

## RPA STAFF RECOMMENDATION

<b>Subdivision Case Number:</b>	<b>2015-036</b>	<b>PC Meeting Date:</b> 08-10-15
<b>Subdivision Name:</b>	<b>Cambridge Square PUD Lots 1, 5, 17, 18, 19 and ROW Dedication</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Bradmore Lane, Aubury Way, and Chesterton Way	
<b>Property Owner:</b>	Barrier Properties	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	17.79 Acres	
<b>Proposed Density:</b>	0.28 dwelling units per acre	
<b>Tax Map Number:</b>	132H-A-001.01 and 001	
<b>Zoning:</b>	UGC Urban General Commercial Zone, C-2 Convenience Commercial Zone, and M-1 Industrial District	
<b>Staff Recommendation:</b>	<b>APPROVE as a final plat</b>	

## 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 or Platting requirements all corrections and modifications have been completed.

#### Additional Comments and Notes

The following items can be corrected on the final plat submittal for signatures.

1. Show existing sanitary sewer easements in the ROW for WWTA. WWTA stated that they did not want to abandon these easements.
2. Show and label private ingress/egress easement to be abandoned in front of lot 4 along Aubury Way per PB 100 Page 59. As recorded in PB 100-Page 59 Lot 4 does not touch Aubury Way.
3. Show the Plat Book and Page Number for Lots 15 and 16 when that plat gets recorded.
4. Are there any drainage easements that need to be shown and labeled as such.
5. Show and label as such a temporary cul-de-sac at the end of Aubury Way as shown on Chesterton Way.
6. Show and label any existing fire hydrants.
7. At the intersection of Bradmore Lane and Ooltewah-Georgetown Road change "50' Pulic ROW" to "50' Public ROW".
8. In existing note 16 change "All easements inside the dedicated right-of-way of Bradmore Lane, Aubury Way, and Chesterton Way is abandoned by this plat" to "All easements, except public sanitary sewer easements inside the dedicated right-of-way of Bradmore Lane, Aubury Way, and Chesterton Way is abandoned by this plat".

### County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTA, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to

## RPA STAFF RECOMMENDATION

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comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

Additional comments and/or notes, if needed, are indicated by the appropriate departments below.

### **Hamilton County Engineering Staff Comments and Notes**

1. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
2. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

### **Hamilton County Water Quality Program Staff Comments and Notes**

1. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

### **Hamilton County WWTa Staff Comments and Notes**

1. Show and label as such the existing public sanitary sewer easements located within the proposed public right-of-ways. WWTa does not want to abandon these easements.
2. Additional comments and notes may be required during the review process for public sanitary sewers as required by WWTa.
3. Questions regarding sanitary sewer requirements and approval should contact Mr. Keith Carpenter.

### **Hamilton County GIS Staff Comments and Notes**

1. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the final plat.
2. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

### **Electric Power Board Staff Comments and Notes**

1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

### **Other Utilities and Fire Department Comments and Notes**

1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

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### **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.

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Additional requirements, if needed, are indicated by department below either as comments or as

## RPA STAFF RECOMMENDATION

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conditions recommended to be attached to the final ordinance.

### Water Quality Staff Comments and Notes

1. There are no additional comments or requirements at this time.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

### Chattanooga Sewer Staff Comments and Notes

1. Sanitary sewer service provided through Hamilton County WWTA. No additional comments or requirements.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

### Transportation Department Staff Comments and Notes

1. There are no additional comments or requirements at this time.
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. Show and label any existing fire hydrants.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

### Land Development Office Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

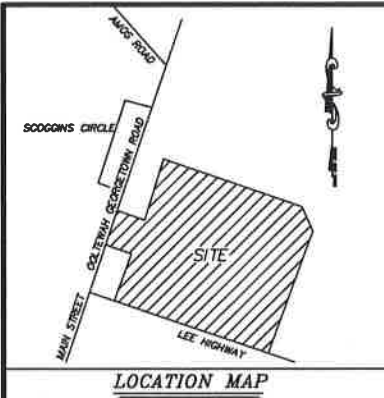
### Other Utilities Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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### Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
  2. Just as a reminder approval of the final plat does not constitute approval or acceptance by the public of any offer of dedication.
  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.
  4. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the final plat.
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LOCATION MAP



**Owner's Certification**

I/we, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. I dedicate the road right-of-way as shown for the public use forever and certify that there are no encumbrances on the property dedicated.

Barrier Properties LLC  
820 Broad Street  
Chattanooga, TN 37402  
(423) 595-9244

**ENGINEERS CERTIFICATION**

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 the proper engineering criteria.

