

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-005	PC Meeting Date: 02-08-16
Subdivision Name:	Boulder Pass at the Canyons PUD Lots 1-44 and 60-62	
Applicant Request:	Preliminary Plat	
Property Location:	Deer Valley Drive @ Boulder Creek Trail	
Property Owner:	Pratt and Associates	
Applicant:	David Mathews Surveying	
Total Acreage:	18.60 Acres	
Proposed Density:	2.58 dwelling units per acre	
Tax Map Number:	081-085.20	
Zoning:	A-1 Agricultural District (Planned Unit Development)	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: 1. 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 subdivision and platting requirements can be made with the submittal of the Final Plat for review and consideration.

1. Are proposed Lots 5 thru 8 buildable lots due to the location of the existing boulders. Are these buildable lots or a community lot?
2. Submit drainage calculations for pipes greater than 15" using form 7 found in the appendix of the Hamilton County Subdivision Regulations.
3. Show and label any other utility easements.
4. Show and label proposed and existing sanitary sewer lines. Sanitary sewer line extensions must be reviewed and approved by Hamilton County WWTA following their submittal and review procedures.
5. The proposed road alignment shifted due to the existing boulders; therefore, resubmit for review revised road profiles.

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.

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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 Subdivision Regulations.
2. The proposed road alignment shifted due to the existing boulders; therefore, resubmit for review revised road profiles.
3. What is the intent of proposed Lots 5 thru 8. Are these buildable lots or a community lot?
4. Submit grading/drainage plan for review.
5. A minimum of 8" crushed stone base is required in all new streets.
6. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
7. 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 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.

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
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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

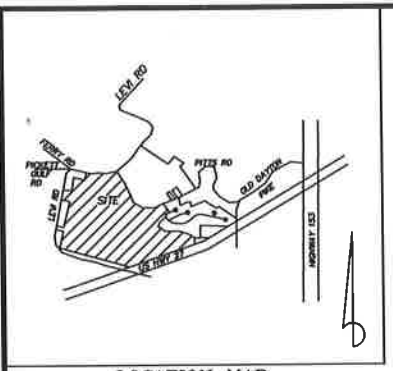
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
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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LOCATION MAP



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 and hereby dedicate the road ROW to the public forever.

Pratt and associates, LLC.
1738 Dayton Boulevard
Chattanooga, Tennessee 37405
(423) 287-9917

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 "1" Survey.

