

RESOLUTION NO. 24543

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE REUNION PLANNED UNIT DEVELOPMENT, PHASE 2, ON A TRACT OF LAND LOCATED AT 00000 MORRIS LANE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Chattanooga City Council approved the Preliminary Planned Unit Development Plan on a tract of land located at 00000 Morris Lane for the East Haven Planned Unit Development, now known as The Reunion Planned Unit Development, on July 8, 2003 in Resolution No. 23862; and

WHEREAS, A Final Planned Unit Development Plan has been submitted for Phase 2, Lots 6-22 and 116-132, which substantially conforms to the Preliminary Planned Unit Development Plan and the Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Council approve the attached Final Planned Unit Development Plan for The Reunion Planned Unit Development, subject to certain conditions.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Final Planned Unit Development Plan for The Reunion Planned Unit Development (formerly known as the East Haven Planned Unit Development) located on a tract of land located at 00000 Morris Lane, more particularly described as follows:

Part of an unplatted tract of land located at 00000 Morris Lane
being shown as Tract 2 of the Morris Property Boundary Survey,
and being part of the property described in Deed Book 1921, Page
558, ROHC. Tax Map 171G-A-002.05.

be and hereby is approved.

BE IT FURTHER RESOLVED, That there be and hereby is granted a Special Exceptions
Permit for the development of The Reunion Planned Unit Development, as shown on and in
accordance with the attached Final Planned Unit Development Plan, including any and all notes
and conditions referenced on such Plan.

ADOPTED: September 6, 2005

AKS/add

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT.
 DATE: _____
 BY: _____
 TITLE: _____
 CHATTANOOGA COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

MISSISSIPPI STATE PLANE COORDINATES (NAD 83)
 COORDINATES:
 NORTHING: 2417254.6
 EASTING: 2227316.5
 CORNER: 2417254.6
 NORTHING: 243084.7
 EASTING: 2228338.73

I hereby certify that I have reviewed the
 plan of subdivision and describe the roads
 and easements shown thereon and that there
 are no encumbrances on the property dedicated

DIVISION
 Planning Development Category
 200A Hamilton County
 Chattanooga, TN 37405-1200
 (423) 263-4408

I hereby certify that I have reviewed the
 property and I hereby certify
 to the best of my knowledge and belief and
 that the ratio of precision of the unadvised
 survey is 1:100,000 as shown herein.
 This is a Class I survey.

Emp. Engineering, Geomatics (James G. Cook P.L.S.)
 6210-B Dayton Blvd.
 Chattanooga, TN 37405
 423-887-9185 Fax

