

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-007	PC Meeting Date: 01-11-16
Subdivision Name:	Eagle Bluff Woods Lots 1 thru 24	
Applicant Request:	Preliminary Plat	
Property Location:	River Run Drive	
Property Owner:	Dr. Sarath Gangavarapu	
Applicant:	Copp Engineering	
Total Acreage:	17.59 Acres	
Proposed Density:	1.42 dwelling units per acre	
Tax Map Number:	102I-D-006	
Zoning:	R-2A Rural Residential District	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Hamilton County Groundwater Protection review and approval of septic tank use for these proposed lots	

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

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.

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.
5. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

RPA STAFF RECOMMENDATION

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
Chattanooga, TN 37402
(423) 634-5745

RPA STAFF RECOMMENDATION

A.R.A.P. Permit

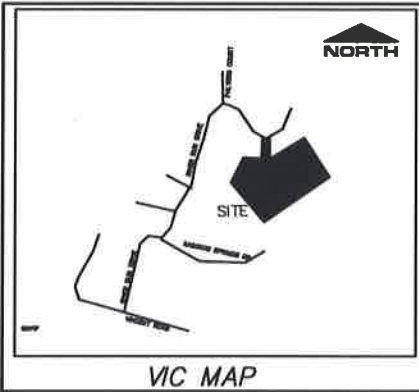
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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

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.

FOR APPROVAL
SARATH GANGAVARAPU
7533 TEEWAY CIRCLE
CHATTANOOGA, TN 37418
423-505-4675

I certify that I have reviewed and designed all new roads, drainage, and domestic water as shown on this plan and that the design meets proper engineering criteria.

FOR APPROVAL
James G. Copp, P.E.
Copp Engineering Group
1961 Northpoint Blvd Suite 120
Hixson, 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.

FOR APPROVAL
James G. Copp R.L.S.
Copp Engineering Group
1961 Northpoint Blvd., Suite 120
Hixson, TN, 37343
423-847-9100 Office
423-847-9185 Fax



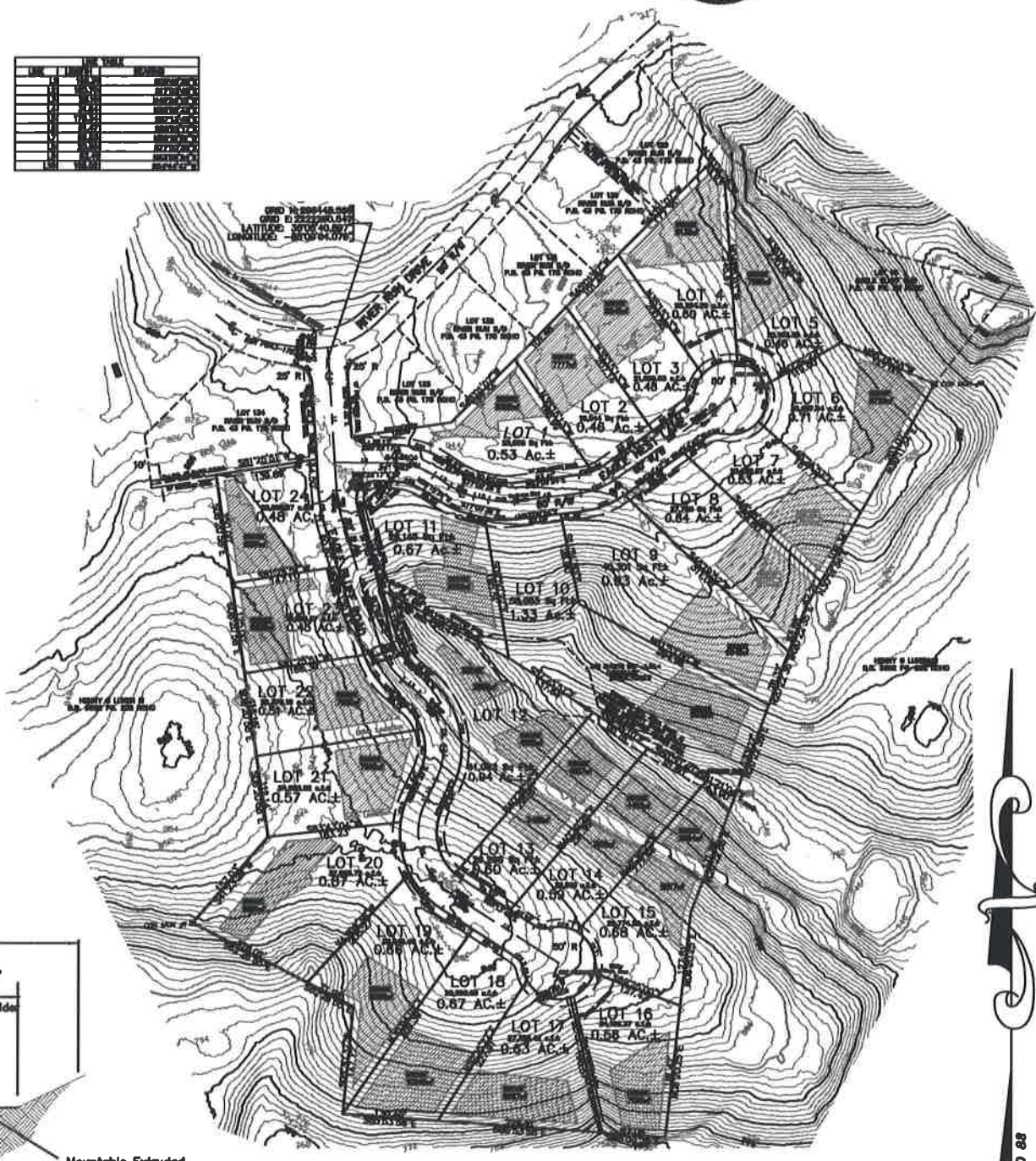
APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON COUNTY GROUNDWATER PROTECTION
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTANOOGA COUNTY REGIONAL PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES:

