



RESOLUTION NO. 2016-041

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-041,
A REQUEST FOR A FINAL PLAT FOR PINE HILL RIDGE SUBDIVISION
LOTS 1 THRU 4**

WHEREAS, Jim Richmond Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Final Plat for Pine Hill Ridge Subdivision Lots 1 thru 4; and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 174-032.01; and,

WHEREAS, on August 8th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Final Plat; and,

WHEREAS, all materials submitted and related to the Final 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 Final Plat; and,

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

NOW THEREFORE, BE IT RESOLVED that the Chattanooga-Hamilton County Regional Planning Commission, on August 8th, 2016 does hereby approve the Final Plat for Pine Hill Ridge Subdivision Lots 1 thru 4.

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

Approved this 9th Day of August 2016

Respectfully Submitted



Bryan Shults, Principal Planner

JUL 25 2016

APPROVED FOR THE CITY OF HAMILTON
BY THE CITY ENGINEER
DATE: 7/25/16

FINAL PLAT
PINE HILL RIDGE
SECOND CIVIL DISTRICT, HAMILTON
COUNTY, TENNESSEE
DATE: 6-10-2016 SCALE: 1"=100'



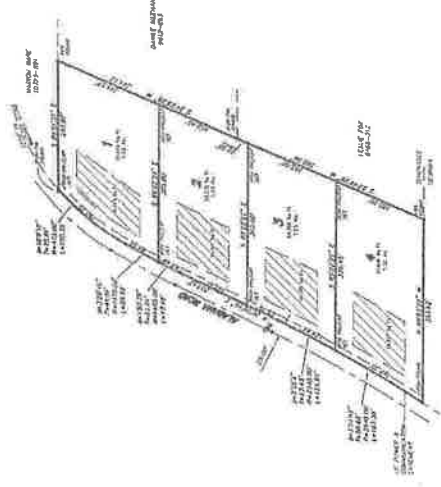
NOTES:

1. PROPERTY ZONED: A-1
2. TOTAL AREA DIVIDED: 4.86 AC.
3. THIS SUBDIVISION IS BEING LAYED OUT IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
4. THESE NUMBERS IDENTIFY PROPERTY RECEIVED BY THESE RECORDS: 18-10847-30A, 30B, 30C
5. 1" = LOT NUMBER
6. THE GOVERNMENT OF HAMILTON COUNTY DOES NOT CERTIFY UTILITIES OR UTILITY CONNECTIONS.
7. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DISPOSITION OF SEWAGE. THE HATCHED AREA IS 20 FEET WIDE AND 20 FEET DEEP. THE TOTAL LENGTH OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER, WILL BE CONSIDERED AS A RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
8. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER FEMA MAP # 47060000100G, DATED 7-10-2010.
9. 100 FEET WITHOUT WRITTEN APPROVAL FROM HAMILTON COUNTY ENGINEER.
10. CONSTRUCTION OF THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BECOME FINAL AND VOID IF NOT CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
11. HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE 5500 GALLON BE FIELD LOCATED BY A SUBDIVISION ENGINEER TO BE CONSTRUCTED IN ACCORDANCE WITH COMPLIANCE WITH THE REGULATIONS DURING ZONING SITE VISIT.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER FEMA MAP # 47060000100G, DATED 7-10-2010.

OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FULL POSSESSION OF THIS PROPERTY.

DATE _____
SIGNATURE OF OWNER _____
ADDRESS _____
PHONE: (423) 255-1025



SURVEYORS CERTIFICATE
I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM THE SURVEYOR OF THIS PLAT. I HAVE BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, TENNESSEE, AND MY LICENSE NUMBER IS 11111. I HAVE BEEN LICENSED IN THE STATE OF TENNESSEE SINCE 11/11/11. I HAVE BEEN LICENSED IN THE STATE OF TENNESSEE SINCE 11/11/11. I HAVE BEEN LICENSED IN THE STATE OF TENNESSEE SINCE 11/11/11.

RICHMOND SURVEYING CO.
383 1st STREET, SW
CLEVELAND, TN, 37311
PHONE: (423) 479-7749