

## RPA STAFF RECOMMENDATION

|                                 |  |                                  |
|---------------------------------|--|----------------------------------|
| <b>Subdivision Case Number:</b> | <b>2015-009</b>                                      | <b>PC Meeting Date:</b> 03-09-15 |
| <b>Subdivision Name:</b>        | <b>Stonewall Farm<br/>Lots 471-494, 539-551</b>      |                                  |
| <b>Applicant Request:</b>       | Preliminary Plat                                     |                                  |
| <b>Property Location:</b>       | Little Sorrel Road                                   |                                  |
| <b>Property Owner:</b>          | Fatherson Partnership                                |                                  |
| <b>Applicant:</b>               | Richmond Surveying and Chattanooga Engineering Group |                                  |
| <b>Total Acreage:</b>           | 11.65 Acres  |                                  |
| <b>Proposed Density:</b>        | 3.12 dwelling units per acre                         |                                  |
| <b>Tax Map Number:</b>          | 092-063, 63.06, 62, and 92G-J-039 and 92G-K-065      |                                  |
| <b>Zoning:</b>                  | RT-1 Residential Townhouse 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

The following items can be corrected on the final plat submittal for review and consideration.

1. Add the following in the notes or legend section: 488= Lot Number.
2. Assign Lot Numbers to the two proposed Community Lots. These are lots and as such need lot numbers.
3. List the amount of acreage remaining for future development owned by Fatherson Partnership DB 9811 Page 455.

#### Additional Comments and Notes

The following items can be corrected on the final plat submittal for review and consideration.

1. Contact Hamilton County WWTA and Hamilton County Engineering with regard to the abandonment process and procedures for the abandonment of the existing sanitary sewer easement and the right-of-way located within proposed Lots 471-475.
2. Just as a reminder Lots 473/474 must front a public road. Show these revised lot lines touching the right-of-way of Little Sorrel Road.

### 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. There are no additional comments or requirements from the Hamilton County Engineer's Office
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

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### **Hamilton County Water Quality Program Staff Comments and Notes**

1. This subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, a land disturbing permit may or may not be required. Contact the Water Quality Program for additional requirements.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

### **Hamilton County WWTa Staff Comments and Notes**

1. Public sanitary sewers have not been approved. Please submit required sewer information to WWTa following their submittal and review process.
2. Additional comments and notes may be required during the review process for public sanitary sewers as required by WWTa.
3. Questions regarding sanitary sewer requirements and approval should contact Mr. Cleveland Grimes.

### **Hamilton County GIS Staff Comments and Notes**

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton County Regional Planning Commission has formally approved the final subdivision plat.
2. Contact Hamilton County GIS for approval of proposed street names.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

### **Electric Power Board Staff Comments and Notes**

1. Show and label as such a "10' Power and Communication Easement" along the lot frontages.
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.

### **Chattanooga Fire Marshall's Office Staff Comments and Notes**

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

### **Chattanooga Water Quality Staff Comments and Notes**

1. A land disturbing permit will be required. Please contact the Land Development Office for required submittal information for a Land Disturbing Permit.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

### **Chattanooga Transportation Department Staff Comments and Notes**

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
  2. Street trees will be required in the 5' verge between the curb and sidewalk.
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## RPA STAFF RECOMMENDATION

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3. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

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### Additional Permit Reminders

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#### Hamilton County Water Quality Land Disturbing Permit

