

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Oakbale Subdivision Preliminary Plat Lots 1 thru 56	PC Meeting Date: 11-10-14
Applicant Request:	Preliminary Plat	
Property Location:	Igou Gap	
Property Owner:	Terry Wall	
Applicant:	Copp Engineering	
Total Acreage:	15.11 Acres	
Proposed Density:	3.77 dwelling units per acre	
Tax Map Number:	159G-F-001&005	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE, as a preliminary plat only.	

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 on the final plat that is submitted for review and consideration.

1. Per Section 401.6.2 of the Chattanooga Subdivision Regulations show and label as such the location of control monuments along the exterior boundary of the subdivision.
2. Per Section 401.10.3 of the Chattanooga Subdivision Regulations show the number of acres drained for all existing and proposed drainage pipes in the street right-of-way.

Additional Comments and Notes

The following items can be corrected on the final plat that is submitted for review and consideration.

1. In the notes section under note 14 change "Lot 41" to "Lot 40".
2. In the notes section under note 19 change "Lot 41" to "Lot 40".
3. Per Transportation Department comments show and add a "15' Public Access Easement" along the side lot line of Community Lot 40/Lot 41.
4. Proposed Lot 9 and 38 appear to not comply with the minimum R-1 Residential Zone lot frontage of 60'. Therefore, increase the lot frontage of Lot 9 and Lot 38 to 60'.
5. In the curve table re-check the length for curves C28 and C29.

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. Not sure there are enough drainage detention ponds to maintain existing and proposed drainage. Submit calculations, erosion and grading plans for review. A review of these documents may change

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or reduce the number of proposed lots.

2. Drainage shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code.
3. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Make changes on the sewer profiles as provided and show direction of flow.
2. Submit proposed peak flow calculations to Moccasin Bend for their review.
3. Label existing and proposed manholes. Show typical manhole data.
4. Sewer profiles needs to be flipped to run with plan review.
5. Public sanitary sewer shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code
6. 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 "15' Public Access Easement" on proposed Community Lot 40.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. Show and label as such existing fire hydrants within 500' of this subdivision. Show and label as such any proposed fire hydrants within this subdivision.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. No additional comments or requirements.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for review and 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. No additional comments or requirements.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
 2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.
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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

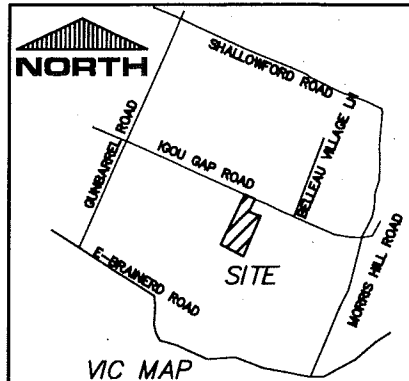
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
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. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
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. After preliminary plat approval submit construction/civil drawings to the Land Development Office for review and comment.
5. Final plat cannot be submitted for review until after the construction plans have been reviewed and approved by the Land Development Office and a Land Disturbing Permit has been granted.



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and dedicate the roads as shown to the public. I certify that there are no encumbrances on the property dedicated.

TERRY WALL
6012 CLARK RD
HARRISON, TN 37341
423-344-7484

I 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 standards.

James G. Copp, P.E.
Copp Engineering Group
1981 Northpoint Blvd, Suite 120
Harrison, TN 37343
(423) 847-9100 Office



