

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Bell Avenue Subdivision Preliminary and Final Plat Lots 1 thru 5	PC Meeting Date: 07-14-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Bell Avenue at James Boulevard	
Property Owner:	John McDougal/Trevor Close	
Applicant:	David Mathews	
Total Acreage:	5.22 Acres	
Proposed Density:	0.95 units per acre	
Tax Map Number:	098G-C-005 thru 008	
Zoning:	R-2A Residential District	
Staff Recommendation:	APPROVE the preliminary and final plat, subject to the Subdivision and Zoning Requirements and resolution of the notes identified in the Infrastructure and Operational section below	

PROJECT ANALYSIS

Subdivision & Zoning Regulation Requirements

1. Explain the area located to the rear or the side lot line of lot 5. If this is a fence line, please note it as such on the plat.
2. Per Section 501.7.1 of the Hamilton County Subdivision Regulations show and label as such the boundary benchmark for this subdivision.
3. If applicable, per Section 501.10.1 of the Hamilton County Subdivision Regulations show the size, location, and outline of any existing and proposed drainage easements.
4. If applicable, per Section 501.10.3 of the Hamilton County Subdivision Regulations show and label as such the size, location, and number of acres drained for all existing and proposed drainage pipes in and within 100' of this subdivision.
5. Per Section 501.11.1 of the Hamilton County Subdivision Regulations show and label as such, if applicable, all existing and proposed utility easements for electric, gas, water, telephone, etc.
6. Per Section 501.10.1 of the Hamilton County Subdivision Regulations show and label as such any existing fire hydrants within close proximity to this subdivision.
7. Add the following note: "A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision except along street frontages. A 5' private drainage easement shall be reserved along the inside of all side lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined, or used as one lot, or if no setback is required".
8. Add the following note: "The Government of Hamilton County is not responsible for the maintenance of any drainage easement".
9. This property is located within the boundary of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit will be required. Contact Hamilton County Water Quality Program for their submittal and review process for a Land Disturbing Permit.
10. Add the following note: "Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program".
11. Add the following note: "The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations".
12. Add the following note: "The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities".

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13. Add the following note: "The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities".
14. Add the following note: "The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision".
15. In adjoining lot change "McDougal DB 9130 Page 269" to "Lot 2 McDougal on James Subdivision PB 99 Page 65".
16. Show and label as such with dashed lines "Lot 1 McDougal on James Subdivision PB 99 Page 65".
17. In the owners certification add the following "I/We also hereby dedicate additional land to the public forever to be used for additional right-of-way".
18. Show and label as such the "right-of-way/property line" being abandoned by this plat to be added as right-of-way.
19. In Lot 2 label the existing dashed line as "Deed line to be abandoned by this plat".
In the Curve Table add "Tangent" numbers to the table.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County 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 development codes, storm water/water quality 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. No additional comments or requirements.
2. Questions about the requirements of Hamilton County Engineers Office should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. This subdivision is located within the Program Area of the Hamilton County Water Quality Program; therefore, a Land Disturbing Permit will be required.
 2. Add the following note: "Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program".
 3. Add the following note: "The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations".
 4. Add the following note: "The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities".
 5. Add the following note: "The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities".
 6. Add the following note: "The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision".
 7. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.
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Hamilton County Groundwater Protection Staff Comments and Notes

1. Per Section 309.3.1 and 309.3.2 of the Hamilton County Subdivision Regulations “No proposed subdivision shall be approved by the Chattanooga-Hamilton County Regional Planning Commission until the plans for such subdivision have been approved by Hamilton County Groundwater Protection”. This subdivision plat has been approved by Hamilton County Groundwater Protection for septic tank use.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton County Regional Planning Commission has formally approved the final subdivision plat.
2. Questions concerning Hamilton County GIS comments and notes 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 frontage of proposed Lots 1 thru 5 abutting Bell Avenue.
2. Questions regarding EPB requirements should contact Mr. Billy McGhee at (423) 698-3259.