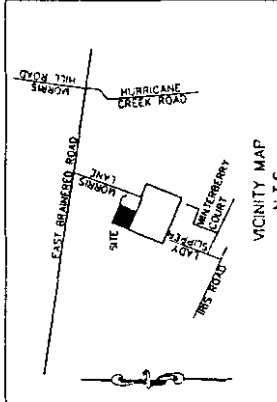
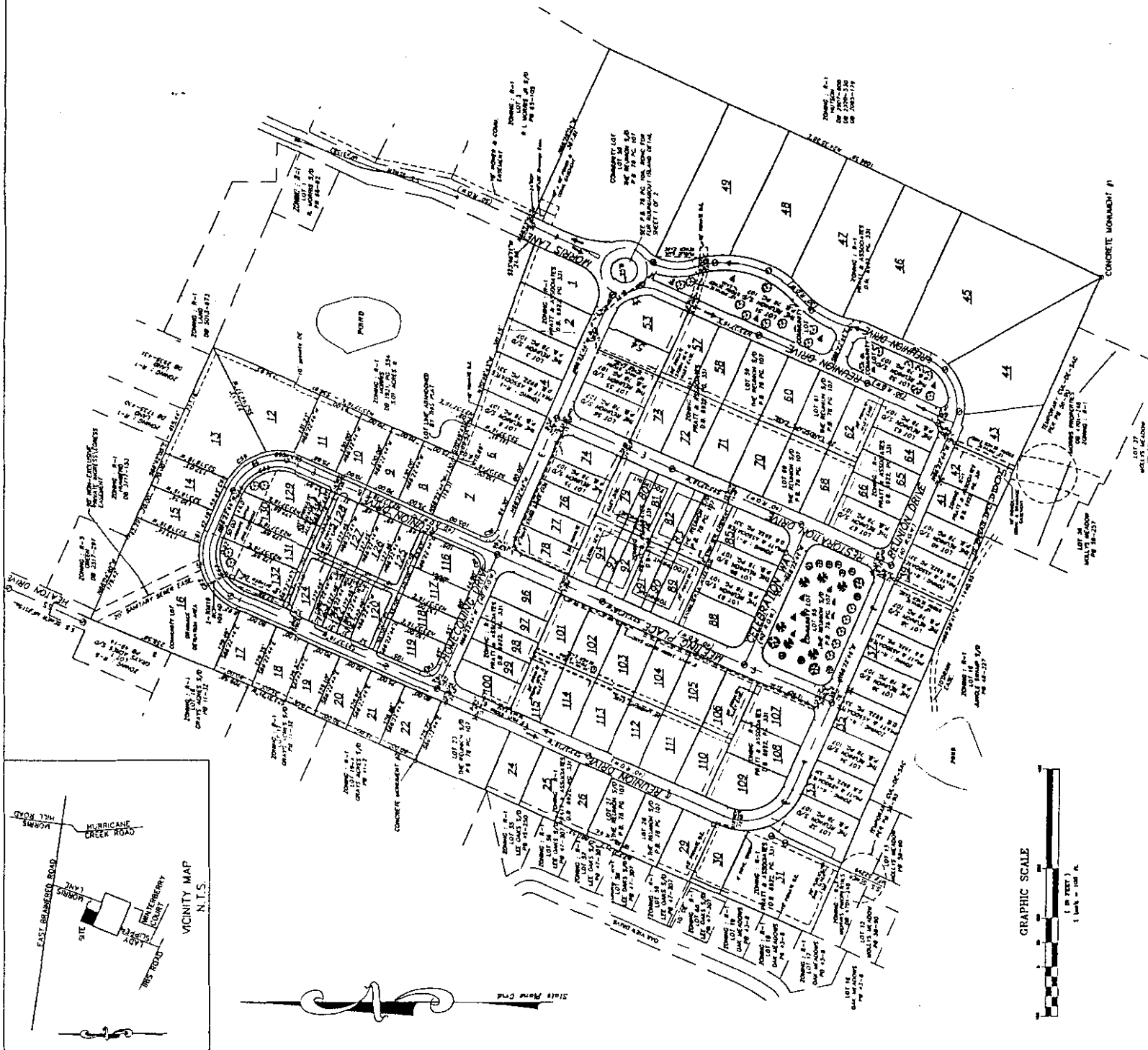
GENERAL NOTES

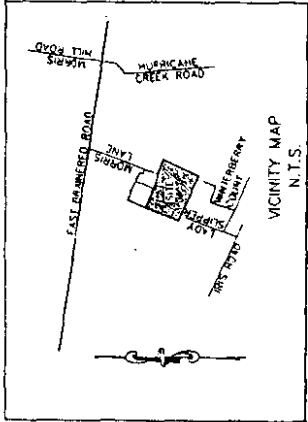
1. Public Utility Services are available by gravity flow.
2. Area Subdivided: 42.36 Acres.
3. The plat includes D.E. 8827, P.L. 337 RD/C.
4. Water Supply: Treatment American Water Co.
5. The subdivision has been established in accordance to the design
 standards of the Chattanooga Subdivision Regulations.
 (STREET VARIANCES BY CASE #118-02)
6. For map #11764-4.
7. Public Utility Services are available by gravity flow.
8. City Ordinance No. 1842 setting Storm Water Runoff and Erosion
 Control and applies to any discharge of water from this subdivision.
9. There is a 10' Non-Exclusive Utility Easement, Statement of Easement
 Easement required along all road right-of-way.
10. A building setback line area of unimproved public streets is a min. 10 feet
 and a min. 15 feet for streets with a min. 25 feet
 a. frontage setback shall be at least 10 feet
 b. other than setbacks, no other setbacks are required.
11. The City of Chattanooga is not responsible for construction of easement utilities
 systems (lighting, drainage, storm water, drainage, telecommunications, private
 communications or any private), facility, including or implying their use
 community use.
12. The City of Chattanooga is not responsible for installation or maintenance of
 easement, utility or drainage as not shown or any record of the subdivision.
13. There is a 10' Non-Exclusive Utility easement between lots 81 and 82 and lots 91 and 92
 along the north line of lot 80. This drainage easement is substantially abstracted of line for many feet
 as compared to what is shown on this plat. This drainage easement is substantially abstracted of line for many feet
 as compared to what is shown on this plat. This drainage easement is substantially abstracted of line for many feet
 as compared to what is shown on this plat.
14. The reviewer 108 year flood elevation is 746.