David Mathews PLS#747

RECEIVED

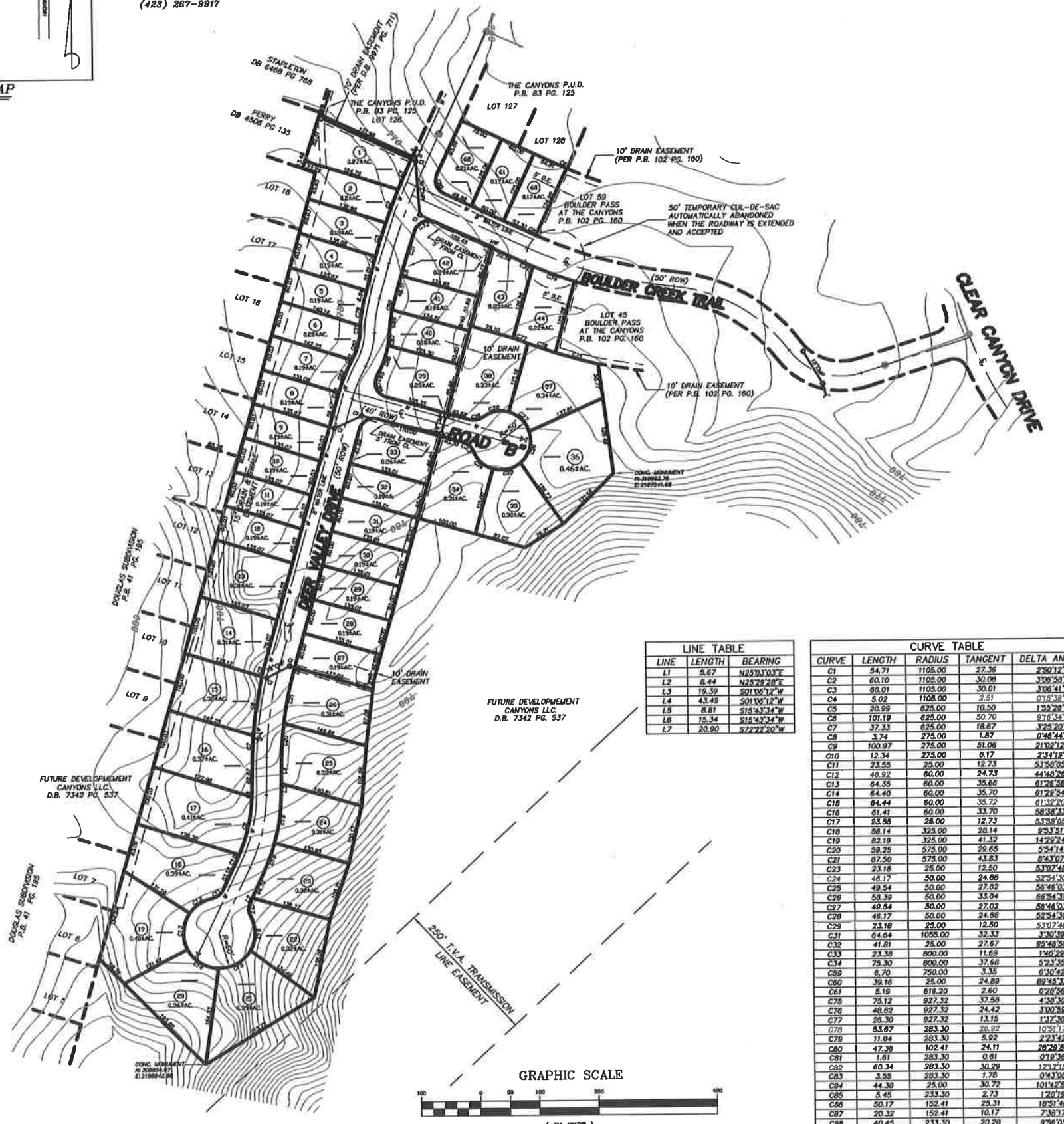
JAN 25 2016

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY WTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

Chattanooga Hamilton County
Regional Planning Agency
Regional Planning Services

GENERAL NOTES

1. Zoned : A-1 P.U.D.
2. Acres subdivided : 18.80±Ac
3. This plat subdivides deed : 7982-122
4. Water supply : Soddy Daisy Falling Water Utility District
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: 81-85.20 (Part of)
8. The only minimum building setbacks required are a minimum of 25' from the outer boundary of the P.U.D., 10' from road right-of-ways and 10' between free standing buildings. Other than above, no minimum building setbacks are required.
9. There are 48 dwelling units, and a density of 2.58 units per acre. Public sanitary sewer is available by HCWTA.
10. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, private road, or any ground, facility, building or any thing else on any community lot.
11. Only detached single family houses and accessory uses with one house per lot are permitted on lots 1 thru 63.
12. There is a 10' Power and Communications easements along the road frontage of all lots.
13. Source of contour data: Hamilton County GIS
14. Local government does not certify that utilities or utility connections are available.
15. See Res. # 305-25b for approval of SEP for FUD and any additional conditions placed on the property.
16. SEP approval for overall FUD site limited to 280 single family dwellings.
17. ① = Lot number
18. There is a 10' power and communication easements along frontage of all lots.

