

6.4 CONTENT FOR FINAL PLATS

The following information shall be provided, additional information not listed may be required prior to final plat approval:

1. Fifteen (15) copies and a digital copy of a final plat submitted by the subdivision deadline date established by the Regional Planning Commission office.
2. Final Plat has been submitted from an active preliminary plat.
3. Final plat shall meet all the conditions of the active preliminary plat approval
4. Title and section number-check spelling with previous sections and no abbreviations in estates, subdivision, etc. No punctuation.
5. Date within title block on plat
6. Civil district
7. North arrow
8. Name of subdivision owner(s)
9. Name of engineer or surveyor
10. Location sketch map
11. Graphic scale and written scale-drawn to a scale of not less than one (1) inch equals one hundred (100) feet, whenever practical on sheets no larger than 18" x 24"
12. Acreage of land to be subdivided
13. Tract boundary lines
14. Is property located within an overlay district and is the property affected by setbacks
15. Plat should be stamped and signed by a licensed surveyor
16. If this is a replat, is the reason for replat on the plat
17. Lot and block numbers in numerical order
18. Add the following note if the plat is ten (10) lots or less and receiving minor plat approval by final plat provisions:
 - a. This plat does not require the dedication of any land to the public
19. Do not duplicate lot numbers from other sections of the subdivision
20. Bearings of property lines and sufficient engineering data to locate all lines including radii, angles, and tangent distance
21. Dimensions to the nearest 100th of a foot and angles to the nearest minute
22. Dimensions building setback line (city and county may differ)
23. Location and description of all monuments and iron pins (monuments shall be designated by squares and iron pins designated by small circles)
24. Curve data
25. Pipe schedule, if curb and gutter are not required
26. Is subdivision affected by Major Road Plan
27. Location of proposed development within 1,000 feet of a sport shooting range, shall have the following note:
 - a. This property is located in the vicinity of an established sport shooting range. It can be anticipated that customary uses and activities at this shooting range will be conducted now and in the future. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience that may result from these uses and activities.

28. If the development has access along a state or federal highway, a copy of the highway connection permit shall be submitted prior to final plat approval.
29. If lot(s) front along a state or federal highway, the following note shall be on the final recorded plat:
 - a. The owner must obtain a driveway connection permit from TDOT before construction begins on site.
 - b. Driveways that have a shared access with an adjacent lot shall be shown, labeled and dimensioned, a minimum of twenty (20) feet, on the final plat.
 - c. If access to a state maintained road is prohibited by TDOT, a note to the effect shall be added to the plat.
30. If a subdivision is located within the airport approach zone or any other zone affected by the airport the following note shall be located on the final recorded plat, height limitations may apply:
 - a. portion of this subdivision lies within the airport approach zone
31. Is this subdivision affected by height limitations from Outlaw Field?
32. If any portion of the subdivision plat lies within the one-mile radius of Ft. Campbell the following note shall be located on the final recorded plat:
 - a. Any subdivision plat 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 Ft. Campbell military installation and may be subjected to increased noise levels resulting from the overflight 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”.
33. Does the subdivision fall within noise zone I, II, or III of the Sabre Heliport
34. Note for lots located within noise zone II and III: “Lots ____ of this subdivision lie within Noise Zone II or III of the Sabre Heliport Overlay District. Sound attenuation shall be required to meet the requirements of the Sabre Heliport Overlay District per the Montgomery County Zoning Resolution”.
35. Check FIRM maps and floodway maps for the one (1) percent flood elevations, if subdivision is affected the following notes shall be located on the final recorded plat:
 - a. Elevation certificate shall be required. Lot lies within the one (1) percent base flood. Minimum finished building pad shall be (feet above sea level) including basements all heating and cooling units, and ductwork and minimum finished floor elevation shall be (feet above sea level). 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.
36. “Drainage easements” may be labeled as “one (1) percent flood elevation easements” so septic areas and field lines can be placed closer to those easements.
37. Add a note to the plat within drainage easements and one (1) percent flood elevation easements.

