



**A RESOLUTION APPROVING WITH CONDITION SUBDIVISION APPLICATION NUMBER 2015-33,
A PRELIMINARY PLAT-SKYFALL SUBDIVISION A PLANNED UNIT DEVELOPMENT (PUD),
LOTS 1 THRU 32**

WHEREAS, Northpointe Surveying and Passpointe Engineering submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Preliminary Plat for Skyfall Subdivision a PUD, Lots 1 thru32; and,

WHEREAS, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 160-037.04 and 037.05; and,

WHEREAS, on August 10th, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Preliminary Plat,

WHEREAS, all materials submitted and related to the Preliminary Plat have been reviewed by utilities, Hamilton County Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the Hamilton County Subdivision Regulations; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed Preliminary Plat;

WHEREAS, there was no opposition present for the application for the Preliminary Plat.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 10th, 2015 does hereby approve the Preliminary Plat of Skyfall Subdivision A PUD, Lots 1 thru 32 **subject to the submittal and approval of public sanitary sewer by WWTA.**

Please correct any required additional corrections, modifications, and notes as outlined in the RPA Staff Report and Recommendation to the Chattanooga-Hamilton County Regional Planning Commission with the submission of the Final Plat for review and consideration.

A copy of the approved Preliminary Plat is hereby attached as part of this Resolution.

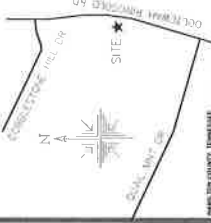
Approved this 11th Day of August 2015

Respectfully Submitted

A handwritten signature in black ink that reads 'Bryan Shults'.

Bryan Shults, Principal Planner

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 CHATTANOOGA COUNTY REGIONAL
 PLANNING COMMISSION
 BY _____
 HAMILTON COUNTY HWY 51
 DATE _____



LEGEND

- 1. EXISTING PAVEMENT
- 2. AREA LARGER THAN 100 SQ. YD. SHALL BE PAVED WITH ASPHALT CONCRETE
- 3. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CROSSINGS ARE SHOWN CORRECTLY AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION
- 4. THIS PLAN SUBSTITUTES THE PROPERTY LINES AS SHOWN ON THE SURVEY OF THE SITE
- 5. THE ADDITION AND DELETION OF POINTS ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- 6. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED
- 7. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
- 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 9. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
- 10. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
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- 15. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
- 16. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
- 17. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
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- 19. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED
- 20. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS OTHERWISE NOTED

DESIGNED BY: [NAME]
 DRAWN BY: [NAME]
 CHECKED BY: [NAME]
 DATE: [DATE]

SKYFALL SUBDIVISION
 PLANNED UNIT DEVELOPMENT
 DEED BOOK 1034 PAGE 747
 LOT 2, CHATEAU HILLS HOVISON
 PLAT BOOK 33 PAGE 31
 HAMILTON COUNTY, TENNESSEE

SCALE: 1" = 20'

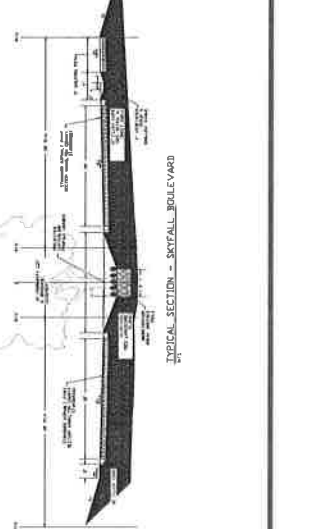
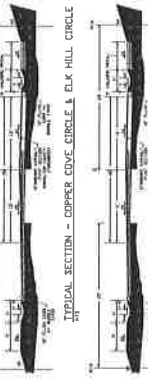
DATE: _____

