Chattanooga-Hamilton County
Regional Planning Agency

1250 Market Street, Suite 2000
Chattanooga, TN 37402

423.643.5900

A RESOLUTION APPROVING SUBDIVISION APPLICATION 2015-008
A PRELIMINARY PLAT-ROCKERY RESERVE SUBDIVISION
LOTS 2 THRU 9

WHEREAS, Beginning Point Surveys submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Preliminary Plat for Rockery Reserve Subdivision, Lots 2 thru 9, and,

WHEREAS, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 048-001.01; and,

WHEREAS, on March 09th, 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 March 09th, 2015 does hereby approve the Preliminary Plat of Rockery Reserve Subdivision Lots 2 thru 9 subject to compliance with requirements of the Hamilton County Fire Marshall's Office and the Mowbray Mountain Fire Department with regard to providing fire protection capabilities for the proposed subdivision.

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 Rockery Reserve Subdivision Lots 2 thru 9 is hereby attached as part of this Resolution.

Approved this 10th Day of March 2015

Respectfully Submitted

Bryan Shults

Bryan Shults, Principal Planner

Rockery Reserve Fire Protection Plan

1/26/15

+ Require Home Sprinkler Systems subject to design standards found in

Sprinkler Design Intent- NFPA 13R SYSTEMS 2002 NFPA 13R, 2002 NFPA 13, 2002 NFPA 24 & 2006 IBC.

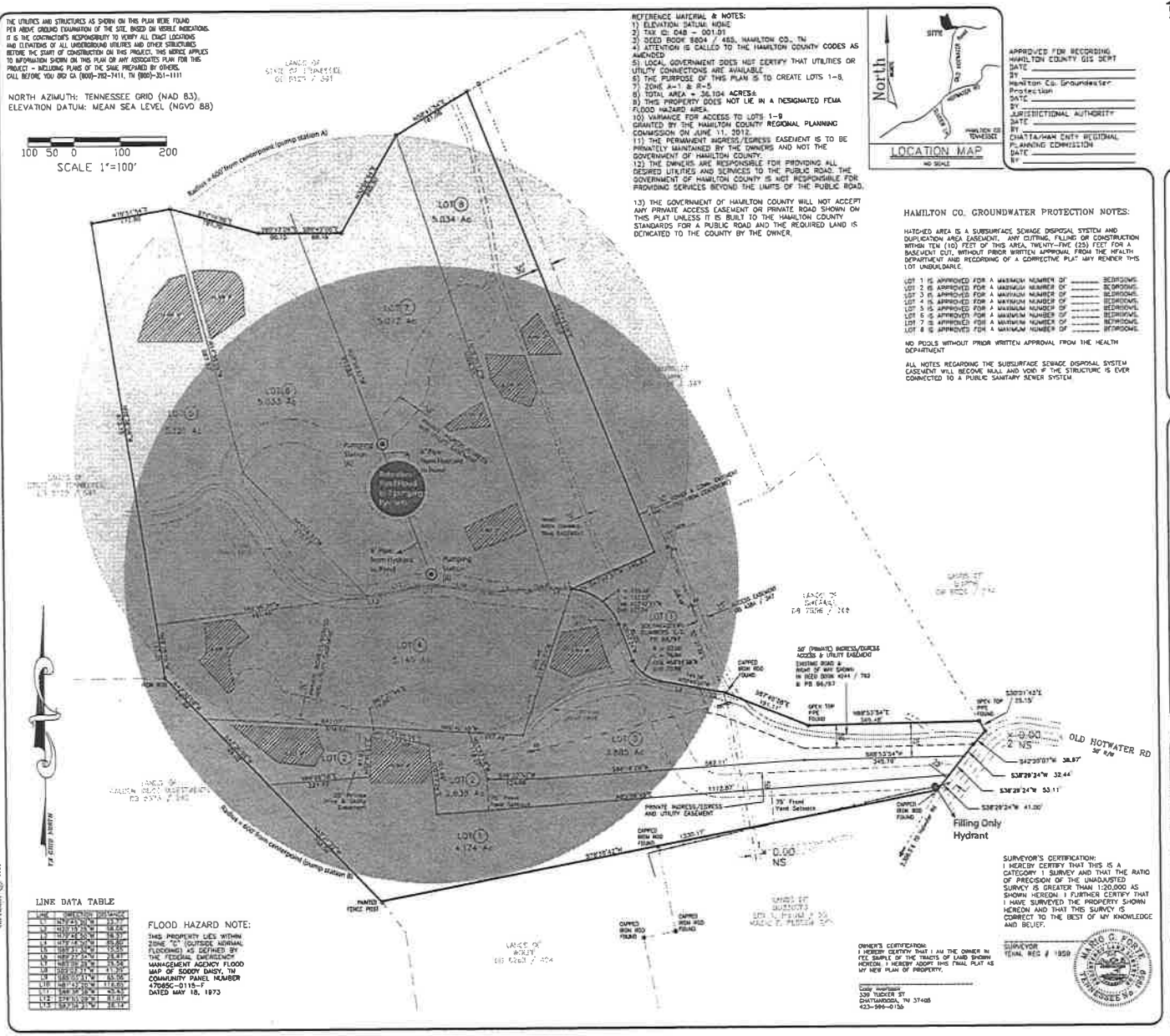
+ Tank water in from offsite as per Mowbray Mtn. FD standard practices.

