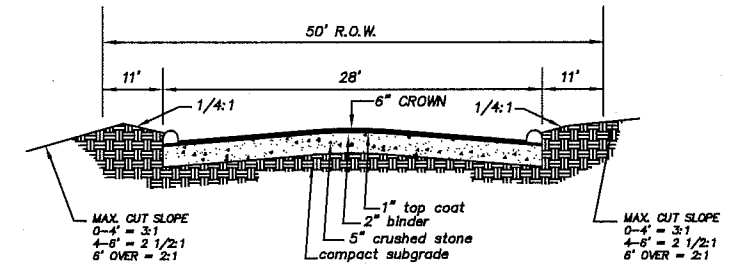
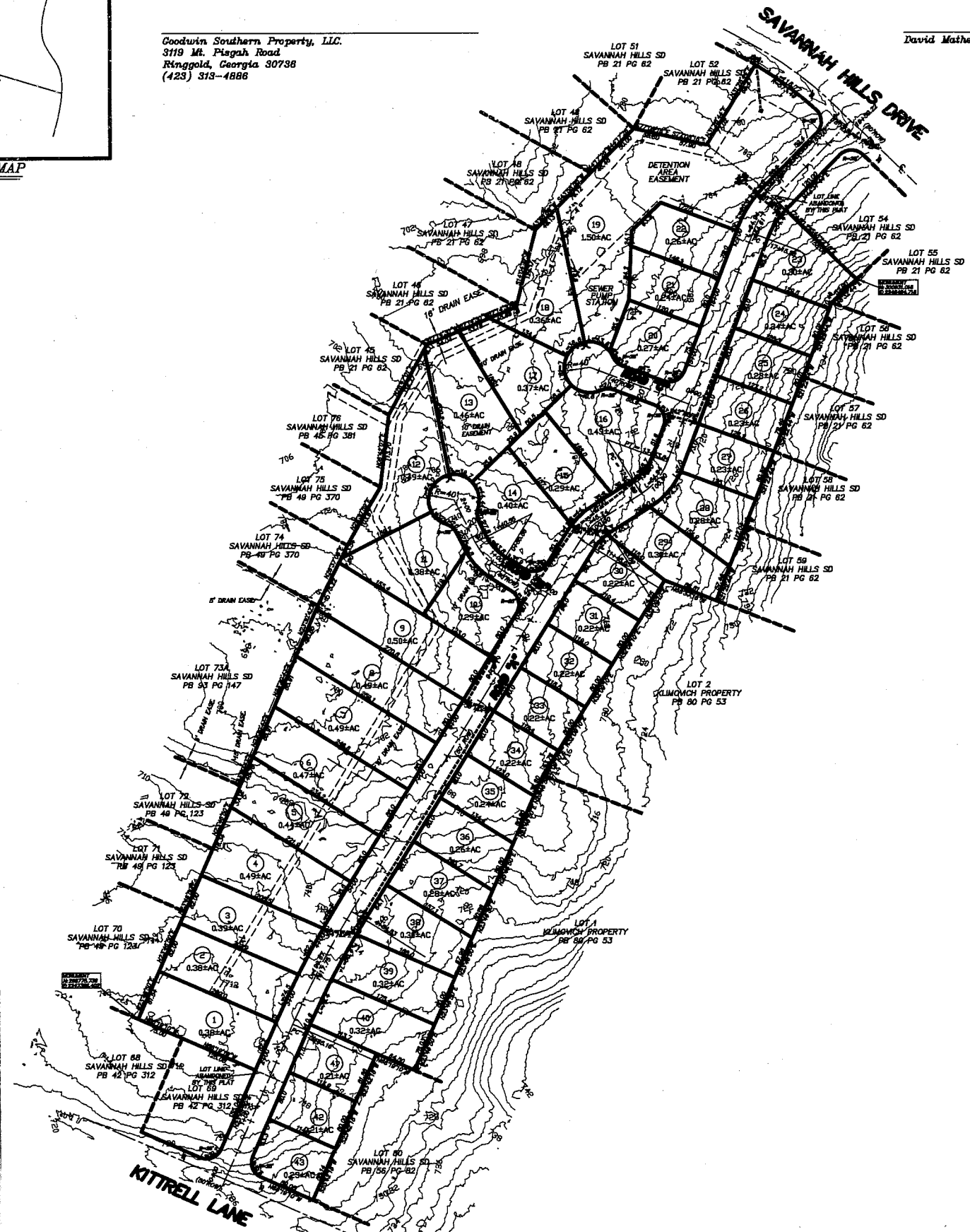
I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

David Mathews PLS#747

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
HAMILTON COUNTY WWTA  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

GENERAL NOTES

1. Zoned : R-2A
2. Acres subdivided : 17.9±Ac
3. This plat subdivides deed : 4515-29, 10272-477
4. Water Supply: Savannah Valley Utility District
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 10SD-D-1.04, 10 & 36
8. All corners are Iron Pins Set unless otherwise noted.
9. This subdivision will be comprised of single family homes.
10. Source of topography: Hamilton County GIS



TYPICAL CROSS SECTION FOR STREET

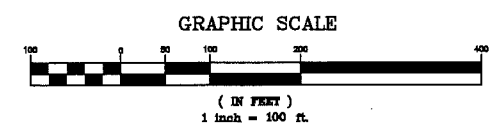
N.T.S.

RECEIVED

OCT 2 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

D:\Land Projects REV\000\000 PRELIMINARY PLAT.dwg 6/21/2014 10:35:22 PM EDT



PRELIMINARY PLAT

THE PRESERVES AT SAVANNAH BAY

LOTS 1 thru 43

HAMILTON COUNTY, TENNESSEE

Date: 6-11-2014 Drawn: R Middleton  
Scale: 1"=100' Checked: DLM Job#: 14-324

**DAVID MATHEWS SURVEYING**  
1880 HAMILL ROAD CHATTANOOGA, TENN 37348 FX 423-870-9871 PR 423-870-4208  
14-S4377