

SUBDIVISION NAME:

CASE NO.:

FINAL PLAT CHECK LIST

- () SUBMITTED WITHIN ONE YEAR OF PRELIMINARY PLAT APPROVAL
- () THIRTEEN PRINTS OF A FINAL PLAT SUBMITTED 21 DAYS PRIOR TO THE PLANNING COMMISSION MEETING
- () DRAWN TO A SCALE OF ONE INCH EQUAL TO ONE HUNDRED FEET (WHENEVER PRACTICAL) ON SHEETS NOT LARGER THAN 18" X 24"
- () TITLE AND SECTION NUMBER-CHECK SPELLING WITH PREVIOUS SECTIONS AND NO ABBREVIATIONS IN ESTATES, SUBDIVISION, ETC. NO PUNCTUATIONS
- () DATE
- () NORTH ARROW
- () GRAPHIC AND WRITTEN SCALE
- () CIVIL DISTRICT
- () TRACT BOUNDARY LINES
- () NAME OF SUBDIVISION OWNER(S)
- () NAME OF ENGINEER OR SURVEYOR
- () BEARINGS OF PROPERTY LINES AND SUFFICIENT ENGINEERING DATA TO LOCATE ALL LINES INCLUDING RADII, ANGLES, AND TANGENT DISTANCES
- () LOT AND BLOCK NUMBERS IN NUMERICAL ORDER
- () DIMENSIONS TO THE NEAREST 100th OF A FOOT AND ANGLES TO THE NEAREST MINUTE
- () LOCATION AND DESCRIPTION OF ALL MONUMENTS AND IRON PINS (MONUMENTS SHALL BE DESIGNATED BY SQUARES AND IRON PINS DESIGNATED BY SMALL CIRCLES)
- () NAMES AND LOCATION OF ALL ADJOINING PROPERTY OWNERS
- () LOCATION SKETCH MAP
- () LOCATION OF ALL FIRE HYDRANTS WITHIN AND IMMEDIATELY ADJOINING SUBDIVISION
- () CURVE DATA
- () PIPE SCHEDULE, IF CURB AND GUTTER ARE NOT REQUIRED
- () IS SUBDIVISION LOCATED NEAR A SCHOOL, PARK, OR OTHER AREA THAT WOULD NEED A CROSSWALK PROVIDED

