

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2016-051</b>	<b>PC Meeting Date: 09-12-16</b>
<b>Subdivision Name:</b>	<b>Stonewall Farms Subdivision Lots 627 thru 631</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Manassas Drive	
<b>Property Owner:</b>	Tidewater Properties	
<b>Applicant:</b>	Richmond Surveying	
<b>Total Acreage:</b>	0.80 Acres	
<b>Proposed Density:</b>	6.25 dwelling units per acre	
<b>Proposed Use:</b>	Townhouse dwellings	
<b>Number of Lots:</b>	5	
<b>Accessibility:</b>	No new roads will have frontage along existing 50' right-of-way Manassas Drive	
<b>Tax Map Number:</b>	092G-E-016	
<b>Zoning:</b>	R-T/Z Residential Townhouse District	
<b>Subdivision Variances Required:</b>	None	
<b>Staff Recommendation:</b>	<b>APPROVE as a Final Plat</b>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Variances

No need for any variance to the subdivision regulations.

#### Subdivision Regulation and Platting Requirements

There are no additional comments or notes.

#### Additional Comments and Notes

The following can be corrected on the submittal of the Final Plat for signatures and recording.

1. Show the phone number of the property owner/developer.
2. Show and label as such a 10' Power and Communication Easement along the lot frontage abutting Manassas Drive.

### 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

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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. This property is located within the Hamilton County Water Quality Program boundary.
2. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
3. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Bishop at (423) 209-7851.

### **Hamilton County Groundwater Protection Staff Comments and Notes**

1. Sanitary sewers are available. Contact Hamilton County WWTA for any additional comments and questions.
2. Questions concerning Hamilton County WWTA comments and notes contact Hamilton County WWTA.

### **Hamilton County GIS Staff Comments and Notes**

1. Add street addresses. Hamilton County GIS will assign street addresses after the Final Plat is approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. 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.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

### **Electric Power Board Staff Comments and Notes**

1. Show 10' Power and Communication Easement along the lot frontage abutting Manassas Drive.
2. Questions concerning EPB requirements contact Mr. Billy McGhee at EPB.

### **Other Utilities and Fire Department Comments and Notes**

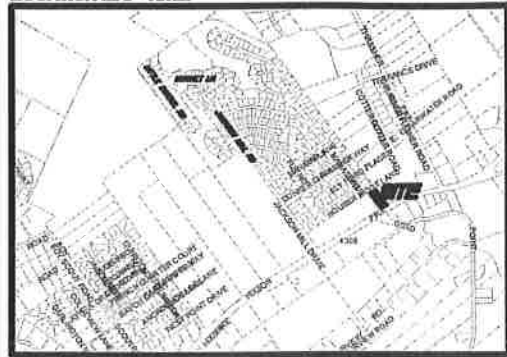
1. There were no comments and notes provided by any of the utility providers or the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

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### **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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LOCATION MAP NTR



- LEGEND:**
- - CORNER FOUND (DESC. ON PLAT)
  - - CORNER SET (1/2" REBAR W/ CAP)
  - - POINT NOT SET/FOUND
  - - WATER VALVE
  - - FIRE HYDRANT
  - - UTILITY POLE
  - - OVERHEAD UTILITY LINE
  - - SAN. SEWER MANHOLE
  - - SAN. SEWER LINE
  - - FLOORLINE
  - - CONCRETE

