

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-026</b>	<b>PC Meeting Date:</b> 06-13-16
<b>Subdivision Name:</b>	<b>Waterstone Ridge Subdivision Planned Unit Development Lots 1 thru 52</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	4506 and 4514 Webb Road	
<b>Property Owner:</b>	Brown Brothers Inc	
<b>Applicant:</b>	Cornerstone Surveying and MAP Engineers	
<b>Total Acreage:</b>	20.5 Acres	
<b>Proposed Density:</b>	2.5 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	120J-C-007, 009, 008, and 006, 120J-A-005.03	
<b>Zoning:</b>	R-1 Residential Zone (Planned Unit Development-Res. #28258)	
<b>Staff Recommendation:</b>	<b>APPROVE as a preliminary plat only</b>	

## PROJECT ANALYSIS

### RPA Comments

The following are additional comments and notes provided by RPA staff.

#### Subdivision Regulation and Platting Requirements

There following items and comments can be corrected on the submittal of the final plat for review and consideration.

1. Label control monuments as such.
2. For drainage pipes in the street right-of-way show the type, size, and number of acres drained.
3. Show the deed book and page number for the existing 15' Private Driveway and Utility Easement that crosses proposed Lot 52.

#### 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.

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### 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. Sidewalks will be required on both sides of all streets.
2. Approval of this plat does not approval any of the construction related improvements for proposed roads as shown on the typical street cross sections.
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. Contact GIS for approval of proposed street names.
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. Show and label 15' Power and Communication Easement along Webb Road.
2. Show and label 10' Power and Communication Easement along Roads A, B, and C.
3. 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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### Additional Permit Reminders

#### Land Disturbing Permit

1. Land Disturbing Permit may or may not be required. Contact Land Development Office 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.

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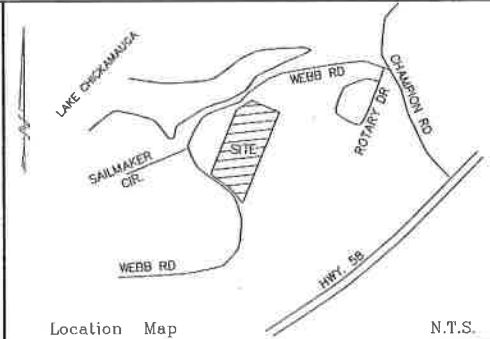
### **Reminders**

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 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, such as the Land Disturbing Permit.
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.

NOTES:

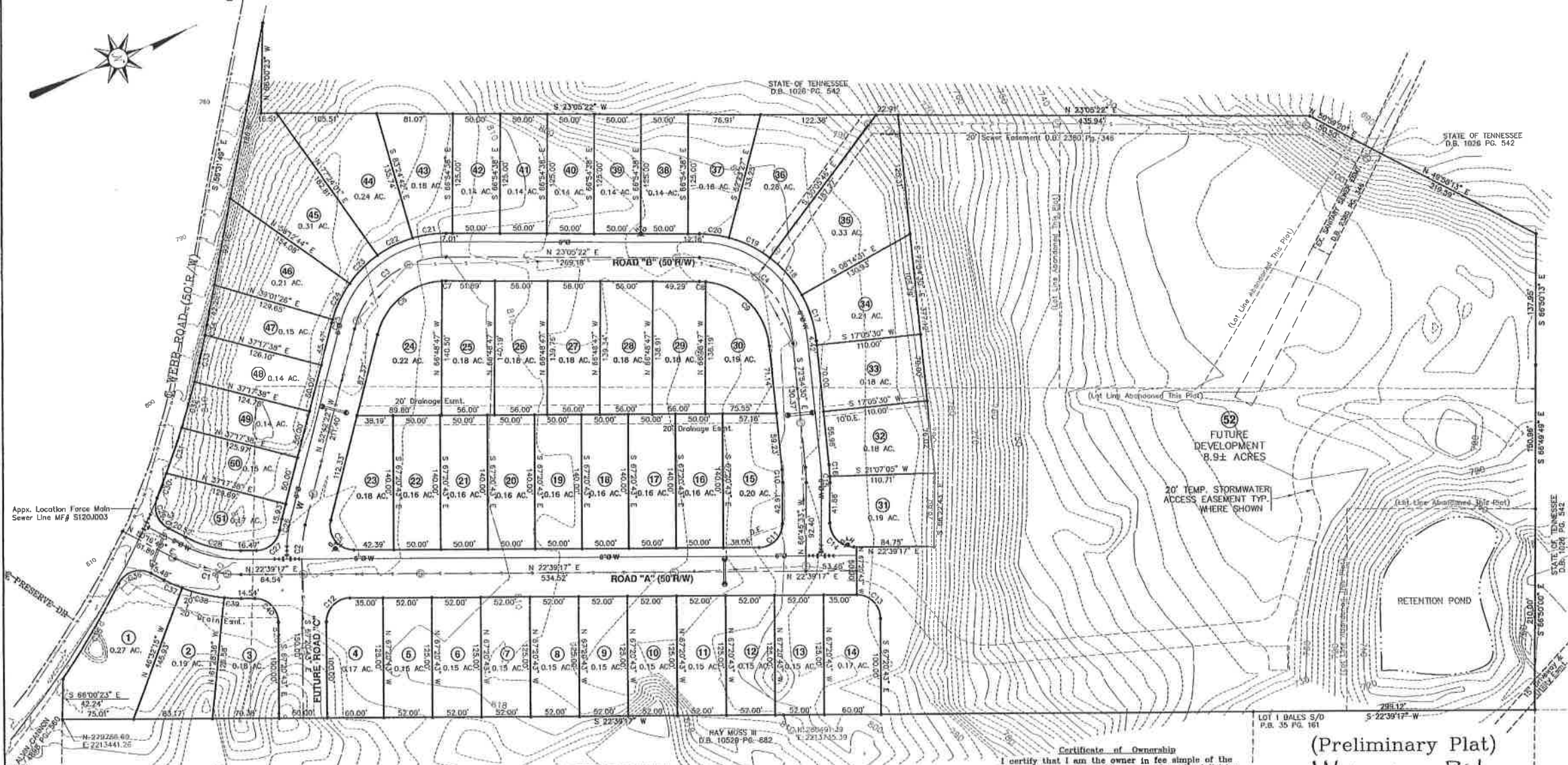
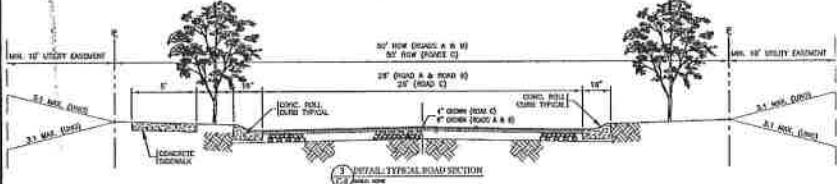
- 1.) Present zoning classification: R-1 P.U.D.
- 2.) Area subdivided by this plat is 20.5 acres.
- 3.) This plat subdivides property described in D.B. 8134 Pg. 797, & D.B. 8674 Pg. 914.
- 4.) This subdivision has been developed according to the Subdivision Regulations of City of Chattanooga.
- 5.) Local Government does not certify that utilities or utility connections are available.
- 6.) Public Sanitary sewers are available by gravity flow.
- 7.) Tax Map Number 120 J group C parcels 007, 009, 008 & 006, A 5.03
- 8.) City ordinance #12900 entitled Stormwater Runoff and Erosion control shall apply to any discharge of some from this subdivision.
- 9.) The City of Chattanooga is not responsible for the construction or maintenance of the drainage easements, or drainage detention area.
- 10.) The City of Chattanooga is not responsible to construct or maintain access easements.
- 11.) The City of Chattanooga is not responsible to provide desired utilities beyond any Right-of-Way.
- 12.) IR(N) set at all Lot corners unless noted otherwise.
- 13.) 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.
- 14.) The City of Chattanooga is not responsible to construct or maintain Common Areas.
- 15.) Contours as shown on topographic survey provided to MAP by Niles Surveying.
- 16.) Density is 2.5 units per acre.
- 17.) See Resolution No. 28258 for approval of PUD plan.

