

RPA STAFF RECOMMENDATION

Subdivision Name:	Carnell Subdivision Lots 1 thru 25 Request for Extension of Preliminary Plat Approval	Review Meeting Date: 08-10-15
Applicant Request:	Extension of Preliminary Plat Approval	
Property Location:	2415 N. Concord Road	
Property Owner:	Salient Investments	
Applicant:	Ingram, Gore and Associates	
Total Acreage:	8.34 Acres	
Proposed Density:	2.8 units per acre	
Tax Map Number:	148E-C-009	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE extension of Preliminary plat approval for a one year extension with a new expiration date of August 12, 2016	

PROJECT ANALYSIS

Previous preliminary plat approval expires on August 12, 2015.

Subdivision Regulation Requirements

1. See previous approval letter of August 2013 for all required subdivision platting requirements.
2. Any substantial changes will require the submittal of a new preliminary plat for review and consideration by the Chattanooga-Hamilton County Regional Planning Commission.
3. Additional comments and requirements may be required during the review of civil/construction plans.

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. If the site disturbance is greater than one (1) acre a land disturbing permit may be required, or plan showing the amount of disturbance on the property.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

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Transportation Department Staff Comments and Notes

1. Proposed entrance will have to shift in order to improve site distance.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
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

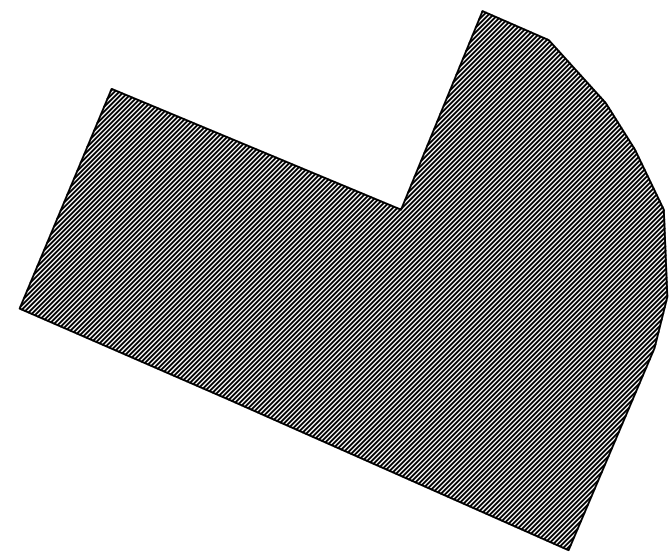
1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

Reminders

1. Please remember that these staff recommendations are 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.



LOCATION MAP N.T.S.

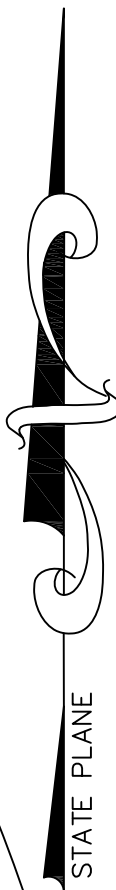
WARD
7027/521

LOVELL
5763/261

LOVELL
5763/265

SEXTON
7445/159

CONNER LANE



LOT 3

LOT 6

LOT 7

LOT 8

LOT 9

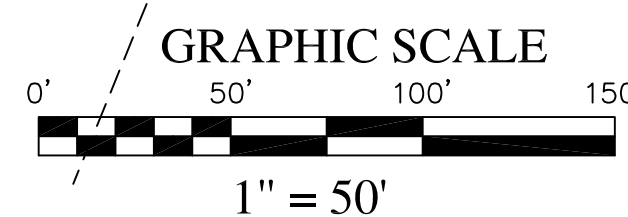
LOT 10

LOT 11

N. CONCORD ROAD

GENERAL NOTES

- 1- THIS PROPERTY IS ZONED R1..
- 2- THIS PLAT SUBDIVIDES DEED BOOK 9822, PAGE 724.
- 3- THIS PLAT IS DEVELOPED IN ACCORDANCE TO THE DESIGN STANDARDS OF THE CITY OF CHATTANOOGA TENNESSEE SUBDIVISION REGULATIONS.
- 4- THIS SUBDIVISION CONTAINS 8.34 ACRES DIVIDED INTO 26 LOTS.
- 5- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 6- 100' = STREET ADDRESS
- 7- TAX MAP : 148-E, GROUJ C, PARCEL 9.
- 8- THIS PROPERTY IS NOT BELOW THE 100 YEAR FLOOD BOUNDARY AS PER FEMA.
- 9- PUBLIC SANITARY SEWERS ARE AVAILABLE THROUGH HCWWTA.
- 10- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 11- THIS SURVEY IS A PROFESSIONAL OPINION AS DOES NOT CONVEY OR WARRANT TITLE.
- 12- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
- 13- STATE PLANE NORTH TAKEN BY THIS SURVEYOR.
- 14- 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.
- 15- WATER QUALITY EASEMENTS AND OTHER DRAINAGE AND DRAINAGE DETENTION RELATED FACILITIES INSTALLED BY THE DEVELOPER CAN NOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- 16- THE OWNERS OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS, DRAINAGE DETENTION EASEMENT AND DRAINAGE DETENTION FACILITIES.
- 17- THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OR STORM WATER FROM THIS SUBDIVISION.
- 18- THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT TO ACCESS AT ANY TIME THE DRAINAGE DETENTION AREA EASEMENT AND HAMILTON COUNTY WATER QUALITY PROGRAM ACCESS EASEMENT AND THE 20' HAMILTON COUNTY WATER QUALITY PROGRAM INSPECTION ACCESS EASEMENT IN LOT 6 TO INSPECT DRAINAGE DETENTION AREA AND FACILITIES.



Certification of Ownership and Dedication of Rights-of-Way
I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple.

I CERTIFY THAT I HAVE REVIEWED OR DESIGNED THE PUBLIC SANITARY SEWER LINES SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

Surveyor

Certification of Survey
I certify that I have surveyed the property shown herein; 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.

Owner/Developer
Salient Investments and Holdings, LLC
c/o Jarrod Smith
6907 Hickory View Lane
Chattanooga, TN 37421
(423) 280-0068

PRELIMINARY PLAT
CARNELL, PROPOSED SUBDIVISION
HAMILTON COUNTY, TENNESSEE

DENNIS N. GORE, LLC
7540 GARY WHITE ROAD
CORRYTON, TENNESSEE 37721
865-216-9355
dennis.gore@yahoo.com

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AS SHOWN

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