1. Land Disturbing Permit may or may not be required 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

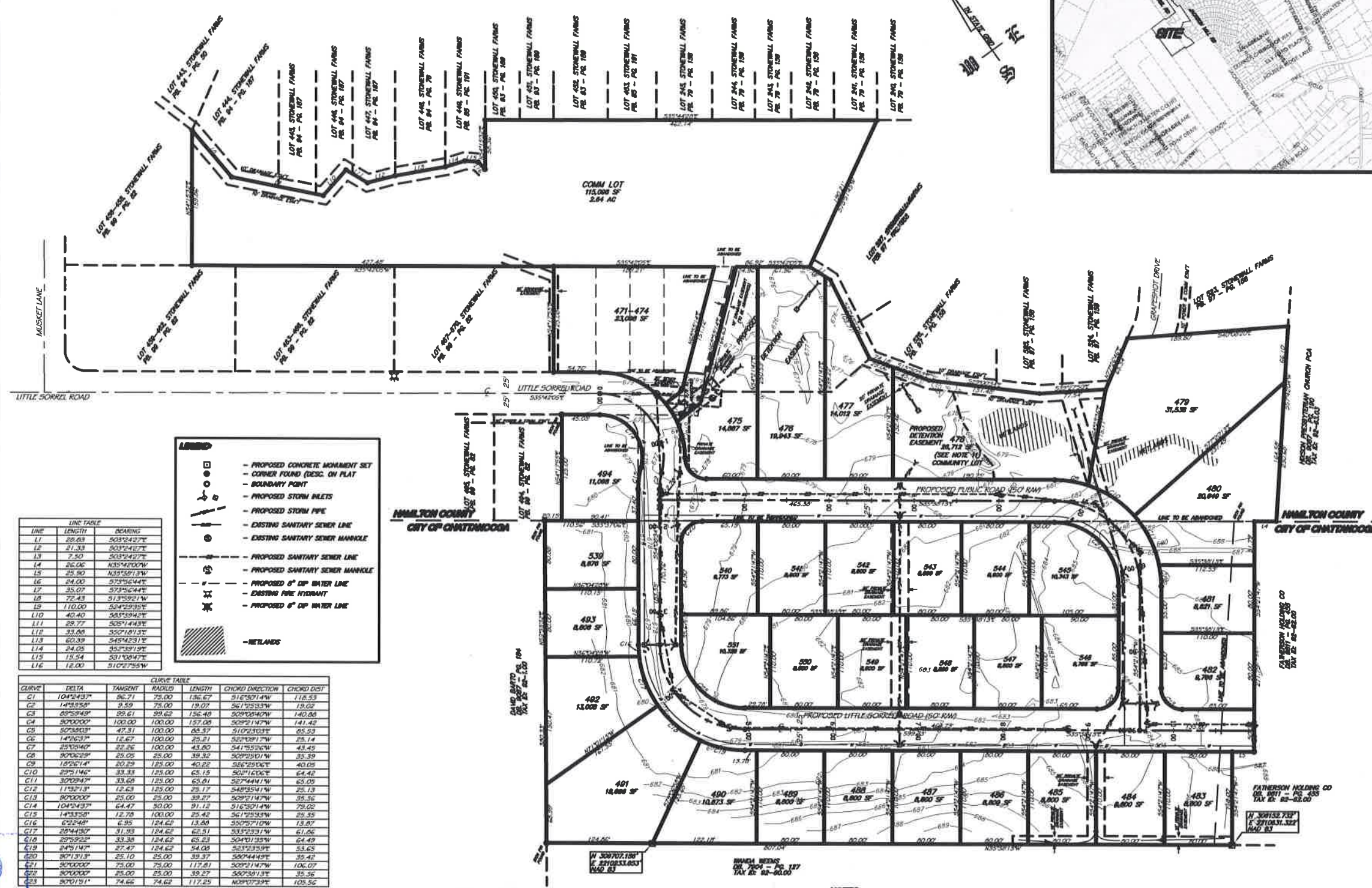
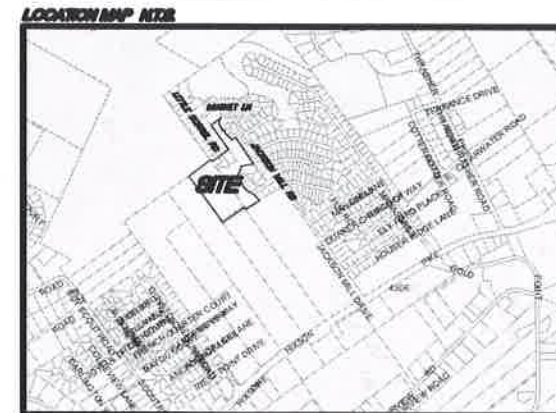
1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

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### Reminders

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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.
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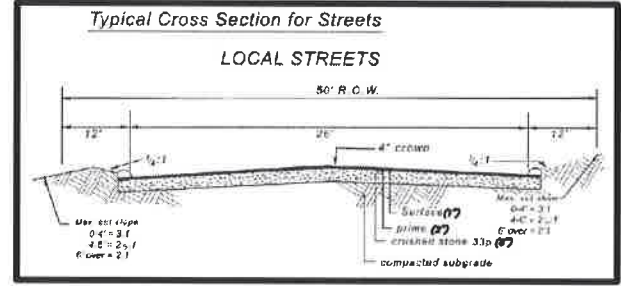
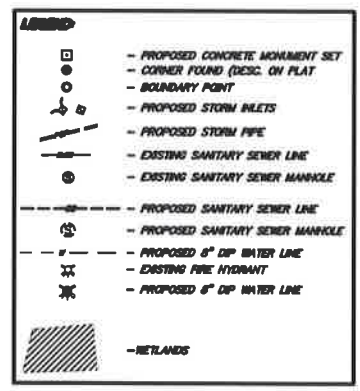


LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 29.03  | S03°24'27"E |
| L2   | 21.33  | S03°24'27"E |
| L3   | 7.50   | S83°24'27"W |
| L4   | 26.06  | N35°24'27"W |
| L5   | 25.50  | N35°24'27"W |
| L6   | 24.00  | S73°24'27"E |
| L7   | 35.07  | S73°24'27"E |
| L8   | 72.43  | S13°24'27"W |
| L9   | 110.00 | S45°24'27"E |
| L10  | 40.40  | S45°24'27"E |
| L11  | 29.77  | S05°14'43"E |
| L12  | 33.06  | S50°18'13"E |
| L13  | 60.39  | S45°24'27"E |
| L14  | 24.05  | S52°37'39"E |
| L15  | 15.54  | S31°06'47"E |
| L16  | 12.00  | S10°27'55"W |