MAP Engineers  
Michael A. Price  
7380 Applegate Lane  
Chattanooga, Tennessee 37421

**Surveyor's Certification**

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "F" Survey.

David Mathews PLS#747

RECEIVED

JUL 28 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

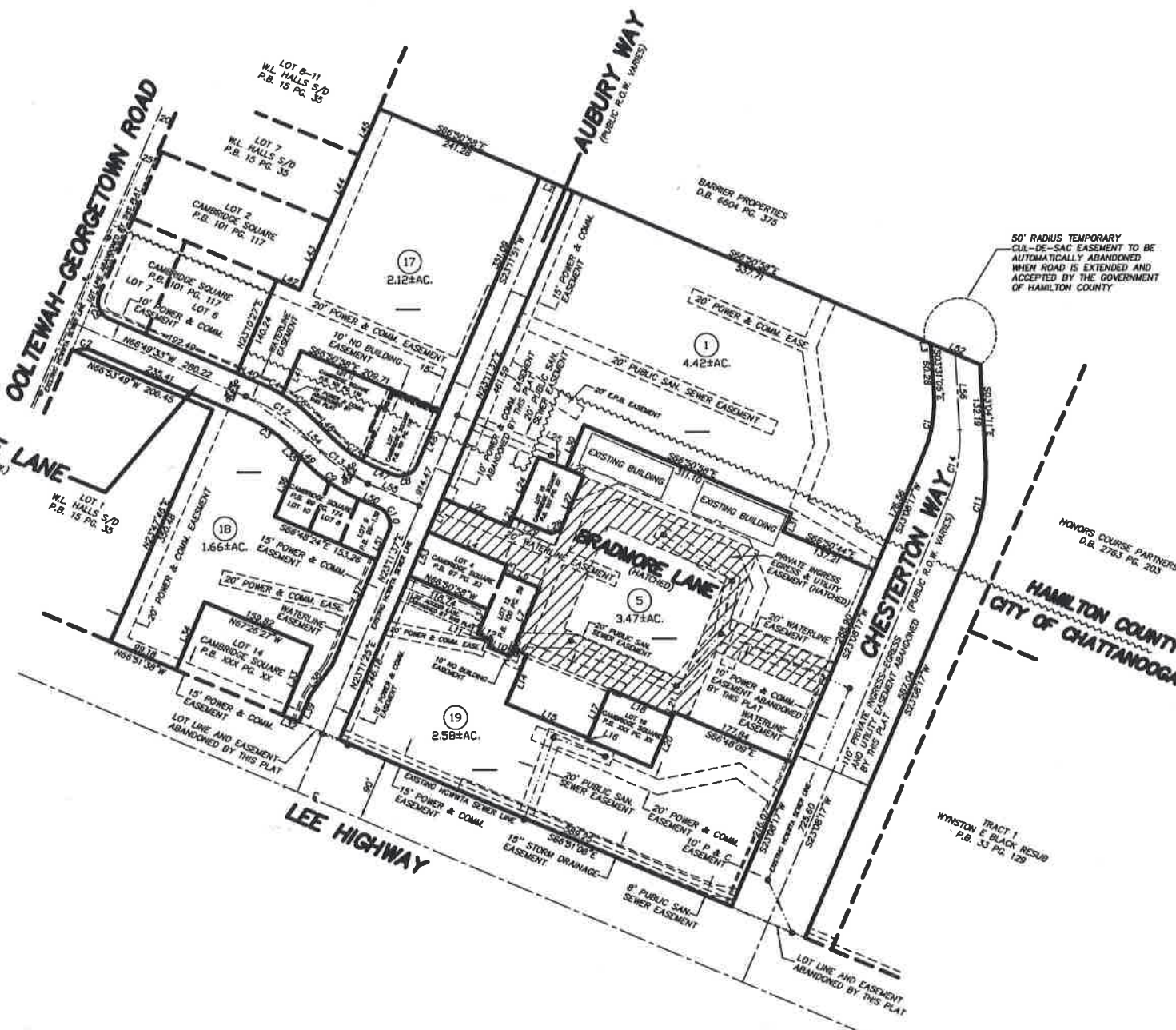
APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
HAMILTON COUNTY WATA  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATT/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

