

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-054	PC Meeting Date: 09-12-16
Subdivision Name:	Hamilton on Hunter Subdivision Phase 17, Lots 1248-1254, 1284-1290, 1292-1296, 1310-1314, 1316-1326, 1341-1373, 1394-1406, and 1407-1441	
Applicant Request:	Preliminary Plat	
Property Location:	6432 Hunter Road	
Property Owner:	Fatherson Patnership	
Applicant:	Jim Richmond Surveying and Chattanooga Engineering Group	
Total Acreage:	67.58 Acres	
Proposed Density:	1.70 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Proposed Number of Lots:	115	
Accessibility:	Extension of 50' public ROW with main access off of Hunter Road. Would be extension of Frankfurt Road and Klinger Lane	
Tax Map Number:		
Zoning:	A-1 Agricultural District and R-1 Residential District	
Subdivision Variances Required:	None	
Staff Recommendation:	APPROVE as a Preliminary Plat only subject to the following condition: Submittal of STEP/DRIP System 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 Variances

No need for any variance to the subdivision regulations.

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 as such drainage pipes that cross rights-of-ways including the type, size, and number of acres drained.
2. Show and label as such any utility easements for gas, water, telephone, etc.
3. Label the centerlines of all streets as such.
4. In the notes section note 6, note the source of water supply.
5. In the notes section, note 8, note the new 2016 FEMA Flood Hazard Area Maps.
6. In the notes section, note 7, note that sewer is to be provided by STEP System reviewed and approved by Hamilton County WWTA.
7. Label as such any catch basin, headwalls, etc.
8. Add statement on the proposed use of the lots. Single-family detached dwellings.
9. Label Power and Communication Easements as such, with the distance of the easement stated.

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Additional Comments and Notes

There are no additional comments and 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 WWTAs, 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 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 WWTAs Staff Comments and Notes

1. Sanitary sewers are not available. Submit for review and approval plans for the installation of a STEP/DRIP system and other required information to Hamilton County WWTAs following their submittal and review procedures.
2. Questions concerning Hamilton County WWTAs comments and notes contact Hamilton County WWTAs-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. Label Power and Communication Easements as such including the width.
 2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.
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RPA STAFF RECOMMENDATION

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 may or may not 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
(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
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RPA STAFF RECOMMENDATION

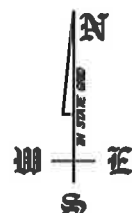
reviewed and approved by the appropriate departments and a Land Disturbing Permit has been granted.

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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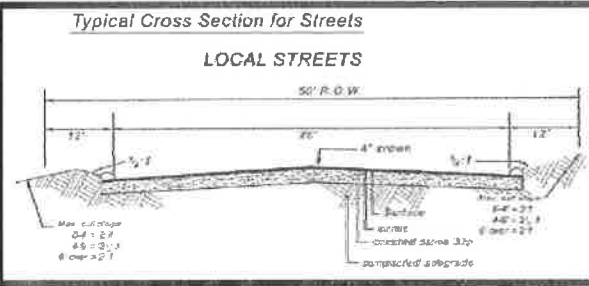
LOCATION MAP



- NOTES**
1. PRESENT ZONING: R-1 & A-1
 2. TAX ID: MAP 112 - PARCELS 02.00 & 02.03
MAP 113 - PARCEL 0.00 (PART)
 3. DEED REFERENCED: DB 8927 - PG. 402 (02.00)
DB 8927 - PG. 404 (02.00)
DB 8927 - PG. 413 (02.03)
 4. TOTAL ACRES: 67.28 ACRES
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROW'S, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. WATER ETC.
 7. SOLID WASTE DISPOSAL BY INDIVIDUAL SYSTEMS
 8. AS PER FEMA FIRM PANEL NO. 470800001F (DATED 11-7-2006), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 9. BEARING AND ELEVATIONS FOR THIS SURVEY ARE BASED ON THE STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
 10. TOPO WAS OBTAINED FROM INFORMATION FURNISHED BY OWNERS.
 11. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING UNLESS THE COMMUNITY LOT, LOT TO BE USED FOR RESIDENTIAL PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNLESS THE HOME OWNER OR THE SUBDIVISION OR TO A HOMEOWNERS ASSOCIATION.



AUG 22 2016



LEGEND

- CORNER FOUND (DESC. ON PLAT)
- CORNER SET (7/8" REBAR 1/2" DIA)
- CONCRETE MONUMENT FOUND
- BOUNDARY POINT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- PROPOSED STORM SEWER PIPE
- 10' POWER & COMM. EASEMENT
- PRIVATE DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- BRUSHING (SEE HYDROGRAPH)
- PROPOSED BUREL HYDROGRAPH



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY WAS PREPARED FROM AN ACCURATE FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT ACCORDS 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 CLEAR & (COURTESY) LAND SURVEY WITH AN UNWAIVERED ERROR OF CLOSURE IN EXCESS OF 1/1000th AS SET FORTH HEREIN.

