

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-069	PC Meeting Date: 12-14-15
Subdivision Name:	Frances Jean Avans Subdivision Lots 1 thru 3	
Applicant Request:	Preliminary/Final Plat	
Property Location:	1325, 1327, and 1329 Thatcher Road	
Property Owner:	Michelle Avans Kidwell	
Applicant:	Reid Surveying	
Total Acreage:	1.13 Acres	
Proposed Density:	2.65 dwelling units per acre	
Tax Map Number:	058I-A-018	
Zoning:	A-1 Agricultural District and R-5 Residential District	
Staff Recommendation:	APPROVE as a preliminary/final plat	

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 all corrections and modifications have been completed.

Additional Comments and Notes

The following items can be corrected on the final plat submittal for signatures.

1. Submit geo-referenced CAD file to Hamilton County GIS prior to signing of the final plat.

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 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 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.

Hamilton County Water Quality Program Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal

RPA STAFF RECOMMENDATION

Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection has granted preliminary approval of septic tank use on these 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. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

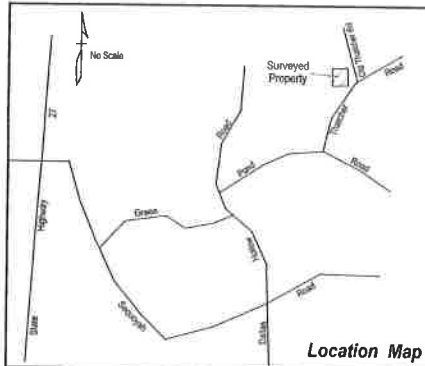
1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

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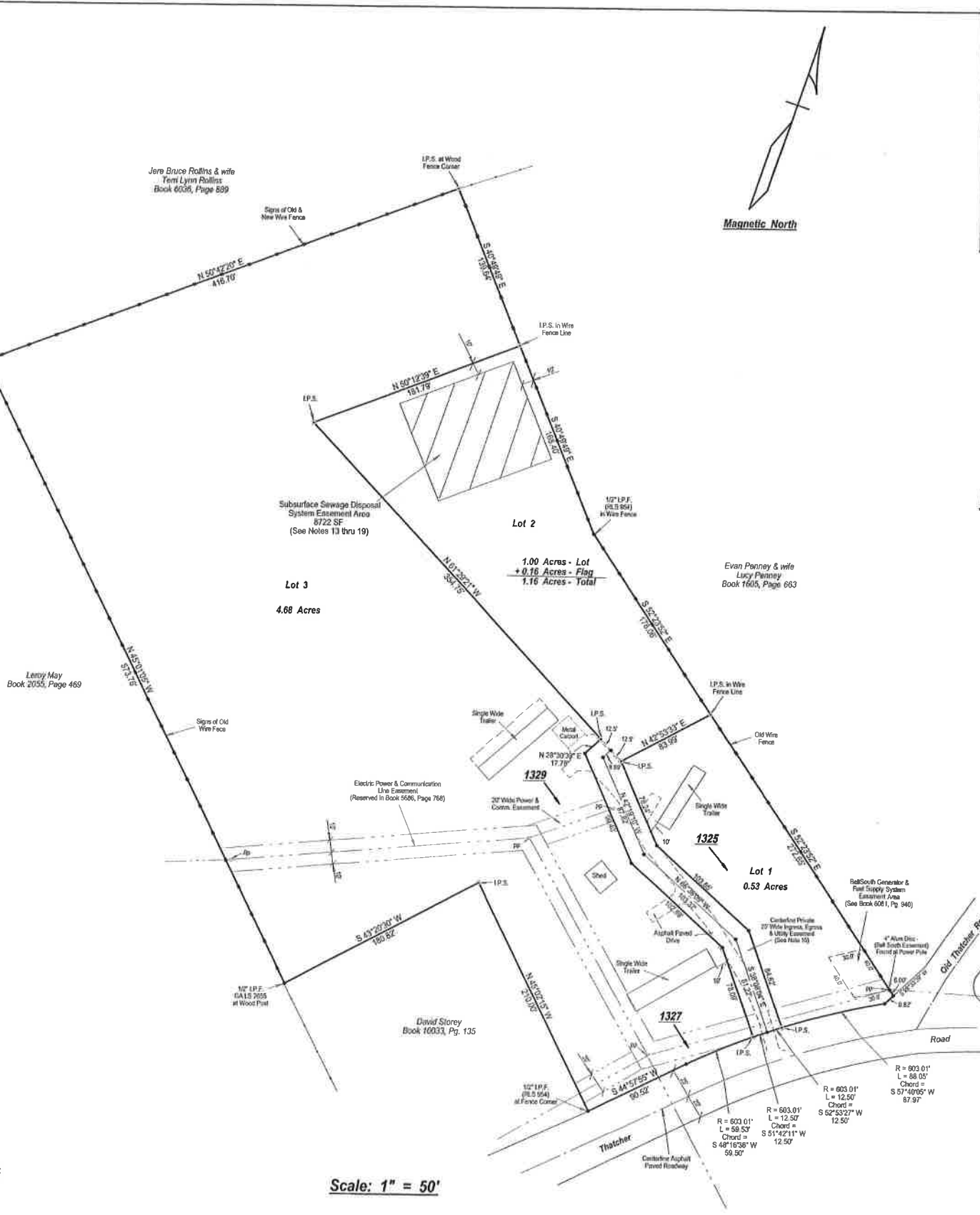
APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT
 DATE: _____
 BY: _____
 HAM CNTY GROUNDWATER PROTECTION
 DATE: _____
 BY: _____
 JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____
 CHATT/HAMILTON COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

