

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-056	PC Meeting Date: 09-12-16
Subdivision Name:	Briarhaven Subdivision Lots 1 thru 10	
Applicant Request:	Final Plat	
Property Location:	Briafield Lane (Banks @ Standifer Gap)	
Property Owner:	Terry and Martha Wall	
Surveyor/Engineer:	Copp Engineering Group	
Total Acreage:	7.46 Acres	
Proposed Density:	1.34 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	10	
Accessibility:	New 50' right-of-way off of Banks Road	
Tax Map Number:	150-140	
Zoning:	R-1 Residential District	
Subdivision Variances Required:	None	
Staff Recommendation:	<p>APPROVE as a Final Plat subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Installation and completion of all required infrastructure related improvements as part of this subdivision development. 2. Submittal of all required infrastructure “as-builts” to the appropriate departments. 	

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 subdivision regulation and platting requirements can be corrected on the submittal of the Final Plat for signatures and recording.

1. Add the following note: “The Preliminary Plat was approved on Feb 8, 2016. See Resolution Number 2016-013”.
2. Contact Hamilton County GIS for street name approval.

Additional Comments and Notes

There are no additional comments or notes.

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

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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.

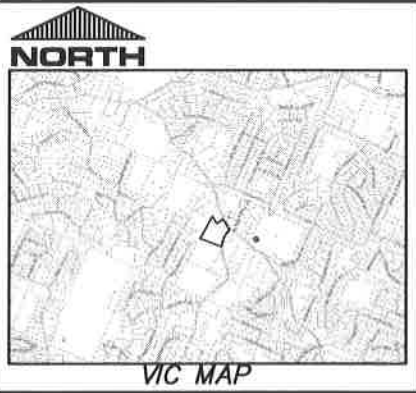
Reminders

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.
 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
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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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VIC MAP
N.T.S.

I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

TERRY & MARTHA WALL
5732 HWY 58
HARRISON, TN 37341
423-344-7494

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

James G. Copp, P.E.
Copp Engineering Group
1961 Northpoint Blvd Suite
Hixson, TN, 37343
(423) 847-9100 Office



I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

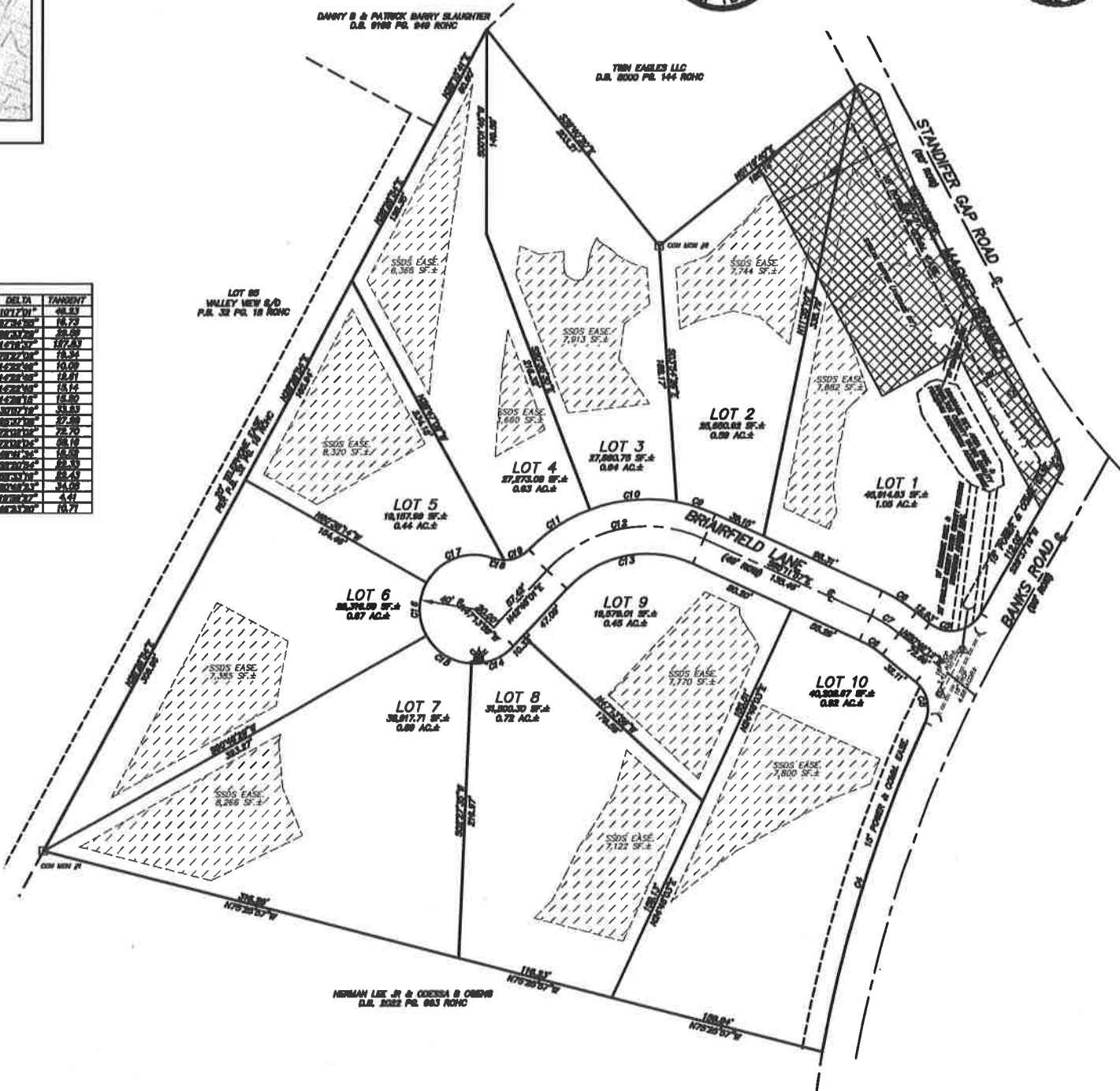
James G. Copp, R.L.S.
Copp Engineering Group
1961 Northpoint Blvd, Suite 120
Hixson, TN, 37343
423-847-9100 Office
423-847-9185 Fax



