

## STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2015-038</b>	<b>PC Meeting Date: 09-14-15</b>
<b>Subdivision Name:</b>	<b>Residence of Cambridge Square                  PUD- Lots 1 thru 104                  Variance Request-Minimum                  Centerline Radius-Road "A"</b>	
<b>Applicant Request:</b>	Variance-Section 401.19 Vertical Curves the Hamilton County Subdivision Regulations	
<b>Property Location:</b>	Arbury Way	
<b>Property Owner:</b>	Barrier Properties	
<b>Applicant:</b>	MAP Engineers	
<b>Total Acreage:</b>	33.84 Acres	
<b>Proposed Density:</b>	3.10 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	132A-A-026	
<b>Zoning:</b>	R-1 Residential District (PUD)	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

### PROJECT ANALYSIS

#### RPA Comments

The applicant has requested a variance from the minimum 100' horizontal radius (centerline) of all proposed streets as required by Section 401.19 of the Hamilton County Subdivision Regulations.

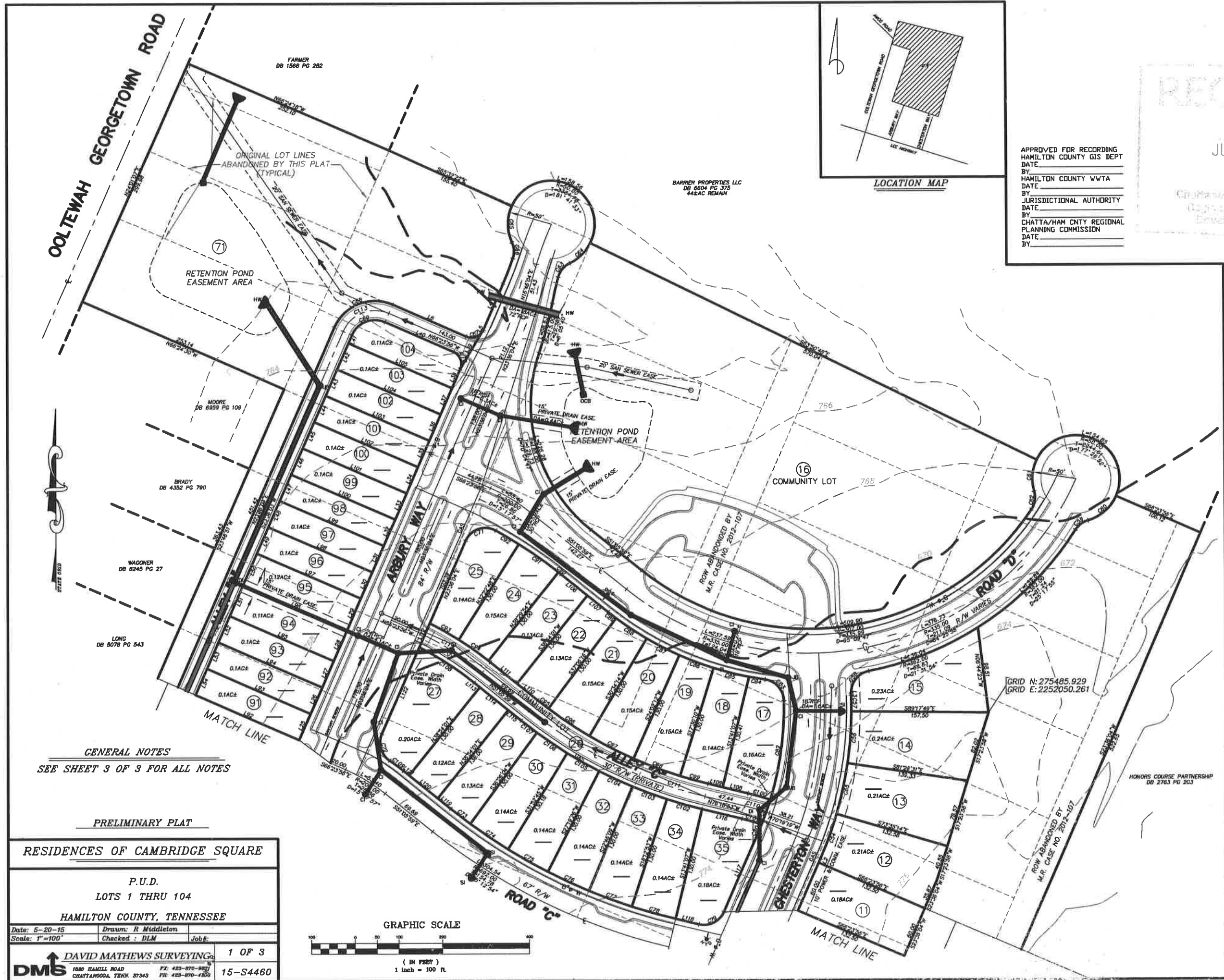
The applicant shows a proposed centerline radius of 35' along proposed the centerline of proposed Road C near lots 60/61 between stations 3+00 and 4+00.