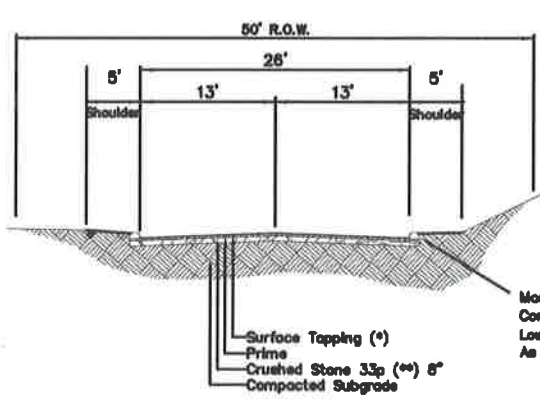
1. Zoned : R-2A
2. This plat subdivides Deed Book 10428 Page 21 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 17.59 Acres ±
5. Local Government does not certify that utility or utility connections are available.
6. XXXX = Street Address
7. Tax Map # 1021 D 008
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47085C0245F dated Nov. 7 2002
9. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building.
10. There is a 10' Power and Communications Easement along the frontage of all lots.
11. 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.
12. 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.
13. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
14. The Hamilton County Water Quality Program reserves the right to access at any time Lots 10-15 to inspect drainage detention areas and facilities and other drainage related facilities.
15. The owner of Lots 10-15 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
16. 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.
17. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
18. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
19. 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 un-buildable.
20. Lots 1,2,3, & 24 are approved for maximum of two (2) bedrooms. Lots 2,3,5,6,7,11-17,19-22 are approved for maximum of two (3) bedrooms. Lots 4,8-10,18 are approved for maximum of four (4) bedrooms. No tubs over forty (40) gallons.
21. No pools without prior written approval from the Hamilton County Groundwater Protection.
22. 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.
23. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.
24. Unless otherwise noted, all property corners to be 5/8" capped rebar.
25. All lots are intended for single family dwelling construction.
26. EastSide Utility District is the potable water source.