RECEIVED
 FINAL PLAT
 Planned Unit Development
 DATE: 08-09-03
 SCALE: 1" = 50'
 CHECKED: J. G. C.

The Reunion S/D
 Phase 1 & Phase 2
 Phase 2 -- Lots 6-22 & 116-132

Chattanooga, Hamilton County, Tennessee
 Date: 08-09-03
 Scale: 1" = 50'
 Checked: J. G. C.
 COOP ENGINEERING GROUP
 8210-B Dayton Blvd.
 Murfreesboro, TN 37135





GENERAL NOTES:
 1. Platting Case No. 171
 2. Area Subdivided - 42.34 Acres
 3. The plat subdivision D.B. 8922, Pg. 371A/0AC
 4. Water Supply - Tennessee American Water Co.
 5. This subdivision has been developed in accordance to the design standards of the Chattanooga Subdivision Regulations. (STREET REQUIREMENTS OF CASE NO. 171C-A)
 6. See Map #171C-A.
 7. Public Sewerage Systems are available by gravity flow.
 8. City Ordinance No. 9942 entitled Storm Water Runoff and Erosion Control shall apply to any outcrops of same from this subdivision or property.
 9. No fill material can be placed in a disconnected drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 10. The requirements of the Chattanooga Zoning Ordinance, there shall be constructed sidewalks or an equivalent paved pedestrian circulation system (minimum width of sidewalk shall be 5').
 11. Total lots = 99
 12. Lots 1-6, 24-49, 53-78, 85-86, 96-113 to be used for detached single family dwellings and accessory uses only.
 13. There is a 10' Non-Exclusive Utility Easement, Sewerage Easement & Drainage Easement reserved along all road right-of-way.
 14. a. building setback line from all dedicated, public streets is a min. 10 feet
 b. rear setback line for lots 1-6 and 23-50 is a min. 25 feet
 c. front setback line for lots 1-6 and 23-50 is a min. 25 feet
 d. front setback buildings must be at least 10 feet
 e. other than above, no other setbacks are required
 15. The Chattanooga Board of Zoning Appeals Case No. 2160-03, the 40' setbacks are to have 24' of parking and the 30' streets are to have 18' of parking.
 16. The City of Chattanooga is not responsible to construct or maintain private sewerage systems, private fire hydrants, private water mains, private storm sewers, private utility lines, or other infrastructure, unless otherwise stated in this plat.
 17. The City of Chattanooga is not responsible to construct or maintain any ground, utility or placement on any right-of-way owned or the municipality.
 18. No part of parking onto Items Line is permitted from lots 1 or 50.
 19. No building of any kind is permitted on Community Lot 23.
 20. Community Lot 23 is to be used for drainage, drainage detention, utility or private management purposes only. The entire area of Community Lot 23 is a drainage retention area easement. Community Lots 23, 50-52, & 85 are jointly owned by the lot owner in the Planned Unit Development as indicated by the subdivision restrictions. The lot owners in the Planned Unit Development are responsible for any maintenance expenses at Community Lots 23, 50-52, & 85.
 21. Drainage retention areas and facilities installed by the developer cannot be altered or changed in any way without permission from the Chattanooga City Engineer.
 22. There is a 10' Non-Exclusive Utility easement between lots 81 and 82 and lots 91 and 92.
 23. A 10' private drainage easement is reserved along the rear lines of lots 23, 32-38, 41-50 and along the north line of lot 50. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
 24. The roundabout island is dedicated to the City of Chattanooga as road right-of-way by this plat.
 25. The nearest 100 year flood elevation is 740.

