

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	The Cottages at Normal Park PUD Lots 1 thru 20	PC Meeting Date: 12-08-14
Applicant Request:	Final Plat	
Property Location:	Dallas Road	
Property Owner:	Chris Paty	
Applicant:	Ingram, Gore and Associates	
Total Acreage:	5.39 Acres	
Proposed Density:	3.7 dwelling units per acre	
Tax Map Number:	126L-C-5, 126M-G-003 thru 008, 014 thru 018	
Zoning:	R-1 Residential Zone (PUD)	
Staff Recommendation:	APPROVE, as a final plat	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following items can be corrected prior to the submittal of the mylar copy of the final plat that will be submitted for signatures.

1. Per Section 501.11.1 of the Chattanooga Subdivision Regulations show and label existing and proposed fire hydrants.
2. Per Section 501.7 of the Chattanooga Subdivision Regulations show and label as such control monuments in Tennessee State Plane Coordinates.
3. Per Section 509.2 of the Chattanooga Subdivision Regulations show the centerline date for the proposed Gatti Lane.
4. Per Section 501.10.3 of the Chattanooga Subdivision Regulations show the type, size, and number of acres drained for drainage pipes in the right-of-way.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the mylar copy of the final plat that will be submitted for signatures.

1. Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.

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.

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

Transportation Department Staff Comments and Notes

1. No additional comments or notes.
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

2. ***Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.***
3. 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.
4. 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.

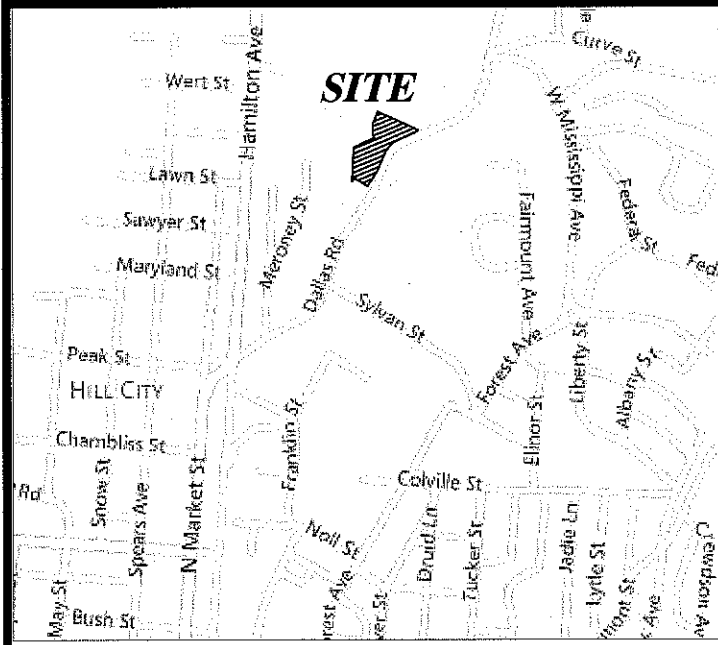
Additional Permit Reminders

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.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. 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.



LOCATION MAP N.T.S.

THE COTTAGES AT NORMAL PARK

LOT	SF	ACRES
1	5758	0.13
2	5038	0.12
3	5003	0.11
4	5059	0.12
5	5046	0.12
6	4648	0.11
7	3727	0.09
8	4965	0.11
9	4980	0.11
10	7094	0.16
11	3369	0.08
12	3369	0.08
13	4985	0.11
14	4759	0.11
15	3508	0.08
16	2943	0.07
17	2474	0.06
18	2575	0.06
19	2546	0.06
20	125064	2.87