Additional Permit Reminders

1. Land Disturbing Permit from Hamilton County Water Quality Program. Contact Hamilton County Water Quality Program for their submittal and review procedures.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Please cover the specified corrections, requirements and resolution of notes and comments provided in the staff report and recommendation in the preparation of the Mylar copy of the final plat for signatures and recording.
3. Per Section 305.3 of the Hamilton County Subdivision Regulations all corner monuments and iron pins shall be permanently installed prior to the signing of the Mylar by Hamilton County.
4. Just as a reminder all plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
5. Just as a reminder, the Hamilton County Subdivision Regulations requires one (1) Mylar copy and at least three (3) other copies of the final plat with original signatures. All original signatures must be in black ink on the size and format as required by the Hamilton County Register of Deeds Office.
6. Just as reminder approval of the final plat and recording of the final plat does not mean Hamilton County acceptance of any public street right-of-way, drainage easements, etc.

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

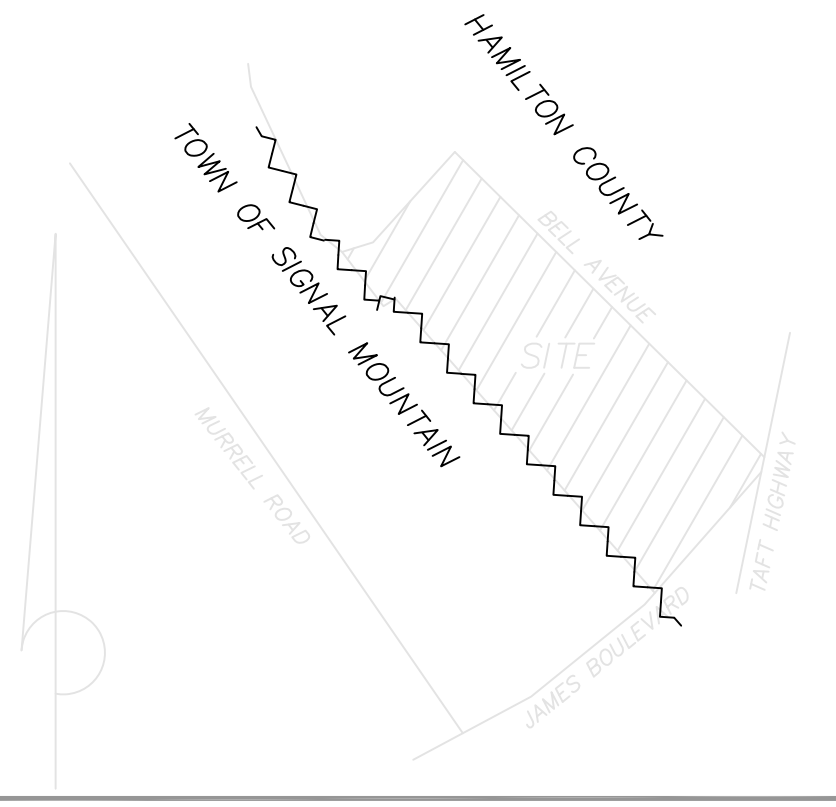
John McDougal
c/o Trevor Close
1315 Taft Highway
Signal Mountain, TN 37377
(423) 886-2601

