



**CITY OF CROSSVILLE
PLAT REVIEW FINDINGS
NOTICE OF ERRORS / CORRECTIONS**

TO: TIM WILSON / MIKE STUMP
FROM: KEVIN J. DEAN, PLANNING ADMINISTRATOR *KJD*
PLAT NAME: LOTS 16-20 PHASE VI AND LOTS 2-5 PHASE VII, THE GARDENS ADDITION
DATE: 8/8/2013
CC:

PLAT APPROVED (Review)

Attached is a copy of the review sheet with notes.

The following is a list of errors and corrections:

- Submission does require the Owners Signature in addition to the Surveyor's.
- Note 4, Stating a Variance Request for zero lot lines, is not needed. The current subdivision regulations do allow for them.

This plat is scheduled for official submission and review by the Planning Commission on Aug. 15, 2013 @ 12:00pm Crossville City Hall / 4th floor conference room. You or your representative's attendance is required.

A copy of the Crossville Regional Planning Commission's Subdivision Regulations is available on the City's website. www.crossvilletn.gov in Adobe PDF format. Any other questions or concerns please feel free to contact me at 931.456.8464

CHECK LIST FOR FINAL PLAT CONSIDERATION

Name of Subdivision Lots 16-20 Phase VI of Lxs 2-S Phase VII The Gardens

Location Red Oak Drive Civil District 180

Owner of Record Tom Wilson Address _____ Tel. _____

Preliminary approval granted March 2012 Submitted for FINAL approval 5-23-13
date date
8-7-13

CHECK LIST

- 7 copies submitted no later than 14 days prior to meeting.
- Name of subdivision, tax map and parcel identification, deed book & page of most recent conveyance of property (For re-subdivisions of recorded plat, plat book & page number.) Total acreage being subdivided: 3.33.
- Drawn to a standard "engineering" scale (1"=100' / 1" = 50" / 1"=40' / 1"=30' / 1"=20') on sheets no larger than 24 inches by 36 inches in size. Smaller plats may be on 11x17.
- Drawn in Tennessee State Plan NAD 83 Feet, with at least 2 points given.
- Name, address and phone number of owner of record, subdivider and surveyor.
- North point, graphic scale and date.
- General Vicinity Map showing location and acreage of subdivision.
- Surveyed lot measurements and perimeter property measurements.
- Names of adjoining property owners and/or subdivisions with tax map and parcel identification and last conveyance information (if part of a subdivision include lot no.)
- Location of all existing man-made and natural physical features on land and nearby properties.
- Names, locations, and dimensions of proposed streets, alleys, easements, parks and reservations, lot lines, etc.
- Existing and proposed street rights-of-way and drainage tiles, existing road centerline(s), existing street names and proposed street names approved by E911.
- Block numbers, lot numbers and lot acreage or square footage of each lot.
- Plans of existing and proposed utility layouts showing connections to existing or proposed utility systems (including existing utility lines {electric, gas, or any other utility crossing the property} with easement).
- Location (or distance) of nearest existing fire hydrant and all proposed fire hydrants shown.

- Minimum building setback lines and utility-drainage easements (drainage easements required along existing streams and creeks.
- N/A Any stormwater stream buffer or required permanent stormwater structures or facilities.
- N/A Topographic contours at 2-foot or 5-foot shown for Combined Preliminary/Final Plats.
- Special Flood Hazard Areas with base flood elevations (BFE) must be shown on plat with a flood-free site.
- Any remaining land that is under 5 acres must be shown as a subdivision lot or notation on plat for remaining acreage over 5 acres regarding the size and ownership.
- N/A Cross-section and centerline street profiles at suitable scales, as may be required by street superintendent and/or Planning Commission.
- Conforms to general requirements and minimum standards of design.
- N/A Percolation tests have been completed and the proposed sewerage systems have been approved and reserve areas for septic system delineated on plat.
- All required applicable certifications with signatures included on plat.

Disapproved _____, 20___, because of incomplete items above or other reasons as stated:

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

Conditions of approval granted on Aug 8, 2013, as stated:

Missing Owners Signature
* In Notes Section - Remove Variance Request for
2010 Lot Line 5.

Signature: [Signature] City Planning Staff
Kevin J Dean