BY: _____

FOR: _____

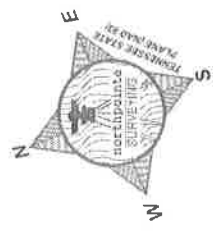
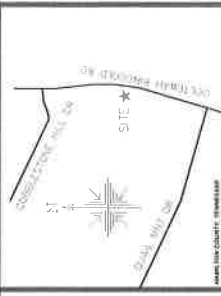
CURVE	CURVE TABLE			CHORD BEARING	CHORD LENGTH
	RADIUS	LENGTH	TANGENT		
C31	40.00	40.00	22.38	N172°21'57"W	38.90
C32	17.00	17.00	9.63	N89°52'42"W	11.82
C33	12.00	17.33	11.63	N69°52'42"W	11.82
C34	25.00	17.33	9.63	N89°52'42"W	11.82
C35	40.00	40.00	22.38	S171°12'10"E	44.12
C36	40.00	40.00	22.38	S171°12'10"E	44.12
C37	40.00	40.00	22.38	S171°12'10"E	44.12
C38	40.00	40.00	22.38	S171°12'10"E	44.12
C39	40.00	40.00	22.38	N67°45'28"W	57.99
C40	125.00	84.88	44.12	N67°45'28"W	83.26
C41	200.00	84.88	44.12	N67°45'28"W	64.86
C42	200.00	84.88	44.12	N67°45'28"W	42.72
C43	125.00	84.88	44.12	N67°45'28"W	83.26
C44	125.00	84.88	44.12	N67°45'28"W	83.26
C45	125.00	84.88	44.12	N67°45'28"W	83.26
C46	125.00	84.88	44.12	N67°45'28"W	83.26
C47	125.00	84.88	44.12	N67°45'28"W	83.26
C48	125.00	84.88	44.12	N67°45'28"W	83.26
C49	125.00	84.88	44.12	N67°45'28"W	83.26
C50	125.00	84.88	44.12	N67°45'28"W	83.26
C51	125.00	84.88	44.12	N67°45'28"W	83.26
C52	125.00	84.88	44.12	N67°45'28"W	83.26
C53	125.00	84.88	44.12	N67°45'28"W	83.26
C54	125.00	84.88	44.12	N67°45'28"W	83.26
C55	125.00	84.88	44.12	N67°45'28"W	83.26
C56	125.00	84.88	44.12	N67°45'28"W	83.26
C57	125.00	84.88	44.12	N67°45'28"W	83.26
C58	125.00	84.88	44.12	N67°45'28"W	83.26
C59	125.00	84.88	44.12	N67°45'28"W	83.26
C60	125.00	84.88	44.12	N67°45'28"W	83.26
C61	125.00	84.88	44.12	N67°45'28"W	83.26
C62	125.00	84.88	44.12	N67°45'28"W	83.26
C63	125.00	84.88	44.12	N67°45'28"W	83.26
C64	125.00	84.88	44.12	N67°45'28"W	83.26
C65	125.00	84.88	44.12	N67°45'28"W	83.26
C66	125.00	84.88	44.12	N67°45'28"W	83.26
C67	125.00	84.88	44.12	N67°45'28"W	83.26
C68	125.00	84.88	44.12	N67°45'28"W	83.26
C69	125.00	84.88	44.12	N67°45'28"W	83.26
C70	125.00	84.88	44.12	N67°45'28"W	83.26
C71	125.00	84.88	44.12	N67°45'28"W	83.26
C72	125.00	84.88	44.12	N67°45'28"W	83.26
C73	125.00	84.88	44.12	N67°45'28"W	83.26
C74	125.00	84.88	44.12	N67°45'28"W	83.26
C75	125.00	84.88	44.12	N67°45'28"W	83.26
C76	125.00	84.88	44.12	N67°45'28"W	83.26
C77	125.00	84.88	44.12	N67°45'28"W	83.26
C78	125.00	84.88	44.12	N67°45'28"W	83.26
C79	125.00	84.88	44.12	N67°45'28"W	83.26
C80	125.00	84.88	44.12	N67°45'28"W	83.26

LINE	BEARING		LENGTH
	BEARING	LENGTH	
L1	S80°28'07"W	20.12	
L2	S82°11'32"E	16.37	
L3	N62°14'53"E	5.87	
L4	S72°44'03"E	13.44	
L5	S72°44'03"E	11.94	
L6	S72°44'03"E	11.94	
L7	S72°44'03"E	11.94	
L8	S72°44'03"E	11.94	
L9	N62°14'53"E	21.87	
L10	N62°14'53"E	14.82	
L11	N77°02'30"W	16.00	
L12	S33°30'30"W	16.00	
L13	S33°30'30"W	16.00	
L14	S33°30'30"W	16.00	
L15	S33°30'30"W	16.00	
L16	S33°30'30"W	16.00	
L17	S33°30'30"W	16.00	
L18	S33°30'30"W	16.00	
L19	S33°30'30"W	16.00	
L20	S33°30'30"W	16.00	
L21	S33°30'30"W	16.00	
L22	S33°30'30"W	16.00	
L23	S33°30'30"W	16.00	
L24	S33°30'30"W	16.00	
L25	S33°30'30"W	16.00	
L26	S33°30'30"W	16.00	
L27	S33°30'30"W	16.00	
L28	S33°30'30"W	16.00	
L29	S33°30'30"W	16.00	
L30	S33°30'30"W	16.00	

