

ARTICLE V

SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

5-101 Sketch Plat

5-101.1 General

Sketch plats submitted to the planning commission, prepared in pen or pencil, shall be drawn to a convenient scale no smaller than two hundred (200) feet to an inch.

5-101.2 Features

The sketch plat shall show:

1. a scale drawing of the property and the names of the owners of adjoining property;
2. size of the original tract(s) being subdivided;
3. notation of any existing legal rights-of-way or easements, or other encumbrances affecting the property;
4. approximate topography of the site, at no more than five (5) foot intervals, extended into adjacent properties;
5. any areas which may be affected by flooding;
6. general roadway and lot patterns;
7. proposed phasing, if any;
8. vicinity map of property;
9. date and approximate north point;
10. name of owner;
11. name of licensed land surveyor; and
12. zoning classification.

5-102 Preliminary Plat

5-102.1 General

The preliminary plat shall be prepared by a surveyor, landscape architect, architect, land planner, or engineer engaged in the practice of civil engineering, at a convenient scale no smaller than two hundred (200) feet to an inch. The plat may be prepared in pen or pencil, and the sheets shall be

numbered in sequence if more than one sheet is used. The map prepared for the preliminary plat may be used for the final subdivision plat and should be permanently reproducible.

5-102.2 Features

The preliminary plat shall include:

1. the location of the property to be subdivided with respect to surrounding property(s) and roadway(s);
2. the names of all adjoining property owners of record, or the names of adjoining developments;
3. the names of adjoining roadways;
4. the location and dimensions of all boundary lines of the property, figured to the nearest hundredth (100th) of a foot;
5. the location of existing roadways, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission;
6. the location, size, and width of all existing and proposed easements, alleys, and other roadways, building setback lines and water and sewer lines;
7. the location, dimension, and area of all proposed or existing lots;
8. culverts, driveway tiles, associated drainage structures sized along with necessary easements; electrical and telephone easements;
9. the position of all existing or proposed buildings within proposed condominium developments;
10. the location and dimension of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation;
11. the limits of floodway and flood hazard areas and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required;
12. the name and address of the owner(s) of land to be subdivided, the subdivider if other than the owner, and the land surveyor preparing the plat;

13. the date of the plat, north point, scale, and title of the subdivision;
14. sufficient data to determine readily the general location, bearing, and length of all lines necessary to reproduce such lines upon the ground;
15. name of the subdivision and all new roadways, as approved by the planning commission;
16. the zoning classification of all zoned lots, as well as an indication of all uses other than residential proposed by the subdivider;
17. the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing roadways and to the original corner of the original survey of which it is a part;
18. vicinity map showing relation of the subdivision to all roadways, railroads, and water courses in all directions to a distance of at least one-half (1/2) mile (suggested scale: one (1) inch to one thousand (1,000) feet);
19. contours at vertical intervals of not less than five (5) feet or less than when required by the planning commission where the proposed subdivision has an average slope of five (5) percent or less, or at vertical intervals of not more than five (5) feet where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the planning commission);
20. map parcel numbers as recorded on the land tax maps of the county;
21. The following notations:
 - (a) explanation of drainage easements;
 - (b) explanation of site easements;
 - (c) explanation of reservations; and
 - (d) for any lot where public sewer or water systems are not available, the following:
 - (i) areas to be used for sewage disposal and their percolation results, or if the planning commission desires, any other acceptable data to show that the site can be served effectively by septic tanks;
 - (ii) water wells (existing and proposed); and

(iii) rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features;

(e) explanation of any areas to be designated to the use of permanent stormwater management

22. draft of proposed restrictive covenants, if any, to be imposed and designation of areas subject to special restrictions; and

23. a form for endorsement of planning commission approval of the preliminary plat which shall read as follows:

Approved by the Lewisburg Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____ date.

Preliminary plat approval shall not constitute final approval for recording purposes.

