

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-029	PC Meeting Date: 07-13-15
Subdivision Name:	Residence of Cambridge Square Planned Unit Development Lots 1 thru 104	
Applicant Request:	Preliminary Plat	
Property Location:	Arbury Way and Chesterton Way	
Property Owner:	Barrier Properties, LLC	
Applicant:	David Mathews Surveying and MAP Engineers	
Total Acreage:	33.84 Acres	
Proposed Density:	3.10 dwelling units per acre	
Tax Map Number:	132A-A-026	
Zoning:	R-1 Residential District (Planned Unit Development)	
Staff Recommendation:	APPROVE as a preliminary plat only subject to the following condition: Approval of Public Sanitary Sewer-Submitted and reviewed by Hamilton County WWTA	

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 review and consideration.

1. The triangle area located to the south of Lot 1 needs to be a lot with a lot number.
2. A variance will be required for the minimum centerline radius for the curve in proposed Road A adjacent to Lot 60/61.
3. Label the cul-de-sac's as "Temporary Cul-De-Sac".
4. Add a note to the plat about the proposed use of the lots.

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 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. Submit drainage calculations for all proposed and existing drainage pipes in the right-of-way that are greater than 15" in diameter.
2. A minimum of 8" crushed stone base is required in all new streets.

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3. The right-of-way standards on the submitted preliminary plat do not match the right-of-way shown on the submitted site/civil plans.
