

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Highgate Subdivision Final Plat Lots 1 thru 21	PC Meeting Date: 07-14-14
Applicant Request:	Final Plat	
Property Location:	11951 Burchard Road	
Property Owner:	Bill Sanders	
Applicant:	Jim Richmond	
Total Acreage:	147.9 Acres	
Proposed Density:	0.14 dwelling units per acre	
Tax Map Number:	032-038	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	APPROVE, as a 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. In the adjoining lot change the "State of Tennessee 7427-498" to "State of Tennessee 9129-591".
2. In the adjoining lot change "Clinton Norman 1452-355" to "Rebecca Edge 8885-595".
3. In the adjoining lot at the corner of proposed lot 10 show the owner name, deed book and page number for this adjoining lot as "Jesse Crocks 4292-931".
4. Show the deed book and page number that references the existing 40' right-of-way that crosses proposed Lots 20 and 21.
5. Per Section 501 of the Hamilton County Subdivision Regulations the final plat must be drawn to a minimum scale of 1"=100'. Redraw the Mylar copy to a minimum scale of 1"=100'.
6. Per Section 501.9.3 of the Hamilton County Subdivision Regulations show a measured distance from the corner of proposed Lot 1 to the intersection of Jones Gap Road.
7. Per Section 501.9 of the Hamilton County Subdivision Regulations show and label as such the centerline of Soddy Bluff View (Private).
8. Per Section 305.3 of the Hamilton County Subdivision Regulations any development over 25 acres at least two of the concrete monuments required shall be designated as control monuments and located with a ratio or precision of no less than 1:20,000 in Tennessee State Plane coordinates in the North American Datum of 1983 (NAD83). Show and label the location of the boundary monument benchmark.
9. Per Section 501.10 of the Hamilton County Subdivision Regulations show and label as such the existing drainage pipes/tiles located within the proposed easement/right-of-way located at proposed Lots 5 and 16 and Lots 7 and 14.
10. Per Section 501.10.3 of the Hamilton County Subdivision Regulations show the size, direction of flow, and number of acres drained of existing and proposed drainage tiles/pipes.
11. Per Section 310.3 of the Hamilton County Subdivision Regulations install, show, and label as such proposed fire hydrants. Fire hydrants shall be located no more than 1,000' apart (measured along the street). Fire hydrants shall be installed on the same side of the street as the water line.
12. Per Section 302.5.3 of the Hamilton County Subdivision Regulations show a 25' right-of-way radius at the intersection of proposed Highgate Drive and Burchard Road.
13. The Curve Table does not include data for curves C3-C5, which are shown on the plat.
14. The Line Table shows line data for lines L1-L7; however, lines L1-L7 are not shown on the plat.

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15. In existing note 4 add "Deed Book 8366 Page413".
16. In the signature block change "Chatta/Ham Cnty Health Department" to "Hamilton County Groundwater Protection".
17. According to existing note 8 show the hatched areas as subsurface sewage disposal system areas.
18. In existing note 8 change "Health Department" to Hamilton County Groundwater Protection".
19. In existing note 9 show the number of approved bedrooms for each proposed lot.
20. In existing note 10 change "the Health Department" to "Hamilton County Groundwater Protection".
21. Add the following note: "Hamilton County Groundwater Protection may require that the SSDS easements be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with these regulations during our site visit".
22. Per Section 303.1.4 of the Hamilton County Subdivision Regulations add the following note: "The permanent access easement or right-of-way is to be privately maintained by the owners and not the Government of Hamilton County".
23. Per Section 303.1.4 of the Hamilton County Subdivision Regulations add the following note: "The owners are responsible for providing all desired utilities and services to the public road. The Government of Hamilton County is not responsible for providing services beyond the limits of the public road".
24. Per Section 303.1.4 of the Hamilton County Subdivision Regulations add the following note: "The Government of Hamilton County will not accept any private access easement or private road shown on this plat unless it is built to Hamilton County standards for a public road and the required land is dedicated to the County by the owner".
25. Add the following note: "All utilities, including but not limited to Electric Power Board (EPB), Soddy-Daisy/Falling Water Utility District their successors and assigns shall have the perpetual right to access at any time the utility, private access easement or private right-of-way to install, replace, repair, maintain, and upgrade their facilities".
26. Add the following note: "The Government of Hamilton County is not responsible for the construction or maintenance of any drainage easement, drainage facility, private road, private right-of-way, or anything shown on the plat".
27. Change any reference to "Chattanooga/Hamilton County Health Department" to "Hamilton County Groundwater Protection".
28. All property lines should be shown as solid lines. The centerline of the easement is also the property line; therefore, show it as a solid line with dimensional data.

