

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-065	PC Meeting Date: 11-00-15
Subdivision Name:	Cambridge Square Lots 1, 3, 5, 11, and 17 thru 26	
Applicant Request:	Final Plat	
Property Location:	Bradmore Lane, Aubury Way, and Chesterton Way	
Property Owner:	Barrier Properties	
Applicant:	David Mathews Surveying	
Total Acreage:	14.57 Acres	
Proposed Density:	Not Applicable-No Residential Dwellings-Commercial Development Only	
Tax Map Number:	132H-A-001.01, 001, 001.11	
Zoning:	UGC Urban General Commercial Zone, C-2 Convenience Commercial Zone, and M-1 Industrial District	
Staff Recommendation:	<p>APPROVE as a preliminary plat subject to the following condition:</p> <p>Approval of Public Sanitary Sewer-Submitted and reviewed by Hamilton County WWTa</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

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

1. Label the access and utility easement on Lot 18 as "Private".
2. Show and label existing fire hydrants.
3. Show all existing public sanitary sewer lines. Do lots 19/20 have sewer available. They appear to not have sewer available. Contact Hamilton County WWTa for review and approval.
4. Add as a note: "The City of Chattanooga is not responsible for the maintenance or construction of any private access and utility easement".

Additional Comments and Notes

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

1. Submit geo-referenced CAD file to Hamilton County GIS prior to signing of final plat.
2. Show street addresses after the final plat has been approved.
- 3.

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. There are no additional comments or requirements from the Hamilton County Engineer's Office as

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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 lines.
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. Show street addresses after the final plat is approved.
3. 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.

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. 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.
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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.

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.

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

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 "F" Survey.