4. Lot numbers don't match. There appears to be a missing lot number.
5. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
6. 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. This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program will be required. Contact Hamilton County Water Quality Program for their submittal and review procedures.
2. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
3. 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. Public sanitary sewers have not been approved. Please submit any required sewer information to WWTa for review and approval of sewer lines.
2. Questions regarding sanitary sewer requirements and approval should contact Mr. Cleveland Grimes.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for approval of proposed street names.
2. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

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.

Additional Permit Reminders

Hamilton County Land Disturbing Permit

1. This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program will be required. Contact Hamilton County Water Quality Program for their submittal and review procedures.

N.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 no 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 filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control

RPA STAFF RECOMMENDATION

540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

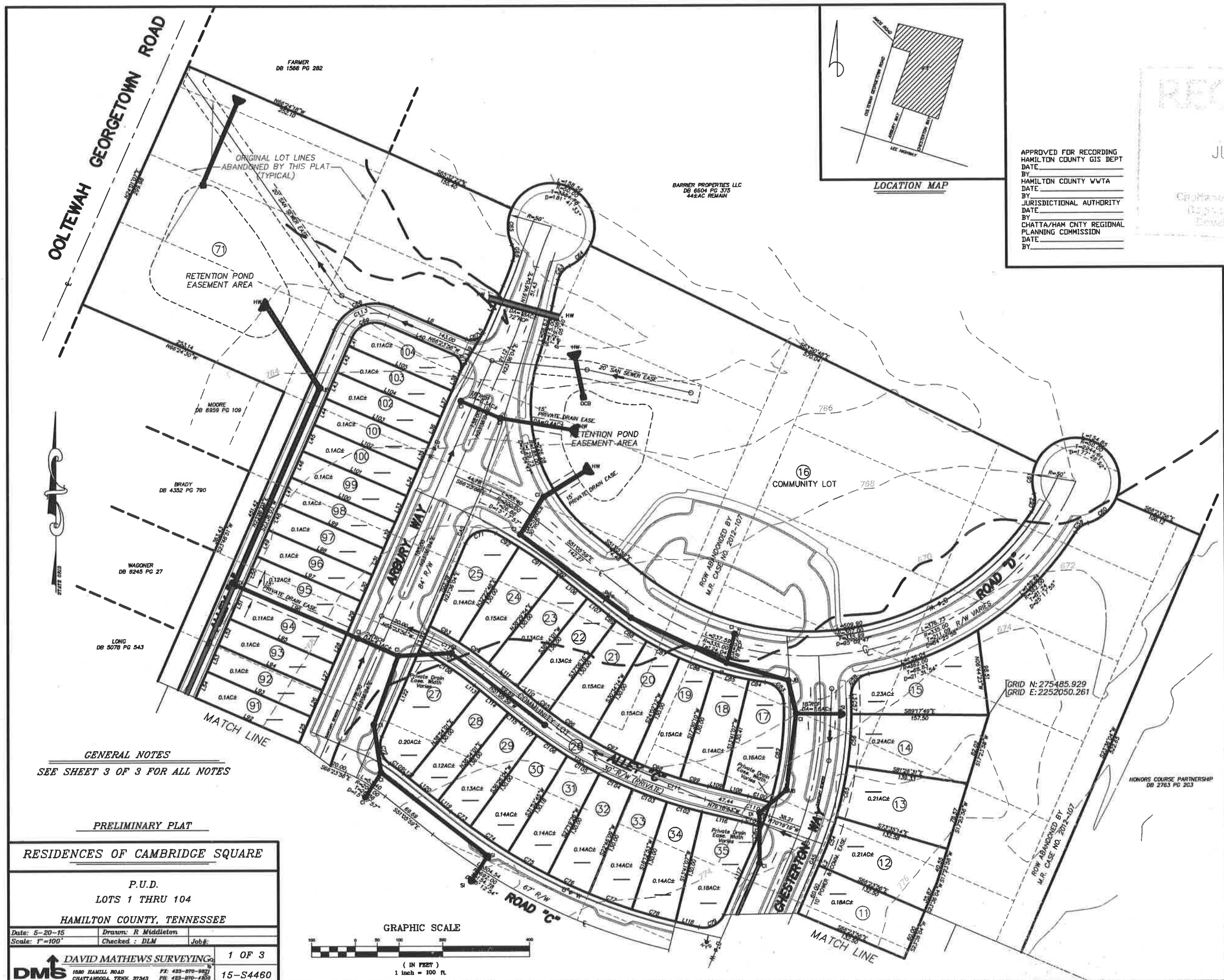
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
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.

