



**A RESOLUTION APPROVING SUBDIVISION APPLICATION 2015-004
A PRELIMINARY PLAT-ROCK CREEK ESTATES SUBDIVISION
LOTS 1 THRU 29**

WHEREAS, Copp Engineering has submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Preliminary Plat for Rock Creek Estates Subdivision, Lots 1 thru 29, and,

WHEREAS, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 015-008.04 and 008.05; and,

WHEREAS, on January 12, 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, no one was present in opposition to the application for the Preliminary Plat.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 12, 2015 does hereby approve the Preliminary Plat of Rock Creek Estates Subdivision Lots 1 thru 29. 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.

Just as a reminder, approval of the Preliminary Plat does not mean approval of any other required land disturbing permit, or any civil/construction plans for review by other departments and agencies.

A copy of the approved Preliminary Plat of Rock Creek Estates Subdivision Lots 1 thru 29 is hereby attached as part of this Resolution.

Approved this 12th Day of January 2015

Respectfully Submitted



Bryan Shults, Principal Planner

APPROVED FOR RECORDING
 DATE: _____
 HAMILTON COUNTY GROUNDWATER
 PROTECTION
 JARVIS/STONER AUTHORITY
 DATE: _____
 PLANNING COMMISSION

I hereby certify that I have prepared the
 plat and subdivision map shown on this plat and that the same
 conform to the provisions of the Tennessee
 Code, and that the same are correct and
 true to the original survey.

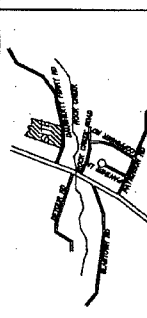
DATE: _____
 COUNTY: HAMILTON COUNTY
 CITY: DAYTON, TENNESSEE

I certify that I have reviewed or designed or
 shown on this plat and that the same
 conform to the provisions of the Tennessee
 Code, and that the same are correct and
 true to the original survey.

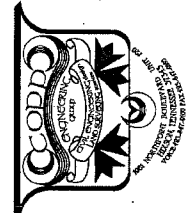
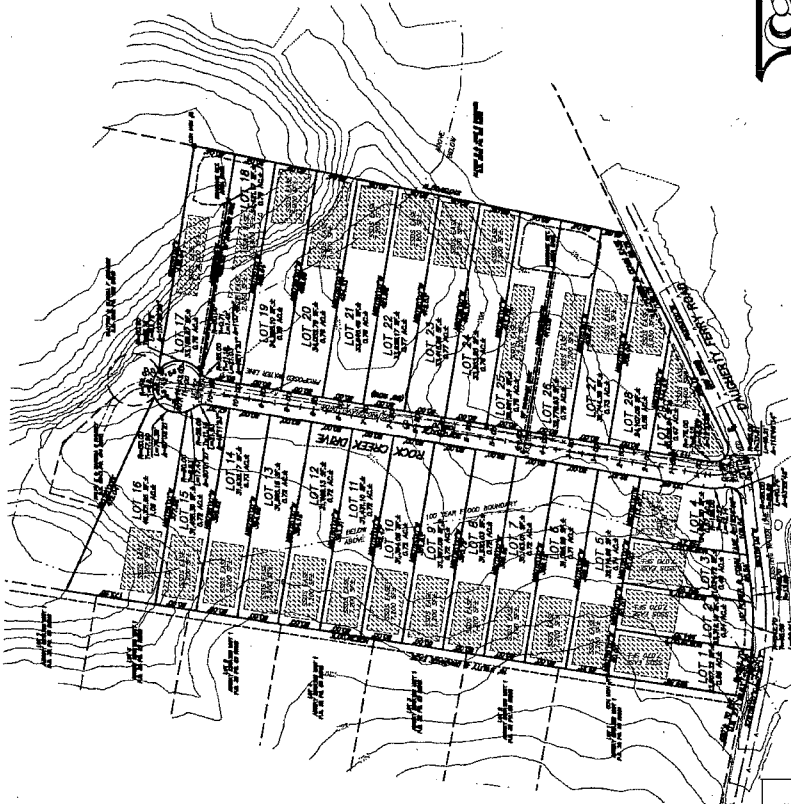
DATE: _____
 COUNTY: HAMILTON COUNTY
 CITY: DAYTON, TENNESSEE

I hereby certify that on the date of the
 recording of this plat and subdivision map
 shown on this plat, I am a duly qualified
 and authorized surveyor in the County of Hamilton,
 Tennessee.

