

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-048	PC Meeting Date: 09-12-16
Subdivision Name:	Amberbrook Gardens Subdivision PUD-Phase III-Lots 113 thru 167	
Applicant Request:	Preliminary and Final Plat	
Property Location:	5650 Cassandra Smith Road	
Property Owner:	Pratt and Associates	
Surveyor/Engineer:	Cornerstone Surveying and MAP Engineers	
Total Acreage:	15.03 Acres	
Proposed Density:	3.65 Dwelling Units Per Acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	55 total lots with 3 of these lots being used as community lots	
Accessibility:	Extension of existing 50' right-of-way Bungalow Circle	
Tax Map Number:	100-063.04	
Zoning:	R-1 Residential Zone a Planned Unit Development	
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. 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

The following subdivision regulation and platting requirements can be corrected on the submittal of the Final Plat for signatures and recording.

1. Show and label fire hydrants.
2. Show and label as such detention/retention ponds.
3. Show a rounded 25' radius at the Cassandra Smith and Road A intersection.
4. Add note that the property is not located within the 100 year flood hazard area per FEMA Map Number. State FEMA Map Number and date of map.
5. Show and label location of control monuments.
6. State distance from corner of Lot 141 to Heritage Ridge.
7. In the Engineer's Certification add roads and water to the statement.
8. Show the deed book and page number, or the plat book and page number of drainage easements on the adjoining Lots 10-14 of Heritage Ridge.
9. In the notes section, note 19 change "Res No. 2782" to "Res No 28651".
10. In the notes section, note 20 change "53 single-family dwellings" to "155 total buildable lots".

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11. Add the following note: "Preliminary Plat was approved on July 13, 2015. See Resolution No. 2015-030".
12. Add the following note: "City of Chattanooga reserves the right to access at anytime any community lot for purposes of inspection and evaluation of any drainage detention/retention pond, or easement".
13. Add the following note: "Sidewalks are required to be installed within this PUD".
14. Add the following note: "The entirety of Community Lots 141 and 142 are drainage detention/retention area easements".
15. In the notes section, note 23, should this read that all lot owners are responsible for the maintenance of any drainage easement, and drainage detention/retention area easement on any of the community lots.

Additional Comments and Notes

There are no additional comments or notes required.

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 detention/retention ponds on the community lots.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Tony Kinder at (423) 643-5880.

Chattanooga Sewer Department Staff Comments and Notes

1. Show direction of sanitary sewer flow for sewer lines.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Show a rounded 25' radius at the intersection of Cassandra Smith and Road A on Community Lot 142.
 2. There are no additional comments or requirements.
 3. Questions concerning any requirements, comments, and notes contact Mr. Brandon Sutton at (423) 643-5925.
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Fire Marshall's Office Staff Comments and Notes

1. Show and label as such fire hydrants within this development.
2. There are no additional comments or requirements.
3. 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. Contact GIS for street name approval of Road A.
3. Show street addresses. Street addresses will be assigned after the Final Plat is approved.
4. 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.
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.

PIPE NO.	SIZE	AC. DRAINAGE
P1	18" RCP	6.6
P2	18" RCP	6.2
P3	18" RCP	6.2
P4	18" RCP	6.2
P5	18" RCP	6.2
P6	24" RCP	6.3
P7	30" RCP	6.3

PIPE CHART

Certificate of Ownership
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
350 Applevale Court
Chattanooga, TN 37421
(423) 855-5554

Pratt & Associates, LLC
1734 Dayton Blvd
Chattanooga, TN 37405
(423) 287-8917

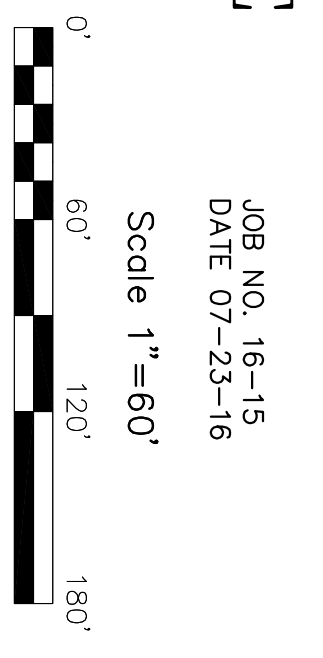
LINE	BEARING	DISTANCE
L1	S 114°42'26" W	38.89
L2	S 73°37'29" E	38.89
L3	S 89°18'11" E	26.30
L4	S 81°42'17" E	12.47
L5	S 85°12'22" E	56.19
L6	N 04°47'38" E	4.21

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	150.49	3.82	17271.5"	N 78°53'48" W	
C2	125.00	0.95	07261.4"	S 11°33'19" W	
C3	124.00	1.42	14.26	S 08°17'59" W	
C4	10.00	5.06	6344.28	S 08°17'59" W	
C5	10.00	5.06	5.01	N 81°42'17" E	
C6	58.00	46.30	44.99	N 14°51'08" E	
C7	5.00	10.28	8.56	N 20°42'41" W	
C8	25.00	38.27	35.36	S 33°13'34" E	
C9	25.00	38.27	35.36	N 56°46'28" E	
C10	25.00	38.27	35.36	N 08°17'02" E	
C11	150.00	6.43	6.43	N 10°32'20" E	
C12	150.00	11.84	11.84	N 07°03'20" E	
C13	100.00	12.18	12.17	N 08°17'02" E	
C14	25.00	38.27	35.36	N 56°46'28" E	
C15	20.00	29.62	23.90	S 41°51'37" E	
C16	50.00	88.48	78.01	N 86°17'48" W	
C17	50.00	88.48	78.01	N 02°32'51" W	
C18	50.00	40.03	38.97	S 19°35'40" W	
C19	50.00	30.17	29.72	S 20°37'49" E	

