

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-037	PC Meeting Date: 07-11-16
Subdivision Name:	Headrick Hamilton Avenue Property Subdivision Lots 1 thru 4	
Applicant Request:	Final Plat	
Property Location:	1400 Hamilton Avenue	
Property Owner:	Headrick Construction	
Applicant:	Richmond Surveying	
Total Acreage:	5.16 Acres	
Proposed Density:	0.77 Dwelling Units Per Acre	
Tax Map Number:	126L-C-031	
Zoning:	R-1 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

The following items can be corrected with the submittal of the Final Plat for signatures and recording.

1. Show distance from the corner of lot 4 to the intersection of Hamilton Avenue with Devel Lane.
2. Show the phone number for Magnolia Investors.
3. Show the Ordinance Number (Ord. # 8571) that abandoned and closed the rights-of-way. Ordinance Number 8571.

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. 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.

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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

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

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codes and regulations for acceptance as public facilities.

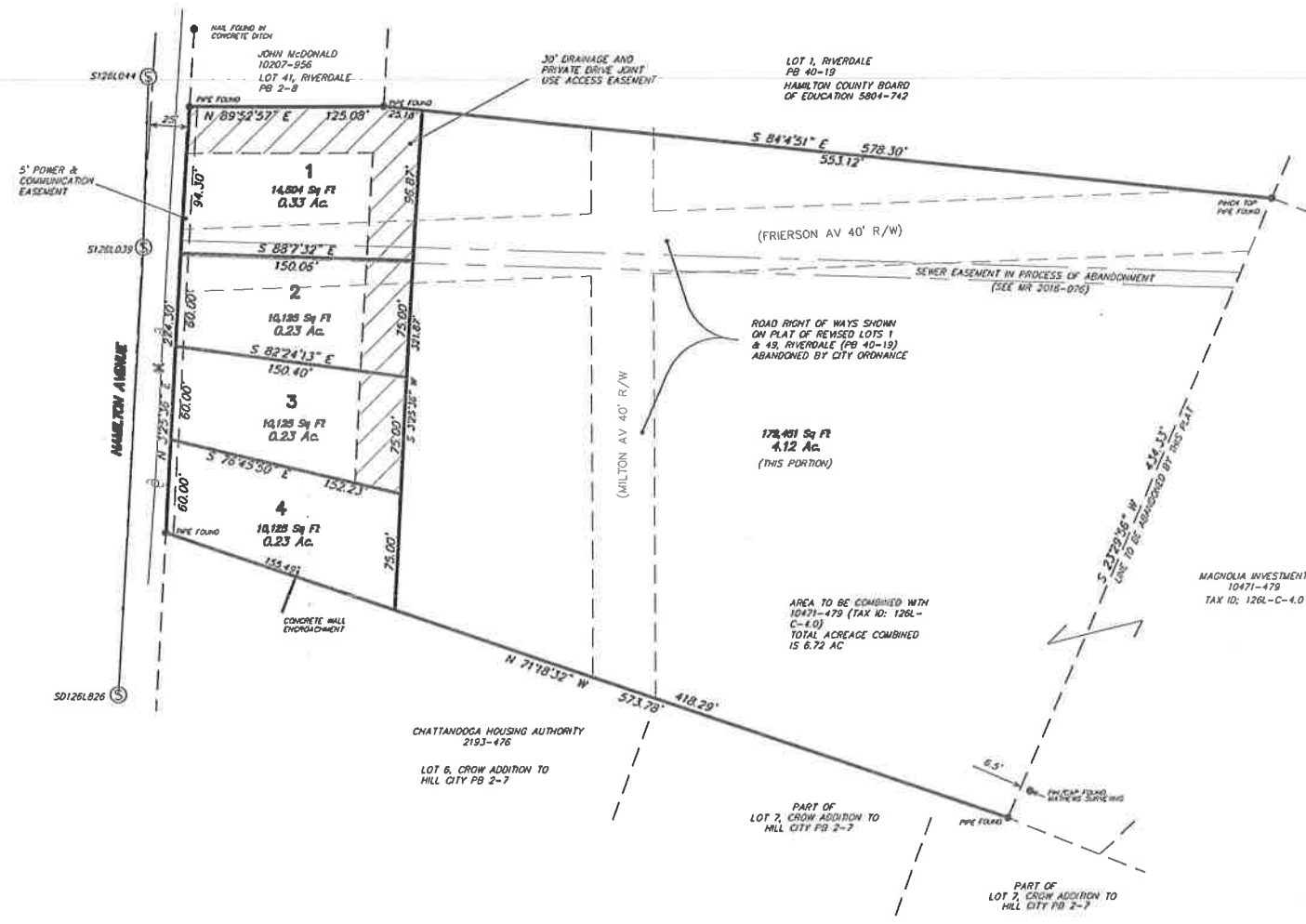
RECEIVED

JUN 27 2016

FINAL PLAT
HEADRICK HAMILTON AVENUE PROPERTY
 CITY OF CHATTANOOGA, HAMILTON COUNTY,
 TENNESSEE
 DATE: 5-12-2016 SCALE: 1"=50'

GRAPHIC SCALE
 (IN FEET)
 1 Inch = 50 Ft.

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE:
 BY: [Signature]
 CHATTANOOGA CITY REGIONAL
 PLANNING COMMISSION
 DATE:
 BY:



NOTES:

1. PROPERTY ZONED: R-1
2. TOTAL AREA DIVIDED: 5.16 AC
3. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CHATTANOOGA, TENNESSEE.
4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 10507-9 & DB 10471-479, ROHCT
5. 1 = LOT NUMBER
6. TAX ID: 126L-C-31 & 126L-C-4
7. THE CITY OF CHATTANOOGA DOES NOT CERTIFY UTILITIES OR UTILITY CONNECTIONS.
8. SEWAGE DISPOSAL BY: PUBLIC SANITARY SEWER AVAILABLE BY GRAVITY FLOW
9. AS PER FEMA FIRM PANEL NO. 47065C0214G (DATED 2-03-2016), THIS TRACT DOES NOT LIE THE 100 YEAR FLOOD HAZARD AREA.
10. BEARINGS FOR THIS SURVEY BASED ON TN STATE GRID (NAD 83) AND WERE OBTAINED USING SATELLITE OBSERVATION.
11. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND EASEMENTS SHOWN. MAINTENANCE TO BE ASSUMED BY THE PROPERTY OWNERS AND NOT THE CITY OF CHATTANOOGA.
12. CITY ORDINANCE #12900 STORMWATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THE SUBDIVISION.
13. NO FILL MATERIAL MAY BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORMWATER RUNOFF UNLESS APPROVED BY THE CITY ENGINEER.
14. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT.
15. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE ACCESS EASEMENT. THESE ARE PRIVATELY MAINTAINED.
16. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR PROVIDING SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.
17. A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND 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.

OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THIS PROPERTY.

 HEADRICK CONSTRUCTION CO.
 5183 POPLAR SPRINGS ROAD
 RINGGOLD, GA. 30738
 PHONE: 706-463-1030
 DATE

 MAGNOLIA INVESTMENTS, LLC
 1038 MERONY STREET
 CHATTANOOGA, TN. 37405
 PHONE:
 DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/10,000+, AS SHOWN HEREON.

RICHMOND SURVEYING CO.
 363 1st STREET, SW
 CLEVELAND, TN. 37311
 PHONE: (423) 479-7749