5-103 Construction Plans

5-103.1 General

Construction plans shall be prepared for all improvements required by these regulations. Plans shall be drawn at a scale of no more than one hundred (100) feet to an inch. Plans shall be in compliance with the specifications in Article IV of these regulations. Approval of plans must precede actual construction, and no final plat shall be considered by the planning commission until the required plans have been approved. The construction plans may be prepared by a registered land surveyor who may prepare roadway plans and profiles and all other roadway plans including minor drainage structures if authorized by the planning commission.

A civil engineer must assist they surveyor and stamp all plans where major drainage structures and calculations are involved if required by the planning commission.

5-103.2 Features

The following shall be shown on the construction plans.

1. Profiles showing existing and proposed elevations along center lines of all roadways.
2. Where a proposed road intersects an existing roadway or ways, the elevation along the center line of the existing roadway within one hundred (100) feet of the intersection.
3. Approximate radii of all curves, lengths of tangents, and central angles on all roadways.

4. Proposed roadways, as required by the planning commission; where such are required, horizontal stationing shall be at fifty (50) foot intervals and cross-sectional elevations shall be to an accuracy of one tenth (1/10) foot vertical on a line at right angles to the center line of the roadway at the following points: the center line of the roadway, each property line, and points twenty-five (25) feet inside each property line.
5. Plans and profiles indicating the locations and typical cross-section of roadway pavements, including curbs and gutters, sidewalks, drainage easements, rights-of-way, manholes, and catch basins.
6. The location of roadway signs.
7. The location, size, and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility system.
8. Exact location and size of all water, gas, or other underground utilities or structures.
9. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including but not limited to, existing roadways, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, and features noted on the land development plan or major street or road plan.
10. The water elevations of adjoining lakes or streams and the approximate high- and low-water elevations of such lakes or streams shall be shown. All elevations shall be referred to the U.S.G.S. datum plane.
11. If the subdivision borders a lake, river, or stream, the distance and bearings of the permanent water quality buffer zone, as required by the Stormwater Management Ordinance.
12. The developer shall prepare for any portion of a subdivision containing a flood prone area, or an area known to be subject to flooding, information necessary for the planning commission to determine the suitability of the particular site for the proposed development, as follows:
 - (a) plans in triplicate drawn to scale showing the nature, location, dimensions, and elevation of any part of the subdivision within a flood prone area; existing or proposed structures or building sites, fill, storage of materials and floodproofing measures, as specified in these regulations; and the relationship of the above to the location of the

stream channel, floodway, floodway fringe, the regulatory flood elevation, and the regulatory flood protection elevation;

- (b) a typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information, if required by the planning commission;
 - (c) surface-view plans showing elevations and contours of the ground;
 - (d) pertinent structures, fill, or elevations of roadways;
 - (e) water supply, sanitary facilities, soil types, and other pertinent information, as required by the planning commission; and
 - (f) specifications for building construction and materials, flood proofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities.
13. Contours at the same vertical interval as on the preliminary plat.
14. In addition to the other requirements of this section, construction plans for condominium subdivisions shall contain "as built" drawings of all underground utilities, regardless of proposed ownership, and the construction design of all public facilities which are proposed for dedication to the governing body.
15. A notation of construction plans approval by appropriate persons or governmental representatives.
16. Title, name, address, stamp and signature of engineer who prepared the plans.
17. Date of plans, including any revision dates.
18. An erosion and sediment control plan shall be prepared for each development required to submit construction plans. Such plan shall demonstrate the manner in which the general principals for erosion and sediment control set out in Subsection 4-102.503 are to be implemented on the site covered by the construction plans.
19. Permanent stormwater management infrastructure and BMPs that address the runoff reduction requirements of the Stormwater Management Ordinance.

5-104 Final Subdivision Plat

5-104.1 General

The final subdivision plat shall be prepared on transparent drafting material at a scale no smaller than two hundred (200) feet to the inch on sheets of county register plat book size. The use of an appropriate smaller scale may be permitted for lots larger than two (2) acres. When more than one (1) sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets numbered in sequence.

