

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-020	PC Meeting Date: 04-11-16
Subdivision Name:	Stockton Place Subdivision Lots 1 thru 11	
Applicant Request:	Final Plat	
Property Location:	1028 Givens Road	
Property Owner:	Dennis King Enterprises	
Applicant:	Compton Surveying	
Total Acreage:	3.28 Acres	
Proposed Density:	3.04 Dwelling Units Per Acre	
Tax Map Number:	171G-A-013	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Installation and completion of all required infrastructure related improvements as part of this subdivision development. 2. Submittal of all required infrastructure “as-builts” to the appropriate departments. 	

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 submittal of the mylar and paper copies of Final Plat for signatures and recording.

1. Add street addresses to the final plat. Hamilton County GIS will assign street addresses after the final plat is approved.
2. Show the phone number for the engineer who designed the civil infrastructure plans.
3. For the 10’ Power and Communication Easement show this as a dashed line/easement.
4. For the adjoining 10’ Drainage Easement per Pb 47 Page 307 show this easement line as a dashed line.
5. For the right-of-way/property line within Givens Road, show the line as a dashed line for the lot line/right-of-way line being abandoned by this plat.
6. In the notes section in note 17 change “City of Chattanooga reserves the right to access anytime Common Lot 5 for inspection and construction” to “City of Chattanooga reserves the right to access at anytime Common Lot 5 for inspection and evaluation purposes only”.

Additional Comments and Notes

There are no additional comments or notes from RPA staff.

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

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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.

Other Utilities Comments and Notes

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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

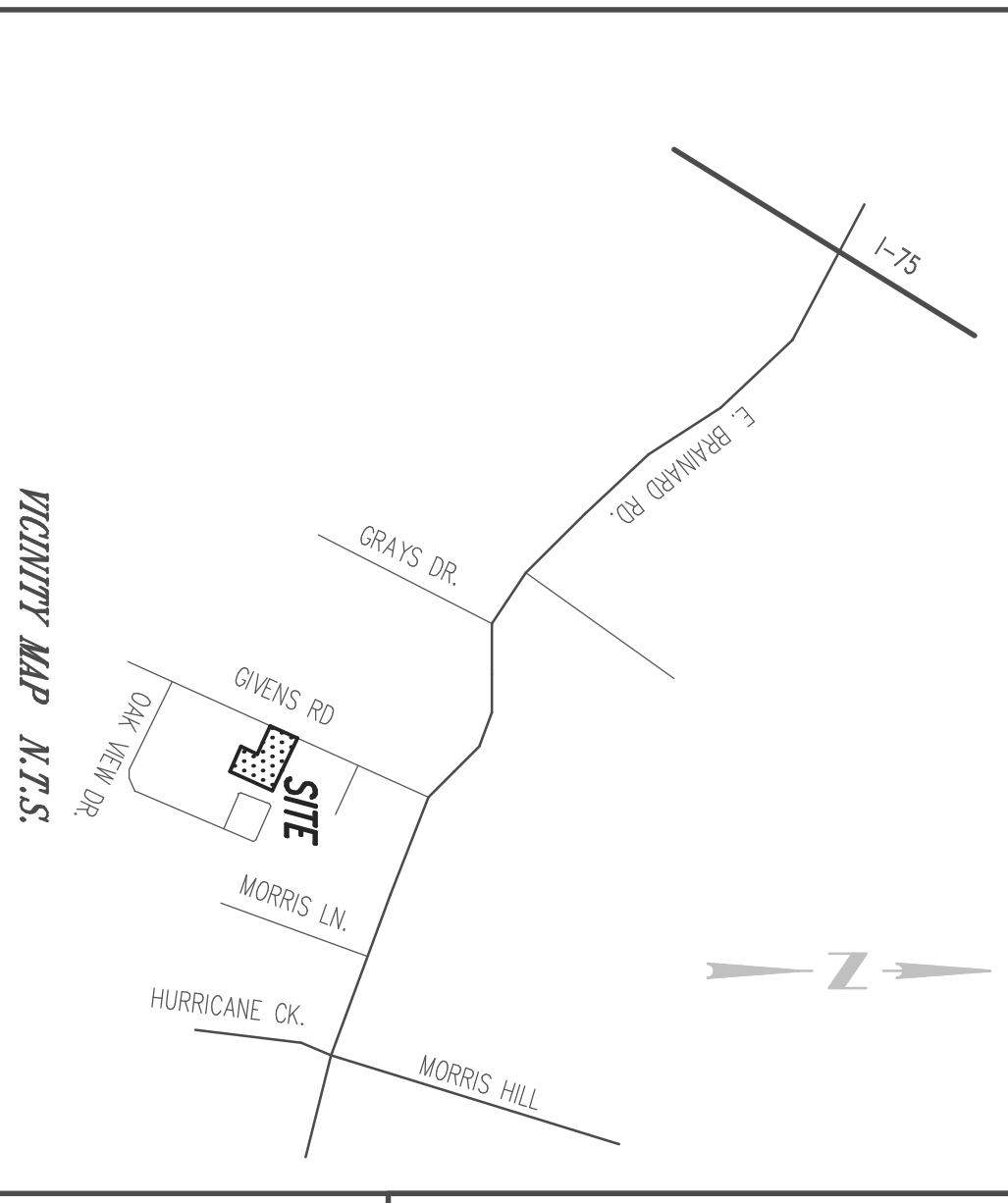
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review 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.
6. Final Plat approval is valid for two years from the date the Chattanooga-Hamilton County Regional Planning Commission approves the Final Plat.