I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

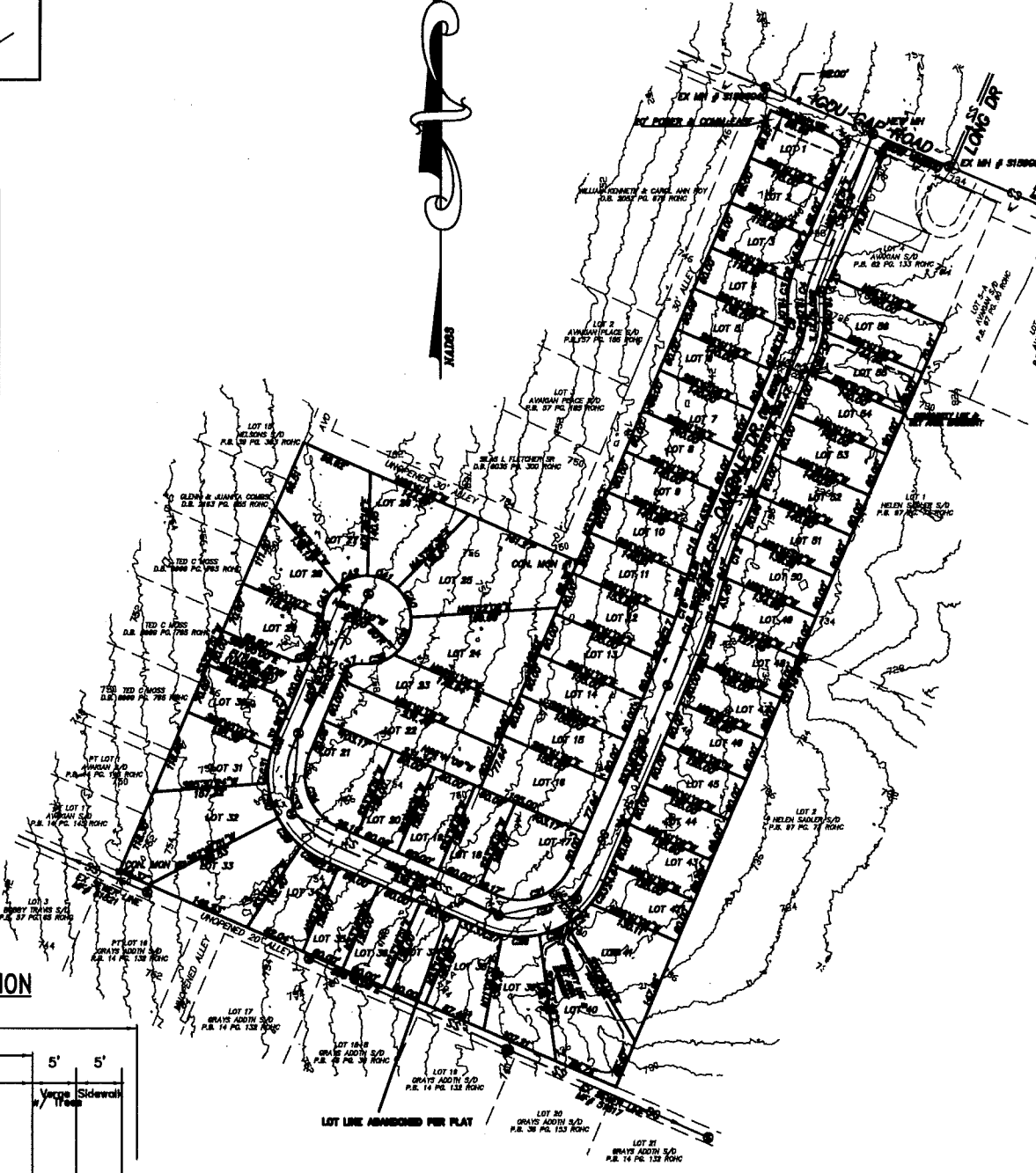
James G. Copp, R.L.S.
Copp Engineering Group
1981 Northpoint Blvd, Suite 120
Harrison, TN 37343
423-847-9100 Office
423-847-9185 Fax



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

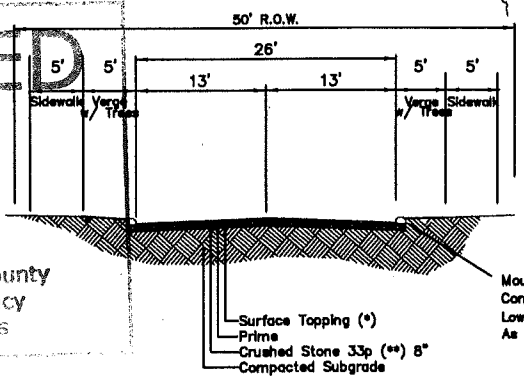
N.T.S.

