

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-054	PC Meeting Date: 10-12-15
Subdivision Name:	Brookstone Village Subdivision Lots 1 thru 32	
Applicant Request:	Final Plat	
Property Location:	10114 Birchwood Pike	
Property Owner:	Dennis Banther	
Applicant:	Chattanooga Engineering Group and David Mathews Surveying	
Total Acreage:	27 Acres	
Proposed Density:	1.18 dwelling units per acre	
Tax Map Number:	77-10.09	
Zoning:	A-1 Agricultural District and R-5 Residential District	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following conditions:</p> <p>Installation and completion of all infrastructure related improvements as part of this subdivision development.</p> <p>Submittal of all required infrastructure “as-builts” to the appropriate departments for review.</p> <p>Corrections and modifications identified below.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

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

1. Add the following note: Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in anyway without permission from the Hamilton County Water Quality Program.
2. 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.
3. Add the following note: Hamilton County Water Quality Program reserves the right at anytime to access water quality easements to inspect areas and facilities.
4. Add the following note: Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.

Additional Comments and Notes

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

1. Check on the name of the proposed subdivision. There may be an existing Brookstone Subdivision.
2. On proposed Lots 1 and 32 explain/label the dashed easement line.
3. In note 15 change “drainage” to “drainage”. Also change “andy” to “and”.
4. In note 20 change “srainage” to “drainage”.

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

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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.

Hamilton County Water Quality Program Staff Comments and Notes

1. Add Hamilton County Water Quality notes to the plat.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Groundwater Protection as part of this subdivision plat review.
2. Questions regarding Groundwater Protection requirements and approval should contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for approval of proposed street names for Roads A, B, and C.
2. Show street addresses after final plat has been approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. Prior to signing of the final plat please submit the Geo-reference CAD file used to create the subdivision plat to Hamilton County GIS. If GIS does not have this copy they will not sign the plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Other Utilities and Fire Department Comments and Notes

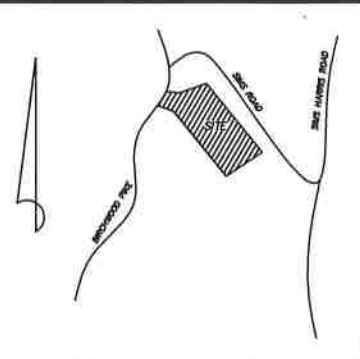
1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

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 approval or acceptance by the public of any offer 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. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the final plat.
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5. The Final plat cannot be signed or recorded until all infrastructure improvements have been completed and all required “as-builts” have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.
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LOCATION MAP

Owner's Certification & Dedication

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 ROW to the public forever.

Dennis Banther
7403 Igou Ferry Road
Harrison, TN 37341
(423) 344-9855

ENGINEERS CERTIFICATION

I certify that I have reviewed or designed all new roads, drainage, and domestic water as shown on this plat, and that the design meets proper engineering criteria.

Chattanooga Engineering Group
Rocky Chambers
400 E. Main St
Chattanooga, Tennessee 37408
(423) 600-9110

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 "F" Survey.

David Mathews PLS#747

RECEIVED

SEP 23 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services

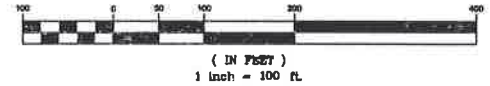
APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

GENERAL NOTES

- Zoned : A-1 & R-5
- Acres subdivided : 27±AC
- This plat subdivides deed : 929S-241
- Local Government does not certify that utilities or utility connections are available.
- This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
- All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
- Tax Map No: 77-10.09
- 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.
- No pools without prior written approval from the H.C.C.W.P.
- 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.
- 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.
- Lots 12, 26 & 32 are approved for a maximum number of (2) bedrooms, lots 1-8, 13-15, 19-23 & 27-31 are approved for a maximum number of (3) bedrooms, and lots 9-11, 16-18, 24 & 28 are approved for a maximum number of (4) bedrooms. No whirlpool tubs over 40 gallons are allowed on any lots.
- All corners are Iron Pins Set unless otherwise noted.
- A 10' private drainage easement shall be reserved along the exterior property lines of this subdivision, except along street frontages. A 5' drainage easement shall be reserved along all side and rear property lines. These drainage easement shall be automatically abandoned if two or more lots are combined, or used as one lot, or if no setback is required.
- Hamilton County is not responsible for any drainage easements, or drainage detention easement, or any pond easement.
- The owners of Lots 18, 24 & 16 are responsible for the maintenance of the drainage detention & Hamilton County Water Quality Inspection access easement on their lot.
- The owners of Lots 10, 11, 14 & 15 are responsible for the maintenance of the pond easement on their lot.
- Preliminary plat was approved on October, 13 2014.
- Minimum 25' fieldline setback from all drainage easements.
- The owner/developer is to install all drainage structures and improved easements.

