

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-004	PC Meeting Date: 01-11-16
Subdivision Name:	Cloud Croft Subdivision Lots 15, 16, and 17	
Applicant Request:	Preliminary Plat	
Property Location:	1114 Valentine Circle	
Property Owner:	Roy Owensby	
Applicant:	Ray Gorrell and True Line Surveying	
Total Acreage:	0.68 Acres	
Proposed Density:	4.41 Dwelling Units Per Acre	
Tax Map Number:	126M-M-014 and 015	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	<p>APPROVE as a preliminary plat only, subject to the following condition:</p> <p>Submittal and Approval of public sanitary sewer designs that provide public sewer service to Lots 15, 16, and 17</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/submitted with the revised submittal of the preliminary plat for review and consideration.

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 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. Submit for review and approval public sanitary sewer plans and designs that are in full compliance

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with adopted city codes for the construction of a public sanitary sewer line that provides service to lots 15, 16, and 17.

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. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Show and label as such a "Private shared driveway easement" located to the rear of lots 15, 16, and 17 to provide one driveway curb cut instead of three (3) individual cuts.
2. Provide a "Private shared driveway easement" on the adjoining existing lots 6 and 7.
3. Additional comments or requirements may be required and provided during the civil/construction plan review.
4. 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

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

Hamilton County Water Quality Land Disturbing Permit

1. Land Disturbing Permit may or may not be required from Hamilton County Water Quality Program. Contact Hamilton County Water Quality Program for their submittal and review procedures.
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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

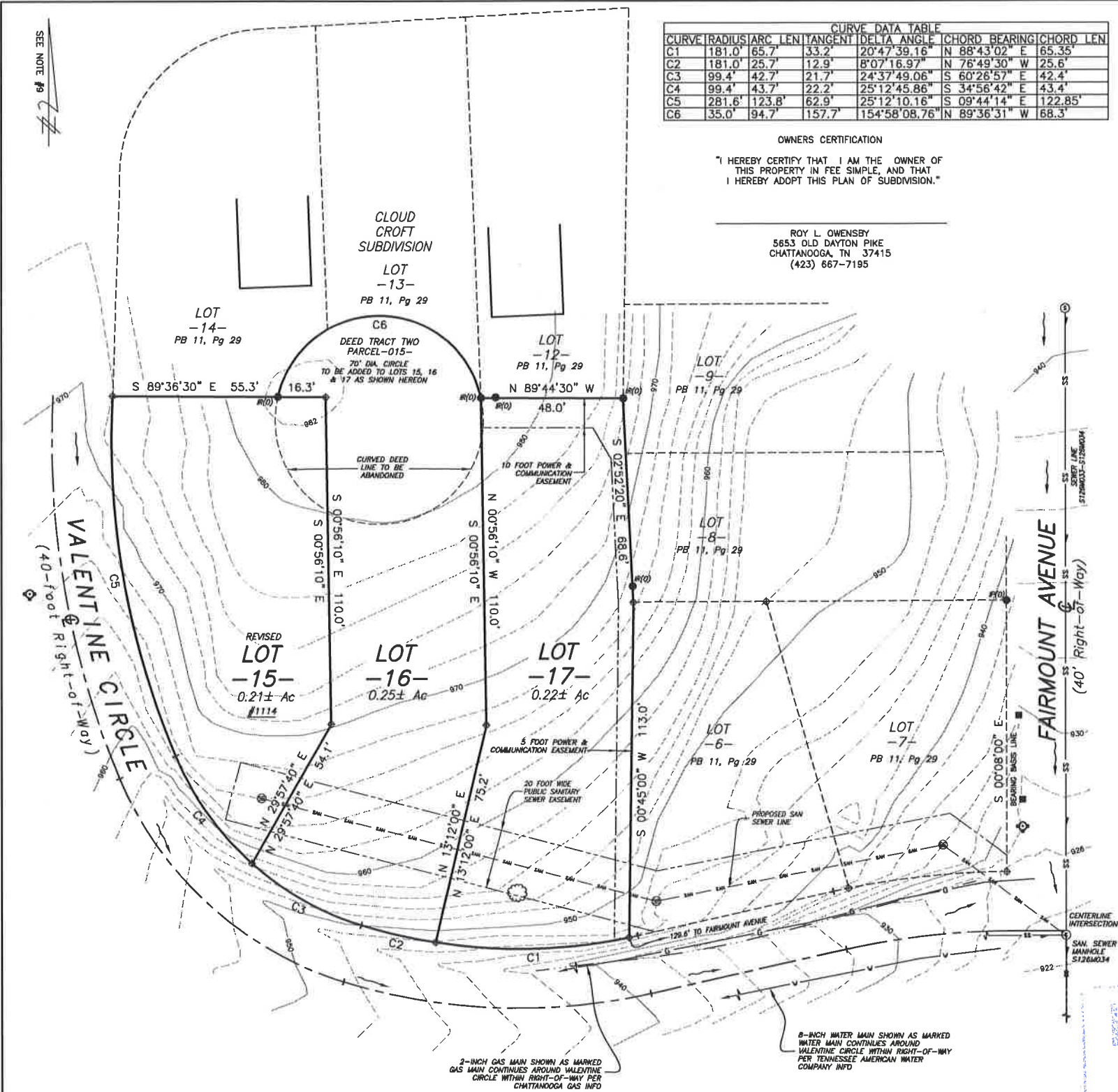
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
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

