

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-030	PC Meeting Date: 06-13-16
Subdivision Name:	Stonewall Farms Subdivision Lots 553 thru 594	
Applicant Request:	Preliminary Plat	
Property Location:	7201 Hixson Pike	
Property Owner:	Fatherson Partnership	
Applicant:	Jim Richmond Surveying and Chattanooga Engineering Group	
Total Acreage:	8.76 Acres	
Proposed Density:	4.79 dwelling units per acre	
Tax Map Number:	92-063.04	
Zoning:	R-T/Z Residential Townhouse District PUD (2016-059)	
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. Show and label any utility easements for gas, water, electric, etc.
2. Show and label as such all existing and proposed sanitary sewer lines.
3. Show and label any proposed fire hydrants.
4. Show and label all existing and proposed waterlines, including the size.
5. Based on existing PB 72 Page 176 show and label any existing easements along the rear of lots 553 thru 574.
6. Label sanitary sewer manholes as such, including the direction of sewer flow for all existing and proposed sanitary sewer lines.

Additional Comments and Notes

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

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 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. Show and label as such a 10' Power and Communication Easement along the lot frontages.
2. Show and label as such a 15' Power and Communication Easement along the rear lot lines abutting Hixson Pike (Lots 553 thru 574).
3. 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.

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.
-

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.

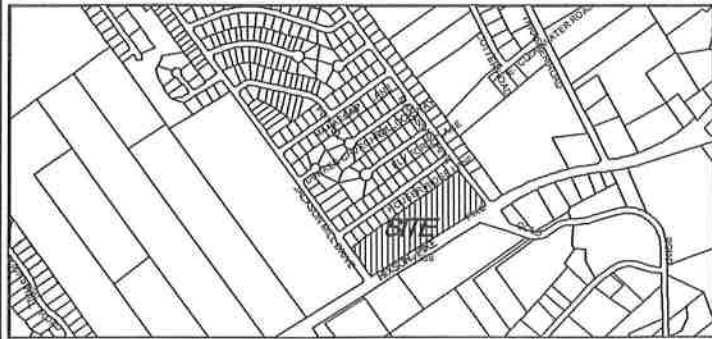
S.W.P.P.P. Permit

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.
-

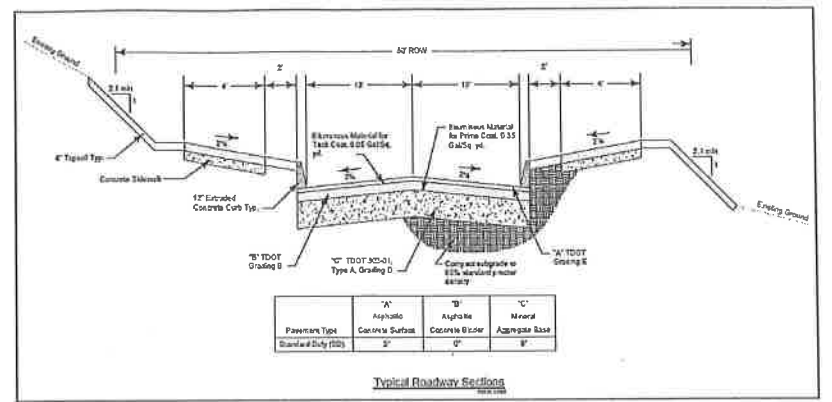
LOCATION MAP N.T.S.



