

ARTICLE 5

FINAL PLAT REQUIREMENTS

501 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT

The developer or his representative shall submit to the Hamilton County GIS Department at least ten (10) copies of the final plat, drawn to a minimum scale one inch equals one hundred feet (1" = 100'). (See Section 202.1). Sheet size and stamp block shall conform to the specifications shown in Appendix 1. (Amended 7-6-2000)

The final plat shall be drafted so that good, clear, legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions, or which fails to contain all required elements. (Amended 7-6-2000)

The final plat shall include the following information:

1. Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton county, or any PUD in Hamilton County. The most recent recorded deed book and page number for each deed constituting part of the property being platted. Plat labeled "Final Plat".
2. The full name and mailing address, with zip code, (telephone number requested) of the owner(s) and/or developer(s) of record.
3. The name, full mailing address, zip code, telephone number, and seal (to include license number) of the registered land surveyor preparing the plat. Where sanitary sewer lines are to be extended or where drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent, as determined by Section 403.6, are to be place, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee. In no instance will a plat be accepted that does not contain the seal of a registered land surveyor licensed to practice in the State of Tennessee.
4. The date of plat preparation and revisions, north point, and scale both written and graphic.
5. A survey may showing the following features, if applicable, within an area large enough to locate the subdivision:
 - a. Outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).
 - b. Location and name of all principle roads, streets, railroads, water courses, etc.
 - c. State, county, or municipal boundaries, shown and labeled.

- d. Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) from the landmark to the site.
 - e. The boundary lines of the subdivision shall be determined by an accurate survey in the field, to include a closed traverse. The boundary survey shall close with an error of closure to exceed 1:10,000.
6. Square footage of lots must be shown on all plats.
 7. Lots drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new unit. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited.
 - a. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every lot line and the radius, central angle (delta), length of curve and tangent distance for the curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.
 - b. Minimum building setback lines, other than those required by the Signal Mountain Zoning Ordinance, shall be shown and labeled on the lot(s). Setbacks may be changed; if approved in writing, by the Health Department, but in no event less than zoning requirements. (See Section 503.5)
 - c. Show location of the boundary monument benchmark for major subdivisions. (See Section 305.5)
 8. The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s)' name(s) and the ROHC deed book and page number in which the property is recorded.
 - a. Show the location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State coordinates. (Added 7-6-2000)
 9. Show the location, widths and names of all existing, proposed, or recorded streets, public right-of-way, or access easements, etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision.
 - a. Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.
 - b. Sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every street line, whether curved or straight. This shall include the radius, central angle, (delta), length of curve, and tangent distance for the center line of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner.

10. Drainage

- a. Show the size, location, and outline of all existing and proposed Drainage Easements in and adjacent to the subdivision.
- b. If drainage areas and/or easements are to be relocated, show the new location, label "relocated", and state the treatment of the new drainage area and/or easement.
- c. Show size, location, number of acres drained, and direction of water flow in tiles (pipes) in and within one hundred feet of the subdivision.
- d. Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc.
- e. Show the location and label any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision.

11. Utilities

- a. Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.

Show the location of all existing and proposed fire hydrants in the subdivision.

- b. For all existing and proposed electrical, telephone, water gas and other utility easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- c. For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, outlines of easements, manholes, and invert elevations in and adjacent to the site.

If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.

- d. Show the location of existing sanitary sewer lines on or adjacent to the site. If sanitary sewers are available to all lots, note "Sewer available". (Added 7-6-2000)

12. Contour line or limit of 100 Year Flood and/or Floodway District (Valley Zone), each labeled, if applicable.

13. Municipal, county, state boundaries; water courses, railroads, etc., on and adjacent to the subdivision.

14. The boundaries of all property (including access to said property) which is to be dedicated for public use, with the purpose indicated thereon.

15. The boundaries of all property (including access to said property) which is to be reserved by deed restrictions or protective covenants in the deeds for the common use of the property owners in the subdivision, e.g. "community lot". Show the ROHC book and page numbers on the plat for all appropriate recorded documents.]

502 STATEMENTS TO BE INCLUDED ON THE PLAT

1. Present zoning of tract.
2. Source of water supply and the size and location of existing and proposed water lines.
3. Plat labeled, "Final Plat".
4. Number of acres subdivided.
5. Certification of Ownership and Dedication of Rights-of-Way: "I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple."
6. Dedication of Land, if applicable:

Add to the above: "... and dedicate the lots so specified on the plat to (governmental jurisdiction)".
7. "The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government". (Applies only to subdivision where drainage easements are shown).
8. Special setbacks, if applicable.
 - a. "There is a minimum 25 foot fieldline setback from all drainage easements shown". (Where drainage easements are piped this does not apply.)
 - b. "There is a minimum 25 foot fieldline and building setback from all sink hole(s) shown".
9. Engineer's Statement of Design – on plat and the first sheet of sewer profiles. (If applicable): "I hereby certify that I have designed all drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets property engineering criteria." ⁽³⁾ (Signature)

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³ This note should refer only to the facilities designed by the Engineer, i.e., if the plat has not sewers and only one drainage structure designed by an Engineer, the statement should refer only to the specific structure designed by the Engineer.

