

RPA STAFF RECOMMENDATION

Subdivision Name:	Meadow Stream Subdivision Phase 6, Lots 248 thru 346 Request for Extension of Approval Final Plat	Review Meeting Date: 12-08-14
Applicant Request:	Extension of Final Plat Approval	
Property Location:	Trout Lily Drive	
Property Owner:	McDaniel and Son Construction	
Applicant:	MAP Engineers	
Total Acreage:	82 Acres	
Proposed Density:	1.2 dwelling units per acre	
Tax Map Number:	113-095	
Zoning:	R-1 Residential District	
Staff Recommendation:	APPROVE extension of final plat approval for one year with expiration date of December 08, 2015	

PROJECT ANALYSIS

Previous final plat approval expired on October 08, 2014. The applicant is requesting an extension of approval as permitted by Section 300.6 of the Hamilton County Subdivision Regulations.

Subdivision Regulation Requirements

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

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. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

Hamilton County Water Quality Program Staff Comments and Notes

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

Hamilton County WWTA Staff Comments and Notes

1. See previous approval letter of September 27, 2012 for all required subdivision platting requirements.

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.

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2. Contact Hamilton County GIS for proposed street names.
3. Prior to Hamilton County GIS signing the final plat please submit a 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.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Additional Permit Reminders

Hamilton County Land Disturbing Permit

1. Land Disturbing Permit from Hamilton County Water Quality Program. 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. Record Mylar within two (2) years of Planning Commission approval.
 2. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
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GENERAL NOTES

- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CHATTANOOGA REGULATIONS AND CODES OF O.S.H.A. STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION FROM MATHEWS SURVEYING DATED: 11/15/04
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- A PORTION OF THIS PROPERTY LIES IN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED PER HAMILTON CO. FLOOD INSURANCE RATE MAP 47065C0381F DATED NOVEMBER 7, 2002.
- THE CONTRACTOR SHALL REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION & SIZE OF ROOF DRAINAGE, GAS ELECTRICAL, SANITARY SEWER & WATER SYSTEM SERVICE LINE CONNECTIONS. SEE PLANS BY OTHERS FOR UTILITY INFORMATION AND BUILDING CONNECTIONS.
- ALL AREAS NOT OTHERWISE SURFACED ARE TO BE SEED, LANDSCAPED, MULCHED, WATERED AND MAINTAINED UNTIL AN ADEQUATE STAND OF GRASS IS OBTAINED.
- EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED DURING THE INITIAL PHASES OF CONSTRUCTION.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH PROPER AUTHORITIES AND/OR UTILITY COMPANIES AS REQUIRED.
- NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT THE OWNER OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
- THE CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TE-INS TO EXISTING EDGES OF PAVEMENT.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINT TOOL.
- THE CONTRACTOR SHALL SAW-CUT TE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR.
- ALL EXISTING TREES, VEGETATION AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREA, AS REQUIRED.
- SEE FINAL DRAWINGS BY: MATHEWS SURVEYING FOR ALL EASEMENTS, METES AND BOUNDS AND PLAT INFORMATION.
- UTILITY COMPANY INFORMATION:
ELECTRICAL: GARY LOVE @ ELECTRIC POWER BOARD (423) 423-3523
GAS: SUSAN KONOHIA @ CHATTANOOGA GAS CO. (423) 490-4296
SANITARY SEWER: CITY OF CHATTANOOGA (423) 757-5026
TELEPHONE: TIM MANLY @ BELLSOUTH (423) 752-9181
CABLE: TOM BAILEY @ COMCAST (423) 855-3500
WATER: RANDY TAYLOR @ TENNESSEE AMERICAN WATER (423) 755-7629

