

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-021	PC Meeting Date: 04-11-16
Subdivision Name:	Snowy Owl Subdivision PUD Lots 1 thru 52	
Applicant Request:	Preliminary Plat	
Property Location:	8830 Green Gap Road	
Property Owner:	Bell Development (Jay Bell)	
Applicant:	Copp Engineering	
Total Acreage:	14.82 Acres	
Proposed Density:	3.37 dwelling units per acre	
Tax Map Number:	084-114	
Zoning:	R-1 Residential District (Planned Unit Development)	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Submittal of public sanitary sewer plans to Hamilton County WWTA for their review and approval	

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

The following comments and notes can be corrected on the submittal of the Final Plat for review and consideration.

1. Submit a revised plat to remove a portion of Lot 277 McKenzie Farms from proposed Community Lot 51. This should be a staff approved plat that can be submitted through the staff review and approval process.

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. A minimum of 8" crushed stone base is required in all new streets.
2. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
3. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike

RPA STAFF RECOMMENDATION

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 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. Additional comments may be provided through the Land Disturbing Permit phase.
3. 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. Sanitary sewers are not available. Submit for review and approval sanitary sewer profiles and other required information to Hamilton County WWTa following their submittal and review procedures.
2. Questions concerning Hamilton County WWTa comments and notes contact Hamilton County WWTa-Mr. Chas Webb.

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.

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

RPA STAFF RECOMMENDATION

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. 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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GENERAL NOTES

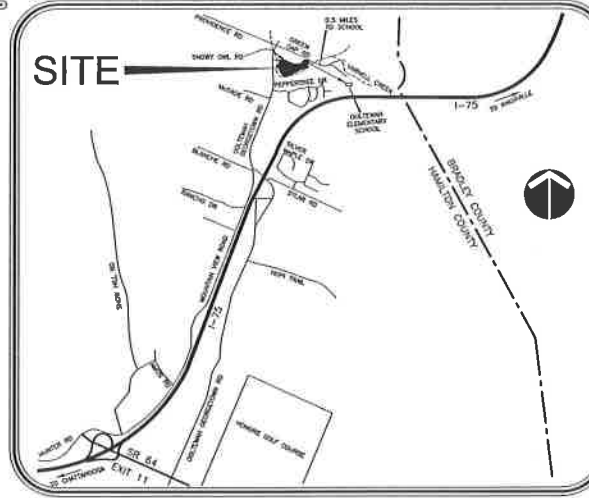
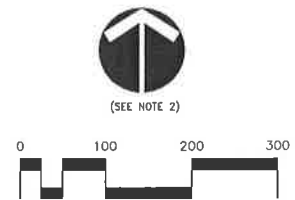
- THE PURPOSE OF THIS PLAT IS TO CREATE 50 SINGLE-FAMILY LOTS AND 2 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
- THE PROPERTY IS ZONED R-1/PUD.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47065C0268G, WITH AN REVISED DATE OF FEBRUARY 3, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470071, PANEL NO. 0268, SUFFIX C, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- ELEVATIONS SHOWN HEREON WERE OBTAINED FROM AN AERIAL SURVEY PERFORMED BY MAPMAKER, LLC, PROVIDED ON FEBRUARY 1, 2016, AND HAVE BEEN FIELD VERIFIED TO INSURE THEIR ACCURACY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS, CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- ALL COMMON LOT SHALL BE DRAINAGE EASEMENTS.
- PUD APPROVAL SEE RESIDENTIAL #210-17B ADOPTED 2-17-2016.
- THIS PLAT SUBDIVIDES TAX MAP 114 PARCEL 84 AND DEED BOOK 9531 PAGE 617.
- WATER SUPPLIED BY SAVANNAH VALLEY UTILITY DISTRICT OF HAMILTON COUNTY, TENNESSEE.
- NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL DWELLING ON ANY COMMUNITY LOT. THESE LOTS ARE TO BE USED FOR OPEN SPACE OF RECREATIONAL PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL THE LOTS ARE DEEDED TO THE HOME OWNERS OR THE HOME OWNERS ASSOCIATION.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FATHERSON PARTNERSHIP TWO, A TENNESSEE GENERAL PARTNERSHIP FROM ATHENS FEDERAL COMMUNITY BANK AND CITIZENS NATIONAL BANK BY WARRANTY DEED OF RECORD IN BOOK 8590, PAGE 126, REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 84.00 AS SHOWN ON HAMILTON COUNTY PROPERTY MAP NUMBER 114.



LOCATION MAP
NOT TO SCALE

COMMON LOT AREA TABLE

COMMON LOT	SQ. FT.±	ACRES±
51	198,396	4.55
52	35,456	0.81

SITE DATA TABLE

TOTAL LOT AREA - 7.97 AC.±
TOTAL R.O.W. AREA - 1.44 AC.±
OPEN SPACE AREA - 5.36 AC.±
TOTAL SITE AREA - 14.79 AC.±
TOTAL LINEAR FEET OF ROAD - 1,174.31 FT.

