

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2016-043</b>	<b>PC Meeting Date: 08-08-16</b>
<b>Subdivision Name:</b>	<b>George Luttrell Farms Subdivision Lots 1 thru 104</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	12129 Clift Mill Road	
<b>Property Owner:</b>	Canyons LLC	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	93.53 Acres	
<b>Proposed Density:</b>	1.11 dwelling units per acre	
<b>Tax Map Number:</b>	041-152	
<b>Zoning:</b>	A-1 Agricultural District	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a Preliminary Plat only, subject to the following condition:</b></p> <p><b>Submittal for review and approval of septic tank use for these lots from the Hamilton County Ground Water Protection.</b></p>	

## PROJECT ANALYSIS

### RPA Comments

The following are additional comments and notes provided by RPA staff.

#### Subdivision Regulation and Platting Requirements

The following corrections and modifications can be on the submittal of the Final Plat for review and consideration.

1. State number of acres drained for drainage pipes in the street right-of-way.
2. Label proposed waterlines as such on the plat.
3. State distance from the corner of Lot 104 to the intersection of Clift Mill Road and Bella Point Road.
4. State the right-of-way for Clift Mill Road.
5. State the right-of-way for proposed roads within this development.

#### 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. Submit drainage calculations for all proposed and existing drainage pipes in the right-of-way that are greater than 15" in diameter using Form 7 found in the appendix of the Hamilton County

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### Subdivision Regulations.

2. A minimum of 8" crushed stone base is required in all new streets.
3. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
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 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.
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. Sanitary sewers are not available. Submit plans to the Hamilton County Groundwater Protection for review and approval for septic tank use on the lots.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection Mr. Gary Pickett at (423) 209-7860 or (423) 209-4771.

### 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. Show and label as such a 20' EPB Easement that crosses Lot 104.
2. Questions concerning EPB comments and notes please contact Electric Power Board 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 Fire Department for any additional comments, notes, or requirements.

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### 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
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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**

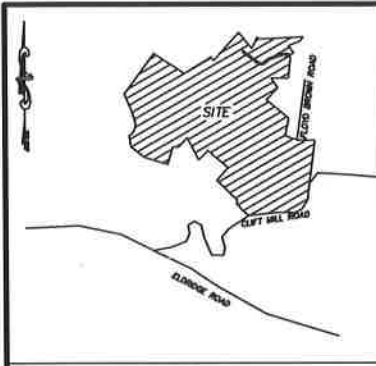
1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation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

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### **Reminders**

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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LOCATION MAP

GENERAL NOTES

1. Zoned : A-1
2. Acres subdivided : 93.53±AC
3. This plat subdivides deed : 10496-680
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 41-152
8. 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 H.C.G.W.P. and recording of a corrective plat may render this lot unbuildable.
9. No pools without prior written approval from the H.C.G.W.P.
10. 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.
11. Lots 1-104 are approved for a maximum number of ( 4 ) bedrooms.
12. All corners are Iron Pins Set unless otherwise noted.
13. H.C.G.W.P. may require that the SSSD easement be field located by a surveyor prior to SSSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
14. (99) : Lot number.
15. Source of topo: Floum aerial topo
16. Water supply: North West Utility District
17. These lots are to be used for single family dwellings.
18. This property is not located within the 100 year flood hazard area per FEMA Map No. 47065C0140G dated 2-3-2016.
19. There is a 10' power and communication easement along the front of all new road.

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

CANYONS II LLC  
10637 Dayton Pike  
Soddy Daisy, TN 37379  
(423) 332-0096

CANYONS II LLC  
DB 10496 PG 680  
216 ±AC REMAIN

CANYONS II LLC  
DB 10496 PG 680  
216 ±AC REMAIN

TEMPORARY CUL-DE-SAC  
TO BE AUTOMATICALLY ABANDONED  
WHEN ROAD IS EXTENDED AND  
ACCEPTED

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



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

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "I" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747

PRELIMINARY PLAT

GEORGE LUTTRELL FARM

LOTS 1 thru 104

HAMILTON COUNTY, TENNESSEE

Date: 6-23-2016 Drawn: RGM  
Scale: 1"=100' Checked: DLM Job#: 16-424

DAVID MATHEWS SURVEYING 2 OF 2  
1820 HAMILTON ROAD CHATTANOOGA, TENN. 37418 FX: 423-870-5871  
CHATTANOOGA, TENN. 37418 PH: 423-870-4808 16-S4545

CANYONS II LLC  
DB 10496 PG 680  
216 ±AC REMAIN

JUL 20 2016

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