

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-019	PC Meeting Date: 05-11-15
Subdivision Name:	The View at White Oak Lots 1 thru 13 and 52 thru 67	
Applicant Request:	Final Plat	
Property Location:	Highway 58 @ Mahan Gap	
Property Owner:	Bill Fine	
Applicant:	David Mathews Surveying	
Total Acreage:	56.17 Acres	
Proposed Density:	0.49 dwelling units per acre	
Tax Map Number:	86-013 and Part of 86-035	
Zoning:	R-1 Residential District	
Staff Recommendation:	APPROVE as a 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 required corrections have been completed.

Additional Comments and Notes

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

1. On adjoining property owned by Fine state the number of acres remaining.
2. Show and label and existing and proposed fire hydrants installed within this phase of the development.
3. Explain the dashed easement along the side lot lines between lots 61/62 and lots 3/4.
4. Change "Hamilton County is not responsible for the construction of maintenance of the 20' private drive easement" to "Hamilton County is not responsible for the construction of maintenance of the 15' and 20' private drive easement".
5. In notes 23 and 24 delete "facilities".

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 this subdivision review.
2. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike

RPA STAFF RECOMMENDATION

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 review.
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 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. 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. Contact Hamilton County GIS for approval of proposed street names.
3. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

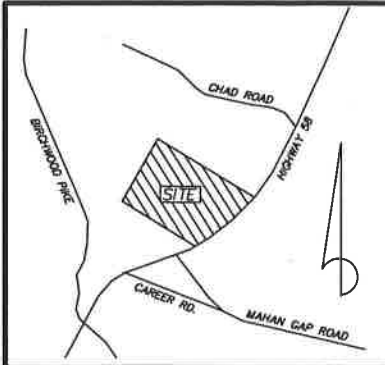
1. Show EPB easements as required.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility or fire department providers. Please check with the appropriate utility provider or fire department for any additional comments, notes, or requirements.
2. Show and label any fire hydrants installed as part of this subdivision development.

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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LOCATION MAP

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 and hereby dedicate the Road Right-of-Way shown hereon for ever.

