

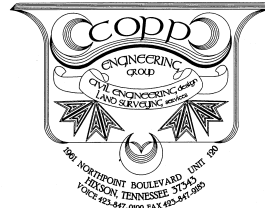
GENERAL NOTES

1. Zoned: A-1
2. Acres Subdivided: 9.95 Acres Lots 79-85, 2.75 Acres 57 Private Road, 0.50 Acres Ext. Road
3. This plat subdivides Deed Books 5117-649, 3278-574 ROHC.
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations. Except the Private 57' right-of-way roadway (Bluff Ledge Trail) does not meet the design standards of the Hamilton County Subdivision Regulations for road construction.
6. Tax Map #72-113 & 73-1
7. Lots 79-81 & 83-85 are approved for a maximum of four (4) bedrooms. No Tubs over 40 gallons.
8. Hatched area is a subsurface sewage disposal system and duplication area easement. Any utility, filling or construction within ten (10) feet of this area, twenty-five (25) feet for a basement lot, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.
9. No pools without prior written approval from the Hamilton County Groundwater Protection.
10. 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.
11. Hamilton County Groundwater Protection may require that the SDDS Easement be field located by a surveyor prior to SDDS permit issuance if we are unable to verify compliance with the regulations during our site visit.
12. Minimum 25' setback from all drainage easements shown.
13. The Government of Hamilton County is not responsible for the construction or maintenance of any driveway, drainage easement, or private access easement.
14. Unless otherwise noted 5/8" capped rebar set at property corner.
15. This property is not located within the 100 year flood hazard area per FEMA Map #47060C0209G Eff. Date 02-03-2016.
16. The developer of the subdivision is responsible for the construction of all proposed drainage easements and drainage detention facilities shown on plat.
17. A 10' private drainage easement shall be reserved along the exterior boundary of the subdivision except along road frontage. A 9' private drainage easement shall be reserved along the inside of all side lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setbacks is required.
18. Drainage easements shall be maintained by the developer until sold and from that time on maintained by the property owner.
19. The government of Hamilton County is not responsible for the maintenance of any drainage related easements, drainage detention area, or any other drainage related structure of facility.
20. Hamilton County is not responsible for the construction or maintenance of any private drive easement.
21. 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.
22. The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
23. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
24. The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
25. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
26. Purpose of Plat is to subdivide Lots and Private Utility and Ingress/Egress Easement as shown on a on plat accessed from Rocky Ledge Drive.
27. Resolution No. SD 2019-0022 approving a variance for minimum of five (5) Acre lot size for lots served by a Private Easement/Road was granted on May 13th 2019.

I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision and I certify that there are no encumbrances on the property dedicated.

James A. Folkner
 James A. Folkner
 4615 Mountain Creek Road
 Chattanooga, TN 37415
 (423) 255-6337

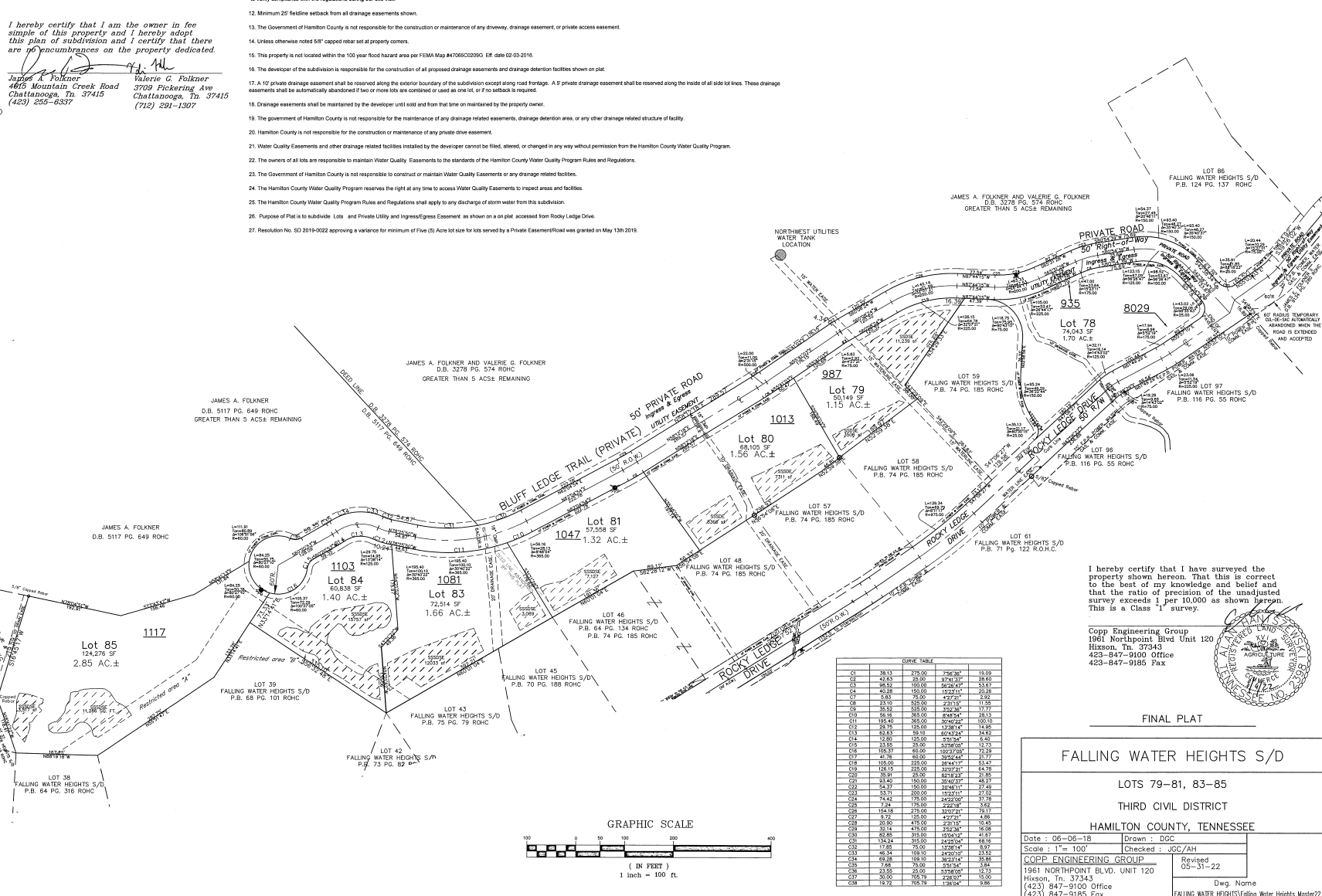
Valerie G. Folkner
 Valerie G. Folkner
 3709 Pickering Ave
 Chattanooga, TN 37415
 (712) 291-1307



