

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-042	PC Meeting Date: 09-14-15
Subdivision Name:	Prairie Pass (PUD) Phase 2 Lots 112 thru 155	
Applicant Request:	Preliminary Plat	
Property Location:	10802 East Brainerd Road (Gable Green Drive and Prairie Lake Drive)	
Property Owner:	WPBS Investments	
Applicant:	ASA Engineering and Consulting and MAP Engineers	
Total Acreage:	13.65 Acres	
Proposed Density:	3.2 dwelling units per acre	
Tax Map Number:	161-114.03	
Zoning:	R-1 Residential District (Planned Unit Development)	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Approval of Public Sanitary Sewer-Submitted and reviewed by Hamilton County WWTa	

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 submitted for review and consideration.

1. Show the centerline radius for the curve near lots 120/121.
2. Show and label proposed sanitary sewer lines, manholes, any necessary easements, and direction of flow.
3. Show and label as such proposed waterlines and any necessary easements.
4. Show and label as such a Temporary Cul-de-sac at the end of the road near lots 152/155.
5. State the proposed right-of-way of all streets within this phase of the development.
6. Add the following to note 12: "Maintenance to be assumed by the developer until the lots are deeded to the homes owners, or to a home owners association."
7. Show and label proposed fire hydrants to be installed within phase 2 of this development.
8. Show and label any other utility easements for gas, telephone, cable, etc.

Additional Comments and Notes

There are no additional comments or 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 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.

RPA STAFF RECOMMENDATION

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.

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 have not been approved. Please submit any required sewer information to WWTa for review and approval of sewer lines.
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.

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

RPA STAFF RECOMMENDATION

540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

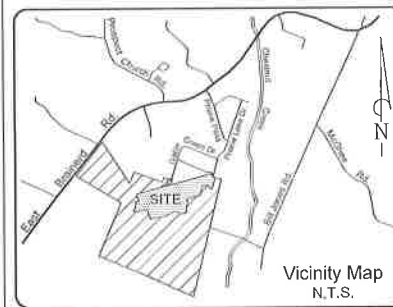
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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



LEGEND

<ul style="list-style-type: none"> ⊕ Telephone/Fiber Optic ⊖ Water Meter ⊕ Water Valve ⊕ Fire Hydrant ⊕ Power Pole ⊕ Sign Pole ⊕ Telephone Line Pole 	<ul style="list-style-type: none"> ○ Sewer Manhole ○ Catchment ○ RCP ○ CMP ○ P.O.B. ○ FFE ○ Bx/P ○ Transmission Line Pole 	<ul style="list-style-type: none"> — Property Line — Sewer Line (Storm) — SAN — Sewer Line (Sanitary) — Overhead Power/Telephone — New Utility Service Lines Shown at Approximate Locations Only
---	---	--

- SURVEY NOTES:**
1. CONTOUR INTERVAL: 1 FOOT
 2. NORTH BASED ON: TN STATE PLANE GRID (NAD83)
 3. ELEVATIONS BASED ON: NAVD83 GROUND CONTROL SET ON 3/28/2015, TAX PARCEL: 161-114-03
 4. THE TOPOGRAPHIC DATA WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED 4/28/2015 AND GROUND SURVEY BY ASA ENGINEERING & CONSULTING, INC. 5/20/15 - 7/20/15
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
 6. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AS SET FORTH IN BOOK 3441, PAGE 766.

ENGINEER'S CERTIFICATION

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

MAP ENGINEERS
 Mike Price
 7390 Applegate Lane
 Chattanooga, TN 37421
 423-855-5554

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEG.	CHORD END.
C1	25.00	39.27	90.000°	25.00	35.36	N31°56'07"W	
C2	225.00	8.82	2°32'07"	4.81	5.82	N14°15'00"E	
C3	25.00	34.89	78°05'27"	20.64	31.83	N55°06'44"E	
C4	125.00	43.03	10°48'00"	21.75	43.88	S84°45'56"W	
C5	225.00	12.00	2°30'00"	6.00	12.00	N14°15'00"E	
C6	225.00	8.84	2°15'03"	4.42	5.84	S14°26'28"W	
C7	225.00	3.55	0°31'51"	1.78	2.50	S13°34'52"W	
C8	25.00	51.57	108°24'10"	41.54	42.56	N45°53'24"W	
C9	25.00	39.27	90.000°	25.00	35.37	S89°58'29"E	
C10	25.00	21.63	48°11'23"	11.88	20.88	S39°11'17"E	
C11	50.00	42.05	48°11'23"	22.36	40.82	N09°11'17"W	
C12	50.00	39.27	45°00'00"	20.71	38.27	N07°30'00"E	
C13	50.00	39.27	45°00'00"	20.71	38.27	N52°24'24"E	
C14	50.00	39.27	45°00'00"	20.71	38.27	S82°35'36"E	
C15	80.00	39.27	45°00'00"	20.71	38.27	S37°35'36"E	
C16	50.00	42.05	48°11'23"	22.36	40.82	S09°09'05"W	
C17	25.00	31.63	48°11'23"	11.88	20.88	N03°05'06"E	
C18	25.00	39.27	90.000°	25.00	35.37	S50°05'35"W	
C19	25.00	39.27	90.000°	25.00	35.37	S29°54'24"W	
C20	25.00	21.63	48°11'23"	11.88	20.88	S19°11'17"E	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEG.	CHORD END.
C21	50.00	42.05	48°11'23"	22.36	40.82	N09°11'17"W	
C22	50.00	39.27	45°00'00"	20.71	38.27	N07°24'24"E	
C23	50.00	39.27	45°00'00"	20.71	38.27	N52°24'24"E	
C24	50.00	39.27	45°00'00"	20.71	38.27	S82°35'36"E	
C25	50.00	39.27	45°00'00"	20.71	38.27	S37°35'36"E	
C26	50.00	42.05	48°11'23"	22.36	40.82	S09°09'05"W	
C27	25.00	21.63	48°11'23"	11.88	20.88	N03°05'06"E	
C28	25.00	39.27	90.000°	25.00	35.37	N03°09'05"W	
C29	150.00	80.82	17°55'14"	23.55	45.72	N03°52'01"E	
C30	275.00	124.23	25°52'56"	88.88	125.87	N07°52'56"E	
C31	25.00	39.27	88°54'37"	24.51	35.02	N03°07'07"E	
C32	125.00	148.89	5°42'59"	7.39	14.84	S11°44'05"E	
C33	125.00	53.51	24°31'24"	27.17	53.10	S13°53'10"W	
C34	75.00	26.19	20°00'18"	13.23	26.05	S08°08'08"W	
C35	75.00	18.77	11°18'11"	7.38	18.69	S09°28'28"E	
C36	25.00	43.03	81°44'33"	25.72	38.89	S60°57'51"E	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N75°50'00"W	8.79
L2	N13°34'00"E	49.89
L3	N15°34'00"E	23.29
L4	S76°41'01"E	50.50
L5	N13°18'17"E	21.50
L6	S13°18'57"W	21.50
L7	N13°03'38"W	4.10
L8	S15°05'29"E	4.10
L9	S08°11'15"W	6.41
L10	S59°13'15"W	3.82
L11	S73°43'34"W	8.25
L12	S74°54'24"W	5.55
L13	N74°54'24"E	5.55
L14	S16°03'36"E	4.10
L15	N15°05'35"W	4.10
L16	N74°54'35"E	9.47

- GENERAL NOTES:**
1. Property is Zoned R-1
 2. This subdivision is a portion of Deed Book 5156, Page 152 R.O.H.C.
 3. This subdivision is designed in accordance to the design standards of the Hamilton County Subdivision Regulations.
 4. Area Subdivided: 13.65 Acres ±.
 5. Sewers are available by HCWTA.
 6. Tax Map #161-114-03
 7. Local Government does not certify that utilities or utility connections are available.
 8. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage of erosion area easements, restricted areas, or access easements.
 9. There is a 10' power & communications easement along both sides of the right-of-way of all roads shown hereon.
 10. All drainage easements shown hereon, lying outside of any dedicated right-of-way, are private.
 11. (1) = Lot Number
 12. No residential building is permitted in restricted areas or on community lots. Community lots are to be used for open space, recreation or drainage purposes only.
 13. The Government of Hamilton County is not responsible to construct or maintain any ground, facility, building, storage detention or anything else on any community lot.
 14. Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, right-of-ways, or easements shown on this plat.
 15. Per F.E.M.A. F.I.R.M. No. 47065C03536 dated November 7, 2002, this property is not in the 100 year flood area.
 16. Minimum building setbacks: Minimum 25' from other boundaries of the P.U.D., minimum 10' from the internal roads and minimum 10' between free-standing buildings.
 17. Only detached, single-family houses and accessory uses are permitted on Lots 112-154.
 18. Overall density of this phase of development is 3.2 units per acre.
 19. At least two off-street parking spaces are required on all lots used for dwellings.
 20. Drainage detention areas and facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 21. Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of Storm Water from this P.U.D. subdivision.
 22. The owners of all lots are responsible to maintain Water Quality easements and drainage detention areas and facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
 23. For P.U.D. Approval see Division No. 537-308
 24. Overall P.U.D. was approved for a maximum of 383 buildable lots
 25. Water Supply: Existing Utility District

APPROVED FOR RECORDING
 HAMILTON CO. GIS DEPT.
 DATE: _____
 BY: _____
 HAMILTON COUNTY W/TA
 DATE: _____
 BY: _____
 JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____
 CHATTANOOGA HAMILTON CO.
 REGIONAL PLANNING COMM.
 DATE: _____
 BY: _____

RECEIVED

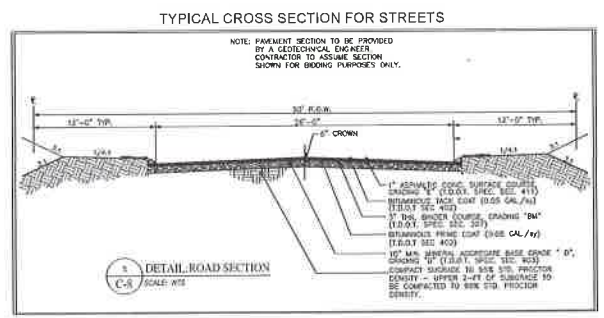
AUG 21 2015

**Chattanooga Hamilton County
 Regional Planning Agency
 Department Services**
 ENGINEERING & CONSULTING, INC.
 P.O. BOX 108
 CHATTANOOGA, TN 37401
 www.AsaEngineeringInc.com
 423.805.3700

OWNER CERTIFICATION

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.

WPBS Investments, G.P.
 1120 Enclave Road
 Chattanooga, TN 37415
 423-242-8777



Preliminary Planned Unit Development Plan
Prairie Pass P.U.D. - Phase 2
 Lots 112 thru 155
 Hamilton County, Tennessee

No.	CHK/PA NOTES	Date
1	CHK/PA NOTES	8-24-2015

PROJECT NO. 15-0006
 DATE 7/22/2015
 SCALE AS SHOWN
 DRAWN BY RBR
 CHECKED BY RBR
 SHEET NO.



P.1

ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES, PAINTED/FLAGGED BY LOCATE REQUEST AND/OR RECORD DRAWINGS PROVIDED THE SURVEYOR AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.