

## RPA STAFF RECOMMENDATION

|                                 |   |                                  |
|---------------------------------|---|----------------------------------|
| <b>Subdivision Case Number:</b> | <b>2016-013</b>   | <b>PC Meeting Date: 02-08-16</b> |
| <b>Subdivision Name:</b>        | <b>Briarhaven Subdivision<br/>Lots 1 thru 10</b>  |                                  |
| <b>Applicant Request:</b>       | Preliminary Plat  |                                  |
| <b>Property Location:</b>       | Banks Rd @ Standifer Gap Road   |                                  |
| <b>Property Owner:</b>          | Terry and Martha Wall   |                                  |
| <b>Applicant:</b>               | Copp Engineering  |                                  |
| <b>Total Acreage:</b>           | 7.46 Acres  |                                  |
| <b>Proposed Density:</b>        | 1.47 dwelling units per acre  |                                  |
| <b>Tax Map Number:</b>          | 150-140   |                                  |
| <b>Zoning:</b>                  | R-1 Residential District  |                                  |
| <b>Staff Recommendation:</b>    | <b>APPROVE as a preliminary plat only subject to the following condition:</b><br><br><b>Hamilton County Groundwater Protection review and approval of septic tank use for these proposed lots</b> |                                  |

## 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. In the title block change "Lots 1-11 to Lots 1-10".

### 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 WWTAs, 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.
2. Submit grading/drainage plan for review.
3. A minimum of 8" crushed stone base is required in all new streets.
4. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.

## RPA STAFF RECOMMENDATION

---

5. 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. Hamilton County Groundwater Protection has granted preliminary approval of septic tank use on these lots.
2. 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. 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 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

---

## RPA STAFF RECOMMENDATION

---

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.

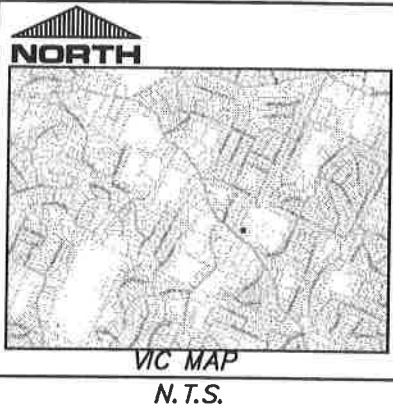
### **S.W.P.P.P. Permit**

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.
-



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

TERRY & MARTHA WALL  
5732 HWY 58  
HARRISON, TN 37343  
423-344-7404

I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering standards.

James G. Copp, P.E.  
Copp Engineering Group  
1901 Northpoint Blvd Suite  
Hobson, TN 37343  
(423) 847-9100 Office