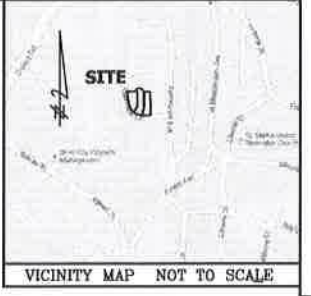
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the preliminary plat does not constitute approval of final plat.
3. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. Final plat cannot be submitted to RPA for review until after the civil/construction plans have been reviewed and approved by the appropriate departments and a Land Disturbing Permit has been granted.
5. Preliminary plat approval is good for three (3) years from the date the Planning Commission approves the plat.



CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	181.0'	65.7'	33.2'	20°47'39.16"	N 88°43'02" E	65.35'
C2	181.0'	25.7'	12.9'	8°07'16.97"	N 76°49'30" W	25.6'
C3	99.4'	42.7'	21.7'	24°37'49.06"	S 60°26'57" E	42.4'
C4	99.4'	43.7'	22.2'	25°12'45.86"	S 34°56'42" E	43.4'
C5	281.6'	123.8'	62.9'	25°12'10.16"	S 09°44'14" E	122.85'
C6	35.0'	94.7'	157.7'	154°58'08.76"	N 89°36'31" W	68.3'

OWNERS CERTIFICATION
 "I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY IN FEE SIMPLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION."

ROY L. OWENSBY
 5653 OLD DAYTON PIKE
 CHATTANOOGA, TN 37415
 (423) 667-7195



- NOTES:
- "IRON ROD (NEW)" DENOTES IRON ROD, NEW (#4 REBAR, 18 INCH LENGTH), WITH YELLOW PLASTIC CAP LABELED "TRUE LINE CO" CORNER AND LINE MARKERS MAY OR MAY NOT BE REFERENCED WITH ADDITIONAL MARKINGS SUCH AS: NEARBY HACKED AND PAINTED TREES; NEARBY FENCE CORNERS OR POSTS; STONE PILES (NEW AND/OR OLD); METAL POSTS; OR REFERENCE MARKS IN TREE TRUNKS, ETC.
 - WE ARE NOT EXPERTS IN THE DETECTION OF AND IDENTIFICATION OF WETLAND AND DEEPWATER HABITATS, HAZARDOUS WASTE, OR THE IDENTIFICATION OF ANY OTHER CONDITIONS WHICH MAY CAUSE ADVERSE ENVIRONMENTAL IMPACT. WE ARE NOT LIABLE FOR THE LOCATION OF, OR DETERMINATION OF UNDERGROUND UTILITIES, WETLANDS, AND/OR HAZARDOUS WASTE, UNLESS SPECIFICALLY NOTED, OR EXCEPT AS SHOWN.
 - COMPOSITE PLAT CAVEAT: THIS PLAT IS A COMPOSITE PLAT OF THE SURVEY PLATS AND DEEDS REFERENCED ON THE APPLICABLE COPIED LINES. OTHERWISE, ANY LINES NOT REFERENCED AND NOT MONUMENTED AT EACH TERMINUS OF THE LINE ARE TAKEN FROM THE REFERENCED RECORDED PLAT OR ANY REFERENCED UNRECORDED PLAT FOR THE PROPERTY REPRESENTED OR SHOWN HEREON. ALL OTHER UNMENTIONED LINES ARE EITHER AS EVIDENCED, AND/OR INDICATED AS REQUIRED BY THE TENNESSEE BOARD OF EXAMINERS, AND/OR PER LOCAL STANDARD OF CARE.
 - ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY, AND ARE SHOWN EITHER:
 - PER BEST AVAILABLE FIELD EVIDENCE, AND/OR;
 - PER INFORMATION PROVIDED BY THE LOCAL UTILITY PROVIDER, IN THE EVENT THAT A PRECISE LOCATION OF THE UNDERGROUND UTILITIES IS NEEDED, THE PARTY OR PARTIES REQUESTING SAID INFORMATION ARE RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY PROVIDER TO REQUEST THAT THE LOCATION BE MARKED ON THE GROUND, OR CALL TENNESSEE ONE CALL, AT 1-800-351-1111 OR 811.
 - ELECTRONIC INFORMATION TRANSFER CAVEAT: THE INFORMATION SHOWN ON AN ORIGINAL SIGNED AND SEALED COPY OF THIS SURVEY IS AND WILL ALWAYS BE DEEMED TO BE CORRECT AND SUPERIOR TO ANY ELECTRONIC TRANSFER. ANY USE OR REUSE FOR A PURPOSE OTHER THAN THAT FOR WHICH THE SURVEY IS INTENDED SHALL BE SOLELY AT THE RECEIVER'S RISK AND OBLIGATION. ANY ELECTRONIC MEDIA TRANSMITTED IN CONJUNCTION WITH THIS SURVEY SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 - ACCESS GATE AND WALKWAY CAVEAT: NO GATED ENTRANCES OR EXITS OR CROSSOVER WALKS WERE OBSERVED AND LOCATED UNLESS SHOWN.
 - NORTH ARROW IDENTIFICATION: PLAT BOOK 11, PAGE 28, R.D.H.C. CLOUD CROFT SUBDIVISION
 - PRESENT ZONING: R1
 - NUMBER OF ACRES 5/8; 0.88± ACRES
 - THIS PLAT RESUBDIVIDES DEED(S) DB 8888-922.
 - PLAT CLOSURE: ONE FOOT IN 15,228± FEET
 - #1114 DENOTES TYPICAL STREET ADDRESS
 - THIS PROPERTY IS NOT SUBJECT TO A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. INFORMATION, REF: F.I.R.M. MAP #1706SC0333F DATED NOV. 07, 2002.
 - THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA. CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, PRIVATE DRIVEWAY EASEMENTS OR PRIVATE DRIVES.
 - A PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE & REAR LOT LINES. 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.
 - CITY ORD. #12900 ENTITLED "STORMWATER RUNOFF & EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THE SUBDIVISION OF PROPERTY.
 - 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.
 - SOURCE OF WATER SUPPLY: TENNESSEE AMERICAN WATER COMPANY.
 - SOURCE OF TOPOGRAPHY: FIELD SURVEY BY TRUE LINE COMPANY, LAND SURVEYORS, AND CONTOURS OBTAINED FROM CITY OF CHATTANOOGA PUBLIC WORKS GIS.
 - PROPOSED USE OF NEW LOTS: SINGLE FAMILY DETACHED DWELLINGS.

