

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2016-031</b>	<b>PC Meeting Date: 06-13-16</b>
<b>Subdivision Name:</b>	<b>Seven Lakes Subdivision (PUD) Lots 238 and 241 thru 292</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Seven Lakes Drive and Turkey Run Road	
<b>Property Owner:</b>	Pratt and Associates	
<b>Applicant:</b>	Cornerstone Surveying and MAP Engineers	
<b>Total Acreage:</b>	40 Acres	
<b>Proposed Density:</b>	1.25 dwelling units per acre	
<b>Tax Map Number:</b>	104K-A-014	
<b>Zoning:</b>	R-1 Residential District PUD	
<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 items can be corrected on the submittal of the Final Plat for review and consideration.

1. Submit sanitary sewer plans to WWTA for their review and approval. Check with WWTA concerning the combining of drainage easements and sewer easements.
2. Show deed book and page number for all existing drainage easements.
3. Is the 20' sewer easement on Lot 238 a sewer easement, or is it a utility easement, per PB 102-195.
4. Show and label any other utility easements on the plat.
5. Label any existing sanitary sewer easements as such.
6. Label existing drainage easements as such.

#### 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 using Form 7 found in the appendix of the Hamilton County

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### 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 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 Bishop 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.

### 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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### 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

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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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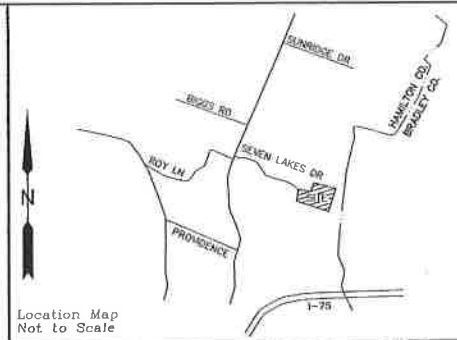
### **Reminders**

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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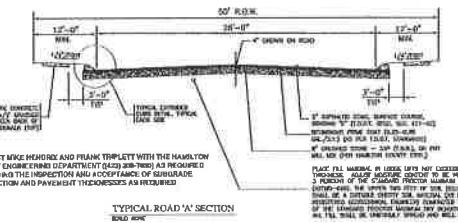
RECEIVED

MAY 23 2016

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
HAMILTON COUNTY WMTA  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_



Location Map  
Not to Scale



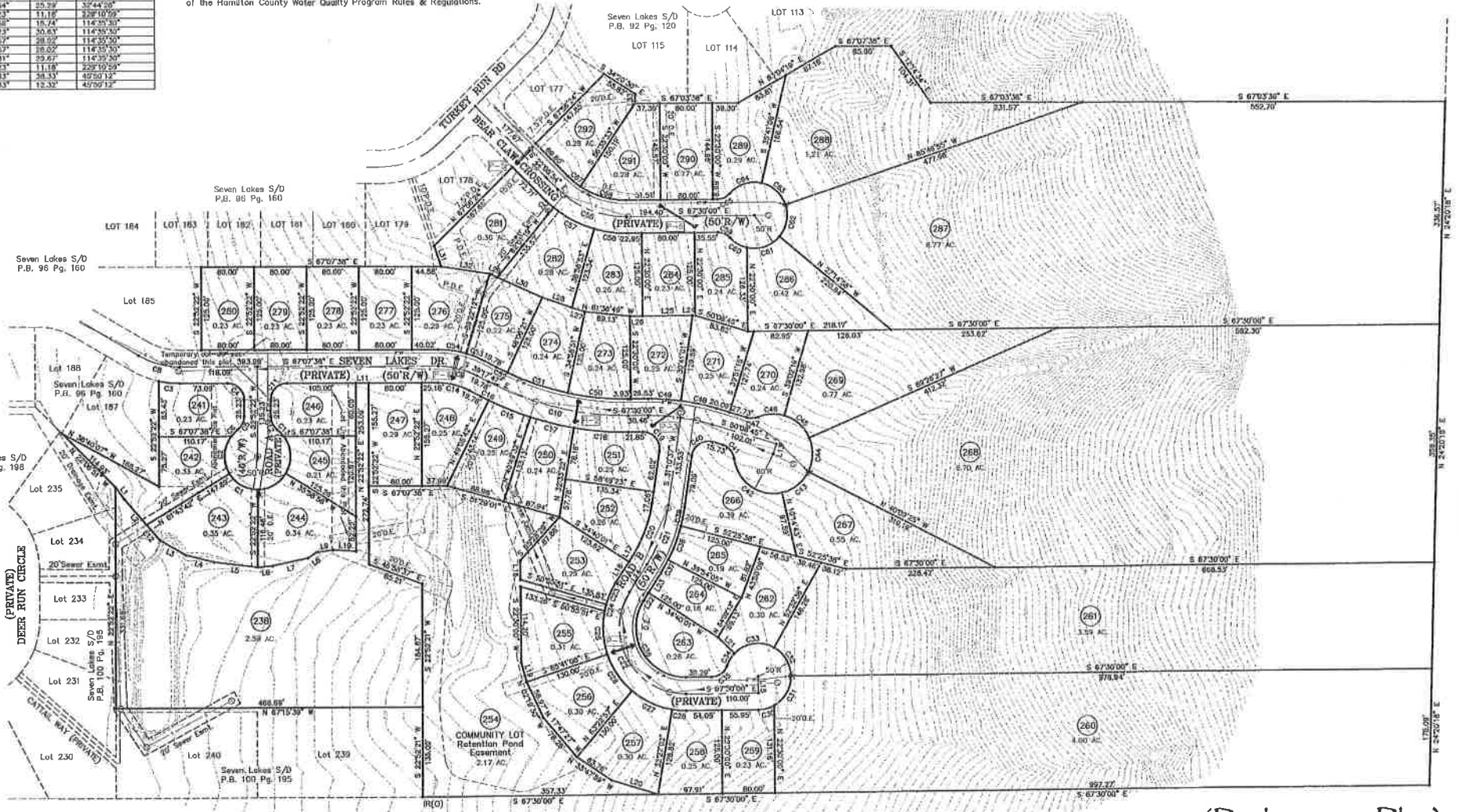
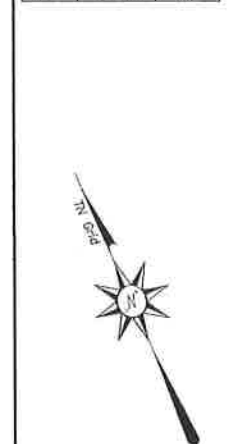
TYPICAL ROAD 'N' SECTION  
50' ROW