Bill Fine
6433 Ware Branch Cove
Harrison, TN 37341
(423) 488-4442

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

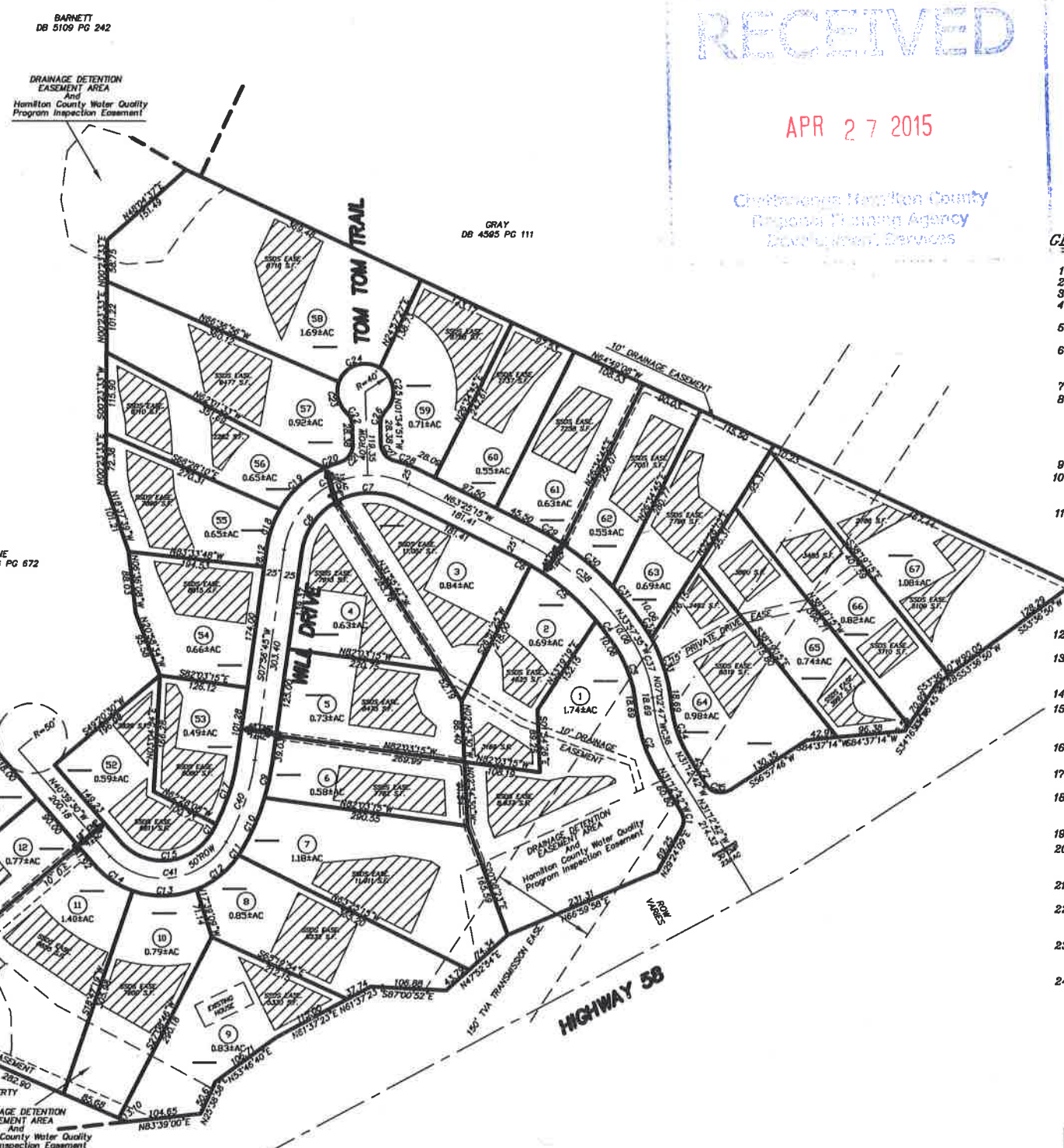
RECEIVED

APR 27 2015

Hamilton County
Regional Planning Agency
Development Services

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 _____

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	26.45	25.00	14.61	60°36'51"
C2	94.90	225.00	48.16	24°08'25"
C3	82.20	175.00	41.87	26°24'48"
C4	35.20	355.35	17.81	5°40'31"
C5	123.03	355.35	62.14	19°50'17"
C6	24.49	355.35	12.25	3°56'27"
C7	96.22	98.56	52.33	55°56'05"
C8	90.85	98.56	48.82	52°41'56"
C9	51.16	340.00	25.63	8°37'19"
C10	83.44	340.00	41.93	14°03'40"
C11	8.87	130.20	3.44	3°01'22"
C12	78.69	130.20	40.59	34°37'56"
C13	92.78	130.20	48.46	40°29'30"
C14	60.44	130.20	30.77	26°35'46"
C15	145.68	80.20	102.79	104°04'27"
C16	14.67	290.00	7.33	2°33'21"
C17	100.15	290.00	50.58	19°47'09"
C18	57.85	148.56	29.30	22°18'43"
C19	67.90	148.56	45.28	33°54'01"
C20	23.84	148.56	12.00	8°19'32"
C21	32.71	25.00	19.17	74°58'22"
C22	20.15	25.00	10.66	46°11'13"
C23	47.80	40.00	27.22	68°27'55"
C24	70.47	40.00	48.47	100°26'33"
C25	71.88	40.00	50.26	102°27'56"
C26	20.15	25.00	10.66	46°11'13"
C27	32.71	25.00	19.17	74°58'22"
C28	34.05	148.56	17.10	13°02'56"
C29	52.83	405.35	26.45	7°28'05"
C30	92.97	405.35	46.89	13°08'30"
C31	62.62	405.35	31.37	8°31'04"
C32	19.40	225.00	9.71	4°56'26"
C33	86.29	225.00	43.68	21°58'22"
C34	73.81	175.00	37.45	24°59'55"
C35	40.07	25.00	25.81	81°59'32"
C36	84.35	200.00	42.81	24°09'55"
C37	93.95	200.00	47.86	26°34'48"
C38	195.57	380.35	100.00	29°27'40"
C39	234.27	123.56	172.06	108°38'00"
C40	124.71	315.00	63.18	22°40'59"
C41	192.17	105.20	136.27	104°39'47"



GENERAL NOTES

1. Zoned : R-1
2. Acres subdivided : 56.17±AC
3. This plat subdivides deed : 10356-672
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 structures and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 86-13 & part of 86-35
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. All corners are Iron Pins Set unless otherwise noted.
12. The Owner/Developer is to install all drainage structures & improve easements as shown.
13. Approval of the plat does not imply that Hamilton County will approve any subsequent development using roads, ROW or easements shown on this plat.
14. Preliminary Plat was approved on May 12, 2014
15. 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.
16. Lots 1-13 and 52-67 are approved for a maximum number of (3) bedrooms with no whirlpool tubs over 40 gallons.
17. Hamilton County is not responsible for the construction or maintenance of the 20' private drive easement
18. The owners of lots 1, 7, 9-11 & 58 are responsible for the maintenance of the drainage detention easement and Hamilton County Water Quality Program Inspection Easement.(H.C.W.Q.P.)
19. ⊙ = Lot Number
20. 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 H.C.W.Q.P.
21. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the H.C.W.Q.P. rules & regulations.
22. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
23. The H.C.W.Q.P. reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
24. The H.C.W.Q.P. rules & regulations shall apply to any discharge of storm water from this subdivision.

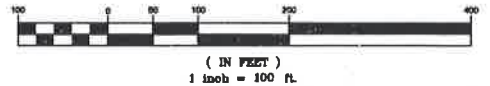
TEMPORARY CUL-DEL-SAC TO BE ABANDONED WHEN THE ROAD IS EXTENDED AND ACCEPTED BY HAMILTON COUNTY

SIMS DB 1207 PG 186

HAVEN W829 PG 336

KATHRYN HAVEN PROPERTY PB 88, PG 73
DRAINAGE DETENTION EASEMENT AREA
And
Hamilton County Water Quality Program Inspection Easement

GRAPHIC SCALE



FINAL PLAT

THE VIEW AT WHITE OAK

LOTS 1 thru 13 & 52 thru 67

HAMILTON COUNTY, TENNESSEE

Date: 3-11-15	Drawn: R Middleton	Job#: 13-667
Scale: 1"=100'	Checked: DLM	
1820 HESMILL ROAD CHATTANOOGA, TENN 37424 PH: 423-870-8071 FX: 423-870-4200		

15-S4436

C:\land Projects\REVINE 9113 HWY 58\long\FINAL PLAT PHASE LONG 4/24/2015 3:43:39 PM EDT