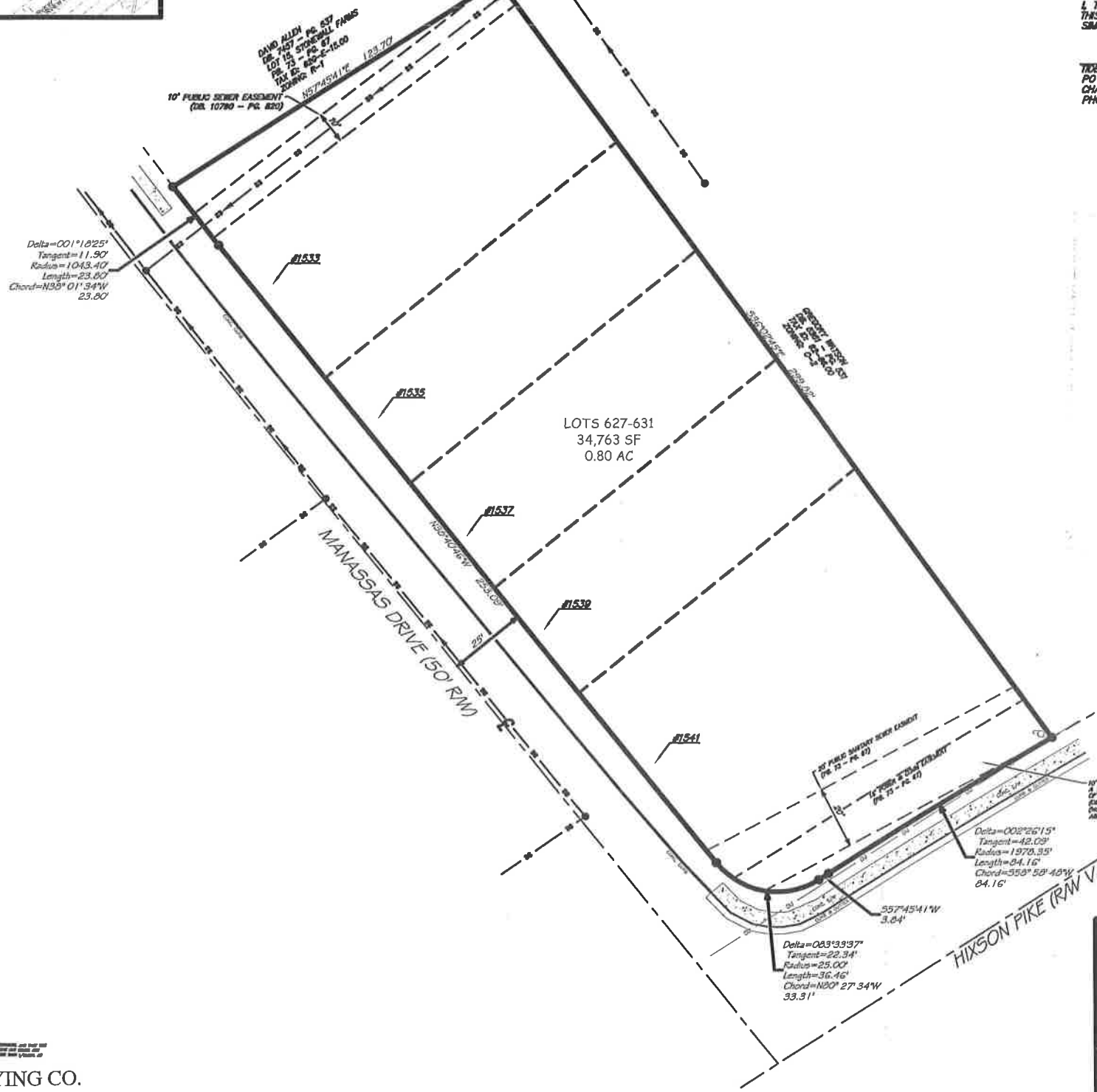


- NOTES:**
1. PRESENT ZONING R1/2
  2. TAX ID: MAP 0820 - GROUP E - PARCEL 1600
  3. DEED REFERENCED: DL 10790 - PG. 809
  4. TOTAL ACRES: 0.80 ACRES
  5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
  6. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  7. SEWAGE DISPOSAL BY PUBLIC SANITARY SEWER BY HOWIEA
  8. AS PER FEMA FIRM PANEL NO. 47080C02410 (DATED 5-03-2014), THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.
  9. BEARINGS FOR THIS SURVEY ARE BASED ON THE STATE GRID (NAD 83), AND WERE OBTAINED USING SATELLITE OBSERVATION.
  10. THE TEMPORARY SLOPE EASEMENT AND THE 10' TEMPORARY CONSTRUCTION EASEMENT IS ASSUMED TO BE ABANDONED WITH THE BASIS BEING THAT HIGHWAY 82 IS CONSTRUCTED AND FINISHED.
  11. THE USE OF THESE LOTS ARE FOR TENNESSEES.
  12. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE HAMILTON COUNTY SUBDIVISION REGULATIONS.
  13. THE BOARD OF ZONING APPEALS GRANTED REAR SETBACK VARIANCES FOR THESE LOTS:  
 1533 Manassas Drive - Case # 19015, Rear set-back reduced from 35' to 22.3'  
 1535 Manassas Drive - Case # 19013, Rear set-back reduced from 35' to 30.32'  
 1537 Manassas Drive - Case # 19018, Rear set-back reduced from 35' to 18.30'  
 1539 Manassas Drive - Case # 19016, Rear set-back reduced from 35' to 18.41'  
 1541 Manassas Drive - Case # 19014, Rear set-back reduced from 35' to 14.70'

APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 CHATTA/HAM CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**OWNERS CERTIFICATE**  
 I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THIS PROPERTY.

TIDEWATER PROPERTIES, LLC. DATE: \_\_\_\_\_  
 PO BOX 4301  
 CHATTANOOGA, TN 37405  
 PHONE: \_\_\_\_\_



RECEIVED  
 AUG 22 2016

**SURVEYORS CERTIFICATE**  
 I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original survey and plat as the same appears in my office, and that the same was prepared by me or under my direct supervision and in accordance with the laws and regulations of the State of Tennessee.  
**RICHMOND SURVEYING CO.**  
 363 1st STREET, SW  
 CLEVELAND, TN. 37311  
 PHONE: (423)479-7749

**FINAL PLAT**  
**STONEWALL FARMS**  
**LOTS 627-631**  
 BEING A REVISION OF TRACT B (PB. 73 - PG. 67), LOCATED ON MANASSA DRIVE, LYING MOSTLY IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.  
 DATE: 7-19-2016 SCALE: 1" = 20'