

2005-117
David Dalton
Signature Land Company

RESOLUTION NO. 24816

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS LONGHOLM ON RIVERVIEW PLANNED UNIT DEVELOPMENT ON TRACTS OF LAND LOCATED AT 1112 AND 1154 EAST DALLAS ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Chattanooga City Council approved, with conditions, the special exceptions permit for the Preliminary Residential Planned Unit Development known as the Longholm at Riverview Planned Unit Development on October 11, 2005; and

WHEREAS, A final planned unit development plan has been submitted for the Longholm at Riverview Planned Unit Development which substantially conforms to said preliminary planned unit development plan previously approved; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, as well as other affected agencies, have now reviewed the Final Residential Planned Unit Development Plan for recording; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency now has recommended that the Chattanooga City Council issue a special exceptions permit by Resolution to the applicant for the Final Residential Planned Unit Development, as shown on the attached Final Planned Unit Development Plan;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Final Planned Unit Development Special Exceptions Permit for a Residential Planned Unit Development on tracts of land located at 1112 and 1154 East Dallas Road, known as the Longholm at Riverview Planned Unit Development, more particularly described as follows:

Two unplatted tracts of land located at 1112 and 1154 East Dallas Road being described as Tracts 1 and 2 of Deed Book 7292, Page 728, ROHC. Tax Map 127I-B-007 and 008.

BE IT FURTHER RESOLVED, That this Final Planned Unit Development Special Exceptions Permit is subject to:

1. The Final Planned Unit Development Plan for the Longholm at Riverview Planned Unit Development, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan, are to be accomplished in accordance with the Planned Unit Development Plan;
2. Buffering that is shown on all renderings received/viewed by the City Council on 7/18/06 be used, the materials are shown on the landscape plan attached;
3. Buffering on the outside walls, particularly along Duane Road where there are higher walls that are eight feet or above, the vegetation used shall be the same material as the developer mentioned which is on the attached landscape plan; the trees will expand to attain a height of 35-45 feet;
4. All vegetation destroyed during construction shall be replaced.

ADOPTED: July 18, 2006

/add

P.U.D.: Longholm at Riverview Planned Unit Development
Lots 1-32

CASE NO.: 2005-117

DEVELOPER: Signature Land Company

SURVEYOR: David Mathews Surveying Company

ENGINEER: Norman Dale Irwin

DATE OF SUBMITTAL: May 4, 2006

LOCATION: 1112 and 11154 East Dallas Road

JURISDICTION: City of Chattanooga

STATUS: Final Planned Unit Development Plan

A. Planning Commission Requirements

1. Change "Preliminary/Final Plat" to "Final Planned Unit Development Plan".
2. Label Longholm at Riverview as a Planned Unit Development or P.U.D. in the title area.
3. Note that there will be 28 dwelling units.
4. Add the following note: "Area of P.U.D. (Lots 1-28, and 30-32) is 6.39 acres".
5. Note that the density of the P.U.D. (Lots 1-28 and 30-32) is 4.4 units per acre.
6. Show the areas of individual lots. This can be done with a table.
7. Label lot 29 as a community lot.
8. In note 7, change the tax map numbers to 127F-B-007, 008 and 009.
9. Label Community Lot 29 as a private drainage detention area easement and City of Chattanooga inspection access easement.
10. Add the following note: "The entire area of Community Lot 29 is a private drainage detention area easement and City of Chattanooga inspection access easement. Consequently, no building of any kind is permitted on Community Lot 29".