CERTIFICATION OF ACCURACY OF SURVEY:
 "I HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF TENNESSEE; THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION; THAT IN MY OPINION THE PROPERTY SHOWN CONFORMS TO SAID SURVEY; THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED SURVEY IS ONE FOOT PER 22,789± FEET AS SHOWN HEREON; THAT THE SURVEY WAS PREPARED FROM DATA OBTAINED FROM A GROUND SURVEY AS PER RECORD DESCRIPTION (AS APPLICABLE); THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN HEREON."

DATE: _____

SIGNATURE OF PROFESSIONAL SURVEYOR _____

REGISTRATION (LICENSE) NO. 813
 STATE OF TENNESSEE

SEAL OF SURVEYOR

- LEGEND
- IRON ROD (NEW) OR AS LABELED
 - ⊕ CORNER TO BE SET
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - CENTERLINE
 - PROPERTY (TAX PARCEL) LINE
 - - - LOT LINE ABANDONED BY THIS PLAT
 - - - ADJOINER'S PROPERTY LINE
 - FENCE LINE
 - SS EXISTING SANITARY SEWER LINE
 - W EXISTING WATER LINE (MARKED)
 - G EXISTING NATURAL GAS LINE (MARKED)
 - - - DITCH
 - PROPOSED SANITARY SEWER LINE
- R/W RIGHT-OF-WAY
 M/F CITY OF CHATTANOOGA SEWER MICROFICHE #
 R.D.H.C. REGISTER'S OFFICE, HAMILTON COUNTY, TN
 R(N) IRON ROD (NEW)
 R(O) IRON ROD (OLD)
 R(P) IRON PIPE (OLD)

RECEIVED

DEC 23 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

PRELIMINARY PLAT
 CLOUD CROFT
 SUBDIVISION
 LOT 15, 16 & 17

CLIENT: RAY GORRELL HOME CONSTRUCTION
 STREET ADDRESS: 1114 VALENTINE CIRCLE
 CHATTANOOGA
 COUNTY: HAMILTON
 STATE: TENNESSEE 37405
 TAX PARCEL: 126-M-N-014 & 015
 SUBDIVISION: CLOUD CROFT
 PLAT BOOK: 11 PAGE: 28
 LOTS: 15, Unnumbered Lot
 DEED BOOK: 6886 PAGE: 822
 PRESENT OWNER: ROY L. OWENSBY
 THIS SURVEY PLAT IS MADE FOR AND AT THE INSTANCE OF:
 RAY GORRELL HOME CONSTRUCTION
 21726 River Canyon Rd, Apt 1
 Chattanooga, TN 37405
 (423) 488-1345

SCALE: 1" = 20' DRAWN: NB CHECKED: PGJ
 DATE: PRELIMINARY JOB NO: 15-7783

TRUE LINE COMPANY
 P.O. Box 2310
 Chattanooga, Tennessee 37409
 (423) 825-1045 - (423) 821-2818
 LAND SURVEYORS