10. Certification of Survey

"I hereby certify that I have surveyed the property shown hereon and that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is 1 per _____ as shown hereon." (Signature of Surveyor)

11. If community lot(s) are shown, note the following:

"No building permit is to be issued for a residential, commercial or industrial building on the 'Community Lot'. The 'Community Lot' is to be used for recreational purposes only. The maintenance of the 'Community Lot' is to be assumed by the developer until the lot is deeded to the home owners in the subdivision, or to a homeowners association."

12. "This plat resubdivides deeds _____ R.O.H.C."

13. "This subdivision has been developed according to the design standards of the Subdivision Regulations of the Town of Signal Mountain.

14. Special notations and information, if required.

15. Show parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the "Tax Map Number". (Added 7-6-2000)

16. Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc. (Added 7-6-2000)

17. Show any road intersection within 100' of the site. (Added 7-6-2000)

503 INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR MAJOR SUBDIVISIONS

1. A letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the design of the extension of the water lines, if applicable.
2. A letter from a Division of Sanitary Engineering, Tennessee Department of Public Health, approving the design of the sewer lines, if applicable.

NOTE: This letter must be preceded by a letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the site for the location of the sewage treatment facility and establishing effluent limits for the discharge if applicable.

3. The streets or roads in the subdivision shall be at least rough graded before the final plat is submitted. If required by the Planning Commission, the Health Department or the Town Manager in their approval of the preliminary plat, the streets shall have off-set stakes (with station numbers), or stakes (with lot numbers) on at least every other lot on one side of the street.

4. Requests for Variances

Requests for Variances, if applicable, shall be submitted in writing with the submittal of the final plat, in accordance with Article I, Section III, unless the variance was granted in the approval of the preliminary plat.

5. House Locations and Building Setback Lines

Suggested house locations and building setback lines may be required by the Health Department and should then be shown on the plat. The actual house location may, however, deviate from the area shown on the plat if the location is approved by the Health Department.

If suggested house locations are shown on the plat, a note should be added to the plat showing the symbol for the house location, and wording similar to the following: "House should not be greater than _____ feet from its closest side lot line as shown (see plat for exceptions, if applicable)." and/or "Building setbacks and suggested house locations may be changed with written permission of the Health Department."

6. Septic Systems (Added 1-28-99)

The proposed subdivision must meet all criteria of the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Technical Manual, including those contained in the sections New Lots (Pages 1 and 2) of the September 1, 1998, document "Changes to Policies and Procedures".

In addition, prior to approval by the Town of Signal Mountain Planning Commission, the following items shall be required:

- (1) Soil maps submitted shall be extra high intensity on 1" = 50' scale plat and mapped on a 50 foot grid pattern.
- (2) Final plat maps submitted for signatures shall meet the following criteria:
 - (a) Be on 1" = 100' scale or larger with surveyor's statement of accuracy as per State of Tennessee regulations.
 - (b) Contain a list of restrictions specifying the maximum number of bedrooms available on each lot and any other criteria deemed necessary by the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations.
 - (c) Contain no unsuitable lots on plat. All lots deemed unsuitable must be combined with adjoining lots or reserved as "common areas".
 - (d) Specify designated areas for primary septic system disposal area and duplication area(s) of each lot.

- (e) Specify location of all planned underground utilities so as to not interfere with septic system disposal area(s).
- (f) Indicate size of lot (minimum size of lots to be determined by number of bedrooms proposed).
 - 1, 2 or 3 bedroom - 21,780 square feet
 - 4 bedroom - 25,000 square feet
 - 5 bedroom - 32,670 square feet
 - 6 bedroom - 37,670 square feet
 - Over 6 bedroom - 5,000 square feet per additional bedroom
- (g) Specify and identify drainage easements down lot lines where needed to allow storm water and under certain conditions curtain drain water to be disposed of without adversely impacting lots down slope.
- (h) Specify and identify buffer zones between septic system disposal areas down slope to prevent hydraulic overloading of disposal fields (to be determined by Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations).
- (i) A note will be on all plats that all Health Department notes regarding the subsurface sewage disposal system and duplication easement will become null and void as to each lot where each residence thereon becomes permanently connected to a public sanitary sewer system. When each residence on a lot has been permanently connected to a public sanitary sewer system, this section 503.6 shall no longer apply to such lot.