- a. No fill or structures to be built within this area
38. Add the following note to all plats:
- a. 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.
39. The following notes or information shall be located on all city or county final recorded plats:
- a. Show all sinkholes; mark the highest closed contour and the bottom of the depression
 - b. Show all Class V injection wells; mark the highest closed contour and include the location of all standpipes and areas of rock backfill
 - c. Show cave entrances; mark the highest closed contour and the entrances
 - d. Show the water quality buffers and easements
 - e. Water quality buffers: no clearing, structures or fill allowed
 - f. The following note must be included on the final plats to designate lots that have twelve(12) inches or more of fill located within a proposed occupied building footprint
 - Lot(s) _____ require soil compaction certification for each 12 (twelve) inch lift of fill, or the submission of a soil compaction certification waiver to the Montgomery County Building and Codes Department before building permits will be issued.
 - g. The following note must be included on the final plats to designate lots with stormwater control structures or structural best management practices that require execution of a stormwater maintenance agreement prior to the sale or transfer of that lot.
 - Lots(s) _____ have stormwater control structures or structural BMP's that require a stormwater maintenance agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Department and/or city street department before all or any portion of the property is transferred or conveyed.
40. Location of all fire hydrants within and immediately adjoining subdivision
41. Is subdivision located near a school, park, or other area that would need a crosswalk provided
42. In a Planned Unit Development (PUD or MLUD), if the streets are private, the streets will need to be labeled as easements on the plat
43. Travel easements and sign easements shall be shown on the plat
44. Right-of-way lines and widths of all streets, road, permanent dedicated easements and alleys
45. Add permanent easement notes and travel easement notes
46. Radius at intersections
47. Approved street names and identification of all alleys and streets, roads and permanent dedicated easements
48. Cul-de-sacs or dead-end streets
- a. Do not exceed seven hundred fifty (750) feet in length

- b. Radius at end is fifty (50) feet or greater
49. Temporary turnarounds
- a. To be required more than three hundred (300) feet from the centerline of the nearest intersection
 - b. Radius at end is fifty (50) feet or greater
 - c. Hammerhead turn arounds may be used with approval from the Streets Department or the Highway Department. Dimensions should be no less than 20 feet by 120 feet with radius of 28 feet or greater. The grade of the road will determine the final dimensions.
50. Sidewalks and underground utilities apply to all developments within the City Limits of Clarksville, Tennessee.
- a. The following shall be located on all final plats: This development will have underground utilities and sidewalks. (within the City Limits and all cluster developments)
51. If sidewalks are within a subdivision located outside the City Limits of Clarksville, Tennessee.
- a. The following shall be located on all final plats: The sidewalks will be maintained by the homeowners association.
52. If City of Clarksville Ordinance 69-2004-05 (Enhanced Zoning provisions) or the Residential Cluster Development provisions of the City of Clarksville Zoning Ordinance or Montgomery County Zoning Resolution apply to the development, it shall be noted in the title of the final recorded plat.
53. Cluster developments shall note on the plat that the association will maintain storm drainage structures located within open spaces.
54. Maximum block length of 1500 feet
55. Each lot meets the minimum zoning regulations (city and county may differ)
- a. Lot sizes for septic tanks, minimum 20,000 square feet
 - b. Lot widths
 - c. Lot depths (minimum of eighty (80) feet in depth)
 - d. Minimum road frontage
 - e. Setbacks (city and county may differ)
 - f. Location of lots along a state or federal highway (extra setback required)
56. Easements
- a. Locations
 - b. Widths
 - c. Ten (10) feet along the inside of all rear lot lines
 - d. Five (5) feet along the inside of all side lot lines
 - e. Twenty (20) feet parallel to all streets, roads or dedicated permanent easement right-of-way
 - f. All easements shall be labeled and note who is responsible for maintenance of that easement
57. Note one (1) on the final recorded plat shall read as one (1) of the following:
- 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 tanks. 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.
58. Note two (2) on the final recorded plat shall read as one (1) of the following:
- a. Sanitary sewer: A minimum of five (5) feet along the inside of all side lot lines and ten (10) feet along the inside of all rear lot lines is reserved as a utility and/or drainage easement
 - b. Septic tanks:
 - A minimum of five (5) feet along the inside of all side lot lines and ten (10) feet along the inside of all rear lot lines is reserved as a utility and/or swale easement
 - 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 Tennessee 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.
59. The final plat shall be accompanied by:
- a. A quitclaim deed providing a permanent dedicated site and access for any new sewer pump station to be owned by the City of Clarksville
 - b. Dedicated utility easements signed, notarized, and recorded with the Montgomery County Register of Deeds from all involved property owners for any and all off-site utilities
 - c. As-built plans that must show the locations of all benchmarks, describe the benchmark and list the elevation
60. Certificates
- a. Certificate of ownership and dedication
 - b. Certificate of notary public
 - c. Certification by surveyor
 - d. Certification for on-site sewage disposal system
 - e. Certification of the approval of streets/roads and permanent easements
 - i. Change the certificate of ownership block and street/highway department block if roads are to be permanent easements
 - f. Certificate of approval of drainage outside of road right-of-ways
 - g. Certification of the approval of utilities
 - h. Certification of approval for recording
61. Letters of acceptance from all agencies
62. Conforms to the requirements and minimum standards set forth in the subdivision regulations
63. Required improvements installed or bonds posted before the Regional Planning Commission meeting
64. Filing fee