

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	River Oaks at Riverview Lots 1 thru 36	PC Meeting Date: 12-08-14
Applicant Request:	Preliminary Plat	
Property Location:	Hixson Pike	
Property Owner:	Lamay Development Co	
Applicant:	Beginning Point Surveys and AD Engineering	
Total Acreage:	14.76 Acres	
Proposed Density:	2.4 dwelling units per acre	
Tax Map Number:	118O-A-003.01, 027 thru 30, and 034	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE, as a preliminary plat only	

PROJECT ANALYSIS

RPA Comments

The following are additional comments and notes provided by RPA staff.

Subdivision Regulation and Platting Requirements

There are no additional subdivision regulation and platting requirements required for this subdivision plat.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the final plat for review and consideration.

1. On the adjoining lot 9A of Old Towne show the 16' Power and Communication Easement.
2. Based on the typical street cross section variances may be required to permit 22' of pavement for a section of the proposed street.
3. Show the outline of the drainage detention area easement on proposed Lot 1, which is a future development area.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

Water Quality Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. No additional comments or notes.

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2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Make sure to connect to the existing sidewalk on Braley Pl.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for street addresses and for approval of street names. Hamilton County GIS will assign street addresses after the final plat is approved by the Planning Commission.
2. Questions and comments about Hamilton County GIS notes please contact Hamilton County GIS at (423) 209-7760

Electric Power Board Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

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A.R.A.P. Permit

1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
3. After preliminary plat approval submit construction/civil drawings to the Land Development Office for review and comment.
4. Final plat cannot be submitted for review until after the construction plans have been reviewed and approved by the Land Development Office and a Land Disturbing Permit has been granted.

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R = 314.17'
L = 140.60'
CHD 139.43'
CHB S59°32'47"W

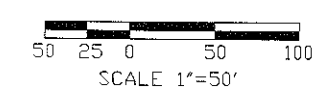
R = 356.82'
L = 27.95'
CHD 27.94'
CHB S21°14'53"W

R = 502.69'
L = 130.55'
CHD 130.19'
CHB S11°33'50"W

RECEIVED

NOV 24 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services



BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors

101 Tuxedo Circle, Chattanooga TN 37411
(423) 624-0020

PRELIMINARY PLAT

RIVER OAKS AT RIVERVIEW, S/D LOTS 1-36
CHATTANOOGA, HAMILTON CO., TENNESSEE

PREPARED FOR
RIVERVIEW DEVELOPMENT PARTNERS, LLC

Maple G. Fortie, P.L.S.