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 WWTAs, 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. Access to proposed lots 1-21 is shown on the plat as being a proposed 50' private easement; however, the plat could be revised to show a proposed 50' private right-of-way. Recording the
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access on the plat as "50' private right-of-way" provides the developer and property owners in the future with the flexibility, if desired to construct a road built to public road standards in Hamilton County Standards and dedicate the right-of-way and road to Hamilton County.

2. If the developer chooses to revise the plat and show the access as being a 50' right-of-way then label the proposed right-of-way as "50' Utility and Private Right-of-Way".
3. 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. The property is located just outside of the Water Quality Program Boundary; however, it may be included in the revised program boundary with the release of new census data.
2. Add the following note: "Water Quality Easements and other drainage related facilities installed by the developer cannot be filed, 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 any time 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 storm water from this subdivision".
7. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Ground 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".
2. Hamilton County Groundwater Protection must review and approval all proposed lots for septic tank approval.
3. Final plat approval of this development is approved subject to the review and approval of the Hamilton County Groundwater Protection.
4. The design, construction, and installation of septic tanks and field lines shall be in conformance with the standards and regulations of the Hamilton County Groundwater Protection.
5. Questions about Hamilton County Engineer's Office requirements should be directed to Mr. Gary Pickett.

Hamilton County GIS Staff Comments and Notes

1. Check with GIS for approval of proposed road name.
 2. Check with GIS for proposed street addresses.
 3. All original signatures for recording purposes must be in black ink.
 4. Questions about Hamilton County GIS requirements should be directed to Hamilton County GIS at 209-7760.
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Electric Power Board Staff Comments and Notes

1. Show and label as such a 10' Power and Communication Easement along the front lot lines of lots 1-21 fronting Highgate Drive.
2. Show and label as such a 10' Power and Communication Easement along the property line of lot 1 fronting Burchard Road.
3. Questions about EPB requirements should be directed to Mr. Billy McGhee at 648-3259.

Additional Permit Reminders

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.

Hamilton County Water Quality Permit

1. Per Section 306.9 of the Hamilton County Subdivision Regulations any development that involves one or more acres and located within the program boundary of the Hamilton County Water Quality program will require a land disturbing permit from Hamilton County Water Quality Program.

Reminders

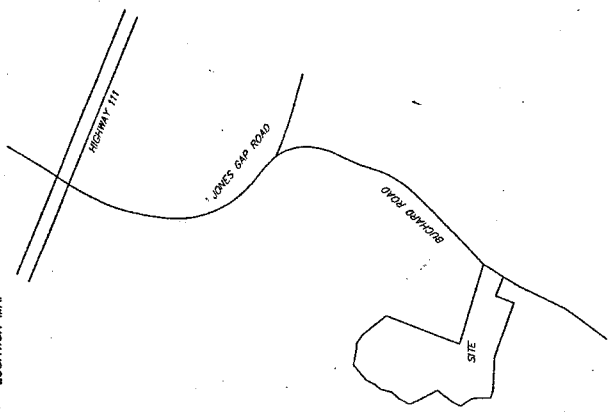
1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Please cover the specified corrections, requirements and resolution of notes and comments provided in the staff report and recommendation in the preparation of the Mylar copy of the final

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- 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. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
 5. 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. 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.
 7. Under current policies the Mylar copy of the final plat cannot be signed or recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extensions.
 8. Please submit the letter TDEC approving the waterline extensions to RPA staff prior to signing of the Final Plat.