- 18.) The City of Chattanooga reserves the right to access at any time the private drainage detention area easement and City of Chattanooga inspection access easements, private drainage easements and public sanitary sewer easements in lot 52 to inspect drainage detention areas and facilities.
- 19.) A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except Webb Road frontage. This drainage easement is automatically abandoned if the line is moved or no setback is required.
- 20.) The City of Chattanooga is not responsible to construct or maintain the entrance islands.
- 21.) The owner of lots 1-52 are responsible to maintain drainage detention areas and facilities on Lot 52.
- 22.) No back out parking is permitted on to Webb Road.
- 23.) No building permit is to be issued for a residential, commercial, or industrial building on any of the community lots. The community lots are to be used for open space or recreational purposes only. Maintenance to be assumed by the owner until the lots are deeded to the home owners or home owners association.
- 24.) Sidewalks are required within this development per the requirements of the Chattanooga Zoning Code.
- 25.) Water Supply provided by East Side Utility District.
- 26.) This P.U.D. plan was approved for a max. of 95 buildable lots & 6 comm. lots.
- 27.) Lots 1-52 are for *single family*.



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	150.00'	72.32'	71.62'	S 30°27'59" W	27°37'23"	36.88'	38°11'50"	C21	125.00'	38.00'	35.88'	N 14°50'20" E	16°30'04"	18.13'	45°50'12"
C2	205.00'	51.55'	51.42'	N 63°43'32" W	14°24'27"	25.91'	27°58'46"	C22	125.00'	41.86'	41.67'	N 03°00'20" W	19°11'17"	21.13'	45°50'12"
C3	100.00'	132.29'	122.85'	N 14°48'30" W	79°47'44"	77.84'	57°17'45"	C23	125.00'	41.86'	41.67'	N 22°11'38" W	19°11'17"	21.13'	45°50'12"
C4	100.00'	146.61'	133.83'	N 65°05'28" E	84°00'08"	90.04'	57°17'45"	C24	125.00'	41.86'	41.67'	N 41°22'55" W	19°11'17"	21.13'	45°50'12"
C5	25.00'	45.88'	39.57'	S 74°58'29" W	104°38'11"	32.37'	22°10'59"	C25	125.00'	3.77'	3.77'	N 51°50'28" W	01°43'48"	1.89'	45°50'12"
C6	75.00'	95.10'	86.86'	N 16°22'47" E	72°34'09"	55.15'	76°23'40"	C26	125.00'	11.89'	11.88'	N 59°25'50" W	05°26'58"	5.95'	45°50'12"
C7	75.00'	4.11'	4.11'	N 21°31'05" E	03°08'35"	2.06'	76°23'40"	C27	25.00'	35.29'	32.41'	S 17°45'00" E	86°48'39"	21.26'	22°10'59"
C8	75.00'	6.72'	6.72'	N 25°39'29" E	05°08'06"	3.36'	76°23'40"	C28	125.00'	60.26'	59.68'	S 36°27'59" W	27°37'23"	30.73'	45°50'12"
C9	75.00'	103.24'	95.28'	N 67°39'29" E	78°52'03"	61.66'	76°23'40"	C29	25.00'	36.84'	33.60'	N 67°39'06" W	84°26'28"	22.69'	22°10'59"
