

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Fasnacht of Madison Street Preliminary Plat Lots 1-41	PC Meeting Date: 10-13-14
Applicant Request:	Preliminary Plat	
Property Location:	Park Street and Madison Street	
Property Owner:	Juliet Properties, LLC	
Applicant:	David Mathews Surveying and Chattanooga Engineering Group	
Total Acreage:	4.10 Acres	
Proposed Density:	10 dwelling units per acre	
Tax Map Number:	145L-H-001, 007, 008, and 009	
Zoning:	UGC Urban General Commercial Zone and C-3 Central Business 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

1. There are no additional subdivision regulations or platting requirements.

Additional Comments and Notes

1. Show and label as such the existing sanitary sewer line and manholes located in the existing 10' alley adjacent to proposed Lot 1.
2. Show and label as such a "Public Sanitary Sewer Easement" along the existing sewer line located in the 10' alley adjacent to proposed Lot 1. Minimum 10' on either side of the sanitary sewer line.
3. For the existing sanitary sewer line in East Main Street add "MF # 10568".
4. Label the lot line in the right-of-way of Park Street as "Lot line or Deed line to be abandoned by this plat".
5. Continue discussions with the Transportation Department concerning the future connection from Madison and Park Streets to Jefferson Street. See Transportation Department comments below.

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. Submit stormwater detention plans for their review.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Submit flow calculations to Moccasin Bend for their review.

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

Transportation Department Staff Comments and Notes

1. Show typical street cross section including edge of pavement, a 5' sidewalk and a 5' verge between the curb and the sidewalk.
2. A pavement width of 26' with a 5' sidewalk and a 5' verge will be required; therefore, increase the right-of-way from 40' to 50' or add a "10' Drainage, Sidewalk, Paving, Utility, and Row Easement" along the property fronting the extension of Madison Street and Park Street. Easement labels can read as "5' Sidewalk Easement" rather than ROW.
Explore the possibility of providing a street connection to Jefferson Street with a planted median installed by the developer Jefferson Street. The connection needs to align with the center of the cul-de-sac just so there won't be a skew for the proposed future roadway. This would create a +/- 90-degree intersection with the existing cul-de-sac curb line.
3. Need more than 30' ROW for the connection (maybe 40'?), and need to provide the parallel sidewalk easements that terminate at the property line. Adjust labels to read "Dedicated 40' ROW" at this cul-de-sac connection and dash in the roadway as "Proposed Future Street Connection". The asphalt for this piece does not need to be constructed with this development, only if and when there's ROW that connects all the way to the cul-de-sac edge of pavement. Only the sidewalk will terminate at the property line.
4. At the minimum a pedestrian connection/sidewalk will be required from this development to Jefferson Street.
5. Explore options and discuss with Transportation Department concerning the extension of sidewalks from this development along Madison and Park Streets to connect to the existing sidewalk on Main Street.
6. Show and label on the plat a ROW/Connection from Park Street to Jefferson Street.
7. Questions concerning comments and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. Show and label as such existing and proposed fire hydrants within and adjacent to this subdivision.
2. Questions concerning comments and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. No additional comments or requirements.
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 approval of street names.
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. Show 30' EPB Easement to the rear of Lots 35 and 36.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Additional Permit Reminders

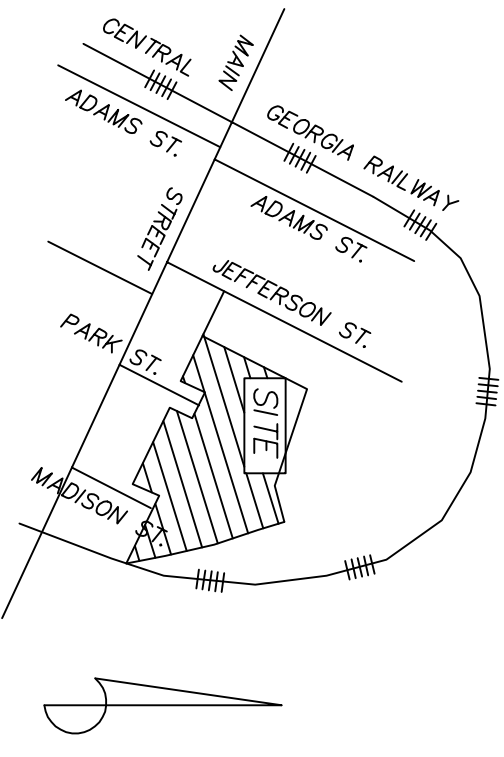
City of Chattanooga Land Disturbing Permit

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1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may 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. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. 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.
4. After the preliminary plat is approved submit construction/civil drawings to the Land Development Office for review and comment.
5. 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.



Owner's Certification

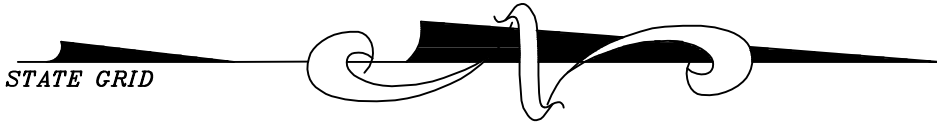
I/We, the undersigned owner/s of the property shown herein, do hereby adopt this plat and certify that I/we am/are the owner/s of the strip/s.

Judlet Properties LLC
25 E. Main Street Suite 201
Chattanooga, TN 37408
(423) 883-0410

Surveyor's Certification

I certify that I have surveyed the property shown herein, that the same is as shown on this plat and I believe and that the ratio of precision of the undisturbed survey exceeds 1:10,000. This is a Category "1" Survey.

