

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-067	PC Meeting Date: 12-14-15
Subdivision Name:	Buena Vista Acres Subdivision Phase II, Lots 4 thru 10	
Applicant Request:	Preliminary/Final Plat	
Property Location:	Apison Pike @ Alabama Road	
Property Owner:	Cindy and John Barsa	
Applicant:	LRS Surveying	
Total Acreage:	15.31 Acres	
Proposed Density:	0.45 dwelling units per acre	
Tax Map Number:	162-017	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	<p>APPROVE as a preliminary/final plat subject to the following conditions:</p> <p>Hamilton County Groundwater Protection approval of septic tank use for these proposed lots</p> <p>Contact Hamilton County Water Quality Program staff for any additional required improvements to comply with the minimum requirements of the Hamilton County Water Quality Program.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

There are no additional Subdivision Regulation or Platting requirements.

Additional Comments and Notes

There are no additional Subdivision Regulation or Platting requirements.

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.

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.

RPA STAFF RECOMMENDATION

Hamilton County Water Quality Program Staff Comments and Notes

1. There may need to be additional required water quality improvements for this site. Please contact the Hamilton County Water Quality Program to discuss.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection must review and approve the use septic tank for these proposed lots.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
2. Add street addresses. Hamilton County GIS will assign street addresses after the final plat is approved.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

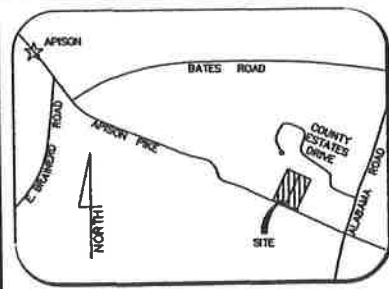
1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

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.

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 acceptance of any offers 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
 5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action to approve the final plat.
-



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- CURRENT ZONING A-1
- ACRES SURVEYED 15.31 ACRES
- THIS PLAT SUBDIVIDES DEED BOOK 7730 PAGE 987 BDC.
- LOCAL GOVERNMENT DOES NOT CERTIFY THE UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE ZONING ORDINANCE OF THE HAMILTON COUNTY SUBDIVISION REGULATIONS.
- ALL UNDERGROUND UTILITY STUB OUTS AND SERVICES LINES TO BE A MINIMUM DEPTH OF 24 INCHES WHEN LOCATED WITHIN 10 FEET OF PROPERTY CORNERS.
- TAX PARCEL 162-017
- NO POOLS PERMITTED FROM WRITING APPROVAL FROM THE HAMILTON COUNTY GROUNDWATER PROTECTION.
- ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EXEMPTION WILL BECOME NULL AND VOID IF THE STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
- THE FIELD DATA COLLECTED 6/15/15 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE FRACTION OF ONE FOOT IN 10,000 FEET AND AN ANGLE FRACTION OF UNDER 0.5 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A CLOSURE AND ANGLE TEST SURVEY WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
- NO PORTION THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HAMILTON COUNTY, TENNESSEE AS SHOWN ON COMMUNITY PANEL NO. 470900004 F DATED 11/07/2002.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO NOTICEABLE ABOVE GROUND EVIDENCE OF A NEARBY BURIAL AREA OR CONCRETE FOUNDATION. HOWEVER A THOROUGH INSPECTION OF THE SURROUNDING AREA IN THE DIRECT VICINITY OF THIS SITE WAS NOT DONE BY THIS SURVEYOR. THEREFORE EXCEPTION IS MADE HEREIN TO ANY NEARBY BURIAL AREAS OR CONCRETES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- THE UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM ABOVE GROUND, WHERE AVAILABLE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR APPROXIMATE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE TITLE COMMITMENT OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS GIVEN TO ANY SUCH JEOP.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.
- HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE SSD EXEMPTION BE FIELD LOCATED BY A SURVEYOR PRIOR TO SSD PERMIT ISSUANCE IF HE IS UNABLE TO VERIFY COMPLIANCE WITH THE REGULATION DURING OUT SITE VISIT.
- LOTS 4-6 & 7-10 ARE APPROVED FOR A MAX OF 4 BEDROOMS.
- INSERVED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND EXPLANATION AREA EXEMPTION. ANY CUTTING, FILLING, OR CONSTRUCTION WITHIN 10' OF THIS AREA OR 25' FOR A BROADEN CUT WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION AS RECORDED IN CONVEYANCE PLAT MAY RENDER THIS LOT UNMARKETABLE.
- ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EXEMPTION WILL BECOME NULL AND VOID IF THE STRUCTURES ARE CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.