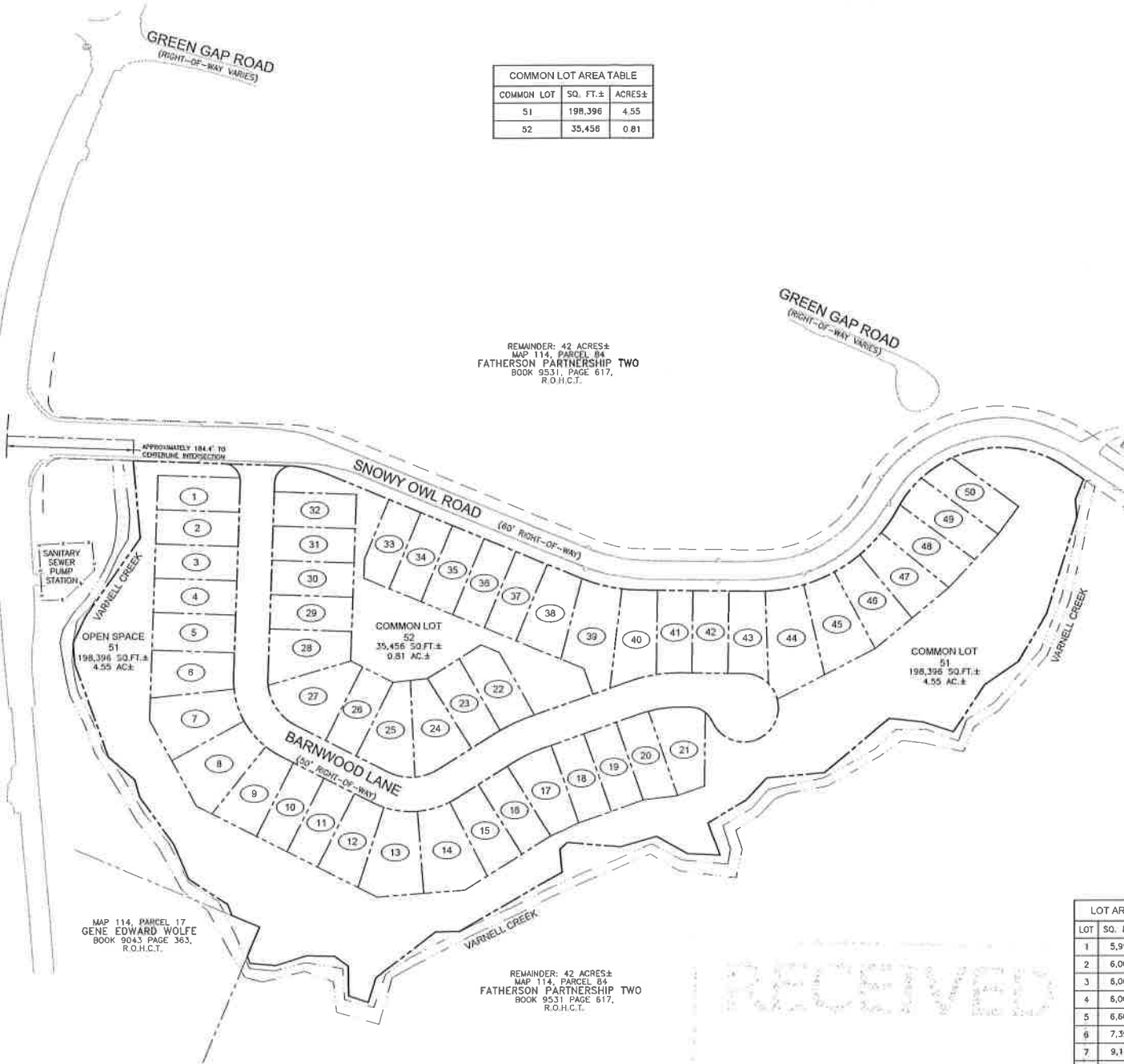
SURVEYOR:

RAGAN-SMITH ASSOCIATES, INC.
CHRISTOPHER J. MAREY, PLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

OWNER / DEVELOPER

BELL DEVELOPMENT
JAY BELL
414 SPRING STREET
CHATTANOOGA, TENNESSEE 37405
(423) 265-4106
jay@belldevelopment.net

COLTEWAH GEORGETOWN ROAD
(RIGHT-OF-WAY VARIES)



LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1	5,999	0.14
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,600	0.15
6	7,395	0.17
7	9,111	0.21
8	9,248	0.21
9	7,215	0.17
10	6,000	0.14
11	6,000	0.14
12	6,853	0.16
13	9,127	0.21
14	9,027	0.21
15	6,494	0.15
16	6,000	0.14
17	7,011	0.16
18	6,000	0.14
19	6,000	0.14
20	6,273	0.14