CURVE TABLE

| CURVE | DELTA      | TANGENT | RADIUS | LENGTH | CHORD DIRECTION | CHORD DIST |
|-------|------------|---------|--------|--------|-----------------|------------|
| C1    | 104°24'37" | 86.71   | 75.00  | 136.67 | S12°57'14"W     | 116.53     |
| C2    | 143°33'58" | 9.59    | 75.00  | 18.07  | S61°25'33"W     | 15.07      |
| C3    | 89°29'49"  | 99.61   | 99.62  | 156.40 | S09°20'40"W     | 140.88     |
| C4    | 90°00'00"  | 100.00  | 100.00 | 157.08 | S09°21'47"W     | 141.42     |
| C5    | 50°35'03"  | 47.31   | 100.00 | 66.97  | S10°28'03"E     | 65.53      |
| C6    | 149°23'37" | 12.67   | 100.00 | 25.21  | S52°09'17"W     | 25.14      |
| C7    | 23°24'09"  | 32.26   | 100.00 | 44.80  | S41°55'26"W     | 43.45      |
| C8    | 90°36'29"  | 25.05   | 25.00  | 39.32  | S09°29'10"W     | 35.39      |
| C9    | 182°21'14" | 20.29   | 125.00 | 40.22  | S66°29'06"E     | 40.09      |
| C10   | 29°14'46"  | 33.33   | 125.00 | 65.15  | S02°14'06"E     | 64.42      |
| C11   | 30°29'47"  | 33.68   | 125.00 | 65.01  | S27°44'41"W     | 65.05      |
| C12   | 115°21'13" | 12.63   | 125.00 | 25.17  | S40°35'41"W     | 25.13      |
| C13   | 90°00'00"  | 25.00   | 25.00  | 39.27  | S09°21'47"W     | 35.36      |
| C14   | 104°24'37" | 64.47   | 30.00  | 91.12  | S16°20'14"W     | 79.00      |
| C15   | 143°33'58" | 12.78   | 100.00 | 25.42  | S61°25'33"W     | 25.35      |
| C16   | 6°22'48"   | 6.95    | 124.62 | 13.88  | S02°57'10"W     | 13.87      |
| C17   | 29°44'30"  | 31.93   | 124.62 | 62.51  | S33°23'31"W     | 61.66      |
| C18   | 29°29'23"  | 33.38   | 124.62 | 65.23  | S04°01'35"W     | 64.49      |
| C19   | 24°14'47"  | 27.47   | 124.62 | 54.05  | S01°23'35"E     | 53.65      |
| C20   | 90°13'13"  | 25.10   | 25.00  | 39.37  | S09°24'40"E     | 35.42      |
| C21   | 90°00'00"  | 75.00   | 75.00  | 117.81 | S09°21'47"W     | 106.07     |
| C22   | 90°00'00"  | 25.00   | 25.00  | 39.27  | S02°57'10"E     | 35.36      |
| C23   | 90°13'13"  | 74.66   | 74.62  | 117.25 | N09°07'39"E     | 105.56     |



- NOTES
1. PRESENT ZONING: RT-1
  2. TAX ID: MAP 82 - PARCELS 63.00 (PART), 63.01 & 63.02 (PART), MAP 820 - GROUP J - PARCEL 30.00, MAP 820 - GROUP K - PARCEL 85.00
  3. DEED REFERENCE: DE. 9373 - PG. 607 (63.00 & 63.01), DE. 8811 - PG. 435 (63.00), DE. 10182 - PG. 208 (20.00), DE. 10182 - PG. 208 (65.00)
  4. TOTAL ACREAGE: 30 ACRES
  5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROW'S, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
  6. WATER BY: HANSON UTILITY
  7. SETBACKS ARE AVAILABLE BY HONOLUA.
  8. AS PER FEMA FIRM PANEL NO. 47085C0037F & 47085C0038F (DATED 11-7-2003), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
  9. BEARINGS AND ELEVATIONS FOR THIS SURVEY ARE BASED ON THE STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
  10. TOPO WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED 12-5-2014 CONDUCTED BY RICHMOND SURVEYING CO. ELEVATIONS WERE DETERMINED FROM SATELLITE OBSERVATION.
  11. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING ON THE COMMUNITY LOT. LOT TO BE USED FOR RECREATIONAL PURPOSES ONLY. MAINTENANCE TO BE ASSURED BY THE DEVELOPER UNTIL LOT IS DEEDED TO THE HOME OWNERS IN THE SUBDIVISION OR TO A HOMEOWNERS ASSOCIATION.

PRELIMINARY PLAT  
**LOTS 471-474 & 530-551**  
**STONEWALL FARMS**  
 BEING A PROPOSED SINGLE FAMILY DEVELOPMENT  
 LOCATED IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.  
 DATE: 2-20-2015 SCALE: 1" = 60'  
 GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 60 ft.

RECEIVED

FEB 23 2015

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

**RICHMOND SURVEYING CO.**  
 800 24 STREET, SW  
 CLEVELAND, TN 37318  
 PHONE (615) 476-7749