

Marion County Subdivision Plat Review

Plat Title: River Gorge Ranch Phase 2 Final Plat Lots 2073-2112 and 2202-2218

Surveyor: Jeff Elliot

Date of Review	Reviewed by	Planning Staff
October 26, 2023	Ashley Gates	Renea Wilson

SUMMARY			
Property Owner(s)	Thunder Air Inc.		
Property Address	Aetna Mountain Road	Located in Floodplain?	No
Parcel ID Number(s)	146 001.00	Water Source	Individual Well
No. of Subdivision Lots	55	Sewage Disposal Method	Individual Septic
Subdivided Acreage	81.82	Access over Easement?	No
Date of Previous S/D	9-18-23	Requires Utility Ext.?	No
Structures on Property?	No	Requires Road Const.?	Yes

ANALYSIS

Lot Dimensions and Size

- Minimum Width: 75 feet at the setback line. All lots appear to meet this requirement.
- Minimum Depth: All lots appear to meet this requirement.
- Depth to width ratio: Depth must not exceed 5 times the width. All lots appear to meet this requirement.
- Lot sizes: All lots appear to meet the minimum of 25,000 square feet. Staff defers to TDEC and/or Marion County regarding size requirements for septic systems. Bedroom restrictions not listed on the plat.
- Road Frontage: All lots appear to meet the requirement for fifty (50) feet of road frontage.
- There are no proposed flag lots in this phase.

Rights-of-Way and Road Construction

- Right-of-Way width: Measurements were not provided, but based on spot checking by staff ROW appears to meet 50' minimum width for local streets and 50' radius requirement for cul-de-sacs.
- Pavement width: Pavement not shown. Road cross sections not provided to planning staff. Staff defers to Marion County Highway Superintendent.
- Cul-de-Sacs: All cul-de-sacs in this phase appear to be shorter than the maximum 3,000 feet.
- Temporary cul-de-sacs: Cul-de-sac is shown at the end of this phase, which should perhaps be labeled as temporary cul-de-sac.
- Horizontal Curves: Horizontal Curves must have a minimum centerline radius of 100 feet. **Centerlines are not shown and do not have radius measurements.** Staff measurements indicate this requirement is met.
- Tangents: Between reverse curves, a 100-foot tangent is required. The tangent on Slow Time Street does not appear to meet this requirement.

- Vertical Curves: Vertical curves must provide a sight distance of 200 feet. All other vertical curves appear to meet this requirement based on the vertical profiles provided to staff.
- Intersections: All intersections appear to meet the minimum of 60 degrees.
- Distance from Transmission Lines: No transmission lines appear to be within this phase.

- Road Construction process and requirements:
Staff defers to the Marion County Highway Superintendent regarding the Road Construction Agreement and all other matters in Sections 518 through 527 of the Subdivision Regulations as they relate to approval of a final plat. No road cross sections were provided to planning staff for review.

- Mountain Roads (Section 533):

Whenever the grade exceeds 9%, a road is classified as a "Mountain Road" per the Marion County Subdivision Regulations. **High Ground Road, Retirement Road, and Top Shelf Street exceed 9%** in some places. Engineered plans for these roads were reviewed by the Planning Commission on 8/1/23 along with the preliminary plat and were approved. New road profiles for the final plat have not been submitted to staff.

- Street Signs and Traffic Control Signs (Section 534): Street signs and traffic control signs are required at all intersections. Information not provided to planning staff. Staff defers to the highway superintendent regarding this requirement.

Drainage, Utilities and Other Improvements

- Drainage (Section 601)
"An adequate drainage system including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. All storm drainage contained in pipes or culverts under roadway shall have end walls, headwalls or rip-rap with concrete apron wall where necessary to prevent erosion. Where open trench or swales are used, the grades exceeding eight percent (8%) up and two percent (2%) down shall be paced with 3,000 PSI cement concrete. Additional information may be required by the planning commission such as engineering and design documents."

The preliminary plat appears to show stormwater basins. No other information regarding the drainage plans have been provided to staff for review. Drainage easements are not shown or listed on this plat.
 - Water Supply System: Lots are said to be served by individual well, though road plans indicate that water is to be installed at some point in the future.
 - Fire Hydrants: Fire hydrants are to be spaced a maximum of 1,000 feet apart whenever water lines are extended to the subdivision. No hydrant locations are shown on plat.
 - Sewage Disposal: Lots are to be served by individual septic systems, requiring review by TDEC.
-

Performance Guarantee

Staff defers to the County Attorney and Marion County Highway Superintendent for all matters related to the performance guarantee.

