

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b> 2016-053		<b>PC Meeting Date:</b> 09-12-16
<b>Subdivision Name:</b> The View at White Oak Subdivision-Phase 2 Lots 14 thru 49		
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Will Drive @ Hwy 58	
<b>Property Owner:</b>	Bill Fine-Fine Homes	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	29.38 Acres	
<b>Proposed Density:</b>	1.22 dwelling units per acre	
<b>Proposed Use:</b>	Single-family detached dwellings	
<b>Number of Lots:</b>	36	
<b>Accessibility:</b>	Extension of existing 50' right-of-way Will Drive and new 50' right-of-way	
<b>Tax Map Number:</b>	081-085.20	
<b>Zoning:</b>	R-1 Residential District	
<b>Subdivision Variances Required:</b>	None	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a Final Plat subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Installation and completion of all required infrastructure related improvements as part of this subdivision development.</b></li> <li><b>2. Submittal of all required infrastructure "as-builts" to the appropriate Hamilton County Departments.</b></li> <li><b>3. Review and approval of septic tank use from Hamilton County Groundwater Protection.</b></li> </ol>	

## 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

The following can be made with the submittal of the Final Plat for signatures and recording.

1. Show location of control monuments.
2. Add the following note: "Preliminary Plat was approved on July 11, 2016. See Resolution Number 2016-034".
3. Show and label as such all fire hydrants.
4. Add the number of approved bedrooms for each lot based on approval of septic tanks from Hamilton County Groundwater Protection.

#### Additional Comments and Notes

There are no additional comments or notes.

## RPA STAFF RECOMMENDATION

### 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. 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 following their submittal and review process for the use of septic tanks within this development.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection-Mr. Gary Pickett.

#### 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. Contact GIS for street name approval of Road C.
3. 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.
4. 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

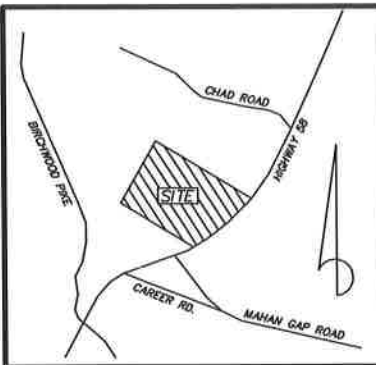
1. There were no comments and notes provided by any of the utility providers or the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.
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## RPA STAFF RECOMMENDATION

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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.
  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

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	61.89	75.00	32.83	47°16'50"
C2	21.03	25.00	11.18	48°11'23"
C3	18.66	50.00	9.45	21°24'38"
C4	56.51	50.00	31.70	64°45'06"
C5	48.00	50.00	26.03	55°00'08"
C6	48.00	50.00	26.03	55°00'08"
C7	59.23	50.00	33.64	67°32'04"
C8	10.77	50.00	5.41	12°20'41"
C9	21.03	25.00	11.18	48°11'23"
C10	39.27	25.00	25.00	90°00'00"
C11	24.98	75.00	12.61	19°04'56"
C12	62.57	75.00	33.23	47°47'52"
C13	119.05	75.00	76.26	92°27'03"
C14	7.44	358.73	3.72	1°11'18"
C15	26.04	25.00	14.34	59°40'19"
C16	28.61	60.00	14.58	27°19'11"
C17	71.29	60.00	40.53	68°04'40"
C18	55.00	60.00	29.60	52°31'04"
C19	65.00	60.00	29.60	52°31'04"
C20	71.06	60.00	41.83	69°45'45"
C21	16.22	60.00	9.18	17°24'10"
C22	21.50	25.00	11.47	49°17'01"
C23	16.15	408.73	9.08	2°32'41"
C24	27.73	125.00	13.92	12°42'36"
C25	67.67	125.00	34.79	31°06'31"
C26	78.37	125.00	38.67	34°32'43"
C27	22.46	125.00	13.79	12°35'17"
C28	92.18	125.00	48.30	42°15'09"
C29	12.10	125.00	6.05	5°32'43"
C30	41.63	125.00	21.01	19°04'56"
C31	39.27	25.00	25.00	90°00'00"
C32	35.43	125.00	17.83	16°14'21"
C33	67.72	125.00	34.71	31°02'29"
C34	156.74	100.00	101.67	90°27'03"
C35	63.42	100.00	44.31	47°47'52"
C36	33.30	100.00	16.61	19°04'56"
C37	62.52	100.00	43.77	47°16'50"