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

5-104.2 Features

The final plat shall include:

1. The location of the property to be subdivided with respect to surrounding property(s) and roadways.
2. The names of all adjoining property owners of record or the names of adjoining developments.
3. The names of adjoining roadways.
4. 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 class of survey required by these regulations. The class of survey shall be determined according to the average size of lots (see Table below) within the proposed subdivision. The survey shall be tied into the Tennessee Grid Coordinate System.

ACCURACY OF SURVEYS

<u>Average Lot Size</u>	<u>Unadjusted Accuracy</u>
One (1) Acre or Less	Class "B" Suburban Land Survey
Greater than One (1) Acre but Less than Ten (10) Acres	Class "C" Rural Land Survey
Ten (10) Acres or More	Class "D" Farm land Survey

A distance and bearing shall be provided which will link a point on the boundary of the subdivision to a monument in the right-of-way of the nearest prominent roadway intersection.

5. The location of all roadways, easements, water bodies, large streams or rivers, railroads, parks, and cemeteries.
6. 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.
7. The location and width of all easements and rights-of-way for roadways, as well as the building setback lines on all lots.
8. 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.
9. The location, area, and dimensions, to the accuracy set forth in Item 8 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.
10. 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.
11. The name and address of the owner(s) of the land being subdivided.
 12. The name and address of the subdivider if other than the owner.
 13. The name and stamp of the land surveyor preparing the plat.
 14. The date of the plat, approximate true north point, scale, and title of the subdivision.
 15. 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.
 16. The names of all roadways.
 17. The zoning classification of all lots, as well as an indication of uses other than residential proposed by the subdivider.
 18. The total acreage within the subdivision.
 19. Lot numbers, where required.
 20. The line size and location of water and sewer facilities.
 21. The location of all fire hydrants.
 22. The diameter and width of all driveway culverts.
 23. 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).
 24. 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.

- 25. 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.
- 26. 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.

5-104.3 Plat Certificates

- 1. Certification showing that the applicant is the landowner; that he offers for dedication roadways, rights-of-way, and any site for public use; and that he consents to the subdivision plan.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roadways, utilities, and other facilities to public or private use as noted.

_____, 20____
Date Owner

Title (if acting for partnership or corporation)

- 2. Certification by a registered land surveyor as to the accuracy of the land survey.

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "_____" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: _____.

_____, 20____
Date Registered Land Surveyor Number _____.

3. Certification by appropriate governmental or quasi-governmental official(s) that sewage disposal and/or water system(s) has/have been installed.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 20____
Date Name, Title and Agency or
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements or a sufficient bond or other surety has been filed which will guarantee said installation.

Sewer System _____, 20____
Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL PRIVATE
SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____, 20____
Date Local Health Authority

4. Certification on the final plat by appropriate governmental representative that the subdivider has complied with one of the following:

(a) installation of all roadway improvements in accordance with the requirements of these regulations; or

- (b) in lieu of compliance with subdivision improvement requirements, certification that surety has been posted by the subdivider in an amount approved by appropriate governmental representative to guarantee completion of all improvements.

CERTIFICATE OF APPROVAL OF ROADWAYS FOR BOND POSTING

I hereby certify: (1) that all designated roadways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Lewisburg Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____, 20____
Date Appropriate Governmental Representative

5. For a subdivision containing common open space or facilities, certification on the final plat of dedication of common areas in accordance with procedures established in these regulations.

CERTIFICATION OF COMMON AREAS DEDICATION

_____ in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within (Name of Subdivision) for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____, 20____
Date Owner

6. Certification on the final plat of planning commission approval for recording of the plat.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the _____ Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

_____, 20____
Date Secretary, Planning Commission

7. Notation of Possible Flooding -- If any portion of the land being subdivided is subject to flooding as defined in these regulations, a notation shall be made on the plat that development or modification of the land within any floodway delineated within plat is prohibited and that development within floodway fringes delineated on the plat shall be done in such a manner that any structure shall be protected against flood damage to at least the regulatory flood protection elevation, which elevation shall be stated in the notation. Any additional restrictions imposed by the planning commission upon development within flood prone areas also shall be indicated on the plat.

