



**A RESOLUTION APPROVING SUBDIVISION APPLICATION 2015-005
FINAL PLAT-THE HIGHLANDS AT BELLEAU RIDGE SUBDIVISION
LOTS 131-143 AND 270-285**

WHEREAS, Copp Engineering has submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Final Plat for The Highlands at Belleau Ridge Subdivision, Lots 131-143 and 270-285, and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 123-065.01; 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 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 January 12, 2015 does hereby approve the Final Plat of The Highlands at Belleau Ridge Subdivision Lots 131-143 and 270-285.

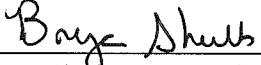
Please correct any required additional corrections, modifications, and notes as outlined in the RPA Staff Report and Recommendation to the Chattanooga-Hamilton County Regional Planning Commission.

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

A copy of the approved Final Plat of The Highlands at Belleau Ridge Subdivision is hereby attached as part of this Resolution.

Approved this 12th Day of January 2015

Respectfully Submitted



Bryan Shurts, Principal Planner

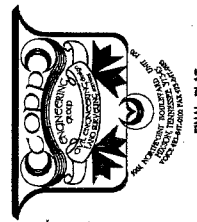
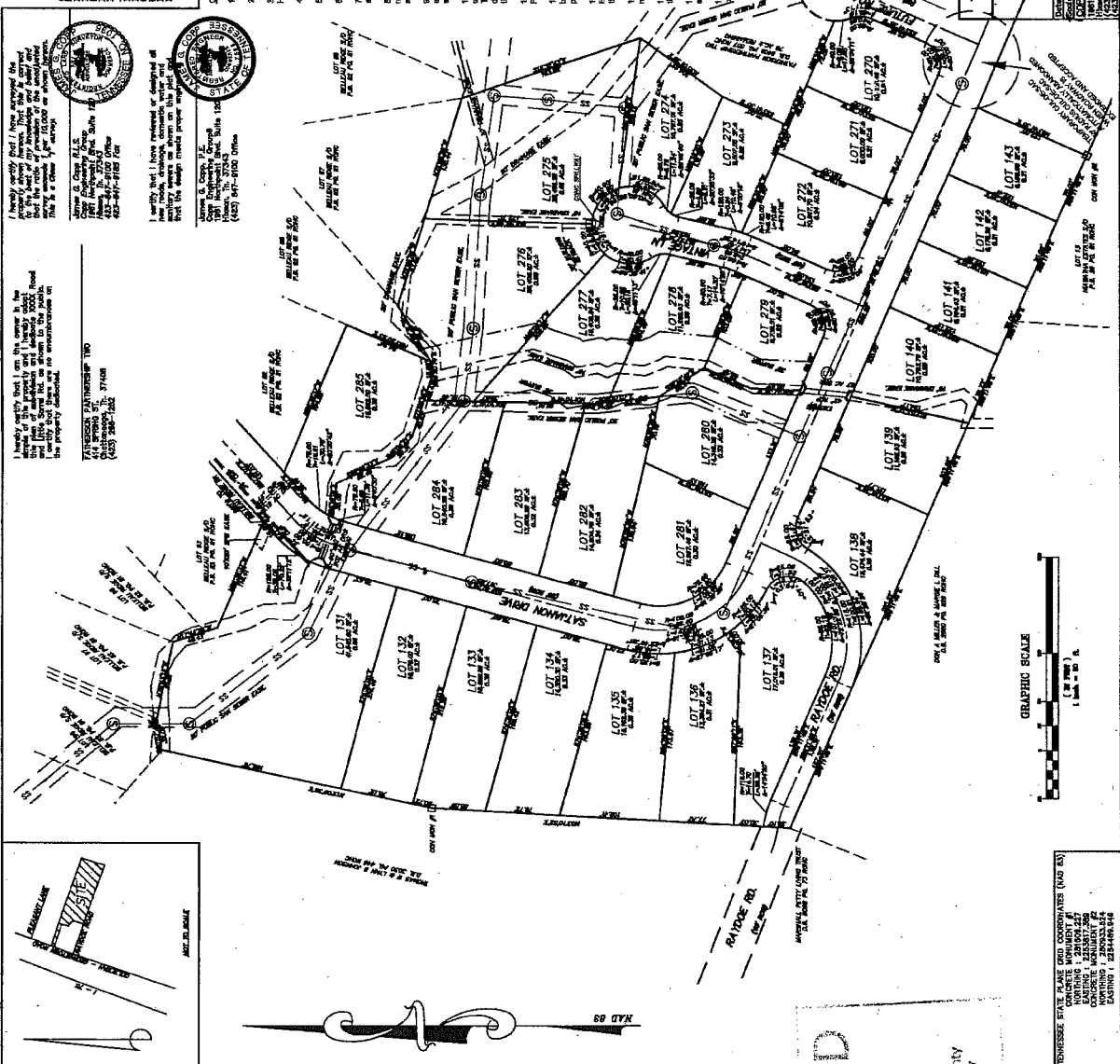
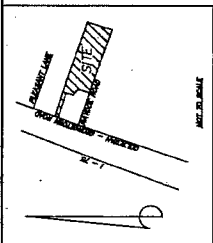
APPROVED FOR RECORDING
 HAMILTON CITY DEPT.
 DATE: 11/11/14
 BY: DAVID L. BERRY
 TITLE: PLAT
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 TITLE: PLAT

