

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-073	PC Meeting Date: 12-14-15
Subdivision Name:	100 @ South Broad Lots 1 thru 12	
Applicant Request:	Preliminary/Final Plat	
Property Location:	3100 St. Elmo Avenue	
Property Owner:	ASTIR LLC	
Applicant:	Northpointe Surveying	
Total Acreage:	7.57 Acres	
Proposed Density:	3.05 Dwelling Units Per Acre	
Tax Map Number:	155F-A-009	
Zoning:	R-T/Z Residential Townhouse and UGC Urban General Commercial Zones	
Staff Recommendation:	<p>APPROVE as a preliminary/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

There are no additional Subdivision or Platting Requirements required.

Additional Comments and Notes

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

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. Delete in its entirety note 14 concerning the source of topography.

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

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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. Show and label as such public access easements (sidewalk easements) along the lot line of Lot 11 for sidewalk connections to future development area.
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. 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

4. Submit geo-referenced CAD file prior to the signing of the final plat.
5. Show street addresses. Street addresses will be assigned after the final plat is approved.
6. 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.
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Reminders

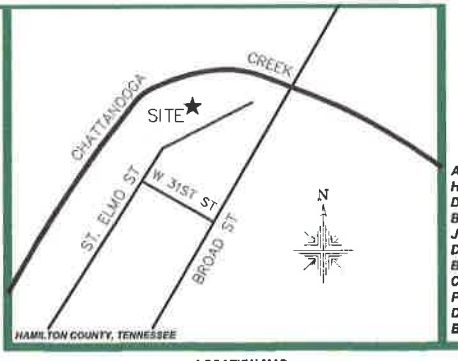
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the final plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review 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.



CERTIFICATION OF SURVEYOR
 THIS IS A CATEGORY I (URBAN & SUBDIVISION) SURVEY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.07 FEET.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,130,448 FEET.
 I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR LICENSED BY AND REGISTERED WITH THE STATE OF TENNESSEE, THAT THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

D. MICHAEL NORTH
 REGISTERED LAND SURVEYOR
 TENNESSEE #2370
 GEORGIA #3032
 ALABAMA #26008

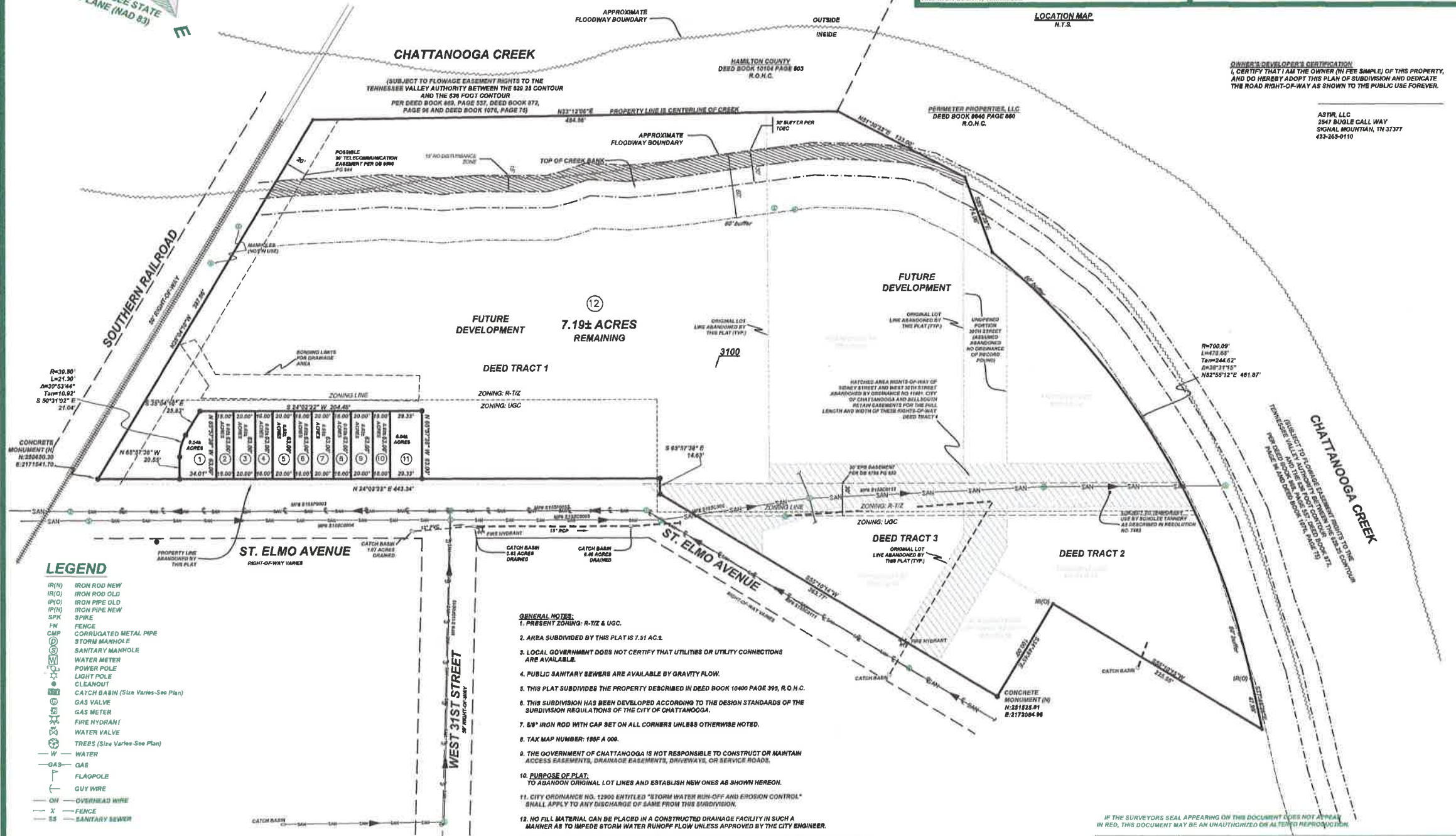
811
 Know what's below.
 Call before you dig.