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
21	7,609	0.17
22	6,604	0.15
23	6,250	0.14
24	7,615	0.17
25	7,561	0.17
26	6,000	0.14
27	8,750	0.20
28	7,553	0.17
29	6,000	0.14
30	6,000	0.14
31	6,000	0.14
32	6,000	0.14
33	5,872	0.13
34	6,000	0.14
35	6,000	0.14
36	6,000	0.14
37	6,000	0.14
38	7,463	0.17
39	9,415	0.22
40	7,860	0.18

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
41	6,316	0.14
42	6,280	0.14
43	6,799	0.16
44	10,266	0.24
45	8,472	0.19
46	6,986	0.16
47	6,986	0.16
48	6,757	0.16
49	6,907	0.16
50	6,536	0.15

LEGEND

R.O.W.C. REGISTER'S OFFICE
HAMILTON COUNTY, TENNESSEE

TOTAL AREA = 644,384 SQUARE FEET OR 14.79 ACRES ±

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TENNESSEE
CHATTANOOGA, TENNESSEE
TEL: 615.244.8591
WWW.RAGANSMITH.COM



SNOWY OWL SUBDIVISION - PHASE 1
LOTS 1 - 52
BELL DEVELOPMENT
CITY OF COLTEWAH, HAMILTON COUNTY, TENNESSEE

03-24-16 (O.D.B.) Rev.
TEL. GDT. COMMENTS
REVISIONS

WK. ORDER	0458
JOB NO.	15-115
APPROVED:	CJM
DRAWN:	DOB
SCALE:	1" = 100'
DATE:	FEBRUARY 22, 2016

PRELIMINARY
PLAT

1 OF 2

03/15/2016 09:00 AM
 C:\PROJECTS\15-115\15-115_P1\15-115_P1.dwg
 PLOTTED BY: JAY BELL ON: 3/28/2016 11:51 AM

GENERAL NOTES
1. SEE SHEET 1 FOR ALL NOTES AND REFERENCES.



REMAINDER: 42 ACRES±
MAP 114, PARCEL 84
FATHERSON PARTNERSHIP TWO
BOOK 9531, PAGE 617,
R.O.H.C.T.

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LEGEND

■ MONUMENT (NEW) (1" DIAMETER ALUMINUM BISC W/ 1/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	□ WATER METER
● IRON ROD (NEW) (5/8" x 18" W/ CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	INV INVERT
○(R) IRON ROD (OLD)	-EX-SA- EXISTING SANITARY SEWER LINE
⊕ FIRE HYDRANT	-PROP 8"SA- PROPOSED SANITARY SEWER LINE
⊕ WATER VALVE	-W- WATER LINE
⊕ CATCH BASIN	-G- GAS LINE
⊕ SANITARY SEWER MANHOLE AND INLET	-UGE- UNDERGROUND ELECTRIC LINE
⊕ LOT NUMBER	-RCP- REINFORCED CONCRETE PIPE
	-CMP- CORRUGATED METAL PIPE
	-X-X- FENCE
	▭ 3.5" CONCRETE SIDEWALK

R.O.W. RIGHT-OF-WAY
R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN

MAR 28 2016

LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°38'08"W	30.32'
L2	N89°16'28"W	14.40'
L3	S67°31'03"E	28.50'
L4	N01°58'43"E	27.90'
L5	N20°43'28"W	10.74'
L6	N22°36'57"E	46.23'
L7	N57°09'34"W	43.79'
L8	N20°43'28"W	16.92'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	170.00'	60.84'	20°30'14"	30.75	60.51'	S77°46'10"E
C2	230.00'	87.34'	21°45'25"	44.20	86.81'	S78°23'45"E
C3	230.00'	249.73'	62°12'37"	138.77	237.64'	N59°37'16"E
C4	170.00'	284.34'	95°49'58"	188.25	252.34'	N76°25'56"E
C5	25.00'	40.37'	92°30'43"	26.12	36.12'	S48°14'05"W
C6	75.00'	85.30'	65°10'05"	47.94	80.78'	S30°36'20"E
C7	75.00'	77.18'	58°56'49"	42.39	73.80'	N87°20'13"E
C11	35.00'	40.12'	65°41'03"	22.59	37.96'	N56°25'56"W
C12	175.00'	61.67'	20°11'31"	31.16	61.35'	S80°37'47"W
C13	225.00'	49.76'	12°40'12"	24.98	49.65'	S64°11'55"W
C14	125.00'	128.60'	58°56'49"	70.65	123.00'	S87°20'13"W
C15	125.00'	142.17'	65°10'05"	79.89	134.63'	N30°36'20"W
C16	25.00'	39.27'	90°00'00"	25.00	35.36'	N43°01'17"W

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1000 HICKORY CREEK
NASHVILLE, TN 37203
TEL: 615-241-8811
WWW.RAGANSMITH.COM



JOB NO. WK ORDER
15-115 0458
APPROVED: C. MABERY
DRAWN: D. BRILEY
SCALE: 1" = 50'
DATE: FEBRUARY 22, 2016

PRELIMINARY
PLAT