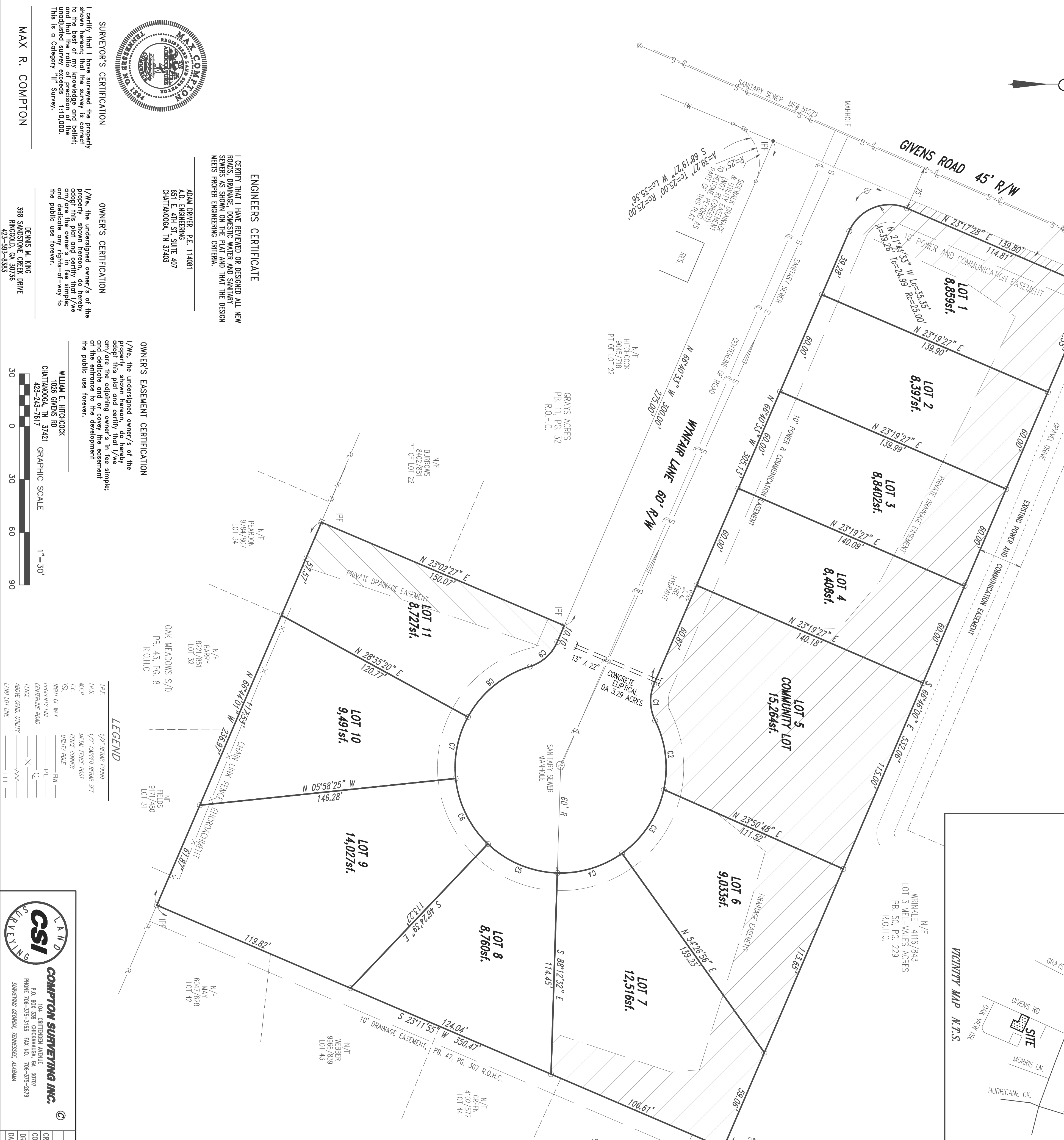
STOCKTON PLACE

FINAL PLAT LOTS 1 THROUGH 11
TOTAL OF THE SITE 3.28 ACRES

LOT 2 MEI-VALES ACRES
PB. 50, PG. 229
R.O.H.C.



APPROVED FOR RECORDING
HAMILTON CO. GIS DEPT.
DATE: _____
BY: _____
CHATTANOOGA HAMILTON CO.
REGIONAL PLANNING COMM.
DATE: _____
BY: _____



- NOTES:**
- 1. THIS PROPERTY IS ZONED R-1
 - 2. THIS PLAT SUBDIVIDES MAP 1716 A 013
 - 3. PUBLIC SANITARY SEWER IS AVAILABLE BY GRANTY FLOW.
 - 4. THE PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
 - 5. NO TILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPERD SOME CITY NUMBER FLOW UNLESS APPROVED
 - 6. CITY ORDINANCE NUMBER 12800 ENTITLED STORM WATER ROWS AND EROSION CONTROL SHALL APPLY TO ANY SUBDIVISION OF THIS TRACT THIS SUBDIVISION OF PROPERTY.
 - 7. THIS SUBDIVISION HAS BEEN DEVELOPED OF THE CHATTANOOGA SUBDIVISION REGULATIONS.
 - 8. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE.
 - 9. LOCAL GOVERNMENT DOES NOT CARRY THE UTILITY OR UTILITY CONNECTIONS ARE AVAILABLE
 - 10. AREA SUBDIVIDED = 3.28 ACRES