Final Plat Requirements

Requirement	Y/N	Notes
Name of subdivision.	Y	
Name and address of the owner of record, subdivider, and surveyor.	Y	
Tax map and parcel number of property to be subdivided.	Y	
North point, graphic or bar scale, and the date that the plat was drawn.	Y	
Location map with north point showing site in relation to surrounding area.	Y	
Names of all adjoining streets, property owners, and subdivisions.	N	Adjoining property owners not listed
Exact boundary lines by bearings and distances.	Y	
Lines of all streets, roads, and alleys.	N	Edge of ROW shown, but centerlines and edge of pavement are not shown.
Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line, whether curved or straight. This shall include the radius, central angle, and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of a curved street.	N	Centerlines not shown, and centerline measurements are not provided.
All dimensions to the nearest one-hundredth (100th) of a foot, and angles to the nearest minute.	N	Not provided for road centerlines
Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.	N	There are no drainage easements shown or listed in the notes.

Lot numbers, which shall be in consecutive numerical order.	Y	
Building setback lines	Y	
Present zoning classification	N/A	
Contours shown at vertical intervals of not more than five (5) feet, if required by the planning commission.	N/A	Not needed unless requested by Planning Commission.
Flood Insurance Rate Map (FIRM) panel numbers reflecting the land being subdivided. If any portion of the property being subdivided is subject to flood, the limits of any floodway or 100-year (1.0% annual chance) floodplain.	Y	
Deed book reference by volume and page number	Y	
A statement, either directly on the plat or in an identified attached document, of any private covenants or deed restrictions.	Y	
For mountain road: Approved road specification	?	Staff defers to Marion County Highway Superintendent. High Ground Road, Retirement Road, and Top Shelf Street exceed 9%.
For variances: All variances should be noted on final plat	N/A	No variances requested for lots in this phase.

RECOMMENDED CHANGES

1. Show road centerlines with measurements
2. Adjust Slow Time Street to meet the minimum required tangent between reverse curves
3. Submit all stamped engineered road plans to the Highway Superintendent. Approval by Planning Commission required for Retirement Road and Top Shelf Street required. Approval may be needed for High Ground Road if earlier approvals did not include this portion.
4. Label all adjoining property owners
5. Is end of High Ground Road intended to be a permanent or temporary cul-de-sac. If temporary, label as temporary.

REQUIRED CERTIFICATES <i>Based on Section 904 of the Subdivision Regulations</i>			
X	A. Certificate of Ownership & Dedication	X	J. Certification of Private Road Status
X	B. Certificate of Registered Surveyor		K. Certification of Access Easement
X	C. Planning Comm. Approval for Recording		L. Certification of Natural Gas Service
X	D. Certificate of Approval by E-911		M. Certification of Water Service
X	E. Certification of Electrical Service		N. Certification of Water System Extension
	F. Planning Staff Approval of Minor Plat		O. Certification of Public Sewer Service
	G. Certification of Access		P. Certification of Existing Septic System
X	H. Street & Drainage System Construction	X	Q. Certification of SSD (Septic) System
	I. Street & Drainage System Maintenance		

Lot Line Abandonment plats only require Certificates A, B, and C. Add Certificate F if combining only 2 lots.

VARIANCES *Granted in accordance with Section 111 of the Subdivision Regulations*
 None requested.

STAFF RECOMMENDATION	
	Approve as staff-approved plat.
	Recommendation for approval by planning commission.
X	Recommendation for approval by planning commission with conditions (listed below).
	Staff is unable to recommend approval of plat as currently submitted (explanation below).

All recommendations are "subject to" making any required changes and receiving all signatures.

Notes or Conditions:

- All corrections as listed
- Recommendation of approval by Highway Superintendent based on drainage plans, road plans, and road construction agreement
- Recommendation of approval by County Attorney and Highway Superintendent based on performance guarantee
- Drainage easements are noted in meeting minutes or in a manner as recommended by the County Attorney
- All signatures as required

This recommendation is subject to change if information contrary to this analysis is presented between now and the time of final plat approval.