RICHMOND SURVEYING CO.
600 2nd STREET, SW
CLEVELAND, TN 37318
PHONE (615) 478-7740

PRELIMINARY PLAT
HAMILTON ON HUNTER
LOTS 1240-1241, 1242-1243, 1244-1245, 1246-1247
1248-1249, 1250-1251 & 1252-1253

LOCATED IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

DATE: 7-22-2016 SCALE: 1" = 100'
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

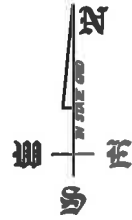
HAMILTON ON HUNTER
PD 92 - PG. 175

HAMILTON ON HUNTER
PD 94 - PG. 124

CONTROL MONUMENT
N: 294,764.40
E: 2,233,387.00
(NAD 83)

HAMILTON ON HUNTER
PD 91 - PG. 124

HAMILTON ON HUNTER
PD 91 - PG. 125

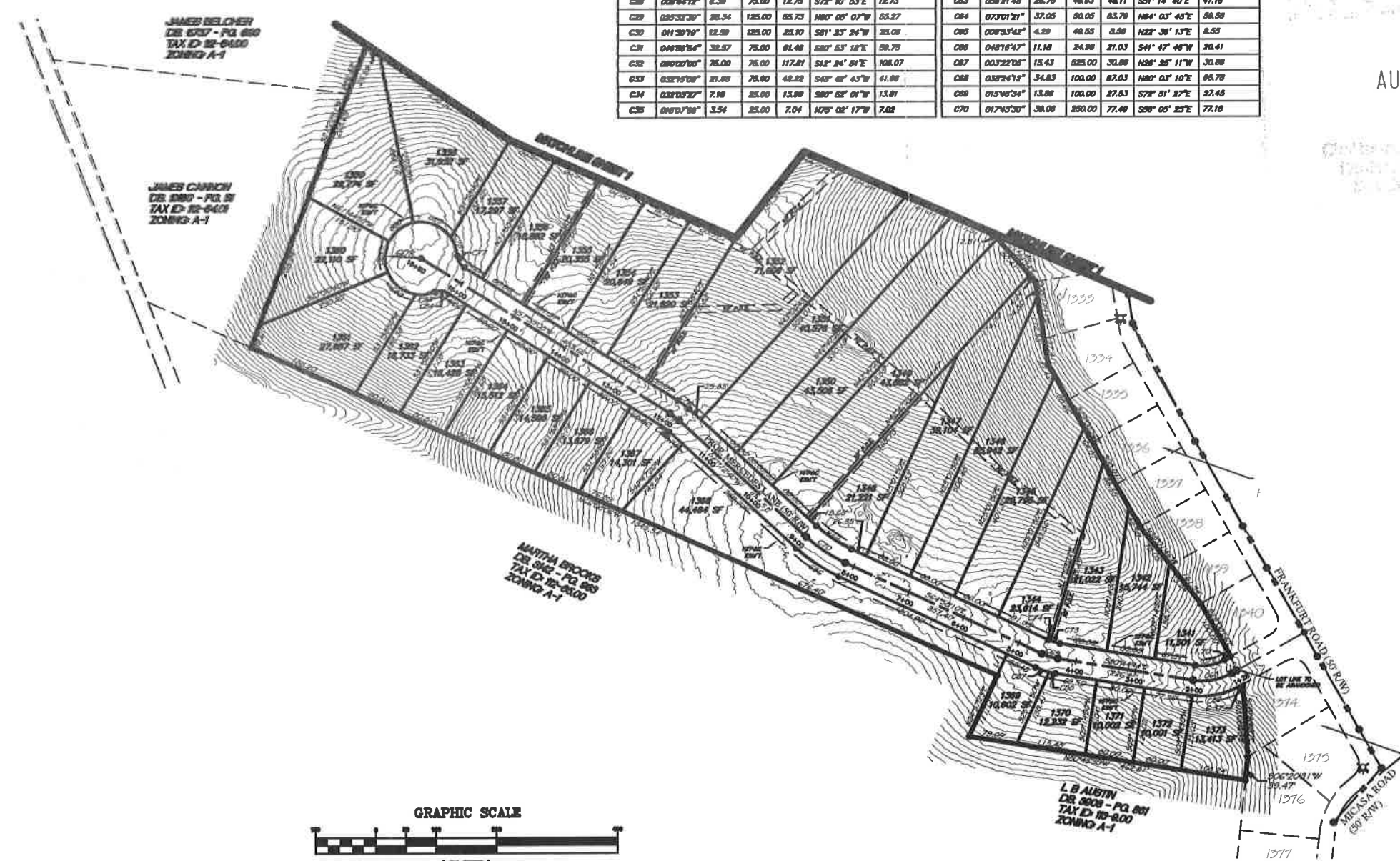


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°30'30"W	88.00
L2	N89°00'25"W	88.04
L3	N89°24'53"W	87.31
L4	N89°46'06"W	85.00
L5	N30°02'41"W	141.35
L6	N38°22'30"W	78.48
L7	S85°09'32"E	85.00
L8	N08°32'28"W	22.18
L9	N38°20'43"W	38.30
L10	N38°20'43"W	34.38
L11	S34°53'28"W	38.53
L12	N80°31'04"E	8.03

Curve Table						
Curve #	Delta	Tangent	Radius	Length	CH BEARING	CH DISTANCE
C1	084°34'30"	108.80	800.00	214.48	N15° 48' 58"W	212.82
C2	087°03'19"	148.48	150.00	227.81	N71° 37' 52"W	208.81
C3	008°44'12"	8.52	100.00	16.88	S72° 10' 53"E	16.87
C4	037°02'58"	33.81	100.00	64.88	N85° 50' 18"W	63.54
C5	048°59'54"	43.43	100.00	81.84	S80° 53' 18"E	78.87
C6	080°00'00"	100.00	100.00	157.08	S12° 24' 51"E	141.48
C7	012°31'15"	10.67	100.00	21.85	S51° 08' 14"E	21.81
C8	077°28'48"	88.23	100.00	135.23	S08° 08' 14"E	125.18