REFERENCES

- A FINAL PLAT OF COUNTY ESTATES, UNIT TWO PREPARED BY ROBERT SURVEYING COMPANY DATED NOVEMBER 8, 1985 RECORDED IN PLAT BOOK 54 PAGE 114 OF HAMILTON COUNTY RECORDS.
- A FINAL PLAT OF BARSA TRACE PREPARED BY DAVID MICHENER SURVEYING DATED JUNE 16, 2006 RECORDED IN PLAT BOOK 63 PAGE 27 OF HAMILTON COUNTY RECORDS.
- DEED BOOK 7730 PAGE 987

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT.

DATE _____
BY _____
HAMILTON COUNTY GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

NOV 23 2015

Chattanooga Planning Commission
Hamilton County Planning Commission
200 10th Avenue
Chattanooga, TN 37402

LRS
LRS Surveying

29 MAPLE RIDGE DR SUITE 104
CARTERSVILLE, GA. 30121
Tel: (770) 235-3610
Tel: (423) 658-1247

REVISIONS

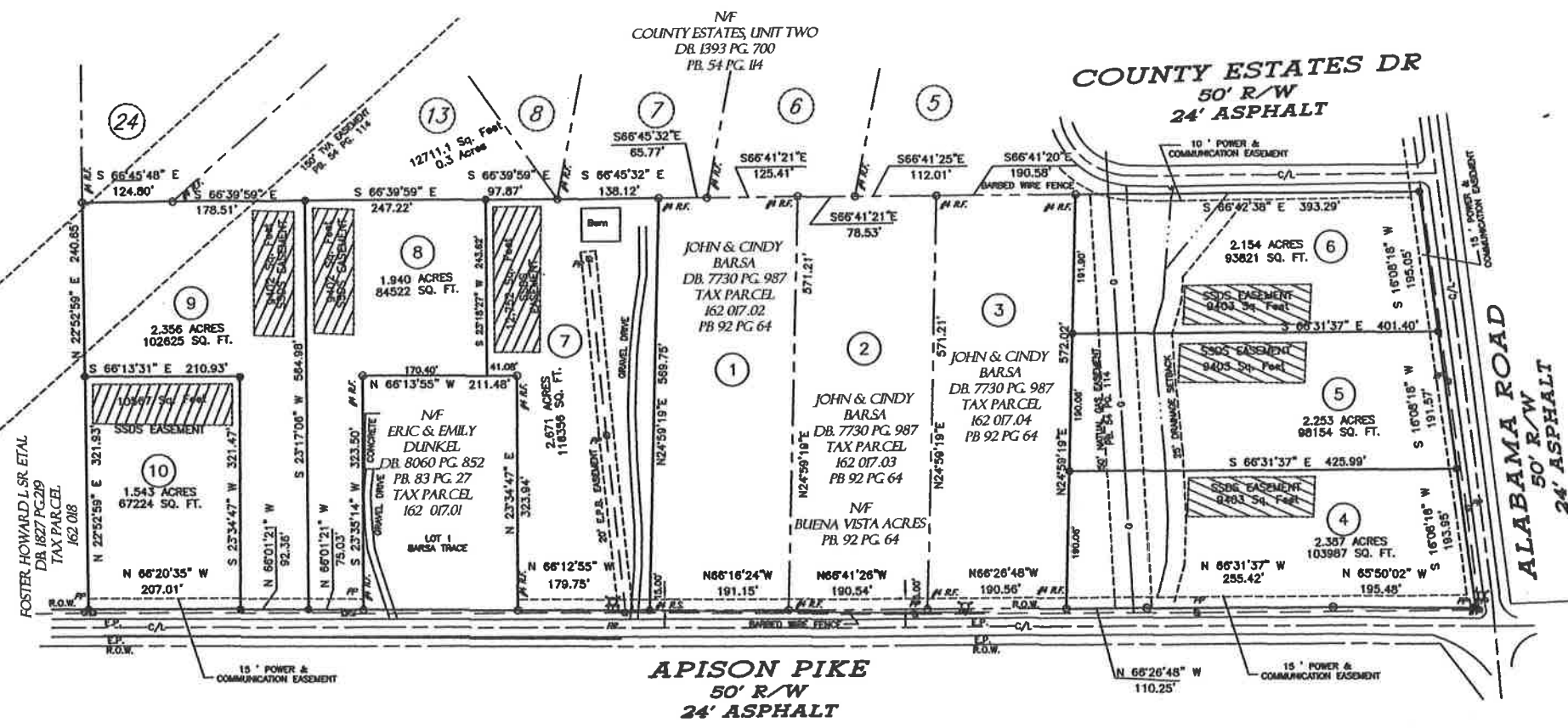
Revision	Date
1	
2	
3	
4	
5	
6	
7	
8	



FINAL PLAT
BUENA VISTA
ACRES
PHASE II
LOTS 4-10

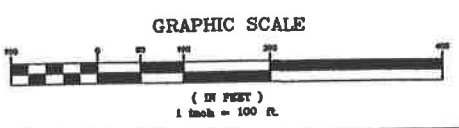
2nd CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

Date: 6/25/15
Scale: 1" = 100'
Surveyed By: LRS
Drawn By: LRS
Checked By: LRS
Project No.: 15-037
DWG. No.: 15-037
FBK. No.: NA
Sheet Number: 1 OF 1



PROPERTY CORNER LEGEND

- 1/4 R.S. - 1/4 REINH SET
- 1/4 R.F. - 1/4 REINH FOUND
- C.L.F. - OPEN TOP FOUND
- C.L.F. - CORNER TOP FOUND
