

RPA STAFF RECOMMENDATION

Subdivision Name:	Seven Lakes PUD Subdivision Preliminary and Final Plat Lots 215 thru 232, and 238 thru 240	Review Meeting Date: 11-10-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Deer Run Circle and Seven Lakes Drive	
Property Owner:	Seven Lakes Associates-Emerson Russell	
Applicant:	Beginning Point Surveys	
Total Acreage:	8.27 Acres	
Proposed Density:	2.9 units per acre	
Tax Map Number:	104K-L-006 thru 026, and 104-039.01 and 104-039.02	
Zoning:	A-1 Agricultural District-Planned Unit Development	
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. All corrections and modifications as required by the Hamilton County Subdivision Regulations have been completed.

Additional Comments and Notes

1. In the title block change "Lots 217-232" to "Lots 215-232".
2. In note 21 change "A 5' flag stem wink" to A 5' flag stem width".

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 WWTAs, 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. There are no additional comments or requirements.
2. 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; however, a Land Disturbing Permit may or 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

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Piper at (423) 209-7851.

Hamilton County WWTA Staff Comments and Notes

1. There are no additional comments or requirements.
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 addresses. Hamilton County GIS will assign street addresses after the final plat has been approved.
2. Per Section 310.4 of the Hamilton County Subdivision Regulations please submit the geo-referenced CAD file used to create the drawing to Hamilton County GIS. GIS will not sign the final plat until they receive a copy of the CAD file.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

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 please submit the geo-referenced CAD file used to create the drawing to Hamilton County GIS. GIS will not sign the final plat until they receive a copy of the CAD file.***
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