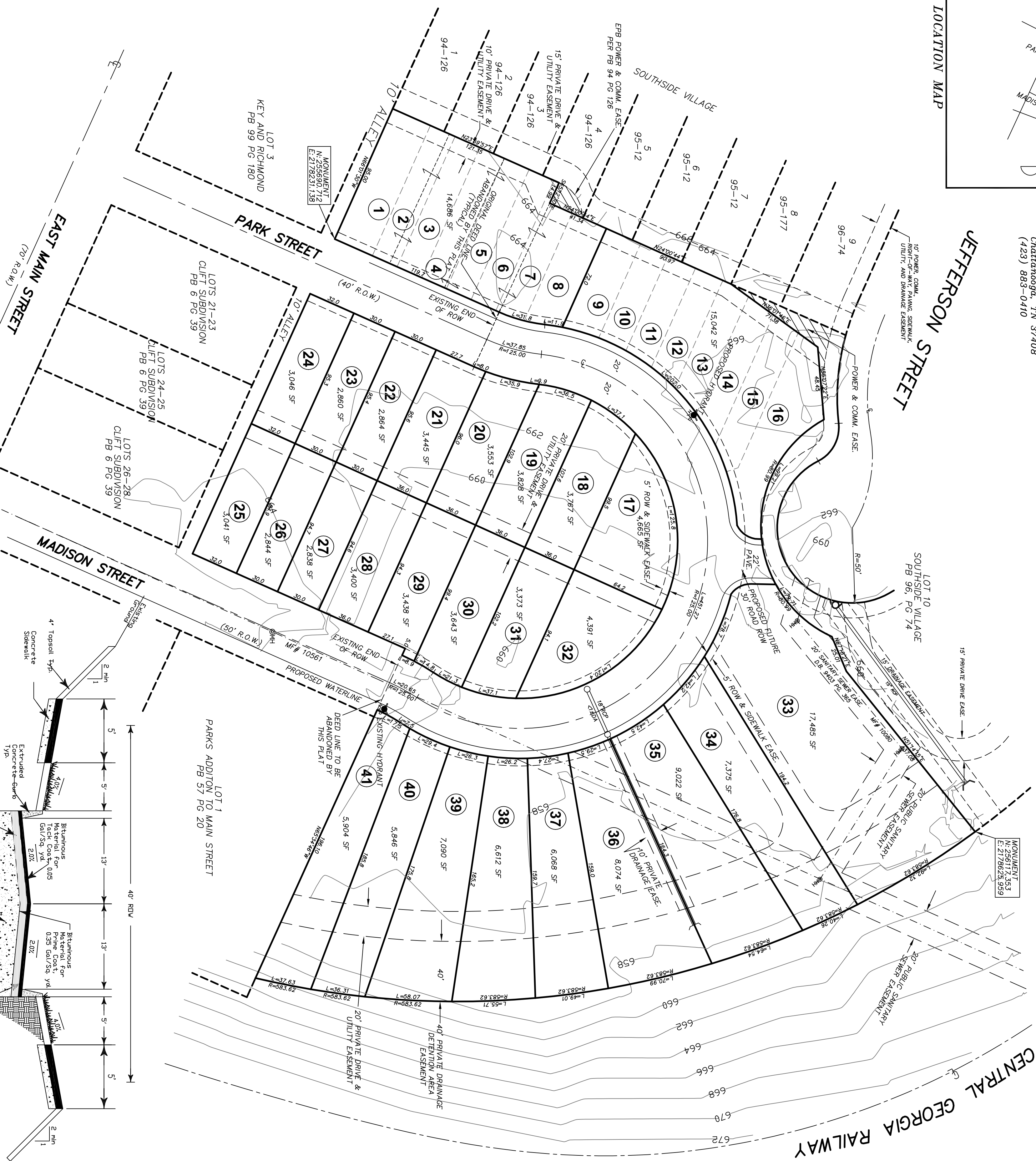
David Mathews PLS#747



LOCATION MAP

JEFFERSON STREET

CENTRAL GEORGIA RAILWAY



GENERAL NOTES

1. Zoned : C-3 & UCC
2. Area subdivided 4.10±AC
3. All lot numbers shown are as shown on this plat and are to be used for all purposes.
4. Water Supply: Tennessee American Water Co.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No. 1451-H-1, 7, 8 & 9
8. All corners are Iron Pins Set, unless otherwise noted.
9. All corners are 10399/16 stainless steel pins of 1/2" diameter. "Copy" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
11. Lot number: **38**
12. This subdivision will be comprised of both single family homes, and multi-family home sites.

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTANOGA COUNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

PRELIMINARY PLAT

FASSNACHT SD OF MADISON ST

LOTS 1 thru 41

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Drawn: R. Middleton

Date: 8-20-14

Scale: 1"=40'

Job#: 14-389

Checked: DLW

DAVID MATHEWS SURVEYING

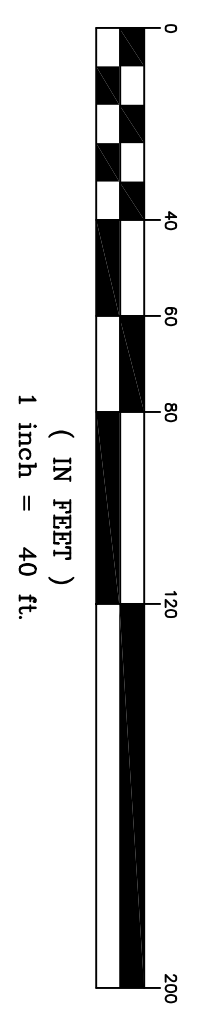
14-S4399

1430 HAZLET ROAD, CHATTANOOGA, TENN. 37413

PH: 423-870-4298

FX: 423-870-4874

DMS



TYPICAL ROADWAY SECTIONS

