

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-016	PC Meeting Date: 03-14-16
Subdivision Name:	River Watch Subdivision Lots 1 thru 116	
Applicant Request:	Preliminary Plat	
Property Location:	Hixson Pike @ Thatcher Road	
Property Owner:	George Luttrell	
Applicant:	David Mathews Surveying	
Total Acreage:	108 Acres	
Proposed Density:	1.07 dwelling units per acre	
Tax Map Number:	58-195 and 195.01	
Zoning:	A-1 Agricultural and R-2A Residential District	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Submittal for review and approval of septic system to Hamilton County Groundwater Protection	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following comments and notes can be corrected on the submittal of the Final Plat for review and consideration.

1. Contact Hamilton County GIS for proposed street names.

Additional Comments and Notes

The following comments and notes can be corrected on the submittal of the Final Plat for review and consideration.

1. Contact Hamilton County Groundwater Protection for the review and approval of septic tank use for proposed lots. Preliminary Plat approval is conditioned on approval of septic tank use for these lots.
2. Show Electric Power Board easements for power and communication within this development.

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.

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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 Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection will need to review for approval of septic tank use on these lots.
2. Add the number of approved bedrooms for each lot based on our approval of septic.
3. 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
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RPA STAFF RECOMMENDATION

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

A.R.A.P. Permit

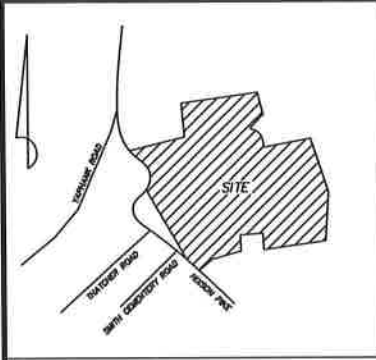
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple and hereby dedicate the Road Right-Of-Way shown hereon for ever.

George Luttrell
P.O. Box 1268
Hixson, Tn 37343
(423) 332-0086

HAMILTON
DB 10813 PG 778
488AC

Surveyor's Certification

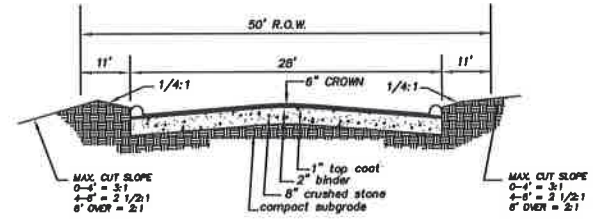
I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "I" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS9747



GENERAL NOTES

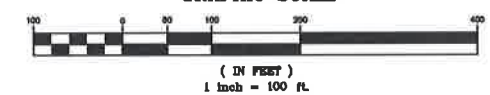
1. Zoned : A-1 & R-2A
2. Acres subdivided : 108±ac
3. This plat subdivides deed : 10644-906
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 68-186 & part of 68-185.01
8. 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 H.C.G.W.P. and recording of a corrective plat may render this lot unbuildable.
9. No pools without prior written approval from the H.C.G.W.P.
10. 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.
11. Lots 1 thru 116 are approved for a maximum number of (3) bedrooms.
12. All corners are Iron Pins Set unless otherwise noted.
13. H.C.G.W.P. 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.
14. Source of topographic information: Hamilton County GIS
15. Water Supply: Hixson Utility District



TYPICAL CROSS SECTION FOR STREET

N.T.S.

GRAPHIC SCALE



PRELIMINARY PLAT

RIVER WATCH SD

LOTS 1 THRU 119

HAMILTON COUNTY, TENNESSEE

Date: 1-19-2016	Drawn: R Middleton
Scale: 1"=100'	Checked: DLM
	Job#: 16-886

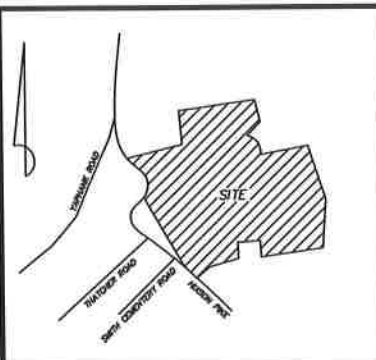
DAVID MATHEWS SURVEYING 1 OF 2
1830 HAMILTON ROAD CHATTANOOGA, TENN. 37343
FX: 423-870-8871 FB: 423-870-4208 16-S4508

40' ROAD RIGHT OF WAY EASEMENT (NOT IN USE) AN OLD ROADBED FOLLOWS ALONG PART OF THIS LINE AND MAY CROSS A PORTION OF THIS DEVELOPMENT. IT IS BELIEVED THAT THIS EASEMENT WAS INTENDED TO FOLLOW THE SOUTH LINE OF THIS DEVELOPMENT. FURTHER DEED RESEARCH MAY BE NEEDED.

