

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-032	PC Meeting Date: 09-14-15
Subdivision Name:	Eagle Bluff Woods Lots 1 thru 24	
Applicant Request:	Preliminary Plat	
Property Location:	River Run Drive	
Property Owner:	Dr. Sarath Gangavarapu	
Applicant:	Copp Engineering	
Total Acreage:	17.59 Acres	
Proposed Density:	1.42 dwelling units per acre	
Tax Map Number:	102I-D-006	
Zoning:	R-2A Rural Residential District	
Staff Recommendation:	APPROVE as a preliminary plat only	

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

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

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 all proposed and existing drainage pipes in the right-of-way that are greater than 15" in diameter.
2. Submit grading/drainage plan for review.
3. A minimum of 8" crushed stone base is required in all new streets.
4. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat 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 property is located within the Hamilton County Water Quality Program boundary; therefore, a

RPA STAFF RECOMMENDATION

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. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department 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.

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
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RPA STAFF RECOMMENDATION

State of Tennessee.

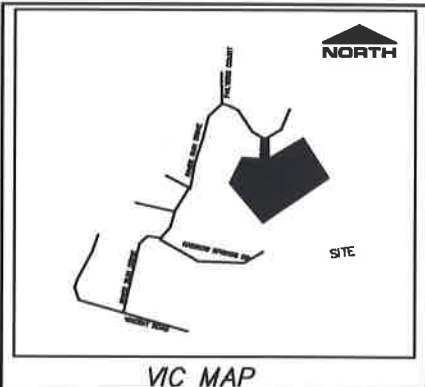
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at 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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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.

FOR APPROVAL
 SARATH GANGAVARAPU
 7633 TEEMWAY CIRCLE
 CHATTANOOGA, TN 37416
 423-506-4673

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

FOR APPROVAL
 James G. Copp, P.E.
 Copp Engineering Group
 1961 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 precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class 1st survey.

FOR APPROVAL
 James G. Copp R.L.S.
 Copp Engineering Group
 1961 Northpoint Blvd., Suite 120
 Hixson, Tn. 37343
 423-847-9100 Office
 423-847-9185 Fax