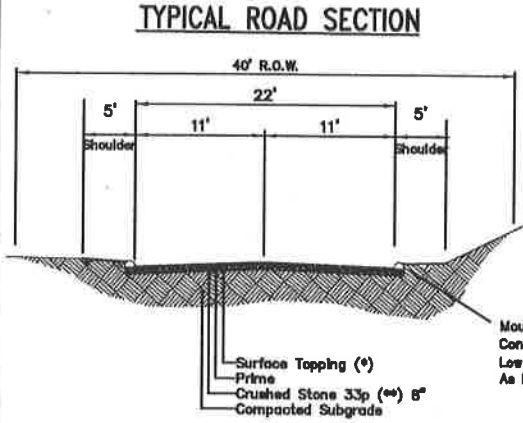
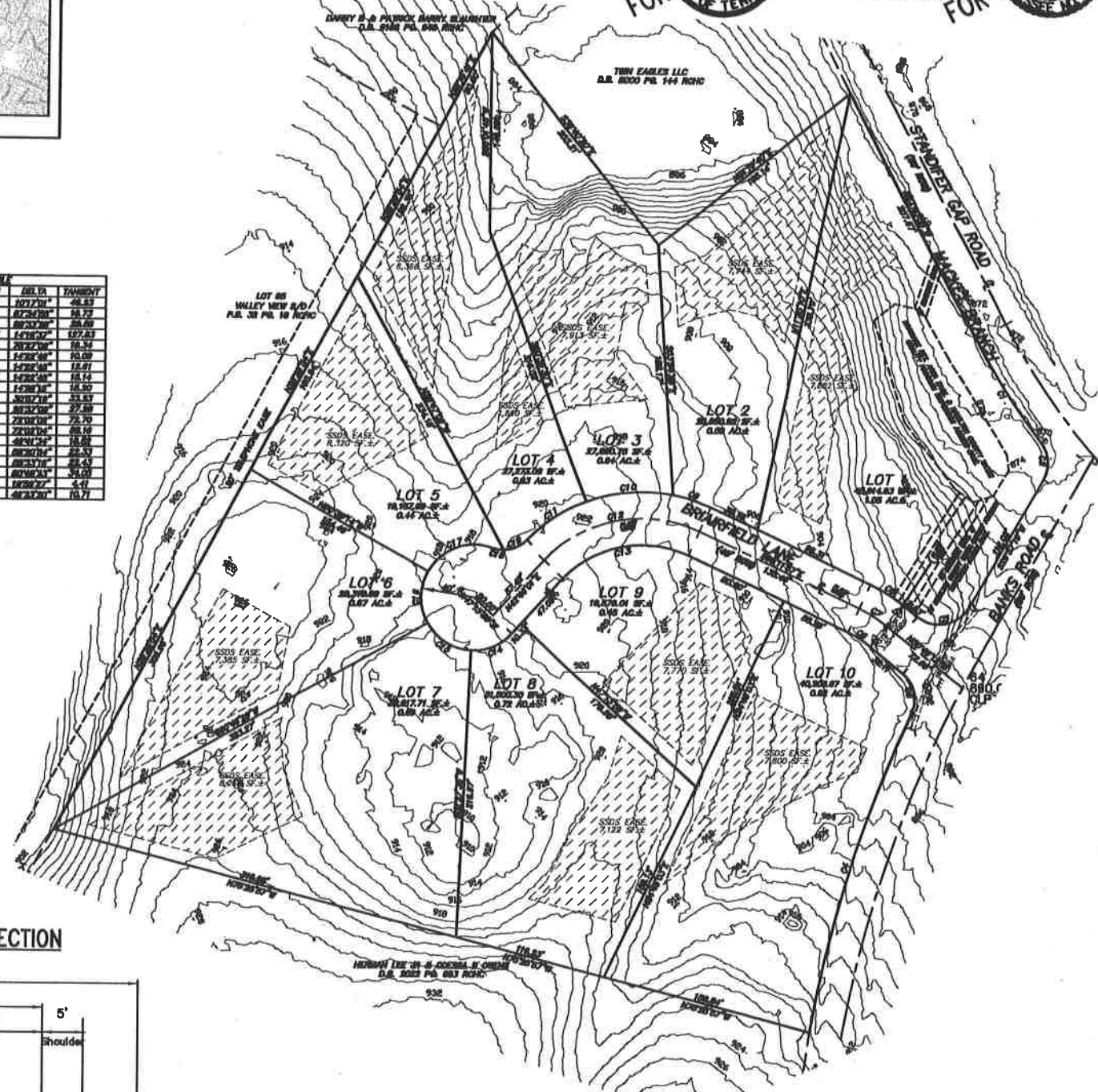


I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

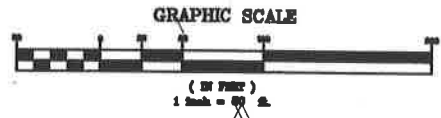
James G. Copp R.L.S.  
Copp Engineering Group  
1901 Northpoint Blvd, Suite 120  
Hobson, TN 37343  
423-847-9100 Office  
423-847-9185 Fax