C9	032°15'08"	28.91	100.00	58.29	S48° 45' 43"W	55.55
C10	045°00'39"	38.40	100.00	73.32	N53° 35' 28"E	71.89
C11	003°50'59"	17.84	825.00	35.27	N05° 27' 12"W	35.27
C12	008°39'40"	38.78	825.00	78.38	N11° 48' 32"W	78.38
C13	008°41'47"	38.82	825.00	78.38	N20° 23' 15"W	78.81
C14	011°21'40"	18.18	175.00	36.23	N34° 02' 03"W	36.18
C15	085°25'34"	41.08	175.00	82.71	N53° 10' 40"W	80.00
C16	037°01'25"	28.81	178.00	113.11	N84° 54' 24"W	111.15
C17	011°44'10"	17.88	175.00	35.85	S70° 48' 33"W	35.78
C18	050°25'50"	23.81	50.00	44.45	S30° 22' 33"W	43.00
C19	048°32'37"	23.25	50.00	43.83	S11° 01' 40"E	42.18
C20	047°57'34"	22.84	50.00	41.85	S28° 58' 48"E	40.84
C21	101°45'42"	81.48	50.00	88.80	N45° 11' 38"E	77.58
C22	038°46'04"	8.30	25.00	16.04	S12° 41' 17"W	15.78
C23	033°46'38"	7.58	25.00	14.74	S47° 57' 08"W	14.53
C24	087°03'19"	118.74	125.00	198.83	N71° 37' 52"W	172.18
C25	003°46'42"	15.25	475.00	30.48	N28° 15' 52"W	30.48
C26	013°44'24"	27.23	475.00	113.81	N17° 33' 18"W	113.84
C27	007°09'24"	28.70	475.00	88.33	N07° 08' 25"W	88.29
C28	008°44'12"	8.39	75.00	12.78	S72° 10' 53"E	12.73
C29	085°32'39"	28.34	125.00	85.73	N80° 05' 07"W	83.27
C30	011°29'19"	12.88	125.00	25.70	S81° 23' 34"W	25.08
C31	048°59'54"	32.87	75.00	61.48	S80° 53' 18"E	58.78
C32	080°00'00"	75.00	75.00	117.81	S12° 24' 51"E	108.07
C33	032°15'08"	21.88	75.00	48.22	S48° 45' 43"W	41.88
C34	038°03'27"	7.18	25.00	13.88	S80° 53' 01"W	13.81
C35	088°03'28"	3.54	25.00	7.04	N75° 08' 17"W	7.02

