

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2016-012</b>	<b>PC Meeting Date: 02-08-16</b>
<b>Subdivision Name:</b>	<b>Riverbay Estates Subdivision Lots 1 thru 49</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Vincent Road	
<b>Property Owner:</b>	Riverbay Partners	
<b>Applicant:</b>	RLS Surveying and MAP Engineers	
<b>Total Acreage:</b>	54.88 Acres	
<b>Proposed Density:</b>	0.89 dwelling units per acre	
<b>Tax Map Number:</b>	011D-A-022 and 022.01	
<b>Zoning:</b>	R-2A Rural Residential District and R-5 Residential District	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a final plat, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Hamilton County Groundwater Protection approval of septic tank use for these proposed lots.</b></li> <li><b>2. Installation and completion of all required infrastructure related improvements as part of this subdivision development.</b></li> <li><b>3. Submittal of all required infrastructure “as-builts” to the appropriate department for review.</b></li> </ol>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Regulation and Platting Requirements

The following additional changes and modifications can be completed on the submittal of the Mylar and paper copies of the Final Plat for signatures and recording.

1. Add street addresses for each of the lots. Hamilton County GIS will assign addresses after the Final Plat is approved by the Planning Commission.
2. In the notes section, note 18, add the number of approved bedrooms for each lots based on the approval by Hamilton County Groundwater Protection.
3. Add the Engineers Certification of Design with their full name, address, phone number and seal. See Section 501.1(C) of the Hamilton County Subdivision Regulations.
4. Show the type and size of drainage pipe in the right-of-way at Lots 15/16, Lots 10/11, and Lots 7/33.
5. Delete the setbacks Lots 24 and 40 only. These are not required to be shown since the lot width is 75' at a setback line that is less than the minimum required 25' front setback line.
6. In lots 22, 23, 41, and 42 add a note that the number indicated on these lots is the minimum required front setback that applies to these lots only.

#### Additional Comments and Notes

There are no additional comments and 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

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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. The proposed 42" ultraflow pipe within Vincent Road adjacent to the Tennessee Valley Authority Lot CR 31 must be installed prior to the signing of the Final Plat.
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 Hendrix at 209-7810.

### **Hamilton County Water Quality Program Staff Comments and Notes**

1. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
2. 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 will need to review again for final approval of septic tank use on these lots.
2. Add the number of approved bedrooms for each lot based on our approval of septic.
3. 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. Add street addresses for each lot. GIS will assign street addresses after the final plat has been approved.
3. Prior to signing of Final Plat submit geo-referenced CAD file.
4. 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.

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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 Final Plat does not constitute acceptance of any offer of
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dedication.

3. Review and approval of this Final Plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
  4. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
  5. Approval of Final Plat is valid for two (2) years from date the Planning Commission takes action to approve the Final Plat.
  6. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.
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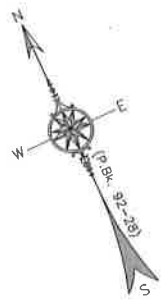
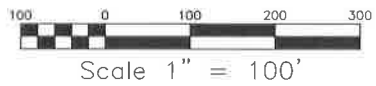




**OWNER CERTIFICATION**  
 I/We the undersigned owner (in fee simple) of the property indicated herein, do hereby adopt this plan of subdivision. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.

Riverbay Partners, G.P. Date  
 5107 Vincent Road  
 Chattanooga, Tennessee 37416  
 (423) 595-7281

- NOTES**
1. Present zoning classification **R-2A & R-5**.
  2. Area subdivided by this plan is 54.88± acres.
  3. This plan subdivides the property described in Deed Book 8458, Page 862.
  4. This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
  5. Local Government does not certify that utilities or utility connections are available.
  6. Tax Parcel 11D-A-022 & 22.01.
  7. Local Government does not certify that utilities or utility connections are available.
  8. I, hereby certify after examination of the current F.E.M.A.—Flood Insurance Rate Map No. 470072-0243-F that the subject property lies in zone "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of 11/07/2002.
  9. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.
  10. I hereby also dedicate to the public use forever the right-of-way of all the roads in this development and that there are no encumbrances on the property dedicated.
  11. The lot owners are responsible for the maintenance of any drainage easement or drainage detention area easement on their lot.
  12. The Government of Hamilton County is not responsible for the construction or maintenance of the sign easement, any drainage easement or any private ingress/egress easement.
  13. A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision except along street frontage. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines that are not the exterior boundary of the subdivision. These drainage easements shall be automatically abandoned if two or more lots are combining or used A one lot, or if no setback is required.
  14. Preliminary Plat was approved on 12/14/15. See Res# 2015-068.
  15. Owner/developer to install all drainage structures & improved easements as shown.
  16. No pools without prior written approval from Hamilton County Groundwater Protection.
  17. 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 Hamilton County Groundwater Protection and recording of corrective plat may render this lot unbuildable.
  18. Lot \_\_\_ is approved for a maximum of \_\_\_ bedrooms.
  19. All notes regarding the subsurface sewage disposal system easement will become null and void if the home is connected to a public sanitary sewer system.
  20. Hamilton County Groundwater Protection may require that the SSDS easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
  21. Minimum 25' fieldline setback from all drainage easements shown.
  22. 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.
  23. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
  24. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
  25. The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
  26. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.