APPROVED FOR RECORDING
HAMILTON CNTY 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

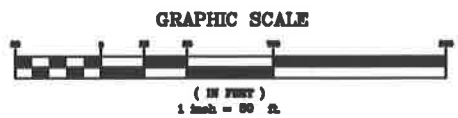
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	82.31	613.75	101.70°	46.53
C2	88.49	35.00	87.50°	18.73
C3	43.74	35.00	87.50°	23.39
C4	254.34	1053.71	1.0712°	177.83
C5	31.82	35.00	78.72°	18.34
C6	20.00	35.00	1.0224°	10.00
C7	28.10	100.00	1.6224°	14.47
C8	30.10	100.00	1.6224°	15.14
C9	33.54	250.00	1.5217°	16.50
C10	64.80	150.00	2.6037°	31.50
C11	51.60	150.00	2.6037°	27.39
C12	128.72	150.00	2.6037°	72.20
C13	100.00	83.00	2.7004°	58.19
C14	31.80	40.00	5.9134°	16.30
C15	40.70	40.00	5.9134°	19.10
C16	40.80	40.00	5.9134°	19.10
C17	28.71	40.00	5.9134°	14.09
C18	6.72	35.00	1.0224°	4.41
C19	20.34	35.00	4.6432°	11.71



GENERAL NOTES:

1. Zoned: R-1
2. This plat subdivides Deed Book 10402 Page 829 ROHC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided: 7.48 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. 3008 = Street Address
7. Tax Map # 150 140
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47065C0386G dated Feb. 3, 2016
9. Lots 1 thru 10 are approved for a maximum of three (3) bedrooms.
10. 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 Hamilton County Groundwater Protection and recording of a corrective plat may render the lot unbuildable.
11. No pools without prior written approval from the Hamilton County Groundwater Protection.
12. 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.
13. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.
14. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
15. Minimum 25' fieldline setback from all drainage easements shown.
16. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easement or any ground, facility, building or anything else on any community lot.
17. There is a 10' Power and Communications Easement along the frontage of all lots.
18. Lot owners are responsible to maintain Water Quality Easements, drainage detention area easements and drainage detention facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
19. Drainage detention areas and facilities and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
20. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of same from this subdivision.
21. The Hamilton County Water Quality Program reserves the right to access at any time Lot 1 to inspect drainage detention areas and facilities and other drainage related facilities.
22. The owner of Lot 1 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
23. 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 Hamilton County Water Quality Program.
24. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
25. The owner/developer is to install all drainage structures and improved easements as shown. The property owners are responsible for maintenance.
26. Unless otherwise noted, all property corners to be 5/8" capped rebar.
27. A 10' private drainage easement shall be reserved along the exterior boundary of this subdivision, except along street frontages. A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined, or used as one lot or if no setback is required.
28. Land disturbance is prohibited in Stream Buffer. No clearing, grading, grubbing, or tree removal allowed without approval from the Hamilton County Water Quality Program.

TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING: 256108.375
EASTING: 2234808.029
CONCRETE MONUMENT #2
NORTHING: 256350.003
EASTING: 2232822.018



FINAL PLAT

BRIARHAVEN S/D

LOTS 1-10

HAMILTON COUNTY TENNESSEE

Date: 08/22/16 Drawn: Durth
Scale: 1" = 50' Checked: JGC

COPP ENGINEERING GROUP
1961 Northpoint Blvd. Suite 120
Hixson, TN, 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No. BANKS ROAD-WALL