

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-002	Review Meeting Date: 01-12-15
Subdivision Name:	Luchi’s Place Lots 1 thru 5	
Applicant Request:	Final Plat	
Property Location:	2909 Ooltewah-Ringgold Road	
Property Owner:	Tom Meighan	
Applicant:	Southeast TN Land Surveying	
Total Acreage:	5.18 Acres	
Proposed Density:	0.96 dwelling units per acre	
Tax Map Number:	150-188	
Zoning:	A-1 Agricultural District and R-5 Single-wide Manufactured Home District	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following condition:</p> <ol style="list-style-type: none"> 1. Connecting the property to the existing public sanitary sewer line provided by Hamilton County WWTA. However, if this sewer connection is not feasible, as supported by HCWWTA, then approval of the site for the use of septic tanks must be granted. 	

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 mylar copy of the final submitted for signatures.

- On proposed Lot 3 show a minimum front setback from Dexter Lane that produces a 75’ wide lot at that setback line.
- State the right-of-way width of Ooltewah-Ringgold Road.

Additional Comments and Notes

The following items can be corrected on the mylar copy of the final plat submitted for signatures.

- 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.
- Contact Hamilton County GIS for proposed street names.
- 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.

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.

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Hamilton County Engineering Staff Comments and Notes

1. 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 subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit will be required.
2. 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. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

4. 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.
5. Contact Hamilton County GIS for proposed street names.
6. 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.
7. 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 requirements.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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

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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.

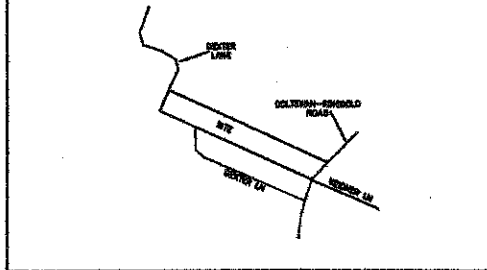
Reminders

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 final plat does not constitute approval or acceptance by the public of any offer of dedication.
 3. Review and approval of this final plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
 4. If a connection to the existing public sanitary sewer is required before printing mylar submit final plat for review to RPA because note and changes will be required on the plat.
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NOTES

- 1) ACRES SUBDIVIDED: 6.18 ACRES
- 2) DEED SUBDIVIDED: 9673/734
- 3) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 4) PRESENT ZONING: A-1 & R-8
- 5) TAX I.D. 150-188
- 6) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY
- 7) APPROVAL OF THIS PLAT DOES NOT IMPLY THAT HAMILTON COUNTY WILL APPROVE ANY SUBSEQUENT DEVELOPMENT (USING ROADS, RIGHT-OF-WAYS, OR EASEMENTS SHOWN BY THIS PLAT)
- 8) SUBJECT TO ANY UNAPPARENT EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST
- 9) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, PRIVATE ROADS, OR PRIVATE HIGHWAYS/DRIVES EASEMENTS
- 10) HATCHED AREA IS A SURFACE SEWAGE DISPOSAL SYSTEM AND DRAINAGE 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 HAMILTON COUNTY GROUNDWATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNMARKETABLE
- 11) LOT 1 & 5 ARE APPROVED FOR A MAXIMUM NUMBER OF 3 BEDROOMS; LOTS 4 & 6 ARE APPROVED FOR MAXIMUM NUMBER OF 2 BEDROOMS
- 12) NO POOLS WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION
- 13) ALL NOTES REGARDING THE SURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM
- 14) LOT 2 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW FOR AN ESD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF LOT 2 OR THE EXISTING SYSTEM
- 15) THE OWNER/DEVELOPER IS TO MAINTAIN ALL DRAINAGE STRUCTURES & IMPROVE EASEMENTS AS SHOWN
- 16) HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE ESD EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO ESD PERMIT ISSUANCE IF WE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.
- 17) A 10' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE EXTERIOR BOUNDARY EXCEPT ALONG STREET FRONTAGE. A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE 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.
- 18) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITY.
- 19) HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANYTIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREA & FACILITIES.
- 20) HAMILTON COUNTY WATER QUALITY PROGRAM RULES & REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM WATER FROM THE SUBDIVISION.
- 21) WATER QUALITY EASEMENTS & OTHER DRAINAGE RELATED FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED OR CHANGED IN ANY WAY WITHOUT THE PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- 22) THE OWNERS OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES & REGULATIONS.

VICINITY MAP N.T.S.