It is the owner or surveyor for the owner's responsibility to obtain all necessary signatures except for those of the Planning Commission Secretary and Planning Commission Staff. The plat is not a legal document until all signatures are obtained and the plat is recorded at the Marion County Register of

Marion County Planning and Building Office
Phone: (423) 942-3527 Fax: (423) 942-3529

24 Courthouse Square, Suite 105, Jasper, TN 37347
Mailing Address: PO Box 789, Jasper, TN 37347

Deeds Office. For more information on Planning Commission procedures, see
<https://marioncountyttn.net/planning-building>

Notes:

- Area Subdivided 81.82 Acres.
- This Plat Re subdivides The Property Found In Deed Book 549, Page 331, R.O.M.C.
- Restrictions, River Gorge Ranch, Deed Book 560, Page 1469, R.O.M.C.
- Tax Map 146 Parcel 01.00.
- Sanitary Sewer Provided ~~Private Sub~~ Individual Subsurface Sewage Disposal System.
- Iron Pins Set At All Corners Unless Otherwise Noted.
- Water By Individual Wells.
- Zoned: None.
- This Subdivision Has Been Developed In Accordance With The Design Standards Of The Subdivision Regulation Of Marion County, Tennessee.
- All Lots Have A 15' Power And Communication Easement Along Public R.O.W.
- All Lots Have A 15' Utility Easement Along Public R.O.W.
- Building Setbacks: Front 40' Side 15' Rear 15'

- Subject Property Does Not Appear To Be In The Flood Hazard Zone As Per FEMA Map Panel 47115C0250D & 47115C0275C.
- Owners: Thunder Air Inc.
210 Battle Creek Road
Kimball, TN 37347
Phone: 423-424-1085

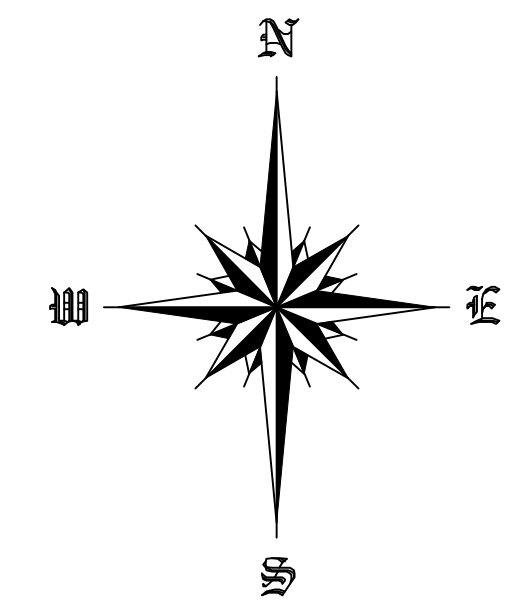
Elliott Surveying
4610 Main Street
Jasper, TN 37347

Phone: (423) 403-7860
Mobile: (423) 637-1009

Email: JElliot@Elliottlandsurveying.com

River Gorge Ranch Subdivision Phase Two Lots 2073-2112, 2205-2218 A Mountain Top Community

River Gorge Ranch Subdivision
Phase Two
A Mountain Top Community
Cover Sheet



Plat North: Tennessee State Plane (1983)

Certificate of Approval of Subsurface Sewage Disposal System

"Approval is Hereby Granted For Lot _____ Defined As River Gorge Ranch Subdivision Phase 2 Marion County, Tennessee As Being Suitable For Subsurface Sewage Disposal (SSD) With The Listed Or Attached Restrictions. Prior To Any Construction Of A Structure, Mobile Or Permanent, The Plans For The Exact House/Structure Location Must Be Approved And An SSD System Permit Issued By The Division Of Water Resources. Water Taps, Water Lines, Underground Utilities And Driveways Should Be Located At Side Property Lines Unless Otherwise Noted. Any Cutting, Filling Or Alterations Of The Soil Conditions May Void This Approval."

Environmental Specialist _____ Date _____
Division Of Groundwater Protection

SSD Restrictions:
Lot _____ Are Approved For A Standard Individual Subsurface Sewage Disposal System Serving A Maximum Of _____ Bedrooms.

