

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Stockton Place Preliminary Plat Lots 1 thru 11	PC Meeting Date: 09-08-14
Applicant Request:	Preliminary Plat	
Property Location:	Givens Road	
Property Owner:	Dennis King	
Applicant:	Compton Surveying and AD Engineering	
Total Acreage:	3.28 Acres	
Proposed Density:	3.3 dwelling units per acre	
Tax Map Number:	171G-A-013	
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

1. No additional subdivision regulations requirements.

Additional Comments and Notes

1. Add the following note: "The entirety of Community Lot 5 is a drainage detention area easement".
2. Add the following note: "A 10' private drainage easement shall be reserved along the exterior property lines of this subdivision. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines that are not the exterior boundary of this subdivision. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, of if no setback is required".
3. Add the following note: "The City of Chattanooga reserves the right to access at anytime Community Lot 5 for purposes of inspection and evaluation of the drainage detention area and facilities on this lot".
4. State the distance from the corner of proposed Lot 1 to the intersection of Givens Road and East Brainerd Road.
5. Label the proposed 10' Drainage Easement as "10' Private Drainage Easement".
6. Label the proposed 15' Drainage Easement as "15' Private Drainage Easement".
7. Show and label as such the drainage pipes to be installed within the right-of-way as type, size, and number of acres drained.
8. In the Owner's Easement Certification statement should the wording be changed where the land isn't being dedicated by this plat. This certification makes it sound like the land is being dedicated and I don't think that was the intention. I think it's to be an easement only with no dedication of land occurring.

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.

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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 civil/construction plans for review with mean sea elevations shown.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Submit civil/construction plans for review with mean sea elevations shown.
2. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Questions concerning comments and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

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

Land Development Office Staff Comments and Notes

1. Submit civil/construction plans for review with mean sea elevations shown.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Street addresses will be assigned after the Planning Commission has approved the final plat.
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 requirements.
2. Questions concerning 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 be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

Reminders

1. Please cover the specified corrections, requirements and resolution of any notes and comments provided in this staff report and recommendation in the creation of the final plat for review and consideration.
2. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
4. 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.

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5. Submit final plat for review and consideration after receiving approval of civil/engineering construction plans from the Land Development Office for a Land Disturbing Permit.