RECEIVED

FEB 22 2016

Hamilton County
Groundwater Protection
Division



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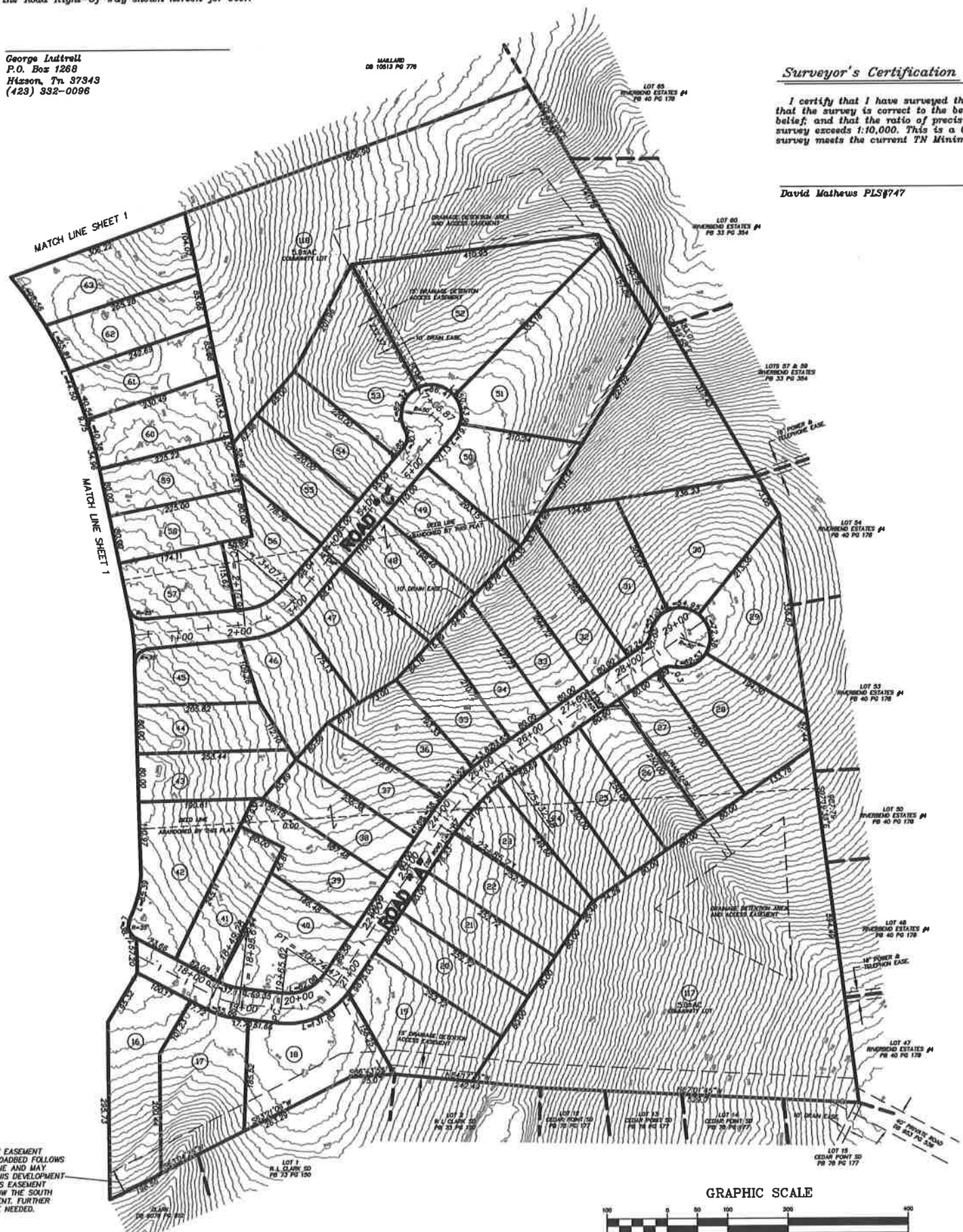
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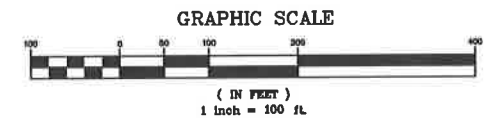
Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "I" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747



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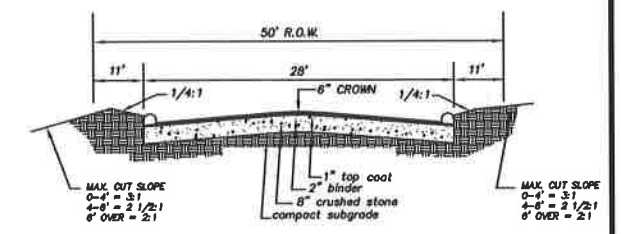
FEB 22 2016

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

Chattanooga Hamilton County
Regional Planning Agency
City of Hixson, TN

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HAMILTON COUNTY, TENNESSEE

Date: 1-19-2016 Drawn: R Middleton
Scale: 1"=100' Checked: DLM Job#: 16-686

DAVID MATHEWS SURVEYING 2 OF 2
1830 HAMILTON ROAD PK: 423-870-9871
CHATTANOOGA, TENN. 37343 PH: 423-870-4808 16-S4508

C:\Users\Projects\REVISIONS\FIXE-SHAWT GROVE-LUTTRELL\PRELIMINARY PLAT.dwg 2/22/2016 10:35:27 AM EST