

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-010</b>	<b>PC Meeting Date:</b> 03-09-15
<b>Subdivision Name:</b>	<b>Stonewall Farm (Townhouses) Lots 552-570, 572-582</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Jackson Mill @ Musket Lane	
<b>Property Owner:</b>	Fatherson Partnership	
<b>Applicant:</b>	Richmond Surveying and Chattanooga Engineering Group	
<b>Total Acreage:</b>	7.58 Acres	
<b>Proposed Density:</b>	3.95 dwelling units per acre	
<b>Tax Map Number:</b>	092-063	
<b>Zoning:</b>	R-T/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 submittal of the final plat for review and consideration.

1. Show the proposed lots as townhouse lots.
2. Show the full name, address, and phone number of the property owner.
3. Show direction of flow of proposed sanitary sewer lines.
4. Show and label as such a "20' Public Sanitary Sewer Easement" along the proposed sewer line following along the property lines of Lots 569/570.
5. Show and label as such the Deed Book and Page Number of the proposed sewer easement on the adjoining property owner owned by Rogers Trust.
6. Show and label any existing fire hydrants within 500' of this subdivision (Lot 340 at the intersection of Muskett Lane and Jackson Mill).
7. Add statement on the proposed use of the lots as attached single-family dwellings/townhouses.

#### Additional Comments and Notes

There are no additional notes or comments.

### 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 drainage pipes.
2. 8" crushed stone required as the base for all proposed public streets.
3. As a reminder centerline stake all public roads prior to final plat submittal.

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4. Additional comments or requirements may be required and provided during the civil/construction plan 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 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. There are no additional requirements or notes from EPB.
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 or the Fire Department. Please check with the appropriate utility provider and the Fire Department for any additional comments, notes, or requirements.

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### **Additional Permit Reminders**

#### **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
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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.

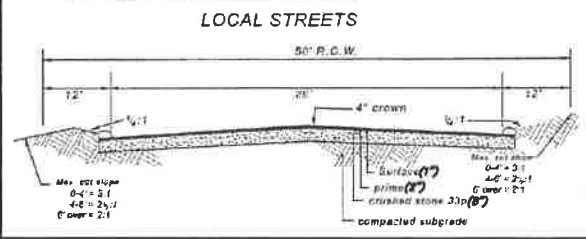
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### **Reminders**

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 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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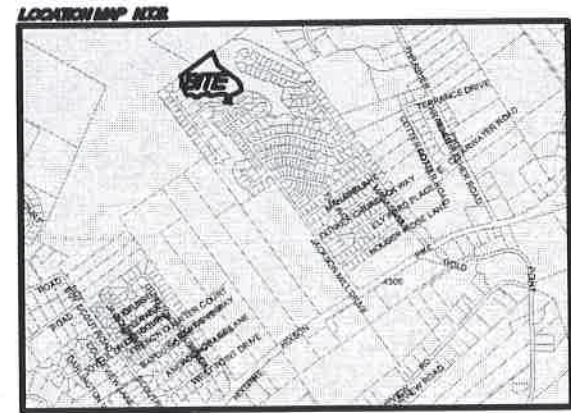


Typical Cross Section for Streets



- NOTES**
1. PRESENT ZONING RT-1
  2. TAX BY MAP 82 - PARCELS 63.00 (PART)
  3. DEED REFERENCE: DL 8373 - PG. 987
  4. TOTAL ACREAGE: 7.89 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: NICHSON UTILITY
  7. SEWERS ARE AVAILABLE BY NICHSON.
  8. AS PER FEMA FIRM PANEL NO. 47080C004H (DATED 11-7-2002), THIS TRACT DOES LIE IN A FLOOD HAZARD AREA (SHOWN ON PLAT AS SCALED FROM MAP)
  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 12-8-2014 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 ASSUMED BY THE DEVELOPER UNLESS LOT IS DEEDED TO THE HOME OWNERS IN THE SUBDIVISION OR TO A HOMEOWNERS ASSOCIATION.
  12. FLOOD LINE SHOWN WAS SCALED FROM FEMA MAPS. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 670'. A LETTER OF MAP REVISION OR AMENDMENT MAY BE NECESSARY TO UPDATE THE CURRENT FLOOD AREA.
  13. 000- LOT NUMBER

- LEGEND**
- - PROPOSED CONCRETE MONUMENT SET
  - - CORNER FOUND (DESC. ON PLAT)
  - - BOUNDARY POINT
  - ⊕ - PROPOSED STORM INLETS
  - - PROPOSED STORM PIPE
  - - EXISTING SANITARY SEWER LINE
  - ⊙ - EXISTING SANITARY SEWER MANHOLE
  - - - - PROPOSED SANITARY SEWER LINE
  - ⊙ - PROPOSED SANITARY SEWER MANHOLE
  - - - - PROPOSED 8" DIP WATER LINE
  - - EXISTING FIRE HYDRANT
  - - - - PROPOSED 6" DIP WATER LINE
  - ▨ - WETLANDS



