

RESOLUTION NO. 25418

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS RIVERVISTA PLANNED UNIT DEVELOPMENT ON TRACTS OF LAND LOCATED IN THE UNIT BLOCK OF RIVERVISTA DRIVE, 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 Rivervista Planned Unit Development on September 11, 2007; and

WHEREAS, A final planned unit development plan was submitted for the Rivervista Planned Unit Development on October 9, 2007, which substantially conforms to said preliminary planned unit development plan previously approved; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, City of Chattanooga agencies, and local utilities have reviewed the Final Residential Planned Unit Development Plan; 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 in the Unit block of Rivervista Drive, known as the Rivervista Planned Unit Development, more particularly described as follows:

Lot 4, Final Plan of Fairwood Subdivision, Plat Book Plat Book 34, Page 198 and an unplatted tract of land located at 1 Rivervista Drive being the properties described in Deed Book 4766, Pages 201 and 204, ROHC. Tax Map 136H-M-016 and 020.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for the Rivervista 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.

ADOPTED: February 12, 2008

/add

P.U.D.: Rivervista Subdivision Planned Unit Development
Lots 1-7

CASE NO.: 2007-135

DENSITY: 1.4 units per acre

DEVELOPER: C. T. Williams Construction

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: October 9, 2007

JURISDICTION: City of Chattanooga

STATUS: Final Planned Unit Development Plan

STAFF RECOMMENDATION: Approve, subject to the following requirements:

A. Planning Commission Requirements

1. Redraw the plan to the 30" x 24" size and format in Appendix 3 of the Chattanooga Subdivision Regulations. This is the only size and format that can be recorded.
2. Delete all the notes and statements shown.
3. Note that the zoning is R-1.
4. Note the density of the development.
5. Note the deed references of the property in the P.U.D.
6. Note that the Tax Map Numbers are 136H-M-016 and 020.
7. Add the following note: "Chattanooga-Hamilton County Regional Planning Commission granted a variance for only private road access to Lot 2 on July 9, 2007".
8. Add the following note: "Local Government does not certify that utilities or utility connections are available".
9. Add the following note: "City Ordinance No. 9942 entitled Storm Water Runoff and Erosion Control shall apply to any discharge of same from this subdivision of property".

10. Add the following note: "No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer".
11. Add the following note: "The only minimum building setbacks required are minimum 25' from the outer boundaries of the P.U.D., minimum 10' from public roads not outer boundaries and minimum 10' between free-standing buildings. Other than above, no minimum building setbacks are required".
12. Give Road "A" a name approved by the GIS Department.
13. Add the following note: "No residential building is permitted on Community Lot 7".
14. Add the following note: "Lots 1-6 are to be used for detached single-family houses and accessory uses only with one house per lot".
15. Add the following note: "A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except public and private road lines. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required".
16. Show street addresses per the GIS Department.
17. Add a dashed line separating the public part of Rivervista Drive from the private part.
18. Change the "Proposed 25' Storm Water Detention Easement Area" in Lot 6 to "Storm Water Detention Area Easement and City of Chattanooga Inspection Access Easement".
19. Add the following note: "The City of Chattanooga reserves the right to access at any time the 25' Private Storm Water Detention Area Easement and City of Chattanooga Inspection Access Easement in Lot 6 to inspect drainage detention areas and facilities".
20. Change Rivervista Drive east of Community Lot 7 and east of Sterling Avenue to Dugdale Street.
21. Give Road "A" a name approved by the GIS Department.
22. Label the center lines of Road "A" and adjoining streets as such.

23. Show the location and file number of the existing sewer line and manholes in Dugdale Street at Community Lot 7.
24. Show the location of the proposed sewer line and manholes in Road "A".
25. Show at least length, radius, tangent distance and delta angle for all curved lot and road lines. Show bearing and distance for all straight road and lot lines.
26. Note the lot areas of individual lots.
27. Add the following note: "The City of Chattanooga is not responsible to construct or maintain drainage easements, drainage detention easements, or any ground, facility, building or anything else in this P.U.D. beyond the right-of-way of public roads".
28. Add the following owner's statement and have it signed by the owner: "I certify that I am the owner in fee simple of the property shown and adopt this as my plan of Planned Unit Development. I dedicate the road right-of-ways as shown to the public use forever and certify that there are no encumbrances on the property dedicated". Add the name, address and phone number of the owner.
29. Add the following surveyor's statement and have it signed by the surveyor: "I certify that I have surveyed the property shown hereon and that this survey is correct to the best of my knowledge and belief. The ratio of precision of the unadjusted survey is 1:_____". Show the error of closure. Add the seal of the surveyor. Add the name and address of the surveyor.
30. Add the following engineer's statement: "I certify that I have reviewed or designed the roads, drainage, domestic water and sanitary sewers as shown on this plan and that the design meets proper engineering criteria". Add the seal, name and address of the engineer and have the engineer sign the plat.
31. Label the plan as "Final Planned Unit Development Plan".
32. Show the name as Rivervista Subdivision P.U.D.
33. Add the following note: "Public sanitary sewer is available by gravity flow to Lots 1 and 3-7 only. Sewer is available to Lot 2 by private sewer line only".

34. Add a 10' private sewer service easement in Lot 3 along the proposed private sewer line shown on the engineer's sewer plans.

B. Chattanooga Development Director Requirements

1. The Chattanooga Zoning Ordinance requires sidewalks in P.U.D. These sidewalks must be built or bonded before the P.U.D. plan is recorded. Installation of required improvements in P.U.D. by future lot owners when a house is constructed does not meet the requirements of the Chattanooga Zoning Ordinance for P.U.D. Community Lot 7 will not have a house on it. Consequently, delete "to be installed along frontage of by each individual lot owner when constructing new house" from the note about sidewalks. Add the following note: "Per requirements of the Chattanooga Zoning Ordinance, the sidewalk shown must be installed or bonded before the P.U.D. plan is recorded".
2. Add the following note: "The lot owners of Lots 1-7 are responsible to maintain drainage detention areas and facilities on Lot 6".
3. Covenants are required which specify that the owners of Lots 1-7 are responsible to maintain drainage detention areas and facilities on Lot 6 and that the owners of Lots 1-7 are responsible for any costs to maintain drainage detention areas and facilities.
4. The Mylar copy of the final plat cannot be signed by the Jurisdictional Authority representative until these covenants have been reviewed and approved by the Chattanooga Development Director.
5. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.

C. Chattanooga Sewer Requirements

1. The Chattanooga Sewer Department must approve the sewer plan before this P.U.D. plan is recorded. Additional notes or changes may be required.

2. Questions about Chattanooga sewer requirements should be directed to Mr. Eric Douglas at 643-5814.

D. Utility Requirements

1. Add a 16' power and communication easement along the rear of Lots 4-6 adjoining Fairhills Subdivision.
2. Show the access strips of Lots 3 and 4 as utility easements.
3. Label the 10' power and communication easement along Road "A" as such.
4. Show a 10' power and communication easement along Dugdale Street in Community Lot 7.

E. 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

F. 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.

GENERAL NOTES

- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CHATTANOOGA REGULATIONS AND CODES OF U.S.A. STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN BY AN APPROXIMATE 10' GUT AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, L.L.C. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESEIVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION FROM MATHEWS SURVEYING COMPANY, L.L.C. DATED
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- THIS SUBDIVISION LIES WITHIN ZONE "B" AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN PER HAMILTON COUNTY FLOOD INSURANCE RATE MAP 4706500331F DATED NOVEMBER 7, 2002.
- ALL AREAS NOT OTHERWISE SURFACED ARE TO BE SEEDED, LANDSCAPED, MULCHED, WATERED AND MAINTAINED UNTIL AN ADEQUATE STAND OF GRASS IS OBTAINED.
- EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED DURING THE INITIAL PHASES OF CONSTRUCTION.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH PROPER AUTHORITIES AND/OR UTILITY COMPANIES AS REQUIRED.
- NO WORK SHALL OCCUR OUTSIDE OR PROPERTY OWNED BY OTHERS WITHOUT THE OWNER OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
- JOINTS ON SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINT TOOL.
- THE CONTRACTOR SHALL SAW-CUT DE-SIGNS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL COORDINATE WITH AND TRANSITION TO EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO INSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGE OF METALURGICAL, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR.
- ALL EXISTING TREES, VEGETATION AND ORGANIC TOPSOIL SHALL BE STRIPPED AND RELAYED FROM THE CONSTRUCTION AREA, AS REQUIRED.
- SEE FINAL DRAWINGS BY: MATHEWS SURVEYING COMPANY, L.L.C. FOR ALL EASEMENTS, METES AND BOUNDS AND PLAT INFORMATION.
- UTILITY COMPANY INFORMATION:
ELECTRIC: S&P CENTRAL & ELECTRIC POWER BOARD (423) 648-3319
GAS: CHATTANOOGA GAS (423) 490-4786
TELEPHONE: THE MICHIE CO. (423) 750-9181
CABLE: TCM BALEY & COMCAST (423) 355-3800
WATER: RAMSEY TAYLOR & TENNESSEE AMERICAN WATER (423) 755-7629

TREE PROTECTION
TREES TO REMAIN ARE SHOWN AS ●
TREES TO BE REMOVED ARE SHOWN AS ○

PLEASE NOTE THAT THE CONTRACTOR SHALL AT THE DIRECTION OF THE OWNER AND THE APPROVAL OF THE ENGINEER MAKE FIELD ADJUSTMENTS AS REQUIRED TO SAVE ANY "SPECIMEN" HARDWOOD TREES.

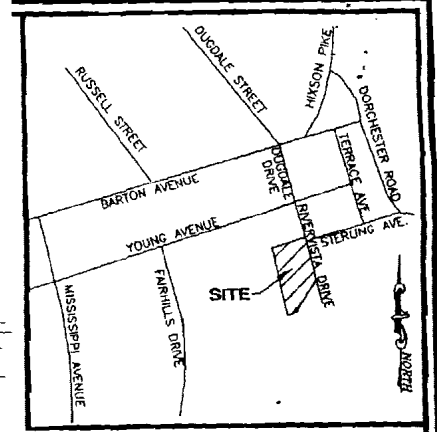
ADDITIONAL TREE PROTECTION AS SHOWN ON DETAIL SHEET C-6 SHALL BE CARRIED OUT IN AREAS WHERE CONSTRUCTION ACTIVITY COMES WITHIN 15 FT OF THE DRAIN LINE OF TREES TO REMAIN OR AS DIRECTED BY THE OWNER.

REMOVAL OF TREES SHOWN ON THIS PLAN ARE ESTIMATES ONLY AND WILL REQUIRE FIELD VERIFICATION AFTER CONSTRUCTION STAKING TAKES PLACE.

- NOTE:**
- NO RESIDENTIAL BUILDING IS PERMITTED ON COMMUNITY LOT 7.
 - LOTS 1-6 ARE TO BE USED FOR DETACHED SINGLE-FAMILY HOUSES AND ACCESSORY USES ONLY WITH ONE HOUSE PER LOT.
 - THE ONLY MINIMUM BUILDING SETBACKS REQUIRED ARE MINIMUM 25' FROM THE OUTER BOUNDARIES OF THE P.U.D. MINIMUM 10' FROM PUBLIC ROADS NOT OUTER BOUNDARIES AND MINIMUM 10' BETWEEN FREE-STANDING BUILDINGS. OTHER THAN ABOVE, NO MINIMUM BUILDING SETBACKS ARE REQUIRED.
 - VARIANCE FOR PRIVATE ROAD ACCESS TO LOT 2 GRANTED BY THE PLANNING COMMISSION ON JUNE 11, 2007.
 - A 10' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE OUTER BOUNDARIES OF THIS P.U.D. EXCEPT PUBLIC AND PRIVATE ROAD LINES. THIS DRAINAGE EASEMENT IS AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR USED AS ONE LOT OR NO SETBACK IS REQUIRED.
 - PER REQUIREMENTS OF THE CHATTANOOGA ZONING ORDINANCE SIDEWALKS ARE REQUIRED ALONG PUBLIC ROADS.

SITE ANALYSIS

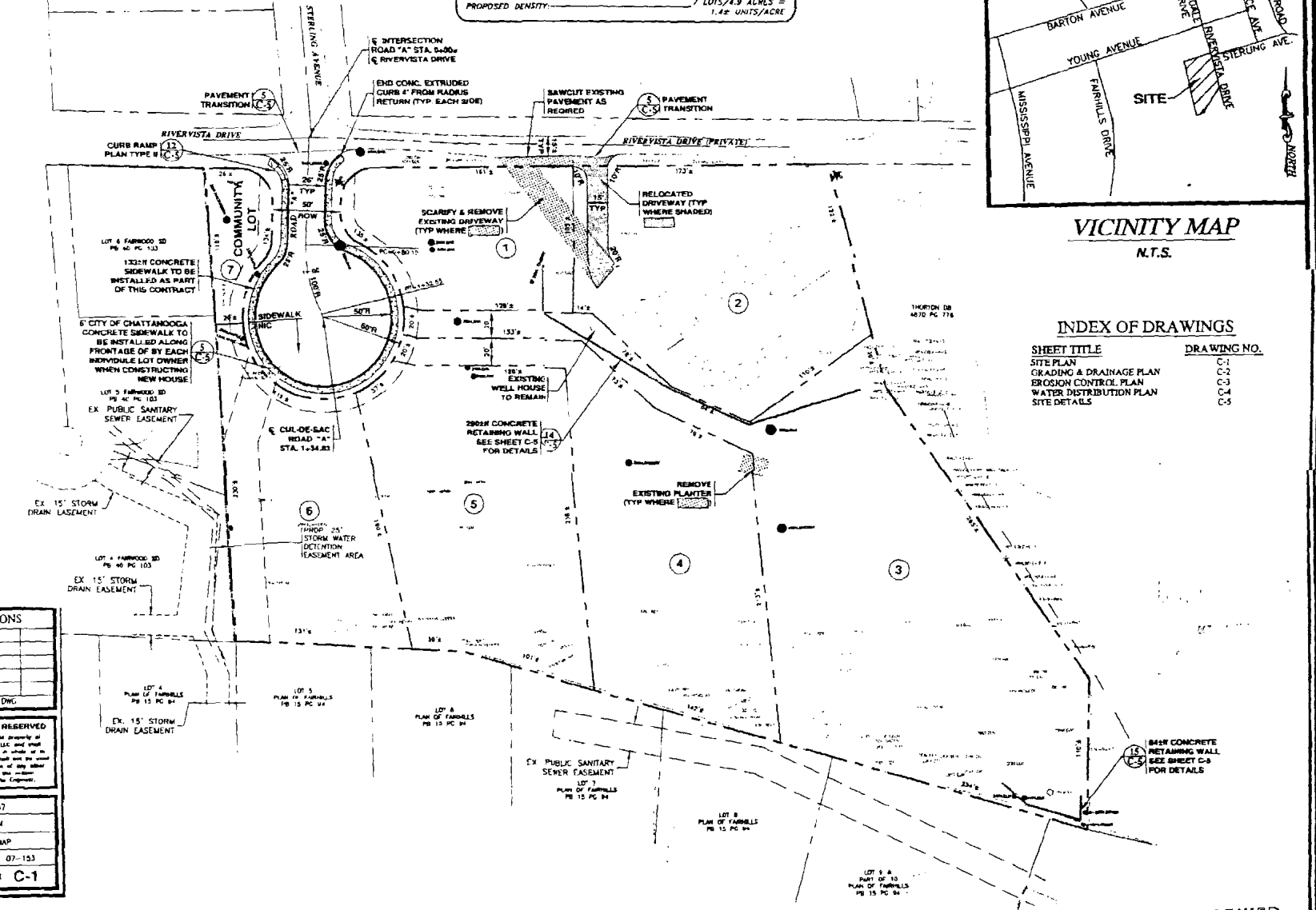
ADDRESS:	0000 & 0001 RIVERVISTA DRIVE
TAX MAP #:	136H M 015 & 136H M 020
# OF SINGLE FAMILY LOTS:	6 LOTS
TOTAL # PROPOSED RESIDENCES:	6 RESIDENCES
TOTAL # OF COMMUNITY LOTS:	1 LOT
COMMUNITY LOT ACREAGE:	0.1± ACRES
EXISTING ZONING:	R-1
TOTAL ACREAGE:	4.9± ACRES
PROPOSED DENSITY:	7 LOTS/4.9 ACRES = 1.4± UNITS/ACRE



VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

SHEET TITLE	DRAWING NO.
SITE PLAN	C-1
GRADING & DRAINAGE PLAN	C-2
EROSION CONTROL PLAN	C-3
WATER DISTRIBUTION PLAN	C-4
SITE DETAILS	C-5



REVISIONS

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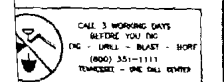
DATE: 09/25/07
DRAWN BY: WGH
CHECKED BY: MAP
PROJECT NUMBER: 07-153
SHEET NUMBER: C-1

MAP ENGINEERS L.L.C.
7300 Appleton Lane
Chattanooga, TN 37471
Tel: (423) 855-5564
Fax: (423) 485-0110

Site Plan

GRAPHIC SCALE: 0 20 40 80 120

RIVERVISTA SUBDIVISION
FOR
CT Williams Contractors
P.O. Box 4287
Chattanooga, Tn 37415



SITE PLAN