



RESOLUTION NO. 2016-042

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-042,
A REQUEST FOR A FINAL PLAT FOR EAGLE BLUFF WOODS SUBDIVISION
LOTS 1 THRU 24**

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

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

WHEREAS, on August 8th, 2016 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; and,

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; and,

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

NOW THEREFORE, BE IT RESOLVED that the Chattanooga-Hamilton County Regional Planning Commission, on August 8th, 2016 does hereby approve the Final Plat for Eagle Bluff Woods Subdivision Lots 1 thru 24, subject to the following conditions:

- **Installation and completion of all required infrastructure related improvements as part of this subdivision development.**
- **Submittal of all required infrastructure "as-builts" to the appropriate departments.**

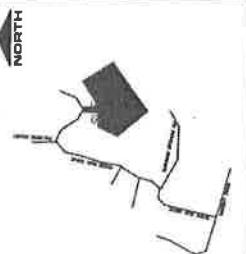
A copy of the approved Final Plat is hereby attached as part of this Resolution.

Approved this 9th Day of August 2016

Respectfully Submitted



Bryan Shults, Principal Planner



VIC MAP
N.T.S.

I hereby certify that I own the entire fee simple interest in the above described land and that I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same.

FOR APPROVAL

SARATHI KANAWANAKU
11111 TERRYWAY DRIVE
VANCOUVER, BC V2V 1K1
412-305-4673

I certify that I have reviewed the property shown herein. That this is correct to the best of my knowledge and belief and that I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same.

FOR APPROVAL

James C. O'Connell
11111 TERRYWAY DRIVE
VANCOUVER, BC V2V 1K1
412-305-4673

I hereby certify that I have reviewed the property shown herein. That this is correct to the best of my knowledge and belief and that I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same. I am the owner of the same and I am the owner of the same.

FOR APPROVAL

James C. O'Connell
11111 TERRYWAY DRIVE
VANCOUVER, BC V2V 1K1
412-305-4673

APPROVED FOR RECORDING
HAMILTON COUNTY DEPT. OF LAND & SURVEY
DATE: _____
BY: _____
JANUARY 10, 2016
HAMILTON COUNTY DEPT. OF LAND & SURVEY
DATE: _____
BY: _____



GENERAL NOTES:

1. Zoned: R-2A
2. The plat subdivides Deed Book 10428 Page 21 ROKC
3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.
4. Area Subdivided: 17.58 Acres ±
5. Local Government does not certify that utility or utility connections are available.
6. XXXXX = Street Address
7. Tax Map # 10210 008
8. The property is above the 100 year flood boundary per F.E.M.A. FIRM Map # 470850245G dated Feb. 3, 2016
9. The Government of Hamilton County is not responsible to construct or maintain drainage easements, drainage easement area easement or any ground, facility, building.
10. There is a 10' Power and Communications Easement along the frontage of all lots.
11. Lot owners are responsible to maintain Water Quality Easements, drainage detention area and any other easement facilities to the standards of the Hamilton County Water Quality Program Rules and Regulations.
12. Drainage detention 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 discharge of storm water from this subdivision.
14. The Hamilton County Water Quality Program reserves the right to access at any time Lots 10-15 to inspect drainage detention areas and facilities and other drainage related facilities.
15. The owner of Lots 10-15 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 structures and improved easements as shown. The property owners are responsible for maintenance.
19. Hatched area is a subdivision sewage disposal system and duplication area easement. Any trench, filling, or construction within ten (10) feet of this area, twenty-five (25) feet for a basement exit, shall require approval from the Hamilton County Groundwater Protection and recording of a compliance plan may be required from the jurisdiction.
20. Lots 1, 2, 22, 24 are approved for maximum of two (2) bedrooms. Lots 2, 3, 6, 6.7, 11-17, 19, 20, 23 are approved for maximum of two (2) bedrooms. Lots 4, 8-10, 18 are approved for maximum of four (4) bedrooms. No lots over forty (40) gallons.
21. No pools without prior written approval from the Hamilton County Groundwater Protection.
22. All notices regarding the subdivision sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
23. Hamilton County Groundwater Protection may require that the S2203 Easement be held, leased by a surveyor prior to S2008 permit issuance if we are unable to verify compliance with the regulations during our site visit.

JUL 2 2016