

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-039	PC Meeting Date: 07-11-16
Subdivision Name:	The Highlands at Belleau Ridge Subdivision Lot 270, and Lots 144 thru 256	
Applicant Request:	Preliminary Plat	
Property Location:	6708 Ooltewah Ringgold Road	
Property Owner:	Fatherson Partnership	
Applicant:	Jim Richmond Surveying and Chattanooga Engineering Group	
Total Acreage:	50.51 Acres	
Proposed Density:	2.25 dwelling units per acre	
Tax Map Number:	123-065 and 065.01	
Zoning:	R-1 Residential District	
Staff Recommendation:	APPROVE as a Preliminary Plat only subject to the following condition: Submittal of public sanitary sewer 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 Regulation and Platting Requirements

The following corrections and modifications can be on the submittal of the Final Plat for review and consideration.

1. Submit plans for public sewer to WWTa for their review and approval. Area is located within a sewer moratorium area.
2. Label community lots as such.
3. Show radius of proposed cul-de-sacs.
4. Contact Hamilton County GIS for street name approval.
5. Show and label drainage pipes in the right-of-way including the type, size, and number of acres drained.

Additional Comments and Notes

The following corrections and modifications can be on the submittal of the Final Plat for review and consideration.

1. Access needs to be provided to the 25 acres of remaining of property (DB 8409 Pg 557/Tax Map 123-065). This plat appears to land lock this remaining property.

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.

RPA STAFF RECOMMENDATION

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 Piper at (423) 209-7851.

Hamilton County WWTa Staff Comments and Notes

1. Sanitary sewers are not available. Submit for review and approval sanitary sewer profiles and other required information to Hamilton County WWTa following their submittal and review procedures.
2. Questions concerning Hamilton County WWTa comments and notes contact Hamilton County WWTa-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 or requirements.
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 or 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.
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RPA STAFF RECOMMENDATION

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

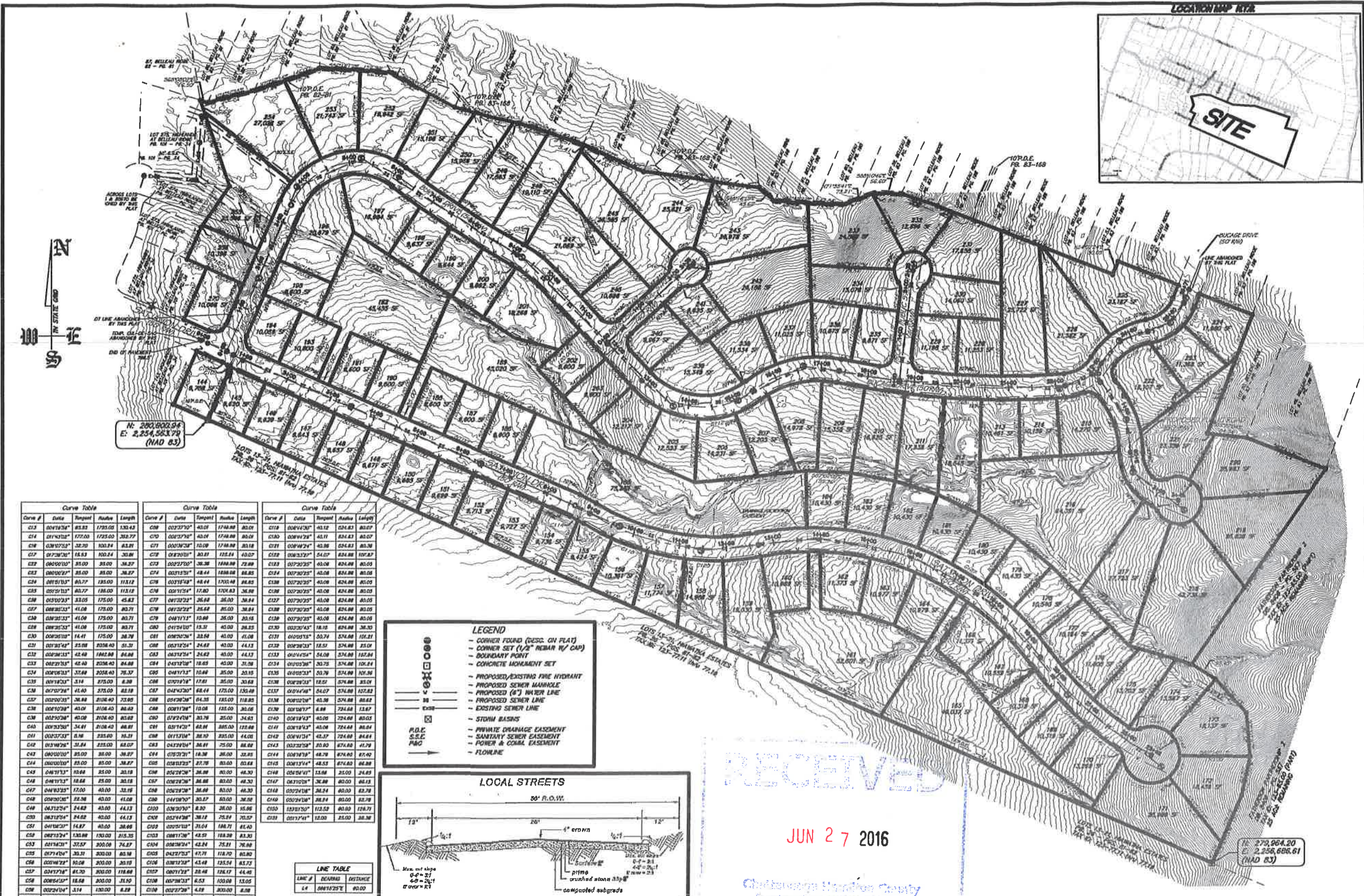
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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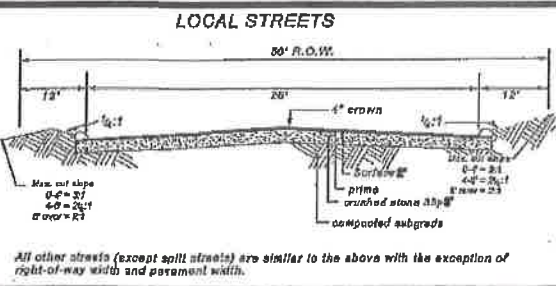