8. Notation of Health Restrictions -- Any modifications or limitations which may be imposed by the state or county health department shall be clearly indicated on the plat.

9. Notation of Private Restrictions -- Private restrictions and trusts and their periods of existence shall be indicated on the plat. Should these restrictions or trusts be of such length as to make their lettering impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat or, if the restrictions and trusts are of record, the plat shall note where they are recorded.

10. Certification of Marshall County 911 Communications -- A form for endorsement of the Marshall County 911 Communications Office, which shall read as follows:

CERTIFICATION OF MARSHALL COUNTY 911 COMMUNICATIONS

I hereby certify that the Marshall County 911 Communications Office has reviewed and shall receive a copy of said final plat approved by the Lewisburg Municipal Planning Commission.

_____, 20____
Date

Director, Marshall County
911 Communications Office

APPENDICES

APPENDIX A
FORMS

LEWISBURG MUNICIPAL PLANNING COMMISSION

Form Number 1

PRELIMINARY PLAT CHECKLIST

NAME OF SUBDIVISION _____

LOCATION _____ ZONING DISTRICT _____

OWNER _____

SURVEYOR _____

- _____ 1. Five (5) copies of plat.
- _____ 2. The location of the property to be subdivided with respect to surrounding property(s) and roadway(s);
- _____ 3. The names of all adjoining property owners of record, or the names of adjoining developments;
- _____ 4. The names of adjoining roadways;
- _____ 5. The location and dimensions of all boundary lines of the property, figured to the nearest hundredth (100th) of a foot;
- _____ 6. The location of existing roadways, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission;
- _____ 7. The location, size, and width of all existing and proposed easements, alleys, and other roadways, building setback lines and water and sewer lines;
- _____ 8. The location, dimension, and area of all proposed or existing lots;
- _____ 9. Culverts, driveway tiles, associated drainage structures sized along with necessary easements; electrical and telephone easements;
- _____ 10. The position of all existing or proposed buildings within proposed condominium developments;
- _____ 11. The location and dimension of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation;

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- _____ 12. The limits of floodway and flood hazard areas and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required;
- _____ 13. The name and address of the owner(s) of land to be subdivided, the subdivider if other than the owner, and the land surveyor preparing the plat;
- _____ 14. The date of the plat, north point, scale, and title of the subdivision;
- _____ 15. Sufficient data to determine readily the general location, bearing, and length of all lines necessary to reproduce such lines upon the ground;
- _____ 16. Name of the subdivision and all new roadways, as approved by the planning commission;
- _____ 17. The zoning classification of all zoned lots, as well as an indication of all uses other than residential proposed by the subdivider;
- _____ 18. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing roadways and to the original corner of the original survey of which it is a part;
- _____ 19. Vicinity map showing relation of the subdivision to all roadways, railroads, and water courses in all directions to a distance of at least one-half (1/2) mile (suggested scale: one (1) inch to one thousand (1,000) feet);
- _____ 20. Contours at vertical intervals of not less than five (5) feet or less than when required by the planning commission where the proposed subdivision has an average slope of five (5) percent or less, or at vertical intervals of not more than five (5) feet where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the planning commission);
- _____ 21. Map parcel numbers as recorded on the land tax maps of the county;

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- _____ 22. The following notations:
- (a) explanation of drainage easements;
 - (b) explanation of site easements;
 - (c) explanation of reservations; and
 - (d) for any lot where public sewer or water systems are not available, the following:
 - (i) areas to be used for sewage disposal and their percolation results, or if the planning commission desires, any other acceptable data to show that the site can be served effectively by septic tanks;
 - (ii) water wells (existing and proposed); and
 - (iii) rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features;
- _____ 23. Draft of proposed restrictive covenants, if any, to be imposed and designation of areas subject to special restrictions; and
- _____ 24. A form for endorsement of planning commission approval of the preliminary plat which shall read as follows:

Approved by the Lewisburg Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
date

Preliminary plat approval shall not constitute final approval for recording purposes.

