



**A RESOLUTION APPROVING SUBDIVISION APPLICATION 2015-012
A FINAL PLAT-THE RIDGES AT CRYSTAL BROOK SUBDIVISION
LOTS 137 THRU 211**

WHEREAS, Copp Engineering submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Final Plat for The Ridges at Crystal Brook Subdivision, Lots 137 thru 211; and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 161-133.01; 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 Final Plat,

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;

WHEREAS, no one was present in opposition to the application for the Final Plat.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 09th, 2015 does hereby approve the Final Plat of The Ridges at Crystal Brook Subdivision Lots 137 thru 211.

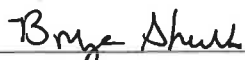
Please correct any required additional corrections, modifications, and notes as outlined in the RPA Staff Report and Recommendation to the Chattanooga-Hamilton County Regional Planning Commission.

Just as a reminder, please submit the Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to signing of the final plat.

A copy of the approved Final Plat of The Ridges at Crystal Brook Subdivision Lots 137 thru 211 is hereby attached as part of this Resolution.

Approved this 10th Day of March 2015

Respectfully Submitted

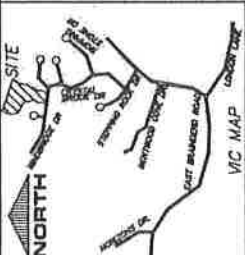


Bryan Shults, Principal Planner

RECEIVED

FEB 23 2015

Hamilton County, Tennessee
Planning & Zoning Commission



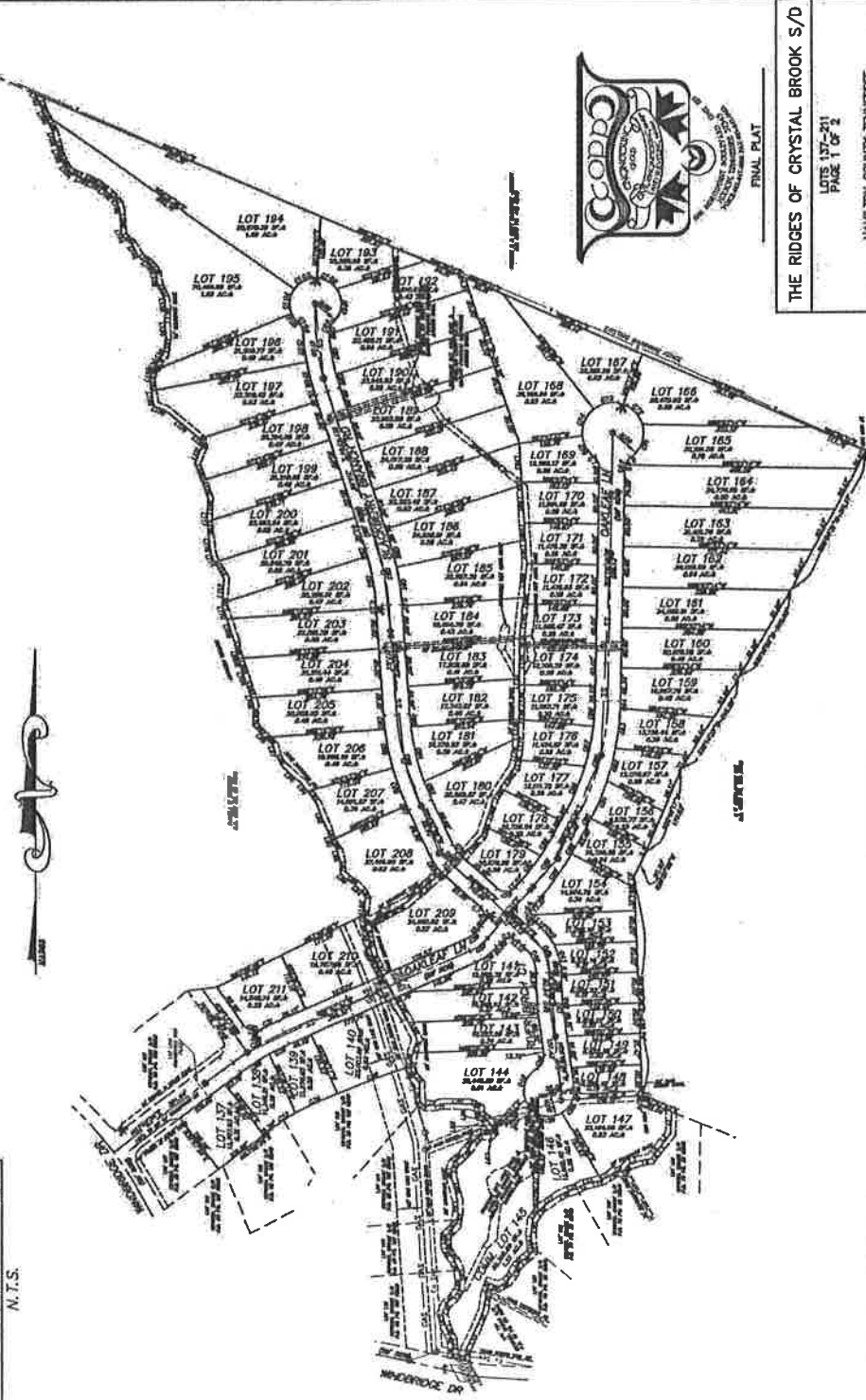
I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original as filed in my office.

Notary Public for the State of Tennessee
My Comm. Expires 12/31/15
My Office is at 1000 North Main Street, Nashville, TN 37203
(615) 259-1100

I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original as filed in my office.

