

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2016-041	PC Meeting Date: 08-08-16
Subdivision Name:	Pine Hill Ridge Subdivision	
	Lots 1 thru 4	
Applicant Request:	Final Plat	
Property Location:	3803 Alabama Road	
Property Owner:	Bill Hullander	
Applicant:	Richmond Surveying	
Total Acreage:	4.96 Acres	
Proposed Density:	0.80 dwelling units per acre	
Tax Map Number:	174-032.01	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	APPROVE as a Final Plat	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

There are no additional comments or notes.

Additional Comments and Notes

There are no additional comments or notes.

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 WWTAs, 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 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. This property is not located within the Hamilton County Water Quality Program boundary.
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 Bishop at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

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1. Sanitary sewers are not available. Submit plans to the Hamilton County Groundwater Protection for review and approval of septic tanks on the property.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Add street addresses. Hamilton County GIS will assign street addresses after the Final Plat is approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. 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.
3. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

1. Outside of EPB Service Boundary.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers or the Fire Department. Please check with the appropriate utility provider and Fire Department 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. 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.
 3. 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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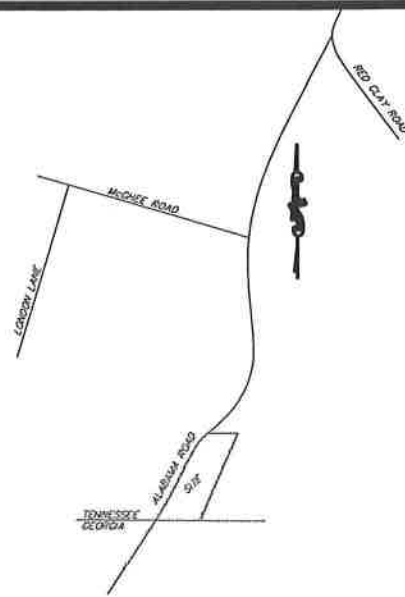
FINAL PLAT

PINE HILL RIDGE

SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE

DATE: 6-10-2016 SCALE: 1"=100'

GRAPHIC SCALE



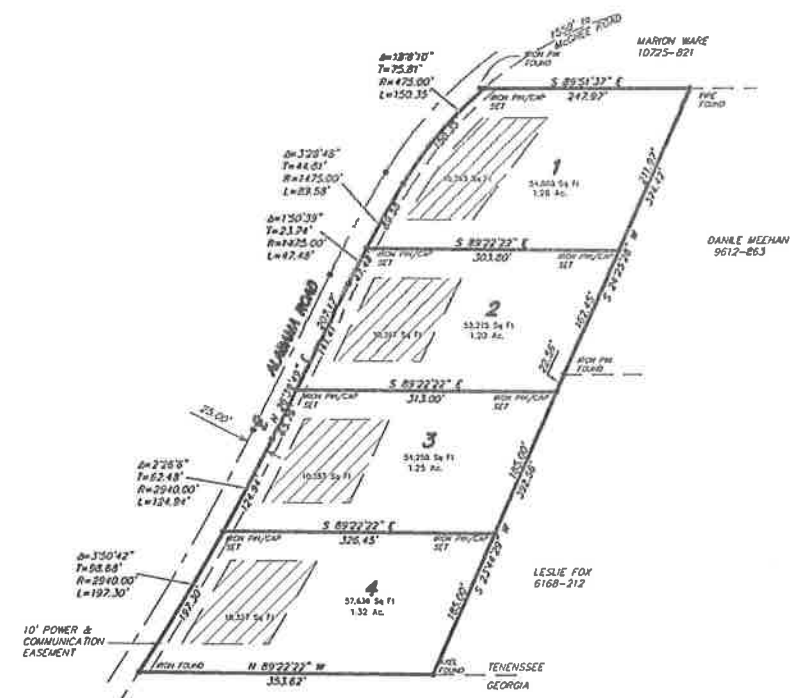
LOCATION MAP

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE:.....
BY:.....
HAMILTON COUNTY GROUND WATER PROTECTION
DATE:.....
BY:.....
JURISDICTIONAL AUTHORITY
DATE:.....
BY:.....
CHAIRMAN/AM CNTY REGIONAL
PLANNING COMMISSION
DATE:.....
BY:.....

JUL 25 2016

NOTES:

1. PROPERTY ZONED: A-1
2. TOTAL AREA DIVIDED: 4.96 AC
3. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 10647-304, ROHCT
5. 1 = LOT NUMBER
6. TAX ID: 174-32.01
7. THE GOVERNMENT OF HAMILTON COUNTY DOES NOT CERTIFY UTILITIES OR UTILITY CONNECTIONS.
8. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DUPLICATION AREA EASEMENT. ANY CUTTING, FILLING OR CONSTRUCTION WITHIN TEN (10) FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUND WATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
9. ALL LOTS APPROVED FOR A MAXIMUM NUMBER OF FOUR (4) BEDROOMS.
10. NO POOLS WITHOUT WRITTEN APPROVAL FROM HAMILTON COUNTY GROUND WATER PROTECTION.
11. ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BECOME NULL AND VOID IF THE HOME IS CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
12. HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE SSDS EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO PERMIT ISSUANCE IF WE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.
13. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER FEMA MAP # 47065C0510G, DATED 2-03-2016.



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 FEE SIMPLE OF THIS PROPERTY.

WILLIAM F. HURLANDER
10944 LONDON LANE
APISON, TN. 37302
PHONE: 423-575-7070

DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/11,200, AS SHOWN HEREON.

RICHMOND SURVEYING CO.
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: (423) 479-7749