

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-044	PC Meeting Date: 08-08-16
Subdivision Name:	Sedman Hills Subdivision Phase 3 Lots 204 thru 299 and Revised Lots 153 and 154	
Applicant Request:	Preliminary Plat	
Property Location:	9120 Lovell Road	
Property Owner:	Fatherson Partnership	
Applicant:	Richmond Surveying and Chattanooga Engineering Group	
Total Acreage:	42.7 Acres	
Proposed Density:	2.22 dwelling units per acre	
Tax Map Number:	086-13 and Part of 086-035	
Zoning:	A-1 Agricultural District Applied for R-1 Residential District (2016-118)	
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

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

1. Submit plat for adjoining Lot 154 and Lot 155 to subdivide out future road right-of-way into this phase of the development. Either submit as a separate plat or show and label lot lines to be abandoned on the final plat submitted for review and recording for Phase III.
2. Label the easement/dashed lines that cross lots 243 and 244.
3. Show and label as such any drainage detention area easements/ponds.
4. Label the type, size and number of acres drained for drainage pipes that cross the right-of-way.
5. Show and label as such proposed sanitary sewer lines within Phase III.
6. In the typical street cross section the base required is 8" crushed stone.

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.

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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 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 WWTA Staff Comments and Notes

1. Sanitary sewers are not available. Submit plans to the Hamilton County WWTA for review and approval.
2. Questions concerning Hamilton County WWTA comments and notes contact Hamilton County WWTA Mr. Chas Webb at (423) 209-7842.

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 from EPB.
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.

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.
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RPA STAFF RECOMMENDATION

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.

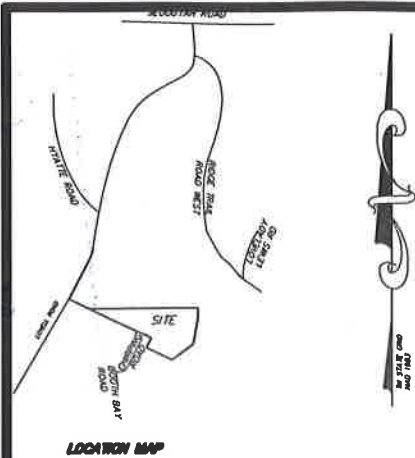
S.W.P.P.P. Permit

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.

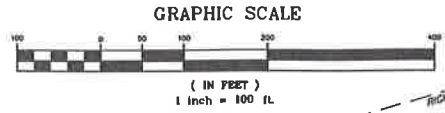
Reminders

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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JUL 25 2016



PRELIMINARY PLAT
REVISED LOTS 153 AND 154, PHASE 2
AND LOTS 204-208, PHASE 3
SEDMAN HILLS,
PHASE 3
THIRD CIVIL DISTRICT, HAMILTON
COUNTY, TENNESSEE
DATE: 6-23-2016 SCALE: 1"=100'



OWNER-DEVELOPER
FATHERSON PARTNERSHIP
414 SPRING STREET
CHATTANOOGA, TN 37405
PHONE: 423-265-1252



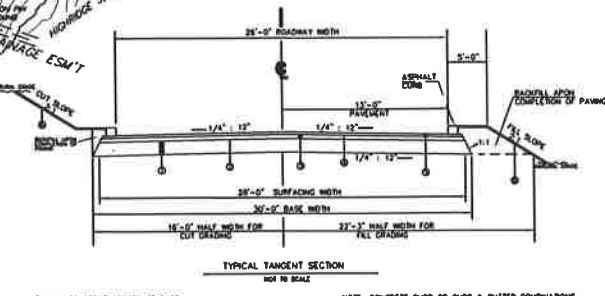
- NOTES**
1. PRESENT ZONING: A-1 (APPLIED FOR R-1: 2016-118)
 2. TAX ID: 66M-D-13
 3. DEED REFERENCE: 10587-625
 4. TOTAL ACREAGE: 42.7 AC. +/-
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. WATER BY: HIXSON UTILITIES
 7. SEWERS AVAILABLE BY: HIXSON/UTA
 8. AS PER FEMA FIRM PANEL NO. 4706SC0237G (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 9. BEARINGS AND ELEVATIONS BASED ON TN STATE GRID AND WERE OBTAINED BY SATELLITE OBSERVATION.
 10. TOPO WAS OBTAINED FROM HAMILTON COUNTY GIS MAPS.
 11. THESE LOTS ARE TO BE USED FOR SINGLE FAMILY DETACHED DWELLINGS.
 12. 150 = LOT NUMBER
 13. 173 = ADJOINING LOT NUMBERS

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED 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 0 (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE GREATER THAN 1/10,000, AS SHOWN HEREON.

RICHARD SURVEYING CO
303 FIRST STREET, SW
CLEVELAND, TN 37311
PHONE: 423-479-7749

CURVE TABLE	
C-1 Δ=5321'19" T=75.33' R=150.00' L=139.68'	C-7 Δ=54'30'23" T=126.21' R=245.02' L=233.09'
C-2 Δ=13719'31" T=138.93' R=150.00' L=317.33'	C-8 Δ=2778'11" T=150.00' R=150.00' L=71.48'
C-3 Δ=140'57" T=61.48' R=500.00' L=122.31'	C-9 Δ=16'48'5" T=162.12' R=100.00' L=321.92'
C-4 Δ=11743'55" T=165.55' R=100.00' L=203.48'	C-10 Δ=54'19'2" T=30.68' R=100.00' L=59.55'
C-5 Δ=2472'24" T=107.22' R=500.00' L=211.24'	C-11 Δ=35'38'58" T=32.15' R=100.00' L=62.22'
C-6 Δ=108'48" T=207.00' R=150.00' L=283.17'	C-12 Δ=2472'24" T=171.55' R=800.00' L=337.99'
C-13 Δ=41'52'30" T=37.93' R=100.00' L=72.50'	



TYPICAL TANGENT SECTION
 NOT TO SCALE

1. 5" CRUSHED STONE AGGREGATE BASE
 2. 1" ASPHALT FORMALDEHYDE BINDER
 3. 1" ASPHALT FORMALDEHYDE BINDER
 4. 1" ASPHALT FORMALDEHYDE BINDER
 5. 1" ASPHALT FORMALDEHYDE BINDER
 6. 4" TOPSOIL

NOTE: CONCRETE CURB OR CURB & OUTER COORDINATES MAY BE USED WITH PRIOR APPROVAL OF DESIGNER