S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 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.

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 preliminary plat does not constitute approval of final plat.
 3. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
 4. Final plat cannot be submitted to RPA for review until after the civil/construction plans have been reviewed and approved by the appropriate departments and a Land Disturbing Permit has been granted.
 5. Just as a reminder, please rough grade and centerline stake the centerlines of all proposed roads in this development before the submittal of the final plat for review and consideration.
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RECEIVED

JUN 22 2015

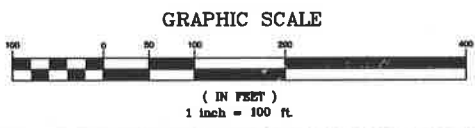
Chattanooga Area Planning Commission
 Chattanooga Regional Planning Commission
 Environmental Services

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

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
Scale: 1"=100'	Checked: DLM
1 OF 3	
1880 HAMIL ROAD FX: 423-870-9827 CHATTANOOGA, TENN. 37343 PH: 423-870-4859	
15-S4460	



GRID N: 275485.929
 GRID E: 2252050.261

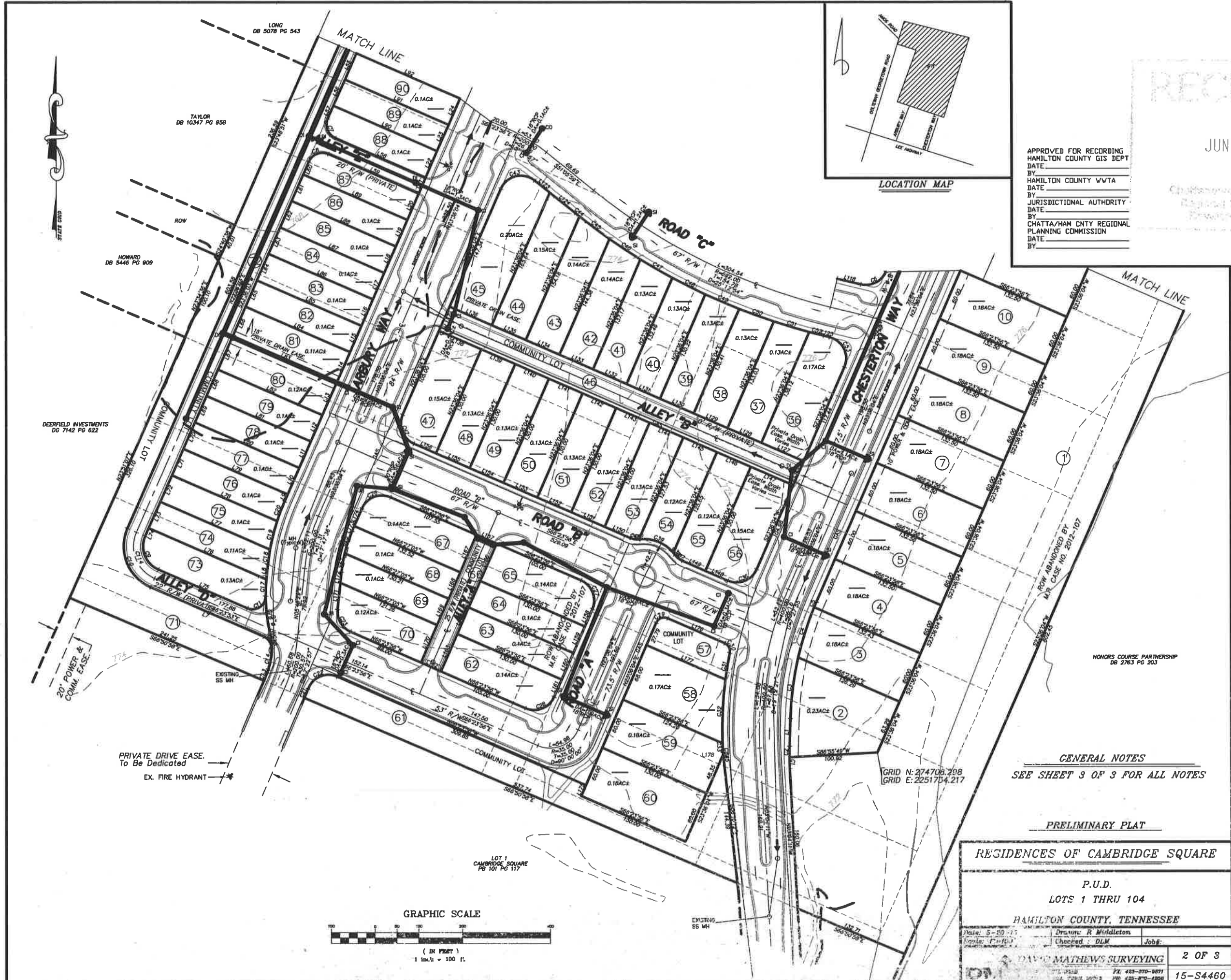
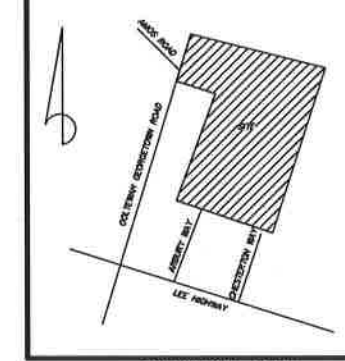
HONORS COURSE PARTNERSHIP
 DB 2763 PG 263

RECEIVED

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: _____
BY: _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

