

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-047	PC Meeting Date: 09-12-16
Subdivision Name:	The Crossings Subdivision Lots 1 thru 4	
Applicant Request:	Final Plat	
Property Location:	7949 Apison Pike (Apison Pike @ I-75)	
Property Owner:	Pattillo Construction Company and SDC 32 Chattanooga, LLC	
Surveyor/Engineer:	Barge, Waggoner, Sumner, and Cannon Inc	
Total Acreage:	75.93 Acres	
Proposed Density:	N/A-Manufacturing Development	
Proposed Use:	Manufacturing	
Number of Lots:	4	
Accessibility:	Extension of new street connecting to Apison Pike/Volkswagen Drive	
Tax Map Number:	131-099 and 099.08	
Zoning:	R-1 Residential Zone	
Subdivision Variances Required:	None	
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, or obtaining approval of letters of credit or bonds for the completion of any required infrastructure. 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 Variances

No need for any variance to the subdivision regulations.

Subdivision Regulation and Platting Requirements

There are no additional requirements required from the subdivision regulations. All necessary corrections have been completed as requested.

Additional Comments and Notes

The following additional comments or notes can be corrected on the submittal of the Final Plat for signatures and recording.

1. State the right-of-way for Summit Spring Way.
2. State the radius of the cul-de-sac for Summit Spring Way.
3. Show and label as such fire hydrants.
4. Show the phone number and full address of the Engineer for this project within the engineers certification.
5. Show and label as such any detention/retention ponds.

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6. In notes section, Note 16 change “or main private access easements” to “or maintain private access easements”.
7. In Lot 2 for the re-located 25’ access easement add “private”.

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. Show and label as such any detention/retention ponds installed as part of this project.
2. Questions concerning any requirements, comments, and notes contact Mr. Tony Kinder at (423) 643-5880.

Hamilton County WWTA Staff Comments and Notes

1. Sanitary sewers are not available. Submit plans to the Hamilton County WWTA for review and approval following our submittal and review process.
2. Questions concerning Hamilton County WWTA comments and notes contact Mr. Chas Webb (423) 209-7842.

Transportation Department Staff Comments and Notes

1. There are no additional comments or requirements as part of this subdivision 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. Show and label as such fire hydrants.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. There are no additional comments or requirements as part of this subdivision 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. There are no additional comments or notes.
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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, or bonds and letters of credit approved and accepted and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

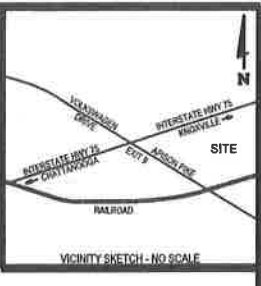
LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CLEAR OUT
- WATER VALVE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- LIGHT POLE
- POWER POLE
- SIGNAL POLE
- FIRE HYDRANT
- HIGH ROAD RIGHT-OF-WAY CENTERLINE
- HIGH ROAD RIGHT-OF-WAY SETBACK
- EXISTING CONCRETE MONUMENT
- UTILITY LINE
- BUILDING SPIKE SET
- GAS METER
- GAS VALVE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- TELEPHONE POSTAL FENCE
- WATER METER
- TOP OF CASTING
- INVERT ELEVATION
- MEAN SEA LEVEL
- CATCH BASIN
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- DUCTILE IRON PIPE
- RIGHT-OF-WAY
- PLAT BOOK
- PAGE
- MONITOR WELL
- BENCHMARK
- FIELD MEASUREMENT
- SEED CALL
- PROPERTY LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

