

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2016-038</b>	<b>PC Meeting Date: 07-11-16</b>
<b>Subdivision Name:</b>	<b>Stonewall Farms Subdivision Lots 595 thru 626</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	1196 Jackson Mill Drive	
<b>Property Owner:</b>	Fatherson Partnership	
<b>Applicant:</b>	Jim Richmond Surveying and Chattanooga Engineering Group	
<b>Total Acreage:</b>	7.68 Acres	
<b>Proposed Density:</b>	3.90 dwelling units per acre	
<b>Tax Map Number:</b>	92-063	
<b>Zoning:</b>	RT/1 Residential Townhouse District PUD (2016-057)	
<b>Staff Recommendation:</b>	<b>APPROVE as a Preliminary Plat only subject to the following condition:</b>  <b>Submittal of public sanitary sewer plans to Hamilton County WWTA for their review and approval</b>	

## 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. Show and label proposed waterlines, including the size of the waterline.
2. Add the following note: "For PUD Plan approval see Resolution Number. 516-35B".
3. Show and label any drainage areas being filled or relocated.
4. Submit sewer plans for review and approval to Hamilton County WWTA.

#### 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.

#### 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

## RPA STAFF RECOMMENDATION

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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 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 or notes.
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 or the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

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### **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:
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## RPA STAFF RECOMMENDATION

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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.

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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 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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