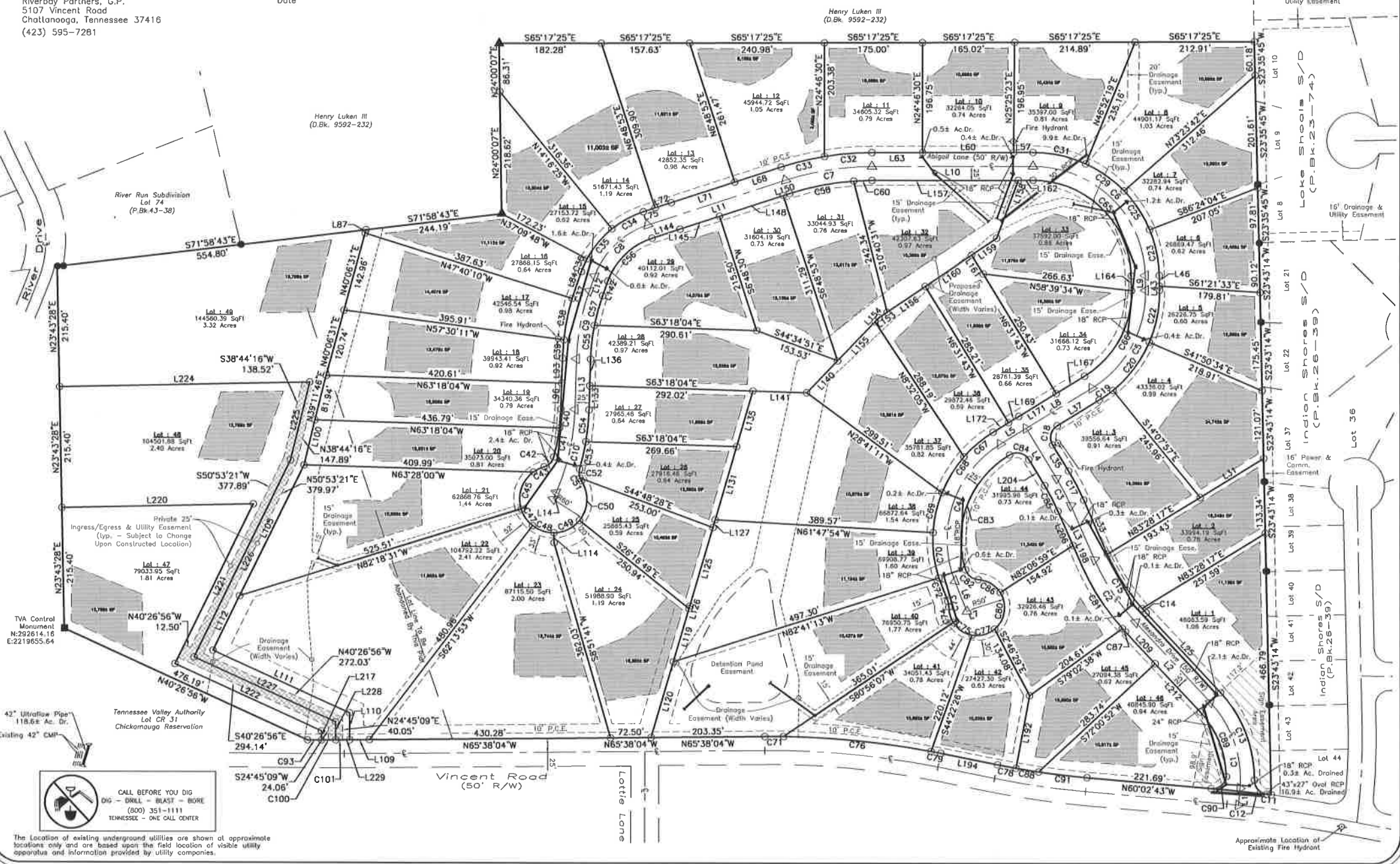


APPROVED FOR RECORDING  
 HAMILTON CO. GIS DEPT.  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHATTANOOGA/HAMILTON CO.  
 REGIONAL PLANNING COMM.  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 HAMILTON CO. GROUNDWATER  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**LEGEND**

- Centerline
- Iron Rod (Found)
- Iron Pipe (Found)
- Concrete Monument (Found)
- ▲ Angle Iron (Found)
- Iron Rod (Set)
- △ P.K. Nail (Set)
- ▨ Septic Easement Area
- P.C.E. Power & Comm. Easement
- Sewer Line (Storm)
- Property Line
- Boundary Adjoiner

Michael Shane Loyd  
 Tennessee Registered  
 Land Surveyor #1662



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 TENNESSEE - ONE CALL CENTER

The location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility openings and information provided by utility companies.

Drawing No. 15101D  
 Tax Map No. 1110-A-022  
 File Name: Riverbay Estates  
 Drawn By: ANB  
 Checked By: MSL  
 Date of Survey: 10/21/2014  
 Date of Last Revision: 10/23/2014  
 01/21/2016

Final Plat - Lots 1 thru 49  
**Riverbay Estates Subdivision**  
 Being the Property Described in  
 Deed Book 8458, Page 862  
 Chattanooga, Hamilton County  
 Tennessee

**THE R.L.S. GROUP**  
 LAND SURVEYING  
 4726 Adams Road, Suite 101  
 Hixson, Tennessee 37343  
 Phone (423) 847-0155 - Fax (423) 847-0156  
 www.rlsgrp.com

This Survey is NOT transferable to any other owner or lender and may not be copied or used in any way without the express written consent of the surveyor.