APPROVED FOR RECORDING
 HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
 DATE: 05-18-2020
 BY: J. J. BLOOM
 HAMILTON COUNTY GROUNDWATER PROTECTION
 DATE: 05-18-2020
 BY: J. J. BLOOM
 JURISDICTIONAL AUTHORITY
 DATE: 05-18-2020
 BY: J. J. BLOOM
 CHATTANOOGA REGIONAL PLANNING COMMISSION
 DATE: 05-18-2020
 BY: J. J. BLOOM
 HAMILTON COUNTY WATER QUALITY PROGRAM
 DATE: 05-18-2020
 BY: J. J. BLOOM
 HAMILTON COUNTY FIRE MARSHAL'S
 DATE: 05-18-2020
 BY: J. J. BLOOM

RECORDED PLAT DOES NOT TRANSFER PROPERTY OWNERSHIP DEED MUST BE RECORDED

Book Page: P3 124 / 193
 Worksheet: J002081003017
 1 Page Plat/Landmark
 Printed by MM on 5/18/2022 at 2:18 PM
 PLAT/LANDMARK 16.00
 DATA PROCESSING FEE 2.00
 TOTAL FEES 18.00
 Date of Recording from Hamilton County: 05/18/2020
 Recorder/Clerk: MARC GRAVITT



CURVE TABLE				
C1	38.13	275.00	756.36°	13.99
C2	42.43	25.00	87.81°	28.60
C3	26.92	100.00	52.04°	33.87
C4	40.38	150.00	19.23°	20.38
C5	5.80	75.00	47.27°	2.92
C6	23.10	225.00	231.12°	11.50
C7	35.32	225.00	324.36°	17.17
C8	56.16	360.00	0.00°	28.13
C9	105.40	360.00	309.62°	100.00
C10	25.75	120.00	13.36°	14.80
C11	42.63	75.00	40.42°	8.42
C12	32.80	120.00	57.26°	6.46
C13	23.50	75.00	33.00°	12.45
C14	40.38	60.00	100.72°	22.39
C15	49.08	180.00	30.44°	31.67
C16	105.28	360.00	88.12°	64.38
C17	128.15	225.00	30.27°	64.38
C18	54.97	120.00	10.81°	37.89
C19	83.40	150.00	35.40°	48.37
C20	54.97	120.00	70.61°	37.89
C21	53.71	200.00	19.23°	27.62
C22	74.63	225.00	47.27°	37.89
C23	3.24	175.00	427.81°	3.62
C24	144.18	475.00	23.12°	79.75
C25	8.32	125.00	427.81°	4.86
C26	30.60	475.00	15.04°	45.67
C27	33.14	475.00	342.36°	16.28
C28	42.85	475.00	15.04°	45.67
C29	134.24	315.00	249.04°	68.18
C30	17.65	75.00	132.84°	5.92
C31	46.34	180.00	249.04°	23.52
C32	49.08	180.00	30.44°	30.98
C33	7.68	75.00	55.14°	3.84
C34	23.55	225.00	33.00°	12.13
C35	30.50	105.79	226.07°	15.50
C36	19.72	200.79	130.24°	9.96

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

Copp Engineering Group
 1981 Northport Blvd Unit 120
 Hixson, TN 37343
 423-847-9100 Office
 423-847-9185 Fax



FINAL PLAT

FALLING WATER HEIGHTS S/D

LOTS 79-81, 83-85

THIRD CIVIL DISTRICT

HAMILTON COUNTY, TENNESSEE

Date: 06-06-18 Drawn: DGC
 Scale: 1" = 100' Checked: JGC/JAN
 COPP ENGINEERING GROUP
 1981 NORTHPORT BLVD. UNIT 120
 Hixson, TN 37343
 (423) 847-9100 Office
 (423) 847-9185 Fax

Reviewed: 05-31-22
 Dwg. Name: FALLING WATER HEIGHTS/Falling Water Heights Master22