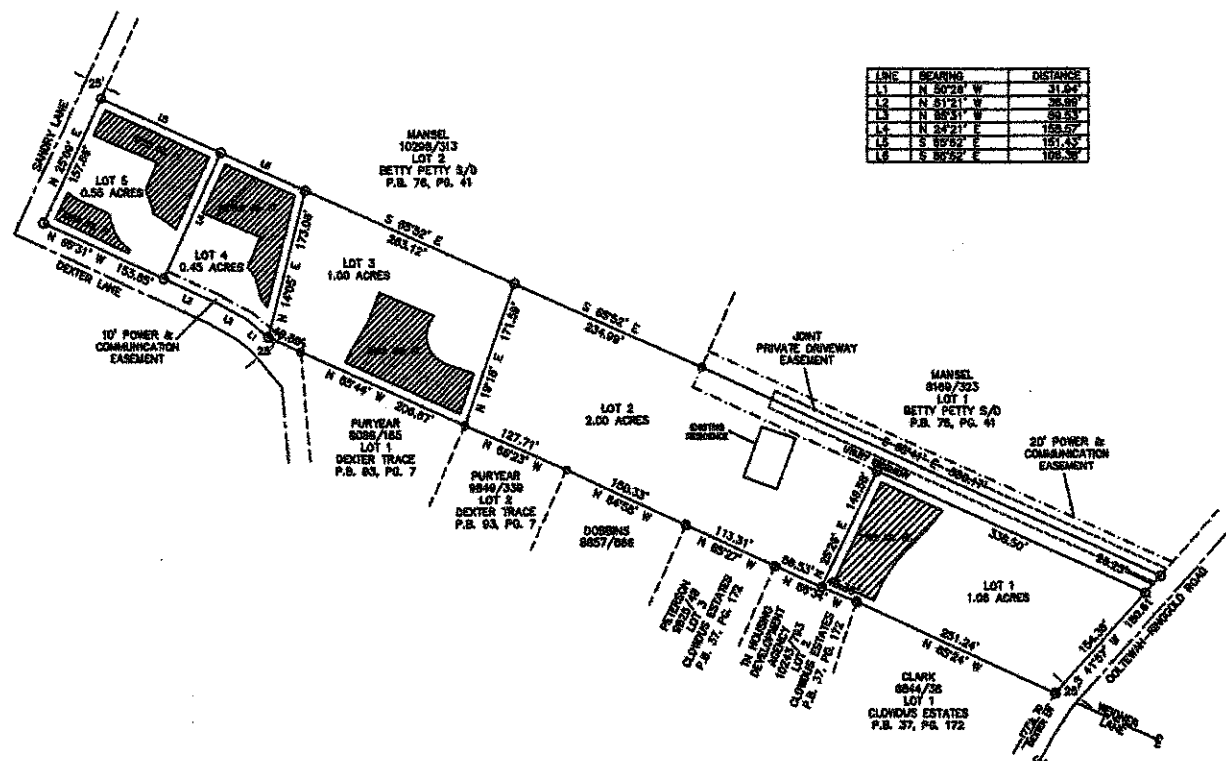
LEGEND

- FROM P.M. FOUND
- FROM P.M. SET
- FROM P.P.C. FOUND

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

I HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION & CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN IN FEE SIMPLE.

TOM MEIGHAN
2909 DOLTEWAH-RINGGOLD RD
COLLEGE DALE, TN 37315
PH. 423-484-1386



LINE	BEARING	DISTANCE
L1	N 52°25' W	31.62'
L2	N 51°21' W	36.89'
L3	N 52°31' W	38.53'
L4	N 52°21' E	158.57'
L5	S 15°32' E	151.41'
L6	S 85°22' E	105.35'

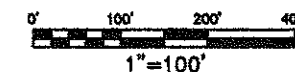
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS $>1:7500'$ AS SHOWN. THE BOUNDARY AS SHOWN HEREON IS AN OPINION OF THE SURVEYOR BASED UPON THE FACTS OF THE SURVEY AND SHOULD NOT BE RELIED UPON AS WARRANTY OR GUARANTY OF TITLE AND/OR LITIGATED PROPERTY LINES.

RECEIVED

DEC 22 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

FINAL PLAT
LOTS 1-5
LUCI'S PLACE
SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE



SOUTHEAST TENNESSEE LAND SURVEYING



JOB #2K14-
DRAWN: CPL

CHARLES P. LAWSON
P.L.S. #2211
5899 BATES PIKE
CLEVELAND, TN, 37323
PH. 423-559-2554
DATE: 11/21/2014
TAX I.D. 150-188