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	24.35	250.00	92°09'42"	24.34
C2	21.95	125.00	108°57'12"	18.88
C3	26.74	125.00	144°08'58"	26.40
C4	41.82	250.00	148°09'22"	41.81
C5	21.48	75.00	82°39'18"	21.53
C6	17.79	125.00	87°34'48"	8.86
C7	24.62	125.00	22°38'28"	17.42
C8	41.86	250.00	22°39'18"	21.24
C9	17.50	75.00	117°44'27"	7.95
C10	17.50	75.00	117°44'27"	7.95
C11	24.35	250.00	87°34'48"	24.34
C12	41.86	250.00	4°21'39"	41.77
C13	64.64	250.00	7°54'27"	64.27
C14	9.24	475.00	137°28'22"	4.67
C15	28.77	475.00	6°29'28"	28.84
C16	27.64	475.00	211°23'22"	27.61
C17	23.80	475.00	4°24'27"	23.81
C18	64.64	250.00	7°54'27"	64.27
C19	17.50	75.00	117°44'27"	7.95
C20	17.50	75.00	117°44'27"	7.95
C21	17.50	75.00	117°44'27"	7.95
C22	17.50	75.00	117°44'27"	7.95
C23	17.50	75.00	117°44'27"	7.95
C24	17.50	75.00	117°44'27"	7.95
C25	17.50	75.00	117°44'27"	7.95
C26	17.50	75.00	117°44'27"	7.95
C27	17.50	75.00	117°44'27"	7.95
C28	17.50	75.00	117°44'27"	7.95
C29	17.50	75.00	117°44'27"	7.95
C30	17.50	75.00	117°44'27"	7.95
C31	17.50	75.00	117°44'27"	7.95
C32	17.50	75.00	117°44'27"	7.95
C33	17.50	75.00	117°44'27"	7.95
C34	17.50	75.00	117°44'27"	7.95
C35	17.50	75.00	117°44'27"	7.95
C36	17.50	75.00	117°44'27"	7.95
C37	17.50	75.00	117°44'27"	7.95
C38	17.50	75.00	117°44'27"	7.95
C39	17.50	75.00	117°44'27"	7.95
C40	17.50	75.00	117°44'27"	7.95
C41	17.50	75.00	117°44'27"	7.95
C42	17.50	75.00	117°44'27"	7.95
C43	17.50	75.00	117°44'27"	7.95
C44	17.50	75.00	117°44'27"	7.95
C45	17.50	75.00	117°44'27"	7.95

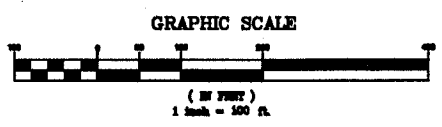


LOT #	AREA	ACRES
LOT 1	7,894.32	0.18
LOT 2	7,894.32	0.17
LOT 3	7,894.32	0.17
LOT 4	7,894.32	0.17
LOT 5	8,400.00	0.19
LOT 6	8,400.00	0.19
LOT 7	8,400.00	0.19
LOT 8	8,400.00	0.19
LOT 9	8,400.00	0.19
LOT 10	8,400.00	0.19
LOT 11	8,400.00	0.19
LOT 12	8,400.00	0.19
LOT 13	8,400.00	0.19
LOT 14	8,400.00	0.19
LOT 15	8,400.00	0.19
LOT 16	8,400.00	0.19
LOT 17	8,400.00	0.19
LOT 18	8,400.00	0.19
LOT 19	8,400.00	0.19
LOT 20	8,400.00	0.19
LOT 21	8,400.00	0.19
LOT 22	8,400.00	0.19
LOT 23	8,400.00	0.19
LOT 24	8,400.00	0.19
LOT 25	8,400.00	0.19
LOT 26	8,400.00	0.19
LOT 27	8,400.00	0.19
LOT 28	8,400.00	0.19
LOT 29	8,400.00	0.19
LOT 30	8,400.00	0.19
LOT 31	8,400.00	0.19
LOT 32	8,400.00	0.19
LOT 33	8,400.00	0.19
LOT 34	8,400.00	0.19
LOT 35	8,400.00	0.19
LOT 36	8,400.00	0.19
LOT 37	8,400.00	0.19
LOT 38	8,400.00	0.19
LOT 39	8,400.00	0.19
LOT 40	8,400.00	0.19
LOT 41	8,400.00	0.19
LOT 42	8,400.00	0.19
LOT 43	8,400.00	0.19
LOT 44	8,400.00	0.19
LOT 45	8,400.00	0.19
LOT 46	8,400.00	0.19
LOT 47	8,400.00	0.19
LOT 48	8,400.00	0.19
LOT 49	8,400.00	0.19
LOT 50	8,400.00	0.19
LOT 51	8,400.00	0.19
LOT 52	8,400.00	0.19
LOT 53	8,400.00	0.19
LOT 54	8,400.00	0.19
LOT 55	8,400.00	0.19
LOT 56	8,400.00	0.19