GENERAL NOTES:
 1. Zone: R-1 & A-1
 2. The plan is subject to the Hamilton County Subdivision Regulations.
 3. The subdivision is designed to conform to the design standards of the Hamilton County Subdivision Regulations.
 4. Area Subdivided: 11.03 Acres
 5. Shows are available by HWY 78A through grant flow.
 6. Tax Map #123 066.31
 7. Local Government does not certify that utilities or utility accommodations are available.
 8. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention easements, reticulated sewers, or access easements.
 9. Approval of this site does not imply that Hamilton County will approve development of any other lots, right-of-way, or easement shown on this plat.
 10. The owner/developer is responsible for the installation of drainage structures, improved drainage easements, and drainage related facilities as shown. The maintenance of drainage structures, improved easements, and drainage related facilities is the responsibility of the property owner as set out in the Hamilton County Water Quality Program.
 11. All of the property shown on the 100 year flood hazard area per FEMA Flood Map #47062C038F is shown as a Flood Hazard Area.
 12. Water Quality Easements and other drainage related facilities installed by the developer cannot be filed, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 13. The owner of all lots are responsible to maintain Water Quality Easements and other drainage related facilities as shown on the Hamilton County Water Quality Program Rules and Regulations.
 14. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facility.
 15. The Hamilton County Water Quality Program Easements by lot of any lot to access Water Quality Easements to inspect areas and facilities.
 16. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from the subdivision.
 17. There is a 10' Power and Communications Easement along the front of all lots shown.

I hereby certify that I have reviewed the plans of this property and I hereby certify that the same conform to the requirements of the Hamilton County Subdivision Regulations and that the same are in accordance with the Hamilton County Subdivision Regulations.
 James G. Oates, P.L.L.C.
 One Commerce Center, Suite 100
 Atlanta, GA 30309
 (404) 525-1100

I certify that I have reviewed and adopted all new roads, drainage easements, drainage detention easements, reticulated sewers, and access easements shown on this plat.
 James G. Oates, P.L.L.C.
 One Commerce Center, Suite 100
 Atlanta, GA 30309
 (404) 525-1100

I hereby certify that on this date the streets of this property and I hereby certify that the same conform to the requirements of the Hamilton County Subdivision Regulations and that the same are in accordance with the Hamilton County Subdivision Regulations.
 FRANKLIN PATTERSON TWO
 One Commerce Center, Suite 100
 Atlanta, GA 30309
 (404) 525-1100



FINAL PLAT
 THE HIGHLANDS AT BELLEAU RIDGE
 LOT 127-143, AND LOT 270-285
 HAMILTON COUNTY, TENNESSEE
 DATE: 11/11/14
 BY: DAVID L. BERRY
 TITLE: PLAT



RECEIVED

DEC 22 2014

Hamilton County
 Recorder's Office
 Recorder's Office
 Recorder's Office

TENNESSEE STATE PLATE GRID COORDINATES (NAD 83)
 CONVERSE COUNTY, TN
 EASTING: 428211.20
 NORTHING: 220448.84
 DATUM: NAD 83