

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-055	PC Meeting Date: 09-12-16
Subdivision Name:	Grey Hawks Trails Subdivision Phase II, Lots 15 thru 48	
Applicant Request:	Preliminary Plat	
Property Location:	Tuckahoe Pass	
Property Owner:	Eagle Crest LLC	
Surveyor/Engineer:	Copp Engineering	
Total Acreage:	35 Acres	
Proposed Density:	0.97 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	34	
Accessibility:	Extension of existing 50' right-of-way Tuckahoe Pass	
Tax Map Number:	072-071	
Zoning:	R-1 Residential District	
Subdivision Variances Required:	None	
Staff Recommendation:	<p>APPROVE as a Preliminary Plat only subject to the following condition:</p> <p>Submittal of soils map and other required information to Hamilton County Groundwater Protection for their review and approval of septic tank use within the development</p>	

PROJECT ANALYSIS

RPA Comments

The following are additional comments and notes provided by RPA staff.

Subdivision Variances

No need for any variance to the subdivision regulations.

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 the direction of flow for drainage easements.
2. Contact Hamilton County GIS for street name approval.
3. Contact Hamilton County Groundwater Protection for review and approval of septic tank use.
4. In the notes section for the FEMA Map information add the year of the maps, 2016.

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

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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 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 not located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program will not be required. Contact Hamilton County Water Quality Program for any questions or additional information.
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 Bishop at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Sanitary sewers are not available. Therefore, submit required soils map and other information for review and approval of septic tank use within the development following our submittal and review procedures.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection Mr. Bobby Stott.

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. 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 not located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may or may not
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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
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

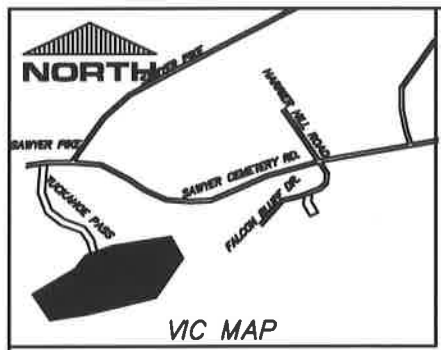
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.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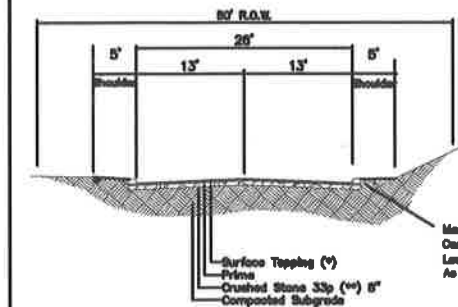
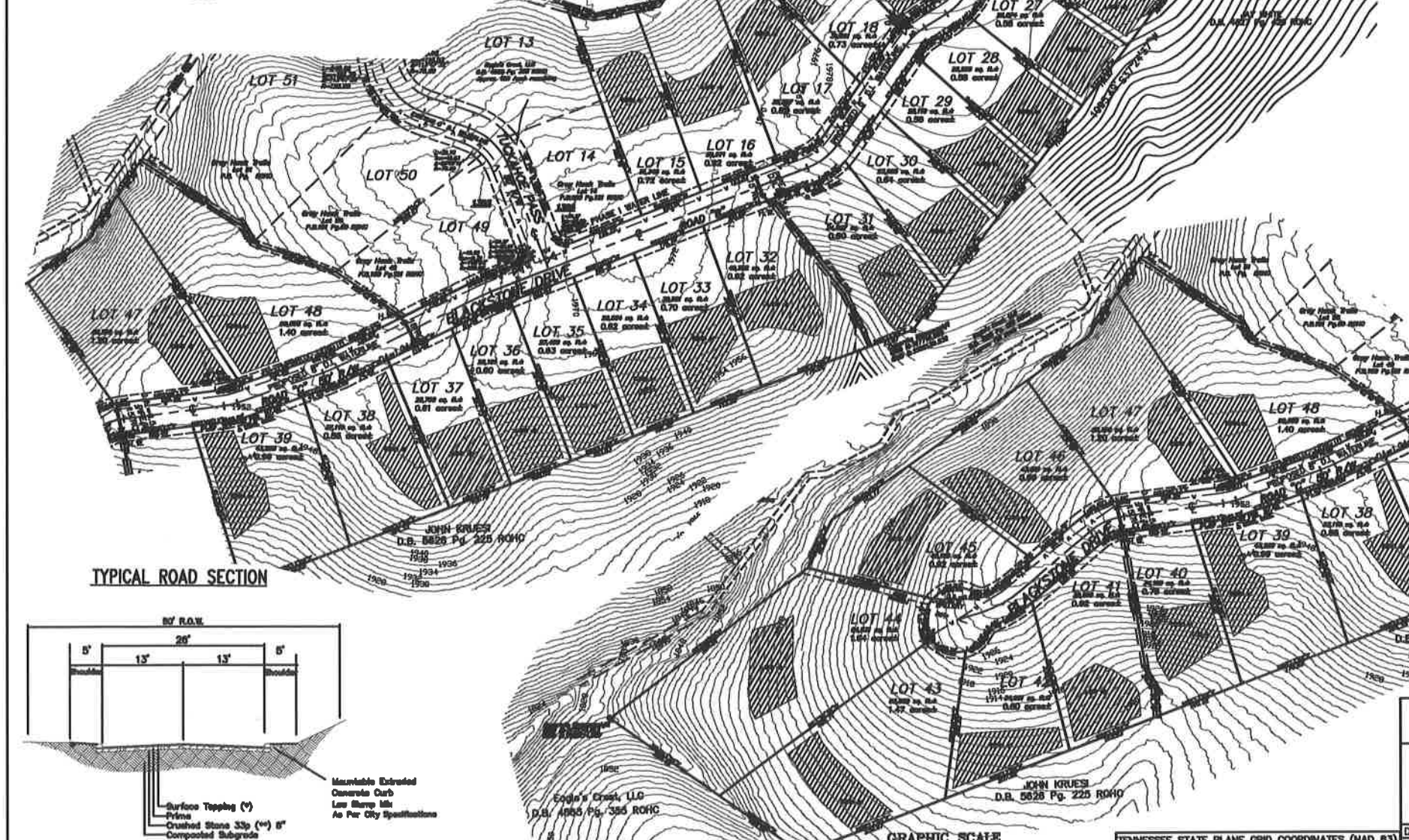