DATE: _____
 COUNTY: HAMILTON COUNTY
 CITY: DAYTON, TENNESSEE



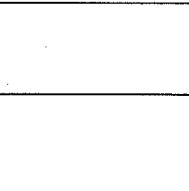
GENERAL NOTES:
 1. Zoned: JA-1 & M-2
 2. The plat subdivisions Dated Book 2780 Page 800 R01C
 3. This plat is developed in accordance to the design standards of the Hamilton County
 Subdivision Regulations.
 4. Area Subdivided: 21.69 Acres ±
 5. Water Supply: Notwaterless
 6. Tax Map # 015 001.04 & 008.09
 7. A portion of this property is below the 100 year flood boundary per FEMA Form Map
 Number #18000C01P dated Nov. 7, 2002. Base Flood Elevation varies from 705 to
 710.
 8. Lots 1 thru 28 are approved for a maximum of three (3) occupants.
 9. Held-in area is a subsurface sewage disposal system and collection area.
 Any filling, filling or construction within 100 feet of this area, beyond the
 100 foot setback, shall require approval from the Hamilton County
 Groundwater Protection and recording of a corrective plat may render the lot
 unsalable.
 10. No pools without prior written approval from the Hamilton County Groundwater
 Protection.
 11. All notes regarding the subsurface sewage disposal system shall become
 null and void if the structure is ever connected to a public sanitary sewer system.
 12. Hamilton County Groundwater Protection may require that the SDES Statement be
 submitted to the Hamilton County Health Department for review and approval in
 compliance with the regulations during our site visit.
 13. The Government of Hamilton County is not responsible for the maintenance of any
 Drainage Easements or any drainage related facilities. And drainage easement area
 easement.
 14. Minimum 20' Redline setback from all drainage easements shown.
 15. The owners of Lots 17, 18, 25, & 28 are responsible for the maintenance of the
 drainage collection area easement.
 16. The developer of the subdivision is responsible for the construction of all proposed
 drainage easements and drainage collection facilities shown on plat.
 17. A 10' private drainage easement shall be reserved along the outside boundary of the
 subdivision except along street frontage. A 5' private drainage easement shall be
 reserved along the inside boundary of the subdivision. These drainage easements shall be
 automatically abandoned if two (2) of lots 100 are constructed or until the plat of the
 easement is recorded.
 18. Drainage easements shall be maintained by the developer until sold and from that
 time on maintained by the property owner.
 19. The government of Hamilton County is not responsible for the maintenance of any
 drainage related easements, drainage collection area, or any other drainage related
 structure of facility.
 20. There is a 10' Power and Communications Easement along the front of all lots
 along Rock Creek Drive.
 21. Topographical information provided by survey data and Hamilton County GIS
 Mapping Service.
 22. Proposed use of Lots: Detached Single Family Homes



PRELIMINARY PLAT
ROCK CREEK ESTATES
 LOTS 1 thru 28

CHAS. LEZZAR
 Surveyor
 1000 S. 10th St.
 Dayton, TN 37523
 Phone: 615-251-8383
 Fax: 615-251-8383

TENNESSEE STATE PLANE GRID COORDINATES (MAD 83)
 HAMILTON COUNTY
 COORDINATE SYSTEM
 EASTING: 1232685.47
 NORTHING: 456789.12



GRAPHIC SCALE
 1 inch = 100 ft.

RECEIVED
 DEC 22 2014
 Chattanooga, Hamilton County
 Regional Planning Agency
 Planning Services