 - 11. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE MAINTENANCE OF ANY DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
 - 12. CHATTANOOGA TENNESSEE WILL APPROVE ANY SUBSEQUENT DEVELOPMENT USING ROADS, RIGHT OF WAYS, OR EASEMENTS SHOWN ON THIS PLAN.
 - 13. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL DEVELOPMENT ON THIS SITE UNLESS THE OWNER/DEVELOPER RELATED PROGRESS ONLY, AND MAINTENANCE TO BE ASSURED OWNER OF THESE EASEMENTS IS DEERED TO THE HOME OWNER OR FUTURE OWNERS RESPECTIVELY.
 - 14. ALL OF COMMON LOT 5 IS A DRAINAGE & DETENTION AREA EASEMENT.
 - 15. PRELIMINARY PLAT WAS APPROVED ON SEPTEMBER 9, 2014.
 - 16. A 10' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE EXTERIOR BOUNDARY, A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INTERIOR BOUNDARY. IF TWO OR COMMONS EASEMENTS SHALL AUTOMATICALLY ABANDON IF TWO OR COMMONS OR USED AS ONE LOT OR IF NEW SET BACK IS REQUIRED.
 - 17. CITY OF CHATTANOOGA RESERVES THE RIGHT TO ACCESS ANYTIME COMMON LOT 5 FOR INSPECTION AND CONSTRUCTION.