Curve Table						
Curve #	Delta	Tangent	Radius	Length	CH BEARING	CH DISTANCE
C36	081°38'59"	51.43	80.00	78.85	N67° 13' 11"E	71.70
C37	080°23'31"	23.52	80.00	43.87	N63° 48' 58"W	42.57
C38	048°25'38"	22.48	80.00	42.88	N53° 11' 28"W	41.81
C39	084°37'23"	31.82	80.00	68.38	S70° 17' 00"W	63.45
C40	081°19'23"	8.41	80.00	18.81	S27° 18' 37"W	18.80
C41	048°11'23"	11.18	25.00	21.03	N40° 44' 37"E	20.41
C42	011°28'15"	13.10	125.00	26.11	S58° 51' 15"W	26.08
C43	080°17'04"	22.38	125.00	44.25	S42° 43' 41"W	44.02
C44	003°58'12"	4.30	125.00	8.58	S30° 37' 03"W	8.58
C45	028°13'50"	28.12	125.00	57.23	S15° 32' 02"W	56.73
C46	031°17'13"	14.88	125.00	28.88	S13° 17' 28"W	27.41
C47	081°27'15"	14.88	25.00	28.81	N01° 51' 32"E	28.05
C48	041°58'12"	28.80	75.00	54.88	N53° 35' 28"E	53.77
C49	100°44'10"	30.18	25.00	43.85	S55° 08' 07"E	38.81
C50	085°16'28"	27.41	25.00	41.57	S28° 57' 38"W	38.84
C51	021°05'31"	23.87	125.00	48.02	N84° 03' 02"E	45.78
C52	011°32'13"	12.83	125.00	25.17	N47° 44' 10"E	25.13
C53	028°22'25"	10.88	125.00	20.47	N37° 18' 38"E	20.45
C54	080°00'00"	25.00	25.00	38.27	S77° 35' 08"W	35.38
C55	017°13'22"	18.83	125.00	37.87	S88° 01' 32"E	37.43
C56	028°43'32"	33.17	125.00	64.85	S88° 29' 58"E	64.13
C57	037°08'28"	25.13	75.00	48.80	N85° 50' 18"W	47.88
C58	008°44'12"	10.85	125.00	21.84	S72° 10' 53"E	21.22
C59	048°11'24"	11.18	25.00	21.03	N88° 58' 08"E	20.42
C60	005°51'48"	2.57	50.33	5.14	N85° 50' 47"W	5.14
C61	078°09'18"	38.43	48.85	85.52	S70° 38' 57"W	80.82
C62	088°08'04"	28.70	80.07	48.08	S05° 00' 17"W	47.12
C63	028°21'48"	28.78	48.83	48.11	S51° 14' 40"E	47.18
C64	073°01'21"	37.05	50.05	63.78	N84° 03' 45"E	58.88
C65	008°53'42"	4.28	48.85	8.58	N22° 38' 13"E	8.53
C66	048°16'47"	11.18	24.88	21.03	S41° 47' 48"W	20.41
C67	003°22'05"	15.43	825.00	30.88	N28° 25' 11"W	30.88
C68	038°24'12"	34.83	100.00	87.03	N80° 03' 10"E	85.78
C69	015°46'34"	13.88	100.00	27.83	S72° 51' 27"E	27.45
C70	017°45'30"	38.88	250.00	77.48	S28° 05' 25"E	77.18

Curve Table						
Curve #	Delta	Tangent	Radius	Length	CH BEARING	CH DISTANCE
C71	010°46'38"	8.43	100.00	18.80	N52° 35' 54"W	18.78
C72	038°24'12"	28.12	75.00	58.27	N80° 03' 10"E	48.33
C73	012°27'28"	8.18	75.00	16.31	S74° 31' 01"E	16.27
C74	003°19'08"	8.17	75.00	4.34	S88° 37' 44"E	4.34
C75	017°45'30"	38.15	225.00	68.74	S28° 05' 25"E	68.48
C76	010°46'38"	11.78	125.00	23.81	N52° 35' 54"W	23.47
C77	043°58'05"	12.73	25.00	23.85	S71° 00' 05"E	22.88
C78	030°50'57"	18.85	80.00	38.30	N18° 28' 21"W	31.81
C79	088°28'58"	38.33	80.00	68.82	N88° 08' 08"W	65.78
C80	000°24'20"	28.24	80.00	52.78	S53° 27' 11"W	51.10
C81	000°24'20"	28.24	80.00	52.78	S03° 02' 51"W	51.10
C82	058°00'41"	33.85	80.00	61.88	S81° 38' 40"E	58.10
C83	030°47'13"	16.52	80.00	32.84	N83° 28' 23"E	31.85
C84	043°58'05"	12.73	25.00	23.85	N84° 58' 10"W	22.88
C85	010°46'38"	7.07	75.00	14.10	N52° 35' 54"W	14.08
C86	017°45'30"	42.88	275.00	85.83	S28° 05' 25"E	84.88
C87	010°58'07"	12.82	125.00	23.87	S70° 27' 44"E	23.83
C88	004°47'27"	6.23	125.00	10.45	S78° 21' 01"E	10.45
C89	037°08'48"	42.82	125.00	81.88	N78° 25' 28"E	78.88



RESERVED

AUG 22 2016

Debra J. Pugh, County Clerk
 200 N. State St., 2nd Floor
 Raleigh, NC 27601