

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-068	PC Meeting Date: 12-14-15
Subdivision Name:	Riverbay Estates Subdivision Lots 1 thru 49	
Applicant Request:	Preliminary Plat	
Property Location:	Vincent Road	
Property Owner:	Riverbay Partners	
Applicant:	RLS Surveying and MAP Engineers	
Total Acreage:	54.88 Acres	
Proposed Density:	0.89 dwelling units per acre	
Tax Map Number:	011D-A-022 and 022.01	
Zoning:	R-2A Rural Residential District and R-5 Residential District	
Staff Recommendation:	<p>APPROVE as a preliminary plat only, subject to the following condition:</p> <p>Hamilton County Groundwater Protection approval of septic tank use for these proposed lots</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

Additional Comments and Notes

The following changes and modifications can be completed on the submittal of the final plat for review and consideration.

1. Label the proposed 25' ingress/egress easement on Lots 47 thru 49 as private.
2. Remove setbacks from the lots they are not required to be shown.
3. Contact Hamilton County GIS for street name approvals.
4. Show number of acres drained for drainage pipes in right-of-way.
5. If applicable, show and label any utility easements.

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. Submit drainage calculations for all proposed and existing drainage pipes in the right-of-way that are greater than 15" in diameter.

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2. Submit grading/drainage plan for review.
3. A minimum of 8" crushed stone base is required in all new streets.
4. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
5. 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 property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program will be required. Contact Hamilton County Water Quality Program for their submittal and review procedures.
2. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
3. 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 will need to review again for preliminary approval of septic tank use on these lots.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for approval of 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 notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

Additional Permit Reminders

Hamilton County Land Disturbing Permit

1. This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program will be required. Contact Hamilton County Water Quality Program for their submittal 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
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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

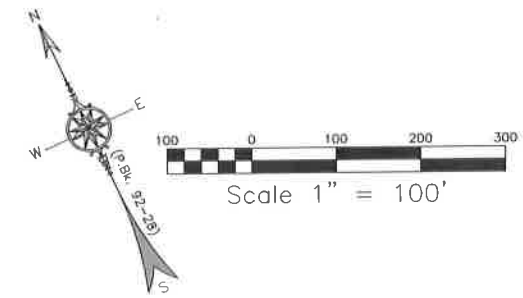
1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation 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. Just as a reminder approval of the preliminary plat does not constitute approval of final plat.
 3. 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.
 4. Final plat cannot be submitted to RPA for review until after the civil/construction plans have been reviewed and approved by the appropriate departments and a Land Disturbing Permit has been granted.
 5. Just as a reminder, please rough grade and centerline stake the centerlines of all proposed roads in this development before the submittal of the final plat for review and consideration.
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- NOTES**
1. Present zoning classification Previous Lot 1 - R-2A, Previous Lot 2 - R-2A & R-5.
 2. Area subdivided by this plot is 54.88± acres.
 3. This plot subdivides the property described in Deed Book 8458, Page 862.
 4. This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
 5. Local Government does not certify that utilities or utility connections are available.
 6. Tax Parcel 110-A-022 & 22.01.
 7. Water supplied by East Side Utility District.
 8. I, hereby certify after examination of the current F.E.M.A.-Flood Insurance Rate Map No. 470072-0243-F that the subject property lies in zone "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of 11/07/2002.
 9. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.
 10. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.
 11. The lot owners are responsible for the maintenance of any drainage easement on their lot.
 12. The Government of Hamilton County is not responsible for the construction or maintenance of the sign easement or any drainage easement.
 13. A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision except along street frontage. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines that are not the exterior boundary of the subdivision. These drainage easements shall be automatically abandoned if two or more lots are combining or used A one lot, or if no setback is required.
 14. Contour lines shown are provided by Hamilton County GIS.
 15. The purpose of this plot is to establish lots for 4 Bedroom Single Family Dwellings.



OWNER CERTIFICATION

I/We the undersigned owner (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.

Riverbay Partners, G.P.
5107 Vincent Road
Chattanooga, Tennessee 37416
(423) 595-7281

