

LEWISBURG MUNICIPAL PLANNING COMMISSION

Form Number 2

FINAL PLAT CHECKLIST

NAME OF SUBDIVISION _____

LOCATION _____ ZONING DISTRICT _____

OWNER _____

SURVEYOR _____

Construction plans, if required as described in Section 5-103, of these regulations, shall have been reviewed and approved prior to planning commission approval of the final subdivision plat.

- _____ 1. Six (6) copies of plat.
- _____ 2. The location of the property to be subdivided with respect to surrounding property(s) and roadways.
- _____ 3. The names of all adjoining property owners of record or the names of adjoining developments.
- _____ 4. Reproducible original.
- _____ 5. The names of adjoining roadways.
- _____ 6. The exact boundary lines of the tract, determined by a field survey, showing angles to the nearest minute and distance to the nearest one hundredth (1/100) of a foot. The adjusted accuracy of the survey shall meet or exceed the standards set forth in Title 62, Chapter 18, of the Tennessee Code Annotated, for the category of survey required by these regulations.
- _____ 7. The location of all roadways, easements, water bodies, large streams or rivers, railroads, parks, and cemeteries.
- _____ 8. The limits of floodway and floodway fringe areas and the regulatory flood elevation and regulatory flood protection elevation; as determined from the adopted flood studies.
- _____ 9. The location and width of all easements and rights-of-way for roadways, as well as the building setback lines on all lots.
- _____ 10. The location, dimensions, and area of all lots. All dimensions shall be field run to the nearest one hundredth of a foot and angles to the nearest minute. Lot areas shall be shown to the nearest tenth of a square foot.

LEWISBURG MUNICIPAL PLANNING COMMISSION
Form Number 2
FINAL PLAT CHECKLIST
Page 2

- _____ 11. The location, area, and dimensions, to the accuracy set forth in Item 10, above, of all property to be set aside for park or playground use or other public or private reservation, with a designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- _____ 12. The final plat of a condominium subdivision shall contain, in addition to the other information required by this section:
- (a) an "as-built" building location and boundary survey, to "American Land Title Association" or other similar standards, showing complete and accurate dimensions and angles of the boundary of the parcel(s) on which the condominium is located, together with exterior dimensions and locations relative to those boundaries of the building(s) which constitute the condominium subdivision;
 - (b) some sort of datum plane or other suitable vertical location reference. In meeting these requirements, it is only necessary that the upper and lower limits of each level of each condominium unit be identified specifically in relation to the vertical reference, (e.g., an appropriate permanent monument or other acceptable reference datum or fixed known point). Elaborate exterior elevations and architectural detail are not necessary to satisfy this requirement; and
 - (c) copies of deed covenants, the charter and by-laws of any homeowners' association established; and special information which the planning commission may require to protect the rights of future owners of the condominium or the public in general.
- _____ 13. The name and address of the owner(s) of the land being subdivided.
- _____ 14. The name and address of the subdivider if other than the owner.
- _____ 15. The name and stamp of the land surveyor preparing the plat.
- _____ 16. The date of the plat, approximate true north point, scale, and title of the subdivision.
- _____ 17. Sufficient data to determine readily the location, bearing, and length of all lines necessary to reproduce such lines upon the ground. This shall include the radius, central angle, and tangent distance for the center line of the curved roadways and curved property lines that are not the boundary of curved roadways. The location of all monuments and pins shall be indicated on the plat.

LEWISBURG MUNICIPAL PLANNING COMMISSION
Form Number 2
FINAL PLAT CHECKLIST
Page 3

- _____ 18. The names of all roadways.
- _____ 19. The zoning classification of all lots, as well as an indication of uses other than residential proposed by the subdivider.
- _____ 20. The total acreage within the subdivision.
- _____ 21. Lot numbers, where required.
- _____ 22. The line size and location of water and sewer facilities.
- _____ 23. The location of all fire hydrants.
- _____ 24. The diameter and width of all driveway culverts.
- _____ 25. For any lot where public sewer or water system is not available, the following shall be shown:
 - (a) areas to be used for sewage disposal; and
 - (b) water wells (existing and proposed).
- _____ 26. Applicable certifications in the form reproduced in this section shall appear upon the final plat. All required certificates shall bear the signature of the approving or authorizing agent at the time of application for final plat approval, except that the form for endorsement of the planning commission's approval for recording shall appear unsigned at the time of application for approval.
- _____ 27. State Department of Environment and Conservation, public water and sewer design layout and approval stamps, if applicable; also, actual design plans for filing in appropriate governmental representative's office.
- _____ 28. Commitment notes may be printed or stamped on the final plat reflecting location and dimension of easements, or extent of other agreements or factual data, in lieu of drafted illustration, when applicable, and as approved by the planning commission.