+ Pump water onsite from 2 dry hydrants connected by 6" pipes supplied by a centralized retention pond.
*[See Pumping Stations A & B]

+ Fill up tankers onsite with water supplied by a FILLING ONLY hydrant located at subdivision entrance.
*[See Filling Only Hydrant]

Drawing Legend

- Retention Pond
- Pumping Station
- Filling Station
- 600' Pumping Radius for Pump Station A
- 600' Pumping Radius for Pump Station B



BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors
101 Tuscolo Circle, Chattanooga TN 37411
(423) 624-0020

FINAL PLAT
THE ROCKERY RESERVE S/D LOTS 1-8
Hamilton Co. Tennessee
PREPARED FOR
Cody Averbeck

DATE	REVISION	DRAWN BY	MCP
		CHECKED BY	MCP
		DATE	11/17/2014
		SCALE	1"=100'
		SECTION	
		TOWNSHIP	
		RANGE	

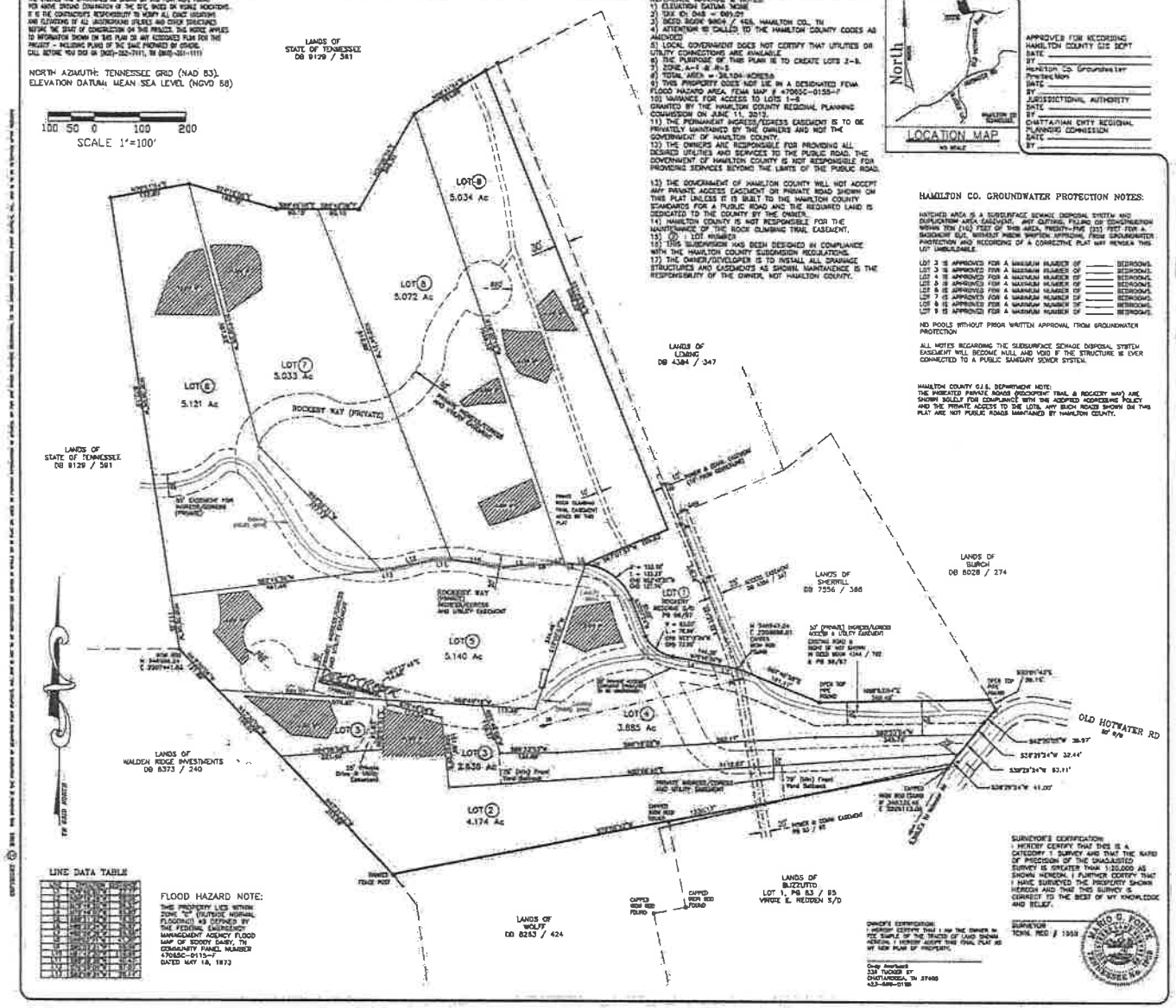
SHEET NO 1 OF 1

JOB NO. TN-1025-HC

THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND FOR ABOVE GROUND DEMARKATION OF THE SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THE PROJECT. THIS NOTICE APPLIES TO INFORMATION SHOWN ON THIS PLAN OR ANY ASSOCIATED PLAN FOR THE PROJECT - INCLUDING PLANS OF THE SAME PROVIDED BY OTHERS. CALL BEFORE YOU DIG ON (800)-262-7111, OR (800)-351-1111

NORTH AZIMUTH: TENNESSEE GRID (NAD 83).
ELEVATION DATUM: MEAN SEA LEVEL (NGVD 88)

100 50 0 100 200
SCALE 1"=100'