Date _____

APPROVED FOR RECORDING
HAMILTON CO. GIS DEPT.
DATE: _____
BY: _____

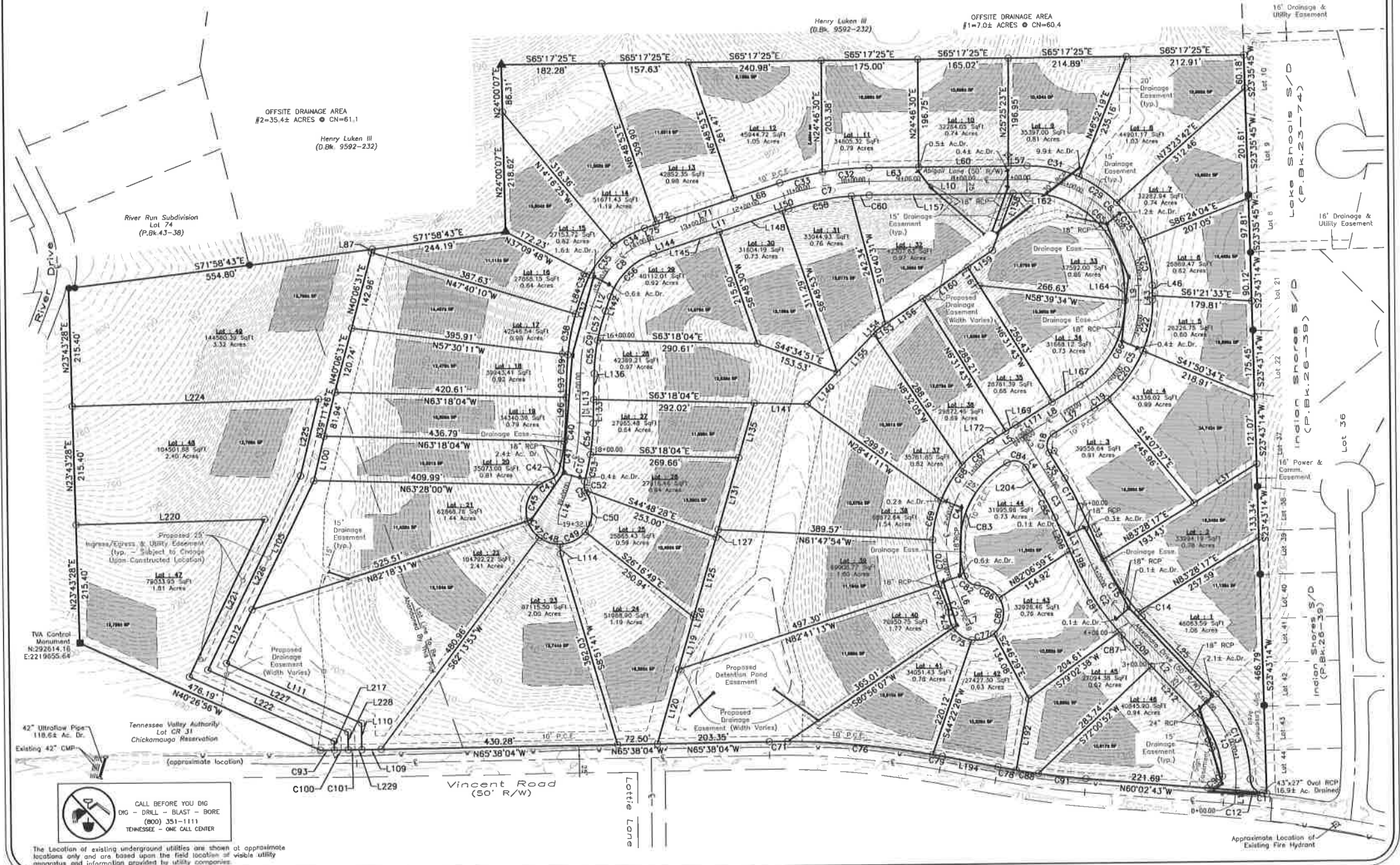
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____

CHATTANOOGA/HAMILTON CO.
REGIONAL PLANNING COMM.
DATE: _____
BY: _____

HAMILTON CO. GROUNDWATER
DATE: _____
BY: _____

LEGEND

- Centerline
- Iron Rod (Found)
- Iron Pipe (Found)
- Concrete Monument (Found)
- ▲ Angle Iron (Found)
- Iron Rod (Set)
- Septic Easement Area
- Sewer Line (Storm)
- Property Line
- Boundary Adjoiner



CALL BEFORE YOU DIG
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

The location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

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Michael Shone, Lloyd
Professional Land Surveyor #1882

NOV 23 2015

Drawing No. 1511010
Tax Map No. 1110D-A-022
File Name Riverbay Estates
Drawn By JMB
Checked By JMB
Date of Survey 10/21/2014
Date of Last Revision 10/22/2014
11/20/2015

Preliminary Plat - Lots 1 thru 49
Riverbay Estates Subdivision
Being the Property Described in
Deed Book 8458, Page 862
Chattanooga, Hamilton County
Tennessee

THE R. L. S. GROUP
LAND SURVEYING
4726 Adams Road, Suite 101
Hixson, Tennessee 37453
Phone (423) 847-0155 - Fax (423) 847-0156
www.rlsgroup.com

This Survey is NOT responsible to any other owner or record may not be copied or used in any way without the express written consent of the surveyor.