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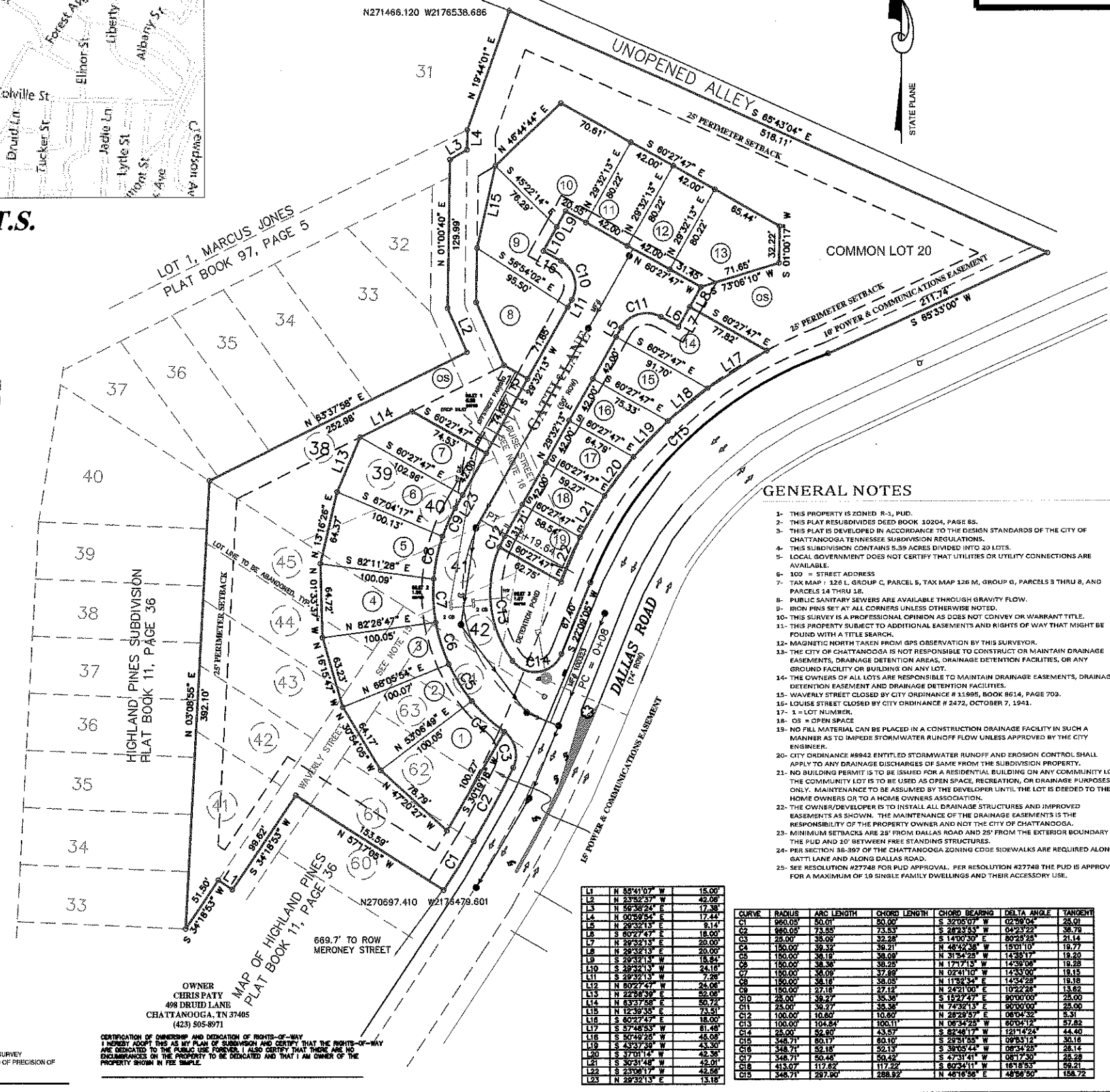


CERTIFICATION OF SURVEY
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" PER 10,000 AS SHOWN HEREON.