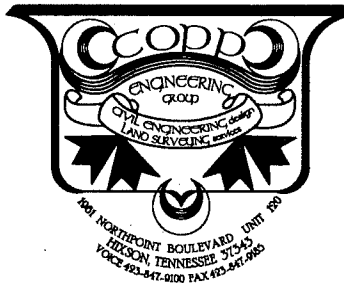
TYPICAL ROAD SECTION



- The asphalt and mineral aggregate for this surface shall conform to the Tennessee Department of Highway's specification, Item 411E, Traffic Bound Surface Course.
- The base shall be constructed of crushed stone 33p(T.B.R.)



TENNESSEE STATE PLANE GRID COORDINATES (NAD 83)
CONCRETE MONUMENT #1
NORTHING : 250078.544
EASTING : 2228981.779
CONCRETE MONUMENT #2
NORTHING : 249854.075
EASTING : 2228357.815



GENERAL NOTES:

- Zoned - R-1
- This plat subdivides Deed Book 10255 Page 195 & Deed Book 5738 Page 966 ROHC
- This plat is developed in accordance to the design standards of the City of Chattanooga Subdivision Regulations.
- Area Subdivided : 15.11 Acres ±
- Local Government does not certify that utilities or utility connections are available.
- Tax Map # 159-G-F-001 & 005
- This property is above the 100 year flood boundary per F.E.M.A. FIRM. Map # 47065C0369F dated 11-07-2002
- Public sanitary sewers are available by gravity flow.
- No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
- The City of Chattanooga is not responsible to construct or maintain drainage easements, drainage detention area easements or ground, facility or anything else on Community Lots 41 & 56.
- City Ordinance #9942 entitled "Storm water Run-Off and Erosion Control" shall apply to any discharge of the same from this subdivision of property.
- 5/8" Rebar & Cap set at all new property corners.
- The entire area of Community Lots 41 & 56 are a drainage detention area easement and City of Chattanooga inspection access easement. Consequently, no building of any kind is permitted on Community Lots 41 & 56.
- The owners of Lots 1-57 are responsible to maintain drainage detention areas and facilities on Community Lots 41 & 56.
- The City of Chattanooga reserves the right to access at any time Community Lots 41 & 56 to inspect drainage detention areas and facilities.
- Drainage detention areas and facilities installed by the developer cannot be filled altered or changed in any way without permission from the Chattanooga City Engineer.
- A 5' private drainage easement is reserved along the inside of all side and rear lot lines. A 10' private drainage easement is reserved along all the lot lines that are exterior lot lines of the subdivision except road lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
- There is a 10' Power & Communications Easement along the fronts of all lots shown.
- No building permit is to be issued for a residential building on Comm Lots 41 & 56. These lots are to be used for open space recreation or drainage related purposes only. Maintenance to be assumed by the developer until the lots are deeded to the home owners or a home owners association.
- Topographical Information provided by Hamilton County GIS Mapping Service.
- Municipal water supply by Eastside Utility District.
- Proposed use of Lots: Detached Single Family Homes.
- Streets or right-of-way marked future street or future right-of-way shall not be considered to be dedicated to the public for public use. Ownership to be retained by the developer/property owner until such time the future street right-of-way is dedicated to the public, the home owners in this subdivision, or to a home owners association.

PRELIMINARY PLAT

OAKBALE S/D

LOTS 1-56

CITY OF CHATTAHOON HAMILTON COUNTY TENNESSEE
Date : 10/27/14 Drawn : Durth
Scale : 1" = 100' Checked : JGC
COPP ENGINEERING GROUP
1981 Northpoint Blvd, Suite 120
Harrison, TN 37343
(423) 847-9100 Office
(423) 847-9185 Fax
Dwg. No.
KOU GAP ROAD - WALL

RECEIVED

OCT 27 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services