

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-017	PC Meeting Date: 05-11-15
Subdivision Name:	The View at Whitehall Lots 2 thru 5	
Applicant Request:	Final Plat	
Property Location:	446, 450, 454, 458 Whitehall Road	
Property Owner:	Goodwin Southern Properties	
Applicant:	David Mathews Surveying	
Total Acreage:	0.72 Acres	
Proposed Density:	5.55 dwelling units per acre	
Tax Map Number:	135C-A-001.01	
Zoning:	RZ-1 Residential/Zero Lot Line Residential Zone	
Staff Recommendation:	APPROVE, as a final plat	

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 Regulations or Platting Requirements. All corrections have been completed in compliance with the City of Chattanooga Subdivision Regulations.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the final plat for signatures and recording.

1. State the width of the proposed private ingress/egress easement.
2. Is the EPB Easement located along the southern property line 15' or 20'. The previous plat showed a 15' EPB Easement. So that it's clear you may want to show and label the existing 15' EPB Easement to be abandoned and show the new 20' EPB Easement.
3. Show the Plat Book and Page Number for Lot 1 when the plat is recorded for Lot 1.

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. Site and grading plans may be required for land disturbance greater than one (1) acre.
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.

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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. 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. Add street addresses. Hamilton County GIS will assign street addresses after the final plat has been approved by the Planning Commission.
2. Submit the Geo-referenced CAD file used to create the final subdivision plat prior to obtaining final plat signatures.
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.

Other Utilities Comments and Notes

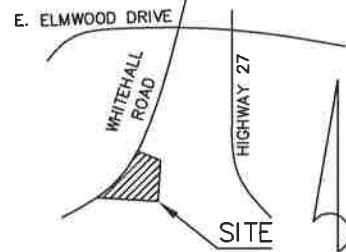
1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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 acceptance 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.

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4. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action to approve the final plat.



LOCATION MAP

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

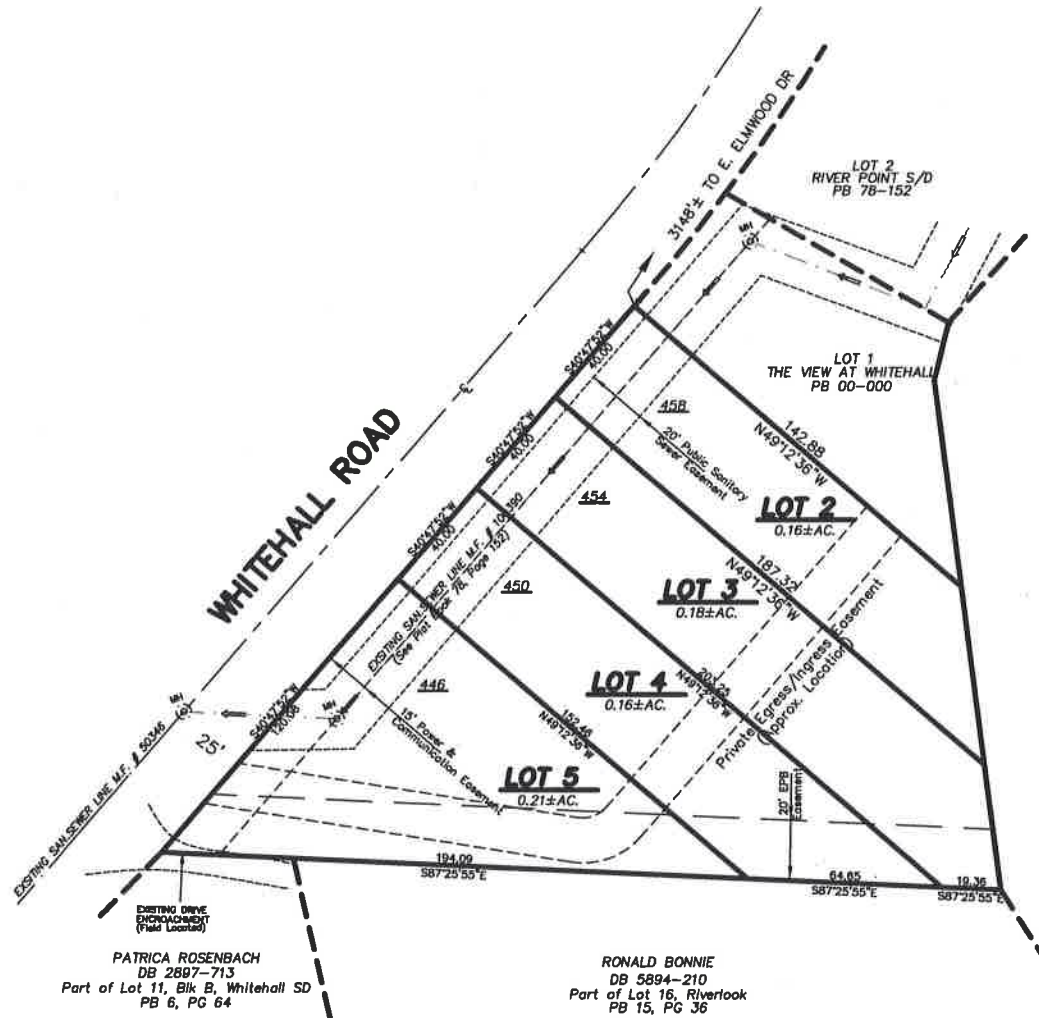
Goodwin Southern Properties, LLC
 3119 Mt. Pisgah Rd
 Ringgold, GA 30736
 (423) 315-4886

Surveyor's Certification

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 exceeds 1:10,000. This is a Category "r" Survey.

David Mathews PLS#747

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

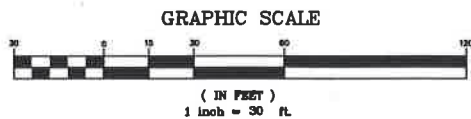


STATE OF TENNESSEE
 T.D.O.T.

GENERAL NOTES

1. Zoned : RZ-1
2. Acres subdivided : 0.72±AC
3. This plat subdivides deed : 10380-454
4. Local Government does not certify that utilities or utility connections are available.
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: 136C A 001.01
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:8942 entitled "Storm Water Run-Off and Erosion Control" 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 flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
12. Public sanitary sewers are available by gravity flow.
13. Purpose of plat: To Create 4 Lots
14. A 10' private drainage easement shall be reserved along the exterior boundary of the S/D, except along the Road. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
15. Per Ord # 12905, only one curb cut or access point to Whitehall Road
16. Per Ord # 12905, parking shall be located to the side or rear of each dwelling.
17. The City of Chattanooga is not responsible to construct or maintain the private ingress/egress easement.

Tuland Projects REAUSTIN FARM/UNO REVISED PLAT LOTS 64 & 64A/03 3/10/2015 12:06 PM EST



RECEIVED

APR 21 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

FINAL PLAT

THE VIEW AT WHITEHALL

REVISED LOT 2, & 3 THRU 5
 CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 3-11-2015 Drawn: BOON
 Scale: 1" = 30' Checked: DLM Job#: 15-80

DAVID MATHEWS SURVEYING
 1020 HAMILTON ROAD CHATTANOOGA, TENN. 37343
 PH: 423-870-8871 FAX: 423-870-4888

15-S4437