CERTIFICATION BY PLANNING COMMISSION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF MARION COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS MAY BE NOTED ON THIS PLAT; THAT ALL REQUIRED IMPROVEMENTS HAVE EITHER BEEN COMPLETED OR ARE COVERED BY AN APPROVED PERFORMANCE GUARANTEE LARGE ENOUGH TO COMPLETE THE REQUIRED IMPROVEMENTS IN THE EVENT OF DEFAULT BY THE DEVELOPER; AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

Vesting Period Reference No. 2023-01

PLANNING COMMISSION SECRETARY _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND HEREBY FOREVER DEDICATE TO THE PUBLIC USE ALL THE STREETS AS SHOWN ON THIS PLAT.

OWNER _____ DATE _____

CERTIFICATE OF E-911 APPROVAL

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS, INCLUDING APPROPRIATE ROAD NAMES/NUMBERS.

MARION COUNTY E-911 REPRESENTATIVE _____ DATE _____

CERTIFICATE FOR ELECTRICITY

THIS PLAT SHOWS ADEQUATE EASEMENTS FOR POWER LINES. ELECTRIC POWER IS AVAILABLE TO ALL LOTS SHOWN ON THIS PLAT BASED ON EPP'S LINE EXTENSION POLICIES.

ELECTRIC POWER OFFICE _____ DATE _____

CERTIFICATION OF PRIVATE ROAD STATUS

I CERTIFY THAT THE LOT(S) SHOWN ON THIS PLAT ARE ACCESSED BY A PRIVATE ROAD THAT HAS NOT BEEN DEDICATED TO THE GOVERNMENT OF MARION COUNTY. ALL MAINTENANCE AND SERVICE IS THE RESPONSIBILITY OF THE PRIVATE ROAD OWNER.

OWNER _____ DATE _____

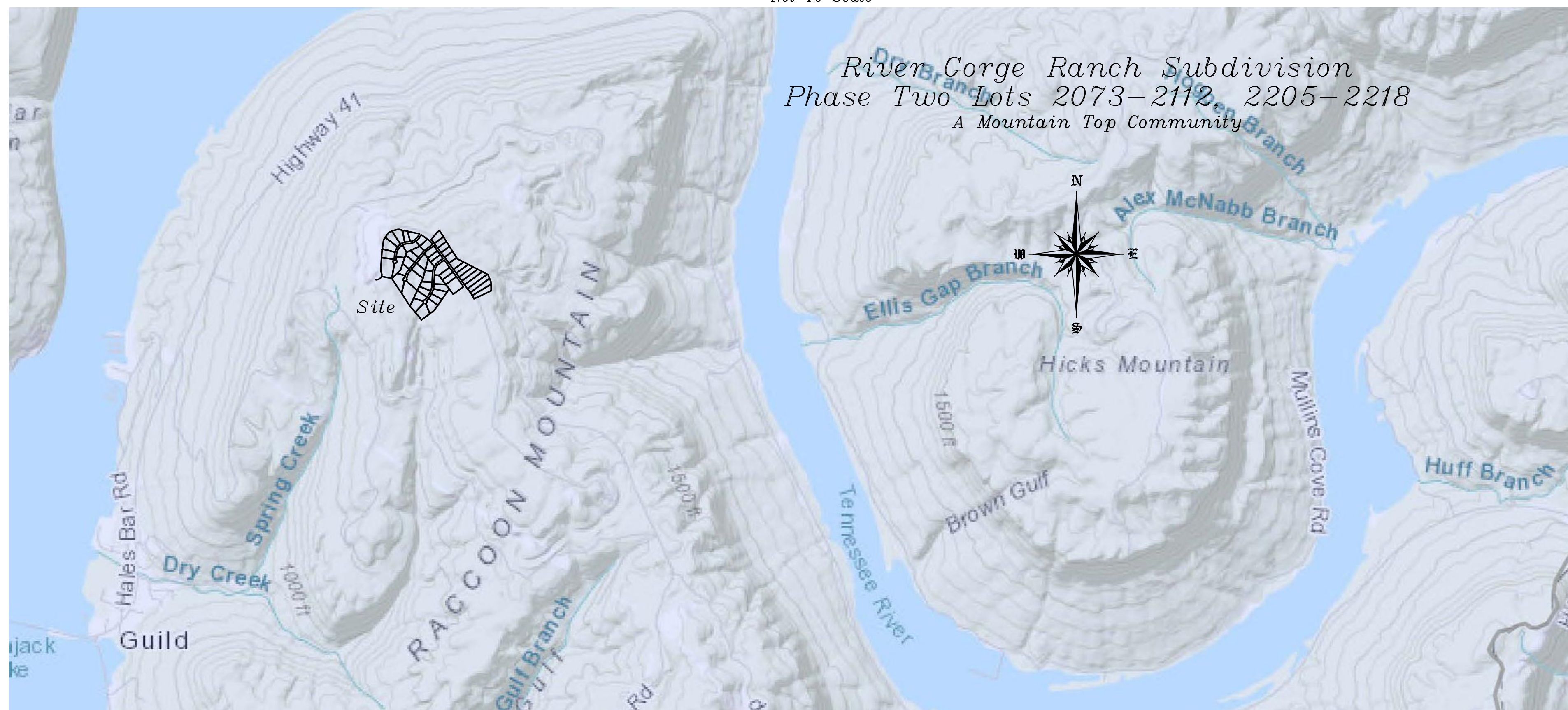
Certification of Street and Drainage System Construction