**Owner's Certification**

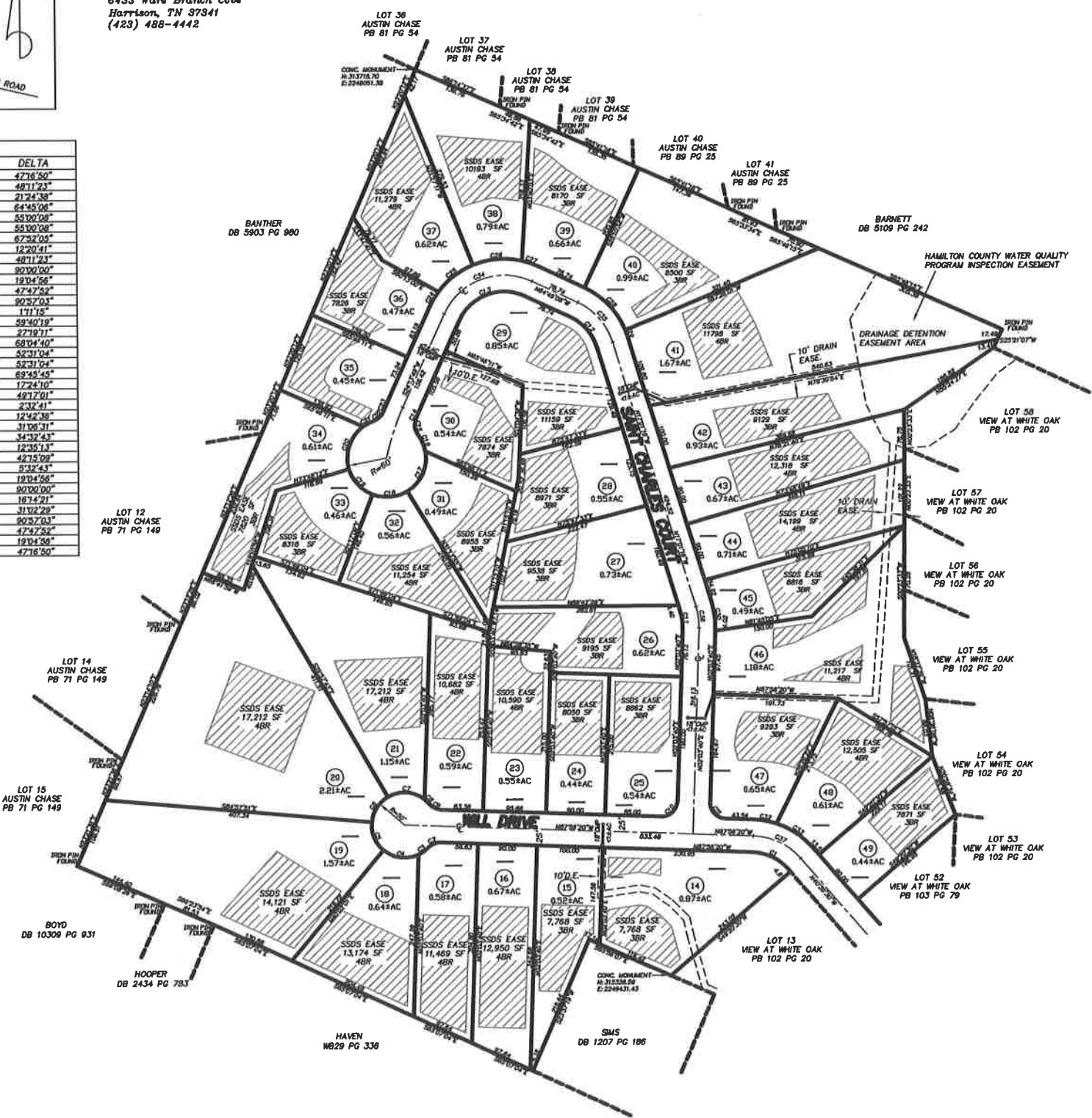
I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple and hereby dedicate the Road Right-Of-Way shown hereon for ever.

**Bill Fina**  
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 "I" Survey.

David Mathews PLS#747



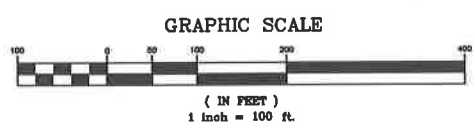
APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
HAMILTON COUNTY  
GROUNDWATER PROTECTION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

AUG 22 2016

**GENERAL NOTES**

1. Zoned : R-1
2. Acres subdivided : 29.38±AC
3. This plat subdivides deed : 10366-672
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 stubouts 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. 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.
12. Purpose of this development is for single family detached homes.
13. All corners are Iron Pins Set unless otherwise noted.
14. Lot numbers (51)
15. The owners of Lots 14-15, 29-30 and 41-48 are responsible for the maintenance of any drainage easement or drainage structure located on their lot.
16. The owner/developer is to install all drainage structures and improved easements as shown. Maintenance to be assumed by the property owner.
17. The owner of all lots are responsible to maintain Hamilton County Water Quality Easements to the standards of the Hamilton County Water Quality Program.
18. Hamilton County is not responsible to construct or maintain Water Quality Easements or drainage facilities.
19. Water Quality Easements and other drainage facilities cannot be filled, altered, or changed without the permission of the Hamilton County Water Quality Program.
20. Hamilton County Water Quality Program reserves the right to access at any time the Water Quality Easements to inspect areas and facilities.
21. Hamilton County Water Quality Program rules and regulations shall apply to any discharge of same from this subdivision.
22. Hamilton County is not responsible for the maintenance of any drainage easement.

C:\land Projects\ROUTINE 9113 HWY SRV\dwg\FINAL PLAT PHASE 2.dwg 8/18/2016 10:26:57 AM EDT



**FINAL PLAT**

**THE VIEW AT WHITE OAK**

**PHASE 2**  
**LOTS 14 thru 49**

**HAMILTON COUNTY, TENNESSEE**

Date: 7-20-16	Drawn: R Middleton	Job#: 13-667
Scale: 1"=60'	Checked: DLM	

**DAVID MATHEWS SURVEYING**  
1850 HAMILTON ROAD  
CHATTANOOGA, TENN. 37424  
PH: 423-870-9871  
FAX: 423-870-4808

**16-S4558**