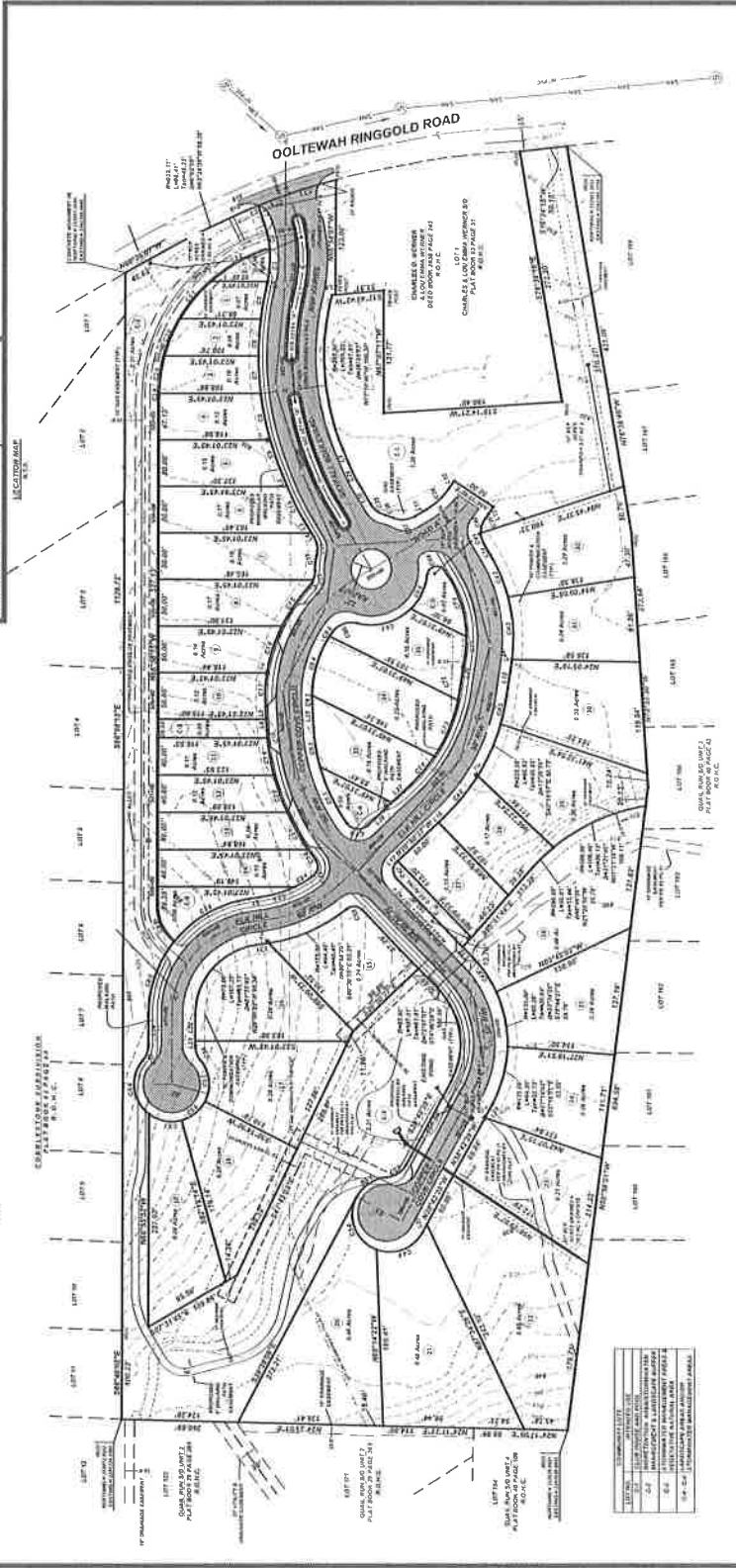


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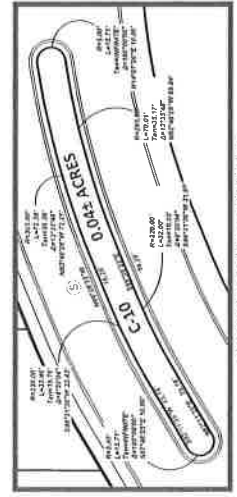
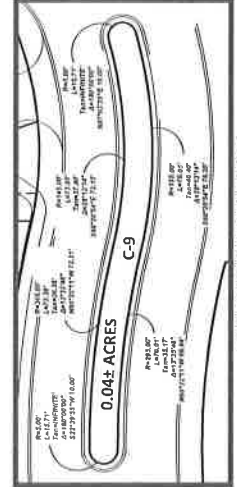
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DATE: _____



LEGEND
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NO.	DESCRIPTION
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT



PRELIMINARY PLAT
PLANNED UNIT DEVELOPMENT
DEED BOOK 1024 PAGE 747
LOT 2, CHATEAU AT RINGOLD SUBDIVISION
PLAT BOOK 033 PAGE 313
HAMILTON COUNTY, TENNESSEE

DATE: _____
SCALE: 7" = 80'
SHEET NO. 2 OF 2



NO.	DESCRIPTION
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT

SECTION C-9
COMMUNITY LOT # 9 URBAN/RESIDENTIAL DETAIL "A"

SECTION C-10
COMMUNITY LOT # 10 URBAN/RESIDENTIAL DETAIL "B"