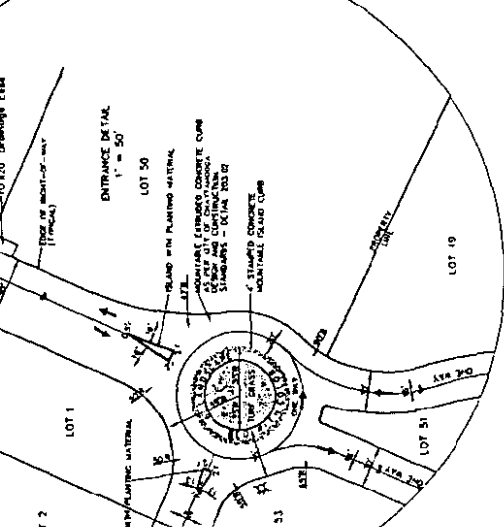
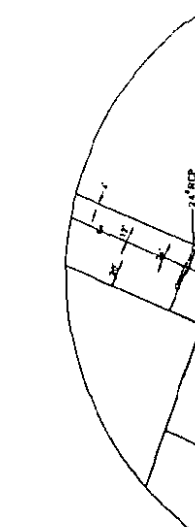
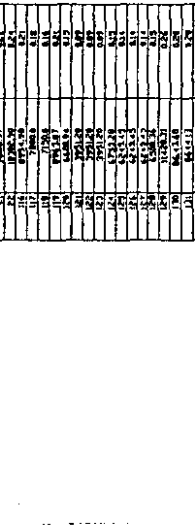
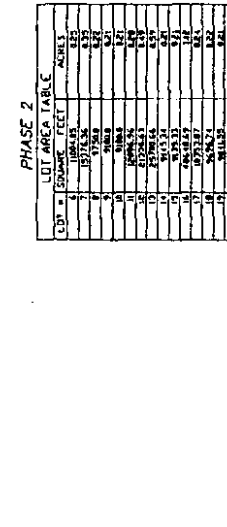
I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plat of subdivision and subdivision as no encumbrances on the property subjected.

OWNER:
 Chattanooga Development Company
 6210-B Boyton Blvd.
 Chattanooga, TN 37413
 (423) 285-4408

PHASE 2

LOT AREA TABLE

CDP #	ACRES	SQ. FEET
1	1.00	108,900
2	1.00	108,900
3	1.00	108,900
4	1.00	108,900
5	1.00	108,900
6	1.00	108,900
7	1.00	108,900
8	1.00	108,900
9	1.00	108,900
10	1.00	108,900
11	1.00	108,900
12	1.00	108,900
13	1.00	108,900
14	1.00	108,900
15	1.00	108,900
16	1.00	108,900
17	1.00	108,900
18	1.00	108,900
19	1.00	108,900
20	1.00	108,900
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47	1.00	108,900
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85	1.00	108,900
86	1.00	108,900
87	1.00	108,900
88	1.00	108,900
89	1.00	108,900
90	1.00	108,900
91	1.00	108,900
92	1.00	108,900
93	1.00	108,900
94	1.00	108,900
95	1.00	108,900
96	1.00	108,900
97	1.00	108,900
98	1.00	108,900
99	1.00	108,900



PHASE 2

CDP #	ACRES	SQ. FEET
1	1.00	108,900
2	1.00	108,900
3	1.00	108,900
4	1.00	108,900
5	1.00	108,900
6	1.00	108,900
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42	1.00	108,900
43	1.00	108,900
44	1.00	108,900
45	1.00	108,900
46	1.00	108,900
47	1.00	108,900
48	1.00	108,900
49	1.00	108,900
50	1.00	108,900
51	1.00	108,900

I hereby certify that I have surveyed the property shown herein. That this is correct and that the area shown on this plat is the true and correct area of the unadjusted survey records 1 per 10,000 as shown herein. This is a Certified Survey.