- () IN A PUD, IF THE STREETS ARE PRIVATE, THE STREETS WILL NEED TO BE LABELED AS EASEMENTS ON THE PLAT
- () RIGHT-OF-WAY LINES AND WIDTHS OF ALL STREETS AND ALLEYS
- () STREET NAMES AND IDENTIFICATION OF ALL ALLEYS AND PUBLIC OR PRIVATE WAYS
- () IF SIDEWALKS AND UNDERGROUND UTILITIES APPLY TO THIS DEVELOPMENT ADD THE FOLLOWING NOTE: THIS DEVELOPMENT WILL HAVE UNDERGROUND UTILITIES AND SIDEWALKS
- () IF ORDINANCE 69-2004-05 OR THE CLUSTER ORDINANCE APPLY TO THE DEVELOPMENT, IT NEEDS TO BE NOTED IN THE TITLE OF THE PLAT
- () LOCATION OF TEMPORARY TURNAROUNDS (IF ANY)
- () MAXIMUM BLOCK LENGTH OF 1500'
- () IS SUBDIVISION AFFECTED BY FUTURE ROAD CONSTRUCTION
- () HIGHWAY CONNECTION PERMIT. FOR DRIVEWAYS THE FOLLOWING NOTE NEEDS TO BE ADDED TO THE PLAT: THE OWNER MUST OBTAIN A DRIVEWAY CONNECTION PERMIT FROM TDOT BEFORE CONSTRUCTION BEGINS ON SITE
- () LOCATION OF LOTS ALONG A STATE OR FEDERAL RIGHT-OF-WAY (EXTRA SETBACK REQUIRED?) ADD DRIVEWAY NOTE TO PLAT IF PROPERTY IS LOCATED ALONG A STATE OR FEDERAL HIGHWAY
- () IS SUBDIVISION LOCATED WITHIN THE AIRPORT APPROACH ZONE OR ANY OTHER ZONE AFFECTED BY THE AIRPORT ADD NOTE: PORTION OF THIS SUBDIVISION LIES WITHIN THE AIRPORT APPROACH ZONE
- () IS THIS SUBDIVISION AFFECTED BY HEIGHT LIMITATIONS FROM JOHN OUTLAW FIELD
- () IS THIS SUBDIVISION LIE WITHIN THE ONE MILE RADIUS OF FT. CAMPBELL AND REQUIRE THE FOLLOWING NOTE TO BE ON THE PLAT: ANY SUBDIVISION PLAT AND SITE REVIEW PLAN SUBMITTED FOR PROPERTY WITHIN THIS ZONE SHALL CONTAIN THE FOLLOWING NOTE IN BOLD PRINT AND IN A CONSPICUOUS LOCATION ON THE PLAT OR PLAN: "THIS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO FORT CAMPBELL MILITARY INSTALLATION AND MAY BE SUBJECTED TO INCREASED NOISE LEVELS RESULTING FROM THE OVER FLIGHT OF BOTH FIXED-WING AND ROTARY-WING AIRCRAFT, THE MOVEMENT OF VEHICLES, THE FIRING OF SMALL AND LARGE CALIBER WEAPONS, AND OTHER ACCEPTED AND CUSTOMARY MILITARY TRAINING ACTIVITIES."
- () IS THIS SUBDIVISION FALL WITHIN NOISE ZONE I, II, OR III OF THE SABRE HELIPORT
- () DOES PROPERTY LIE WITHIN FT. CAMPBELL LAND USE AREA
- () CHECK FIRM MAPS AND FLOODWAY MAPS FOR 100 YEAR FLOOD ELEVATION ADD NOTE: ELEVATION CERTIFICATE SHALL BE REQUIRED. LOT LIES WITHIN THE 100 YEAR FLOOD PLAIN (STORM FREQUENCY). MINIMUM FINISH FLOOR ELEVATION (FEET ABOVE SEA LEVEL) TO INCLUDE HEATING AND COOLING UNITS, DUCTWORK, AND BASEMENTS".

- () THE FOLLOWING NOTE SHALL BE ADDED TO ALL PLATS THAT ADJOIN SHADED AREAS ON THE FIRM MAPS: "THE DEGREE OF FLOOD PROTECTION REQUIRED HEREON IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON ENGINEERING AND SCIENTIFIC METHODS OF STUDY. LARGER FLOODS MAY OCCUR ON RARE OCCASIONS OR FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, SUCH AS BRIDGE OPENINGS RESTRICTED BY DEBRIS. THIS DOES NOT IMPLY THAT AREAS OUTSIDE THE FLOODPLAIN DISTRICT WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. THE APPROVAL OF THIS PLAT SHALL NOT CREATE LIABILITY ON THE PART OF THE CITY/COUNTY OR ANY OFFICER OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THIS PLAT OR ANY ADMINISTRATIVE DECISION LAWFULLY MADE.
- () "DRAINAGE EASEMENTS" MAY BE LABELED AS "100 YEAR FLOOD PLAIN EASEMENTS" SO SEPTIC AREAS AND FIELD LINES CAN BE PLACED WITHIN THOSE EASEMENTS.
- () ADD A NOTE TO THE PLAT WITHIN DRAINAGE EASEMENTS AND 100 YEAR FLOOD PLAIN EASEMENTS: "NO FILL OR STRUCTURES TO BE BUILT WITHIN THIS AREA".
- () ADD THE FOLLOWING NOTE TO ALL PLATS: "IT WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER OR THE OWNER TO INCLUDE THE ABOVE REFERENCED EASEMENTS AS AN INTEGRAL PART OF THE SUBDIVISION IN SUCH A MANNER THAT SAID AREAS WILL BE OWNED AND MAINTAINED BY THE PRESENT OWNER OR BY A PROSPECTIVE PROPERTY OWNER".
- () EASEMENTS
 - () LOCATIONS
 - WIDTHS
 - () 5' ALONG THE INSIDE OF ALL SIDE LOT LINES
 - () 10' ALONG THE INSIDE OF ALL REAR LOT LINES
 - () 20' FROM AND PARALLEL FROM THE RIGHT-OF-WAY OF ALL STREETS
 - () NOTE 2: SWALE OR DRAINAGE EASEMENT
 - ADD NOTE: "AN EASEMENT EXISTS FOR THE PLACEMENT OF A SWALE ON THE SIDE AND REAR PROPERTY LINES. THIS SWALE SHALL BE NO DEEPER THAN (12) INCHES AND SHALL BE (10) TEN FEET WIDE. THE DEEPEST POINT OF THE SWALE SHALL BE ON THE PROPERTY LINE. THE ACTUAL CONSTRUCTION OF THIS SWALE IS OPTIONAL. IT SHALL BE LEFT TO THE DISCRETION OF THE PROPERTY OWNER IF THE SWALE IS NEEDED. IF BUILT, ANY DEVIATION IN CONSTRUCTION FROM THE ESTABLISHED STANDARD MAY LEAD TO REVOCATION OF THE LOT APPROVAL, BY THE DIVISION OF GROUND WATER PROTECTION. AT SUCH TIME THAT SANITARY SEWER IS EXTENDED TO THESE LOTS ALL SWALE EASEMENTS SHALL AUTOMATICALLY CONVERT TO DRAINAGE EASEMENTS".
- () PURPOSES
 - () IF SUBDIVISION IS SERVED BY SEPTIC TANKS "SSDS SUPPLY LINE" NEEDS TO BE INCLUDED IN NOTE 1 ON THE PLAT
 - () NOTE 1 SHOULD READ IF ON:
 - A. SANITARY SEWER: ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER, AND SURFACE DRAINAGE, AS WELL AS DESIGNED USE.

