

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-029	PC Meeting Date: 06-13-16
Subdivision Name:	Stonewall Farm Lots 471-494, 539-551	
Applicant Request:	Final Plat	
Property Location:	Little Sorrel Road	
Property Owner:	Fatherson Partnership	
Applicant:	Richmond Surveying and Chattanooga Engineering Group	
Total Acreage:	14.30 Acres	
Proposed Density:	3.12 dwelling units per acre	
Tax Map Number:	092-063, 63.06, 62, and 92G-J-039 and 92G-K-065	
Zoning:	RT-1 Residential Townhouse District	
Staff Recommendation:	<p>APPROVE as a Final Plat subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Installation and completion of all required infrastructure related improvements as part of this subdivision development. 2. Submittal of all required infrastructure “as-builts” to the appropriate departments. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following items can be corrected on the final plat submittal for signatures.

1. Show and label any fire hydrants including the existing fire hydrant located along Grapeshot Drive.
2. Show the type, number of acres drained, and size of drainage pipes within the street right-of-way.

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. There are no additional comments or requirements from the Hamilton County Engineer’s Office
2. Questions about Hamilton County Engineer’s office requirements should be directed to Mr. Mike Hendrix at 209-7810.

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Hamilton County Water Quality Program Staff Comments and Notes

1. This subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, a land disturbing permit may or may not be required. Contact the Water Quality Program for additional requirements.
2. 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. There are no additional comments and notes. However, additional comments and notes may be required during the review process for public sanitary sewers as required by WWTA.
2. Questions regarding sanitary sewer requirements and approval should contact Mr. Chas Webb.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton County Regional Planning Commission has formally approved the final subdivision plat.
2. Contact Hamilton County GIS for approval of proposed street names.
3. 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 requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

Chattanooga Fire Marshall's Office Staff Comments and Notes

1. Show and label existing fire hydrants.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Chattanooga Water Quality Staff Comments and Notes

1. There are no additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Tony Kinder at (423) 643-5880.

Chattanooga Transportation Department Staff Comments and Notes

1. There are no additional comments or requirements.
 2. Questions concerning any requirements, comments, and notes contact Mr. Brandon Sutton at (423) 643-5925.
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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 approval or acceptance by the public of any offer of dedication.
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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. Prior to Hamilton County GIS signing the Final Plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the Final Plat.
 5. 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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RECEIVED

MAY 23 2016



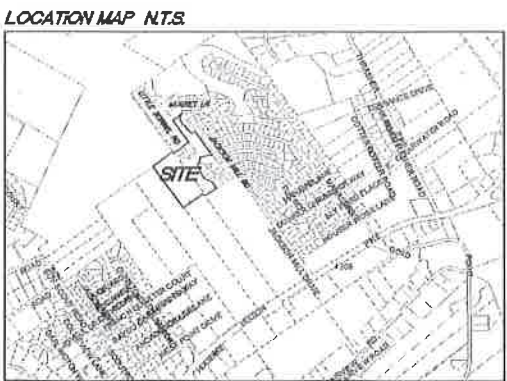
LEGEND

- - CORNER PILE (DESC. ON PLAT)
- - CORNER SET (1/2" REBAR W/ CAP)
- - EXHIBIT MONUMENT SET
- - POINT NOT SET/PLACED
- 10' P.D.E. - 10' PRIVATE DRAINAGE EASEMENT
- 10' S.S.E. - 10' SANITARY SEWER EASEMENT
- - SEWER MANHOLE
- - SANITARY SEWER LINE
- - 10' POWER & COMM. EASEMENT
- P.A.E. - PRIVATE DRAINAGE EASEMENT

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE: _____
 BY: CHATTAHOOGA CITY W/TA
 DATE: _____
 JURISDICTIONAL AUTHORITY: _____
 DATE: _____
 BY: CHATTAHOOGA CITY REGIONAL PLANNING COMMISSION
 DATE: _____