CURVE#	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	40.58	175.00	20.38	131°13'
C2	56.48	100.00	29.00	32°20'30"
C3	131.68	100.00	77.39	79°28'48"
C4	148.34	100.00	88.90	83°18'19"
C5	34.38	25.00	20.54	78°48'24"
C6	48.38	200.00	23.29	131°13'
C7	84.78	125.00	33.14	29°41'38"
C8	37.83	75.00	19.38	28°56'32"
C9	80.83	75.00	32.20	46°28'18"
C10	42.12	125.00	21.89	19°18'28"
C11	72.84	125.00	37.32	33°14'28"
C12	87.01	125.00	34.33	32°28'25"
C13	21.03	25.00	11.18	48°11'23"
C14	18.55	80.00	8.39	18°57'28"
C15	70.61	80.00	49.64	88°24'40"
C16	48.31	80.00	28.23	58°21'36"
C17	85.44	80.00	38.39	74°58'28"
C18	40.27	80.00	21.30	46°08'02"
C19	21.03	25.00	11.18	48°11'23"
C20	11.41	75.00	8.72	8°43'07"
C21	87.59	75.00	67.09	74°33'13"
C22	184.90	125.00	89.89	79°28'48"
C23	42.34	75.00	21.73	32°28'30"
C24	18.23	180.00	8.12	8°11'52"
C25	44.28	25.00	30.58	101°28'33"
C26	43.28	75.00	22.24	33°02'28"
C27	46.12	125.00	22.81	20°40'48"
C28	43.31	125.00	21.87	19°50'09"
C29	81.99	125.00	31.62	28°24'37"
C30	21.03	25.00	11.18	48°11'23"
C31	84.78	80.00	30.48	82°44'10"
C32	82.38	80.00	28.87	80°00'00"
C33	82.38	80.00	28.87	80°00'00"
C34	82.38	80.00	28.87	80°00'00"
C35	28.38	80.00	18.12	33°28'38"
C36	21.03	25.00	11.18	48°11'23"
C37	17.70	75.00	8.89	15°21'31"
C38	18.48	75.00	9.79	14°52'07"
C39	25.98	75.00	13.12	19°50'09"
C40	27.07	75.00	13.88	20°40'48"
C41	72.08	125.00	37.07	33°02'28"
C42	28.33	48.28	13.65	33°18'19"
C43	30.40	25.00	17.40	89°40'41"
C44	57.87	100.00	29.88	33°02'28"
C45	38.08	100.00	18.24	20°40'48"
C46	34.84	100.00	17.50	18°50'58"
C47	48.55	100.00	25.30	28°24'37"

LINE	TYPE	THICK	STY
1	PROPERTY	1	SOLID
2	ROAD	2	DASH
3	UTILITY	3	DASH
4	EASEMENT	4	DASH
5	BOUNDARY	5	DASH
6	CONTOUR	6	DASH
7	WATER	7	DASH
8	SEWER	8	DASH
9	RAILROAD	9	DASH
10	POWER	10	DASH
11	TELEPHONE	11	DASH
12	POST	12	DASH
13	WATER	13	DASH
14	SEWER	14	DASH
15	RAILROAD	15	DASH
16	POWER	16	DASH
17	TELEPHONE	17	DASH
18	POST	18	DASH
19	WATER	19	DASH
20	SEWER	20	DASH
21	RAILROAD	21	DASH
22	POWER	22	DASH
23	TELEPHONE	23	DASH
24	POST	24	DASH
25	WATER	25	DASH
26	SEWER	26	DASH
27	RAILROAD	27	DASH
28	POWER	28	DASH
29	TELEPHONE	29	DASH
30	POST	30	DASH



TYPICAL ROAD SECTION

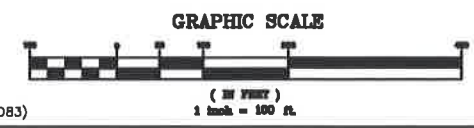


The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, Item 411E, Traffic Bound Surface Course.

The base shall be constructed of crushed stone 33p(T.B.R.)

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING : 295688.795
EASTING : 2222108.645
CONCRETE MONUMENT #2
NORTHING : 298424.959
EASTING : 2223127.463

2' CONTOUR INTERVALS FROM HAMILTON COUNTY GIS DEPARTMENT
PROJECT AND CONTOUR FILES BENCHMARKED FROM GPS FIELD SURVEY (NAD83)



PRELIMINARY PLAT

EAGLE BLUFF WOODS

LOTS 1-24

LOCATED IN SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

Date : 07/22/15 Drawn : DGC
Scale : 1"=100' Checked : JGC

COPP ENGINEERING GROUP
1961 Northpoint Blvd. Unit 120
Hixson, TN, 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. Name
RIVER RUN DRIVE-SARATHMASTER4

RECEIVED
DEC 28 2015
Chattanooga Hamilton County
Regional Planning Agency
Development Services