

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-022	PC Meeting Date: 04-11-16
Subdivision Name:	100 @ South Broad Street Lots 12 thru 23	
Applicant Request:	Preliminary Plat	
Property Location:	St. Elmo Avenue @ West 31 St. Street	
Property Owner:	ASTIR LLC	
Applicant:	North Pointe Surveying and AD Engineering	
Total Acreage:	5.82 Acres	
Proposed Density:	2.06 Dwelling Units Per Acre	
Tax Map Number:	155F-A-009	
Zoning:	R-T/Z Residential Townhouse/Zero Lot and UGC Urban General Commercial Zone	
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. 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 Regulation and Platting Requirements

There are no additional Subdivision Regulation or Platting requirements. All corrections and modifications have been completed.

Additional Comments and Notes

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

1. Add water line easements where necessary along water lines that cross property. Width of easement to be determined by Tennessee American.
2. Add the Engineer’s Certification of Design.
3. Label the ingress/egress easement across lots 12 thru 23 as “private”.
4. In the owners certification and dedication statement work with the City of Chattanooga to determine what is being dedicated to the public. The private drainage easements, alleys, and other public utility easement are typically not dedicated to the public.
5. Show street addresses. Hamilton County GIS will assign street addresses after the Final Plat is approved.

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

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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.
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
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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 acceptance 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the Final Plat.
5. Approval of Final Plat is valid for two (2) years from date the Planning Commission takes action to approve the Final Plat.
6. 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 codes and regulations for acceptance as public facilities.



- LEGEND**
- IRN() IRON ROD NEW
 - IRN() IRON ROD OLD
 - IP() IRON PIPE OLD
 - IPN() IRON PIPE NEW
 - CMP CORRUGATED METAL PIPE
 - SMH STORM MANHOLE
 - SMH SANITARY MANHOLE
 - WM WATER METER
 - WP POWER POLE
 - LP LIGHT POLE
 - CL CLEAROUT
 - CBS CATCH BASIN (See Various-See Plan)
 - GV GAS VALVE
 - GM GAS METER
 - FV FIRE HYDRANT
 - WV WATER VALVE
 - W WATER
 - GA GAS
 - GW GUY WIRE
 - OH OVERHEAD WIRE
 - X FENCE
 - SS SANITARY SEWER

CERTIFICATION OF SURVEYOR

THIS IS A CATEGORY I (URBAN & SUBDIVISION) SURVEY. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A POSITIONAL TOLERANCE OF 0.07 FEET.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3,130,498 FEET.

I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR LICENSED BY AND REGISTERED WITH THE STATE OF TENNESSEE, THAT THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

D. MICHAEL NORTH
REGISTERED LAND SURVEYOR
TENNESSEE #2370
GEORGIA #2022
ALABAMA #20026

ENGINEER'S CERTIFICATION TO APPEAR HERE

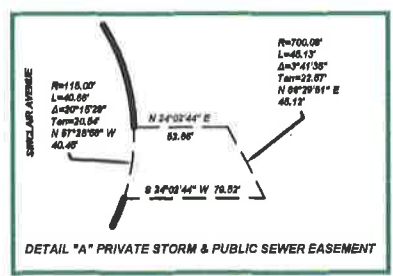
OWNER'S DEVELOPER'S CERTIFICATION

I, CERTIFY THAT I AM THE OWNER (OR FEE SIMPLE) OF THIS PROPERTY, AND DO HEREBY ADOPT THIS PLAN OF SUBDIVISION. DEDICATE THE ROAD RIGHT-OF-WAY AND PRIVATE DRAINAGE EASEMENTS, PUBLIC SEWER EASEMENTS, WATERLINE EASEMENTS POWER AND COMMUNICATION EASEMENTS, PRIVATE ALLEY EASEMENTS, WALKWAYS / EGRESS EASEMENTS, AND SIDEWALK EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER.

