

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-004</b>	<b>Review Meeting Date:</b> 01-12-15
<b>Subdivision Name:</b>	<b>Rock Creek Estates Lots 1 thru 29</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	100 Block Daugherty Ferry Road	
<b>Property Owner:</b>	Thomas Brothers	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	21.98 Acres	
<b>Proposed Density:</b>	1.31 dwelling units per acre	
<b>Tax Map Number:</b>	015-008.04, and 008.05	
<b>Zoning:</b>	R-1 Residential District and M-1 Industrial District	
<b>Staff Recommendation:</b>	<b>APPROVE as a preliminary plat only</b>	

## 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 or platting requirements.

#### Additional Comments and Notes

There are no additional comments or notes.

### 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. Per Section 404 of the Hamilton County Subdivision Regulations a minimum 8" crushed stone base is required in public roads.
2. Per Section 404.4 and Section 500.9 of the Hamilton County Subdivision Regulations 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. Per Section 310.1 of the Hamilton County Subdivision Regulations, 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 not located within the Program Area of the Hamilton County Water Quality

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Program; therefore, a Land Disturbing Permit is not required.

2. 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 review and approval of proposed street names.
2. 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.
3. 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 requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

### Other Utilities Comments and Notes

1. 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.

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### 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
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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.

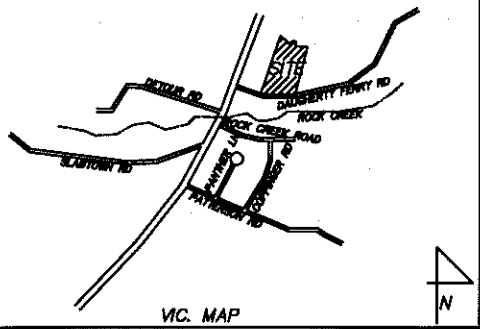
### **S.W.P.P.P. Permit**

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.

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### **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 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.
  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. Per Section 310.1 of the Hamilton County Subdivision Regulations, prior to final plat submittal for review at a minimum rough grade and center line stake all proposed streets within the development.
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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.

THOMAS BROS CONST CO  
7940 DAYTON BLVD  
HIXSON, TN 37343  
(423) 842-8233

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

Copp Engineering Group (James G. Copp R.L.S.)  
1981 Northpoint Blvd, Suite 120  
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 accuracy of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

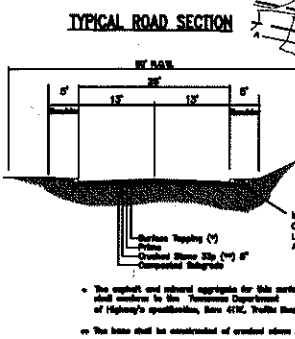
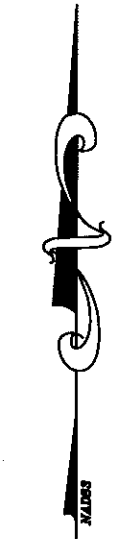
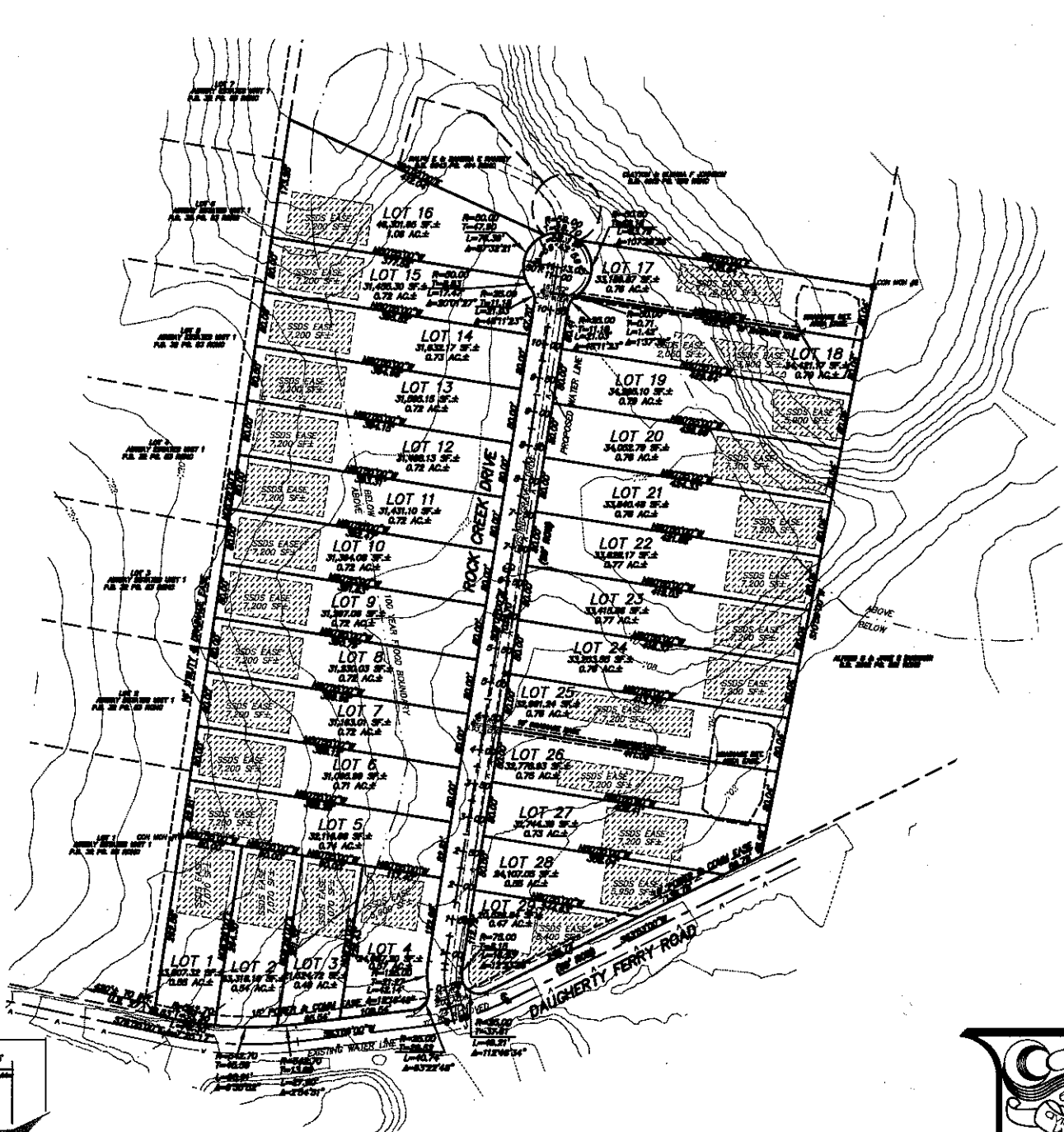
James G. Copp R.L.S.  
Copp Engineering Group  
1981 Northpoint Blvd, Suite 120  
Hixson, TN, 37343  
423-847-9100 Office  
423-847-9185 Fax