**CURVE TABLE**

CURVE	DELTA	TANGENT	RADIUS	LENGTH	CURVEDIRECTION	CURVEDIST
C101	47°32'25"	44.04	100.00	59.89	N14°45'20"W	20.44
C102	41°14'47"	37.63	100.00	58.78	N2°25'51"W	94.81
C103	50°55'52"	55.84	100.00	104.80	S5°13'50"W	142.36
C104	84°04'44"	107.59	100.00	164.80	S5°13'50"W	142.36
C105	76°33'35"	78.05	75.00	53.55	N20°26'32"E	31.09
C106	47°32'25"	35.03	75.00	42.23	N1°55'33"W	60.46
C107	41°14'47"	47.04	125.00	69.89	N14°45'20"W	65.06
C108	12°07'28"	7.96	75.00	15.86	N6°11'13"W	15.83
C109	33°19'00"	22.47	75.00	43.65	N2°25'51"W	43.04
C110	11°07'44"	7.31	75.00	14.57	N45°05'50"W	14.54
C111	84°04'44"	80.54	75.00	123.13	S5°13'50"W	102.77
C112	48°11'23"	11.15	25.00	21.01	S11°28'42"W	20.41
C113	21°46'59"	5.62	50.00	19.01	S0°26'26"E	18.89
C114	50°56'06"	23.81	50.00	44.45	S34°13'06"W	43.00
C115	28°47'01"	10.53	50.00	20.76	S71°16'06"W	20.61
C116	28°47'01"	10.53	50.00	20.76	N45°05'50"W	20.61
C117	50°56'06"	23.81	50.00	44.45	N47°14'42"W	43.00
C118	23°26'41"	10.89	50.00	20.49	N10°22'27"W	20.35
C119	21°32'58"	9.29	50.00	18.36	N1°18'10"E	18.26
C120	51°09'38"	23.93	50.00	44.65	N40°17'52"E	43.18
C121	9°08'36"	4.14	50.00	8.27	N20°53'37"E	8.26
C122	48°11'23"	11.15	25.00	21.03	N59°17'09"E	20.41
C123	15°24'20"	16.91	125.00	33.61	N42°53'59"E	33.51
C124	20°20'40"	22.99	125.00	45.45	N61°01'09"E	45.23
C125	17°12'38"	18.91	125.00	37.53	N20°22'29"E	37.39
C126	19°48'11"	21.83	125.00	43.22	S61°20'13"E	43.00
C127	17°12'38"	18.91	125.00	37.47	S25°27'45"E	37.33
C128	33°24'44"	3.88	125.00	7.95	S5°13'11"E	7.93
C129	11°18'24"	12.37	125.00	24.67	S45°04'30"E	24.63
C130	17°33'40"	15.40	125.00	30.49	S30°26'05"E	30.34
C131	25°02'39"	22.76	125.00	38.63	S59°15'30"E	38.50
C132	9°56'59"	3.54	125.00	7.08	S45°55'49"W	7.06
C133	29°18'08"	19.61	75.00	38.36	S06°47'01"E	37.94
C134	11°56'39"	7.85	75.00	15.64	S29°04'41"E	15.61
C135	23°49'41"	20.09	125.00	39.57	S23°14'37"E	39.37
C136	20°11'06"	24.45	125.00	48.40	S01°11'13"W	48.15
C137	69°59'01"	24.99	25.00	39.26	S3°44'37"E	38.55

**LINE TABLE**

LINE	LENGTH	BEARING
L101	25.27	N26°49'11"W
L102	28.20	N20°07'47"W
L103	22.65	N61°40'33"W
L104	33.19	S45°02'29"W
L105	30.69	S77°39'15"W
L106	36.08	S59°50'29"W
L107	25.00	N79°48'14"W
L108	22.40	S48°42'52"W
L109	42.79	S59°22'29"W
L110	31.96	N32°56'11"W
L111	33.74	N55°16'16"W
L112	25.00	S64°10'35"W
L113	44.50	S74°26'19"W
L114	27.23	N45°05'50"W
L115	21.36	N62°33'10"W
L116	33.64	N07°04'46"W
L117	40.48	N23°27'13"W
L118	38.34	N45°04'35"W
L119	31.66	N01°34'07"W
L120	36.29	N14°41'42"W
L121	36.21	N10°14'53"E
L122	22.35	N33°50'07"W
L123	15.05	N62°28'55"W
L124	113.18	S17°16'24"E
L125	22.97	S56°44'30"E
L126	29.16	S09°43'36"E
L127	113.99	S54°16'49"E
L128	142.48	S50°27'11"E
L129	91.89	S54°17'15"E
L130	54.70	S59°48'22"E
L131	28.34	S30°36'29"E
L132	82.90	S09°32'43"E
L133	32.60	N10°29'54"E
L134	11.66	N33°23'44"W
L135	22.20	S12°29'54"W
L136	72.90	N10°29'54"E
L137	11.66	N33°23'44"W
L138	11.66	N33°23'44"W
L139	34.83	N33°44'20"W

RECEIVED

FEB 23 2015

Chattanooga Metro Area County  
Registered Planning Agency

**PROFESSIONAL CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PROVIDED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (COMMERCIAL) LAND SURVEY WITH AN UNLAWFUL ERROR OF CLOSURE IS GREATER THAN 1/16,000, AS SHOWN HEREON.

**RICHMOND SURVEYING CO.**  
800 2nd STREET, SW  
CLEVELAND, TN 37318  
PHONE (423) 498-7700

**PRELIMINARY PLAT**  
**LOTS 552-570 & 572-582**  
**STONEWALL FARMS**  
BEING A PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT  
LOCATED IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE  
DATE: 2-20-2015 SCALE: 1" = 50'  
**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 50 ft.