

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-075	Review Meeting Date: 12-14-15
Subdivision Name:	Meadow Stream Subdivision Phase 6, Lots 248 thru 346 Request for Extension of Approval Final Plat	
Applicant Request:	Extension of Final Plat Approval	
Property Location:	Trout Lily Drive	
Property Owner:	McDaniel and Son Construction	
Applicant:	MAP Engineers	
Total Acreage:	82 Acres	
Proposed Density:	1.2 dwelling units per acre	
Tax Map Number:	113-095	
Zoning:	R-1 Residential District	
Staff Recommendation:	APPROVE extension of final plat approval for two years with expiration date of December 14, 2017	

PROJECT ANALYSIS

Previous final plat approval expired on October 08, 2014. The applicant is requesting an extension of approval as permitted by Section 300.6 of the Hamilton County Subdivision Regulations.

Subdivision Regulation Requirements

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

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. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

Hamilton County Water Quality Program Staff Comments and Notes

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

Hamilton County WWTA Staff Comments and Notes

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton

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County Regional Planning Commission has formally approved the final subdivision plat.

2. Contact Hamilton County GIS for proposed street names.
3. Prior to Hamilton County GIS signing the final plat please submit a geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the geo-referenced CAD drawing file GIS will not sign the final plat.
4. 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 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 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. Record Mylar within two (2) years of Planning Commission approval.
 2. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
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GENERAL NOTES

- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROJECT AGENTS BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED UNLESS INDICATED OTHERWISE. INFORMATION FROM RECORD DRAWINGS IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO OBTAIN UTILITY FIELD LOCATION INFORMATION TO FACILITATE CONSTRUCTION WORK SCHED.
- ALL WORK AND MATERIAL SHALL COMPLY WITH D.C. CITY OF CHATTANOOGA REGULATIONS AND CODES OF O.S.A. STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES SHALL BE PROVIDED FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SIGNS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, L.L.C. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR DURING TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION FROM SURVEYS DATED 11/15/04.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- A PORTION OF THIS PROPERTY LIES IN ZONE AC SPECIAL FLOOD HAZARD AREA DETERMINED BY 100-YEAR FLOOD INCOME BASED FLOOD COUNTING HAS BEEN DETERMINED FOR HAMILTON CO. FLOOD INSURANCE RATE MAP FIRM00047 DATED NOVEMBER 7, 2002.
- THE CONTRACTOR SHALL REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION & SIZE OF ROOF DRAINAGE AND ELECTRICAL SWIMMER DECK & WATER SYSTEM SERVICE LINE CONNECTIONS. SEE PLANS BY OTHERS FOR UTILITY INFORMATION AND RELATED CONNECTIONS.
- ALL AREAS NOT OTHERWISE SURVEYED ARE TO BE EXISTING LANDSCAPES, BOLLARDS, WALKWAYS AND MAINTAINED UNTIL AN ADEQUATE EXISTENCE OF GRADE IS OBTAINED.
- EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED DURING THE INITIAL PHASES OF CONSTRUCTION.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED UNLESS OR UNLESS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH APPLICABLE AGENCIES AND/OR AGENCIES AS REQUIRED.
- NO WORK SHALL OCCUR ON PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY FACE OF A TRAFFIC SIGN OR LIGHT POLE.
- THE CONTRACTOR SHALL SET-OUT TO PROVIDE SMOOTH TRANSITIONS AT THE END TO EXISTING EDGES OF PAVEMENT.
- JOINTS OR SCREW HAINS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINT TOOL.
- THE CONTRACTOR SHALL SET-OUT TO THE END AT EXISTING CURVES AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL SET-OUT AND TRANSITION TO NEW EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT PROVISIONS OF THE "MANUAL OF ADEQUATE PRECAUTION IN CONSTRUCTION" ISSUED BY A.C.E. OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- ALL EXISTING TREES, VEGETATION AND GRASSES TO REMAIN SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREA AS REQUIRED.
- SEE FINAL DRAWINGS BY SURVEYORS FOR ALL EASEMENTS, METERS AND RECORDS AND PLAT REQUIREMENTS.
- UTILITY COMPANY INFORMATION:
ELECTRIC: SAVA LINE @ ELECTRIC POWER BOARD (423) 838-3333
GAS: SUGAR HICKORY @ CHATTANOOGA GAS CO. (423) 480-2398
SEWER: SEWER CITY OF CHATTANOOGA (423) 767-3600
TELEPHONE: THE BELL CO. (423) 755-8181
CABLE: THE BELL CO. (423) 838-2800
WATER: HANLEY TAYLOR @ TENNESSEE AMERICAN WATER (423) 755-7839