Curve Table					Curve Table					Curve Table				
Curve #	Date	Tangent	Radius	Length	Curve #	Date	Tangent	Radius	Length	Curve #	Date	Tangent	Radius	Length
C13	01/14/20	83.83	1725.00	130.43	C26	02/27/20	43.01	1748.88	80.01	C39	02/27/20	43.12	234.83	80.01
C14	01/14/20	177.00	1725.00	382.77	C27	02/27/20	43.01	1748.88	80.01	C40	03/04/20	45.11	234.83	80.07
C15	01/14/20	32.70	103.24	83.21	C28	02/27/20	10.09	1748.88	80.18	C41	03/04/20	43.38	234.83	80.38
C16	01/14/20	18.53	102.24	38.86	C29	02/27/20	30.81	122.24	40.07	C42	03/04/20	54.07	234.83	107.87
C17	01/14/20	35.00	35.00	38.27	C30	02/27/20	38.38	188.88	72.88	C43	03/04/20	45.08	234.83	80.05
C18	01/14/20	35.00	35.00	38.27	C31	02/27/20	48.44	188.88	88.83	C44	03/04/20	43.08	234.83	80.08
C19	01/14/20	80.77	183.00	113.12	C32	02/27/20	48.44	1701.48	88.83	C45	03/04/20	45.08	234.83	80.05
C20	01/14/20	80.77	183.00	113.12	C33	02/27/20	17.80	1701.48	36.88	C46	03/04/20	45.08	234.83	80.05
C21	01/14/20	33.05	175.00	45.83	C34	02/27/20	36.68	36.00	38.44	C47	03/04/20	45.08	234.83	80.05
C22	01/14/20	41.08	175.00	80.71	C35	02/27/20	36.68	36.00	38.44	C48	03/04/20	45.08	234.83	80.05
C23	01/14/20	41.08	175.00	80.71	C36	02/27/20	10.88	36.00	38.44	C49	03/04/20	45.08	234.83	80.05
C24	01/14/20	14.41	175.00	38.78	C37	02/27/20	13.32	43.00	38.25	C50	03/04/20	53.74	234.83	108.31
C25	01/14/20	25.08	308.40	51.31	C38	02/27/20	32.58	43.00	41.08	C51	03/04/20	53.74	234.83	108.31
C26	01/14/20	42.48	308.40	84.88	C39	02/27/20	32.58	43.00	41.08	C52	03/04/20	53.74	234.83	108.31
C27	01/14/20	42.48	308.40	84.88	C40	02/27/20	32.58	43.00	41.08	C53	03/04/20	53.74	234.83	108.31
C28	01/14/20	33.88	308.40	78.37	C41	02/27/20	17.80	35.00	30.62	C54	03/04/20	53.74	234.83	108.31
C29	01/14/20	31.4	375.00	4.88	C42	02/27/20	68.44	175.00	120.88	C55	03/04/20	53.74	234.83	108.31
C30	01/14/20	41.0	375.00	42.18	C43	02/27/20	68.44	175.00	120.88	C56	03/04/20	53.74	234.83	108.31
C31	01/14/20	38.88	375.00	73.85	C44	02/27/20	68.44	175.00	120.88	C57	03/04/20	53.74	234.83	108.31
C32	01/14/20	43.0	375.00	86.83	C45	02/27/20	10.08	125.00	30.66	C58	03/04/20	53.74	234.83	108.31
C33	01/14/20	40.08	375.00	83.88	C46	02/27/20	30.78	25.00	34.81	C59	03/04/20	53.74	234.83	108.31
C34	01/14/20	41.0	375.00	86.83	C47	02/27/20	48.88	385.00	120.88	C60	03/04/20	53.74	234.83	108.31
C35	01/14/20	8.58	235.00	18.21	C48	02/27/20	38.10	235.00	44.01	C61	03/04/20	53.74	234.83	108.31
C36	01/14/20	32.84	235.00	62.07	C49	02/27/20	38.10	235.00	44.01	C62	03/04/20	53.74	234.83	108.31