RECEIVED

NOV 24 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services



APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT
DATE: _____
BY: _____

JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____

HAMILTON COUNTY REGIONAL
PLANNING COMMISSION
DATE: _____

FINAL PLAT
LOT 1 THRU 20
THE COTTAGES AT NORMAL PARK
A PLANNED UNIT DEVELOPMENT
CHATTANOOGA, TENNESSEE

GENERAL NOTES

- THIS PROPERTY IS ZONED R-1, PUD.
- THIS PLAT RESUBDIVIDES DEED BOOK 10204, PAGE 85.
- THIS PLAT IS DEVELOPED IN ACCORDANCE TO THE DESIGN STANDARDS OF THE CITY OF CHATTANOOGA TENNESSEE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION CONTAINS 5.39 ACRES DIVIDED INTO 20 LOTS.
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 100 = STREET ADDRESS
- TAX MAP : 126 L, GROUP C, PARCEL 5, TAX MAP 126 M, GROUP G, PARCELS 3 THRU 8, AND PARCELS 14 THRU 16.
- PUBLIC SANITARY SEWERS ARE AVAILABLE THROUGH GRAVITY FLOW.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY IS A PROFESSIONAL OPINION AS DOES NOT CONVEY OR WARRANT TITLE.
- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
- MAGNETIC NORTH TAKEN FROM GPS OBSERVATION BY THIS SURVEYOR.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREAS, DRAINAGE DETENTION FACILITIES, OR ANY GROUND FACILITY OR BUILDING ON ANY LOT.
- THE OWNERS OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION EASEMENT AND DRAINAGE DETENTION FACILITIES.
- WAVERLY STREET CLOSED BY CITY ORDINANCE # 11995, BOOK 8614, PAGE 703.
- LOUISE STREET CLOSED BY CITY ORDINANCE # 2472, OCTOBER 7, 1941.
- 1 = LOT NUMBER.
- OS = OPEN SPACE
- NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTION DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORMWATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
- CITY ORDINANCE #8842 ENTITLED STORMWATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DRAINAGE DISCHARGES OF SAME FROM THE SUBDIVISION PROPERTY.
- NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL BUILDING ON ANY COMMUNITY LOT. THE COMMUNITY LOT IS TO BE USED AS OPEN SPACE, RECREATION, OR DRAINAGE PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL THE LOT IS DEEDED TO THE HOME OWNERS OR TO A HOME OWNERS ASSOCIATION.
- THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF THE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE CITY OF CHATTANOOGA.
- MINIMUM SETBACKS ARE 25' FROM DALLAS ROAD AND 25' FROM THE EXTERIOR BOUNDARY OF THE PUD AND 10' BETWEEN FREE STANDING STRUCTURES.
- PER SECTION 38-397 OF THE CHATTANOOGA ZONING CODE SIDEWALKS ARE REQUIRED ALONG GATTI LANE AND ALONG DALLAS ROAD.
- SEE RESOLUTION #27748 FOR PUD APPROVAL. PER RESOLUTION #27748 THE PUD IS APPROVED FOR A MAXIMUM OF 19 SINGLE FAMILY DWELLINGS AND THEIR ACCESSORY USE.

LOT	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
L1	N 85°41'07" W	15.00'				
L2	N 23°22'37" W	42.09'				
L3	N 59°28'24" E	17.38'				
L4	N 28°22'13" E	9.14'				
L5	N 28°22'13" E	18.00'				
L6	S 60°27'47" E	20.00'				
L7	S 28°22'13" W	18.92'				
L8	S 28°22'13" W	24.16'				
L9	S 28°22'13" W	7.28'				
L10	S 28°22'13" W	26.05'				
L11	S 28°22'13" W	20.00'				
L12	S 28°22'13" W	20.00'				
L13	S 28°22'13" W	20.00'				
L14	S 28°22'13" W	20.00'				
L15	S 28°22'13" W	20.00'				
L16	S 28°22'13" W	20.00'				
L17	S 28°22'13" W	20.00'				
L18	S 28°22'13" W	20.00'				
L19	S 28°22'13" W	20.00'				
L20	S 28°22'13" W	20.00'				

No.	Revision/Issue	Date
1	AS PER RPA REVIEW	11-24-2014

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Project: **14011**
Date: **23 OCTOBER 2014**
Scale: **AS SHOWN**

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