

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-050	PC Meeting Date: 09-12-16
Subdivision Name:	Morgan Subdivision Lots 1 thru 5	
Applicant Request:	Final Plat	
Property Location:	7809 Ooltewah Georgetown Road	
Property Owner:	Zach and Emily Morgan, Dwight and Fonda Morgan	
Surveyor/Engineer:	McKenzie and Morgan Surveying	
Total Acreage:	18.52 Acres	
Proposed Density:	0.26 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	5	
Accessibility:	All lots will front or have frontage to Ooltewah-Georgetown Road	
Tax Map Number:	104-038.05, 028.01, and 036	
Zoning:	A-1 Agricultural District	
Subdivision Variances Required:	None	
Staff Recommendation:	<p>APPROVE as a Final Plat subject to the following condition:</p> <p>Review and approval of septic tank use from Hamilton County Groundwater Protection.</p>	

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 comments and notes can be corrected on the submittal of the Final Plat for signatures and recording.

1. Since there is a stream/creek that cross this property a 60' stream buffer may be required along this stream/creek. Confirm the need for 60' stream buffer with Hamilton County Water Quality Program or with TDEC.
2. If a 60' stream buffer is required then add the following note: "Land disturbance is prohibited within the stream buffer. No clearing, grading, grubbing, or tree removal allowed without approval from Hamilton County Water Quality Program".
3. Add street addresses. Hamilton County GIS will assign street addresses after the Final Plat is approved.

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

RPA STAFF RECOMMENDATION

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. 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 not available. Submit plans to the Hamilton County Groundwater Protection for review and approval of septic tanks on the property.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

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. There are no additional comments or notes.

Other Utilities and Fire Department Comments and Notes

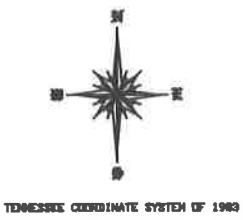
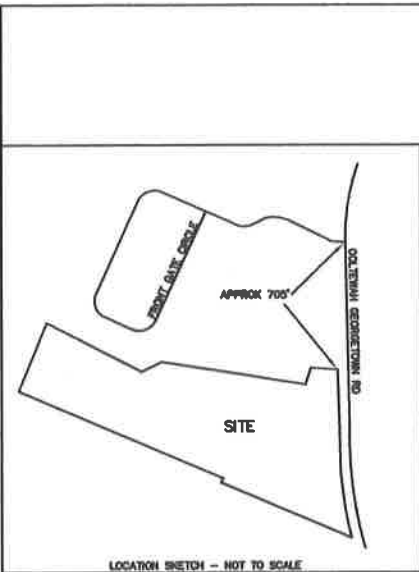
1. There were no comments and notes provided by any of the utility providers or the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

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.
-

RPA STAFF RECOMMENDATION

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.
-



RECEIVED

AUG 22 2016



LEGEND

- These standard symbols will be found in the drawing.
- POINT
 - SET 1/2" REBAR WITH CAP
 - EXISTING CORNER
 - EXISTING REBAR WITH CAP

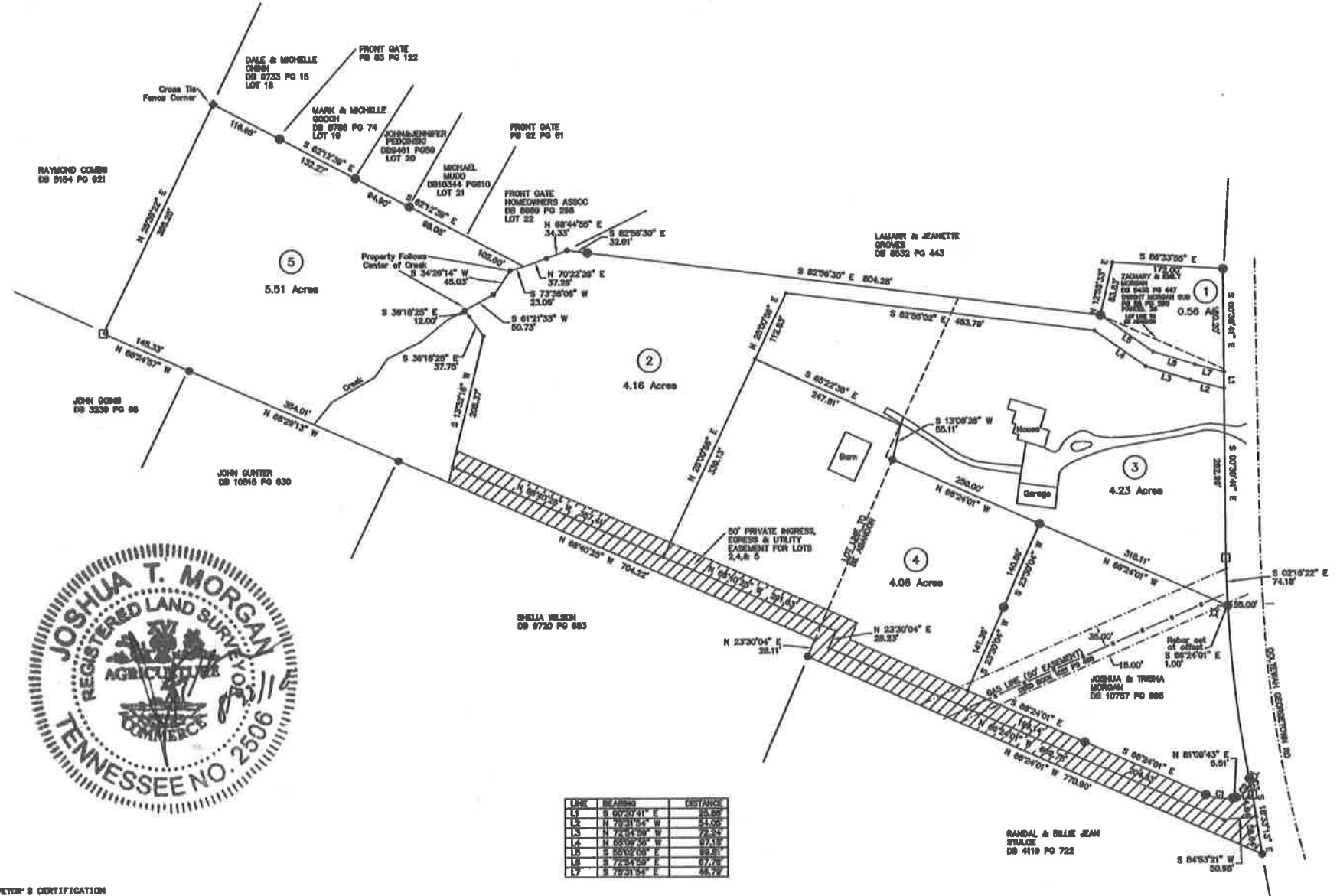
APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 BY _____
 HAMILTON COUNTY GROUNDWATER PROTECTION
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 CHATTAHOOCHEE REGIONAL
 PLANNING COMMISSION
 DATE _____
 BY _____