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

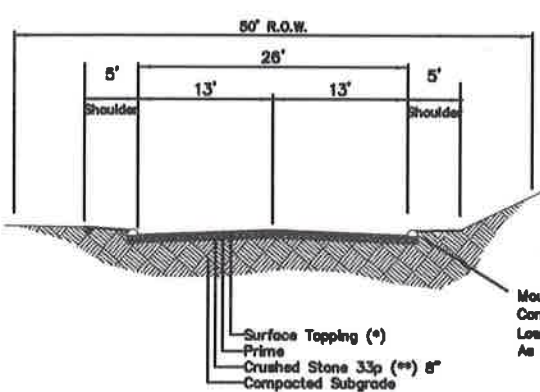
RECEIVED

AUG 24 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

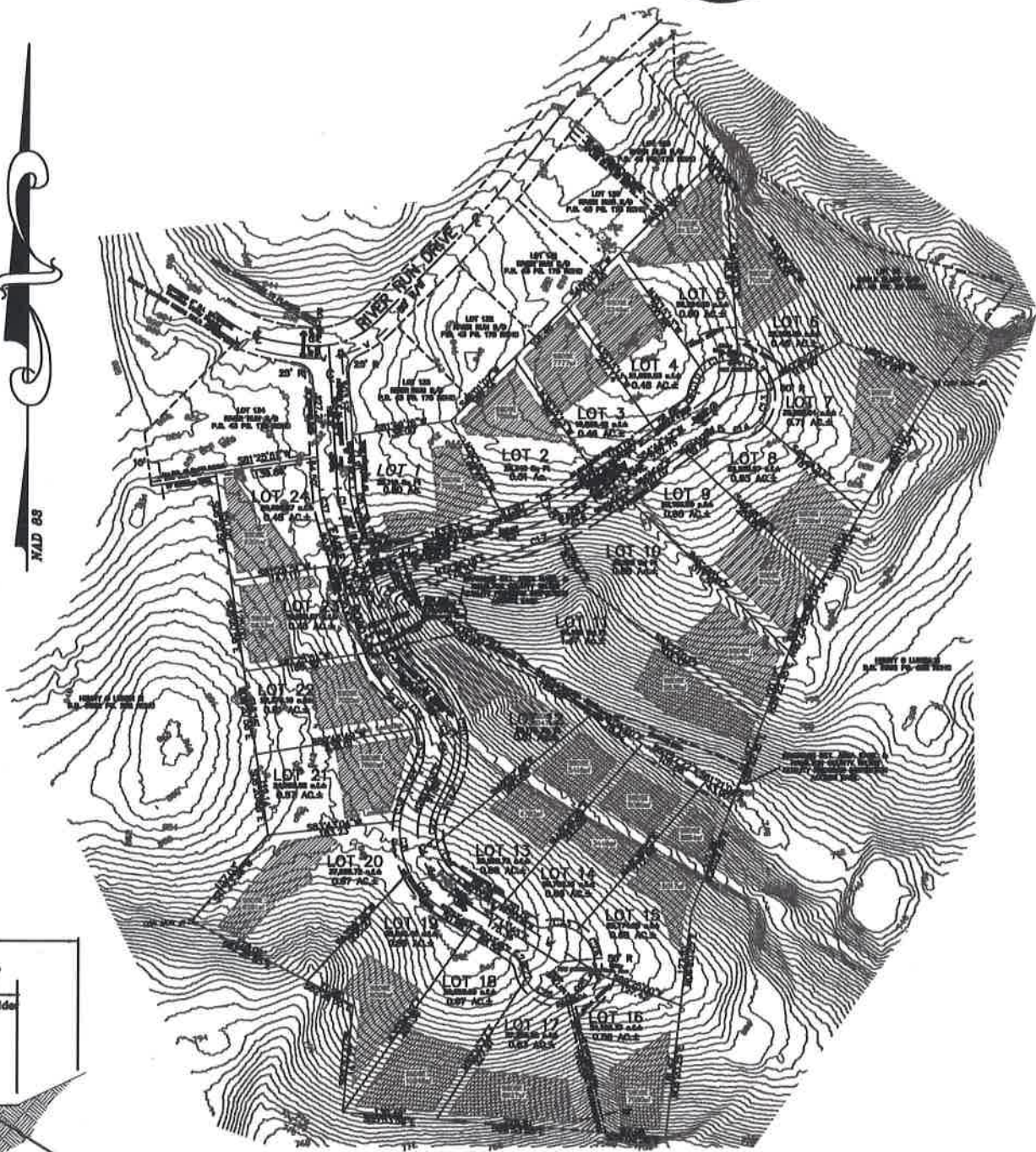
CURVE#	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	40.36	176.00	20.36	1317.13°
C2	88.48	103.00	39.00	3627.30°
C3	137.28	103.00	77.33	7237.59°
C4	148.54	103.00	86.80	8511.18°
C5	114.30	360.00	67.83	1821.26°
C6	34.78	190.00	17.47	1317.13°
C7	30.97	38.00	25.00	8000.00°
C8	108.36	330.00	33.83	1811.26°
C9	21.03	33.00	11.18	4811.26°
C10	28.30	90.00	15.12	3328.28°
C11	83.38	90.00	28.87	8000.00°
C12	83.38	90.00	28.87	8000.00°
C13	83.38	90.00	28.87	8000.00°
C14	64.78	90.00	30.48	6044.10°
C15	21.03	33.00	11.18	4811.26°
C16	68.83	360.00	34.36	1811.26°
C17	33.79	360.00	26.80	7182.38°
C18	30.97	38.00	25.00	8000.00°
C19	42.44	78.00	21.76	3627.30°
C20	164.80	120.00	88.68	7237.59°
C21	80.41	78.00	38.20	3627.30°
C22	68.89	78.00	30.88	4426.24°
C23	40.37	90.00	21.30	4811.26°
C24	80.41	90.00	38.20	7237.59°
C25	28.31	90.00	15.12	3328.28°
C26	70.81	90.00	28.44	6044.10°
C27	18.88	90.00	8.30	1821.26°
C28	21.03	33.00	11.18	4811.26°
C29	87.01	120.00	34.33	3627.30°
C30	72.94	120.00	37.30	3314.08°
C31	43.12	120.00	21.36	1811.26°
C32	63.53	78.00	32.30	4828.18°
C33	37.63	78.00	18.38	3627.30°
C34	64.78	120.00	33.14	3627.30°
C35	8.78	120.00	2.88	2383.83°
C37	48.38	200.00	23.99	1317.13°

TYPICAL ROAD SECTION



The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, item 411E, Traffic Bound Surface Course.

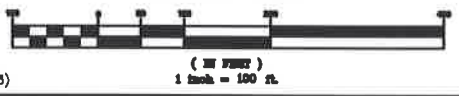
The base shall be constructed of crushed stone 33p(T.B.R.)



GENERAL NOTES:

1. Zoned : R-2A
2. This plat subdivides Deed Book 10428 Page 21 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 17.59 Acres ±
5. Local Government does not certify that utility or utility connections are available.
6. XXXX = Street Address
7. Tax Map # 102I D 008
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47065C0245F dated Nov. 7 2002
9. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building.
10. There is a 10' Power and Communications Easement along the frontage of all lots.
11. 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.
12. 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.
13. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
14. The Hamilton County Water Quality Program reserves the right to access at any time Lots 11-15 to inspect drainage detention areas and facilities and other drainage related facilities.
15. The owner of Lots 11-15 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
16. 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.
17. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
18. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
19. 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 out, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot un-buildable.
20. Lots 1 thru 22 are approved for maximum of three (3) bedrooms. Lots 23,24 are approved for maximum of two (2) bedrooms. No tubs over forty (40) gallons.
21. No pools without prior written approval from the Hamilton County Groundwater Protection.
22. 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.
23. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.
24. Unless otherwise noted, all property corners to be 5/8" capped rebar.
25. All lots are intended for single family dwelling construction.
26. EastSide Utility District is the potable water source.

GRAPHIC SCALE



TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
 CONCRETE MONUMENT #1
 NORTHING : 295886.795
 EASTING : 2222108.845
 CONCRETE MONUMENT #2
 NORTHING : 296424.859
 EASTING : 2223127.463

2' CONTOUR INTERVALS FROM HAMILTON COUNTY GIS DEPARTMENT
 PROJECT AND CONTOUR FILES BENCHMARKED FROM GPS FIELD SURVEY (NAD83)

PRELIMINARY PLAT

EAGLE BLUFF WOODS

LOTS 1-24

LOCATED IN SECOND CIVIL DISTRICT
 HAMILTON COUNTY, TENNESSEE

Date : 07/22/15	Drawn : DGC
Scale : 1"=100'	Checked : JGC
COPP ENGINEERING GROUP 1961 Northpoint Blvd. Unit 120 Hixson, Tn. 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. Name	RIVER RUN DRIVE-SARATH MASTER2