David Mathews PLS#747

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

GENERAL NOTES

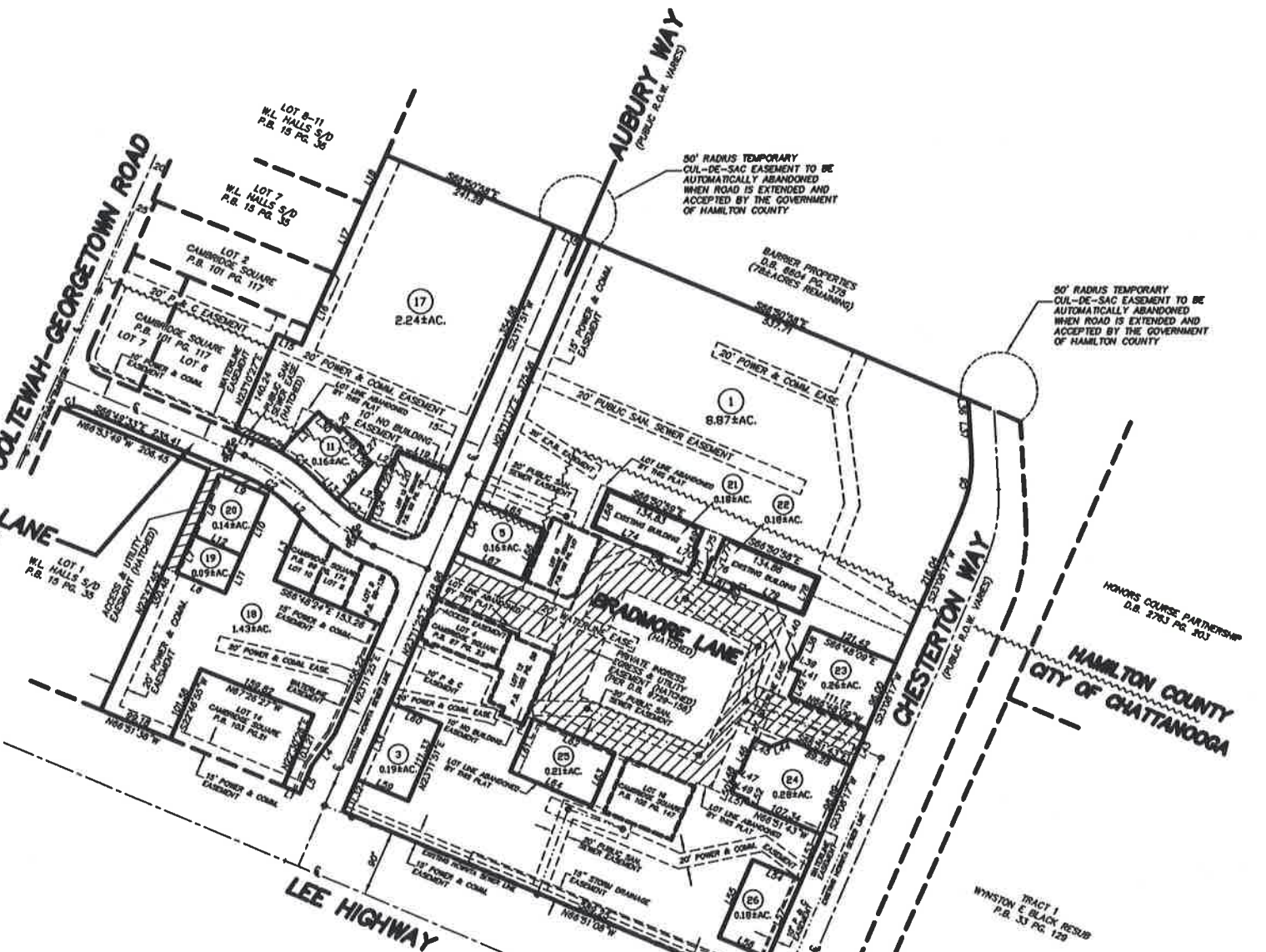
1. Zoned : UCC, C-2 & M-1
2. Acres subdivided : 14.67± AC
3. This plat subdivides deed : 10111-135 & 9730-964
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga and 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-001, 1.01 & 1.11
8. All corners are Iron Pine Set unless otherwise noted.
9. City Ordinance No: 12000 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 (Per Deed Book 9729 Page 168)
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 (Per Deed Book 9729 Page 168)
15. The owners are responsible for providing all utilities & services to the existing public road.
16. Purpose of plat: To re-subdivide lot 1 as shown
17. ① = Lot number
18. 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	23.95	N88°21'38"W
L2	24.53	N44°52'43"W
L3	89.82	S23°11'38"W
L4	81.20	N55°35'52"E
L5	40.23	N23°11'28"E
L6	89.10	S86°48'09"E
L7	54.61	S23°11'51"W
L8	87.05	S23°11'51"W
L9	89.10	S86°48'09"E
L10	87.05	S23°11'51"W
L11	54.61	S23°11'51"W
L12	89.10	S86°48'09"E
L13	39.17	S44°32'43"E
L14	37.83	S86°48'33"E
L15	34.78	S86°39'31"E
L16	104.07	N23°23'44"E
L17	100.00	N23°13'03"E
L18	70.20	N23°21'02"E
L19	72.16	N86°48'09"W
L20	24.08	S23°24'44"W
L21	8.67	N86°30'21"W
L22	36.00	S23°11'51"W
L23	6.59	S86°48'09"E
L24	42.61	S23°11'51"W
L25	87.26	N43°20'35"E
L26	23.92	N46°21'31"W
L27	8.67	N43°48'23"E
L28	36.00	N86°48'09"E
L29	8.59	S43°20'45"W
L30	37.75	N48°09'25"W
L31	72.77	S43°21'02"W
L32	46.00	N23°11'28"E
L33	111.33	N23°11'28"E
L34	72.80	N23°11'37"E
L35	50.00	S86°30'58"E
L36	10.43	S04°10'12"E
L37	80.28	S03°31'05"E
L38	45.97	N23°11'51"E
L39	3.92	S86°48'09"E
L40	15.17	N23°11'51"E
L41	14.32	N86°48'09"W
L42	35.26	N23°11'51"E
L43	53.45	S23°08'17"W
L44	24.78	N86°08'17"E
L45	23.53	S86°21'43"E
L46	48.19	N23°08'17"E
L47	5.00	S86°21'43"E
L48	18.03	N23°08'17"E
L49	5.00	N86°21'43"W
L50	11.94	N23°08'17"E
L51	23.00	N86°21'43"W
L52	5.20	N23°08'17"E
L53	66.91	S23°08'17"W
L54	69.78	N86°48'09"W
L55	111.33	S23°11'51"W
L56	69.90	S86°48'09"E
L57	111.33	S23°08'17"W
L58	36.30	S23°08'17"W
L59	72.98	S86°48'09"E
L60	72.97	N86°48'09"W