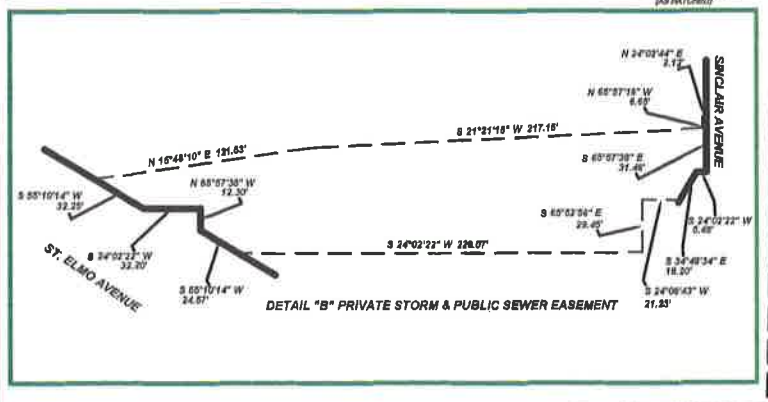
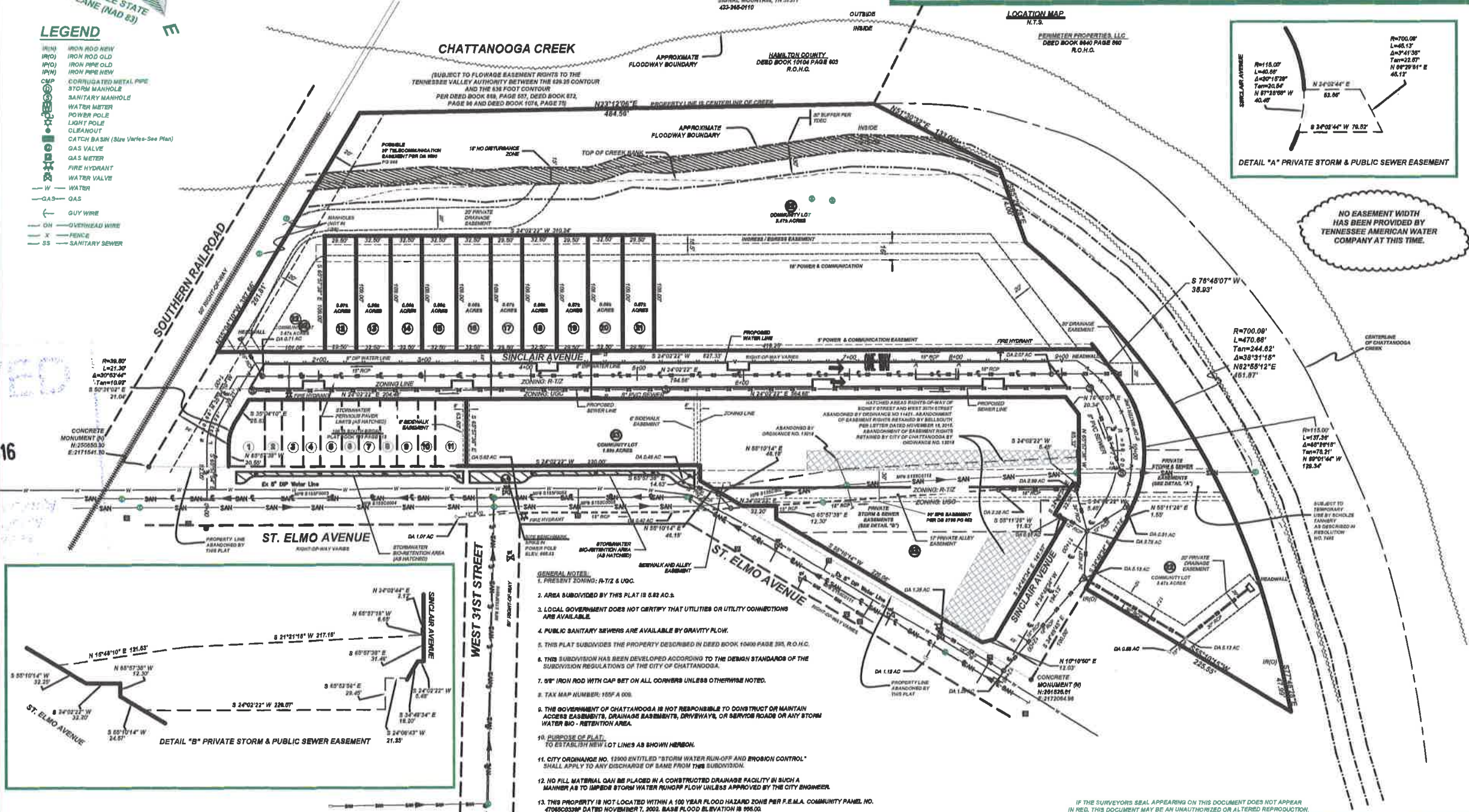
ASTR, LLC
2547 BUGLE CALL WAY
SIGNAL MOUNTAIN, TN 37377
423-265-0110



