

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-060	PC Meeting Date: 10-12-15
Subdivision Name:	The Crossings Subdivision Lots 1 thru 3	
Applicant Request:	Preliminary Plat	
Property Location:	Volkswagen Drive @ I-75	
Property Owner:	Patillo Construction	
Applicant:	BWSC and Anchor Engineering	
Total Acreage:	75.03 Acres	
Proposed Density:	N/A	
Tax Map Number:	131-099	
Zoning:	M-1 Manufacturing Zone	
Staff Recommendation:	<p>APPROVE, as a preliminary plat only subject to the following condition:</p> <p>Submittal for review and approval of public sanitary sewer lines and/or extensions through Hamilton County Waste Water Treatment Authority (WWTA)</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 regulation or platting requirements. All correction have been completed.

Additional Comments and Notes

There are no additional comments or notes.

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. Need to schedule a conceptual plan meeting the Water Quality Staff. The layout of the site may change to comply with the minimum stormwater regulation requirements of Ordinance # 12900.
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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Hamilton County WWTa Staff Comments and Notes

1. Public sanitary sewers or sewer extensions have not been approved for this development/site. Submit the required information for review of sewer extension plans to Hamilton County WWTa.
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. Chas Webb (423) 209-7842.

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. Per Section 500.1 of the Chattanooga Subdivision Regulations contact Hamilton County GIS for approval of proposed street names for proposed Road.
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.

Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
 2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.
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N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

Reminders

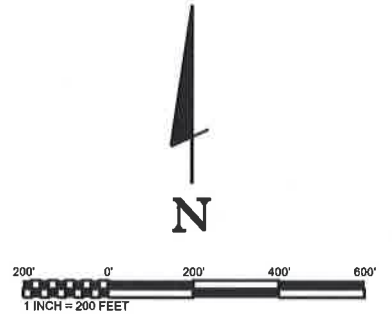
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the preliminary plat does not constitute approval of the subdivision nor does it guarantee approval of the final plat. Approval of preliminary plat indicates general approval of the arrangement of streets, lots, and drainage as a guide in the preparation of the final plat.
3. 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.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CLEAR OUT
- WATER VALVE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SAN SEWER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- LIGHT POLE
- POWER POLE
- SIGNAL POLE
- FIRE HYDRANT
- IRON ROD NAILS EXISTING
- IRON ROD NAILS SET
- EXISTING CONCRETE MONUMENT
- DITCH
- RAILROAD SPIKE SET
- GAS METER
- GAS VALVE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- TELEPHONE PEDIESTAL
- FENCE
- WATER METER
- TOP OF CASTING
- INVERT ELEVATION
- MEAN SEA LEVEL
- CATCH BASIN
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- DUCTILE IRON PIPE
- RIGHT-OF-WAY
- DEED BOOK
- PLAT BOOK
- PAGE
- MARKER WELL
- BENCHMARK
- FIELD MEASUREMENT
- WOOD CALL
- GUARD RAIL
- PROPERTY LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

NOTES:

1. The basis for North orientation is: Tennessee State Grid, North American Datum 1983 (NAD 83) all bearings based on said system, all distances are horizontal ground.
2. The location of existing underground utilities, whether public or private, are shown in approximate location only and are based upon the field location of the visible utility appurtenances only. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. This survey is based upon the most recent recorded deed information for the subject property and is subject to the findings of title by a Tennessee attorney-at-law related to easements, rights-of-way, restrictions, agreements, ordinances, covenants, zoning (written and unwritten), and any other matters of title that may exist.
4. Current zoning is: M-1
5. This map surveys a portion of: Deed Book 3251, Page 810, R.O.H.C. See Tax Map 131, Parcel 099.
6. Number of acres surveyed: 75.93 acres, more or less.
7. The subject property is not located in a flood hazard area as per F.E.M.A. Map Number 47065C0378F, Zone "X", map dated November 7, 2002.
8. Current owner of the property: Patillo Construction Company, Inc.
9. Interstate Highway 75, its entrance/exit ramps and a portion of Apleon Pike are controlled access.
10. Stationing and offsets as shown along Interstate Highway 75 are based on Tennessee Department of Transportation (TDOT) maps and may not correspond with the measured distances shown on this survey.
11. A portion of the Eastside Utility District waterline easement as shown hereon is based on the field marked location of the waterline being 10 feet to each side of this location, and another portion is based on the record description in Deed Book 4963, Page 212, R.O.H.C.
12. Sanitary sewer is not available to Lots 1, 2 & 3.
13. City Ordinance Number 9942 entitled "Storm Water Run-off and Erosion Control" shall apply to any discharge of same from this subdivision of property.
14. No fill materials to be placed in a constructed drainage facility in such a manner as to impede storm water runoff unless approved by City Engineer.
15. The owner / developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the City of Chattanooga.
16. The City of Chattanooga is not responsible to construct or maintain private access easements.
17. Steel addresses as per City of Chattanooga / Hamilton County G.I.S. Department.
18. The proposed 70 foot wide public road right-of-way as shown hereon contains 43,530 square feet.
19. The location of the existing 25 foot wide access easement is based on Deed Book 6364, Page 332 and Deed Book 10473 Page 658, R.O.H.C. and an existing gravel drive, said easement may be re-located at some time in the future.
20. Topo was obtained from an aerial topo map and has been field verified to insure its accuracy.