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

OWNER'S/DEVELOPER'S CERTIFICATION
 I CERTIFY THAT I AM THE OWNER (OR THE EMPLOYEE OF THIS PROPERTY, AND DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE THE ROAD RIGHT-OF-WAY AS SHOWN TO THE PUBLIC USE FOREVER.

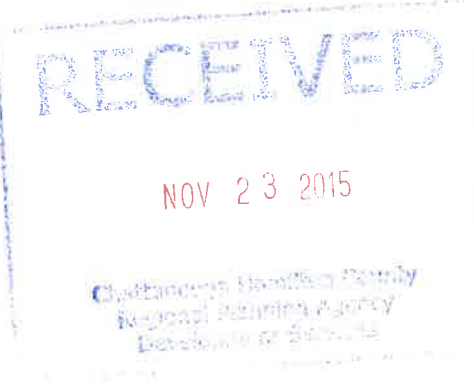
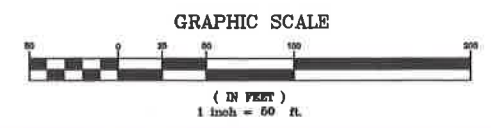
ASTPR, LLC
 2547 BANGLE CALL WAY
 SIGNAL MOUNTAIN, TN 37377
 423-265-0110



LEGEND

- IR(N) IRON ROD NEW
- IR(O) IRON ROD OLD
- IP(O) IRON PIPE OLD
- IP(N) IRON PIPE NEW
- SFK SPIKE
- FN FENCE
- CMP CORRUGATED METAL PIPE
- SM STORM MANHOLE
- SMH SANITARY MANHOLE
- WM WATER METER
- PP POWER POLE
- LP LIGHT POLE
- CN CLEANOUT
- CB CATCH BASIN (Size Varies-See Plan)
- GV GAS VALVE
- GM GAS METER
- FH FIRE HYDRANT
- WV WATER VALVE
- TR TREES (Size Varies-See Plan)
- W WATER
- GAS GAS
- FP FLAGPOLE
- GW GUY WIRE
- OW OVERHEAD WIRE
- X FENCE
- SS SANITARY SEWER

- GENERAL NOTES:**
- PRESENT ZONING: R-7/2 & UGC.
 - AREA SUBDIVIDED BY THIS PLAT IS 7.51 AC.±.
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
 - THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 10400 PAGE 395, R.O.H.C.
 - THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTAHOOGA.
 - 6.8" IRON ROD WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - TAX MAP NUMBER: 185F A 006.
 - THE GOVERNMENT OF CHATTAHOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRIVEWAYS, OR SERVICE ROADS.
 - PURPOSE OF PLAT:** TO ABANDON ORIGINAL LOT LINES AND ESTABLISH NEW ONES AS SHOWN HEREON.
 - CITY ORDINANCE NO. 12905 ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION.
 - 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.
 - THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.B.M.A. COMMUNITY PANEL NO. 47065C0339F DATED NOVEMBER 7, 2002.
 - SOURCE OF TOPOGRAPHY PER RANDOM GROUND SHOTS TAKEN IN FIELD BY NORTHPOINTE SURVEYING, DRAWING NO. 15-036, DATED MARCH 20, 2015, LAST REVISED SEPTEMBER 2, 2015.
 - (1) = LOT NUMBER
 - PROPOSED USE OF LOTS: SINGLE FAMILY ATTACHED TOWNHOMES.
 - OWNER DEVELOPER TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN AND NOT THE CITY OF CHATTAHOOGA.
 - SEE ORDINANCE NO. 12959 FOR ZONING CONDITIONS.



IF THE SURVEYOR'S SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION.

NO.	DATE

LOTS 1-12,100 @ SOUTH BROAD



FINAL PLAT
 LOT 1 AND PART OF LOTS 88-89, ROBERT SCHOLZE ADDITION, PLAT BOOK 3 PAGE 54, DEED BOOK 10400 PAGE 399 CITY OF CHATTAHOOGA, HAMILTON COUNTY, TENNESSEE

DRAWN BY: R.D.B.	APPROVED: DMN
DATE: _____	CHECKED: DMN
SCALE: 1"=50'	FIELD: MARCH 19, 2015
SHEET NO: 1 OF 1	DWG. NO: 15-261