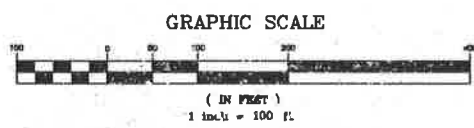


DEERFIELD INVESTMENTS
DG 7142 PG 622

TAYLOR
DB 10347 PG 958

HOWARD
DB 5446 PG 809

PRIVATE DRIVE EASE.
To Be Dedicated
EX. FIRE HYDRANT



LOT 1
CAMBRIDGE SQUARE
PG 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

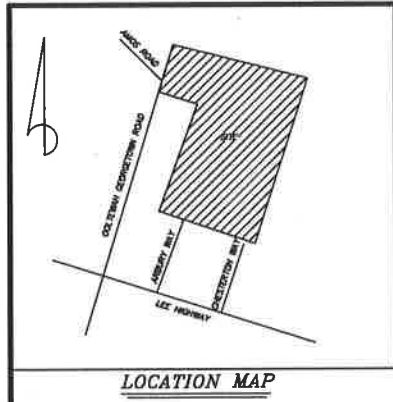
PRELIMINARY PLAT

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
241-423-3100		15-S4460



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

LOCATION MAP

LINE TABLE

LINE	LENGTH	BEARING
L1	31.69	S01°36'42"W
L2	5.09	S23°36'04"W
L3	2.50	S01°44'04"E
L4	57.85	N23°36'04"E
L5	1.88	N30°43'54"E
L6	92.36	S66°23'56"E
L7	141.22	N86°23'56"W
L8	14.60	N05°48'29"E
L9	8.93	N23°36'04"E
L10	33.00	N23°36'04"E
L11	33.00	N23°36'04"E
L12	33.00	N23°36'04"E
L13	40.50	N23°36'04"E
L14	38.00	N23°36'04"E
L15	33.00	N23°36'04"E
L16	33.00	N23°36'04"E
L17	33.00	N23°36'04"E
L18	33.00	N23°36'04"E
L19	33.00	N23°36'04"E
L20	33.00	N23°36'04"E
L21	20.00	N23°36'04"E
L22	33.00	N23°36'04"E
L23	33.00	N23°36'04"E
L24	33.00	N23°36'04"E
L25	33.00	N23°36'04"E
L26	33.00	N23°36'04"E
L27	33.00	N23°36'04"E
L28	38.00	N23°36'04"E
L29	40.50	N23°36'04"E
L30	33.00	N23°36'04"E
L31	33.00	N23°36'04"E
L32	33.00	N23°36'04"E
L33	33.00	N23°36'04"E
L34	33.00	N23°36'04"E
L35	33.00	N23°36'04"E
L36	33.00	N23°36'04"E
L37	33.00	N23°36'04"E
L38	24.00	N23°36'04"E
L39	50.53	N50°43'34"E
L40	86.00	N66°23'56"W
L41	10.00	S23°36'03"W
L42	33.00	S23°36'03"W
L43	33.00	S23°36'03"W
L44	33.00	S23°36'03"W
L45	33.00	S23°36'03"W
L46	33.00	S23°36'03"W
L47	33.00	S23°36'03"W
L48	33.00	S23°36'03"W
L49	33.00	S23°36'03"W
L50	40.50	S23°36'03"W
L51	38.00	S23°36'03"W
L52	33.00	S23°36'03"W
L53	33.00	S23°36'03"W
L54	33.00	S23°36'03"W
L55	33.00	S23°36'03"W
L56	33.00	S23°36'03"W
L57	16.00	S23°36'03"W
L58	113.00	S66°23'56"E
L59	113.00	N66°23'56"W
L60	16.00	S23°36'03"W
L61	33.00	S23°36'03"W
L62	33.00	S23°36'03"W
L63	33.00	S23°36'03"W
L64	33.00	S23°36'03"W
L65	33.00	S23°36'03"W
L66	38.00	S23°36'03"W
L67	40.50	S23°36'03"W
L68	33.00	S23°36'03"W
L69	33.00	S23°36'03"W
L70	33.00	S23°36'03"W
L71	33.00	S23°36'03"W
L72	33.00	S23°36'03"W
L73	33.00	S23°36'03"W
L74	10.00	S23°36'03"W
L75	111.01	S66°23'56"E
L76	146.75	N66°23'56"W
L77	136.83	N66°23'56"W
L78	131.20	N66°23'56"W
L79	130.00	N66°23'56"W
L80	130.00	N66°23'56"W
L81	130.00	N66°23'56"W
L82	130.00	N66°23'56"W
L83	130.00	N66°23'56"W
L84	130.00	N66°23'56"W
L85	130.00	N66°23'56"W
L86	130.00	N66°23'56"W
L87	130.00	N66°23'56"W
L88	130.00	N66°23'56"W
L89	130.00	N66°23'56"W
L90	130.00	N66°23'56"W
L91	130.00	N66°23'56"W
L92	130.00	N66°23'56"W
L93	130.00	N66°23'56"W
L94	130.00	N66°23'56"W
L95	130.00	N66°23'56"W
L96	130.00	N66°23'56"W
L97	130.00	N66°23'56"W
L98	130.00	N66°23'56"W
L99	130.00	N66°23'56"W
L100	130.00	N66°23'56"W