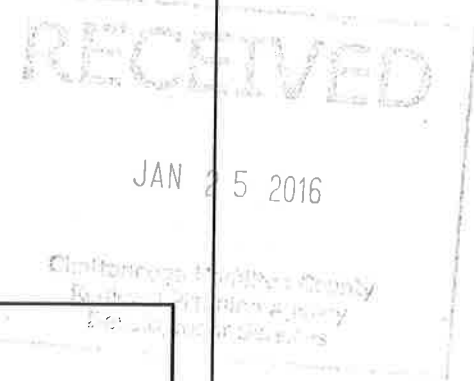
| CURVE | LENGTH | ARC RADIUS | DELTA   | TANGENT |
|-------|--------|------------|---------|---------|
| C1    | 88.81  | 814.70     | 107.70° | 48.83   |
| C2    | 88.81  | 814.70     | 107.70° | 48.83   |
| C3    | 88.81  | 814.70     | 107.70° | 48.83   |
| C4    | 88.81  | 814.70     | 107.70° | 48.83   |
| C5    | 88.81  | 814.70     | 107.70° | 48.83   |
| C6    | 88.81  | 814.70     | 107.70° | 48.83   |
| C7    | 88.81  | 814.70     | 107.70° | 48.83   |
| C8    | 88.81  | 814.70     | 107.70° | 48.83   |
| C9    | 88.81  | 814.70     | 107.70° | 48.83   |
| C10   | 88.81  | 814.70     | 107.70° | 48.83   |
| C11   | 88.81  | 814.70     | 107.70° | 48.83   |
| C12   | 88.81  | 814.70     | 107.70° | 48.83   |
| C13   | 88.81  | 814.70     | 107.70° | 48.83   |
| C14   | 88.81  | 814.70     | 107.70° | 48.83   |
| C15   | 88.81  | 814.70     | 107.70° | 48.83   |
| C16   | 88.81  | 814.70     | 107.70° | 48.83   |
| C17   | 88.81  | 814.70     | 107.70° | 48.83   |
| C18   | 88.81  | 814.70     | 107.70° | 48.83   |
| C19   | 88.81  | 814.70     | 107.70° | 48.83   |
| C20   | 88.81  | 814.70     | 107.70° | 48.83   |



- The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, Item 411E, Traffic Bound Surface Course.
- The base shall be constructed of crushed stone 33p(T.B.R.)



APPROVED FOR RECORDING  
HAMILTON CNTY GIS DEPT.  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
HAMILTON COUNTY GROUNDWATER PROTECTION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
BRIARHAVEN S/D REGIONAL PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



GENERAL NOTES:

- Zoned: R-1
- This plat subdivides Deed Book 10402 Page 629 RCHC
- This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
- Area Subdivided: 7.46 Acres ±
- Water Supply by: Eastside Utility
- 3000 = Street Address
- Tax Map # 160 140
- This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47085C0386F dated Nov. 7 2002
- Lots 1 thru 10 are approved for a maximum of three (3) bedrooms.
- 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 Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.
- No pools without prior written approval from the Hamilton County Groundwater Protection.
- 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.
- 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.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- Minimum 25' fieldline setback from all drainage easements shown.
- The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
- There is a 10' Power and Communications Easement along the frontage of all lots.
- Lot owners are responsible to maintain Water Quality Easements, drainage detention area easements and drainage detention facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
- Drainage detention areas and facilities 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.
- The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
- The Hamilton County Water Quality Program reserves the right to access at any time Lot 1 to inspect drainage detention areas and facilities and other drainage related facilities.
- The owner of Lot 1 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
- 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.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
- Unless otherwise noted, all property corners to be 6" capped rebar.
- Proposed use of lots: Detached Single Family Homes
- Topographical information provided by Hamilton County GIS Mapping Service.
- A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision, except along street frontages. A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined, or used as one lot or if no setback is required.

PRELIMINARY PLAT

**BRIARHAVEN S/D**

LOTS 1-11

HAMILTON COUNTY TENNESSEE

Date: 01/25/18 Drawn: Dustin  
Scale: 1" = 80' Checked: JGC

COPP ENGINEERING GROUP  
1901 Northpoint Blvd. Suite 120  
Hobson, TN 37343  
(423) 847-9100 Office  
(423) 847-9185 Fax

Dwg. No.  
BANKS ROAD-WALL

Review