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



NO EASEMENT WIDTH HAS BEEN PROVIDED BY TENNESSEE AMERICAN WATER COMPANY AT THIS TIME.

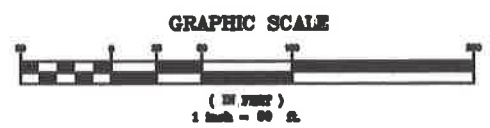


- GENERAL NOTES:**
1. PRESENT ZONING: R-72 & UGC.
 2. AREA SUBDIVIDED BY THIS PLAN IS 5.82 AC.
 3. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 4. PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
 5. THIS PLAN SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 1000 PAGE 385, R.O.H.C.
 6. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
 7. 6" IRON ROD WITH CAP SET ON ALL OWNERS UNLESS OTHERWISE NOTED.
 8. TAX MAP NUMBER: 105F A 000.
 9. THE GOVERNMENT OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRIVEWAYS, OR SERVICE ROADS ON ANY STORM WATER BIO-RETENTION AREA.
 10. PURPOSE OF PLAN: TO ESTABLISH NEW LOT LINES AS SHOWN HEREON.
 11. CITY ORDINANCE NO. 12900 ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION.
 12. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPED STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 13. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.E.M.A. COMMUNITY PANEL NO. 47068C0339F DATED NOVEMBER 7, 2002. BASE FLOOD ELEVATION IS 895.00.
 14. LOT NUMBER
 15. PROPOSED USE OF LOTS: SINGLE FAMILY TOWNHOMES.
 16. CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF THE PRIVATE ALLEY WALKWAYS/EGRESS EASEMENT.
 17. PRELIMINARY PLAN WAS APPROVED ON JANUARY 11, 2016. SEE RESOLUTION NO. 20016-008.
 18. ON JANUARY 11, 2016 THE CHATTANOOGA HAMILTON COUNTY PLANNING COMMISSION GRANTED A VARIANCE TO PERMIT A SMALLER RIGHT-OF-WAY FOR SINCLAIR AVENUE.
 19. 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 THE CITY OF CHATTANOOGA.
 20. COMMUNITY LOTS 22 & 23 ARE TO BE MAINTAINED BY THE OWNER / DEVELOPER UNTIL SUCH LOTS ARE DEEDED TO THE HOME OWNERS OR THE HOME OWNERS ASSOCIATION.

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IF IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

Know what's below.
Call before you dig.



IF THE SURVEYOR'S SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION.

REVISIONS	
NO.	DATE

LOTS 12-23,100 @ SOUTH BROAD



FINAL PLAT

LOT 12, 100 @ SOUTH BROAD
PLAT BOOK 160 PAGE 113
DEED BOOK 1060 PAGE 385
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE

DRAWN BY R.S.S.	APPROVED 10/1
DATE	CHECKED 10/1
SCHLD 1-07	FIELD MARK 10, 2022
SHEET NO 1 OF 1	DATE PLO 15-281P2