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

David Mathews PLS#747

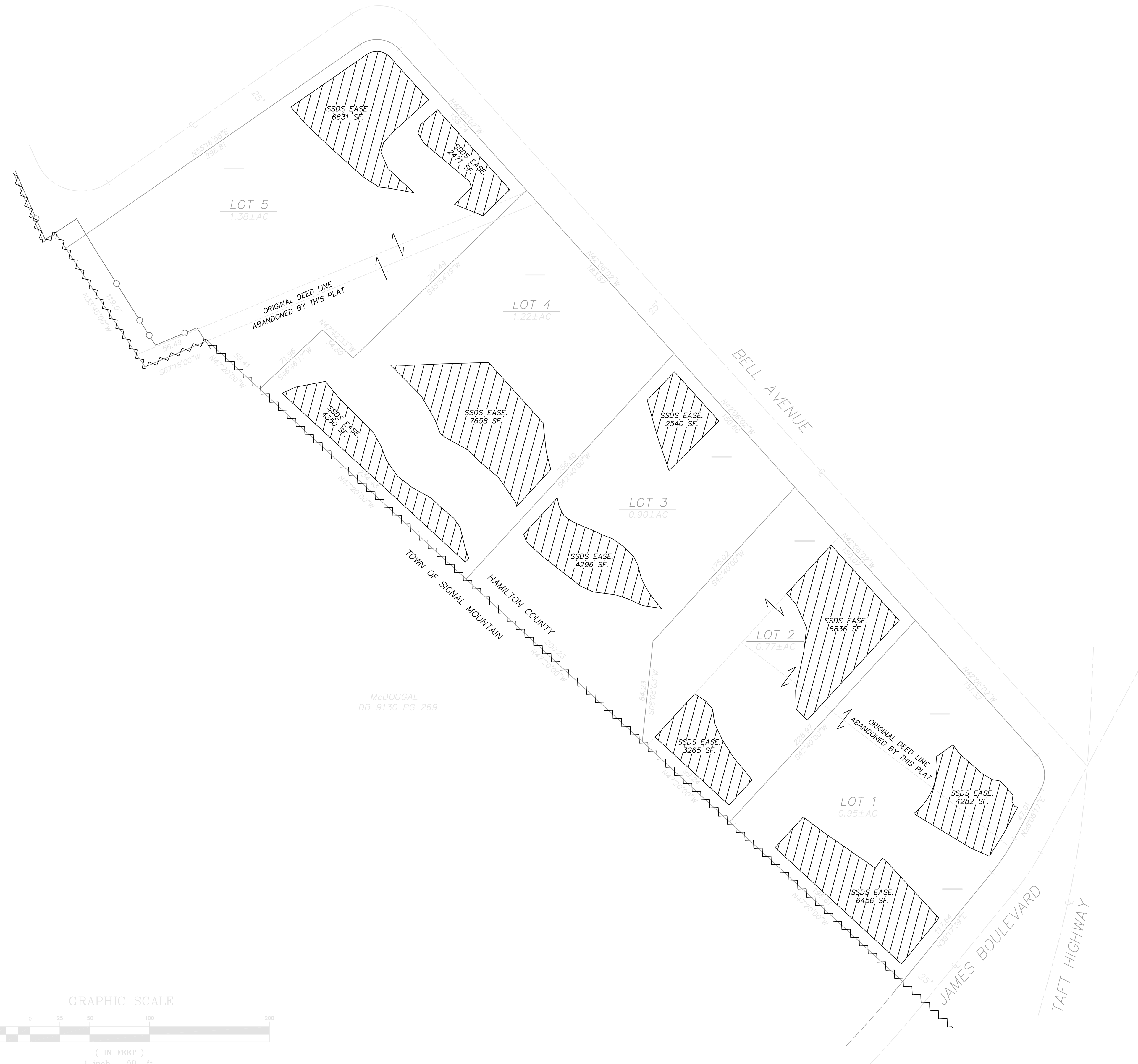
APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



LOCATION MAP

GENERAL NOTES

1. Zoned : R-2A
2. Acres subdivided : 5.22±ac
3. This plat subdivides deed : 5147-350 & 9130-272
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 98C-C-5 to 8
8. 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 cut, without prior written approval from the H.C.C.W.P. and recording of a corrective plat may render this lot unbuildable.
9. No pools without prior written approval from the H.C.C.W.P.
10. 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.
11. Lots 1, 2, 4 & 5 are approved for a maximum number of (4) bedrooms with no whirlpool tubs over 40 gallons. Lot 3 is approved for a maximum number of (4) bedrooms with no whirlpool tubs over 40 gallons with a L.P.P. backup system.
12. All corners are Iron Pins Set unless otherwise noted.
13. H.C.C.W.P. may require that the SSDS easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	30.65	25.00	70°14'19"
C2	36.05	25.00	82°37'00"
C3	34.07	175.00	11°09'22"

FINAL PLAT

BELL AVENUE SD

LOTS 1 thru 5

HAMILTON COUNTY, TENNESSEE

Date: 2-6-14 Drawn: R Middleton
Scale: 1"=50' Checked : DLM Job#: 14-53

DMS DAVID MATHEWS SURVEYING
1820 HAMIL ROAD CHATTANOOGA, TENN. 37343 FX: 423-870-9871 PH: 423-870-4208

14-S4346

