

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-072	PC Meeting Date: 12-14-15
Subdivision Name:	Inverness Subdivision Lots 1 thru 18	
Applicant Request:	Final Plat	
Property Location:	2409 and 2414 Jenkins Road	
Property Owner:	Waters-Holland	
Applicant:	Alan Haniszewski Surveying	
Total Acreage:	4.28 Acres	
Proposed Density:	4.2 Dwelling Units Per Acre	
Tax Map Number:	149B-C-027 and 028	
Zoning:	R-T/Z Residential Townhouse Zone	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following conditions:</p> <p>Installation and completion of all required infrastructure related improvements as part of this subdivision development.</p> <p>Submittal of all required infrastructure “as-builts” to the appropriate department for review.</p> <p>Corrections and modifications identified below.</p>	

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/submitted with the revised submittal of the preliminary plat for review and consideration.

1. Show and label as such a public sanitary sewer line easement along the existing sewer line abutting Lots 1 thru 5. Minimum 10’ on either side of the sewer line.

Additional Comments and Notes

The following items can be corrected/submitted with the revised submittal of the preliminary plat for review and consideration.

1. For the proposed 20’ sanitary sewer easement being abandoned I would suggest that you hatch the limits of the sewer easement that was abandoned by Ord. 12890.
2. For the proposed 20’ sanitary sewer easement being abandoned change the ordinance number from Ord. # 1289 to Ord.# 12890.
3. Show street addresses for each lot. Hamilton County GIS will assign street addresses after the final plat is approved.

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

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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. 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. Tony Kinder 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.

Transportation Department 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. Brandon Sutton 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. Submit geo-referenced CAD file prior to the signing of the final plat.
2. Show street addresses. Street addresses will be assigned after the final plat is approved.
3. 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.
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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. Just as a reminder approval of the final plat does not constitute approval or acceptance by the public of any offer of dedication.
3. 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.
4. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the final plat.
5. The Final plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



Vicinity Map
(Not To Scale)

Final Plat
Lots 1-18 Of Inverness
 Being A Division Of Lot 4, Nolls Acres
 Recorded In Plat Book 14, Page 4 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 50' November 21, 2015

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

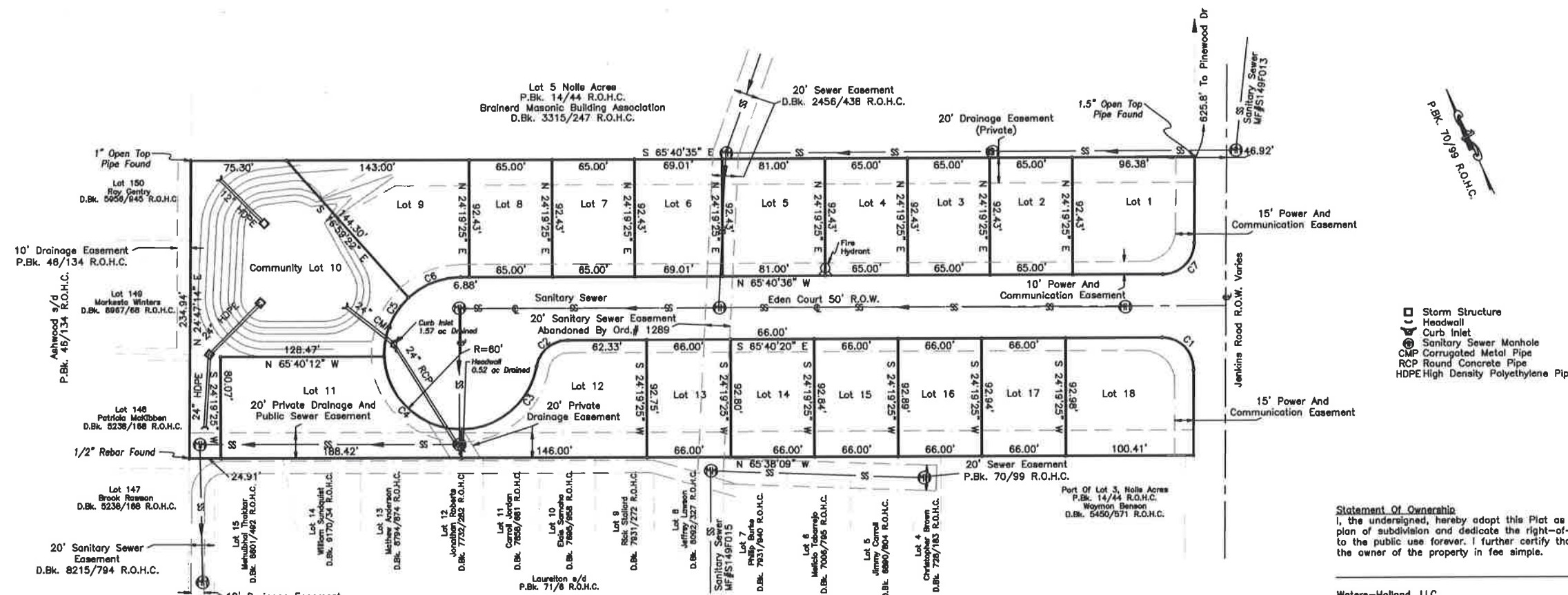
CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