The Hamilton County Subdivision Regulations, specifically section 401.19 requires that all public streets have a minimum centerline radius of 100'.

#### Staff Recommendation

Staff recommends to approve the applicants request of a minimum centerline radius of 35'.

The Hamilton County Engineer's Office does not object to the applicant's variance request. The preliminary plat was approved at the July 13, 2015 meeting of the Chattanooga-Hamilton County Regional Planning Commission.

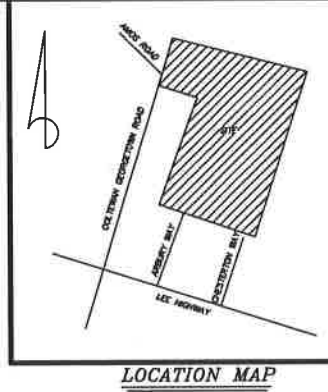


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Chattanooga Area Planning Commission  
 Chattanooga Regional Planning Commission  
 Environmental Services

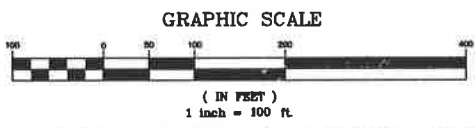
APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 HAMILTON COUNTY VWTA  
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 JURISDICTIONAL AUTHORITY  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHATTA/HAM CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
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



**GENERAL NOTES**  
 SEE SHEET 3 OF 3 FOR ALL NOTES

**PRELIMINARY PLAT**

<b>RESIDENCES OF CAMBRIDGE SQUARE</b>	
P.U.D.	
LOTS 1 THRU 104	
HAMILTON COUNTY, TENNESSEE	
Date: 5-20-15	Drawn: R Middleton
Scale: 1"=100'	Checked: DLM
<span style="font-size: 0.8em; vertical-align: middle;">1 OF 3</span>	
1880 HAMILL ROAD    FX: 423-870-9827 CHATTANOOGA, TENN. 37343    PH: 423-870-4269	
15-S4460	