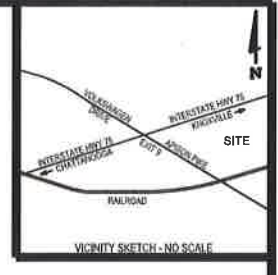


LINE DATA

LINE	BEARING	DISTANCE (M)	DISTANCE (FT)
LINE L-1	N 18° 08' 00" W	60.00	60.00
LINE L-2	S 14° 50' 31" E	10.60	10.60
LINE L-3	N 18° 46' 30" W	10.00	10.00
LINE L-4	S 18° 41' 10" E	19.50	19.50
LINE L-5	N 71° 54' 19" E	103.72	103.00
LINE L-6	N 53° 30' 30" W	19.14	19.00
LINE L-7	S 83° 34' 03" E	131.49	129.83
LINE L-8	N 48° 58' 03" E	125.33	123.49
LINE L-9	N 39° 13' 46" W	25.52	N/A
LINE L-10	N 31° 00' 00" E	27.45	N/A
LINE L-11	S 31° 00' 00" W	27.35	N/A
LINE L-12	N 58° 55' 12" W	85.89	N/A

CURVE DATA

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
CURVE C-1	533.16'	729.59'	41° 52' 16"	279.12'	N 51° 08' 50" E	521.32'
CURVE C-2	84.82'	2925.22'	07° 49' 55"	17.41'	S 82° 38' 57" W	34.82'
CURVE C-3	441.10'	2925.22'	08° 38' 23"	220.07'	S 67° 18' 30" W	440.68'
CURVE C-4	86.82'	177.07'	31° 22' 30"	49.71'	N 48° 41' 15" E	86.72'
CURVE C-5	135.20'	247.07'	31° 22' 30"	69.37'	S 48° 41' 15" W	133.57'



