

2005-080

Greg Vital & Michael Mallen

RESOLUTION NO. 24647

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE HIGHLANDS AT RIVERVIEW PLANNED UNIT DEVELOPMENT ON A TRACT OF LAND LOCATED AT 3601 MERCER STREET, 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 Highlands at Riverview Planned Unit Development on May 31, 2005; and

WHEREAS, A final planned unit development plan has been submitted and reviewed by the Chattanooga-Hamilton County Regional Planning Agency staff for the Highlands at Riverview Planned Unit Development;

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 a tract of land located at 3601 Mercer Street, known as the Highlands at Riverview Planned Unit Development, more particularly described as follows:

An unplatted tract of land located at 3601 Mercer Street being part of the property described in Deed Book 5860, Page 405, ROHC. Tax Map 118F-C-050.

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

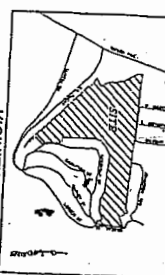
ADOPTED: January 31, 2005

/add

NOTE: CONSTRUCTION SHALL NOT BE PERMITTED UNTIL THE PERMITS ARE OBTAINED FROM THE CITY OF GEORGETOWN, TN. THE PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER'S OFFICE.

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**W&P ENGINEERS L.L.C.**

1000 W. MAIN ST. SUITE 200  
GEORGETOWN, TN 37336  
PHONE: 615-363-1111  
FAX: 615-363-1112

DATE: 08/14/13  
DRAWN BY: JLD  
CHECKED BY: JLD

GRAPHIC SCALE  
0 50 100 150 200

**HIGHLANDS @ RIVER VIEW RESIDENTIAL DEVELOPMENT**  
FOR  
**HIGHLANDS DEVELOPMENT PARTNERS, L.L.C.**  
P.O. BOX 249, 8325 HIGHWAY 60  
GEORGETOWN, TN 37336

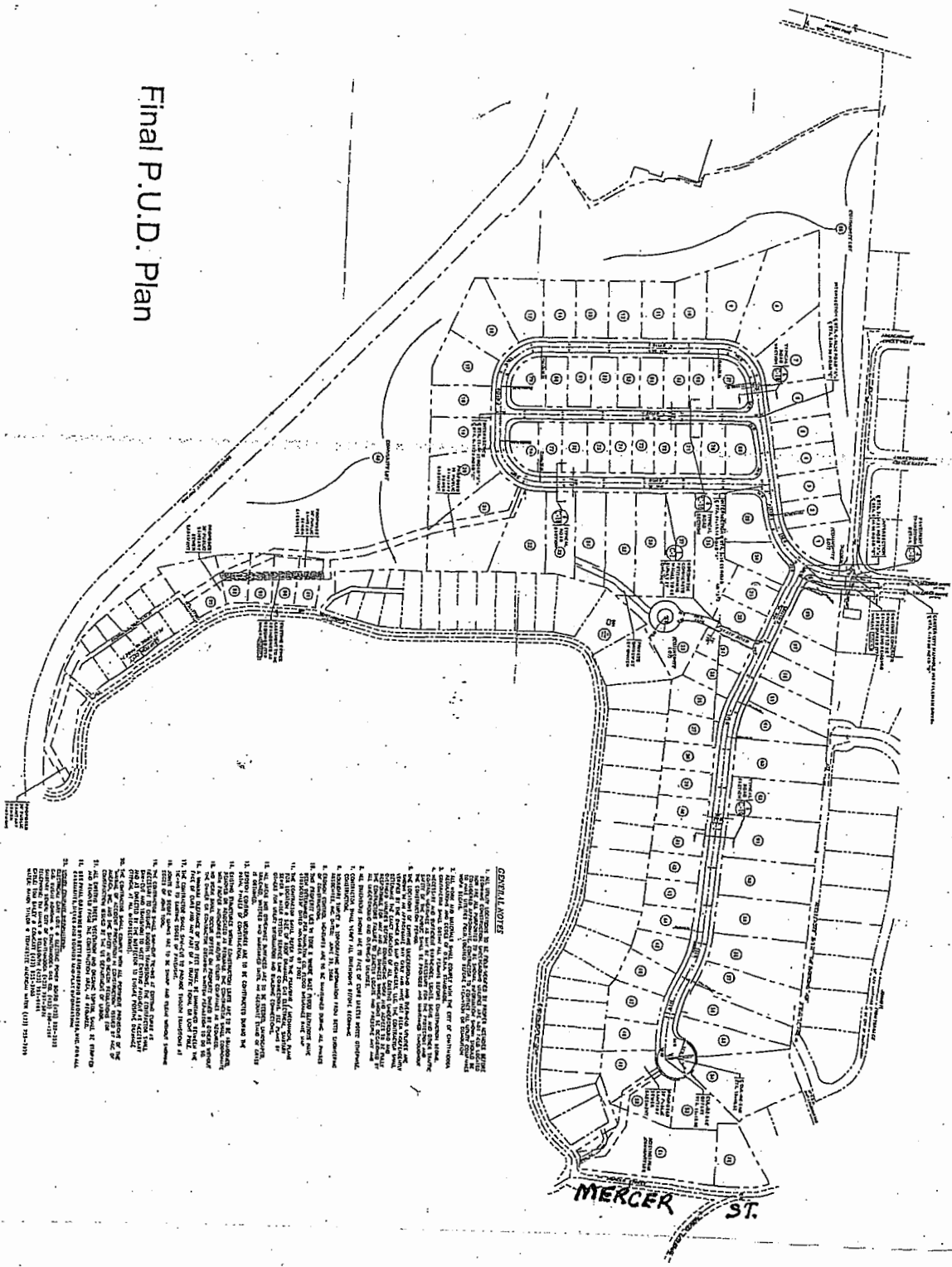
**SITE PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMITS

Final P.U.D. Plan

Site Plan  
SCALE: 1" = 100'



**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GEORGETOWN, TN.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE FEATURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL MEASURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE CONSTRUCTION PROCESS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY ENGINEER'S OFFICE.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE CONSTRUCTION PROCESS.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE CONSTRUCTION PROCESS.
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20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE CONSTRUCTION PROCESS.

**DATE ANALYSED**  
08/14/13

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMITS

CHATTANOOGA

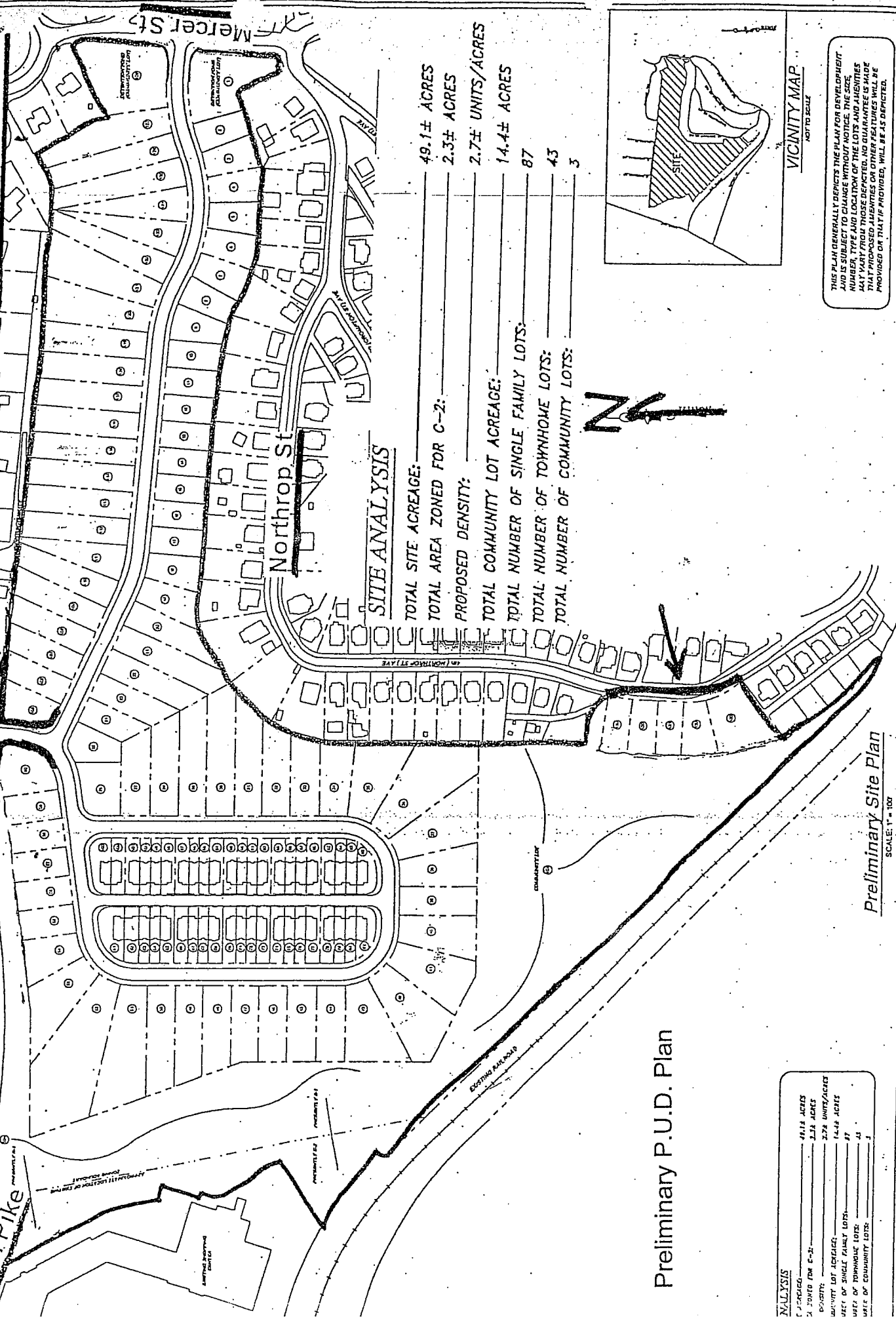
CASE NO: 2005-0080

Johnston Ter

Valerian Dr

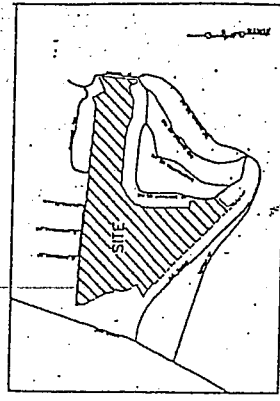
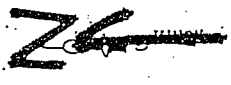
Abercrombie Cir W & E

Hixson Pike



SITE ANALYSIS

TOTAL SITE ACREAGE: 49.1 ± ACRES  
 TOTAL AREA ZONED FOR C-2: 2.3 ± ACRES  
 PROPOSED DENSITY: 2.7 ± UNITS/ACRES  
 TOTAL COMMUNITY LOT ACREAGE: 14.4 ± ACRES  
 TOTAL NUMBER OF SINGLE FAMILY LOTS: 87  
 TOTAL NUMBER OF TOWNHOME LOTS: 43  
 TOTAL NUMBER OF COMMUNITY LOTS: 3



VICINITY MAP  
NOT TO SCALE

THIS PLAN GENERALLY DEPICTS THE PLAN FOR DEVELOPMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SIZE, NUMBER, TYPE AND LOCATION OF THE LOTS AND FEATURES THAT PROPOSED DEVELOPMENT WILL BE PROVIDED ON THAT IF PROVIDED, WILL BE AS DEPICTED.

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Preliminary P.U.D. Plan

Preliminary Site Plan

SCALE: 1" = 100'

ANALYSIS	49.1 ± ACRES
C-2 ZONED	2.3 ± ACRES
DENSITY	2.7 ± UNITS/ACRES
COMMUNITY LOT ACREAGE	14.4 ± ACRES
NUMBER OF SINGLE FAMILY LOTS	87
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