Notary Public for the State of Tennessee
My Comm. Expires 12/31/15
My Office is at 1000 North Main Street, Nashville, TN 37203
(615) 259-1100

APPROVED FOR RECORDING:
HAMILTON COUNTY DEPT. OF RECORDS
PLANNING & ZONING COMMISSION
DATE: _____
PLANNING & ZONING COMMISSION
DATE: _____
PLANNING & ZONING COMMISSION
DATE: _____

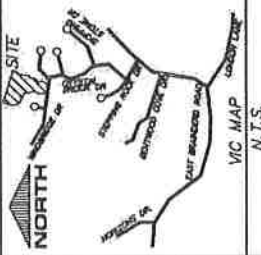


FINAL PLAT
THE RIDGES OF CRYSTAL BROOK S/D
LOTS 147-210
PAGE 1 OF 2

HAMILTON COUNTY TENNESSEE
PLANNING & ZONING COMMISSION
DATE: _____
PLANNING & ZONING COMMISSION
DATE: _____
PLANNING & ZONING COMMISSION
DATE: _____



TENNESSEE STATE BOARD OF REGISTERED PROFESSIONAL ENGINEERS (P.A.C. 83)
REGISTERED PROFESSIONAL ENGINEER
DATE: _____
REGISTERED PROFESSIONAL ENGINEER
DATE: _____
REGISTERED PROFESSIONAL ENGINEER
DATE: _____



I hereby certify that I am the owner of the above described property and that I am the person who has caused this plat to be prepared and that I am the person who has caused this plat to be recorded in the public records of Hamilton County, Tennessee.

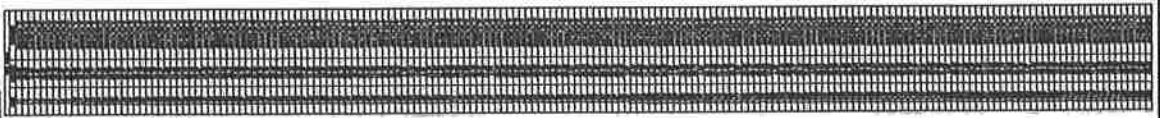
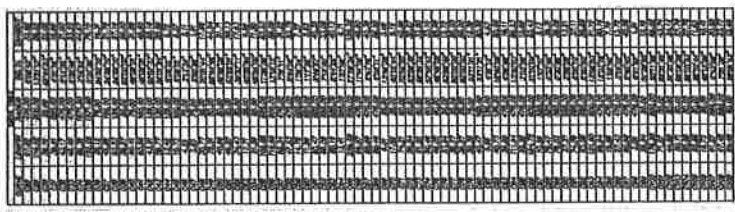
James H. Cook, Jr.
 1000 North Main Street
 Memphis, TN 38103
 (901) 525-1000

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 Memphis, TN 38103
 (901) 525-1000

APPROVED FOR RECORDING
 HAMILTON COUNTY CLERK
 HAMILTON COUNTY CLERK'S OFFICE
 1000 NORTH MAIN STREET
 MEMPHIS, TENNESSEE 38103
 DATE: _____

GENERAL NOTES:

1. Zoned: R-1 & R-12
2. This plat conforms to the design standards of the Hamilton County Subdivision Regulations.
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided: 38.80 Acres ±
5. Local Government does not verify best utilities or utility connections are available.
6. 3000X = Street Address
7. Tax Map # 0161 133.01
8. This property is above the 100 year flood boundary per F.E.M.A. Risk Map # 1300000001 dated Nov. 7 2002
9. Boundary surveys are available by HOWFA.
10. The Government of Hamilton County is not responsible for construction or maintenance of drainage easements, drainage detention area easements, or any ground, facility, building or existing site on any community lot.
11. There is a 10' Power and Communications Easement along the average of all lots.
12. Approval of this plat does not imply that Hamilton County will approve any development application using roads, rights-of-way or easements shown on this plat.
13. Subgrade detention areas and building and other drainage related facilities shall be constructed and maintained in accordance with the Hamilton County Water Quality Program without permission from the Hamilton County Water Quality Program.
14. The Hamilton County Water Quality Program Rules and Regulations shall apply to any drainage of water from this subdivision.
15. The Hamilton County Water Quality Program requires for 40% to be retained if any lots 145, 150 & 155 to insure drainage retention area and maintain and other drainage related facilities.
16. The owner of Lots 145, 150, & 155 are responsible for the construction of the drainage detention area easement and Hamilton County Water Quality Program Subgrade Retention Easement.
17. These Quality Comments and other drainage related facilities provided by the Hamilton County Water Quality Program shall be maintained in accordance with the Hamilton County Water Quality Program.
18. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
19. This building permit is to be based for a residential building in Community Lot 145. Lot is to be used for residential purposes only. Subdivision is to be maintained by the developer until the lots are deeded to a home owner.
20. Preliminary Plat was approved on 08/11/2014. No restriction number.
21. The owner/developer is to hold all drainage easements as shown. Maintenance is the responsibility of the property owner and not the local government.



FINAL PLAT

THE RIDGES OF CRYSTAL BROOK S/D
 LOTS 137-211
 PAGE 2 OF 2
 HAMILTON COUNTY, TENNESSEE
 SELLER: JAMES H. COOK, JR.
 BUYER: JAMES H. COOK, JR.
 DATE: 02/27/2015
 TIME: 10:00 AM
 OFFICE: 1000 NORTH MAIN STREET
 MEMPHIS, TN 38103
 (901) 525-1000



RECEIVED

FEB 27 2015

Hamilton County
 Clerk's Office