I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

EAGLES CREST LLC
423-255-1855
P O BOX 4838
CHATTANOOGA, TN 37408

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

FOR REVIEW
James G. Copp R.L.S.
Copp Engineering Group
1901 Northpoint Blvd., Suite 200
Hixson, TN, 37343
423-847-9100 Office
423-847-9185 Fax



* The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, Item 4112, Traffic Bound Surface Course.
** The base shall be constructed of crushed stone 33p (T.B.A.)

APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

AUG 22 2016

- GENERAL NOTES:**
1. Zoned: R-1
 2. This plat subdivides Deed Books 4865/350, 4865/355, R.O.H.C.
 3. This subdivision is designed in accordance to the design standards of the Hamilton County Subdivision Regulations.
 4. Area Subdivided: 35 Acres
 5. Tax Map #072 071
 6. Local Government does not certify that utilities or utility connections are available.
 7. This property is above the 100 year Flood Boundary per FEMA Flood Map 47065C0208G.
 8. Lots 15 thru 48 are approved for a maximum of four (4) bedrooms. No Tubs over 40 Gallons.
 9. Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet for a basement out, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.
 10. No pools without prior written approval from the Hamilton County Groundwater Protection.
 11. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
 12. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
 13. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
 14. Minimum 25' fieldline setback from all drainage easements shown.
 15. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, restricted areas, or access easements.
 16. There is a 10' power & communications easement along both sides of the right-of-way of all roads shown hereon.
 17. All drainage easements shown hereon, lying outside of any dedicated right-of-way, are private.
 18. 15-48 = Lot Number
 19. The Government of Hamilton County is not responsible to construct or maintain any ground, facility, building, drainage, drainage detention or anything else on any community lot.
 20. 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.
 21. Topo 2' contour interval lines are from Hamilton County GIS Dept.
 22. Potable water source provided by Walden's Ridge Utility District.
 23. Proposed use of Lots is to build Single Family Residential homes.



PRELIMINARY PLAT

GREY HAWK TRAILS S/D

**LOTS 15 THRU 48
PHASE II
LOCATED IN SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE**

Date: 07/25/16	Drawn: DGC
Scale: 1"=100'	Checked: JGC
COPP ENGINEERING GROUP	
1901 Northpoint Blvd. Unit 120 Hixson, TN, 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. Name SAWYER CEMETERY NO. 1/FALCON BLUFF DR. P2 Plat	

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING: 317716.993
EASTING: 2182130.232
CONCRETE MONUMENT #2
NORTHING: 317276.513
EASTING: 2180114.087