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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. Five (5) 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.

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- _____ 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.

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- _____ 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.

LEWISBURG MUNICIPAL PLANNING COMMISSION

Form Number 3

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That We, _____,
as

Principals, _____, State of _____,
and

the _____ INSURANCE COMPANY, a _____
Corporation authorized to do business in the State of Tennessee, having an
office and place of business at _____,
as

Surety, are held and firmly bound unto the City/County of _____,
as

obligee, in the sum of _____ Dollars (\$_____)
lawful money of the United States, for the payment whereof to the Obligee,
the Principal and the Surety bind themselves, their heirs, executors,
administrators, successors, and assigns, jointly and severally, firmly to
these presents:

SIGNED, SEALED, AND DATED, This ____ day of _____, 20____.

WHEREAS, application was made to the _____ Municipal Planning
Commission for approval of a subdivision shown on plat, entitled,
"_____", filed with the chief enforcing officer of
the

City/County of _____ on _____, 20____, said final
plat being approved by the _____ Municipal Planning
Commission upon certain conditions, one of which is that a performance bond
in _____ the _____ amount
of _____ DOLLARS (\$_____) is to be filed
and accepted with the planning commission to guarantee certain improvements
in the subdivision named above.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the above
named Principal shall within one (1) year from the date hereof (time may be
extended for one (1) year only beyond this period by the planning commission
with the consent in writing signed by all parties prior to expiration date of
the original performance bond period) will and truly make and perform the
required improvements and construction of public improvements in said
subdivision in accordance with the local government specifications and the
resolution of _____, 20____, then this obligation is to
be void otherwise to remain in full force and effect.

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It is hereby understood and agreed that in the event that any required improvements have not been installed as provided by said resolution, within the term of this performance bond, the governing body may thereupon declare this bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, the county government shall install such improvements as are covered by this bond and commensurate with the extent of building development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Principal

Principal

Insurance Company

BY _____
Attorney-in-Fact

BOND NO. _____

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this ____ day of _____, 20_____, before me personally appeared _____, to me known and known to me to be one of the partners of _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

My commission expires: _____

CORPORATE

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this ____ day of _____, 20_____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____, corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

My commission expires: _____

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INDIVIDUAL

STATE OF TENNESSEE

COUNTY OF _____) SS.:

On this ____ day of _____, 20_____, before me personally appeared _____, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

My commission expires: _____

LEWISBURG MUNICIPAL-REGIONAL PLANNING COMMISSION

Form Number 4

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

- 1. DATE OF ISSUE _____
- 2. CREDIT NO. OF ISSUING BANK _____
- 3. CREDIT NO. OF ADVISING BANK _____
- 4. ADVISING BANK _____
- 5. ACCOUNTEE _____
- 6. BENEFICIARY, MAIL TO _____
- 7. LATEST PERFORMANCE DATE _____
- 8. LATEST DATE FOR NEGOTIATION _____
- 9. MAXIMUM AMOUNT _____

10. We hereby issue this documentary letter of credit in your (the beneficiary's) favor which is available against your drafts at _____, drawn on _____ Bank, Credit No. _____", accompanied by the following document: A certificate of default signed under oath by the Chairman of the _____ Municipal-Regional Planning Commission and the Mayor of the City of _____, certifying that the accountee has not complied with the terms of the agreement between the planning commission and the accountee and the amount of approximate damage to the local government, which amount shall be identical to the face amount of the accompanying draft.

11. SPECIAL CONDITIONS

We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the terms of this letter of credit that such drafts or documents will be duly honored upon presentation to us.

The amount of each drawing must be endorsed on the reverse of this letter of credit by the negotiating bank.

The advising bank is requested to advise this letter of credit without engagement of their part.

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank