

RPA STAFF RECOMMENDATION

Subdivision Name:	Stonebrook Village Preliminary Plat Lots 1 thru 32	Review Meeting Date: 10-13-14
Applicant Request:	Preliminary Plat	
Property Location:	Birchwood Pike	
Property Owner:	Dennis Banther	
Applicant:	David Mathews Surveying	
Total Acreage:	27 Acres	
Proposed Density:	1.18 units per acre	
Tax Map Number:	077-010.09	
Zoning:	A-1 Agricultural District and R-5 Single-Wide Manufactured District	
Staff Recommendation:	APPROVE as a preliminary plat only	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

1. Per Section 401.9.1 of the Hamilton County Subdivision Regulations show proposed street names that are approved by Hamilton County GIS for Road A, B, and C.
2. Per Section 402.3 of the Hamilton County Subdivision Regulations state the source of the water supply for this subdivision.

Additional Comments and Notes

1. State the width of the right-of-way of Birchwood Pike.
2. In the notes section delete "A 10' private drainage easement shall be reserved along the".

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. A minimum 8" crushed stone base is required in public roads.
2. 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. 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 will be required.

RPA STAFF RECOMMENDATION

2. Contact Hamilton County Water Quality Program for any pre-submittal requirements and any other required submittals prior to applying for a Land Disturbing Permit.
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, drainage easements, drainage detention areas, drainage retention areas, or any drainage related facility".
6. Add the following note: "The Hamilton County Water Quality Program reserves the right to access at any time Hamilton County Water Quality Easements to inspect drainage 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 Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection has granted preliminary approval of septic tank use but withhold final approval until we see the final road cuts, drainage locations, etc.
2. Questions regarding sanitary sewer requirements should contact Mr. Gary Pickett.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for proposed street names.
2. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

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
-

RPA STAFF RECOMMENDATION

State of Tennessee.

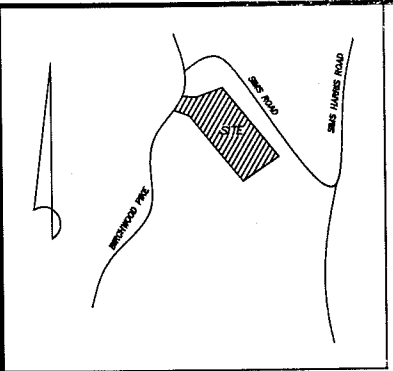
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at 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. Prior to final plat submittal for review at a minimum rough grade and center line stake all proposed streets within the development.
-



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.

Dennis Banher
7403 Igou Ferry Road
Harrison, TN 37341
(423) 344-9855

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
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



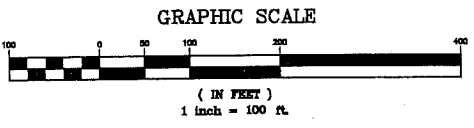
GENERAL NOTES

1. Zoned : A-1 & R-5
2. Acres subdivided : 27±AC
3. This plat subdivides deed : B293-241
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: 77-10.09
8. 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 H.C.G.W.P. and recording of a corrective plat may render this lot unsalable.
9. No pools without prior written approval from the H.C.G.W.P.
10. 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.
11. H.C.G.W.P. may require that the SSDS easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.
12. Lots 1-32 are approved for a maximum number of (3) bedrooms.
13. All corners are Iron Pins Set unless otherwise noted.
14. A 10' private drainage easement shall be reserved along the exterior property lines of this subdivision, except along street frontages. A 5' drainage easement shall be reserved along all side and rear property lines. These drainage easement shall be automatically abandoned if two or more lots are combined, or used as one lot, or if no setback is required.
15. Source of contour information: Hamilton County GIS
16. A 10' private drainage easement shall be reserved along the

RECEIVED

SEP 22 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services



PRELIMINARY PLAT

STONEBROOK VILLAGE

LOTS 1 THRU 32

HAMILTON COUNTY, TENNESSEE

Date: 7-30-14 Drawn: R Middleton
Scale: 1"=100' Checked: DLM Job#:

DAVID MATHEWS SURVEYING
1880 HAMIL ROAD PO 423-870-3471
CHATTANOOGA, TENN 37348 PO 423-870-4308

14-S4396

D:\Land Projects\REBROOKVILLAGE\PRELIMINARY PLATING 8/19/2014 3:46:04 PM EDT