

2010-123
Joseph L. Parks/Obar Invest. LLC
and Black Creek Club, LLC
District No. 1

RESOLUTION NO. 26841

A RESOLUTION SIMULTANEOUSLY APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS CRESCENT ON THE GREEN ON PART OF A TRACT OF LAND LOCATED IN THE 4200 BLOCK OF CUMMINGS HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is simultaneously granted a Preliminary and Final Planned Unit Development Special Exceptions Permit for a Residential Planned Unit Development on part of a tract of land located in the 4200 block of Cummings Highway, known as Crescent on the Green Planned Unit Development, more particularly described as follows:

All that part of the Crescent on the Green PUD, Preliminary/Final Planned Unit Development Plan, not yet recorded, being Drawing #11871-9-207, drawn by R.D.B. of Betts Engineering Associates, Inc. on July 11, 2011 and being parts of the properties described in Deed Book 5438, Page 454 and Deed Book 8158, Page 222, ROHC. Being parts of Tax Map Nos. 153-007, 007.07 and 153-013.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for Crescent on the Green Planned Unit Development is to be accomplished in accordance with the Planned Unit Development Plan, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan and subject to the following conditions:

A. Planning Commission Requirements

1. Show a private drainage detention area and City of Chattanooga Inspection Access Easement for the detention area in lots 8 and 11.
2. Show a 20' City of Chattanooga Inspection Access Easement in Community Lot 11 at Lot 8 from the end of the road to the drainage detention area.
3. Add the following note: "The City of Chattanooga reserves the right to access at anytime the 20' City of Chattanooga Inspection Access Easement and the private drainage detention areas easement and City of Chattanooga Inspections Access Easement in lots 8 and 11 to inspect drainage detention areas and facilities."
4. Add the following note: "Only detached, single-family houses and accessory uses are permitted on lots 1-10."
5. Add the following note: "No residential buildings are permitted on Community Lot 11. Community Lot 11 is to be used for open space, recreation or community uses."
6. Add the following note: "The only minimum building setbacks required are 25' from West Hills Drive, Cummings Highway, and other outer boundaries of the P.U.D. 10' between free standing buildings and 10' from Crescent Park Place right-of-way in lots 1-10."
7. In note 1 change the present zoning to RT-1 and R-1.
8. Change 15' drainage easement to 15' private drainage easement.
9. Change 10' proposed drainage easement to 10' private drainage easement.
10. Change the 15' drainage easement in lots 8 and 11 to 15' private drainage easement.
11. Change 20' public proposed sanitary sewer easement to 20' public sanitary sewer easement.
12. Show the number of acres drained for the existing 32" RCP in West Hills Drive.
13. Show a 15' private drainage easement in Community Lot 11 from the existing 32" RCP in West Hills Drive to Black Creek.
14. Add the following note: "A 10' private drainage easement is reserved along the east line of Community Lot 11 and the south 156.90' line of Community Lot 11."
15. Extend the 10' private drainage easement along the south line of lot 1 to West Hills Drive.
16. The proposed public sewer line south of lots 1-11 is on the Black Creek Club, LLC property. Have Black Creek Club sign this plat granting a 20' public sanitary sewer easement or show the deed book and page reference for a 20' public sanitary sewer easement.
17. Sewer in this area is provided by the Hamilton County Water and Wastewater Treatment Authority (HCWWTA). Accordingly, add Hamilton County WWTA to the signature block and add a "date" and "by" signature line for them.
18. Change note 4 to the following: "Public sanitary sewers are available by HCWWTA."
19. Show a 20' private drainage easement for Black Creek in Community Lot 11."
20. Delete all contour lines. These lines are useful for preliminary review but make the recorded instrument difficult to read.
21. Delete water line locations.
22. Show the size, location and number of acres drained for the box culvert of Black Creek under Cummings Highway.
23. The proposed street name "Crescent Park Place" is not acceptable to GIS Department. Show another street name which is acceptable to the GIS Department. Contact the GIS Department for approval of street names.