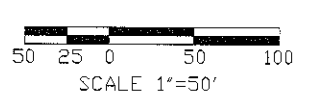
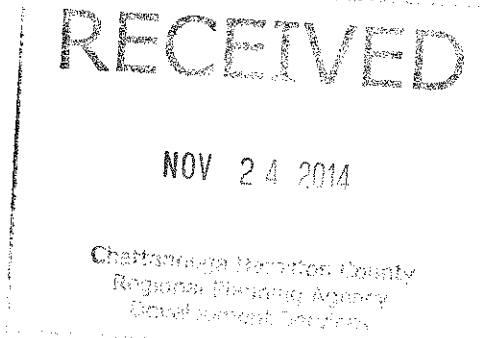
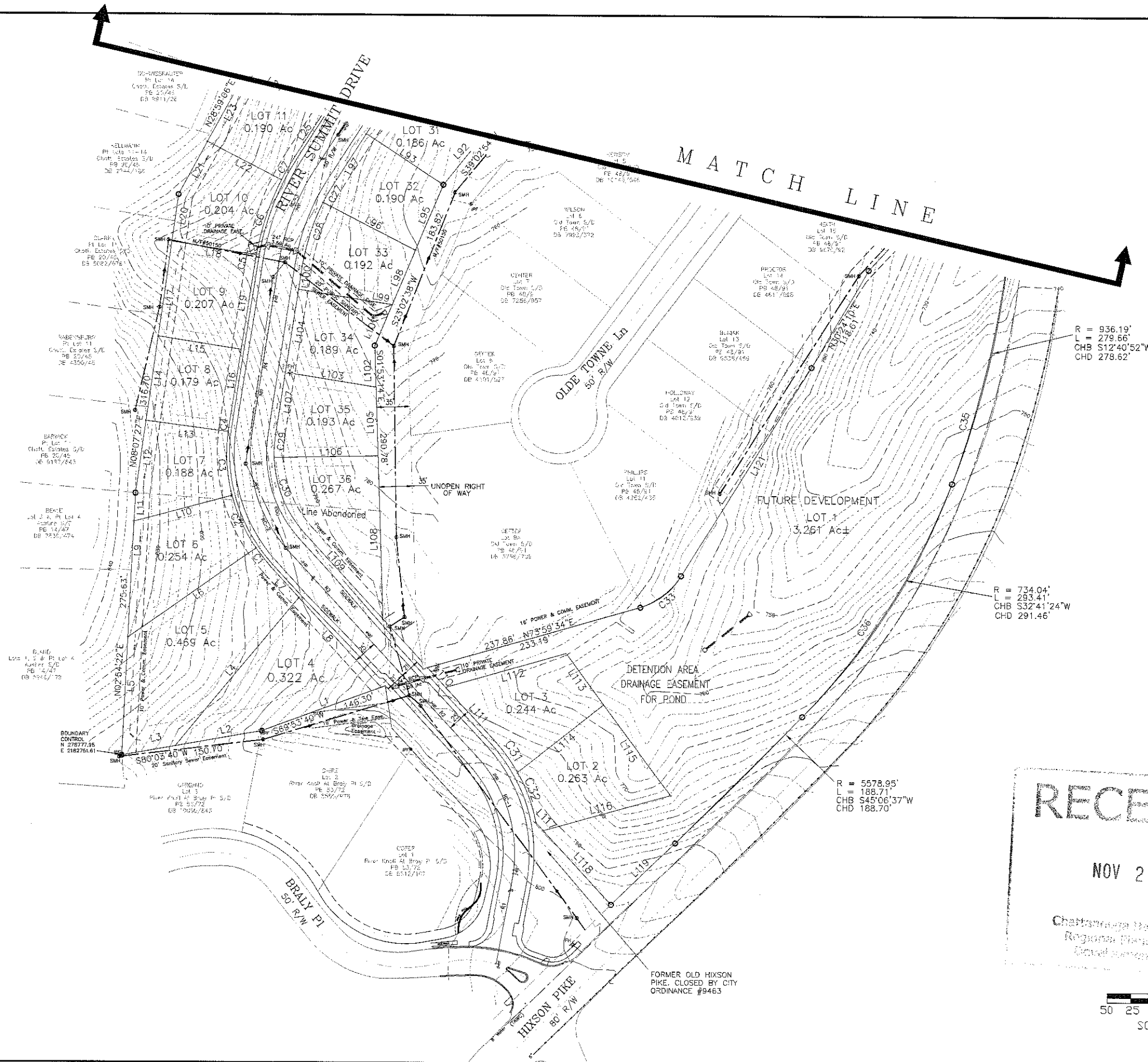
DATE	REVISION	DESCRIPTION

DRAWN BY: MGF
CHECKED BY: MGF
DATE: 11/23/2014
SCALE: 1"=50'
SECTION: XXX
TOWNSHIP: X
RANGE: X

SHEET NO. 2 of 3

JOB NO. TN-1407

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 CHATTANOOGA, HAMILTON CO., TENNESSEE
 FOR THE PROJECT OWNER
 RIVERVIEW DEVELOPMENT PARTNERS, LLC

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DRAWN BY: MGF	DATE: 11/23/2014	SCALE: 1"=50'	SECTION: XXX	TOWNSHIP: X	RANGE: X
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SHEET NO. 3 OF 3
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