L101	130.01	N66°23'56"W
L102	130.01	N66°23'56"W
L103	130.01	N66°23'56"W
L104	130.01	N66°23'56"W
L105	130.01	N66°23'56"W
L106	39.24	S51°05'59"E
L107	30.45	S51°05'59"E
L108	29.97	N76°18'53"W
L109	17.45	N76°18'53"W
L110	30.45	N51°05'59"W
L111	39.24	N51°05'59"W
L112	30.05	N23°36'04"E
L113	8.43	N51°05'59"W
L114	42.00	N51°05'59"W
L115	19.26	N51°05'59"W
L116	47.44	N76°18'53"W
L117	100.38	S23°36'04"E
L118	27.43	S76°18'53"E
L119	19.26	N51°05'59"W
L120	42.00	N51°05'59"W
L121	8.43	N51°05'59"W
L122	108.64	N23°36'04"E
L123	22.03	S51°05'59"E
L124	37.64	S51°05'59"E
L125	8.88	S76°18'53"E
L126	30.00	S23°36'04"E
L127	52.85	S66°23'56"E
L128	42.00	S66°23'56"E
L129	42.00	S66°23'56"E
L130	42.00	S66°23'56"E
L131	42.00	S66°23'56"E
L132	42.00	S66°23'56"E
L133	42.00	S66°23'56"E
L134	42.00	S66°23'56"E
L135	42.00	S66°23'56"E
L136	52.85	S66°23'56"E
L137	30.00	N23°36'04"E
L138	52.85	S66°23'56"E
L139	42.00	S66°23'56"E
L140	42.00	S66°23'56"E
L141	42.00	S66°23'56"E
L142	42.00	S66°23'56"E
L143	42.00	S66°23'56"E
L144	42.00	S66°23'56"E
L145	42.00	S66°23'56"E
L146	42.00	S66°23'56"E
L147	52.85	S66°23'56"E
L148	27.85	N66°23'56"W
L149	29.01	N66°23'56"W
L150	32.36	N66°23'56"W
L151	42.00	N66°23'56"W
L152	42.00	N66°23'56"W
L153	42.00	N66°23'56"W
L154	42.00	N66°23'56"W
L155	42.00	N66°23'56"W
L156	27.83	N66°23'56"W
L157	25.00	S66°23'56"E
L158	21.75	S23°36'04"W
L159	33.00	S23°36'04"W
L160	33.00	S23°36'04"W
L161	21.75	S23°36'04"W
L162	25.00	S66°23'56"E
L163	46.75	S23°36'04"W
L164	33.00	S23°36'04"W
L165	33.00	S23°36'04"W
L166	46.75	S23°36'04"W
L167	46.75	S23°36'04"W
L168	33.00	S23°36'04"W
L169	33.00	S23°36'04"W
L170	46.75	S23°36'04"W
L171	30.75	N05°48'29"E
L172	12.24	N05°48'29"E
L173	6.05	N23°36'04"E
L174	21.85	N23°36'04"E
L175	13.29	S23°36'04"W
L176	10.87	S66°23'56"E
L177	98.21	S66°23'56"E
L178	2.54	S03°04'11"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	13.14	294.00	6.57	2°33'40"
C2	12.59	294.00	6.30	2°27'13"
C3	70.42	364.50	35.32	11°04'08"
C4	60.38	364.50	30.26	9°29'29"
C5	6.97	304.50	3.49	1°05'45"
C6	34.97	25.00	21.03	80°08'12"
C7	26.70	17.00	17.00	89°59'59"
C8	26.70	17.00	17.00	90°00'01"
C9	45.55	29.00	29.00	90°00'01"
C10	80.11	51.00	51.00	90°00'01"
C11	29.84	15.00	23.08	113°58'09"
C12	17.32	15.00	9.77	66°10'32"
C13	13.25	175.00	6.63	4°20'23"
C14	24.68	75.00	12.45	16°01'04"
C15	16.79	75.00	8.43	12°49'44"
C16	43.50	200.00	21.84	12°27'45"
C17	21.55	200.00	10.79	6°19'28"