CERTIFICATION OF OWNERSHIP
 I HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION

AGENT: DWIGHT T. & FORDA H. MORGAN
 7821 DELTEWAH GEORGETOWN RD
 DELTEWAH, TN 37263
 (423) 238-6078

AGENT: ZACHARY T. & EMILY J. MORGAN
 7709 PEPPERREE BR
 DELTEWAH, TN 37263
 (423) 667-0363

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	42.40'	41.90'	S 82°37'09" E	33°28'18"
C2	75.00'	40.28'	38.07'	N 54°23'07" E	32°17'42"
C3	1658.51'	28.85'	28.82'	S 11°33'42" E	0°47'40"



NOTES

1. PLAT SUBJECT TO ANY R-O-W'S, EASEMENTS, AND RESTRICTIONS THAT MAY EXIST.
2. TOTAL ACRES: 18.02 +/-
3. TOTAL LOTS: 5
4. ZONING: A-1
5. THIS PLAT SUBDIVIDES: P: 38.05 BK 4075 PG 280 P: 28.01 BK 10319 PG 636 P: 38 BK 8435 PG 447
6. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATORS OF HAMILTON CO., TN.
7. SEWER: SEPTIC
8. STREET ADDRESS: 7821 DELTEWAH GEORGETOWN RD
9. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE ACCORDING TO FEMA-COMMUNITY PANEL NO. 470650000888, DATED: 02/03/2016.
10. TAX MAP: 104 PARCELS: 38.05 & 28.01 & 38
11. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
12. MINIMUM 25' SETBACK FROM DRAINAGE EASEMENTS SHOWN.
13. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
14. LOT NUMBER: (1)
15. HAMILTON COUNTY IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES BEYOND THE LIMIT OF THE PUBLIC ROAD RIGHT OF WAY.
16. HAMILTON CO IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE INGRESS & EGRESS EASEMENT.
17. THE PRIVATE ROADS ARE SHOWN SOLELY FOR COMPLIANCE WITH THE ADAPTED ADDRESSING POLICY & TO PROVIDE ACCESS TO THE LOTS. THESE ARE TO BE PRIVATELY MAINTAINED & NOT BY HAMILTON COUNTY.

HAMILTON CO. GROUNDWATER PROTECTION NOTES:

1. NO POOLS WITHOUT PRIOR WRITTEN APPROVAL FROM THE HAMILTON CO GROUNDWATER PROTECTION DEPARTMENT.
2. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DUPLICATION AREA EASEMENT. ANY CUTTING, FILLING OR CONSTRUCTION WITHIN 10' FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION AND RECORDING OF CORRECTIVE PLAN MAY RENDER THIS LOT UNSALABLE.
3. LOT 2, 4, & 5 ARE APPROVED FOR _____ BEDROOMS.
4. ALL NOTES REGARDING THE SUBSURFACE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE HOME IS CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
5. HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE SEED EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO SIB FRONT ISSUANCE IF HE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.
6. LOT 1 & 3 HAVE NOT BEEN INSPECTED OR EVALUATED PURSUANT TO THIS PLAT FOR A SEES AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR EXISTING SEPTIC.



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 AS SHOWN HEREIN. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE WITHIN STANDARDS OF PRACTICE. I ALSO CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREIN THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOSHUA T. MORGAN TH 18 2006 DATE 8/22/16

LINE	BEARING	DISTANCE
11	S 02°47'41" E	23.00'
12	N 72°31'24" W	23.00'
13	N 72°31'24" W	72.20'
14	N 68°02'20" W	87.10'
15	S 82°24'01" E	83.81'
16	S 72°31'24" E	87.70'
17	S 72°31'24" E	46.70'

FINAL PLAT LOTS 1-5

MORGAN ON OLTEWAH GEORGETOWN SUBDIVISION SECOND CIVIL DIST-HAMILTON CO, TN		
DRAWN JTM	DATE 07/22/16	MORGAN & MORGAN SURVEYING COMPANY, INC. P.O. BOX 812 DELTEWAH, TN 37263 PHONE: (423) 238-6078 FAX: (800) 706-8182
APPROVED JTM	DATE 07/22/16	
SCALE 1" = 100'	SHEET 1 OF 1	PROJECT NO. 0078216

PREPARED FOR: DWIGHT T. & FORDA H. MORGAN
 7821 DELTEWAH GEORGETOWN RD
 DELTEWAH, TN 37263
 (423) 238-6078