

ROANE COUNTY PLANNING COMMISSION
SUBDIVISION *FINAL* PLAT REQUIREMENTS FOR SUBMITTAL AND APPROVAL
OF AN EXISTING PLAT OR *BOUNDARY LINE ADJUSTMENT* 2 LOTS OR LESS

Please email preliminary plat's for review to renee.crowe@roanecountytn.org

To eliminate a longer processing time please READ requirements carefully before submitting

Submission of Plat for Submittal and Approval

Maximum Size: 24"x36"

Minimum Size: 11"x17"

Scale: 1" =100'

Number of Copies: 1 original

Submitted: to the Planning Office

Recording: The original of the final plat shall be filed with the Register of Deeds. The approved original shall not be altered in any manner.

Information Required

Title Block: **Name of Subdivision;** shall be preceded by "Record Plat of"
 Civil District
 Developer; name and address
 Engineer; name and address
 Surveyor; name and address
 Others directly involved; name and address
 Legend; Scale, north point, date of preparation, other pertinent information
 Zoning

Certification Block: **Certificate of Ownership and Dedication (No stick on labels allowed)**
 Certificate of Accuracy
 Surveyor's Stamp & Signature (Needs to be signed in COLORED INK over seal "NO BLACK INK")
 Certificate of Approval; for recording
 Shall have E-911 addresses shown on plat

Location Sketch: General location of the subdivision at a scale small enough to show its relationship to adjoining properties.

Design Scheme: Scale: 1"=100'

Accuracy: to the nearest 100th of a foot and angles to nearest minute

Items: Shall have existing septic shown on plat if less than 5 Acres, all roads/streets, alley lines, existing buildings, area setbacks, lot numbers, easements, any areas for public or other use

Data: location, bearing, and length of every street line, lot line, boundary line, block line and building line, whether straight or curved, and including true north point. This shall include the radius, central angle, and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets

Property number and E911 address for each lot

Monuments; location and description

Adjoining: subdivisions, streets, location and ownership of properties

Floodplain Data

No variances allowed.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (Our) free consent, establish the minimum building restriction lines, and dedicate all roads, alleys and walks to public or private use as noted.

Date Owner

Date Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Roane County Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the State of Tennessee.

Date Registered surveyor