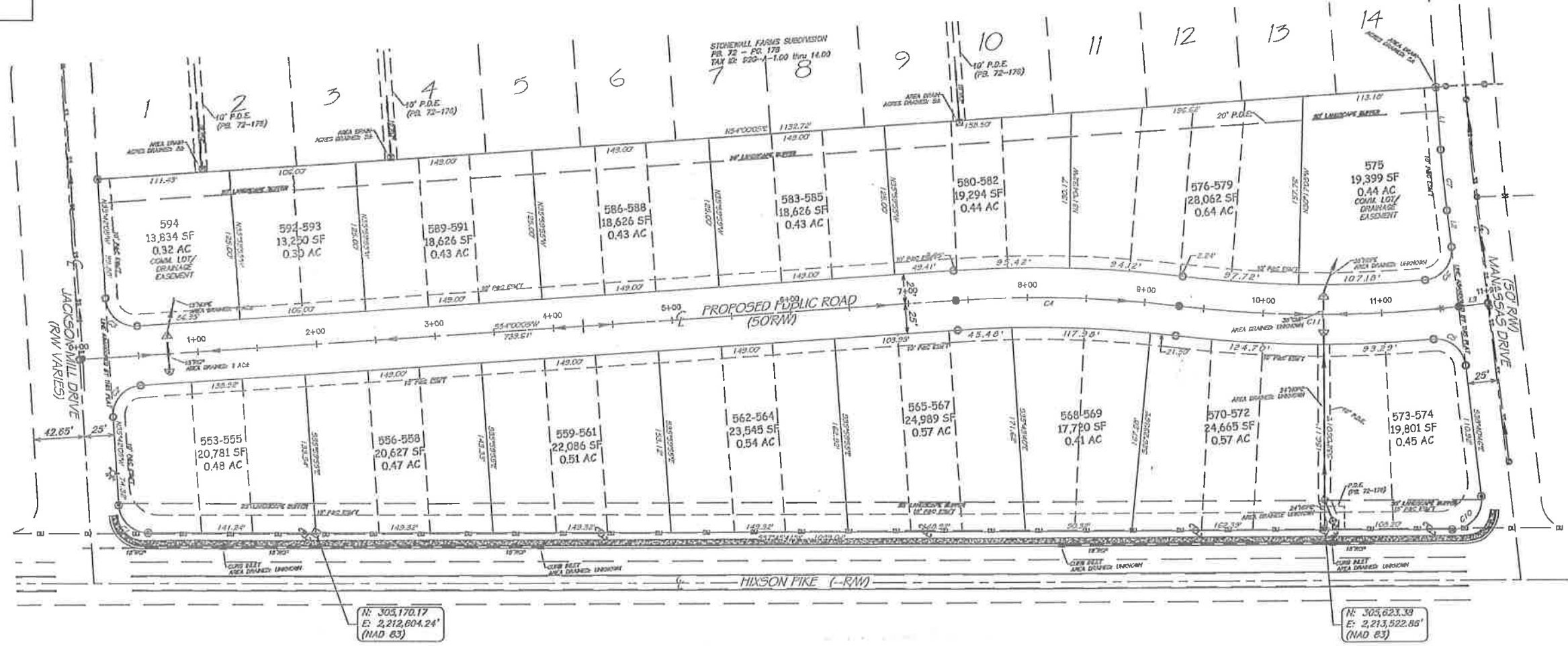
- NOTES**
1. PRESENT ZONING: PUD (2016-19)
 2. TAX MAP NO. 82 - PARCELS 83.04
 3. DEED REFERENCE: DB, 0087 - PG. 190
 4. TOTAL ACREAGE: 8.79 ACRES
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. WATER BY: HIXSON UTILITY
 7. SEWERS ARE AVAILABLE BY HIXSON.
 8. AS PER FEMA FIRM PANEL NO. 47065C0241G (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 9. BEARINGS AND ELEVATIONS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
 10. TOPO WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED 12-5-2014 CONDUCTED BY RICHMOND SURVEYING CO. ELEVATIONS WERE DETERMINED FROM SATELLITE OBSERVATION.
 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 ASSURED BY THE DEVELOPER UNLESS LOT IS DEEDED TO THE HOME OWNERS IN THE SUBDIVISION OR TO A HOMEOWNERS ASSOCIATION.
 12. THE USE OF THESE LOTS ARE FOR TOWNHOUSES.
 13. THE PUD IS LIMITED TO A MAXIMUM NUMBER OF 40 TOWNHOUSES.
 14. PER SECTION 401.2 OF THE HAMILTON COUNTY ZONING, SIDEWALKS ARE REQUIRED.

LINE #	BEARING	DISTANCE
L1	S35°59'55"E	52.57
L2	S38°40'46"E	30.83
L3	SS17°14'14"W	24.99

Curve #	Delta	Tangent	Radius	Length	CH. BEARING	CH. DISTANCE
C1	089°31'10"	23.54	25.01	37.77	N78° 58' 06"W	34.28
C2	089°42'10"	24.87	25.00	39.14	N09° 09' 00"E	35.28
C3	090°17'50"	25.13	25.00	39.40	S80° 51' 00"E	35.45
C4	010°52'07"	85.13	1000.00	189.89	N59° 26' 09"E	182.41
C5	068°38'07"	24.41	25.00	38.67	N82° 39' 50"W	34.93
C6	091°30'30"	25.67	25.00	38.93	S07° 04' 29"W	35.82
C7	002°40'51"	25.58	1003.40	51.16	S37° 20' 21"E	51.18
C10	096°28'25"	27.98	25.00	42.08	S09° 32' 28"W	37.29
C11	013°32'58"	118.80	1000.00	238.48	N58° 05' 43"E	235.83



- LEGEND:**
- CORNER FOUND (DESC. ON PLAT)
 - CORNER SET (1/2" REBAR W/ CAP)
 - RIGHT OF WAY POINT
 - CONCRETE MONUMENT SET
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - STORM DRAINAGE MANHOLE
 - STORM DRAINAGE BASIN
 - PRIVATE DRAINAGE EASEMENT
 - FLOW LINE
 - EXISTING FIRE HYDRANT
 - P&C ESM/T - POWER & COMM. EASEMENT



RECEIVED

MAY 23 2016

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION AND THAT THIS PLAT CONFORMS TO SAID SURVEY AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1/10,000 AS SHOWN HEREIN.

RICHMOND SURVEYING CO.
 363 1st STREET, SW
 CLEVELAND, TN 37311
 PHONE: (423) 479-7749

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

PRELIMINARY PLAT
STONEWALL FARMS
LOTS 553 - 594
 BEING A PROPOSED TOWNHOUSE DEVELOPMENT LOCATED IN THE
 THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