LINE	ARC	RAIUS	TANGENT	CHORD BEARING	CHORD
C1	21.86'	25.00'	11.57'	N82°23'03"E	21.00'
C2	40.26'	60.00'	20.92'	N82°53'00"E	39.51'
C3	44.58'	60.00'	23.25'	S56°43'51"E	43.36'
C4	38.10'	60.00'	20.28'	S16°52'48"E	38.42'
C5	43.77'	60.00'	22.91'	S22°11'25"W	42.81'
C6	42.37'	60.00'	22.10'	S63°48'28"W	41.47'
C7	36.19'	60.00'	18.67'	N78°47'13"W	35.65'
C8	48.51'	60.00'	24.48'	N29°12'13"W	45.35'
C9	21.88'	25.00'	11.57'	N41°50'09"W	21.00'

SURVEYOR'S CERTIFICATION
I certify that I have surveyed the property to the best of my knowledge and belief; that I have complied with the provisions of the laws of this state, and that my survey meets the public use forever.
This is a Category "M" Survey.

ENGINEERS CERTIFICATE
I CERTIFY THAT I HAVE REVIEWED OR REVISION ALL NEW SERVICES AS SHOWN ON THE PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

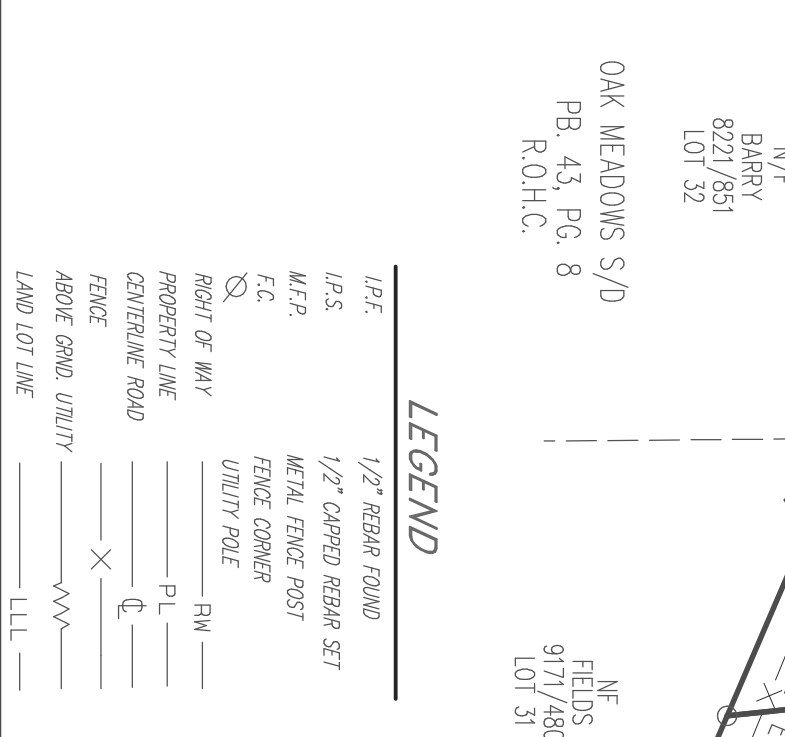
ADAM BRYNER, P.E. 114081
ALAN BRYNER, P.E. 114081
612 ENGINEERS, SUITE 407
CHATTANOOGA, TN 37403

OWNER'S CERTIFICATION
I/We, the undersigned owner/s of the property shown hereon, do hereby certify that I/we have read and approved the plat and the easements shown hereon, and I/we hereby agree to dedicate out of or convey the easement to the public use forever.

DEWIS W. KING
398 SANDSTONE CREEK DRIVE
HICKORY, TN 37053
615-526-5353

OWNER'S EASEMENT CERTIFICATION
I/We, the undersigned owner/s of the property shown hereon, do hereby certify that I/we have read and approved the plat and the easements shown hereon, and I/we hereby agree to dedicate out of or convey the easement to the public use forever.