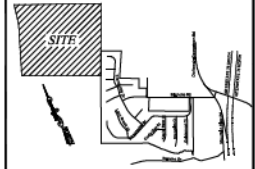
SYMBOL ANALYSIS

BOUNDARY OF PROPERTY	1/8" DIA
LINE NUMBER OF LOT	1/8" DIA
LEVEL BY AREA	1/8" DIA

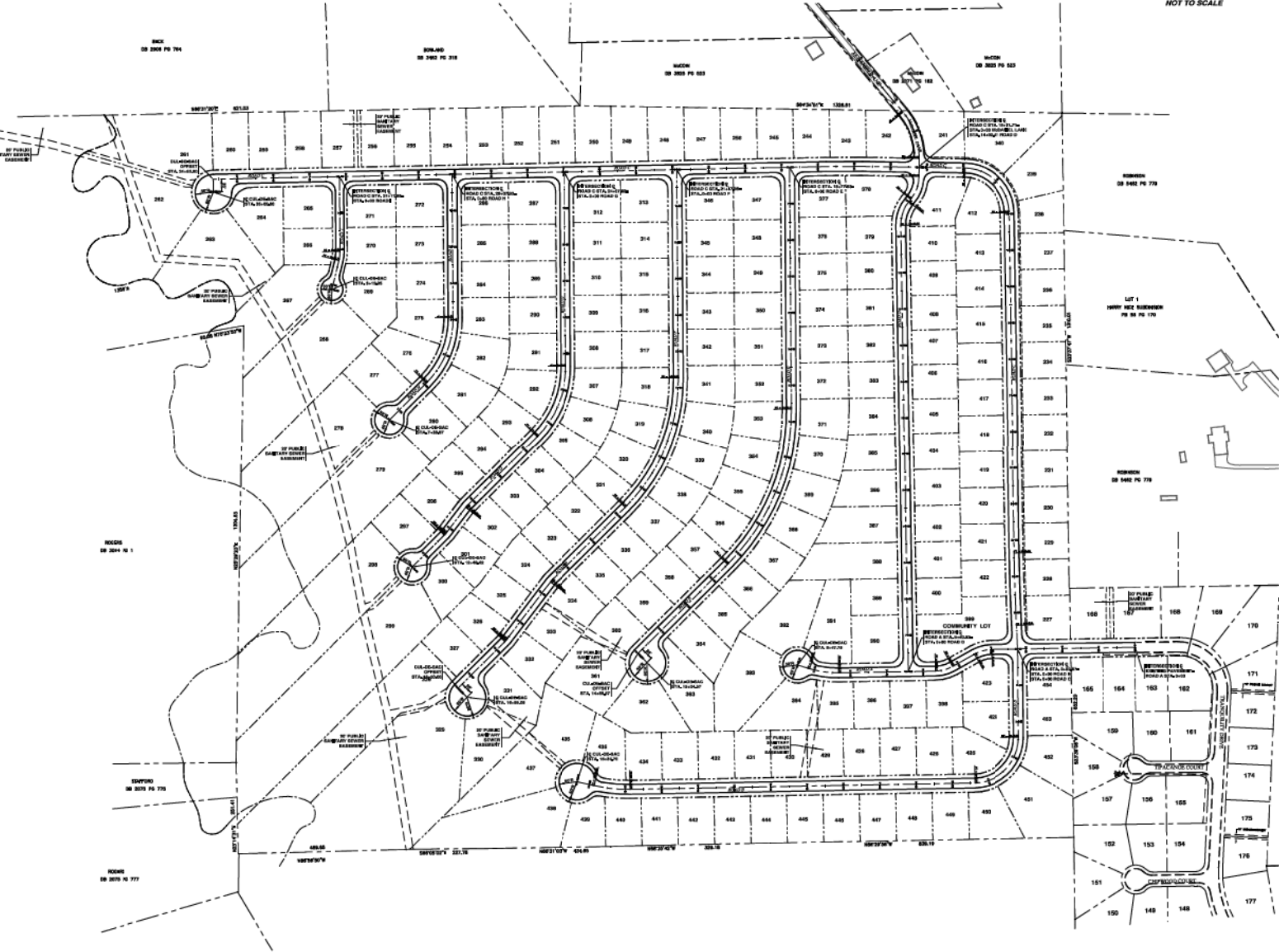
NOTE: CONTRACTOR SHALL NOT REMOVE EXISTING TREES INDICATED UNLESS APPROVED BY OWNER

INDEX OF DRAWINGS

SHEET TITLE	DRAWING NO.
MASTER SITE PLAN	C-1
MASTER GRADING PLAN	C-2
PARTIAL GRADING PLAN	C-2A
ROAD PROFILES	C-3
ROAD PROFILES	C-3A
ROAD PROFILES	C-3B
ROAD PROFILES	C-3C
ROAD PROFILES	C-3D
EROSION CONTROL PLAN	C-4
MASTER SEWER PLAN	C-5
SANITARY SEWER PROFILES	C-6
SANITARY SEWER PROFILES	C-6A
WATER DISTRIBUTION PLAN	C-7
SITE DETAILS	C-8
WATER SYSTEM DETAILS	C-9
SANITARY SEWER DETAILS	C-10
	C-11



Vicinity Map
NOT TO SCALE



Master Site Plan

SCALE: 1" = 100'

MEADOW STREAM SUBDIVISION PHASE VI

FOR:
McDANIEL & SON CONSTRUCTION
4033 SOUTH ACCESS ROAD
CHATTANOOGA, TN 37406

MASTER SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

ALL RIGHTS RESERVED
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
DATE: 05/23/05
DRAWN BY: WSW
CHECKED BY: WSW
PROJECT NUMBER: 04126
SHEET NUMBER: C-1