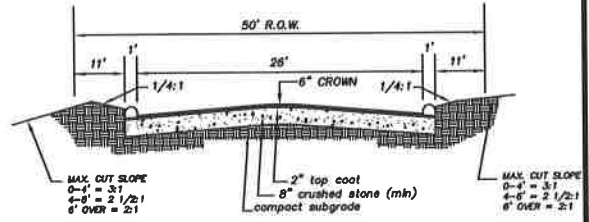


LINE TABLE

LINE	LENGTH	BEARING
L1	5.67	N23°20'03"E
L2	8.84	N23°22'28"E
L3	19.39	S01°06'12"W
L4	43.49	S01°06'12"W
L5	8.81	S15°43'34"W
L6	15.34	S15°43'34"W
L7	20.90	S72°22'20"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	54.71	1105.00	27.35	2°50'12"
C2	60.10	1105.00	30.00	3°06'58"
C3	60.01	1105.00	30.01	3°06'41"
C4	5.02	1105.00	2.51	0°15'38"
C5	20.99	625.00	10.50	1°55'28"
C6	101.19	625.00	50.70	9°16'34"
C7	37.33	625.00	18.67	3°25'20"
C8	3.74	275.00	1.87	0°48'44"
C9	100.97	275.00	51.06	21°02'12"
C10	12.34	275.00	6.17	2°34'18"
C11	23.55	25.00	12.73	53°58'05"
C12	46.92	60.00	24.73	44°48'28"
C13	64.35	60.00	35.66	61°28'58"
C14	64.40	60.00	35.70	61°29'54"
C15	64.44	60.00	35.72	61°30'20"
C16	61.41	60.00	33.70	58°58'33"
C17	23.55	25.00	12.73	53°58'05"
C18	56.14	325.00	28.14	9°51'51"
C19	82.19	325.00	41.32	14°29'24"
C20	59.25	575.00	29.65	5°34'14"
C21	87.50	575.00	43.83	8°43'07"
C22	23.18	25.00	12.50	53°07'48"
C23	46.17	50.00	24.88	52°54'30"
C24	49.54	50.00	27.02	58°46'03"
C25	58.39	50.00	33.04	68°54'31"
C26	48.54	50.00	27.02	58°46'03"
C27	46.17	50.00	24.88	52°54'30"
C28	23.18	25.00	12.50	53°07'48"
C29	64.64	1055.00	32.33	3°30'39"
C30	41.81	25.00	27.67	95°48'50"
C31	23.36	800.00	11.69	1°40'22"
C32	75.30	800.00	37.68	5°23'35"
C33	6.70	750.00	3.35	0°30'49"
C34	39.16	25.00	24.89	82°54'13"
C35	5.19	618.20	2.60	0°28'58"
C36	75.12	927.32	37.58	4°38'30"
C37	48.82	927.32	24.42	3°00'59"
C38	26.30	927.32	13.15	1°37'30"
C39	53.67	283.30	26.92	10°51'17"
C40	11.84	283.30	5.92	2°11'49"
C41	47.36	102.41	24.11	26°29'57"
C42	1.61	283.30	0.81	0°19'36"
C43	60.34	283.30	30.29	12°12'18"
C44	3.55	283.30	1.78	0°43'08"
C45	44.38	25.00	30.72	101°42'56"
C46	5.45	233.30	2.73	1°20'19"
C47	50.17	152.41	25.31	10°11'40"
C48	20.32	152.41	10.17	7°38'17"
C49	40.45	233.30	20.29	9°58'05"
C50	13.50	233.30	6.75	3°18'54"



TYPICAL CROSS SECTION FOR STREET

PRELIMINARY PLAT

BOULDER PASS AT THE CANYONS

PLANNED UNIT DEVELOPMENT

LOTS 1-44 AND 60-62

HAMILTON COUNTY, TENNESSEE

Date: 7-23-2015 Drawn: R Middleton
Scale: 1"=100' Checked: DIM Job#: 13-149

DAVID MATHEWS SURVEYING
1630 HAMIL ROAD CHATTAHOOGA, TENN. 37343
13-54274