WILLIAM E. HINDCOCK
1028 GRAYS RD
CHATTANOOGA, TN 37421
615-254-7673



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1/2" ROAD CORNER
(Symbol)	1/4" ROAD CORNER
(Symbol)	3/4" ROAD CORNER
(Symbol)	5/8" ROAD CORNER
(Symbol)	7/8" ROAD CORNER
(Symbol)	1" ROAD CORNER
(Symbol)	1 1/2" ROAD CORNER
(Symbol)	2" ROAD CORNER
(Symbol)	3" ROAD CORNER
(Symbol)	4" ROAD CORNER
(Symbol)	6" ROAD CORNER
(Symbol)	8" ROAD CORNER
(Symbol)	12" ROAD CORNER
(Symbol)	18" ROAD CORNER
(Symbol)	24" ROAD CORNER
(Symbol)	36" ROAD CORNER
(Symbol)	48" ROAD CORNER
(Symbol)	72" ROAD CORNER
(Symbol)	108" ROAD CORNER
(Symbol)	144" ROAD CORNER
(Symbol)	180" ROAD CORNER
(Symbol)	216" ROAD CORNER
(Symbol)	270" ROAD CORNER
(Symbol)	324" ROAD CORNER
(Symbol)	378" ROAD CORNER
(Symbol)	432" ROAD CORNER
(Symbol)	486" ROAD CORNER
(Symbol)	540" ROAD CORNER
(Symbol)	594" ROAD CORNER
(Symbol)	648" ROAD CORNER
(Symbol)	702" ROAD CORNER
(Symbol)	756" ROAD CORNER
(Symbol)	810" ROAD CORNER
(Symbol)	864" ROAD CORNER
(Symbol)	918" ROAD CORNER
(Symbol)	972" ROAD CORNER
(Symbol)	1026" ROAD CORNER
(Symbol)	1080" ROAD CORNER
(Symbol)	1134" ROAD CORNER
(Symbol)	1188" ROAD CORNER
(Symbol)	1242" ROAD CORNER
(Symbol)	1296" ROAD CORNER
(Symbol)	1350" ROAD CORNER
(Symbol)	1404" ROAD CORNER
(Symbol)	1458" ROAD CORNER
(Symbol)	1512" ROAD CORNER
(Symbol)	1566" ROAD CORNER
(Symbol)	1620" ROAD CORNER
(Symbol)	1674" ROAD CORNER
(Symbol)	1728" ROAD CORNER
(Symbol)	1782" ROAD CORNER
(Symbol)	1836" ROAD CORNER
(Symbol)	1890" ROAD CORNER
(Symbol)	1944" ROAD CORNER
(Symbol)	1998" ROAD CORNER
(Symbol)	2052" ROAD CORNER
(Symbol)	2106" ROAD CORNER
(Symbol)	2160" ROAD CORNER
(Symbol)	2214" ROAD CORNER
(Symbol)	2268" ROAD CORNER
(Symbol)	2322" ROAD CORNER
(Symbol)	2376" ROAD CORNER
(Symbol)	2430" ROAD CORNER
(Symbol)	2484" ROAD CORNER
(Symbol)	2538" ROAD CORNER
(Symbol)	2592" ROAD CORNER
(Symbol)	2646" ROAD CORNER
(Symbol)	2700" ROAD CORNER

CSi LAND SURVEYING
COMPTON SURVEYING INC.
104 CENTRAL AVENUE, SUITE 107
HICKORY, TN 37053
PHONE: 708-375-5153 FAX: 708-375-2879
SURVEYING DEPARTMENT, MINNESOTA, ALABAMA

DATE DRAWN: 1-29-16

CHECK: M.R.C. / J.S.	DESIGN REF: 398/148
COMPUTED BY: M.R.C.	
DRAWN BY: M.R.C.	

PART OF LOTS 21 & 22 GRAYS ACRES
LOCATED IN THE CITY OF
CHATTANOOGA HAMILTON
COUNTY, TENNESSEE

SCALE: 1" = 30' JOB NO. 15-0946b