- POINT - CORNER NOT SET
- C.M.F. - CONC. MONUMENT FOUND



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 AREA OF PROVISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THIS IS A CONVEYANCE SURVEY.

LEWIS R. SHELTON
TENNESSEE REGISTERED LAND SURVEYOR NO. 2525
29 MAPLE RIDGE DR SUITE 104
CARTERSVILLE, GA. 30121

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON DO HEREBY ADOPT THIS PLAT AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE.

JOHN & CINDY BAROSA
(813) 433-0811
4176 N. PRIMAVERA AVE
WINTER FL. 32787

LEGEND

- LINE TYPES
- BOUND-OF-WAY LINE
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - LAND LOT LINE
 - TREE LINE
 - SHOWN SETBACK PER 10'
 - BUILDING SETBACK LINE
 - CREEK LINE
 - OVERHEAD POWER LINE
 - 1/4" POWER LINE
 - FENCE LINE
 - TELEPHONE LINE
- SYMBOLS
- SHOWN SEWER MANHOLE (SSM)
 - CLEVERLY (CZ)
 - ✕ FIRE HYDRANT (FH)
 - ⊕ WATER VALVE (WV)
 - ⊕ AIRBORNE CONTROL VALVE (ACV)
 - ⊕ WATER METER (WM)
 - ⊕ LOT NUMBER
 - ☒ TELEPHONE BOX (TEL)
 - ⊕ C/L POWER MANHOLE
 - ⊕ POWER POLE (PP)
 - ⊕ POWER BOX (PB)
 - ⊕ ADDRESS
- ABBREVIATIONS
- C/L CENTERLINE
 - E.P. EDGE OF PROVISION
 - P.S. PLAT BOOK
 - R.O.W. RIGHT OF WAY
 - SSDS SUBSURFACE SEWAGE DISPOSAL SYSTEM
 - DB DEED BOOK
 - PB PLAT BOOK
 - N/P NOW OR FORMERLY