C18	17.54	242.00	8.77	4°09'07"
C19	33.50	242.00	16.78	7°55'56"
C20	24.11	242.00	12.07	5°42'33"
C21	10.77	225.00	5.39	2°44'35"
C22	40.65	25.00	26.42	93°09'14"
C23	31.53	25.00	18.25	72°18'38"
C24	21.99	158.00	11.01	7°58'30"
C25	27.08	158.00	13.57	9°49'07"
C26	39.27	25.00	25.00	90°00'00"
C27	39.27	25.00	25.00	90°00'00"
C28	39.27	25.00	25.00	90°00'00"
C29	15.71	10.00	10.00	90°00'00"
C30	13.58	10.00	8.07	77°49'23"
C31	30.85	442.00	15.43	4°19'28"
C32	72.88	442.00	36.52	9°28'30"
C33	7.95	442.00	3.98	1°01'52"
C34	2.52	106.00	1.26	1°21'42"
C35	3.22	106.00	1.61	1°44'17"
C36	39.29	25.00	25.02	90°03'09"
C37	10.87	20.00	5.57	31°07'53"
C38	3.03	42.50	1.52	4°02'08"
C39	43.15	42.50	23.64	82°10'28"
C40	0.81	20.00	0.41	2°19'44"
C41	10.05	20.00	5.14	28°48'02"
C42	39.29	25.00	25.02	90°03'09"
C43	45.95	25.00	32.76	105°17'58"
C44	5.90	725.50	2.95	0°27'57"
C45	43.13	725.50	21.57	3°24'23"
C46	42.69	725.50	21.01	3°21'52"
C47	42.27	725.50	21.14	3°20'57"
C48	42.07	725.50	21.04	3°19'20"
C49	42.01	725.50	21.01	3°18'03"
C50	42.09	725.50	21.05	3°18'26"
C51	42.31	725.50	21.16	3°20'30"
C52	16.89	725.50	8.44	1°20'01"
C53	43.57	25.00	29.72	99°01'48"
C54	54.64	435.50	27.35	7°11'18"
C55	59.70	435.50	29.80	7°51'18"
C56	59.70	435.50	29.80	7°51'18"
C57	16.82	423.37	8.26	2°30'23"
C58	35.35	25.00	21.35	81°00'22"
C59	18.31	25.00	8.59	41°52'24"
C60	44.33	50.00	23.74	58°47'27"
C61	37.19	50.00	19.50	42°27'02"
C62	21.90	25.00	11.71	50°12'04"
C63	21.90	25.00	11.48	49°15'53"
C64	33.84	50.00	17.60	38°46'35"
C65	42.91	50.00	22.88	49°10'11"
C66	19.05	25.00	10.02	43°40'07"
C67	21.70	15.00	13.24	62°52'31"
C68	80.11	51.00	51.00	90°00'01"
C69	45.55	29.00	29.00	90°00'01"
C70	23.55	15.00	14.99	89°56'50"
C71	41.63	25.00	27.48	95°24'36"
C72	34.70	25.00	20.80	79°31'28"
C73	28.34	658.50	14.17	2°27'28"
C74	52.35	658.50	26.19	4°31'19"
C75	52.35	658.50	26.19	4°31'19"
C76	52.34	658.50	26.19	4°31'16"
C77	52.34	658.50	26.19	4°31'16"
C78	52.06	658.50	26.04	4°31'46"
C79	34.97	25.00	21.03	80°08'12"
C80	8.48	358.00	4.74	1°31'00"
C81	30.01	358.00	15.01	4°48'12"
C82	715.00	358.00	360.93	18°24'49"
C83	35.75	25.00	21.71	81°55'45"
C84	18.64	368.50	9.32	2°53'31"
C85	42.01	368.50	21.03	6°32'02"
C86	42.02	368.50	21.03	6°32'02"
C87	42.02	368.50	21.03	6°32'02"
C88	42.02	368.50	21.03	6°32'02"
C89	42.02	368.50	21.03	6°32'02"
C90	42.02	368.50	21.03	6°32'02"
C91	11.55	368.50	5.78	1°47'45"
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