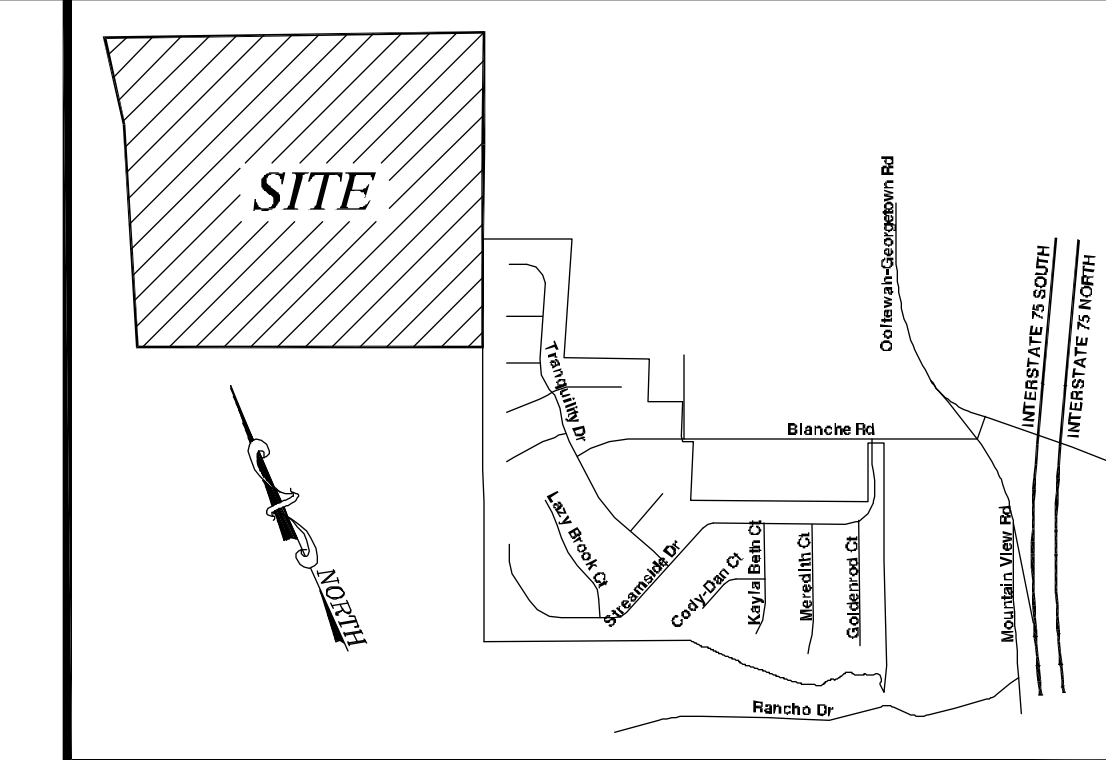
SITE ANALYSIS

NUMBER OF BUILDABLE LOTS:	178 LOTS
TOTAL NUMBER OF LOTS:	183 LOTS
TOTAL SITE ACREAGE:	90.872 ACRES

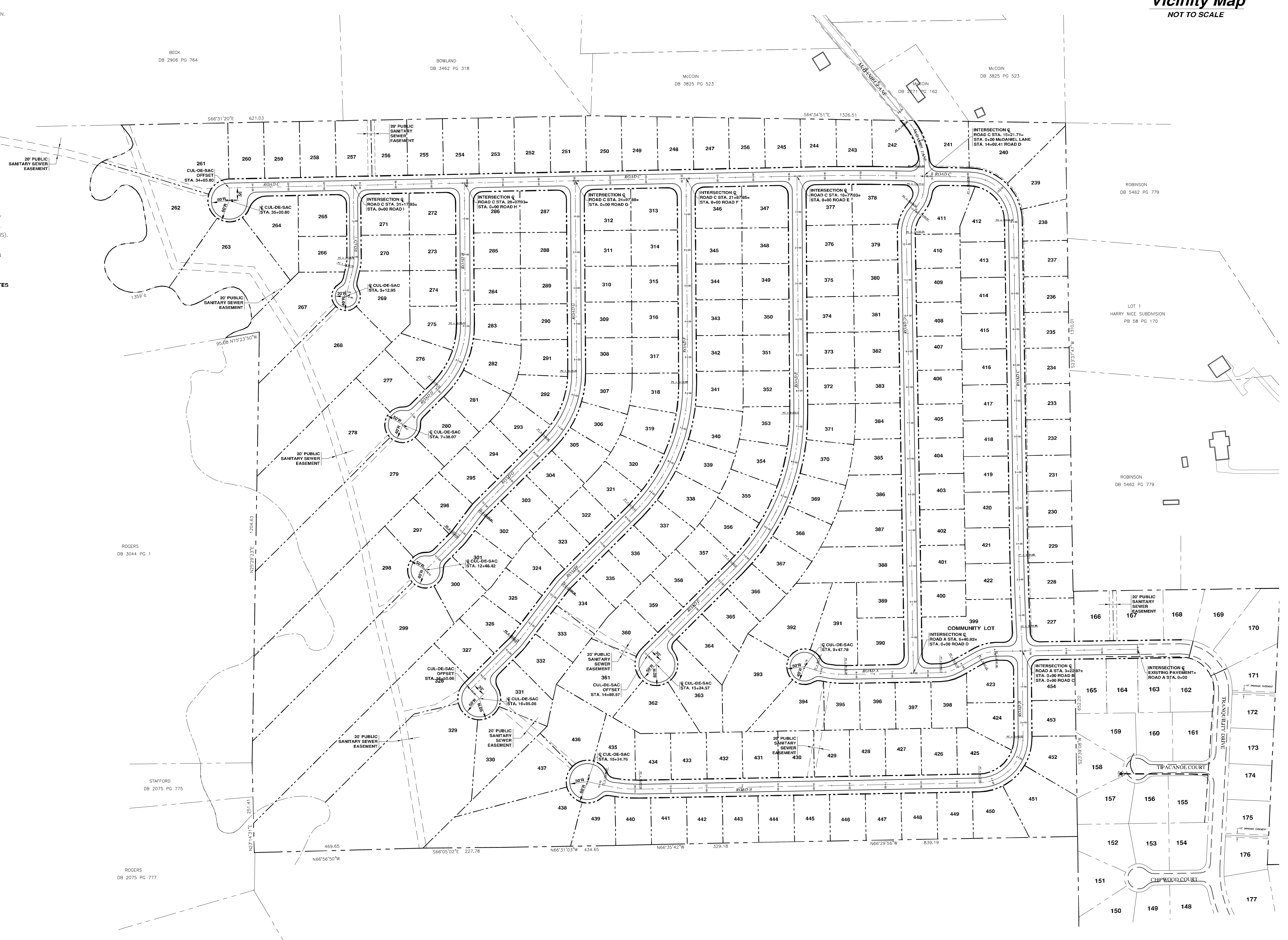
NOTE: CONTRACTOR SHALL NOT DISTURB EXISTING TREES INDICATED UNLESS APPROVED BY OWNER

INDEX OF DRAWINGS

SHEET TITLE	DRAWING NO.
MASTER SITE PLAN	C-1
PARTIAL GRADING PLAN	C-2
PARTIAL GRADING PLAN	C-2A
ROAD PROFILES	C-3
ROAD PROFILES	C-4
EROSION CONTROL PLAN	C-5
MASTER SEWER PLAN	C-6
SANITARY SEWER PROFILES	C-7
SANITARY SEWER PROFILES	C-8
WATER DISTRIBUTION PLAN	C-9
SITE DETAILS	C-10
WATER SYSTEM DETAILS	C-11
SANITARY SEWER DETAILS	C-12



Vicinity Map
NOT TO SCALE



Master Site Plan
SCALE: 1" = 100'

CALL 3 WORKING DAYS BEFORE YOU DIG
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

MAP ENGINEERS L.L.C.
2008 Appropriate Survey Technology, L.L.C. 2008
1000 10th Ave S
Chattanooga, TN 37406
423.757.5026
www.mapengineers.com

MEADOW STREAM SUBDIVISION PHASE VI
FOR:
McDANIEL & SON CONSTRUCTION
4033 SOUTH ACCESS ROAD
CHATTANOOGA, TN 37406

MASTER SITE PLAN

REVISIONS

1	
2	
3	
4	
5	

FILE: 04128C01.DWG

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DATE: 05/03/05
DRAWN BY: WGM
CHECKED BY: MAP
PROJ. NUMBER: 04128
SHEET NUMBER: **C-1**