

RPA STAFF RECOMMENDATION

Subdivision Case Number:	SD2018-004	PC Meeting Date: 01-08-2018
Subdivision Name:	Sedman Hills, Phase 3 & 4 Lots 204-299	
Applicant Request:	Preliminary Plat	
Property Location:	9120 Lovell Road	
Property Owner:	Jay Bell, Tidewater Properties, LLC	
Surveyor/Engineer:	Richmond Surveying; Rock Chambers, Chattanooga Engineering	
Total Acreage:	42.7 acres	
Proposed Density:	2.2 units per acre	
Proposed Use:	Single family dwellings	
Accessibility:	Public access from Chirping Road	
Tax Map Number:	066M-D-013	
Zoning:	R-1 Single-Family Residential District	
Subdivision Variances Required:	NO	
Staff Recommendation:	APPROVE Preliminary subject to the following condition: Submittal of required information for review and approval of public Sewers 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 Subdivision Regulation or Platting requirements can be corrected on the submittal of the Final Plat for review and signatures.

1. Label water company that provides the water
2. Show current zoning in notes
3. Add proposed use (single family dwelling) in notes
4. Add lot number identification to notes
5. Label area of cul-de-sac to be abandoned at Chirping Road
6. Include Lots 154 & 155 from previous plat to revise them with the area that will be abandoned
7. Label easement of Lots 275 and 276
8. Correct stone base to 8" in road cross section and also correct pavement width to 26 feet
9. Show lot area size for each lot
10. Add required power and communication easements per EPB

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.

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Hamilton County Engineering Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
2. 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 may or may not be required.
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 WWTA Comments and Notes

1. Submit for review sewer plans to Hamilton County WWTA for review and approval of septic systems for this development.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Mr. Forrest Catron with Hamilton County WWTA.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for street addresses. Hamilton County GIS will assign street addresses after the Final plat has been approved.
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. Show and label fire hydrants.
2. 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.

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 Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
 3. Review and approval of this Final Plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
 4. Prior to Hamilton County GIS signing the Final Plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the Final Plat.
 5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.
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