C37	01/14/20	35.00	35.00	38.27	C50	02/27/20	18.38	38.00	32.81	C63	03/04/20	53.74	234.83	108.31
C38	01/14/20	35.00	35.00	38.27	C51	02/27/20	27.78	80.00	80.64	C64	03/04/20	53.74	234.83	108.31
C39	01/14/20	10.88	35.00	38.27	C52	02/27/20	36.88	80.00	48.31	C65	03/04/20	53.74	234.83	108.31
C40	01/14/20	10.88	35.00	38.27	C53	02/27/20	36.88	80.00	48.31	C66	03/04/20	53.74	234.83	108.31
C41	01/14/20	18.64	35.00	38.18	C54	02/27/20	36.88	80.00	48.31	C67	03/04/20	53.74	234.83	108.31
C42	01/14/20	18.64	35.00	38.18	C55	02/27/20	36.88	80.00	48.31	C68	03/04/20	53.74	234.83	108.31
C43	01/14/20	17.00	40.00	32.18	C56	02/27/20	36.88	80.00	48.31	C69	03/04/20	53.74	234.83	108.31
C44	01/14/20	22.08	40.00	41.08	C57	02/27/20	36.88	80.00	48.31	C70	03/04/20	53.74	234.83	108.31
C45	01/14/20	24.88	40.00	44.13	C58	02/27/20	6.20	28.00	18.88	C71	03/04/20	53.74	234.83	108.31
C46	01/14/20	24.88	40.00	44.13	C59	02/27/20	38.12	75.24	70.57	C72	03/04/20	53.74	234.83	108.31
C47	01/14/20	14.87	40.00	38.68	C60	02/27/20	31.04	188.71	81.40	C73	03/04/20	53.74	234.83	108.31
C48	01/14/20	138.88	130.00	218.35	C61	02/27/20	42.57	188.28	81.31	C74	03/04/20	53.74	234.83	108.31
C49	01/14/20	32.57	300.00	74.27	C62	02/27/20	42.57	188.28	81.31	C75	03/04/20	53.74	234.83	108.31
C50	01/14/20	31.31	300.00	82.18	C63	02/27/20	42.57	188.28	81.31	C76	03/04/20	53.74	234.83	108.31
C51	01/14/20	10.28	300.00	33.15	C64	02/27/20	42.57	188.28	81.31	C77	03/04/20	53.74	234.83	108.31
C52	01/14/20	41.20	300.00	118.88	C65	02/27/20	28.48	126.17	44.88	C78	03/04/20	53.74	234.83	108.31
C53	01/14/20	18.58	300.00	31.10	C66	02/27/20	6.53	100.88	15.05	C79	03/04/20	53.74	234.83	108.31
C54	01/14/20	31.1	180.00	8.28	C67	02/27/20	4.18	80.00	2.98	C80	03/04/20	53.74	234.83	108.31
C55	01/14/20	32.28	250.00	74.63	C68	02/27/20	8.78	200.00	2.98	C81	03/04/20	53.74	234.83	108.31
C56	01/14/20	40.58	250.00	80.35	C69	02/27/20	40.88	200.00	80.82	C82	03/04/20	53.74	234.83	108.31
C57	01/14/20	38.78	250.00	88.30	C70	02/27/20	40.78	200.00	80.82	C83	03/04/20	53.74	234.83	108.31
C58	01/14/20	35.07	188.88	81.83	C71	02/27/20	18.80	274.54	38.12	C84	03/04/20	53.74	234.83	108.31
C59	01/14/20	35.07	188.88	81.83	C72	02/27/20	8.38	274.54	13.32	C85	03/04/20	53.74	234.83	108.31
C60	01/14/20	45.15	174.88	88.87	C73	02/27/20	184.43	474.83	351.87	C86	03/04/20	53.74	234.83	108.31
C61	01/14/20	41.88	174.88	83.89	C74	02/27/20	34.18	244.83	83.39	C87	03/04/20	53.74	234.83	108.31
C62	01/14/20	38.24	174.88	78.18	C75	02/27/20	43.18	244.83	83.39	C88	03/04/20	53.74	234.83	108.31