24. There is discussion with the Chattanooga Fire Department about pavement width requirements on Crescent Park Place. If the Chattanooga Fire Department continues to require 26' of paving on Crescent Park Place add a 5' right-of-way, paving, sidewalk utility and drainage easement along Crescent Park Place in lots 1-4 and the south line of lot 9. Show the 10' power and communication easement outside this 5' easement.
25. Add the following to the Owners/Developers Certification: "I certify that there are no encumbrances on the property dedicated."
26. Add the following engineer's statement and have it signed by the engineer: "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 criteria." Add the seal of the engineer.
27. Add the seal of the surveyor.
28. Show that the right-of-way of West Hills Drive at lot 11 is the current city limit line.
29. Show street addresses per the GIS Department.
30. Add the following note: "Per requirements of the Chattanooga Zoning Ordinance sidewalks are required along Crescent Park Place."
31. Show curve beginning and ending points for curved frontages.
32. Since the right-of-way of West Hills Drive is in unincorporated Hamilton County, any change to the median of the road will have to be approved by the Hamilton County Engineer's Office.
33. Change "Preliminary/Final Planned Unit Development Plan" to "Final Planned Unit Development Plan."
34. Add the following note: "The Chattanooga Traffic Engineer does not permit vehicular access to West Hills Drive from lot 1."
35. Add the following note: "No building of any kind is permitted in the 25' Riparian Buffer Zone in Community Lot 11."

B. Chattanooga Development Director Requirements

1. Covenants are required that specify that all lot owners are responsible to maintain drainage detention areas and facilities. The plat cannot be recorded until the Chattanooga Development Director has approved the covenants.
2. Add the following note: "Lot owners of lots 1-11 are responsible to maintain drainage detention areas and facilities."
3. Install handicapped accessible curbs for the sidewalk at the entrance on West Hills Drive.
4. Extend the sidewalk at the end of the street.
5. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.

C. Chattanooga Traffic Engineer's Office Requirements

1. If the Hamilton County Engineer's Office will approve a change to the median of West Hills Drive install a 25' paved extension of Crescent Park Place across the median. Since the right-of-way of West Hills Drive is in unincorporated Hamilton County this extension must be approved by the Hamilton County Engineer's Office.
2. Submit plans for the extension of Crescent Park Place to the Chattanooga Traffic Engineer's Office and have them approved before beginning construction or recording the P.U.D. plan.
3. Questions about requirements of the Chattanooga Traffic Engineer's Office should be directed to Mr. Ben Taylor at 757-5005.

D. Chattanooga Storm Water Management Requirements

1. Show on the P.U.D. plan and install a catch basin at curve C-11 on the frontage of lot 9. Install a drainage pipe under the pavement of Crescent Park between the catch basin at lot 9 and the curb inlet at lot 8.
2. The Chattanooga Subdivision Regulations require drainage pipes under pavement and sidewalk areas must be reinforced concrete. Consequently, the drainage pipe between lots 8 and 9 must be reinforced concrete (RCP).
3. Show the size, location, type of pipe and number of acres drained for the drainage pipe in Crescent Park Place between lots 8 and 9.
4. Questions about Chattanooga Storm Water Management requirements should be directed to Mr. Keith Curtis at 643-5836.

E. Chattanooga Fire Department Requirements

1. See the attached e-mail dated July 14, 2011 from the Chattanooga Fire Department.
2. Move the fire hydrant at the entrance out of the curve radius of lot 1.
3. Move the proposed fire hydrant at lot 7 to the lot line between lots 7 and 8 or the lot line between lots 6 and 7.
4. The minimum pavement width on Crescent Park Place is 26'.
5. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

F. HCWWTA Requirements

1. Sewer service at this location is provided by the Hamilton County Water and Wastewater Treatment Authority (HCWWTA).
2. HCWWTA does not permit bonds. All sewer facilities must be installed before HCWWTA can sign the plat for recording.
3. Questions about HCWWTA requirements should be directed to Mr. Cleveland Grimes at 209-7810.

G. Utility Requirements

1. Show a 10' power and communication easement along Crescent Park Place in lots 1-10. Show this easement outside any 5' right-of-way, paving, sidewalk, utility and drainage easement.
2. Show a 15' power and communication easement along West Hills Drive in lots 1 and 11.

H. 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.

I. 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 filling 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

J. S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan (S.W.P.P.P.) the State of Tennessee may require a 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.

K. 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 of 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.

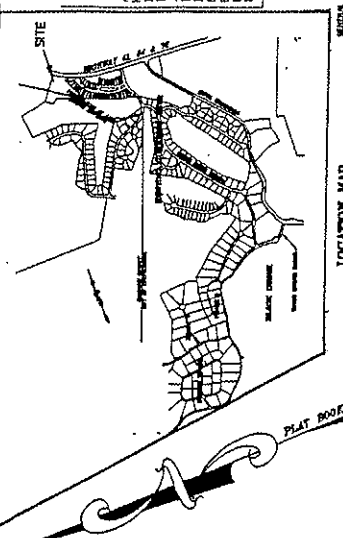
ADOPTED September 13, 2011

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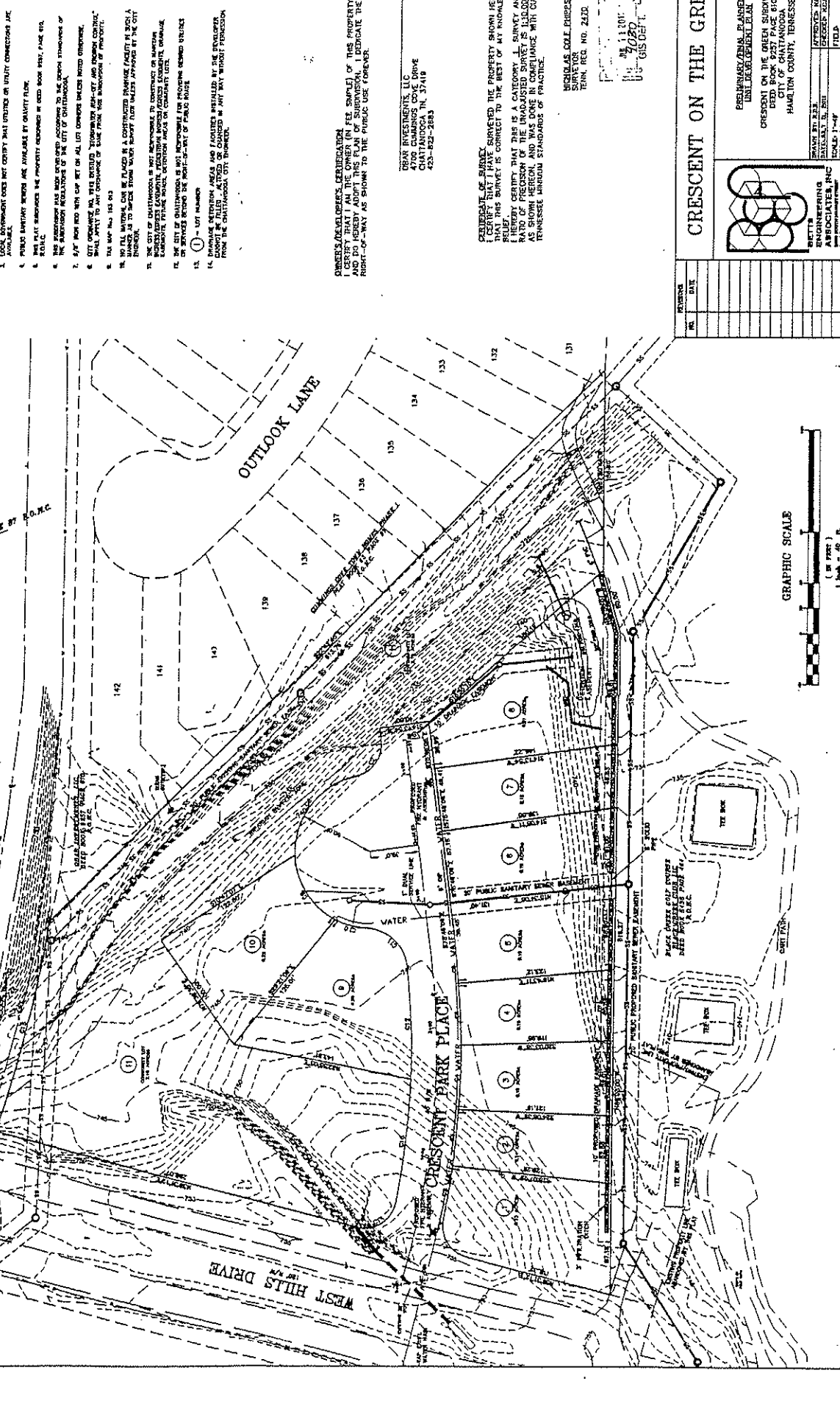
APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
BY: _____
CHATTANOOGA CITY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

LINE NO.	DATE	DESCRIPTION
1	3/12/04	CRS
2	4/21/04	CRS

STATION	CURVE BEGINS	CURVE LENGTH	CHORD	ANGLE
1+00	1+00.00	100.00	100.00	0°00'
1+05	1+05.00	100.00	100.00	0°00'
1+10	1+10.00	100.00	100.00	0°00'
1+15	1+15.00	100.00	100.00	0°00'
1+20	1+20.00	100.00	100.00	0°00'
1+25	1+25.00	100.00	100.00	0°00'
1+30	1+30.00	100.00	100.00	0°00'
1+35	1+35.00	100.00	100.00	0°00'
1+40	1+40.00	100.00	100.00	0°00'
1+45	1+45.00	100.00	100.00	0°00'
1+50	1+50.00	100.00	100.00	0°00'
1+55	1+55.00	100.00	100.00	0°00'
1+60	1+60.00	100.00	100.00	0°00'
1+65	1+65.00	100.00	100.00	0°00'
1+70	1+70.00	100.00	100.00	0°00'
1+75	1+75.00	100.00	100.00	0°00'
1+80	1+80.00	100.00	100.00	0°00'
1+85	1+85.00	100.00	100.00	0°00'
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2+20	2+20.00	100.00	100.00	0°00'
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2+35	2+35.00	100.00	100.00	0°00'
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2+65	2+65.00	100.00	100.00	0°00'
2+70	2+70.00	100.00	100.00	0°00'
2+75	2+75.00	100.00	100.00	0°00'
2+80	2+80.00	100.00	100.00	0°00'
2+85	2+85.00	100.00	100.00	0°00'
2+90	2+90.00	100.00	100.00	0°00'
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3+05	3+05.00	100.00	100.00	0°00'
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3+65	3+65.00	100.00	100.00	0°00'
3+70	3+70.00	100.00	100.00	0°00'
3+75	3+75.00	100.00	100.00	0°00'
3+80	3+80.00	100.00	100.00	0°00'
3+85	3+85.00	100.00	100.00	0°00'
3+90	3+90.00	100.00	100.00	0°00'
3+95	3+95.00	100.00	100.00	0°00'



LOCATION MAP
A.S.C.



LEGEND

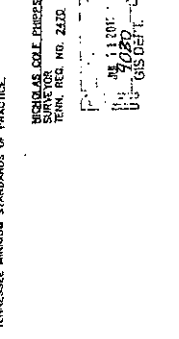
- FOR ANNOTATIONS:
 UNAPPROVED/PROPOSED IMPROVEMENTS
 PROPERTY LINE
 SUBDIVISION
 SUBDIVISION BOUNDARY
 CUMMINGS HIGHWAY
 WEST HILLS DRIVE
 OUTLOOK LANE
 CRESCENT PARK PLACE

1. PROPERTY LINES IN PLAT
 2. AREA BOUNDED BY THIS PLAT IS 427,444.
 3. THIS INSTRUMENT DOES NOT CONVEY PAST UTILITIES OR UTILITY CONNECTIONS LAKE.
 4. PLEASANT LANE SHALL BE IN ACCORDANCE WITH CITY OF CHATTANOOGA.
 5. THIS PLAT SURRENDERS THE PROPERTY BOUNDED BY DEED BOOK 2859, PAGE 810, E.O.M.C.
 6. THIS INSTRUMENT HAS BEEN RECORDED ACCORDING TO THE COMMON PRACTICES OF THE SHERIFF'S REGULATION OF THE CITY OF CHATTANOOGA.
 7. IF ANY PART OF THIS PLAT IS NOT SUBJECT TO ANY CITY OF CHATTANOOGA ORDINANCE, THE CITY OF CHATTANOOGA SHALL HAVE THE RIGHT TO TAKE ANY ACTION NECESSARY TO BRING THE ENTIRE PLAT INTO COMPLIANCE WITH THE CITY OF CHATTANOOGA ORDINANCES.
 8. THIS PLAT IS NOT TO BE CONSIDERED AS A WARRANTY OF TITLE OR AS A WARRANTY OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 9. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 10. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 11. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 12. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 13. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 14. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 15. THE CITY OF CHATTANOOGA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

OWNER'S/DEVELOPER'S CERTIFICATION
 I, GARY J. BARKER, JR., CERTIFY THAT I AM THE OWNER (OR THE OWNER'S ATTORNEY) OF THE PROPERTY SHOWN HEREON AND DO HEREBY ADMIT THE PLAN OF SUBDIVISION. I CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND IS NOT BEING PRESENTED TO THE PUBLIC FOR ANY OTHER PURPOSE.
 GARY J. BARKER, JR.
 423-822-2883

CERTIFICATE OF SURVEY
 I, GARY J. BARKER, JR., CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND IS NOT BEING PRESENTED TO THE PUBLIC FOR ANY OTHER PURPOSE.
 GARY J. BARKER, JR.
 423-822-2883

REBEKAH COLLIER
 SURVEYOR
 TENN. REG. NO. 2470
 423-822-2883



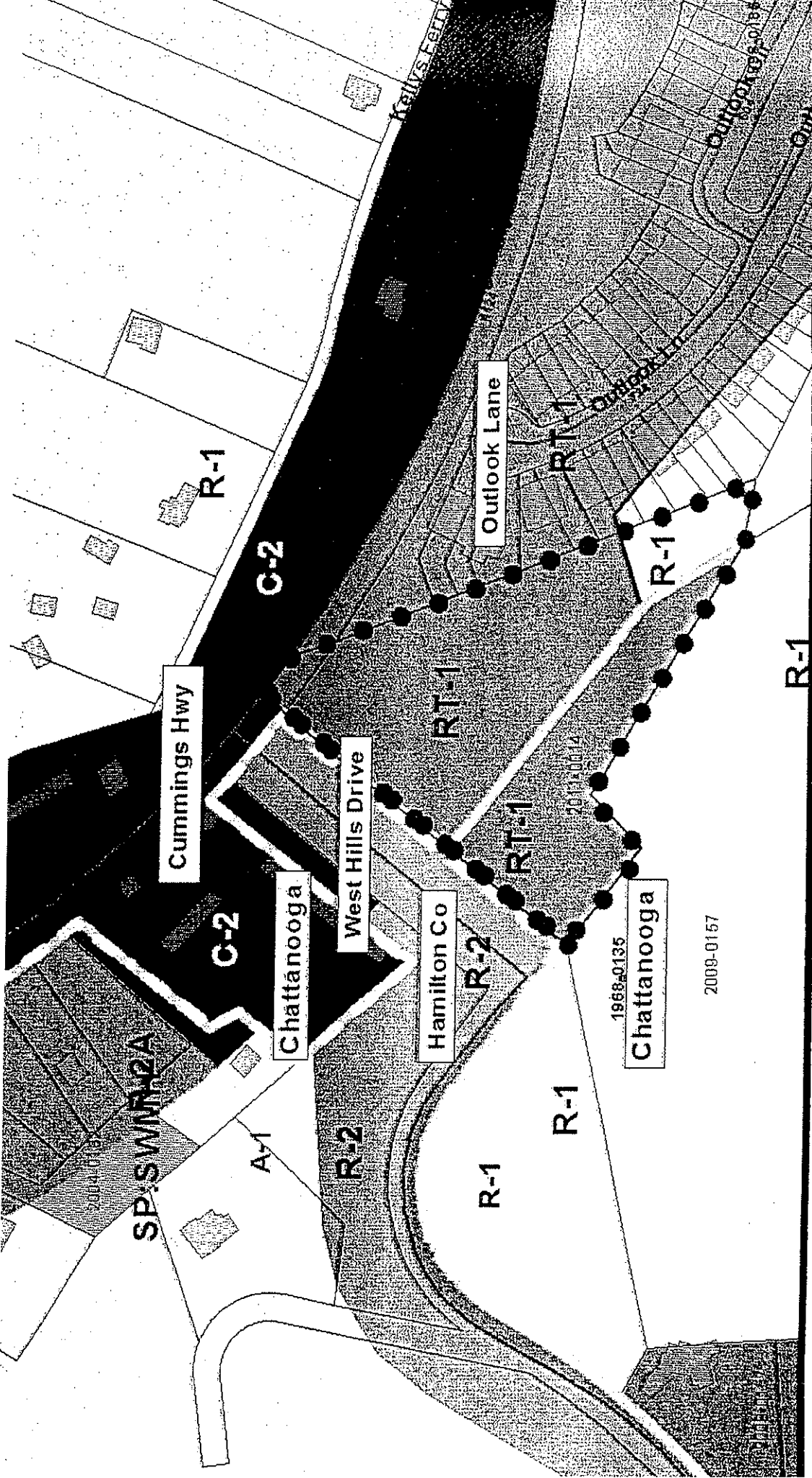
CRESCENT ON THE GREEN

CRESCENT ON THE GREEN SUBDIVISION
 DEED BOOK 2857 PAGE 810
 CITY OF CHATTANOOGA
 HAMILTON COUNTY, TENNESSEE

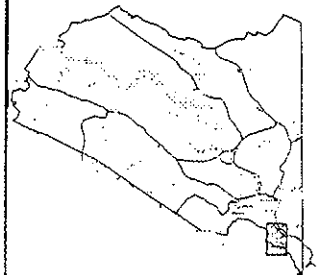
PREPARED BY:
 SURVEYOR:
 DATE: 11/20/04
 SHEET NO. 1 OF 1

ENGINEERING ASSOCIATES, INC.
 1000 N. W. 23rd St.
 Gainesville, FL 32609
 TEL: 352-333-1100
 FAX: 352-333-1101
 11001-5-207





PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-123: Approve, subject to the conditions as listed in the Planning Commission Resolution



2010-0123 SE:PERMIT RESIDENTIAL PUD



1 in. = 200.0 feet

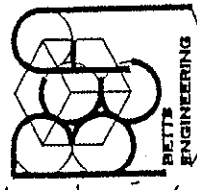


Chattanooga - Hamilton County Regional Planning Agency

PLAT BOOK 63 PAGE 1

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CRESCENT ON THE GREEN



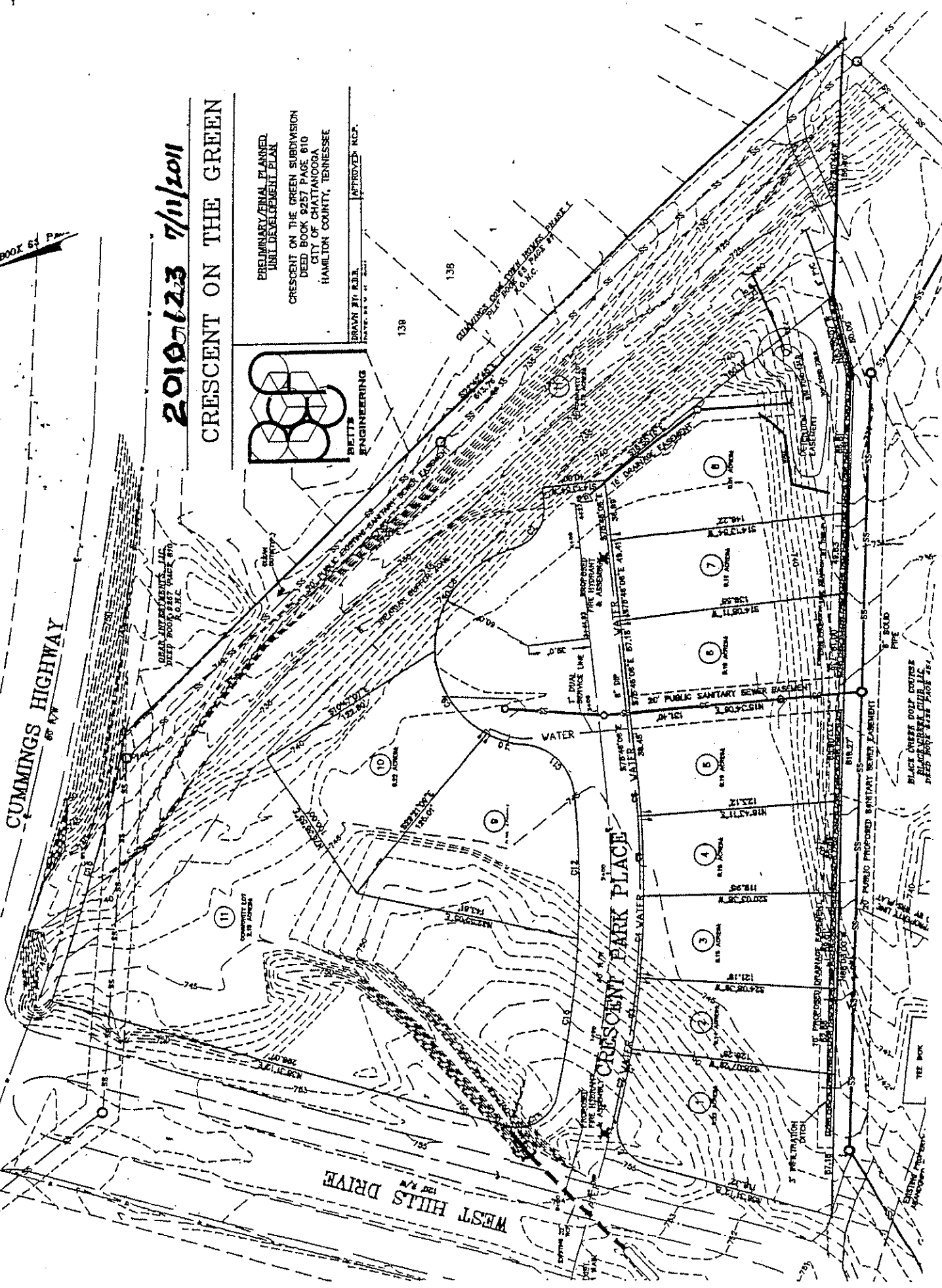
PRELIMINARY/FINAL PLANNED
UNL DEVELOPMENT PLAN
CRESCENT ON THE GREEN SUBDIVISION
DEED BOOK 9257 PAGE 810
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE

DRAWN BY: A.B.B. APPROVED: N.C.P.
REGISTERED PROFESSIONAL ENGINEER

CUMMINGS HIGHWAY
60' W/4

WEST HILLS DRIVE
100' W/4

CRESCENT PARK PLACE



BLACK CREEK DOCK CONCRETE
BLACK CREEK CLUB, LLC
P.O. BOX 111111
CHATTANOOGA, TN 37402

ST. WELLMAN DITCH

ST. WELLMAN DITCH

ST. WELLMAN DITCH