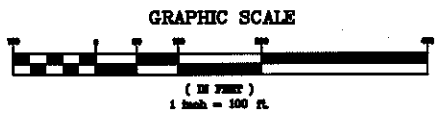
APPROVED FOR RECORDING  
HAMILTON CNTY GIS DEPT.  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
HAMILTON COUNTY GROUNDWATER PROTECTION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

**GENERAL NOTES:**

1. Zoned : A-1 & M-2
2. This plat subdivides Deed Book 2780 Page 620 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 21.98 Acres ±
5. Water Supply: Northwestern
6. Tax Map # 015 008.04 & 008.05
7. A portion of this property is below the 100 year flood boundary per FIMA Firm Map Number 47065C0040F dated Nov. 7, 2002. Base Flood Elevation varies from 705 to 713.
8. Lots 1 thru 29 are approved for a maximum of three (3) bedrooms.
9. 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.
10. No pools without prior written approval from the Hamilton County Groundwater Protection.
11. 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.
12. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
13. The Government of Hamilton County is not responsible to construct or maintain Drainage Easements or any drainage related facilities, and drainage detention area easements.
14. Minimum 25' fieldline setback from all drainage easements shown.
15. The owners of Lots 17, 18, 25, & 28 are responsible for the maintenance of the drainage detention area easement.
16. The developer of the subdivision is responsible for the construction of all proposed drainage easements and drainage detention facilities shown on plat.
17. A 10' private drainage easement shall be reserved along the exterior boundary of the subdivision except along road frontage. A 5' private drainage easement shall be reserved along the inside of all side lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
18. Drainage easements shall be maintained by the developer until sold and from that time on maintained by the property owner.
19. The government of Hamilton County is not responsible for the maintenance of any drainage related easements, drainage detention area, or any other drainage related structure of facility.
20. There is a 10' Power and Communications Easement along the fronts of all lots along Rock Creek Drive.
21. Topographical information provided by survey data and Hamilton County GIS Mapping Service.
22. Proposed use of Lots: Detached Single Family Homes



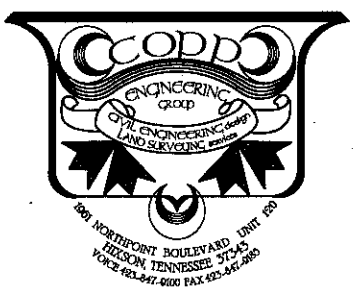
TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)  
CONCRETE MONUMENT #1  
NORTHING : 385221.443  
EASTING : 2234878.055  
CONCRETE MONUMENT #2  
NORTHING : 388021.909  
EASTING : 2235889.471



RECEIVED

DEC 22 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services



**PRELIMINARY PLAT**

**ROCK CREEK ESTATES**

LOTS 1 thru 29

HAMILTON COUNTY, TENNESSEE

Date : 12/22/14 Drawn : DUSTIN  
Scale : 1" = 100' Checked : JGC  
COPP ENGINEERING GROUP  
1981 Northpoint Blvd, Suite 120  
Hixson, TN, 37343  
(423) 847-9100 Office  
(423) 847-9185 Fax

Dwg. No.  
REVISION #1 - NEWS  
WASTER.dwg