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	53.92	730.00	26.97	47.155°
C2	38.86	25.00	24.59	82.0346°
C3	12.67	125.00	6.34	5.4625°
C4	6.11	125.00	3.06	2.4801°
C5	124.23	75.00	81.71	94.5411°
C6	88.90	125.00	52.20	45.2020°
C7	89.79	125.00	52.70	45.3426°
C8	41.87	25.00	27.75	85.5759°
C9	59.53	80.00	31.22	42.3815°
C10	20.15	25.00	10.66	46.1173°
C11	59.16	40.00	36.48	84.4472°
C12	64.18	40.00	41.37	91.3521°
C13	61.00	40.00	38.21	87.2216°
C14	5.82	40.00	2.91	4.2078°
C15	20.15	25.00	10.66	46.1173°
C16	5.18	120.00	2.59	2.2818°
C17	91.89	120.00	48.33	43.5222°
C18	38.28	25.00	24.03	87.4425°
C19	27.24	75.00	13.77	20.4829°
C20	21.03	25.00	11.18	40.1123°
C21	4.40	125.00	2.20	2.0054°
C22	48.55	50.00	26.38	53.3811°
C23	48.46	50.00	26.32	53.3200°
C24	49.61	50.00	27.06	56.5059°
C25	26.70	50.00	13.68	30.3536°
C26	12.45	50.00	6.28	14.1802°
C27	21.03	25.00	11.18	40.1123°
C28	4.40	125.00	2.20	2.0054°
C29	41.00	125.00	20.69	10.2472°
C30	56.82	75.00	29.85	43.7472°
C31	62.38	75.00	33.12	47.3817°
C32	105.80	125.00	56.30	48.2945°
C33	2.37	125.00	1.19	1.0516°
C34	89.57	125.00	46.81	41.0326°
C35	37.70	25.00	23.58	86.2347°
C36	63.90	300.00	32.02	9.2389°
C37	42.00	80.00	21.50	30.0445°
C38	34.53	80.00	17.54	24.4340°
C39	26.56	25.00	14.89	60.5250°
C40	86.81	40.00	75.77	124.2033°
C41	43.89	40.00	24.31	62.3438°
C42	58.59	40.00	25.97	83.5078°
C43	5.41	75.00	2.72	14.2410°
C44	11.87	25.00	6.05	9.2389°
C45	74.75	120.00	40.85	37.3528°
C46	58.26	120.00	28.86	28.5152°
C47	70.82	420.00	35.40	9.3804°
C48	38.98	25.00	24.71	82.2029°
C49	11.27	75.00	5.64	8.3826°
C50	38.36	25.00	22.25	83.2000°
C51	15.02	100.00	7.51	9.2389°
C52	185.64	100.00	108.95	94.5411°
C53	158.83	100.00	101.86	91.0330°
C54	36.32	100.00	18.36	50.4829°
C55	84.83	100.00	45.16	48.3816°

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	16.27	N55.7536°W
L2	38.77	N33.5923°E
L3	3.89	S24.4650°W
L4	281.21	S70.0711°E
L5	57.08	S24.4650°W
L6	203.37	S66.7631°E
L7	44.28	N27.4329°E
L8	183.51	S45.2802°E
L9	88.94	N27.1944°E

D:\Land Projects RE\BIRCHWOOD DOLA\eng\PRELIMINARY PLAT.dwg 8/19/2014 3:46:14 PM EDT

FINAL PLAT

BROOKESTONE VILLAGE

LOTS 1 THRU 32

HAMILTON COUNTY, TENNESSEE

Date: 8-18-2015	Drawn: R Middleton	Job#:
Scale: 1"=100'	Checked: DIM	

DAVID MATHEWS SURVEYING

14-S4396