



**A RESOLUTION APPROVING A REQUEST FOR AN EXTENSION
OF PRELIMINARY PLAT APPROVAL FOR CARNELL SUBDIVISION LOTS 1 THRU 25**

WHEREAS, Ingram, Gore and Associated submitted a request to the Chattanooga-Hamilton County Regional Planning Commission for an extension of Preliminary Plat approval for Carnell Subdivision, Lots 1 thru 25; and,

WHEREAS, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 148E-C-009; and,

WHEREAS, on August 10th, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision Regulations conducted a public hearing on said Preliminary Plat extension,

WHEREAS, all materials submitted and related to the Preliminary Plat have been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the City of Chattanooga Subdivision Regulations; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed Preliminary Plat;

WHEREAS, there was no opposition present for the application for the extension of Preliminary Plat approval.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 10th, 2015 does hereby approve a one (1) year extension of the Preliminary Plat approval of Carnell Subdivision, Lots 1 thru 25 with a new expiration date of August 12, 2016.

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 with the submission of the Final Plat for signatures.

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

Approved this 11th Day of August 2015

Respectfully Submitted

A handwritten signature in black ink that reads 'Bryan Shults'.

Bryan Shults, Principal Planner

PRELIMINARY PLAT
CARNELL, PROPOSED SUBDIVISION
HAMILTON COUNTY, TENNESSEE

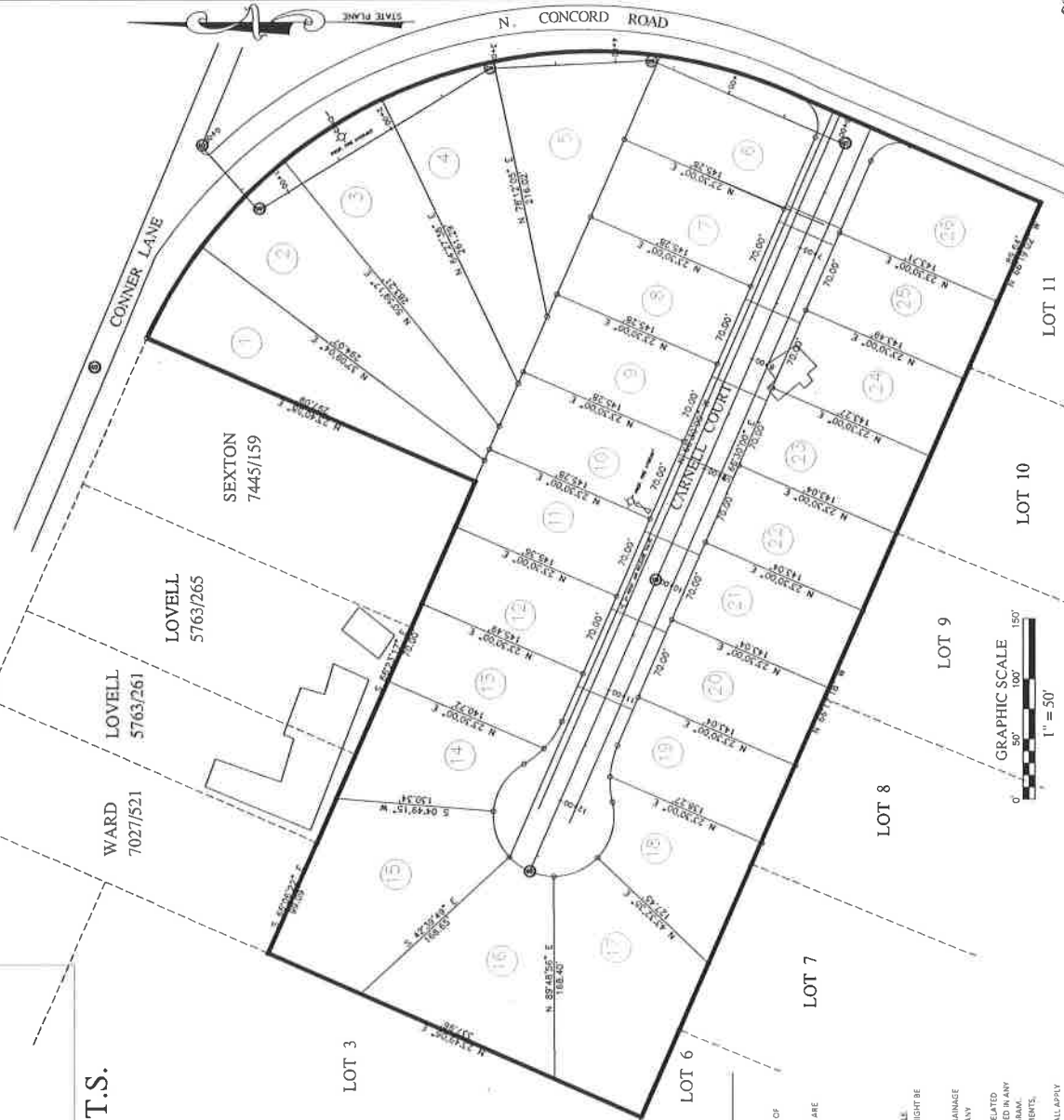
IBENIS S. GORE, LLC
1000 GARDEN DRIVE, SUITE 200
CHATTANOOGA, TENNESSEE 37421
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ibenis.gore@ibenis.com

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NO. SHEETS	14
SHEET NO.	14

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IBENIS S. GORE, LLC
1000 GARDEN DRIVE, SUITE 200
CHATTANOOGA, TENNESSEE 37421

LOCATION MAP N.T.S.



GENERAL NOTES

- THIS PROPERTY IS ZONED R1.
- THIS PLAT SUBDIVIDES DEED BOOK 9822, PAGE 724.
- THIS PLAT IS DEVELOPED IN ACCORDANCE TO THE DESIGN STANDARDS OF THE CITY OF CHATTANOOGA TENNESSEE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION CONTAINS 3.34 ACRES DIVIDED INTO 26 LOTS.
- THE SUBDIVISION DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 100' = STREET ADDRESS.
- TAX MAP: 148.6, GROUP C, PARCEL 9.
- THIS PROPERTY IS NOT BELOW THE 100-YEAR FLOOD RISK/HAZARD AREA.
- PUBLIC SANITARY SEWERS ARE AVAILABLE THROUGH INCHWATER.
- THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SPECIFICALLY NOTED.
- THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
- STATE PLANE NORTH TAKEN BY THIS SURVEYOR.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREA, DRAINAGE DETENTION FACILITIES, OR ANY GROUND FACILITY OR BUILDING ON ANY LOT.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREA, DRAINAGE DETENTION FACILITIES, OR ANY GROUND FACILITY OR BUILDING ON ANY LOT.
- THE OWNERS OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY PROGRAM, DRAINAGE DETENTION EASEMENT AND DRAINAGE DETENTION FACILITIES.
- THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM WATER FROM THIS SUBDIVISION.
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- THE DRAINAGE DETENTION AREA EASEMENT AND HAMILTON COUNTY WATER QUALITY PROGRAM ACCESS EASEMENT AND THE 20' HAMILTON COUNTY WATER QUALITY PROGRAM INSPECTION ACCESS EASEMENT IN LOT 6 TO INSPECT DRAINAGE DETENTION AREA AND FACILITIES.

Certification of Survey: I, the undersigned, being duly sworn, depose and say that this survey was made by me or under my direct supervision and to the best of my knowledge and belief and that the ratio of reduction of the original survey is 1" = 50' or 1:50000 in decimal fractions.

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