C10	125.00'	13.42'	13.41'	S 69°50'51" E	06°08'58"	6.71'	45°50'12"	C30	994.00'	27.42'	27.42'	S 46°12'51" E	01°34'48"	13.71'	05°45'51"
C11	25.00'	39.01'	35.17'	S 22°03'06" E	89°24'52"	24.75'	22°10'59"	C31	994.00'	50.14'	50.14'	S 46°20'58" E	02°53'29"	25.08'	05°45'51"
C12	25.00'	39.27'	35.36'	N 22°20'43" W	90°00'00"	25.00'	22°10'59"	C32	994.00'	50.02'	50.01'	S 51°20'11" E	02°53'00"	25.02'	05°45'51"
C13	25.00'	39.27'	35.36'	N 67°39'18" E	90°00'01"	25.00'	22°10'59"	C33	994.00'	50.02'	50.02'	S 54°13'11" E	02°53'00"	25.02'	05°45'51"
C14	25.00'	39.53'	35.54'	S 67°55'53" W	90°35'10"	25.26'	22°10'59"	C34	994.00'	11.07'	11.07'	S 59°58'50" E	05°38'18"	5.54'	05°45'51"
C15	175.00'	8.48'	8.48'	S 67°49'15" E	02°01'23"	3.24'	32°44'26"	C35	994.00'	115.90'	115.73'	S 39°57'18" E	08°00'39"	57.96'	05°45'51"
C16	175.00'	12.30'	12.29'	S 70°53'43" E	04°01'54"	6.15'	32°44'26"	C36	25.00'	39.30'	35.35'	N 05°14'55" E	90°04'11"	25.03'	22°10'59"
C17	125.00'	50.91'	50.56'	S 84°34'50" E	23°20'02"	25.81'	45°50'12"	C37	175.00'	20.82'	20.80'	S 46°52'13" W	06°48'55"	10.42'	32°44'26"
C18	125.00'	52.04'	51.67'	N 71°48'51" E	23°51'19"	26.40'	45°50'12"	C38	175.00'	45.63'	45.50'	S 35°59'35" W	14°56'21"	22.94'	32°44'26"
C19	125.00'	48.64'	48.33'	N 48°45'23" E	22°17'41"	24.63'	45°50'12"	C39	175.00'	17.92'	17.92'	S 25°55'21" W	05°52'07"	8.97'	32°44'26"
C20	125.00'	31.68'	31.59'	N 30°20'58" E	14°51'10"	15.92'	45°50'12"	C40	25.00'	39.27'	35.36'	N 67°39'17" E	90°00'00"	25.00'	22°10'59"



**CORNERSTONE SURVEYING, LLC**  
P.O. Box 25  
OOLTEWAH, TN 37363  
(423) 238-4692

I hereby certify that this is a Category I survey and that the ratio of precision for the unadjusted survey is greater than 1:10,000 as shown hereon and was done in compliance with current Tennessee minimum standards. This plat is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey.

Travis A. Wheeler TN RLS #2285 Date \_\_\_\_\_

**CERTIFICATE OF ENGINEER**  
I certify that I have reviewed or designed the sanitary sewers and drainage pipes larger than 42" as shown on this P.U.D. plan and the design meets proper engineering criteria.

Michael A. Price, MAP Engineers  
7380 Applegate Lane  
Chattanooga, TN 37421  
(423) 855-8554

JOB NO. 35-15  
DATE 05/21/16

Scale 1"=60'

**Certificate of Ownership**  
I certify that I am the owner in fee simple of the property shown, adopt this as my plan of subdivision development, I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

Britt & Bernard Brown  
P.O. Box 81313  
CHATTANOOGA, TN, 37401  
(423) 490-9999

(Preliminary Plat)  
**Waterstone Ridge**  
A PLANNED UNIT DEVELOPMENT  
(LOTS 1-52)  
Located in the Second Civil District of  
Chatt., Hamilton County, Tennessee

RECEIVED

MAY 23 2016