GRID N: 275485.929  
 GRID E: 2252050.261

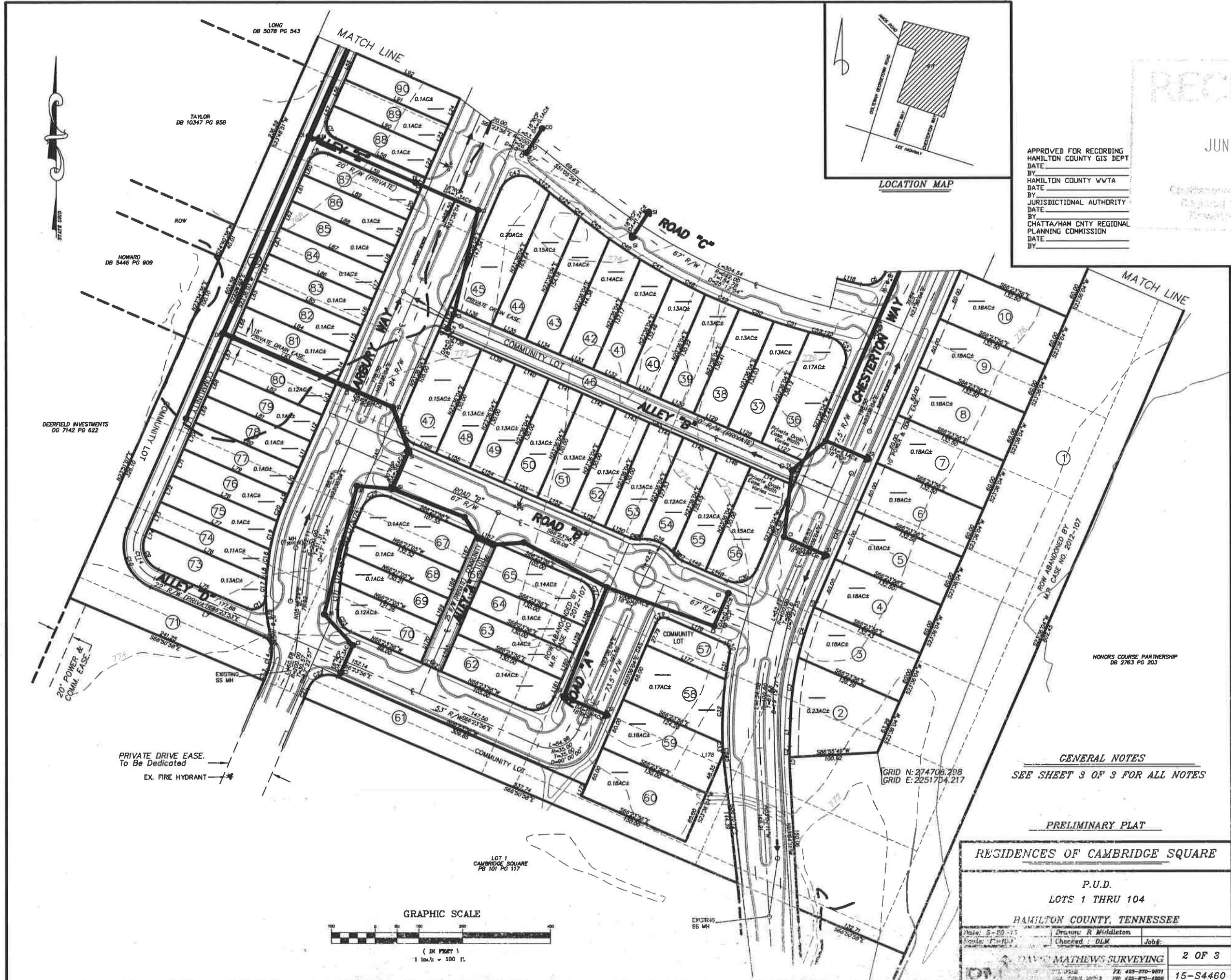
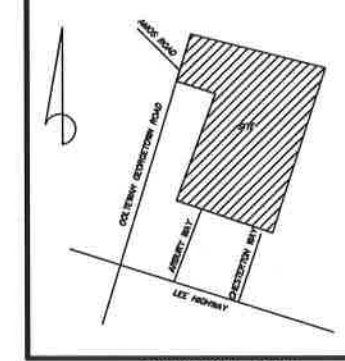
HONORS COURSE PARTNERSHIP  
 DB 2763 PG 263

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JUN 22 2015

Hamilton County Regional Planning Commission

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
HAMILTON COUNTY WWTA  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
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CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