11. Delete contour lines. These lines are useful for preliminary review but make the recorded instrument difficult to read.
12. Add the following note: "The City of Chattanooga reserves the right to access at any time Community Lot 29 to inspect drainage detention areas and facilities".
13. Add the following note: "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".
14. Show the location and file number of any existing sewer lines in Avon Place, East Dallas Road or Duane Road.
15. Show a 20' public sanitary sewer easement in lot 17 for the proposed sewer line through that lot.
16. Add a public sanitary sewer easement in lots 17 and 29 at a line 10' from the existing sewer line in Avon Place.
17. Show the center line of Avon Place at lot 17.
18. Label all road center lines as such.
19. Show the right-of-way widths or distances from the center lines of Avon Place, Duane Road and East Dallas Road.
20. Show the distance from the center line of the new road at lots 10-13 and 19-22.
21. Give the new road a name approved by the GIS Department.
22. Show addresses per the GIS Department.
23. Dash the 30' x 15' telephone easement in lot 23 and label it as a telephone easement.
24. Add the following note: "The City of Chattanooga is not responsible to construct or maintain the right-of-way and cul-de-sac islands".
25. Add the following note: "Per requirements of the Chattanooga Zoning Ordinance, sidewalks are required along the new road dedicated by this P.U.D. plan".

26. Label the right-of-way and cul-de-sac islands as "Open Space".
27. Show the distance and bearing for all straight lot lines. Show length, radius, tangent distance and delta angle for all curved lot lines.
28. For the three right-of-way and cul-de-sac islands, show bearing and distance for straight outer boundaries and length, radius, tangent distance and delta angle for the curved boundaries.
29. Give lot numbers 30, 31 and 32 to the three right-of-way and cul-de-sac islands. Label these areas as community lots.
30. Add the following note: "No residential building is permitted on Community Lots 30, 31 and 32".
31. Show a 20' public sanitary sewer easement along the proposed sewer line in the north cul-de-sac island.
32. Show a 15' private storm sewer easement along the drainage pipes in the south cul-de-sac island.
33. Show a public sanitary sewer easement in the round central cul-de-sac island at a line 10' from the proposed sewer line.
34. Label the west line of Community Lot 29 as an outer P.U.D. boundary.
35. Delete the unexplained dashed line in lot 1 which is 30' from the north and west lines of lot 1.
36. Show and label 15' private drainage easements along the proposed drainage pipes near the rear of lots 1-16 and 18-28.
37. Show and label a 15' private drainage easement along the proposed drainage pipe in lot 16.
38. Label the 15' private drainage easement shown along the line between lots 17 and 18 as such.
39. Add the following note: "Owners of lots 1-28 or a home owners association are responsible to maintain community lots 30, 31 and 32".
40. Change note 11 to the following: "The City of Chattanooga is not responsible to construct or maintain drainage easements".

41. Add the following note: "The City of Chattanooga is not responsible to construct or maintain any ground, drainage, drainage detention facility, building or anything else on Community Lots 29-32".
42. Change lot numbers to 1-32 in the title area.
43. Change the recorded plat book and page number of adjoining lots 5-12 of Knickerbocker Cottages Subdivision to Plat Book 62, Page 118.
44. Show the adjoining 10' parking and landscape easement in lots 5-12 of Knickerbocker Cottages Subdivision per Plat Book 62, Page 118.
45. Show the adjoining anchor easement in lot 14 of Knickerbocker Cottages Subdivision per Plat Book 56, Page 325. This anchor easement adjoins lot 17 of this plan.
46. Add the following engineer's statement and have it signed by an engineer: "I certify that I have reviewed or designed all new roads, drainages, domestic water and sanitary sewers as shown on this plat and the design meets proper engineering criteria". Add the seal and address of the engineer.
47. The Chattanooga Zoning Ordinance requires that no building can be located within 25' of the outer boundary of a planned unit development. The proposed building on lot 17 is shown closer than 25' to the east line of lot 17 which is the outer boundary of this P.U.D. Consequently, change the building on lot 17 so that it is at least 25' from the east line of lot 17 or obtain a setback variance from the Chattanooga Board of Zoning Appeals.
48. Add the following note: "A 10' private drainage easement is reserved along the lines of lots 1-17 adjoining Knickerbocker Cottages Subdivision. This drainage easement is automatically abandoned if the line is moved or no setback is required".
49. Since there are more than 25 lots in this P.U.D., locate 2 boundary monuments to a minimum 1:20,000 accuracy in State Plane Coordinates and show the location and coordinates of these two boundary control monuments.
50. On lot 17, move the proposed wall to be at least 10' from the existing sewer line in Avon Place.
51. Show a 15' private drainage easement for the proposed drainage pipe in lot 17 near the Avon Place right-of-way

52. The proposed wall at lot 23 goes through the 30' x 15' telephone company easement. Either move the wall to be outside the telephone company easement or get the telephone company to contact the Planning Agency staff that the wall is acceptable in their easement.
53. Show the size and number of acres drained for the three drainage pipes under the cul-de-sac pavement.

B. Chattanooga Fire Department Requirements

1. Show on the plat and install a fire hydrant at the lot line between lots 8 and 9 or the lot line between lots 22 and 23 on the same side of the road as the water line.
2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Development Director Requirements

1. Add the following note: "The owners of lots 1-31 are responsible to maintain the drainage detention area and drainage detention facilities on Community Lot 29".
2. Submit covenants which require that the owners of lots 1-31 are responsible to maintain drainage detention areas and facilities on Community Lot 29 and that the owners are responsible for any costs to maintain drainage detention areas and facilities. These covenants must be approved by the Chattanooga Development Director before the plat is recorded.
3. Show the storage volume of the drainage detention area on Community Lot 29 in acre feet.
4. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

D. - Utility Requirements

1. Show a 15' power and communication easement in lots 1 and 28 along East Dallas Road.
2. Show a 10' power and communication easement in lots 1-28 along both sides of the new road. At the cul-de-sac this easement is an extension of the straight segments and a radius of 10' only partially around the south end of the cul-de-sac at lot 16. In lot 17, the power and communication easement is an extension of the straight power and communication easement only to the sanitary sewer easement.

E. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extensions.

F. N.P.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 not 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

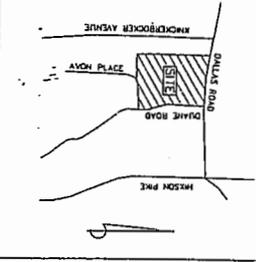
G. S.W.P.P.P. Permit

1. As a part of Storm Water Pollution Prevention Plan (S.W.P.P.P.), 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.

H. A.R.A.P. Permit

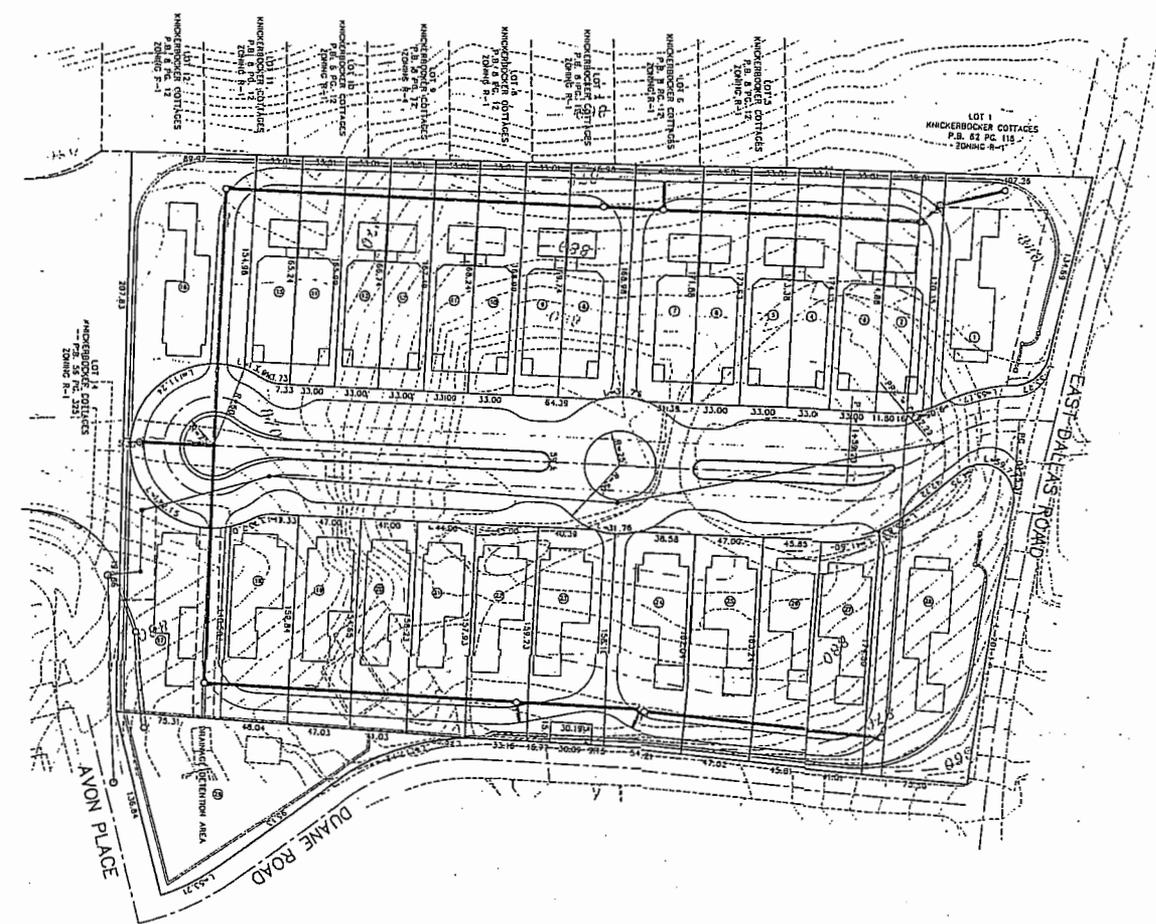
1. Since a stream may be involved in this subdivision, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.
2. Although there is no local requirement or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary 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.

LOCATION MAP



Owner's Certification
 I, the undersigned owner/s of the property shown herein, do hereby adopt this plat and certify that I/we own the property shown in the sample, I dedicate the land right-of-way as shown in the plat, I do not have any other right-of-way that there are no encumbrances on the property indicated.

Signature Land Company
 6415 Hisson Pike, Suite A
 Hisson, Tennessee 37343
 Phone: 423-843-0033



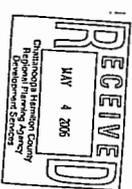
Surveyor's Certification
 I certify that I have surveyed the property shown herein, that the survey is correct, that the boundaries and bearings are true, and that the rate of precision of the survey exceeds 1:10,000. This is a Category "T" Survey.

David Mathews 7528777

GENERAL NOTES

1. Zone: R-1 P.U.D. 6882-4000
2. Lots subdivided: 6882-4000
3. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations, minimum depth of 22 feet when located within 10 feet of property corner.
4. For Map No. 127-1-B-7 & 8
5. City engineers' records are available by granty from Chattanooga, Tennessee, after Run-Off and Erosion Control shall apply to any discharge of storm from this subdivision of Property.
6. Erosion control shall be in place in a constructed drainage facility within 30 days of the date of final plat.
7. The City of Chattanooga is not responsible to construct or maintain drainage easements.
8. All errors are from Final Set unless otherwise noted.
9. 12. All errors are from Final Set unless otherwise noted.

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 CHATTANOOGA CITY REGIONAL
 PLANNING COMMISSION
 DATE _____



PRELIMINARY / FINAL PLAT

LONGHOLM AT RIVERVIEW

LOTS 1 thru 29

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DATE: 2-6-2006
 SCALE: 1" = 50'
 DRAWN: RCU
 CHECKED: JDM
 DATE: 05-08-06

DAVID MATHEWS SURVEYING
 423-843-0033
 05-S33

1-1/2" = 1'-0" (1/4" = 1'-0")
 1/8" = 1'-0" (1/16" = 1'-0")
 1/16" = 1'-0" (1/32" = 1'-0")
 1/32" = 1'-0" (1/64" = 1'-0")
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