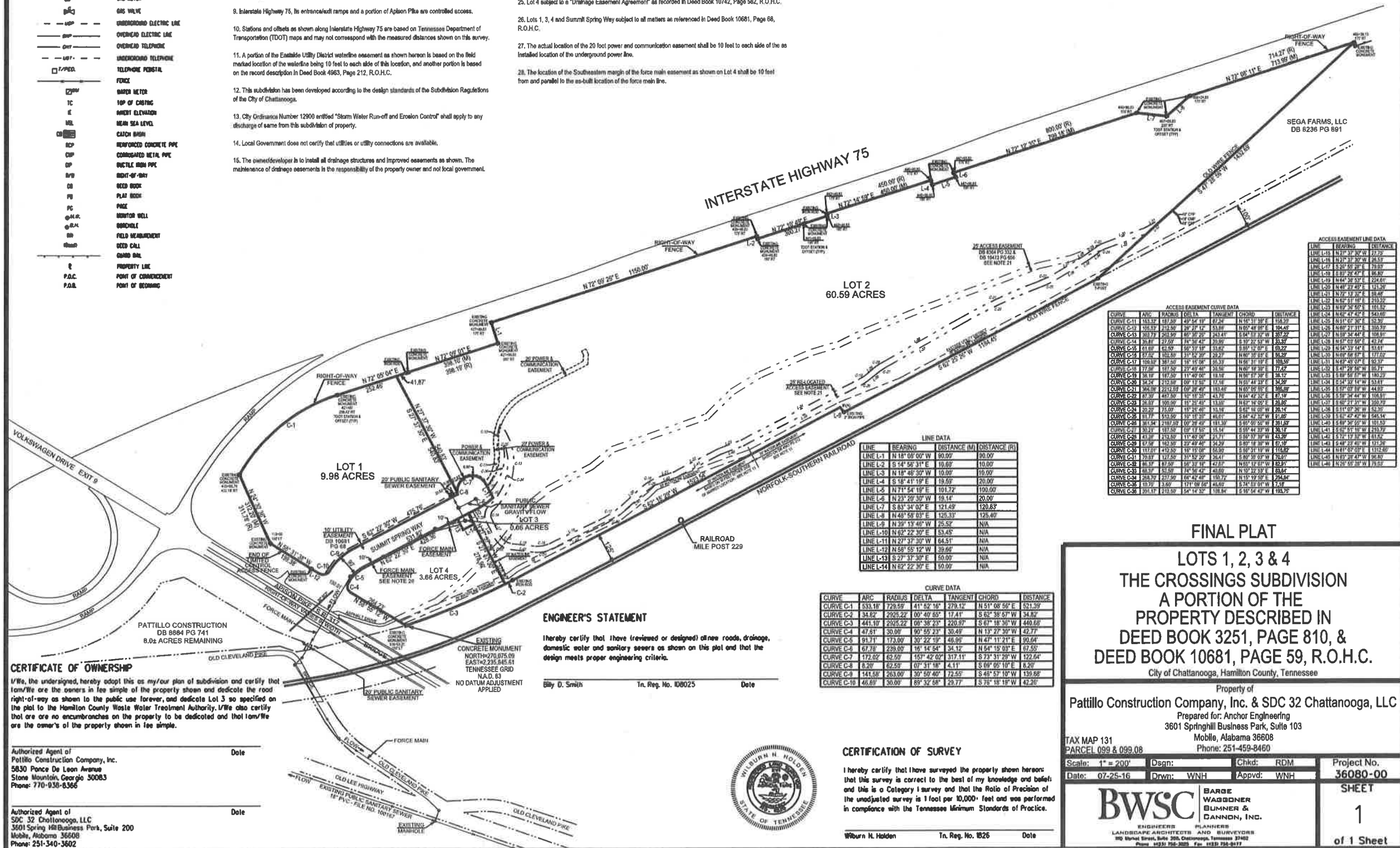
NOTES:

- The basis for North orientation is: Tennessee State Grid, North American Datum 1983 (NAD 83) all bearings based on said system, all distances are horizontal ground.
- The location of existing underground utilities, whether public or private, are shown in approximate location only and are based upon the field location of the visible utility appearances only. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- This survey is based upon the most recent recorded deed information for the subject property and is subject to the findings of title by a Tennessee attorney-at-law related to easements, rights-of-way, restrictions, agreements, ordinances, covenants, zoning (written and unwritten), and any other matters of title that may exist.
- Current zoning is: M-1
- This plat subdivides a portion of: Deed Book 3251, Page 810, and Deed Book 10681, Page 59, R.O.H.C. See Tax Map 131, Parcel 099 and Parcel 099.08.
- Number of acres surveyed: 75.93 acres, more or less. Lot 1 = 9.98 acres - Lot 2 = 60.59 acres - Lot 3 = 0.06 acres - Lot 4 = 3.66 acres - Road R/W = 1.64 acres.
- The subject property is not located in a flood hazard area as per F.E.M.A. Map Number 47065C0378G, Zone "X", map revised February 03, 2016.
- Current owner of the property: Lots 1, 3 & 4 Pattillo Construction Company, Inc. - Lot 2, SDC 32 Chattanooga, LLC.
- Interstate Highway 75, its entrance/exit ramps and a portion of Apton Pike are controlled access.
- Stations and offsets as shown along Interstate Highway 75 are based on Tennessee Department of Transportation (TDOT) maps and may not correspond with the measured distances shown on this survey.
- A portion of the Eastlake Utility District waterline easement as shown hereon is based on the field marked location of the waterline being 10 feet to each side of this location, and another portion is based on the record description in Deed Book 4963, Page 212, R.O.H.C.
- This subdivision has been developed according to the design standards of the Subdivision Regulations of the City of Chattanooga.
- City Ordinance Number 12900 entitled "Storm Water Run-off and Erosion Control" shall apply to any discharge of same from this subdivision of property.
- Local Government does not certify that utilities or utility connections are available.
- The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not local government.

