

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-017	PC Meeting Date: 05-09-16
Subdivision Name:	Gray Stone Point Subdivision Lots 1 thru 37	
Applicant Request:	Preliminary Plat	
Property Location:	3015 Ooltewah Ringgold Road	
Property Owner:	McCoy Homes	
Applicant:	Copp Engineering	
Total Acreage:	10.22 Acres	
Proposed Density:	3.62 dwelling units per acre	
Tax Map Number:	150-185	
Zoning:	A-1 Agricultural and R-2 Residential District (Applied for R-1 Residential District Case 2016-027)	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Submittal of public sanitary sewer plans to Hamilton County WWTa for their review and approval	

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. 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.

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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 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
-

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(423) 634-5745

A.R.A.P. Permit

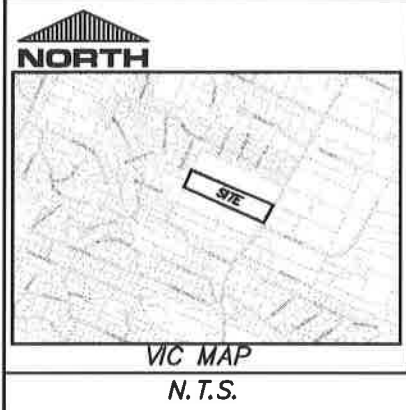
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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



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.

McCOY Homes Inc.
7590 EAST BRAINERD RD SUITE 125
CHATTANOOGA, TN 37421
423-421-3868

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.26	25.00	83°21'00"	22.37
C2	42.00	25.00	88°21'00"	27.61
C3	21.00	25.00	48°21'00"	11.18
C4	42.00	25.00	88°21'00"	27.61
C5	21.00	25.00	48°21'00"	11.18
C6	27.35	25.00	62°21'00"	16.67
C7	27.35	25.00	62°21'00"	16.67
C8	28.87	25.00	66°21'00"	18.17
C9	28.87	25.00	66°21'00"	18.17

I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plot and that the design meets proper engineering standards.

James G. Copp, P.E.
Copp Engineering Group
1861 Northpoint Blvd Suite
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax