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH THE REQUIRED SPECIFICATIONS OF MARION COUNTY, AND THAT AN ADEQUATE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$ _____ (15% OF THE TOTAL VALUE OF ALL ROAD AND DRAINAGE IMPROVEMENTS INSTALLED) HAS BEEN POSTED TO ENSURE ROAD COMPLETION IN THE EVENT OF DEFAULT BY THE DEVELOPER.

Marion County Highway Superintendent _____ Date _____

STORMWATER POND LOCATIONS AND GEOMETRY ARE SUBJECT TO CHANGE

Not To Scale

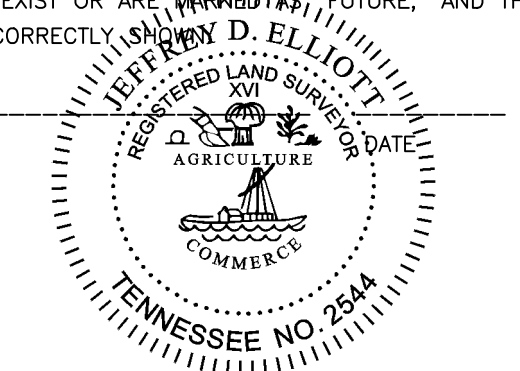


- Survey Notes
- This survey was performed without the benefit of a title report and is subject to any state of facts that an up to date title report might reveal.
 - This survey is not transferable to additional institutions or owners and is invalid without an original seal and signature.
 - No interior improvements were located other than those shown above.
 - This survey was done by or under the direct supervision of the surveyor signing and sealing thereon.
 - This survey was based upon his analysis of the deeds of record with evidence found existing on the ground and located, render the professional opinion of the surveyor as to the location of the boundaries and conditions being represented.
 - Monuments either found or placed as depicted existed as described on the date of the survey shown thereon.
 - Subject to any easements that may exist on the underground electric lines.

SURVEYOR'S CERTIFICATE

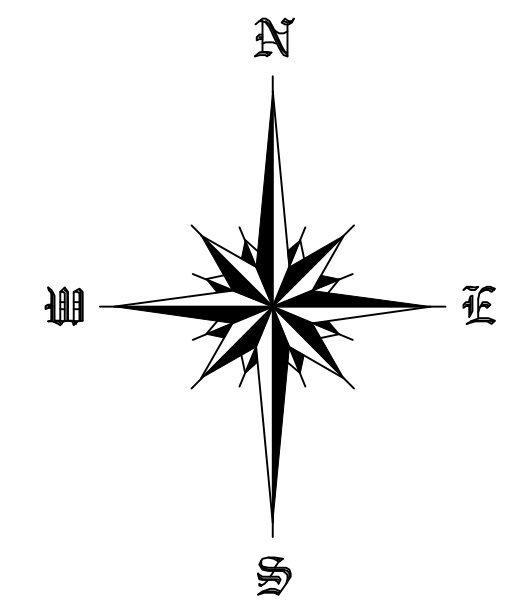
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE RECORDED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

(SIGNATURE OF SURVEYOR)



