

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2015-039</b>	<b>PC Meeting Date:</b> 09-14-15
<b>Subdivision Name:</b>	<b>Brookside Commons Subdivision Planned Unit Development Lots 1 thru 41</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	8610 Petty Road	
<b>Property Owner:</b>	Pratt and Associated	
<b>Applicant:</b>	Ingram, Gore, and Associates	
<b>Total Acreage:</b>	6.57 Acres	
<b>Proposed Density:</b>	6.24 dwelling units per acre	
<b>Tax Map Number:</b>	159K-B-001	
<b>Zoning:</b>	R-5 Residential Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE, as a final plat, subject to the following conditions:</b></p> <p><b>Installation and completion of all infrastructure related improvements in compliance with civil/construction plans submitted for a Land Disturbing Permit.</b></p> <p><b>Submittal of all applicable “as-builts” to the appropriate department for review.</b></p> <p><b>Correction and modification of items noted below.</b></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 on the final plat to be submittal for signature and recording.

1. Show the bearings and distances for the centerline of proposed streets.
2. Provide a legend for symbols noted on the plat. For example: FH=Fire Hydrant.
3. Show the bearing and distance of all property lines. Some of the exterior property lines do not have bearing and distances shown.
4. Show the direction of sewer flow for the existing public sanitary sewer line located in Petty Road.

#### Additional Comments and Notes

The following items can be corrected on the final plat to be submittal for signature and recording.

1. So that is clear and legible you may want to hatch the drainage easements being abandoned by this plat.
2. Change the following note: “Per Resolution Number 38-397 Chattanooga Zoning Regulations sidewalks are required” to “Per Section 38-397 of the Chattanooga Zoning Regulations sidewalks are required to be installed within this development”.
3. Label the 10’ Power and Communication Easement along the frontages of lots as such.
4. Increase the 10’ and 4’ proposed drainage easements to 20’ drainage easements along piped

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drainage.

5. Label drainage easements as "Private Drainage Easements."

### 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. 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. 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.

#### 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. Show and label fire hydrants.
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. 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. Contact Hamilton County GIS for street name approval.
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3. Submit the Geo-referenced CAD file used to create the final subdivision plat prior to obtaining final plat signatures.
4. 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.

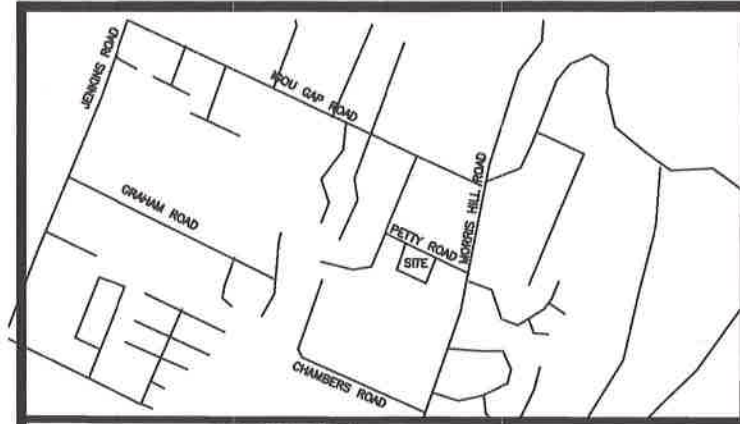
### Other Utilities Comments and Notes

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 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.
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.
6. 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.



LOCATION MAP N.T.S.

