



RESOLUTION NO. 2015-061

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-61,
A REQUEST FOR A FINAL PLAT FOR CLAUDE SPRAGUES SUBDIVISION
LOTS 1 THRU 3**

WHEREAS, Alan Haniszewski Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for the Final Plat for Lots 1 thru 3 of the Claude Spragues Subdivision; and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 1670-B-006 and 006.01; and,

WHEREAS, on October 12th, 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 October 12th, 2015 does hereby approve the Final Plat for Claude Spragues Subdivision, Lots 1 thru 3.

Please correct any required corrections and modifications 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 13th Day of October 2015

Respectfully Submitted



John Bridger, Secretary

APPROVED FOR RECORDING
 SULLIVAN COUNTY CLERK
 DATE: _____
 COUNTY/NAME CITY:
 PLANNING COMMISSION
 DATE: _____
 RESOLUTIONAL
 AUTHORITY
 DATE: _____

P B 88/111 R.O.H.C.

Information is automatically
 taken from the survey. I warrant that the
 same is a true and correct copy of the
 original of the property as the same is.

KCL Investments, LLC
 37419
 Chattanooga, TN 37419
 423-321-4916

I certify that I have prepared this plat, which
 shows the survey, in strict accordance with
 the provisions of the subdivision laws of the State of
 Tennessee. I warrant that the same is a true and
 correct copy of the original of the property as the
 same is. (Category 1)

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

Final Plat
Lot 3 And Revised Lots 1 And 2 Claude E. Sprague's Subdivision
 Being A Revision Of Lots 1 And 2 Claude E. Sprague's Subdivision
 Recorded In Plat Book 66, Page 111 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee
 Scale: 1" = 20' September 22, 2015



- NOTES:
- 1) zoning R-1 is depicted in Plat Book 10513, Page 752 R.O.H.C.
 - 2) Plat Map #1870-S-005 and 006.01
 - 3) Local Government does not certify that utilities or utility easements are available.
 - 4) Property owner: 1814 West 54th Street and 3402 Almond Ave., Chattanooga, TN
 - 5) Area subdivided by this plat, 0.43 ac.
 - 6) Public sanitary sewer area complete by gravity flow.
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 - 8) A 2' private drainage easement is reserved along the inside of all side and rear lot lines. These easement areas are automatically conveyed to the City of Chattanooga.
 - 9) No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff from unless approved by the city engineer.
 - 10) The City of Chattanooga Storm Water Runoff And Erosion Control shall apply to drainage of some from this subdivision of Property.
 - 11) The Chattanooga-Hamilton County Regional Planning Commission granted a variance on October 12, 2015 to permit lots 2 and 3 to have a smaller lot size and lot frontage than required by the R-1 Residential Zoning.
 - 12) See lot area #2013-021 for variance request.

FILE NAME: Sprague's Resub Lot 3
 Drawing No. 13-117-3