- The City of Chattanooga is not responsible to construct or maintain private access easements.
- No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water run-off unless approved by the City Engineer.
- Preliminary plat was approved on October 13, 2015. See Resolution Number 2015-060 for approval of Preliminary Plat.
- Street addresses as per Hamilton County G.I.S. Department.
- "Summit Spring Way", a 80 foot wide road right-of-way and cut-to-sec as show hereon contains 1.64 acres.
- The location of the 25 foot wide access easement is based on Deed Book 8364, Page 332 and Amendment to Access Easement recorded in Deed Book 10473 Page 656, R.O.H.C. A Second Amendment to Access Easement is recorded in Deed Book 10681, Page 90, R.O.H.C. The 25 foot wide Re-located Access Easement as shown hereon is the Third Amendment to Access Easement.
- Source of water: Eastlake Utility District.
- Lot 3 as shown hereon is a utility lot to be conveyed to the Hamilton County Waste Water Treatment Authority (WWTAA).
- Sanitary sewer is available to lots 1 & 2 through WWTAA by a grinder pump. Property owners will be responsible for the maintenance of pump. Lot 4 does not have sanitary sewer available. Any future development of Lot 4 must have sanitary sewer made available and meet the approval of WWTAA.
- Lot 4 subject to a "Drainage Easement Agreement" as recorded in Deed Book 10742, Page 562, R.O.H.C.
- Lots 1, 3, 4 and Summit Spring Way subject to all matters as referenced in Deed Book 10681, Page 68, R.O.H.C.
- The actual location of the 20 foot power and communication easement shall be 10 feet to each side of the as installed location of the underground power line.
- The location of the Southeastern margin of the force main easement as shown on Lot 4 shall be 10 feet from and parallel to the as-built location of the force main line.



APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE: _____
 BY: _____
 HAMILTON COUNTY WWTAA
 DATE: _____
 BY: _____
 JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____
 CHATTAHOON CITY REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____



INTERSTATE HIGHWAY 75

**LOT 2
60.59 ACRES**

**LOT 1
9.98 ACRES**

**LOT 3
0.06 ACRES**

**LOT 4
3.66 ACRES**

ACCESS EASEMENT LINE DATA

LINE	BEARING	DISTANCE
LINE L-1	N 72° 05' 04" E	158.00
LINE L-2	N 72° 05' 04" E	41.87
LINE L-3	N 72° 05' 04" E	398.10 (R)
LINE L-4	N 72° 05' 04" E	252.45
LINE L-5	N 72° 05' 04" E	118.47
LINE L-6	N 72° 05' 04" E	118.47
LINE L-7	N 72° 05' 04" E	118.47
LINE L-8	N 72° 05' 04" E	118.47
LINE L-9	N 72° 05' 04" E	118.47
LINE L-10	N 72° 05' 04" E	118.47
LINE L-11	N 72° 05' 04" E	118.47
LINE L-12	N 72° 05' 04" E	118.47
LINE L-13	N 72° 05' 04" E	118.47
LINE L-14	N 72° 05' 04" E	118.47

LINE DATA

LINE	BEARING	DISTANCE (M)	DISTANCE (R)
LINE L-1	N 18° 08' 00" W	80.00	80.00
LINE L-2	S 14° 56' 31" E	10.00	10.00
LINE L-3	N 19° 48' 30" W	10.00	10.00
LINE L-4	S 18° 41' 19" E	19.50	20.00
LINE L-5	N 77° 54' 15" E	191.72	195.00
LINE L-6	S 23° 25' 35" W	18.18	20.00
LINE L-7	S 83° 34' 02" E	121.49	128.83
LINE L-8	N 48° 58' 03" E	125.33	125.80
LINE L-9	N 39° 13' 46" W	25.52	N/A
LINE L-10	N 62° 22' 30" E	53.45	N/A
LINE L-11	N 27° 37' 30" W	64.51	N/A
LINE L-12	N 58° 55' 12" W	39.60	N/A
LINE L-13	S 27° 37' 30" E	50.00	N/A
LINE L-14	N 62° 22' 30" E	50.00	N/A

