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**RESOLUTION NO. 2016-007**

**A RESOLUTION APPROVING WITH CONDITION SUBDIVISION APPLICATION NUMBER 2016-007,  
A REQUEST FOR A PRELIMINARY PLAT FOR LOTS 1 THRU 24 OF THE  
EAGLE BLUFF WOODS SUBDIVISION**

**WHEREAS**, Copp Engineering submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for the Preliminary Plat for Lots 1 thru 24 of the Eagle Bluff Woods Subdivision; and,

**WHEREAS**, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 102I-D-006; and,

**WHEREAS**, on January 11<sup>th</sup>, 2016 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; and,

**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; and,

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

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on January 11<sup>th</sup>, 2016 does hereby approve the Preliminary Plat for Eagle Bluff Woods Subdivision, Lots 1 thru 24 with the following condition:

- Hamilton County Groundwater Protection review and approval of septic tank use for proposed lots 1 thru 24.

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

Approved this 12<sup>th</sup> Day of January 2016

Respectfully Submitted

  
\_\_\_\_\_  
John Bridger, Secretary

**FOR APPROVAL**

1. I hereby certify that I am the owner in the majority of the property and that I have the authority to execute this plat. I hereby certify that I have read the plat and that it conforms to the requirements of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Surveyors and the State Board of Civil Engineers.

**FOR APPROVAL**

2. I hereby certify that I am the owner in the majority of the property and that I have the authority to execute this plat. I hereby certify that I have read the plat and that it conforms to the requirements of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Surveyors and the State Board of Civil Engineers.

ANNOUNCE FOR RECORD  
HAMILTON COUNTY, TENN.  
PLAT NO. 17-28-2015  
DATE OF RECORDATION: 12/23/15

**FOR APPROVAL**

3. I hereby certify that I am the owner in the majority of the property and that I have the authority to execute this plat. I hereby certify that I have read the plat and that it conforms to the requirements of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Surveyors and the State Board of Civil Engineers.

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11. I hereby certify that I am the owner in the majority of the property and that I have the authority to execute this plat. I hereby certify that I have read the plat and that it conforms to the requirements of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Surveyors and the State Board of Civil Engineers.

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**GENERAL NOTES:**

1. Zoned : R-2A
2. The plat subdivision is based on the design information of the Hamilton County Subdivision Regulations.
3. The plat is subject to the design information of the Hamilton County Subdivision Regulations.
4. Area Subdivided : 17.28 Acres
5. Local Government does not certify final utility or utility connections are available.
6. 2008 C Street Actions
7. The Map # 1023 D 008
8. This property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 47065C0245F dated Nov. 7, 2002.
9. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area assessment or any ground, facility, building.
10. There is a 10' Power and Communications Easement along the Heritage of all lots.
11. Lot owners are responsible to maintain Water Quality Easements, drainage detention area assessment and drainage detention facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
12. Drainage retention areas and facilities and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
13. The Hamilton County Water Quality Program Rules and Regulations shall apply to any drainage of water from the subdivision.
14. The Hamilton County Water Quality Program reserves the right to access all any lots 10-16 to inspect drainage detention areas and facilities and other drainage related facilities.
15. The owner of Lots 10-16 is responsible for the maintenance of the Drainage Detention Area Easement and Hamilton County Water Quality Program Inspection Access Easement.
16. Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
17. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
18. The owner/developer is to install all drainage structure and improved easements as shown. The property owners are responsible for their services.
19. Installed area is a subsurface sewage disposal system and distribution area assessment. Any drainage retention area assessment or any ground, facility, building, or other drainage related facility, without prior written approval from the Hamilton County Drainage Protection and Retention of a construction plan may render this plat un-buildable.
20. Lots 1, 2, 3, 4 are approved for maximum of two (2) bedrooms. Lots 2, 3, 4, 7, 11, 17, 18, 22 are approved for maximum of two (2) bedrooms. Lots 4, 8, 12, 18 are approved for maximum of four (4) bedrooms. No lots over (4) bedrooms.
21. No points without prior written approval from the Hamilton County Drainage Protection.
22. All notes regarding the subsurface sewage disposal system assessment will become null and void if the structure is ever connected to a public sanitary sewer system.
23. Hamilton County Drainage Protection may require that the BSCS Easement be held locked by a single prior to 5:00 PM on any day it is unable to verify compliance with the regulations during our site visit.
24. Unless otherwise noted, all property corners to be 3/4" rebar in concrete.
25. All lots are intended for single family dwelling application.
26. Existing Utility District is the possible water source.



The applicant and all other applicants for this section and conform to the Tennessee Department of Highway's specifications, Item #11C, North Bound Section Course. The base shall be constructed of crushed stone 3/4" (2.0A.)

**VIC MAP N.T.S.**

SCALE: 1" = 100'

**GRAPHIC SCALE**

1" = 100'

CONTRACTORS TO BE SELECTION BY THE BOARD OF STANDARD CONTRACTORS

CONTRACT NUMBER: 42

CONTRACT VALUE: \$2,500,000.00

DATE: 12/23/15

PROJECT AND CONTRACT FILES DERIVED FROM GPS FIELD SURVEY (NAD83)

**EAGLE BLUFF WOODS**

LOTS 1-24

LOCATED IN SECOND CIVIL DISTRICT  
HAMILTON COUNTY, TENNESSEE

OWNER: HAMILTON COUNTY, TENNESSEE

PLAT NO: 17-28-2015

DATE OF RECORDATION: 12/23/15

PREPARED BY: HAMILTON COUNTY ENGINEERS

DATE: 12/23/15

SCALE: AS SHOWN

**RECEIVED**

DEC 23 2015

HAMILTON COUNTY ENGINEERS

1000 W. MAIN ST., SUITE 100

HAMILTON, TN 37130

PHONE: 615-944-1100

FAX: 615-944-1101

WWW.HAMILTONCOUNTYENGINEERS.COM