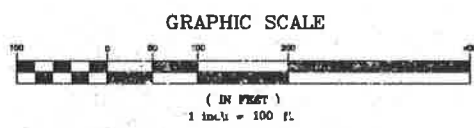


DEERFIELD INVESTMENTS  
DG 7142 PG 622

TAYLOR  
DB 10347 PG 958

HOWARD  
DB 5446 PG 809

PRIVATE DRIVE EASE.  
To Be Dedicated  
EX. FIRE HYDRANT



LOT 1  
CAMBRIDGE SQUARE  
PB 101 PG 117

HONORS COURSE PARTNERSHIP  
DB 2763 PG 203

GRID N: 274708.298  
GRID E: 2251754.217

GENERAL NOTES  
SEE SHEET 3 OF 3 FOR ALL NOTES

PRELIMINARY PLAT

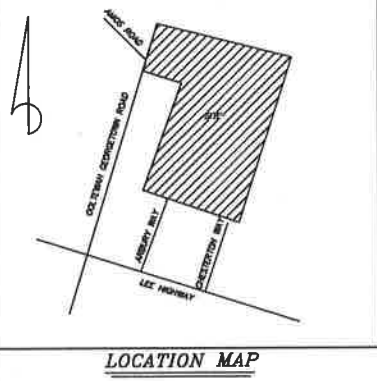
RESIDENCES OF CAMBRIDGE SQUARE

P.U.D.  
LOTS 1 THRU 104

HAMILTON COUNTY, TENNESSEE

Date: 5-20-15	Drawn: R. Middleton	Job#:
Scale: 1"=100'	Checked: DLM	
DAVID MATHEWS SURVEYING		2 OF 3
P.O. BOX 10012    TEL: 423-390-8891		15-S4460
1000 W. WALKER BLVD.    FAX: 423-870-4200		





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 and dedicate the road Right-Of Way forever.

Barrier Properties LLC
201 West Main St Suite 205
Chattanooga, TN 37408
(423) 585-9244

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 "1" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE
BY
HAMILTON COUNTY WVTA
DATE
BY
JURISDICTIONAL AUTHORITY
DATE
BY
CHATTA/HAM CNTY REGIONAL PLANNING COMMISSION
DATE
BY

JUN 22 2015

LINE TABLE with columns for LINE, LENGTH, BEARING. Lists 100+ lines of survey data.

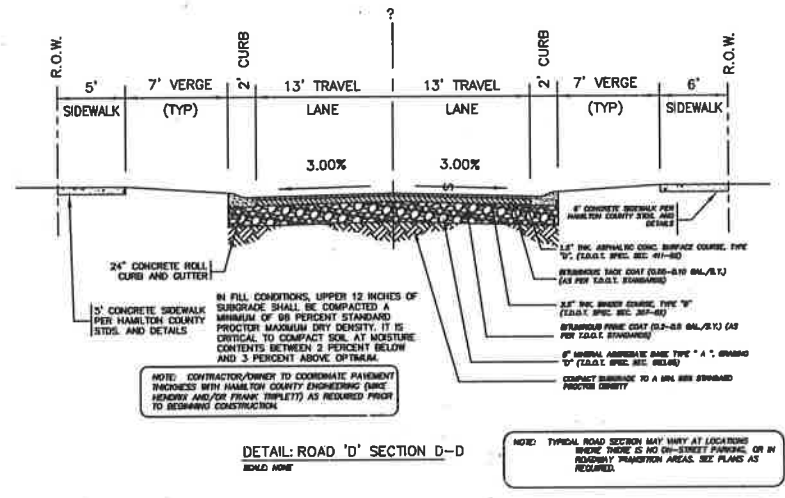
Table of curve data points (L101-L178) with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA. Lists 49 curves (C1-C49).

Table of curve data points (C89-C114) with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA.

GENERAL NOTES

- 1. Zoned: R-1 P.U.D.
2. Acres subdivided: 33.84 +/- AC
3. This plat subdivides deed: 8804-375
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 Hamilton County Subdivision Regulations.
6. All underground utility stubs and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 132A-A-26
8. See Resolution number 115-27 for P.U.D. plan approval.
9. The P.U.D. was approved for a maximum number of 340 lots with a maximum density of 3.12 dwellings units per acre.
10. Proposed use of lots: Single Family detached dwellings.
11. No building permit is to be issued for a residential, commercial or industrial building on any Community Lot. Community Lots are to be used for open space, recreation, alleys. Maintenance to be assumed by developer until dedicated to the home owners association.
12. Lot Number 19 (typical)
13. Source of topographic information: Field shot topo.
14. Source of water supply: East Side Utility District
15. There are Power & Comm Easements in all alleys. The width equals to the same width of the alleys.
16. Size of Gas Line has not been determined at this time.



DETAIL: ROAD 'D' SECTION D-D

PRELIMINARY PLAN

RESIDENCES OF CAMBRIDGE SQUARE
P.U.D.
LOTS 1 THRU 104
HAMILTON COUNTY, TENNESSEE
Date: 6-20-15
Scale: 1"=100'