LEGEND

R = Radius of Curve Arc
 L = Length of Curve Arc
 I.P.F. = Iron Pin Found (from a previous survey) - see plat for a description of monument found
 I.P.S. = Iron Pin Set (this survey) 3/4 inch diameter by 3 feet long steel rebar with yellow plastic cap stamped "Reid Surveying - RLS 1413"

NOTES

- 1) Owner / Developer: Michelle Avans Kidwell
 Executrix of the Last Will and Testament of Frances Jean Avans
 411 Harmon Drive
 Dunlap, Tennessee 37327
- 2) Present Zoning: R-5, Single Wide Manufactured Home District & A-1, Agriculture
- 3) Area Subdivided: Lot 1 = 0.53 Ac + Lot 2 = 1.16 Ac + 4.68 Ac = 6.37 Ac Total
- 4) The local government does not certify that utilities or utility connections are available.
- 5) Wastewater Disposal: Private Septic System & Field Lines
- 6) This subdivision has been developed according to the subdivision regulations of Hamilton County, Tennessee.
- 7) This plat prepared to further subdivide the 6.37 acre Frances Jean Avans property described in a Quitclaim Deed recorded in Book 6039, Page 403; Registers Office of Hamilton County, Tennessee. This division made in accordance with the Last Will and Testament of Frances Jean Avans dated December 11, 2001.
- 8) Tax Map Reference: Map 0581 - A - 018.00
- 9) The Government of Hamilton County is not responsible for the construction or maintenance of the 25 foot wide private ingress, egress, & utility easement.
- 10) Lots 1 & 3 hereby reserve the 25 ft wide ingress, egress & utility lot stem as an easement for access and for the installation and maintenance of utilities required to serve these lots.
- 11) 1329 = Street Address
- 12) The Owners are responsible for providing any desired service and utility to the public road. Hamilton County is not responsible for providing service beyond the limits of the public road.
- 13) No pools without prior written approval from Hamilton County Groundwater Protection.
- 14) 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 Hamilton County Groundwater Protection and recording of corrective plat may render this lot unbuildable.
- 15) Lot 2 is approved for a maximum of 4 bedrooms.
- 16) Lots 1 & 3 have not been evaluated, pursuant to this plat review, for a subsurface sewage disposal system and plat approval does NOT constitute approval of these lots or the existing SSDS systems.
- 17) All notes regarding the subsurface sewage disposal system easement will become null and void if the home is connected to a public sanitary sewer system.
- 18) 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.
- 19) Wells must be a minimum 50 feet uphill and away from septic tank and field lines.



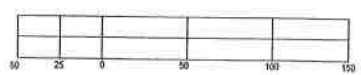
FINAL PLAT
FRANCES JEAN AVANS
SUBDIVISION

THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

I the undersigned hereby adopt this plat as my plan of subdivision and certify that I am the Executrix of the Last Will and Testament of the Frances Jean Avans property shown hereon and that this property is held in fee simple and is described in Book 6039, Page 403; Registers Office of Hamilton County, Tennessee.

Date _____
 Michelle Avans Kidwell
 411 Harmon Drive
 Dunlap, Tennessee
 Phone: (423) 902-4109

Scale: 1" = 50'



November 16, 2015

I hereby certify that I have surveyed the property shown hereon using the latest recorded deeds and surveys; that this is a Category III (Rural) survey; that the ratio of precision of the unadjusted survey is 1:16,340 as shown hereon; and that the survey is correct to the best of my knowledge and belief.

Gene Reid, Surveyor
 Tenn. Reg. No. 1413

REID SURVEYING COMPANY
387 MT AIRY ROAD
DUNLAP, TENNESSEE
37327
PHONE: 423 / 949-4544