Surveyor:
 James G. Corp. R.L.S.
 6210-B Boyton Blvd.
 Mission, TN 37133
 (423) 647-1100 Fax

RECEIVED
 MAY 10 2005
 GIS DEPT.
 PLANNED UNIT DEVELOPMENT

THE REUNION SUBDIVISION

PHASE 1 & PHASE 2

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 01-10-05
 Scale: 1" = 100'
 Drawn: J. Tom
 Checked: J. Tom

CHATTANOOGA ENGINEERING GROUP
 6210-B Boyton Blvd.
 Mission, TN 37133
 (423) 647-1100 Fax

Sheet No. 1 of 1
 Date: 01/10/05

THIS PROPERTY LIES ABOVE THE 100 YEAR FLOOD AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - MAP NUMBER 470650069 DATED 11/7/02

P.U.D.: The Reunion Planned Unit Development
Phase 2
Lots 6-22 and 116-132

CASE NO.: 2003-088

DEVELOPER: Chattanooga Development Company

SURVEYOR: Copp Engineering Group

ENGINEER: Copp Engineering Group

DATE OF SUBMITTAL: May 10, 2005

STATUS: Final Planned Unit Development Plan

A. Planning Commission Requirements

1. Delete phase 1 from the plat of phase 2 to be recorded. Phase 1 was recorded on June 20, 2005, by Plat Book 79, Page 135.
2. The plan shows area added to lot 6. This is a major change to the P.U.D. plan which requires a "de-novo" submittal to the Planning Commission and new action by the City Council. Consequently, delete lot 6 from this plat or this plat cannot be recorded until the City Council has approved a new p.u.d. submittal for the revised line of lot 6. Lot 6 without the addition was recorded in Plat Book 79, Page 135.
3. Add the following engineer's statement and have it signed by an engineer: "I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plan and the design meets proper engineering criteria". Add the seal of the engineer.
4. Label the easement at the rear of lots 17-22 as a private drainage easement.
5. Show the sewer easement in lot 16 as a 20' public sanitary sewer easement.
6. Change the area subdivided to be only the area of Phase 2.

7. Show the tax map number as 171G-A-2.5.
8. Change note 10 to the following: "The following are minimum building setbacks:
 - a. Minimum 25' building setback from the rear lines of lots 6 and 8-22.
 - b. Minimum 10' building setback from all dedicated, public streets.
 - c. Free-standing buildings must be at least 10' apart.
 - d. Other than above, no other setbacks are required."
9. Label the 20' private alley easement in lots 116-120 and 125 as such.
10. Delete note 13 since lots 81, 82, 91 and 92 are not in Phase 2.
11. Delete note 14 since none of the mentioned lots are in Phase 2.
12. Change the plat reference of adjoining lots in Reunion P.U.D. to Plat Book 76, Page 135.
13. On sheet 1 of 2, change the area in note 2 to be only the area of Phase 2.
14. On sheet 1 of 2, change note 11 to indicate that Phases 1 and 2 have 132 dwelling units in 42.36 acres with a density of 3.12 units per acre.
15. On sheet 1 of 2, change note 12 to indicate that lots 6-26, 116-120 and 124-132 to be used for detached single-family houses and accessory uses only with one house per lot. Lots 121-123 are to be used for townhouse and accessory uses only with one unit per lot.
16. On sheet 1 of 2, delete notes 18, 21 and 22 since none of the mentioned lots is in Phase 2.
17. On sheet 1 of 2, change note 14 to be the same as note 10 on sheet 2 of 2. Both notes establish the same building setbacks.

18. Delete pavement lines.
19. On sheet 1 of 2, add Community Lot 16 to the community lots mentioned.

B. Chattanooga Development Director Requirements

1. Add the following note: "The owners of lots 1-132 are responsible to maintain drainage detention facilities".
2. Add the following note: "Drainage detention areas and facilities installed by the developer cannot be filled, altered or changed in any way without permission from the City Engineer".

C. Chattanooga Storm Water Requirements

1. Change the 15' private drainage easement in lots 124 and 132 to a 15' private storm sewer easement.
2. Change the 20' private drainage and alley easement in lots 124 and 128-132 to a 20' private storm sewer and alley easement.

D. Chattanooga Fire Department Requirements

1. Show on the plat and install a fire hydrant at the lot line between lots 15 and 16 or the lot line between lots 131 and 132.