LINE	LENGTH	BEARING
L61	76.90	S23°16'41"W
L62	118.50	N86°43'19"W
L63	76.50	N23°16'41"E
L64	118.50	S43°31'12"E
L65	94.64	S86°48'09"E
L66	72.60	S23°11'51"W
L67	94.64	N86°48'09"W
L68	54.33	N23°09'01"E
L69	30.41	S23°09'01"W
L70	5.00	S86°30'59"E
L71	33.30	S23°09'01"W
L72	40.49	N86°47'28"W
L73	9.34	N23°09'01"E
L74	99.34	N86°30'59"W
L75	33.12	N23°09'02"E
L76	4.43	S86°30'58"E
L77	30.82	N23°09'02"E
L78	53.67	S23°09'02"W
L79	99.36	N86°30'58"W
L80	10.11	S23°09'02"E
L81	39.83	N86°47'28"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	23.18	25.00	12.50	53°07'48"
C2	67.03	175.00	33.93	21°36'30"
C3	50.48	175.00	25.41	18°31'12"
C4	99.04	225.00	29.89	18°02'05"
C5	27.19	225.00	13.58	8°24'47"
C6	87.79	100.00	42.13	26°12'29"

ADDRESS	
LOT 1	LEE HIGHWAY
LOT 1	AUBURY WAY
LOT 1	CHESTERTON WAY
LOT 3	AUBURY WAY
LOT 5	AUBURY WAY
LOT 11	BRADMORE LANE
LOT 17	BRADMORE LANE
LOT 17	AUBURY WAY
LOT 18	LEE HIGHWAY
LOT 18	BRADMORE LANE
LOT 18	AUBURY WAY
LOT 19	BRADMORE LANE
LOT 20	BRADMORE LANE
LOT 21	BRADMORE LANE
LOT 22	BRADMORE LANE
LOT 23	BRADMORE LANE
LOT 23	AUBURY WAY
LOT 23	CHESTERTON WAY
LOT 24	BRADMORE LANE
LOT 25	BRADMORE LANE
LOT 26	CHESTERTON WAY



RECEIVED

OCT 26 2015

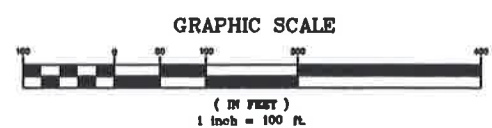
Chattanooga Hamilton County
Regional Planning Agency
Development Services

FINAL PLAT

CAMBRIDGE SQUARE

LOTS 1, 3, 5, 11, 17 THRU 26
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 9-25-2015	Drawn: BOON	
Scale: 1" = 100'	Checked: DLM	Job#: 15-125
DAVID MATHEWS SURVEYING		
1850 HANSELL ROAD CHATTANOOGA, TN 37405 TEL: 423-670-9871		



Land Project: 152 BARRETT PARKWAY-GEORGETOWN LOTS 1,3,5,11,17 & 19-26 PLATING 9/25/2015 8:57:37 AM EDT