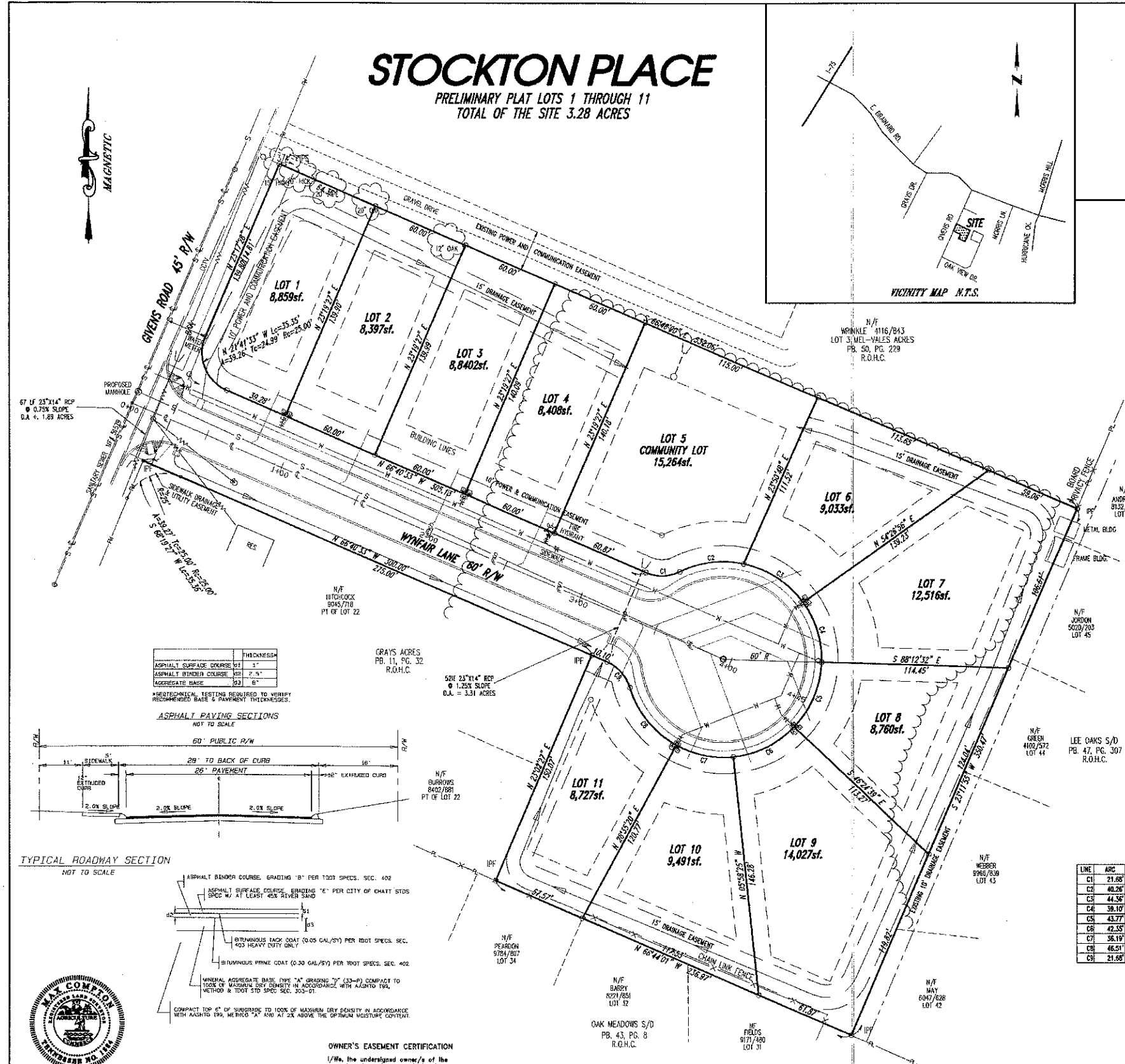
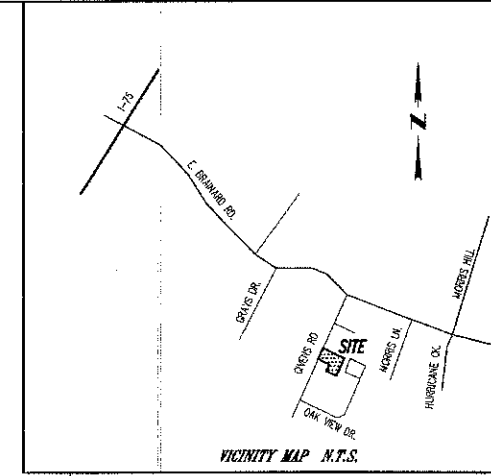
STOCKTON PLACE

PRELIMINARY PLAT LOTS 1 THROUGH 11
TOTAL OF THE SITE 3.28 ACRES

RECEIVED

AUG 25 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

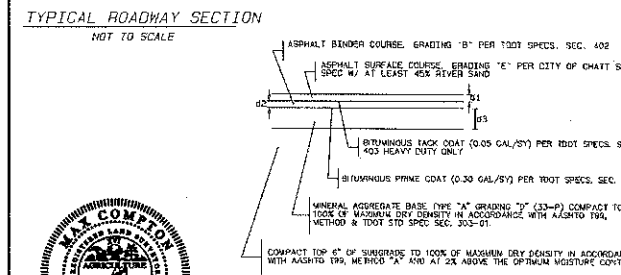
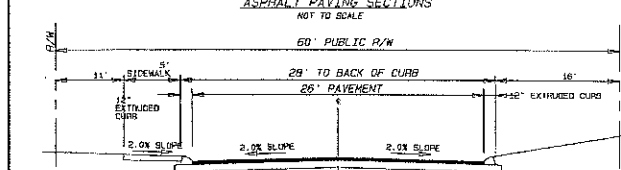


