

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-066</b>	<b>PC Meeting Date: 11-09-15</b>
<b>Subdivision Name:</b>	<b>The Canyons PUD Phase 4 Lots 230 thru 250</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Canyon Springs Drive @ Canyon Drive	
<b>Property Owner:</b>	Canyons LLC	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	12.14 Acres	
<b>Proposed Density:</b>	1.72 dwelling units per acre	
<b>Tax Map Number:</b>	081-085	
<b>Zoning:</b>	A-1 Agricultural District (Planned Unit Development)	
<b>Staff Recommendation:</b>	<b>APPROVE as a preliminary plat subject to the following condition:</b>  <b>Approval of Public Sanitary Sewer-Submitted and reviewed by Hamilton County WWTA</b>	

## 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 final plat submittal for review and consideration.

1. Show bearings for all property lines, including curved property lines.
2. Show and label existing and proposed fire hydrants.
3. Submit drainage calculations for existing and proposed drainage pipes larger than 15" using the form found in Appendix 7 of the Hamilton County Subdivision Regulations.
4. Show and label as such any utility easements, water, sewer, etc.
5. Contact Hamilton County WWTA for review and approval of sewer plans.

#### Additional Comments and Notes

The following items can be corrected on the final plat submittal for review and consideration.

1. Contact Hamilton County GIS for street name approval.

### 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

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are greater than 15" in diameter.

2. Submit grading/drainage plan for review.
3. A minimum of 8" crushed stone base is required in all new streets.
4. Prior to submittal of final plat for review and consideration at a minimum rough grade all proposed roads within the development.
5. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
6. 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 WWTa Staff Comments and Notes**

1. Public sanitary sewers need to be reviewed and approved by WWTa. Please submit any required sewer information to WWTa for review and approval of sewer lines, manholes, and any required sewer easements.
2. Questions regarding sanitary sewer requirements and approval should contact 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.

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### **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
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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.

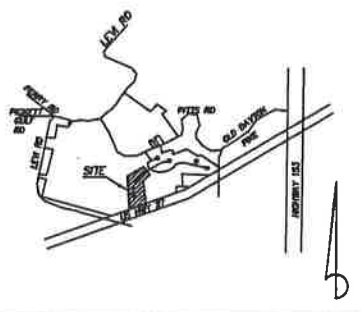
### **S.W.P.P.P. Permit**

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.

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### **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 & Dedication**

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. We dedicate the road right-of-way as shown for the public use forever and certify that there are no encumbrances on the property dedicated.

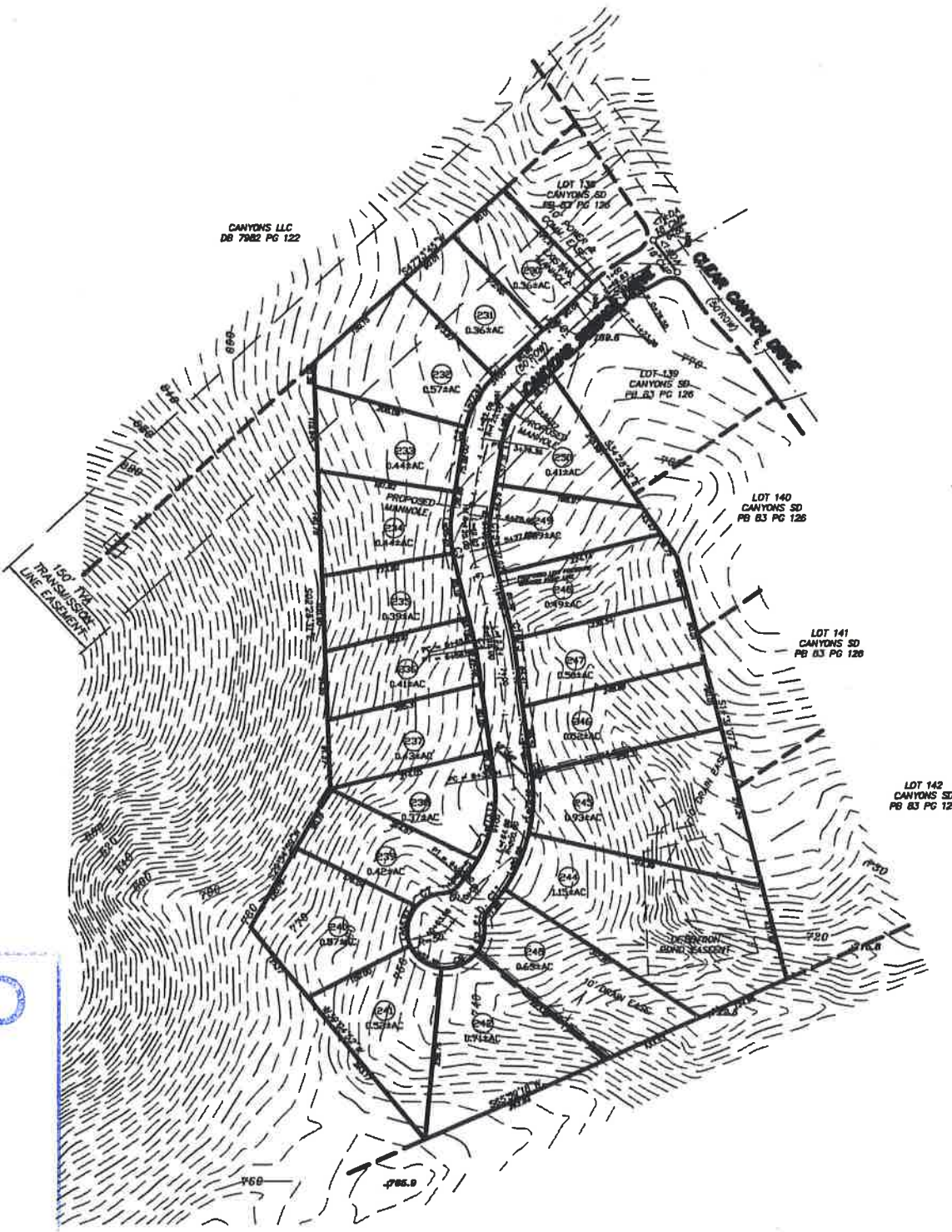
CANYONS LLC  
P.O. Box 1288  
Hixson, TN 37343  
(423) 332-0086

**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 "T" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
HAMILTON COUNTY W/TA  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_



**GENERAL NOTES**

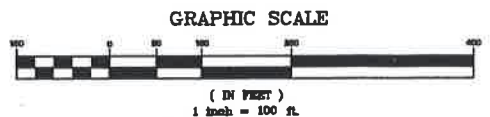
1. Zoned : A-1
2. Acres subdivided : 12.14±ac
3. This plat subdivides deed : 7982-122
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All 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: Part of 81-85
8. All corners are Iron Pins Set unless otherwise noted.
9. Public sanitary sewers are available by RCW/TA.
10. Source of topographic information: HCGIS
11. Water Supply: Waldens Ridge Utility District
12. Lots are to be used for single family homes and accessory uses only.
13. Lot number: (circled numbers on map)
14. The P.U.D. was approved by Resolution # 305-25B.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	9.12	150.00	4.56	328°57'
C2	11.93	150.00	5.97	433°20'
C3	3.37	150.00	1.69	177°18'
C4	9.79	100.00	4.90	236°43'
C5	31.08	175.00	15.54	107°21'
C6	21.03	25.00	11.18	481°25'
C7	40.96	50.00	21.71	482°25'
C8	53.60	50.00	29.70	612°22'
C9	38.33	50.00	20.16	438°31'
C10	21.03	25.00	11.18	481°23'
C11	23.23	225.00	11.62	254°45'
C12	1.88	225.00	0.99	232°18'
C13	6.01	150.00	3.01	217°50'
C14	6.68	150.00	4.34	378°51'
C15	39.22	100.00	19.85	222°10'

RECEIVED

OCT 26 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services



PRELIMINARY PLAT

CANYONS P.U.D.

LOTS 230 THRU 250  
PHASE 4

HAMILTON COUNTY, TENNESSEE

Date: 9-14-2015 Drawn: R Middleton  
Scale: 1"=100' Checked: DLM Job#: 15-154

DAVID MATHEWS SURVEYING  
1020 HAMILTON ROAD P.O. BOX 423-870-8871  
CHATTANOOGA, TENN. 37413 PR: 423-870-4508

15-S4438

O\Land Projects REALEVI-PITTS BOULAS\p\PRELIMINARY PLAT PHASE 4.dwg 10/26/2015 10:28 AM EST