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

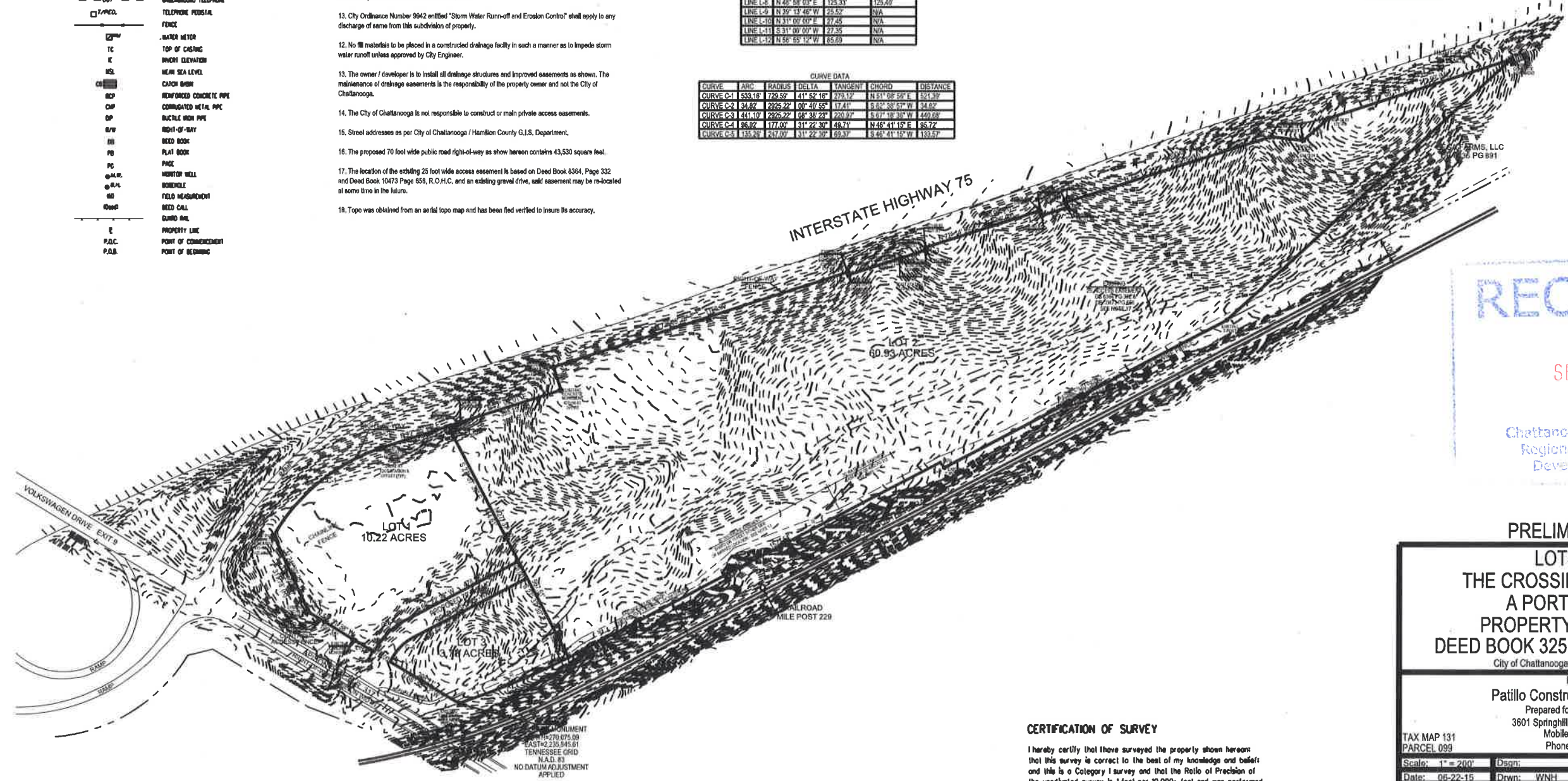
JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____

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

CERTIFICATE OF OWNERSHIP

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

Authorized Agent of _____ Date _____
 Patillo Construction Company, Inc.
 5830 Ponce De Leon Avenue
 Stone Mountain, Georgia 30083
 Phone: 770-938-6366



RECEIVED

SEP 28 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

PRELIMINARY PLAT
 LOTS 1, 2 & 3
 THE CROSSINGS SUBDIVISION
 A PORTION OF THE
 PROPERTY DESCRIBED IN
 DEED BOOK 3251, PAGE 810, R.O.H.C.
 City of Chattanooga, Hamilton County, Tennessee

Property of
Patillo Construction Company, Inc.
 Prepared for: Anchor Engineering
 3601 Springhill Business Park, Suite 103
 Mobile, Alabama 36608
 Phone: 251-459-8460

TAX MAP 131
 PARCEL 099

Scale: 1" = 200'	Dsgn: _____	Chkd: RDM	Project No. 36080-00
Date: 05-22-15	Drawn: WNH	Appvd: WNH	SHEET 1

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
 ENGINEERS ARCHITECTS AND SURVEYORS
 80 Market Street, Suite 205, Chattanooga, Tennessee 37402
 Phone: (423) 758-3375 Fax: (423) 758-6177

of 1 Sheet

CERTIFICATION OF SURVEY
 I hereby certify that those surveyed the property shown hereon that this survey is correct to the best of my knowledge and belief and this is a Category I survey and that the Ratio of Precision of the unadjusted survey is 1 foot per 10,000 feet and was performed in compliance with the Tennessee Minimum Standards of Practice.

Wilburn H. Holden Tr. Reg. No. 1826 Date _____