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DATA ANGLE, TANGENT, DEGREE OF CURVE. Lists curve data for lots C1 through C27.

- GENERAL NOTES: 1) This plot subdivides property described in D.B. 10405 Pg. 632. 2) This P.U.D. has been designed according to the Hamilton County Subdivision Standards. 3) Present zoning: R-1 P.U.D. 4) The roads in this P.U.D. are private. The Government of Hamilton County is not responsible to construct or maintain any roads in this development. 5) Tax Map 104K A parcel 014. 6) Public sanitary sewers are available by H.C.W.W.T.A. 7) All property corners are marked by iron rods with plastic Cornerstone Surveying caps unless otherwise noted. 8) Typical street address 161Z. 9) 15' P.D.E. = 15' Private Drainage Easement. 10) Area subdivided: 40 Acres. Proposed overall density 2.0 units per acre. 11) No building permit is to be issued for a residential, commercial, or industrial building on community lot 254. Community lot 254 is to be used for recreational, open space, or for drainage related facilities only. Maintenance to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association. 12) The Government of Hamilton County is not responsible to construct or maintain drainage easements, private lakes, community lakes or any ground facility building, lake or anything else on any lot in this development. 13) Local Government does not certify that utilities or utility connections are available. 14) The Government of Hamilton County is not responsible to provide services beyond the right-of-way of public roads. 15) There is a 10' power, communication, and utility easement along both sides of all roads. Beyond this, there is reserved a 10' power & communication easement centered on the electrical facilities where actually installed. Utility easement to include Power, Communication, and Water. 16) The Government of Hamilton County is not responsible to construct or maintain sidewalks in this development. These are to be privately constructed and maintained. 17) Road Right-of-Ways shown are also utility easements. 18) Lots 236, 241-292 are to be used for single family detached dwellings and their customary accessory use only. 19) Cattle Creek Roy is a private road and maintenance is the responsibility of the owners of lots 238-240. 20) (20) = Lot Number 21) Min. required setbacks are 25' from the exterior PUD boundary and a min. of 10' between freestanding structures. Other than above there are no min. required setbacks. 22) The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government. 23) Water Quality Easements and other drainage related facilities installed by the developer are not to be closed, altered, or changed in any way without permission from the Hamilton County Water Quality Program. 24) The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules & Regulations. 25) The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities. 26) The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities. 27) The Hamilton County Water Quality Program rules & Regulations shall apply to any discharge of stormwater from this subdivision. 28) Community Lot 254 is to be used for stormwater management. 29) Topography shown from field survey by Cornerstone Surveying combined with data provided from MAP Engineers. 30) Water Supply by Savannah Valley Utility District. 31) This P.U.D. was approved for a maximum number of 339 buildable lots. 32) See Resolution No. 406-25B for P.U.D. approval. 33) Seven Lakes Dr., Bear Claw Crossing, and roads A & B are private roads not maintained by Hamilton County. 34) Per Resolution No. 406-25B no land disturbance is permitted above 980'.

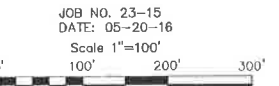
Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots L1 through L33.

PIPE CHART table with columns: PIPE NO., SIZE, A.C. GRAINED, R.P. Lists pipe specifications for lots P1 through P6.



LINDA WOODBALL  
D.B. 8877 PG. 207

CORNERSTONE SURVEYING, LLC  
P.O. Box 25  
OOLTEWAH, TN 37363  
(423) 238-4692



I hereby certify that this is a Category I survey and that the ratio of precision for this unadjusted survey is greater than 1:10,000 as shown hereon and was done in compliance with current Tennessee minimum standards. This plat is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey.

Travis A. Wheeler TN RLS #2285 Date \_\_\_\_\_

Engineers Certification  
I certify that I have reviewed or designed the roads, sanitary sewers and drainage pipes larger than 42" as shown on this P.U.D. plan and the design meets proper engineering criteria.

Michael A. Price, MAP Engineers  
7360 Applepie Lane  
Chattanooga, TN 37421  
(423) 855-5554

Certificate of Ownership  
I certify that I am the owner in fee simple of the property shown, except that I do not claim of subdivision development.

Pratt & Associates, LLC  
1734 Dayton Blvd.  
Chattanooga, TN 37406  
(423) 887-8917

(Preliminary Plat)  
Seven Lakes S/D

A PLANNED UNIT DEVELOPMENT  
(LOTS 238, 241-292)

Located in the Second Civil District of  
Hamilton County, Tennessee

JOHN RIDDLE  
D.B. 8442 PG. 971