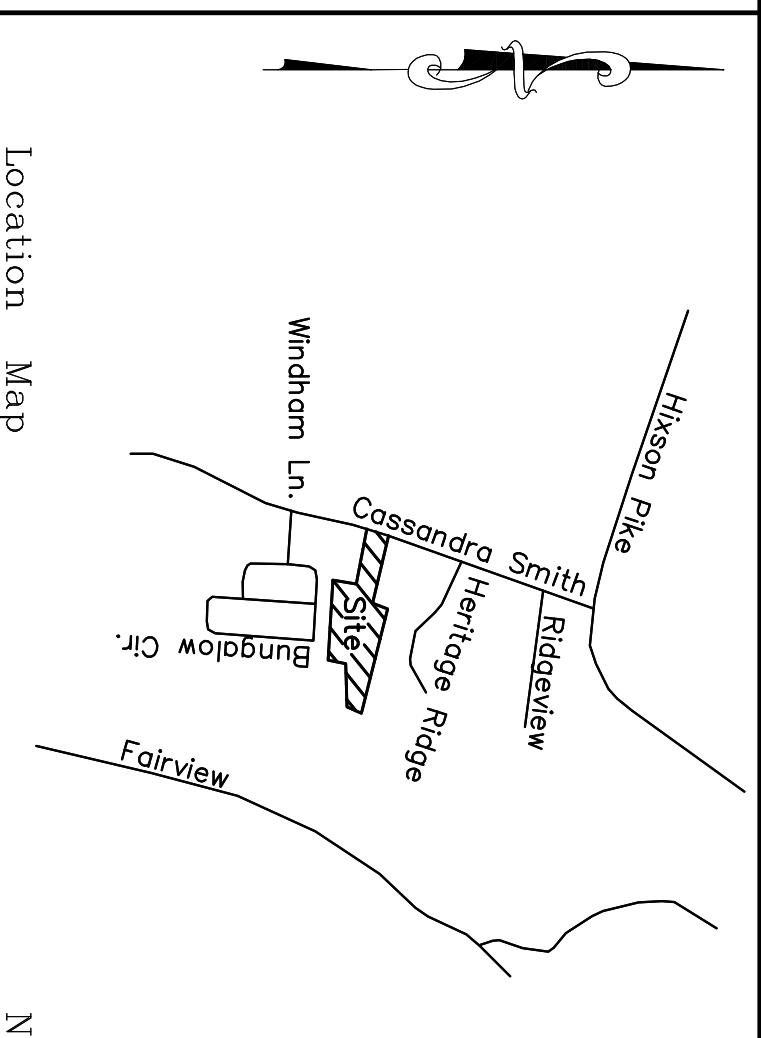
I hereby certify that this is a Category I survey and that the ratio of precision for the unadjusted survey is greater than 1:10,000 as shown hereon. This survey is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey. This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

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

JOB NO. 16-15
DATE 07-23-16
Scale 1"=60'



Traavis A. Wheeler
TN RLS #2285
Date



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

NOTES:

- 1) Present zoning classification: R-1 P.U.D.
- 2) Area subdivided by this plat is 15.03 acres.
- 3) This plat subdivides property described in D.B. 10052 Pg. 388.
- 4) This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
- 5) The City of Chattanooga certifies that utilities or utility connections are available.
- 6) Public Sanitary sewers are available by gravity flow.
- 7) Tax Map Number 100 parcel 63304.
- 8) City ordinance #12900 entitled Stormwater Runoff and Erosion control shall apply to any discharge of storm water from this subdivision.
- 9) The City of Chattanooga is not responsible for the construction or maintenance of any drainage system or structure within the subdivision 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) No fill shall be placed on any lot corners unless noted otherwise.
- 13) No fill shall be placed on any lot corners unless noted otherwise.
- 14) The City of Chattanooga is not responsible to construct or maintain Common Areas.
- 15) Purpose of plat is to create lots & to abandon lot lines between Amberbrook Gardens and Amberbrook Gardens Phase III.
- 16) Dues in 3.50 dollars per lot for the use of Detached Single-Family Houses & Accessory uses only.
- 17) Lots 113-140 & 143-167 are to be used for Detached Single-Family Houses & Accessory uses only.
- 18) All buildings must be at least 25' from other public roads and future roads. All free-standing buildings must be at least 10' apart. Other than above, no minimum building setbacks required.
- 19) Per Resolution No. 27928 this P.U.D. is approved for a maximum of 53 Single Family Detached Lots.
- 20) No building permit is to be issued for a residential, Comm., or industrial building on any Community lot. Community lot is to be used for open space & recreation uses only.
- 21) A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except Cassandra Smith Road frontage. This drainage easement is automatically abandoned if the line is moved or no setback is required.
- 22) The owner of lots 113-140 & 143-167 are responsible to construct or maintain the entrance islands.
- 23) The owner of lots 113-140 & 143-167 are responsible to maintain drainage detention areas and facilities on Community Lots 141 & 142.
- 24) (22) = Lot Number

Amberbrook Gardens, Phase III
(Final Plat)

A PLANNED UNIT DEVELOPMENT
(LOTS 113-167)
Located in the Second Civil District of
Hamilton County, Tennessee

