

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-074	PC Meeting Date: 12-14-15
Subdivision Name:	Turnberry Farms Lots 1 thru 23	
Applicant Request:	Preliminary Plat	
Property Location:	Bowman Road	
Property Owner:	Gary Hollowell	
Applicant:	Copp Engineering	
Total Acreage:	17.24 Acres	
Proposed Density:	1.33 dwelling units per acre	
Tax Map Number:	074P-A-036	
Zoning:	A-1 Agricultural 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 corrections and modifications can be completed on the submittal of the final plat for review and consideration.

1. Submit drainage calculations for drainage pipes in excess of 15" using the form found in Appendix 7 of the Hamilton County Subdivision Regulations.
2. State the type, size, and number of acres drained for pipes within the right-of-way.
3. Add a 15' No Landscaping and Vegetation Buffer/Easement along Lots 21 thru 23 abutting Bowman Road.
4. Contact Hamilton County GIS for approval of proposed street names.

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

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1. Submit drainage calculations for all proposed and existing drainage pipes in the right-of-way that are greater than 15" in diameter.
2. Add a 15' No Landscaping and Vegetation Buffer/Easement along Lots 21 thru 23 abutting Bowman Road.
3. Submit grading/drainage plan for review.
4. A minimum of 8" crushed stone base is required in all new streets.
5. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
6. 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 has granted 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. Dallas Bay Fire Department wants two proposed fire hydrants with the subdivision at the following locations:
 - Corner of the intersection of Bowman Road and proposed Lot 23.
 - Along the lot frontage of proposed Lot 5.
2. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider 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.
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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

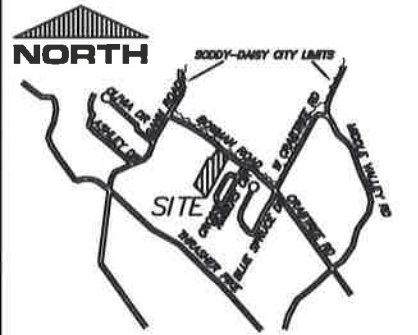
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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

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.

GARY & KIMBERLY HOLLOWELL
8918 LOVELL RD
HIXSON, TN 37343
423-580-5198

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

James G. Copp, P.E.
Copp Engineering Group
1861 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 "1" survey.

James G. Copp R.L.S.
Copp Engineering Group
1861 Northpoint Blvd, Suite 120
Hixson, TN, 37343
423-847-9100 Office
423-847-9185 Fax



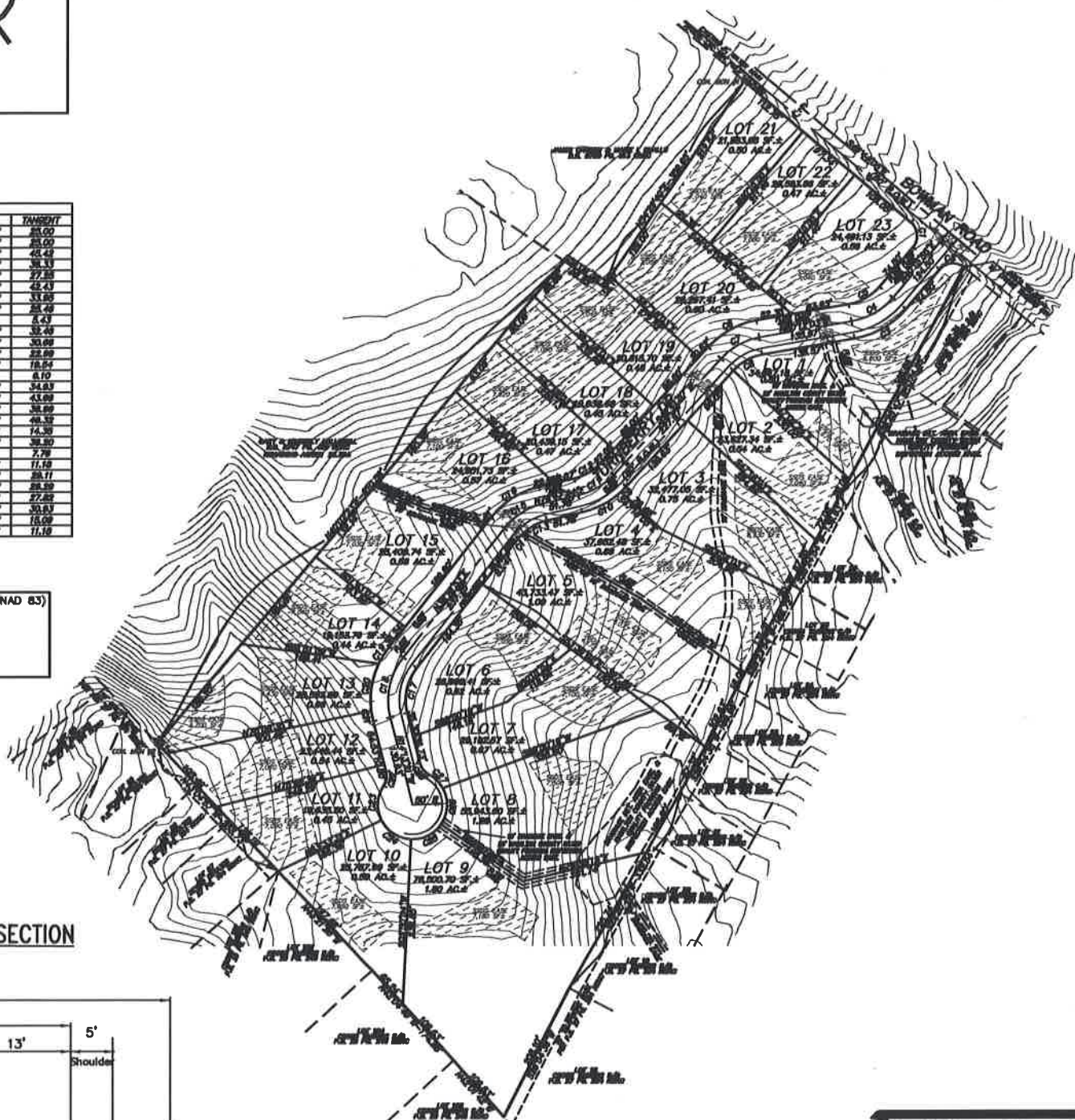
APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON COUNTY GROUNDWATER
PROTECTION
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTAHOOCHIE REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES :

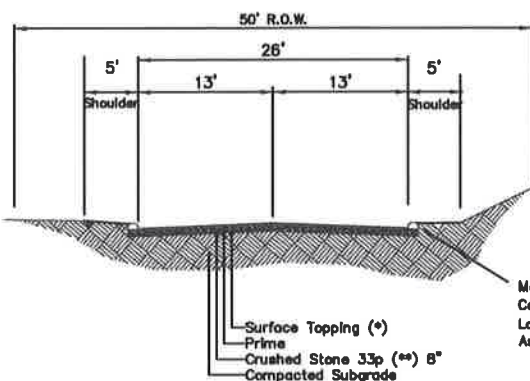
1. Zoned : A-1
2. This plot subdivides Deed Book 8747 Page 480 RCHC
3. This plot is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 17.94 Acres ±
5. Water Supply by Hixson Utility District
6. 1682 = Street Address
7. Tax Map # 074P A 038
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 4708500303F dated Nov. 7 2002
9. Lots 1 thru 23 are approved for a maximum of three (3) bedrooms.
10. 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 Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.
11. No pools without prior written approval from the Hamilton County Groundwater Protection.
12. Minimum 25' fieldline setback from all drainage easements shown.
13. 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.
14. Hamilton County Groundwater Protection may require that the SSSD Easement be field located by a surveyor prior to SSO permit issuance if we are unable to verify compliance with the regulations during our site visit.
15. 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.
16. There is a 10' Power and Communications Easement along the frontage of all lots.
17. 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.
18. 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.
19. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm from this subdivision.
20. The Hamilton County Water Quality Program reserves the right to access at any time Lots 1, 8, & 9 to inspect drainage detention areas and facilities and other drainage related facilities.
21. The owners of Lots 1, 8, & 9 are responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
22. 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.
23. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
24. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
25. Unless otherwise noted, all property corners to be 5/8" capped rebar.
26. Proposed use of lots: Detached Single Family Homes
27. Topographical information provided by Hamilton County GIS Mapping Service

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	38.27	25.00	80.0000	25.00
C2	38.27	25.00	80.0000	25.00
C3	87.13	125.00	38.8838	45.42
C4	66.70	100.00	36.8698	36.31
C5	53.38	75.00	34.8558	27.25
C6	41.88	75.00	32.3038	42.43
C7	48.48	100.00	32.3038	33.85
C8	48.09	75.00	32.3038	28.49
C9	15.89	125.00	4.8224	1.43
C10	43.81	125.00	30.8522	32.48
C11	68.50	100.00	34.8558	30.89
C12	44.63	75.00	34.8558	22.89
C13	38.23	75.00	30.7478	18.84
C14	12.18	75.00	8.7814	6.10
C15	67.31	100.00	30.7478	34.83
C16	84.01	125.00	38.8621	43.89
C17	68.73	75.00	38.8621	38.89
C18	47.84	100.00	38.8621	48.32
C19	38.59	125.00	13.9819	14.30
C20	78.67	125.00	38.8621	38.89
C21	18.00	125.00	2.7814	2.78
C22	31.03	25.00	48.7123	11.18
C23	62.72	25.00	80.2421	28.11
C24	52.89	25.00	80.2421	28.29
C25	80.77	25.00	80.2421	27.88
C26	62.40	25.00	83.2854	30.43
C27	38.31	25.00	83.2854	18.09
C28	31.03	25.00	48.7123	11.18

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING : 318824.982
EASTING : 2208775.734
CONCRETE MONUMENT #2
NORTHING : 317871.174
EASTING : 2207930.918

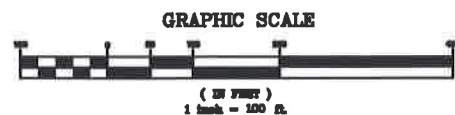


TYPICAL ROAD SECTION



Mountable Extruded Concrete Curb
Low Slump Mix
As Per City Specifications

- The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, Item 411E, Traffic Bound Surface Course.
- The base shall be constructed of crushed stone 33p(T.B.R.)



PRELIMINARY PLAT

TURNBERRY FARMS S/D

LOTS 1-23

HAMILTON COUNTY TENNESSEE

Date : 11/18/15 Drawn : Dustin
Scale : 1" = 100' Checked : JGC
COPP ENGINEERING GROUP
1861 Northpoint Blvd, Suite 120
Hixson, TN, 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No.
BOWMAN ROAD/
Plat3.dwg

RECEIVED

NOV 19 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services