ACCESS EASEMENT CURVE DATA

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
CURVE C-1	183.87	113.20	48° 54' 11"	87.28	118.14	118.28
CURVE C-2	183.87	212.50	18° 27' 12"	13.87	180° 48' 00"	184.49
CURVE C-3	203.77	245.60	8° 55' 22"	24.41	15° 04' 53" W	257.22
CURVE C-4	25.81	22.00	74° 34' 42"	20.80	S 10° 32' 43" W	23.82
CURVE C-5	61.84	62.50	59° 37' 47"	13.87	S 10° 32' 43" W	63.22
CURVE C-6	67.82	102.80	31° 52' 20"	29.27	N 60° 50' 00" E	58.22
CURVE C-7	183.87	381.60	18° 18' 00"	85.37	N 66° 11' 00"	188.59
CURVE C-8	177.80	177.80	23° 40' 40"	25.50	N 60° 00' 00"	177.82
CURVE C-9	128.18	128.18	11° 40' 00"	18.18	S 60° 00' 00" W	128.18
CURVE C-10	35.24	212.50	09° 13' 53"	17.15	N 01° 44' 33" E	34.26
CURVE C-11	206.98	221.10	09° 10' 47"	183.48	N 00° 00' 00" E	206.98
CURVE C-12	60.50	483.70	10° 13' 12"	43.78	N 64° 42' 32" E	67.43
CURVE C-13	28.00	150.00	10° 52' 45"	13.87	N 64° 16' 20" E	28.00
CURVE C-14	20.20	73.00	18° 24' 40"	15.16	S 61° 16' 00" W	28.14
CURVE C-15	18.77	343.50	13° 13' 20"	48.67	S 64° 42' 30" W	17.82
CURVE C-16	101.94	101.94	100° 00' 00"	101.94	S 60° 00' 00" W	101.94
CURVE C-17	20.21	107.50	09° 13' 53"	15.14	S 00° 44' 30" W	20.21
CURVE C-18	41.87	212.40	11° 40' 00"	21.17	S 60° 33' 00" W	41.87
CURVE C-19	67.80	143.20	23° 40' 40"	24.23	S 60° 10' 00" W	67.80
CURVE C-20	101.94	101.94	180° 00' 00"	101.94	N 00° 00' 00" E	101.94
CURVE C-21	20.21	127.50	11° 52' 20"	20.41	S 60° 33' 00" W	20.21
CURVE C-22	68.37	67.80	18° 13' 12"	47.87	N 00° 12' 00" W	68.37
CURVE C-23	60.50	483.70	10° 13' 12"	43.78	N 00° 30' 30" E	60.50
CURVE C-24	28.00	280.00	108° 42' 40"	190.72	N 00° 12' 00" W	280.00
CURVE C-25	10.37	3.60	131° 00' 00"	44.80	S 74° 53' 00" W	10.37
CURVE C-26	201.17	213.00	14° 14' 32"	138.84	S 10° 14' 40" W	201.17

ENGINEER'S STATEMENT

I hereby certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria.

Billy D. Smith In. Reg. No. 08025 Date _____



CERTIFICATION OF SURVEY

I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief; and this is a Category 1 survey and that the Ratio of Precision of the unadjusted survey is 1 foot per 10,000 feet and was performed in compliance with the Tennessee Minimum Standards of Practice.

William H. Holden In. Reg. No. 1826 Date _____

CERTIFICATE OF OWNERSHIP

I/We, the undersigned, hereby adopt this as my/our plan of subdivision and certify that I/We are the owners in fee simple of the property shown and dedicate the road right-of-way as shown to the public use forever, and dedicate Lot 3 as specified on the plat to the Hamilton County Waste Water Treatment Authority. I/We also certify that there are no encumbrances on the property to be dedicated and that I/We are the owner/s of the property shown in fee simple.

Authorized Agent of Pattillo Construction Company, Inc. Date _____

Authorized Agent of SDC 32 Chattanooga, LLC Date _____

FINAL PLAT
LOTS 1, 2, 3 & 4
THE CROSSINGS SUBDIVISION
A PORTION OF THE
PROPERTY DESCRIBED IN
DEED BOOK 3251, PAGE 810, &
DEED BOOK 10681, PAGE 59, R.O.H.C.
 City of Chattanooga, Hamilton County, Tennessee

Property of
Pattillo Construction Company, Inc. & SDC 32 Chattanooga, LLC
 Prepared for: Anchor Engineering
 3601 Springhill Business Park, Suite 103
 Mobile, Alabama 36608
 Phone: 251-459-8460

TAX MAP 131
 PARCEL 099 & 099.08

Scale: 1" = 200' Dsgn: _____ Chkd: RDM
 Date: 07-25-16 Drwn: WNH Appvd: WNH

BWSC
 ENGINEERS PLANNERS
 LANDSCAPE ARCHITECTS AND SURVEYORS
 810 Market Street, Suite 205, Chattanooga, Tennessee 37402
 Phone: 423-755-3025 Fax: 423-755-9477

Project No. **36080-00**
 SHEET **1**
 of 1 Sheet

JUL 25 2016