REFERENCE MATERIAL & NOTES:
1) ELEVATION DATUM: NONE
2) TAX ID: 048 — 009.01
3) DEED BOOK 8804 / 165, HAMILTON CO., TN
4) ATTENTION IS CALLED TO THE HAMILTON COUNTY CODES AS AMENDED
5) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
6) THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 2-9.
7) ZONE: A-1 & R-3
8) TOTAL AREA = 38.104 ACRES±
9) THIS PROPERTY DOES NOT LIE IN A DESIGNATED FEMA FLOOD HAZARD AREA. FEMA MAP # 47065C-0155-F
10) VARIANCE FOR ACCESS TO LOTS 1-9 GRANTED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 11, 2012.
11) THE PERMANENT INGRESS/EGRESS EASEMENT IS TO BE PRIVATELY MAINTAINED BY THE OWNERS AND NOT THE GOVERNMENT OF HAMILTON COUNTY.
12) THE OWNERS ARE RESPONSIBLE FOR PROVIDING ALL DESIRED UTILITIES AND SERVICES TO THE PUBLIC ROAD. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE FOR PROVIDING SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.
13) THE GOVERNMENT OF HAMILTON COUNTY WILL NOT ACCEPT ANY PRIVATE ACCESS EASEMENT OR PRIVATE ROAD SHOWN ON THIS PLAT UNLESS IT IS BUILT TO THE HAMILTON COUNTY STANDARDS FOR A PUBLIC ROAD AND THE REQUIRED LAND IS DEDICATED TO THE COUNTY BY THE OWNER.
14) HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE ROCK CLIMBING TRAIL EASEMENT.
15) (#) = LOT NUMBER
16) THIS SUBDIVISION HAS BEEN DESIGNED IN COMPLIANCE WITH THE HAMILTON COUNTY SUBDIVISION REGULATIONS.
17) THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND EASEMENTS AS SHOWN. MAINTANENCE IS THE RESPONSIBILITY OF THE OWNER, NOT HAMILTON COUNTY.

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
Hamilton Co. Groundwater Protection
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTANOOGA-CNTY REGIONAL PLANNING COMMISSION
DATE _____
BY _____

HAMILTON CO. GROUNDWATER PROTECTION NOTES:

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 GROUNDWATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.

LOT 2 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 3 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 4 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 5 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 6 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 7 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 8 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.
LOT 9 IS APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.

NO POOLS WITHOUT PRIOR WRITTEN APPROVAL FROM GROUNDWATER PROTECTION

ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.

HAMILTON COUNTY G.I.S. DEPARTMENT NOTE:
THE INDICATED PRIVATE ROADS (ROCKSPRINT TRAIL & ROCKERY WAY) ARE SHOWN SOLELY FOR COMPLIANCE WITH THE ADOPTED ADDRESSING POLICY AND THE PRIVATE ACCESS TO THE LOTS. ANY SUCH ROADS SHOWN ON THIS PLAT ARE NOT PUBLIC ROADS MAINTAINED BY HAMILTON COUNTY.

LINE DATA TABLE

L1	S 88°09'43"E	38.97'
L2	S 58°29'24"W	32.44'
L3	S 58°29'24"W	83.11'
L4	S 58°29'24"W	41.00'
L5	S 88°09'43"E	38.97'
L6	S 58°29'24"W	32.44'
L7	S 58°29'24"W	83.11'
L8	S 58°29'24"W	41.00'
L9	S 88°09'43"E	38.97'
L10	S 58°29'24"W	32.44'
L11	S 58°29'24"W	83.11'
L12	S 58°29'24"W	41.00'

FLOOD HAZARD NOTE:
THIS PROPERTY LIES WITHIN ZONE "C" (OUTSIDE NORMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF SODDY DAISY, TN COMMUNITY PANEL NUMBER 470065C-0115-F DATED MAY 16, 1983

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR
TENN. REG # 1958

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE TRACTS OF LAND SHOWN HEREON. I HEREBY ADOPT THIS FINAL PLAT AS MY NEW PLAN OF PROPERTY.

Cody Averbeck
338 TUCKER ST
CHATTANOOGA, TN 37405
423-645-0188

BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors
101 Talmadge Circle, Chattanooga TN 37411
(423) 624-0020

PRELIMINARY PLAT

THE ROCKERY RESERVE S/D LOTS 2-9
Hamilton Co. Tennessee
PREPARED FOR
Cody Averbeck

REVISION	DATE

DRAWN BY: MCF
CHECKED BY: MCF
DATE: 3/19/2015
SCALE: 1"=100'
REVISION:
REVISION:
REVISION:

SHEET NO. 1 OF 1

JOB NO. TN-1025-HC