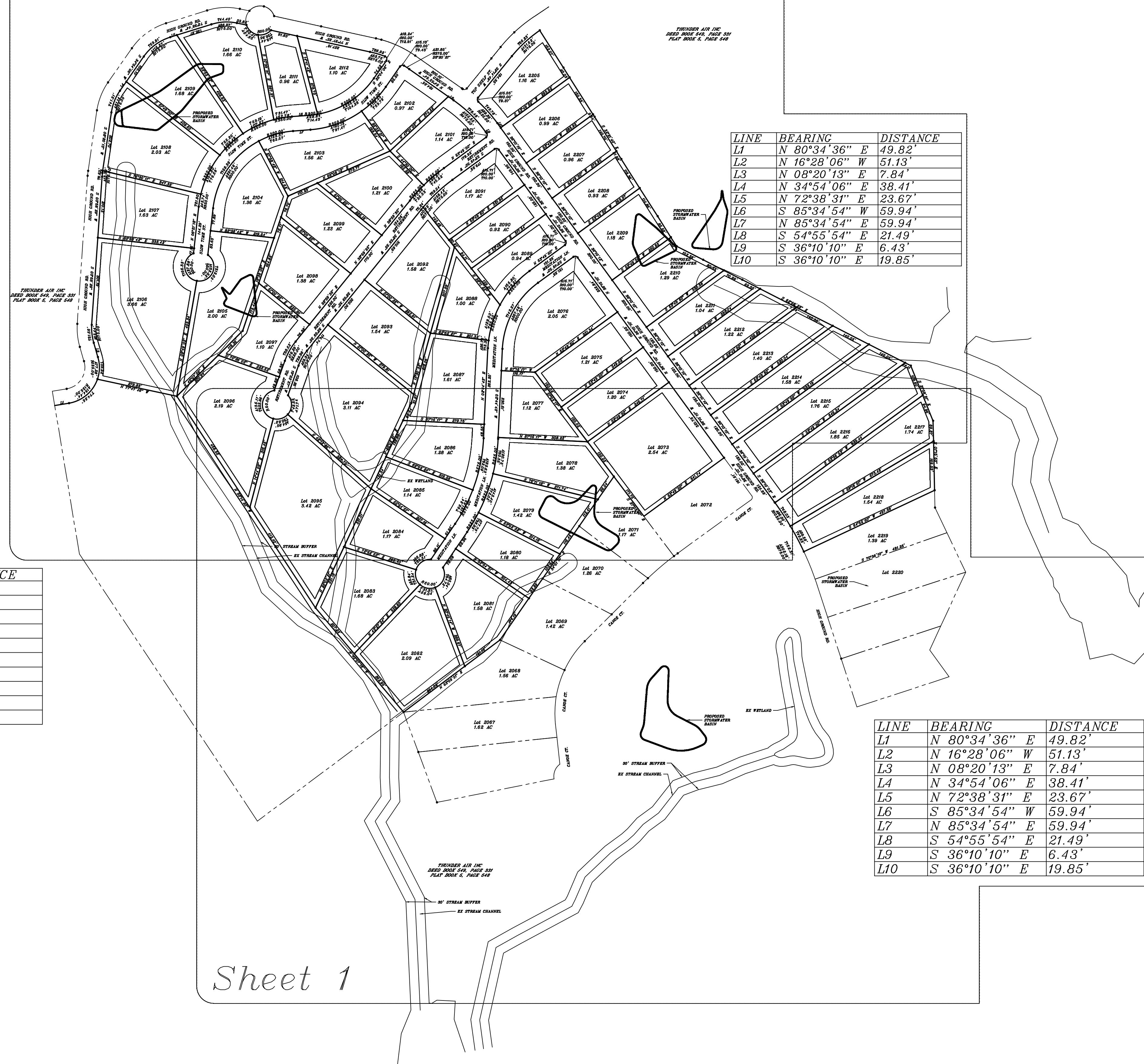
River Gorge Ranch Phase 2 Final Plat Lots 2073-2112, 2205-2218	
Deed Book 549, Page 331 (R.O.M.C.) Tax Map 146 Parcel 1.00	
Scale : 1" = 100'	Drawn By: JDE
Date: 10/13/2023	Approved BY: JDE
Fourth Civil District	
Marion County, Tennessee	Drawing No: 23-0018

River Gorge Ranch Subdivision
Phase Two
A Mountain Top Community
Site Sheet



Plat North: Tennessee State Plane (1983)
0 200 400 600

Sheet 2



LINE	BEARING	DISTANCE
L1	N 80°34'36" E	49.82'
L2	N 16°28'06" W	51.13'
L3	N 08°20'13" E	7.84'
L4	N 34°54'06" E	38.41'
L5	N 72°38'31" E	23.67'
L6	S 85°34'54" W	59.94'
L7	N 85°34'54" E	59.94'
L8	S 54°55'54" E	21.49'
L9	S 36°10'10" E	6.43'
L10	S 36°10'10" E	19.85'