- NOTES:
1. THIS PROPERTY IS ZONED R-1
 2. THIS PLAT SURVEYS MAP 1716 A 015 (B.C. 9921, PG. 449, R.O.H.C.)
 3. PUBLIC SURVEYING SERVICE IS AVAILABLE BY GRAVITY FLOW
 4. THE PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN, MAP #70504000, DATED NOVEMBER 7, 2002
 5. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPERE STORM WATER REMOVAL FLOW UNLESS APPROVED BY THE CITY ENGINEER
 6. CITY ORDINANCE NUMBER 9942 ENTITLED STORM WATER REMOVAL AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY
 7. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE CHATTANOOGA SUBDIVISION REGULATIONS
 8. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS
 9. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
 10. AREA SUBDIVIDED = 3.28 ACRES
 11. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVE EASEMENTS AS SHOWN. THE MAINTENANCE OF ANY DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT
 12. THE APPROVAL OF THIS PLAT DOES NOT IMPLY CHATTANOOGA, TENNESSEE, WILL APPROVE ANY SUBSEQUENT DEVELOPMENT USING ROADS, RIGHT OF WAYS, OR EASEMENTS SHOWN ON THIS PLAN
 13. WATER IS SUPPLIED BY TENNESSEE AMERICAN WATER
 14. TOPOG WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED 7-2-2014 CONDUCTED BY COMPTON SURVEYING ELEVATIONS ARE ON MEAN SEA LEVEL
 15. THE USE OF THE PROPERTY IS FOR SINGLE FAMILY DWELLINGS
 16. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, INDUSTRIAL BUILDING ON COMMUNITY LOT 5. THE LOT IS TO BE USED FOR RESIDENTIAL OR DRAINAGE RELATED PURPOSES ONLY. THE MAINTENANCE TO BE ASSURED BY THE DEVELOPER UNTIL THE LOT IS DEEDED TO THE HOME OWNER OR HOME OWNERS ASSOCIATION.

ASPHALT PAVING SECTIONS
NOT TO SCALE

	THICKNESS
ASPHALT SURFACE COURSE	1.5"
ASPHALT BINDER COURSE	3.0" 2.5"
AGGREGATE BASE	6"

MECHANICAL TESTING REQUIRED TO VERIFY RECOMMENDED BASE & PAVEMENT THICKNESSES.



LINE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	21.68'	25.00'	11.57'	N89°20'03"E	21.00'
C2	40.26'	60.00'	20.92'	N82°52'00"E	39.51'
C3	44.34'	60.00'	23.25'	S59°43'51"E	43.34'
C4	59.10'	60.00'	29.28'	S16°32'48"E	58.42'
C5	43.77'	60.00'	22.91'	S22°41'25"W	42.81'
C6	42.35'	60.00'	22.10'	S63°48'28"W	41.47'
C7	36.19'	60.00'	18.67'	N78°41'33"W	35.85'
C8	46.51'	60.00'	24.49'	N39°12'13"W	45.36'
C9	21.68'	25.00'	11.57'	N41°50'09"W	21.00'

SURVEYOR'S CERTIFICATION
I certify that I have surveyed the property shown herein that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey is 1:100,000.
This is a "Category B" Survey.
MAX R. COMPTON

OWNER'S CERTIFICATION
I/We, the undersigned owner/s of the property shown herein, do hereby adopt this plat and certify that I/we own the owner's in fee simple and dedicate any right-of-way to the public use forever.
WILLIAM E. HITCHCOCK
1025 GRAYS RD
CHATTANOOGA, TN 37423
GRAPHIC SCALE 1"=30'

OWNER'S EASEMENT CERTIFICATION
I/We, the undersigned owner/s of the property shown herein, do hereby adopt this plat and certify that I/we own the adjoining owner's in fee simple and dedicate and/or convey the easement at the entrance to the development the public use forever.
WILLIAM E. HITCHCOCK
1025 GRAYS RD
CHATTANOOGA, TN 37423
LEGEND
D.R.C. 1/2" REBAR FOUND
L.P.C. 1/2" CAPPED REBAR SET
M.P.P. METAL FENCE POST
F.C. FENCE CORNER
S.L. UTILITY POLE
R.O.W. RIGHT OF WAY
P.L. PROPERTY LINE
G.R. GOVERNOR ROAD
T.W. TOWN
C.D. CONDUIT UTILITY
L.L.L. LEAD LOT LINE

COMPTON SURVEYING INC.
104 CHATTANOOGA AVENUE
P.O. BOX 339 CHATTANOOGA, TN 37402
PHONE 704-375-3153 FAX 704-375-2678
SURVEYING GEORGETOWN, TENNESSEE, ALABAMA

DEED REF.: 9921/440	REVISED: 8-25-14
CREW: M.R.C., J.S.	COMPUTED BY: M.R.C.
DATE DRAWN: 7-25-14	

PART OF LOTS 21 & 22 GRAYS ACRES
PB. 11, PG. 32
LOCATED IN THE CITY OF
CHATTANOOGA, HAMILTON
COUNTY, TENNESSEE
SCALE: 1" = 30' JOB NO. 14-139nd