B. SEPTIC: ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, WATER, AND SSDS SUPPLY LINE, AS WELL AS DESIGNED USE. EASEMENTS TO BE USED AS DRAINAGE EASEMENTS SHALL BE SHOWN AND LABELED ON THE PLAT.

- EACH LOT MEETS THE MINIMUM ZONING REGULATIONS (CITY AND COUNTY MAY DIFFER)
 - LOT SIZES (COUNTY 20,000)
 - LOT WIDTHS
 - LOT DEPTHS (125' MINIMUM)
 - MINIMUM ROAD FRONTAGE

- DIMENSIONED BUILDING SETBACK LINE (CITY AND COUNTY MAY DIFFER)

- IF THIS IS A REPLAT, IS THE REASON FOR REPLAT ON THE PLAT

- PROPOSED AREA NEAR PARK SITES, SCHOOL SITES, AND OTHER PUBLIC SPACES
 - YES NO

- CHANGE THE CERTIFICATE OF OWNERSHIP BLOCK AND STREET/HIGHWAY DEPARTMENT BLOCK IF ROADS ARE TO BE PRIVATE

- CERTIFICATES
 - CERTIFICATE OF OWNERSHIP AND DEDICATION
 - CERTIFICATE OF NOTARY PUBLIC
 - CERTIFICATION BY SURVEYOR OR ENGINEER
 - CERTIFICATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM
 - CERTIFICATION OF THE APPROVAL OF STREETS/ROADS AND UTILITIES
 - CERTIFICATION OF APPROVAL FOR RECORDING
 - LETTER FROM PROJECT ENGINEER STATING ALL DRAINAGE STRUCTURES ARE IN PLACE AS PER CONSTRUCTION PLAN APPROVAL, OR
- CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE OF ROAD RIGHT-OF-WAYS**
I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT-OF-WAYS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT RESOLUTION AND THAT A MAINTENANCE BOND OF _____ HAS BEEN POSTED.

- LETTERS OF ACCEPTANCE FROM ALL AGENCIES

- DRAINAGE INFORMATION

- CONFORMS TO THE REQUIREMENTS AND MINIMUM STANDARDS SET FORTH IN THE SUBDIVISION REGULATIONS

- REQUIRED IMPROVEMENTS INSTALLED OR BONDS POSTED BEFORE THE REGIONAL PLANNING COMMISSION MEETING

- MAINTENANCE BONDS POSTED

- FILING FEE