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Sheet 1

River Gorge Ranch Phase 2
Final Plat Lots 2073-2112, 2205-2218

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Tax Map 146 Parcel 1.00

Scale: 1" = 200'
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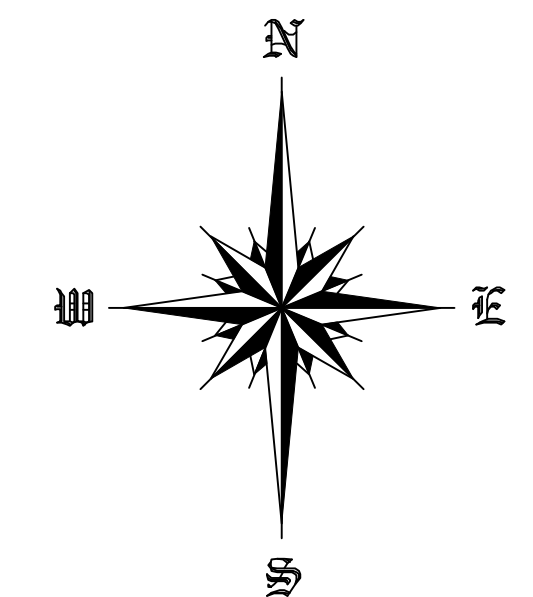
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Fourth Civil District