LINE	BEARING	DISTANCE
L1	S 23°30'14" W	51.87
L2	S 23°30'14" W	52.83
L3	S 23°30'14" W	24.11
L4	S 23°30'14" W	43.92
L5	S 23°30'14" W	12.79
L6	N 67°45'08" W	21.30
L7	N 67°45'08" W	17.18
L8	S 67°45'08" E	43.92
L9	S 67°45'08" E	32.83
L10	N 67°45'08" W	34.83
L11	N 23°51'57" E	10.88
L12	N 21°58'27" E	32.83
L13	S 21°58'27" W	32.83
L14	S 21°58'27" W	16.42
L15	N 21°58'27" W	27.28
L16	S 21°58'27" W	43.92
L17	S 21°58'27" W	86.82
L18	N 21°58'27" E	3.00
L19	N 21°58'27" E	12.87
L20	S 23°51'57" W	8.72
L21	S 23°51'57" W	81.88
L22	S 23°51'57" W	37.18
L23	S 23°51'57" W	23.92
L24	S 23°51'57" W	27.28
L25	S 23°51'57" W	11.12
L26	S 23°51'57" W	44.43
L27	S 23°51'57" W	32.83
L28	S 23°51'57" W	11.12
L29	S 23°51'57" W	44.43
L30	S 23°51'57" W	32.83
L31	S 23°51'57" W	32.83
L32	S 23°51'57" W	11.12
L33	S 23°51'57" W	11.12
L34	N 23°51'57" E	8.78
L35	S 67°45'08" E	35.45
L36	S 67°45'08" E	2.32
L37	N 67°45'08" W	32.83
L38	N 67°45'08" W	43.92
L39	N 67°45'08" W	88.48
L40	N 67°45'08" W	43.92
L41	S 67°45'08" E	43.92
L42	N 71°18'10" E	68.72
L43	N 71°18'10" E	35.45
L44	S 67°45'08" E	83.88
L45	S 23°51'57" W	43.92
L46	N 48°22'08" E	21.78
L47	N 21°58'27" E	11.30