LINE #	BEARING	DISTANCE	Curve #	DATA	TANGENT	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
L1	S17°32'21"W	72.43	C1	100°24'37"	32.71	75.00	136.67	S10°30'14"W	118.53
L2	S17°32'35"E	110.00	C2	01°43'35"E	3.29	75.00	18.07	S01°28'34"W	18.02
L3	S03°32'42"E	43.43	C3	002°52'49"	32.61	59.62	156.48	S09°08'40"W	140.53
L4	S05°14'48"E	29.77	C4	071°53'51"	72.56	100.00	125.54	S18°23'51"W	117.42
L5	S50°10'31"E	33.00	C5	017°48'11"	15.62	100.00	31.07	S06°40'00"E	30.35
L6	S43°42'31"E	60.39	C6	085°52'18"	32.37	100.00	62.61	S17°42'04"E	61.50
L7	S63°33'32"E	24.25	C7	050°30'03"	47.31	100.00	42.37	S10°28'03"E	25.53
L8	S81°59'47"E	15.54	C8	014°52'27"	12.67	100.00	22.21	S22°08'18"W	23.14
L9	S10°32'55"W	12.00	C9	025°59'07"	22.22	100.00	44.80	S41°58'26"W	44.45
L10	S75°54'44"E	24.00	C10	080°06'29"	25.00	25.00	39.32	S09°25'02"W	33.39
L11	S75°54'44"E	35.07	C11	035°21'16"	40.46	125.00	73.26	S17°42'04"E	72.29
L12	01°13'20"E	7.63	C12	011°37'07"	7.63	75.00	15.22	S05°34'40"E	15.19
L13	000°1'04"E	4.09	C13	000°1'04"E	4.09	75.00	8.09	S14°25'45"E	8.00
L14	002°54'44"	22.60	C14	002°54'44"	22.60	125.00	44.20	S07°12'44"E	44.66
L15	020°13'45"	25.12	C15	020°13'45"	25.12	125.00	50.24	S16°07'31"W	52.72
L16	023°07'29"	27.53	C16	023°07'29"	27.53	125.00	54.06	S14°48'05"W	54.27
L17	080°50'00"	25.00	C17	080°50'00"	25.00	25.00	39.27	S09°21'47"W	35.56
L18	050°18'15"	25.10	C18	050°18'15"	25.10	25.00	39.37	S07°44'49"E	35.42
L19	023°42'04"	17.19	C19	023°42'04"	17.19	75.00	33.80	S22°43'41"E	33.51
L20	010°07'14"	4.60	C20	010°07'14"	4.60	75.00	9.16	S04°47'22"E	13.14
L21	017°48'11"	13.22	C21	017°48'11"	13.22	125.00	26.44	S08°49'00"E	26.60
L22	071°52'53"	34.42	C22	071°52'53"	34.42	75.00	54.12	S18°23'51"W	50.10
L23	080°00'00"	25.00	C23	080°00'00"	25.00	25.00	39.27	S09°21'47"E	35.56
L24	050°15'11"	74.60	C24	050°15'11"	74.60	74.62	117.25	S09°07'33"W	105.56
L25	104°24'37"	64.47	C25	104°24'37"	64.47	50.00	81.12	S16°30'14"W	79.02
L26	014°13'50"	12.78	C26	014°13'50"	12.78	100.00	25.40	S01°25'34"W	25.35
L27	000°02'48"	6.55	C27	000°02'48"	6.55	124.62	13.08	S50°57'10"W	13.07
L28	023°42'04"	31.33	C28	023°42'04"	31.33	124.62	62.61	S22°31'31"W	61.96
L29	023°42'04"	31.33	C29	023°42'04"	31.33	124.62	62.61	S04°01'33"W	64.48
L30	049°31'47"	27.47	C30	049°31'47"	27.47	124.62	54.06	S22°31'31"E	53.63

- NOTES:**
1. PRESENT ZONING: RT-1
 2. TAX ID: MAP 92 - PARCELS 63.00 (PART), 63.08 & 62.00 (PART)
MAP 62G - GROUP J - PARCEL 39.00
MAP 92G - GROUP K - PARCEL 65.00
 3. DEED REFERENCE: DB 9379 - PG. 867 (63.00 & 63.08)
DB 9811 - PG. 453 (62.00)
DB 10182 - PG. 269 (39.00)
DB 10182 - PG. 269 (65.00)
 4. TOTAL ACREAGE: 14.30 ACRES
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 7. SEWAGE DISPOSAL BY: PUBLIC SANITARY SEWER BY HCNWTA
 8. AS PER FEMA FIRM PANEL NO. 47085C02410 (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.
 9. BEARINGS FOR THIS SURVEY ARE BASED ON THE STATE GRID (NAD 83), AND WERE OBTAINED USING SATELLITE OBSERVATION.
 10. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURE AND EASEMENTS AS SHOWN. MAINTENANCE TO BE ASSUMED BY THE PROPERTY OWNER AND NOT THE CITY OF CHATTAHOOGA NOR HAMILTON COUNTY.
 11. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING ON COMMUNITY LOT 478 AND LOT 552. THIS LOT IS TO BE USED FOR RESIDENTIAL AND/OR DRAINAGE RELATED PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL ITS DEEDED TO THE HOMEOWNERS OR A HOMEOWNERS ASSOCIATION.
 12. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF HAMILTON COUNTY AND THE CHATTAHOOGA SUBDIVISION REGULATIONS.
 13. CITY ORDINANCE #12900 STORMWATER BLEOFF AND EROSION CONTROL SHALL APPLY TO ANY CHANGE OF GRADE FROM THE SUBDIVISION OF PROPERTY.
 14. NO FILL MATERIAL MAY BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPED STORMWATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 15. THE CITY OF CHATTAHOOGA NOR HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS.
 16. THE CITY OF CHATTAHOOGA NOR HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE DETENTION AREA EASEMENTS.
 17. PRELIMINARY PLAT WAS APPROVED ON MARCH 8, 2015.
 18. Water Quality Program Area Statements (Sec. 501.5)
 - a) Water Quality Elements and other drainage related facilities installed by the developer cannot be fixed, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 - b) The owners of all lots are responsible to maintain Water Quality Elements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
 - c) The Government of Hamilton County is not responsible to construct or maintain Water Quality Elements or any drainage related facilities.
 - d) The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Elements to inspect areas and facilities.
 - e) The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.



CERTIFICATE OF OWNERSHIP AND DEDICATION OF RIGHTS-OF-WAY
 I HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND CERTIFY THAT THE RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOREVER. I ALSO CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO BE DEDICATED AND THAT I AM OWNER OF THE PROPERTY SHOWN IN THE SAMPLE.

CERTIFICATE OF ENGINEER
 I HEREBY 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 CRITERIA.

CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF GREATER THAN 1/10,000, AS SHOWN HEREIN.

RICHMOND SURVEYING CO.
 363 1st STREET, SW
 CLEVELAND, TN. 37311
 PHONE: (423) 479-7749

FINAL PLAT
STONEWALL FARMS
LOTS 471-494 & 539-552
 BEING A REVISION OF LOTS 471-474 AND LOT 494 (PB. 99 - PG. 82) AND AN ADJOINING TRACT OF LAND LOCATED AT THE END OF LITTLE SORREL ROAD, LYING MOSTLY IN THE CITY OF CHATTAHOOGA IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

DATE: 4-22-2016 SCALE: 1" = 60'

1" = 60'