**GENERAL NOTES**

1. Zoned : UGC, C-2 & M-1
2. Acres subdivided : 17.79±AC
3. This plat subdivides deed : 10111-135 & 9730-954
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga and Hamilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 132H-A-1.01 & 001
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No: 12900 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga nor Hamilton County is not responsible to construct or maintain drainage easements.
12. Hatched area is private ingress-egress and utility easement
13. Public sanitary sewers are available by HCWTA.
14. The private ingress/egress & utility easement is to be privately maintained by the owners & not the City of Chattanooga.
15. The owners are responsible for providing all utilities & services to the existing public road.
16. All easements inside the dedicated right-of-way of Bradmore Lane, Aubury Way and Chesterton Way is abandoned by this plat
17. Purpose of plat: To re-subdivide lot 1 as shown and to dedicate the road right-of-way of Bradmore Lane, Aubury Way and Chesterton Way.
18. ① = Lot number
19. The private road are shown solely for compliance with the adopted addressing policy and to provide access to the included property. Any such roads shown on this plat are not public roads maintained by the City of Chattanooga. Nothing herein should be interpreted to mean that City of Chattanooga will now or in the future assume maintenance responsibility for any such private road.

LINE	LENGTH	BEARING
L1	50.00	N23°11'25"E
L2	50.00	S66°50'58"E
L3	10.43	S06°10'12"E
L4	118.69	N66°30'58"W
L5	11.68	N23°09'02"E
L6	53.69	S66°50'58"E
L7	91.83	S23°11'51"W
L8	20.09	N66°30'56"W
L9	10.80	S23°11'51"W
L10	32.61	N66°30'58"W
L11	10.90	N23°09'02"E
L12	20.99	N66°30'56"W
L13	38.67	N23°09'02"E
L14	73.00	N23°09'02"E
L15	123.03	N66°30'58"W
L16	2.35	N23°16'41"E
L17	74.16	N23°16'41"E
L18	95.55	S66°43'12"E
L19	76.30	N23°09'02"E
L20	5.94	N23°09'02"E
L21	100.15	S66°30'58"E
L22	13.94	N23°09'02"E
L23	90.69	N23°09'01"E
L24	40.74	S66°30'58"E
L25	26.76	S66°30'58"E
L26	80.75	S23°09'01"W
L27	14.06	S66°09'01"W
L28	57.56	N66°30'50"W
L29	65.21	N23°09'02"E
L30	27.68	S23°49'21"W
L31	23.55	N66°51'38"W
L32	103.21	N22°30'28"E
L33	101.56	S22°46'53"W
L34	24.53	N44°52'43"W
L35	89.62	S23°11'38"W
L36	158.22	N23°11'25"E
L37	51.20	N35°35'52"E
L38	40.23	N23°11'25"E
L39	37.53	S66°48'33"E
L40	65.57	S23°08'43"W
L41	34.76	S66°39'31"E
L42	104.07	N23°33'44"E
L43	100.00	N66°44'50"E
L44	70.20	N23°31'02"E
L45	39.17	S44°52'43"E
L46	30.54	S66°30'58"E
L47	82.02	N23°11'51"E
L48	14.63	N44°52'43"W
L49	30.47	N66°30'58"W
L50	42.80	S66°31'42"E
L51	74.70	S66°30'58"E
L52	66.68	N23°11'25"E
L53	39.17	S44°52'43"E
L54	80.53	S66°30'58"E
L55	105.03	S03°14'11"E

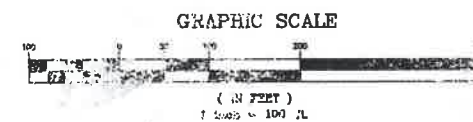
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	82.79	181.00	42.13	25°12'28"
C2	23.18	25.00	12.90	53°02'48"
C3	67.03	175.00	33.93	21°56'50"
C4	31.89	225.00	15.97	8°07'18"
C5	39.54	25.00	25.28	90°37'45"
C6	54.29	225.00	27.28	13°49'32"
C7	67.11	175.00	33.97	21°58'16"
C8	38.25	25.00	24.98	89°37'36"
C9	86.28	225.00	43.68	21°58'15"
C10	39.29	25.00	25.02	90°02'24"
C11	123.04	269.00	62.67	26°12'28"
C12	76.61	200.00	38.78	21°56'50"
C13	76.69	200.00	38.82	21°56'15"
C14	97.89	214.00	49.01	26°12'28"



**FINAL PLAT**

**CAMBRIDGE SQUARE**

LOTS 1, 5, 17 THRU 19  
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE



DATE: 6-18-2015	PROJECT: E00R	
SCALE: 1" = 100'	CHECKED: DLM	JOB#: 15-125
DAVID MATHEWS SURVEYING		15-S4440