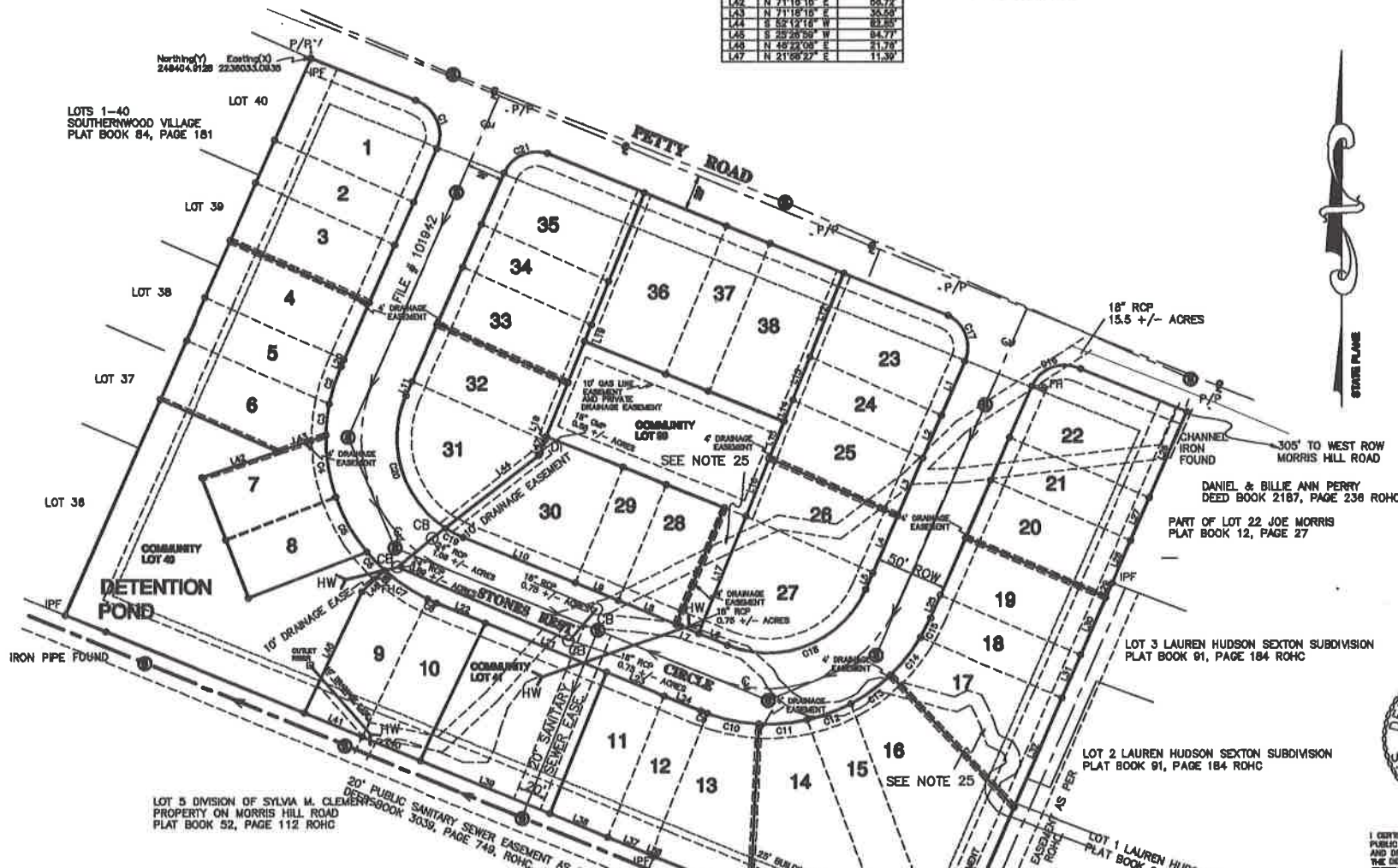
GENERAL NOTES  
 1-THE PROPERTY IS ZONED R-3.  
 2-THE SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA, TENNESSEE.  
 3-TAX MAP 139-C, GROUP 8, PARCEL 1.  
 4-100 EQUALS ADDRESS.  
 5-LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.  
 6-THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.  
 7-THE SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.  
 8-NORTH IS STATE PLANE AS DETERMINED ON SURVEY BY THIS SURVEYOR, THIS DATE.  
 9-ALL IRON PINS SET NEW UNLESS OTHERWISE NOTED.  
 10-CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT, OR ANY DRAINAGE RELATED FACILITY ON COMMUNITY LOTS.  
 11-CITY ORDINANCE #12800 ENTITLED STORMWATER RUNOFF CONTROL SHALL APPLY TO DISCHARGE OF THE SAME FROM THIS SUBDIVISION.  
 12-NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY SO AS TO IMPIDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.  
 13-THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA PER FEMA MAP 47083 C0868P DATED 11-7-2002.  
 14-18-FELIMINARY PLAT WAS APPROVED ON MAY 12, 2014.  
 15-MINIMUM 25 FOOT SETBACKS FROM EXTERIOR FUD BOUNDARY AND 10 FOOT BETWEEN FREESTANDING STRUCTURES.  
 16-THE PLAT WAS APPROVED BY RESOLUTION 27662 PD A MAXIMUM NUMBER OF 38 DWELLINGS.  
 17-NO BUILDING PERMITS TO BE ISSUED FOR A RESIDENTIAL BUILDING ON ANY COMMUNITY LOT. COMMUNITY LOTS ARE TO BE USED FOR OPEN SPACE, RECREATION, OR DRAINAGE PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL THE LOTS ARE DEEDED TO THE HOMEOWNERS OR TO A HOME OWNERS ASSOCIATION.  
 18-PUBLIC SANITARY SEWER IS AVAILABLE BY GRAVITY FLOW.  
 19-THE OWNER IS TO INSTALL ALL DRAINAGE STRUCTURES AND EASEMENTS AS SHOWN.  
 20-THE ENTIRETY OF COMMUNITY LOTS 40 AND 41 ARE DRAINAGE EASEMENTS.  
 21-3 EQUALS LOT NUMBER.  
 22-PER RESOLUTION 38-897 CHATTANOOGA ZONING REGULATIONS SIDEWALKS ARE REQUIRED.  
 23-EXISTING DRAINAGE EASEMENTS TO BE ABANDONED AS RECORDED IN PLAT BOOK 28, PAGE 182.