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	084°12'27"	40.00

LEGEND

- CORNER FOUND (DESC. ON PLAN)
- CORNER SET (1/2" REBAR W/ CAP)
- BOUNDARY POINT
- CONCRETE MONUMENT SET
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED 60" WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- STORM BASINS
- PRIVATE DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- POWER & COMM. EASEMENT
- FLOODLINE



- NOTES**
1. PRESENT ZONING: R-1
 2. TAX ID: MAP 123 - PARCELS 65.00 & 65.01
 3. DEED REFERENCED: DEED 8408 - PG. 057
 4. TOTAL ACRES: 62.81 ACRES
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. WATER 811
 7. RECORDS ARE AVAILABLE BY MONTH.
 8. AS PER FEMA FIRM PANEL NO. 420630381G (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 9. BEARINGS AND ELEVATIONS FOR THIS SURVEY ARE BASED ON THE STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
 10. TOPO WAS OBTAINED BY HAMILTON COUNTY GIS.
 11. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING ON THE THE COMMUNITY LOTS. LOTS ARE TO BE USED FOR RECREATIONAL AND DRAINAGE PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNLESS LOT IS DEEDED TO THE HOME OWNERS IN THE SUBDIVISION OR TO A HOMEOWNERS ASSOCIATION.

RECEIVED

JUN 27 2016

Hamilton County Register of Deeds

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION AND THAT THIS PLAN CONFORMS 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 CLASS B (SPECIALTY) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1/10,000 AS SHOWN HEREON.

RICHMOND SURVEYING CO.
 300 1st STREET, NW
 CLEVELAND, TN 37618
 PHONE: (423) 478-7748

PRELIMINARY PLAT
 THE HIGHLANDS AT BELLEAU RIDGE S/D
 LOTS 144 - 256
 & REV. LOT 270
 BEING A PROPOSED SINGLE FAMILY DEVELOPMENT LOCATED ON
 SATJANON DRIVE, LYING IN THE THIRD CIVIL DISTRICT OF
 HAMILTON COUNTY, TENNESSEE.

OWNER/DEVELOPER:
 FATHERSON PARTNERSHIP
 414 SPRING STREET
 CHATTANOOGA, TN. 37405
 PHONE: 423-266-1252

DATE: 5-23-2016 SCALE: 1" = 100'

1" = 100'