



**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-48,
A REQUEST FOR A FINAL PLAT FOR LOTS 30 AND 32 OF THE
MONTAGUES ADDITION NO. 1 SUBDIVISION**

WHEREAS, Alan Haniszewski submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for the Final Plat for Lots 30 and 32 of the Montagues Addition No. 1 Subdivision; and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 145-M-P-003; and,

WHEREAS, on September 14th, 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 Final Plat; and,

WHEREAS, all materials submitted and related to the Final 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 Final Plat; and,

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 14th, 2015 does hereby approve the Final Plat for Montagues Addition No. 1 Subdivision, Lots 30 and 32.

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 review and consideration.

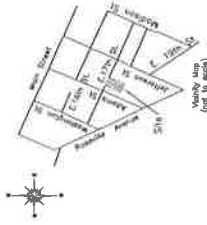
A copy of the approved Final Plat is hereby attached as part of this Resolution.

Approved this 15th Day of September 2015

Respectfully Submitted

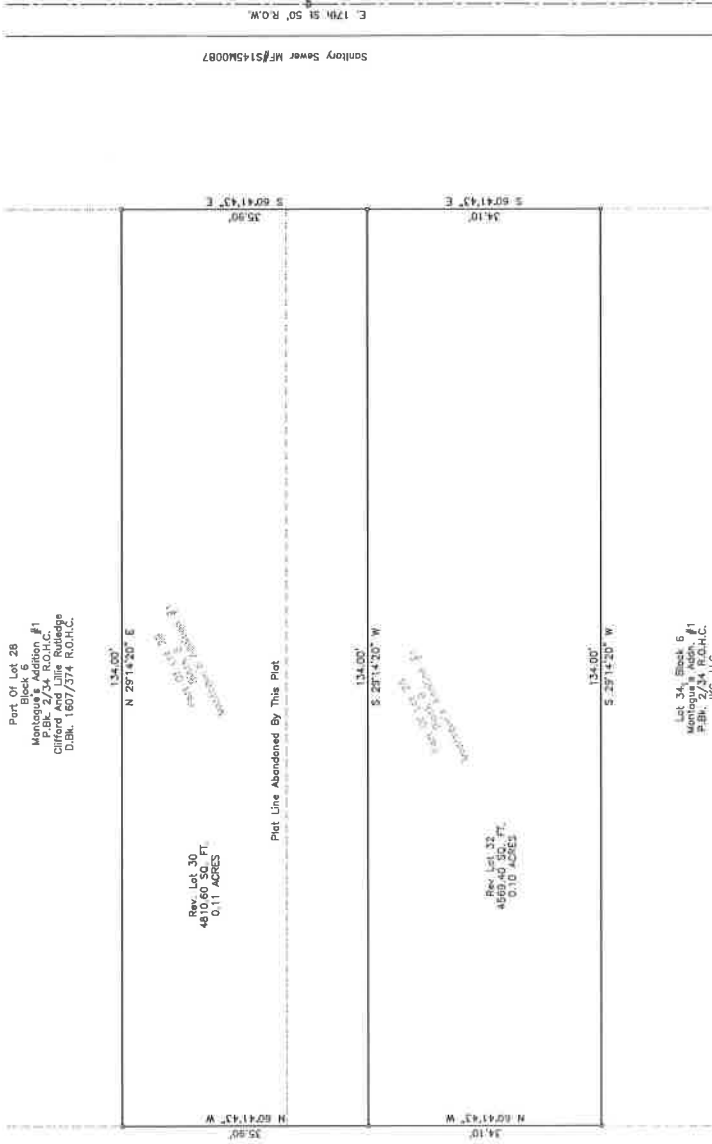
A handwritten signature in black ink that reads 'Bryan Shults'.

Bryan Shults, Principal Planner



APPROVED FOR RECORDING
 HAMILTON CITY GIS DEPT.
 DATE: _____
 BY: _____
 CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____
 JURISDICTIONAL
 AUTHORITY:
 DATE: _____
 BY: _____

Revised Plot
 Revised Lots 30 And 32, Block 6, Montague's Addition No. 1
 Recorded in plat Book 2, Page 34 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee
 Scale: 1" = 10' July 22, 2015



Part of Lot 28
 Montague's Addition #1
 P.Bk. 2/34 R.O.H.C.
 D.Bk. 1607/374 R.O.H.C.

Rev. Lot 30
 48'00" 300' FT.
 0.11 ACRES

Rev. Lot 32
 45'00" 300' FT.
 0.10 ACRES

Lot 34, Block 6
 Montague's Addition #1
 P.Bk. 2/34 R.O.H.C.
 D.Bk. 8552/526 R.O.H.C.

Statement of Donors
 I, the undersigned, hereby adopt this Plot as my
 plan of subdivision. I further certify that I am the
 owner of the property on file aplat.

Donor: Alternative Opportunities Fund
 25 E. Main St.
 Chattanooga, TN 37408



I certify that I have surveyed the property shown
 hereon, and that the same is in accordance with
 my knowledge and belief, and that the ratio of
 precision of the unadjusted survey is greater than
 1:10,000 (Category 1)

Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032

- Notes:
- 1.) Zoning: R-3
 - 2.) This Property is described in Deed Book 10,486, Page 373 R.O.H.C.
 - 3.) Tax Map #145U-P-003.
 - 4.) Public Sanitary Sewer is available by gravity flow.
 - 5.) Address shown on this plot is 0.374 acre.
 - 6.) Property address: 508 E. 17th St., Chattanooga, Tennessee 37408
 - 7.) The purpose of this plot is to abandon the old plot line and make two lots as shown.
 - 8.) Local Government does not certify that utilities or utility connections are available.
 - 9.) The City of Chattanooga is not responsible for any discharge of water from this subdivision of property.
 - 10.) The fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the city engineer.
 - 11.) The City of Chattanooga is not responsible to construct or maintain drainage easements or access easements, or the 10' and 20' private ingress/egress easement.
 - 12.) This subdivision has been developed according to the design standards of the subdivision regulations of the City of Chattanooga.
 - 13.) This property does not lie within the 100 year flood hazard area per FEMA FIRMI panel 42085C-034-F, dated November 7, 2002.
 - 14.) The property owner is responsible for obtaining the lots into one and to relocate the private ingress/egress easement, as shown.
 - 15.) Copied 1/2" mbar at et alid comes unless noted otherwise.