APPROVED FOR RECORDING  
 HAMILTON CNTY GIS DEPT  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHATT/HAMILTON COUNTY REGIONAL  
 PLANNING COMMISSION

**RECEIVED**

AUG 24 2015

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services



LOT	AC	SF
1	0.18	6,316
2	0.08	3,513
3	0.11	4,746
4	0.11	4,899
5	0.08	3,541
6	0.11	4,917
7	0.09	3,884
8	0.09	3,731
9	0.11	4,794
10	0.11	4,707
11	0.11	4,899
12	0.08	3,513
13	0.14	6,222
14	0.21	9,124
15	0.14	6,218
16	0.23	10,086
17	0.15	6,648
18	0.08	3,519
19	0.11	4,735
20	0.11	4,899
21	0.08	3,513
22	0.15	6,807
23	0.15	6,519
24	0.08	3,506
25	0.10	4,382
26	0.10	4,317
27	0.17	7,291
28	0.09	3,893
29	0.07	2,888
30	0.15	6,617
31	0.14	5,081
32	0.10	4,417
33	0.10	4,402
34	0.07	3,235
35	0.14	6,203
36	0.15	6,398
37	0.08	3,702
38	0.15	6,549
39	0.28	12,977
40	0.42	21,552
41	0.23	10,182

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	40.10	35.81	S 27°04'48" E	31°53'30"
C2	125.00	27.85	25.28	N 17°31'48" E	11°23'30"
C3	125.00	22.33	20.30	N 08°04'35" E	10°14'04"
C4	125.00	44.07	43.84	N 02°00'31" W	20°13'08"
C5	125.00	44.81	44.38	N 29°28'01" W	20°28'58"
C6	125.00	17.23	17.22	N 43°49'18" W	10°07'49"
C7	125.00	36.88	36.83	N 08°13'18" W	16°48'18"
C8	125.00	6.82	6.82	N 89°11'17" W	03°07'36"
C9	125.00	4.89	4.89	N 89°33'43" W	03°17'15"
C10	125.00	37.08	36.98	N 78°52'18" W	10°09'42"
C11	125.00	34.08	33.98	S 88°09'08" W	18°37'18"
C12	125.00	32.83	32.83	S 89°47'38" W	18°05'36"
C13	125.00	34.84	34.84	S 84°18'27" W	18°03'45"
C14	125.00	34.12	34.01	S 38°42'32" W	18°25'39"
C15	125.00	15.47	15.48	S 27°10'59" W	07°05'31"
C16	25.00	36.54	36.54	N 87°48'20" E	88°20'14"
C17	25.00	40.00	35.82	S 22°11'40" E	91°30'45"
C18	75.00	118.59	105.77	S 22°11'40" E	88°20'14"
C19	75.00	14.14	14.14	N 62°21'30" W	10°48'13"
C20	75.00	108.79	97.33	N 16°33'38" W	80°49'50"
C21	25.00	36.44	34.77	N 87°25'13" E	88°20'14"



PRATT LAND & DEVELOPERS, LLC  
 1204 DAYTON PIKE  
 CHATTANOOGA, TN 37405  
 423-997-9977

CERTIFICATION OF OWNERSHIP AND DISCLOSURE OF RIGHTS-OF-WAY  
 I HEREBY ADOPT THIS AS MY PLAN OF RECORDATION AND CERTIFY THAT THE RIGHTS-OF-WAY ARE SEPARATED TO THE PUBLIC USE FOREVER. I ALSO CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO BE DISCLOSED AND THAT I AM OWNER OF THE PROPERTY SHOWN IN THIS MAP.



I CERTIFY THAT I HAVE DESIGNED THE PUBLIC SANITARY SEWER, PUBLIC ROAD, AND DRAINAGE ON THIS PLAT AND THAT THE DESIGN MEET PROPER ENGINEERING CRITERIA.



CERTIFICATION OF SURVEY  
 I CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREIN THAT THIS SURVEY IS ACCORDANT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE FUND OF MEASUREMENT OF THIS UNADJUSTED SURVEY IS 1 FOOT EQUAL TO 1200 MILLIMETERS.

**FINAL PLAT, LOTS 1-41  
 BROOKSIDE COMMONS PUD  
 CHATTANOOGA, TENNESSEE**

INURAM, GORE & ASSOCIATES, LLC  
 790 GARY WHELER ROAD  
 COBBENTON, TN 37019  
 (615) 776-7377  
 (615) 246-6388  
 dng@igaweb.com

10 AUGUST 2015  
 AS SHOWN