JURISDICTIONAL
 AUTHORITY
 DATE: _____
 BY: _____

RECEIVED

NOV 23 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services



- Storm Structure
- Headwall
- Curb Inlet
- Sanitary Sewer Manhole
- CMP Corrugated Metal Pipe
- RCP Round Concrete Pipe
- HDPE High Density Polyethylene Pipe

Statement Of Ownership
 I, the undersigned, hereby adopt this Plat as my plan of subdivision and dedicate the right-of-way to the public use forever. I further certify that I am the owner of the property in fee simple.

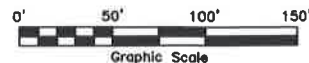
Waters-Holland, LLC
 912 Endicott St.
 Chattanooga, TN 37405
 423-595-8666

- Notes:**
- This Property is described in Deed Book 10,271, Page 552 R.O.H.C.
 - Tax Map #149B-C-027 and 028.
 - Local Government does not certify that utilities or utility connections are available.
 - The purpose of this Plat is to create 18 lots, as shown.
 - Property address; 2408 and 2415 Jenkins Road, Chattanooga, TN.
 - Area subdivided by this plat; 4.28 acres.
 - This subdivision has been developed in accordance with the design standards of the City Of Chattanooga subdivision regulations.
 - No building permit is to be issued for a residential, commercial or industrial building on Community Lot 10. Lot 10 is to be used for drainage, detention or recreational purposes only. Maintenance to be assumed by the developer until lot is deeded to home owners in the subdivision, or to a homeowners association.
 - The City Of Chattanooga is not responsible for the construction or maintenance of the drainage easements, or drainage detention areas.
 - No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 - City Ordinance #12900 entitled "Storm Water Runoff And Erosion Control" shall apply to discharge of same from this subdivision of Property.
 - All lots are to be used for single family dwellings.
 - Capped 1/2" rebar set at all corners unless noted otherwise.
 - Preliminary plat approval on October 13, 2015.
 - This property is currently zoned R-T/2.
 - The entirety of Lot 10 is a drainage detention area easement.
 - Sanitary sewer is provided by gravity flow.

Lot Size Table

Lot 1-8743.98	SQ. FT.-0.20	Acres
Lot 2-6008.31	SQ. FT.-0.14	Acres
Lot 3-6008.31	SQ. FT.-0.14	Acres
Lot 4-6008.31	SQ. FT.-0.14	Acres
Lot 5-7487.25	SQ. FT.-0.17	Acres
Lot 6-6378.69	SQ. FT.-0.15	Acres
Lot 7-6008.53	SQ. FT.-0.14	Acres
Lot 8-6008.53	SQ. FT.-0.14	Acres
Lot 9-9780.48	SQ. FT.-0.22	Acres
Lot 10-22692.74	SQ. FT.-0.52	Acres
Lot 11-12419.21	SQ. FT.-0.29	Acres
Lot 12-9997.52	SQ. FT.-0.23	Acres
Lot 13-8123.07	SQ. FT.-0.14	Acres
Lot 14-8126.01	SQ. FT.-0.14	Acres
Lot 15-8129.10	SQ. FT.-0.14	Acres
Lot 16-8132.19	SQ. FT.-0.14	Acres
Lot 17-8135.27	SQ. FT.-0.14	Acres
Lot 18-7264.41	SQ. FT.-0.17	Acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.47'	35.50'	S 20°27'11" E	90°27'19"
C2	25.00'	34.83'	32.08'	N 74°24'21" E	79°50'09"
C3	60.00'	83.60'	77.00'	N 74°24'21" E	79°50'09"
C4	60.01'	91.80'	83.11'	S 21°50'39" E	87°39'14"
C5	60.00'	51.83'	50.23'	S 46°43'27" W	49°29'37"
C6	60.00'	44.87'	43.84'	N 87°06'09" W	42°51'09"
C7	25.00'	39.07'	35.22'	S 69°32'57" W	89°32'56"



"I hereby certify that I have (reviewed or designed) all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria".

Rocky Chambers, PE MBA
 Chattanooga Engineering Group
 400 E. Main St., Suite 130
 Chattanooga, TN 37408
 (423) 600-9110

I certify that I have surveyed the property shown hereon, that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey is greater than 1:10,000 (Category 1)

Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032