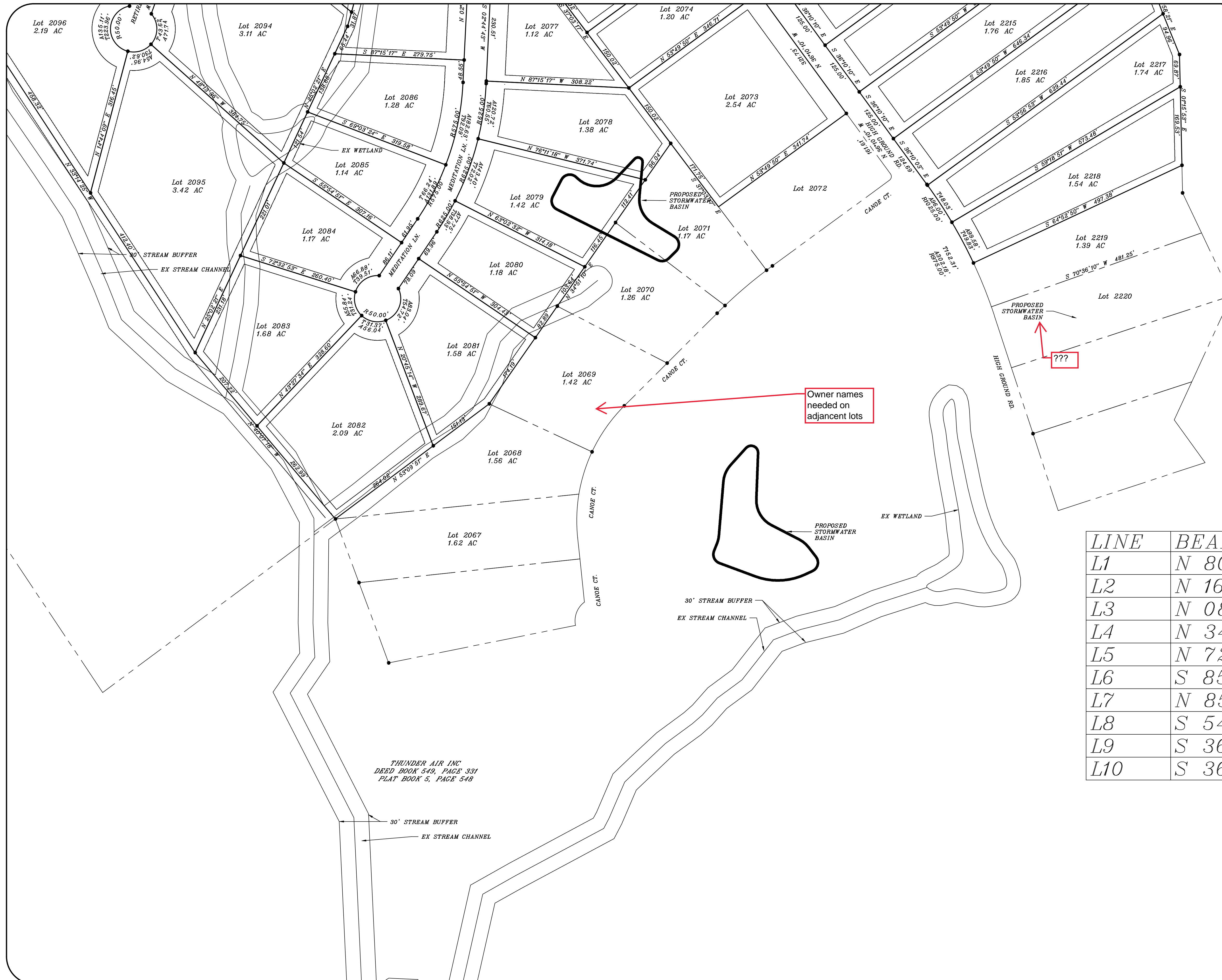
Marion County,
Tennessee

Drawing No:
23-0018

River Gorge Ranch Subdivision
Phase Two
A Mountain Top Community
Sheet 1



Plat North: Tennessee State Plane (1983)
0 100 200 300



LINE	BEARING	DISTANCE
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THUNDER AIR INC
DEED BOOK 549, PAGE 331
PLAT BOOK 5, PAGE 548

River Gorge Ranch Phase 2
Final Plat Lots 2073-2112, 2205-2218

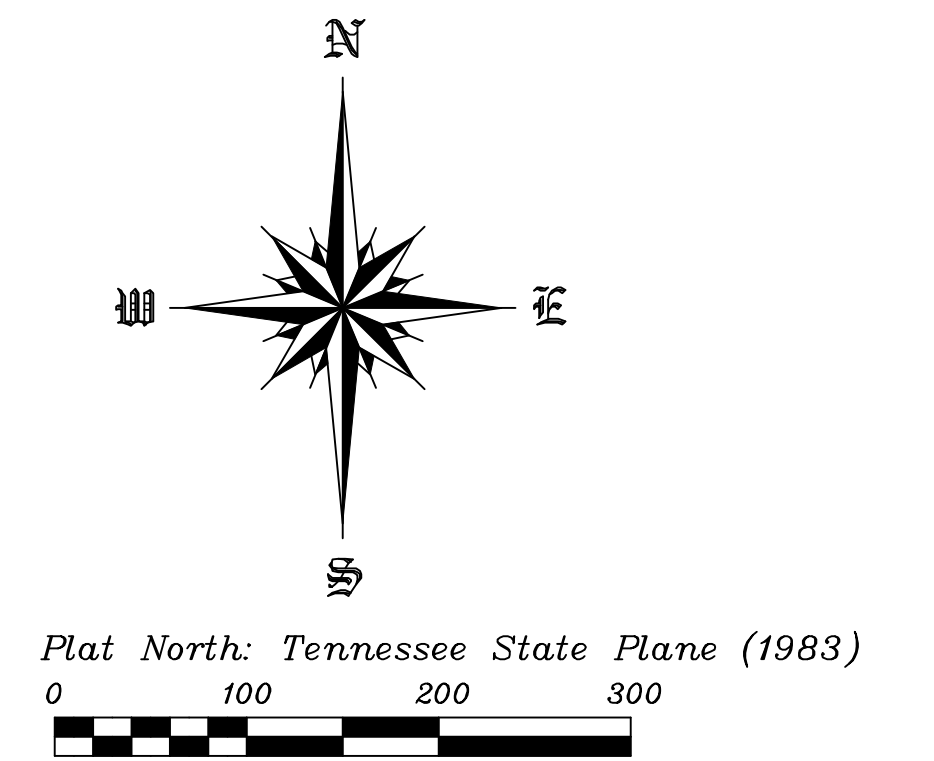
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Tax Map 146 Parcel 1.00

Scale : 1" = 100'	Drawn By: JDE
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Fourth Civil District

Marion County,
Tennessee

Drawing No:
23-0018-3



Tangent between horizontal curves does not meet

Which line is correct here?
Label stormwater basin

Should this be a temporary cul-de-sac?

Sub Regs require road center lines to be shown with measurements

THUNDER AIR INC
DEED BOOK 549, PAGE 331
PLAT BOOK 5, PAGE 548

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PLAT BOOK 5, PAGE 548

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Tennessee

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