

CITY OF TULLAHOMA

Department of Planning & Codes

321 N. Collins Street
Tullahoma, TN 37388

Phone 931-455-2282
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Specifications For And Content Of The Final Plat

The developer or his representative shall submit to the Planning Department, copies of the Final Plat, drawn to a minimum scale one inch equals one hundred feet (1" = 100'). Sheet size and stamp block shall conform to the specifications shown on Appendix 6. The Planning Department requests that the surveyor draw the appropriate signature block on the final plats. The Final Plat shall be drafted so that good, clear legible, prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Planning Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions or which fails to contain all required elements. The Final Plat shall include the following information:

1. ___ Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Coffee County. The most recent recorded deed book number and page number for each deed constituting part of the property being platted. Plat labeled —Final Plat.
2. ___ The full name and mailing address, with zip code, and telephone number of the owner(s) and/or developer(s) of record.
3. ___ The name, full mailing address, zip code, telephone number, and seal (to include license number) of the Registered Land Surveyor preparing the plat. Where sanitary sewer lines are to be extended or where drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent, as determined by Section 306.4.1, are to be placed, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee. In no instance will a plat be accepted that does not contain the seal of a Registered Land Surveyor licensed to practice in the State of Tennessee.
4. ___ The date of plat preparation and revisions, north point, and scale—both written and graphic.
5. ___ A vicinity map showing the following features, if applicable, within an area large enough to locate the subdivision:
6. ___ Outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).
7. ___ Location and name of all principal roads, streets, railroads, water courses, etc.
8. ___ State, county, or municipal boundaries, shown and labeled.
9. ___ Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) and show the number of miles (to nearest tenth) from the landmark to the site.

- 10.** ___ Show parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the —Tax Map Number.
- 11.** ___ The location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane coordinates.
- 12.** ___ Lots drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new unit. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited.
- 13.** ___ Sufficient data to readily determine and reproduce on the ground the Location, bearing, and length of every lot line and boundary line, whether curved or straight. This shall include the radius, central angle (delta), length of curve, and tangent distance for the curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.
- 14.** ___ Minimum building setback lines, other than those required by the local zoning regulations, shall be shown and labeled on the lot(s).
- 15.** ___ Show location of the boundary monument benchmark for major subdivisions.
- 16.** ___ Show the size of each lot.
- 17.** ___ The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.
- 18.** ___ Show the location, widths, and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision. Show any street or street intersection within 100' of the site.
- 19.** ___ Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Coffee County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name. All proposed new street names must be approved by the Tullahoma Planning Department.
- 20.** ___ Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc.