

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Cameron Harbor Phase 2 Lots 1, and 3 thru 22	PC Meeting Date: 12-08-14
Applicant Request:	Final Plat	
Property Location:	Molly Lane	
Property Owner:	Cameron Harbor, LLC	
Applicant:	Clemons Surveying	
Total Acreage:	3.22 Acres	
Proposed Density:	6.2 dwelling units per acre	
Tax Map Number:	135N-A-005	
Zoning:	C-3 Central Business Zone	
Staff Recommendation:	APPROVE, as a final plat	

PROJECT ANALYSIS

RPA Comments

The following are additional comments and notes provided by RPA staff.

Subdivision Regulation and Platting Requirements

There are no additional subdivision regulation and platting requirements required for this subdivision plat.

Additional Comments and Notes

The following items can be corrected prior to the submittal of the mylar copy of the final plat that will be submitted for signatures.

1. In the vicinity map change "S. River Street" to "Molly Lane".
2. Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.

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. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423)

STAFF CASE REPORT TO PLANNING COMMISSION

643-5814.

Transportation Department Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. No additional comments or notes.
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 used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.***
2. Contact Hamilton County GIS for street addresses and for approval of street names. Hamilton County GIS will assign street addresses after the final plat is approved by the Planning Commission.
3. 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. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

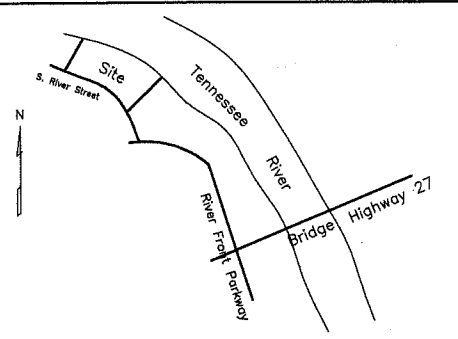
Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat final plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
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.



Certificate of Ownership

I hereby adopt this as my plan of subdivision and certify that the Rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property in fee simple and that Lot 3 shown hereon is to be dedicated to the City of Chattanooga or the City designee.

Cameron Harbor, LLC
1005 Northbridge Lane
Chattanooga, TN 37405
423-266-9127

Date: _____

Cameron Harbor Land Group
310 Jefferson St, Suite 111
Nashville, TN 31208

Date: _____

Curve	Radius	Tangent	Length	Degree	Chord	Chord Bear.
C1	24.68'	6.89'	13.44'	232°08'17"	13.28'	N 50°54'35" W
C2	25.00'	24.99'	39.26'	229°10'59"	35.35'	S 68°29'43" W
C3	25.00'	25.01'	39.28'	229°10'59"	35.36'	N 21°30'17" W
C4	74.68'	20.85'	40.67'	76°43'18"	40.17'	N 50°54'35" W
C5	15.00'	13.25'	21.71'	21°58'19"	19.66'	N 02°58'25" E
C6	108.01'	1.72'	3.44'	53°02'40"	3.44'	N 48°20'57" E
C7	108.01'	4.18'	8.36'	53°02'40"	8.36'	N 48°20'57" E
C8	108.01'	1.79'	3.57'	53°02'40"	3.57'	N 51°38'50" E
C9	108.01'	2.28'	4.55'	53°02'40"	4.55'	N 53°48'08" E
C10	30.05'	21.19'	36.91'	190°41'11"	34.63'	S 00°30'16" W
C11	57.50'	32.76'	59.56'	99°38'41"	56.93'	S 06°01'11" W
C12	25.00'	14.87'	26.84'	229°10'59"	25.57'	S 07°05'54" W
C13	148.01'	18.59'	36.99'	38°27'03"	36.89'	S 30°44'17" W
C14	10.00'	8.35'	13.92'	212°57'28"	12.82'	N 04°33'48" E
C15	10.00'	11.14'	16.79'	212°57'28"	14.89'	N 86°35'08" W
C16	10.00'	9.96'	15.66'	212°57'28"	14.11'	S 10°11'36" W
C17	49.68'	13.87'	27.06'	115°19'47"	26.72'	N 50°54'35" W
C18	17.69'	8.01'	15.04'	323°55'00"	14.59'	N 10°57'11" W
C19	17.69'	8.01'	15.04'	323°55'16"	14.59'	N 10°57'55" W
C20	30.00'	26.51'	43.42'	190°59'08"	39.73'	N 02°58'25" E
C21	100.00'	5.47'	10.93'	57°17'45"	10.93'	N 47°34'03" E
C22	100.00'	3.76'	7.52'	57°17'45"	7.52'	N 52°51'16" E
C23	30.00'	30.05'	47.17'	190°59'08"	42.46'	S 79°56'51" E
C24	100.00'	16.31'	32.34'	57°17'45"	32.20'	N 44°57'21" E
C25	37.50'	27.96'	48.06'	152°47'11"	44.83'	N 01°01'05" W

RECEIVED

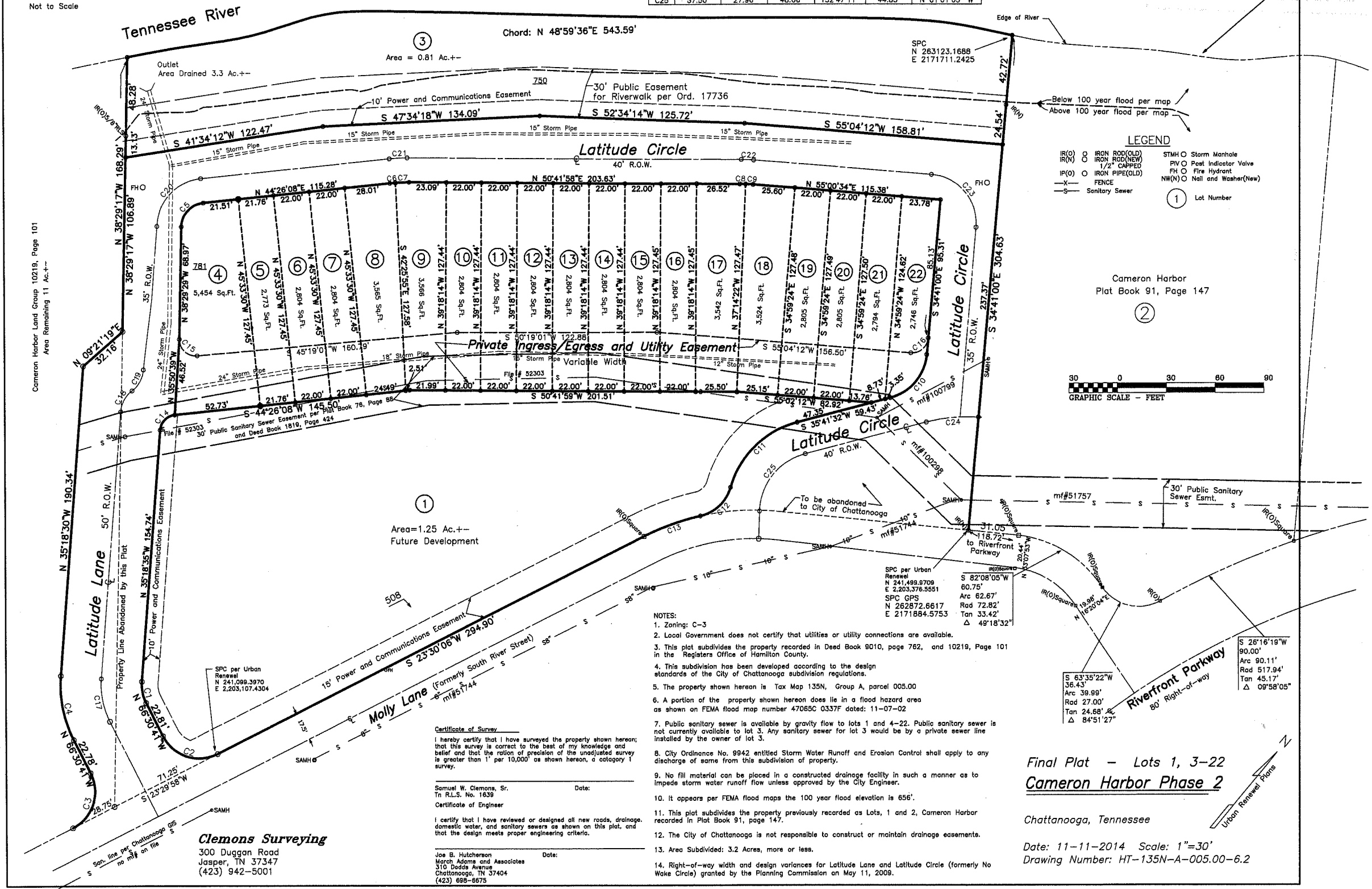
NOV 21 2014

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT.
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATTANOOGA-HAMILTON CO.
REGIONAL PLANNING COMM.
DATE: _____
BY: _____

Chattanooga/Hamilton County
Regional Planning Agency
Regional Services

Vicinity Map
Not to Scale

Tennessee River



Boundary line = low water mark of Tennessee River

Below 100 year flood per map
Above 100 year flood per map

LEGEND

IR(O) IRON ROD(OLD)
IR(N) IRON ROD(NEW)
IP(O) IRON PIPE(OLD)
IP(N) IRON PIPE(NEW)
FENCE
Sanitary Sewer

STMH Storm Manhole
PIV Post Indicator Valve
1/2" CAPPED
FH Fire Hydrant
NW(N) Nail and Washer(New)

Lot Number

Cameron Harbor
Plat Book 91, Page 147

GRAPHIC SCALE - FEET

0 30 60 90

Cameron Harbor Land Group 10219, Page 101
Area Remaining 11 Ac.+-

- NOTES:**
- Zoning: C-3
 - Local Government does not certify that utilities or utility connections are available.
 - This plat subdivides the property recorded in Deed Book 9010, page 762, and 10219, Page 101 in the Registers Office of Hamilton County.
 - This subdivision has been developed according to the design standards of the City of Chattanooga subdivision regulations.
 - The property shown hereon is Tax Map 135N, Group A, parcel 005.00
 - A portion of the property shown hereon does lie in a flood hazard area as shown on FEMA flood map number 47065C 0337F dated: 11-07-02
 - Public sanitary sewer is available by gravity flow to lots 1 and 4-22. Public sanitary sewer is not currently available to lot 3. Any sanitary sewer for lot 3 would be by a private sewer line installed by the owner of lot 3.
 - City Ordinance No. 9942 entitled Storm Water Runoff and Erosion Control shall apply to any discharge of same from this subdivision of property.
 - 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.
 - It appears per FEMA flood maps the 100 year flood elevation is 856'.
 - This plat subdivides the property previously recorded as Lots, 1 and 2, Cameron Harbor recorded in Plat Book 91, page 147.
 - The City of Chattanooga is not responsible to construct or maintain drainage easements.
 - Area Subdivided: 3.2 Acres, more or less.
 - Right-of-way width and design variances for Latitude Lane and Latitude Circle (formerly No Wake Circle) granted by the Planning Commission on May 11, 2008.

Clemons Surveying

I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratios of precision of the unadjusted survey is greater than 1" per 10,000' as shown hereon, a category 1 survey.

Samuel W. Clemons, Sr. Date: _____
Tn R.L.S. No. 1639
Certificate of 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.

Joe B. Hulcheron Date: _____
March Adams and Associates
310 Dodds Avenue
Chattanooga, TN 37404
(423) 698-5675

Clemons Surveying
300 Duggan Road
Jasper, TN 37347
(423) 942-5001

Final Plat - Lots 1, 3-22
Cameron Harbor Phase 2

Chattanooga, Tennessee

Date: 11-11-2014 Scale: 1"=30'
Drawing Number: HT-135N-A-005.00-6.2