RECEIVED
JUN 1 2012
Clark County Health & Regional Planning & Development

LOCATION MAP



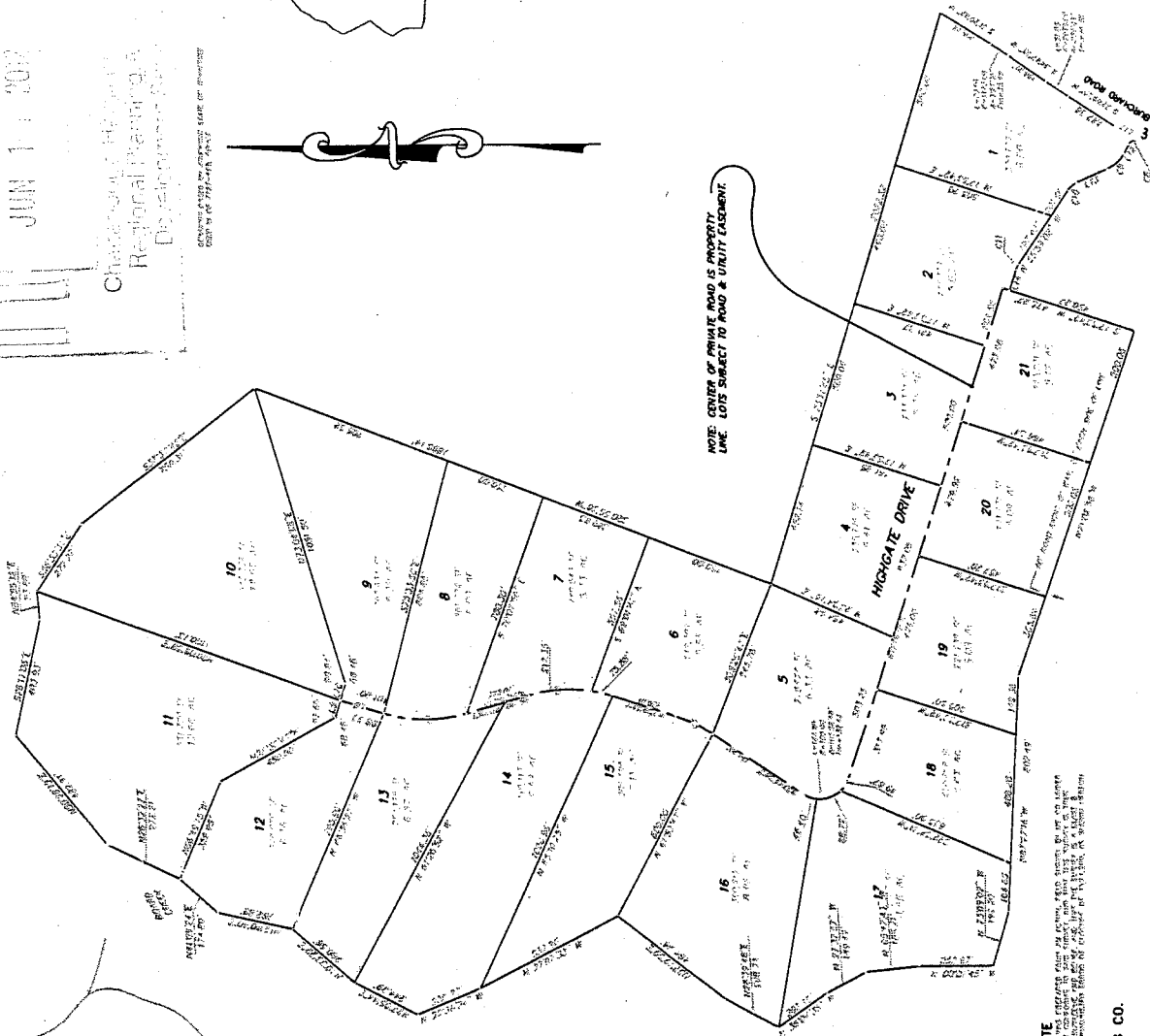
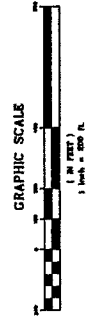
OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE ABOVE SHOWN HEREIN, HEREBY CERTIFY THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS.

DATE: _____
BY: _____
TITLE: _____

FINAL PLAT
HIGHGATE
TOWN CIVIL DISTRICT, MARION CO., IN.

DATE: 6-1-2012 SCALE: 1"=200'



NOTE: OWNER OF PRIVATE ROAD IS PROPERTY. LOTS SUBJECT TO ROAD & UTILITY EASEMENT.

LOCATION MAP



SURVEYORS CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE ABOVE SHOWN HEREIN IS THE PROPERTY OF THE ABOVE NAMED PERSONS.

RICHMOND SURVEYING CO.
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