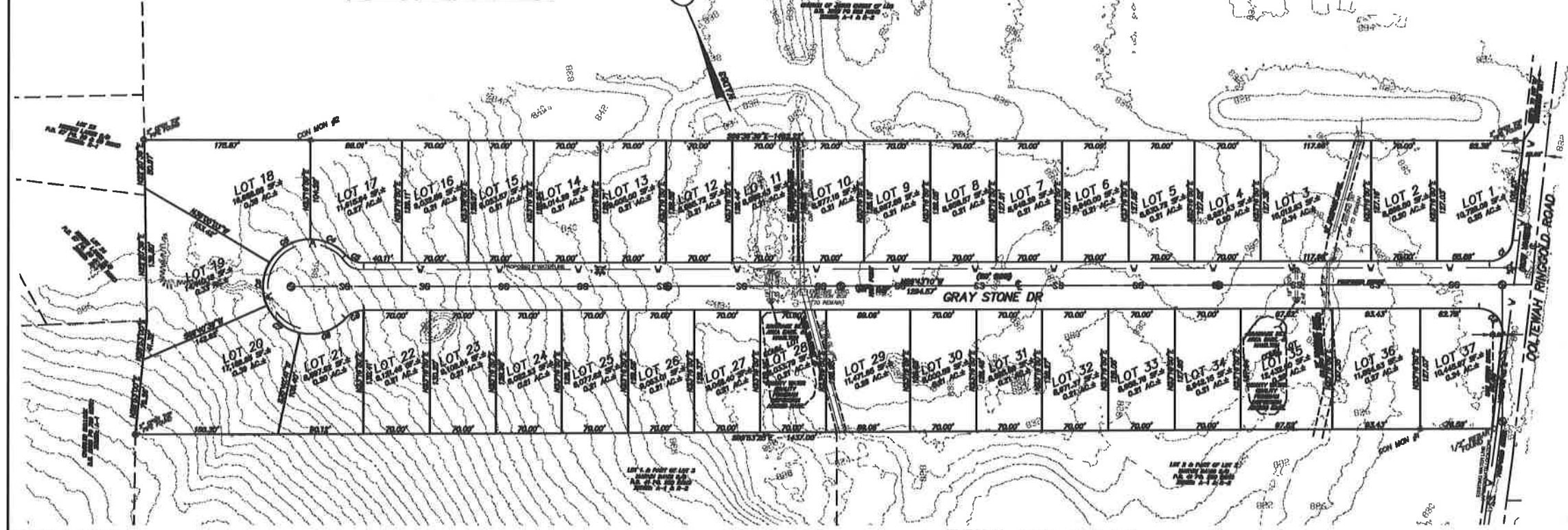


I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "Y" survey.

James G. Copp R.L.S.
Copp Engineering Group
1861 Northpoint Blvd, Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax



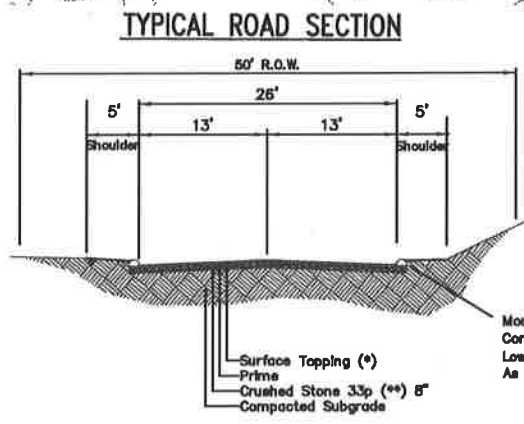
APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTANOOGA CITY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____



GENERAL NOTES :

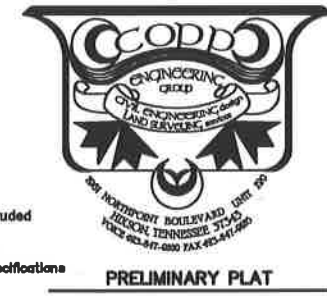
1. Zoned : A-1 & R-2
2. This plot subdivides Deed Book 10844 Page 685 ROHC
3. This plot is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 10.22 Acres ±
5. Water Supply: Eastside UTILITY
6. 3015 = Street Address
7. Tax Map # 150 185
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 4706500389F dated Nov. 7 2002
9. Sanitary sewers are available by HCWTA.
10. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
11. There is a 10' Power and Communications Easement along the frontage of all lots.
12. A 10' private drainage easement shall be reserved along the exterior boundary. A 5' private drainage easement shall be reserved along the side and rear lot lines. These drainage easements shall be abandoned if two or more lots are combined, or used as one lot, or if no setback is required.
13. 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.

14. 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.
15. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of water from this subdivision.
16. The Hamilton County Water Quality Program reserves the right to access at any time Lots 28 & 35 to inspect drainage detention areas and facilities and other drainage related facilities.
17. The owners of Lots 28 & 35 are responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
18. 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.
19. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
20. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
21. No building permit is to be issued for a residential building on Community Lots 28 & 35. Lot is to be used for recreational purposes only. Maintenance to be assumed by the developer until the lots are deeded to a home owners association or the home owners.
22. The entirety of Lots 28 & 35 are a drainage detention area easement and Hamilton County Water Quality Inspection Access Easement.
23. Unless otherwise noted, all property corners to be 5/8" capped rebar.
24. Proposed use of lots: Detached Single Family Homes
25. Topographical information provided by Hamilton County GIS Mapping Service



- 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 : 254861.958
EASTING : 2242980.257
CONCRETE MONUMENT #2
NORTHING : 256408.130
EASTING : 2242001.181



GRAY STONE POINT

LOTS 1-37

HAMILTON COUNTY TENNESSEE

Date : 02/22/16 Drawn : Dustin
Scale : 1" = 60' Checked : JGO

COPP ENGINEERING GROUP
1861 Northpoint Blvd, Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No.
HAMILTON 02 30 - 000
MASTER.dwg

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FEB 2 2016

Chattanooga, Tennessee
1861 Northpoint Blvd, Suite 120
Hixson, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax