

CITY OF LEBANON, TENNESSEE

Planning Commission Submittal Minor Final Plat Checklist



Title of Project _____

Minor Plat Requirements

A plat qualifies for a minor plat when the following criteria is met:

- a. The subdivision of land will create 2 lots or less.
- b. There is no required extension of utilities or city streets.
- c. The plat requires no variances from the Subdivision Regulations or Zoning Code.

| Provided with Submittal | | For Office Use |
|-------------------------|---|----------------|
| | Subdivision Name | |
| | Location Map - Can be obtained at https://maps.lebanontn.org/rokmaps/ | |
| | Tax Map, Group and Parcel Number Information for Subject Parcel(s) | |
| | Civil District | |
| | Zoning of Subject Parcel(s) and that of Adjoining Properties | |
| | Property Acreage and Any Remaining Acreage and Road Frontage | |
| | Graphic Scale (1" = 10', 20', 30', 40', 50', 60' or 100') | |
| | North Arrow | |
| | Date and Date(s) of Any Revisions | |
| | Name, Address, Telephone Number and Email of Owner/Developer | |
| | Name, Address, Telephone Number and Email of Design Firm and Contact Person | |
| | Bearings and Dimensions of Property Boundary | |
| | Location and Description of Survey Monuments | |
| | Name of Adjacent Owner(s) | |
| | Lot Lines, Lot Numbers, Dimensions and Square Footages Lot numbers including Open Space/Unbuildable Lots must be sequential | |
| | Building Setback Lines (Front, Side, Rear) | |
| | Existing and/or Proposed Street Names, Right-of-Way Dedication and Centerline | |
| | Location and Size of Existing and/or Proposed Public Utilities and/or Easements (Sewer, Water, Gas, Electric and Fire Hydrants) | |
| | Location of Existing Water Courses, Railroads, Bridges and Culverts | |
| | Location of Proposed Public Utility Drainage Easements and Other Easements | |
| | Location of 100-year Floodplain, Floodway and Proposed Finished Floor Elevation, if applicable | |
| | Proposed Subdivision Signage (Location, Size and Height) | |
| | Location of Stop and Street Name Signs | |
| | Location and Description of Survey Monuments | |
| | SSDS Areas | |
| | Grading and Drainage Plans | |
| | Curb and Gutter or Drainage Ditch Cross Section | |
| | Label Critical Lots with an * | |
| | A note listing the following items: Linear Feet of Water Line Number of Fire Hydrants Linear Feet of Sewer Line | |

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| | Notes Road Construction Note Road Specification Note Floodplain/Floodway Note Blue line Stream Note Sink Hole Note Drainage Note Void/Vacate | |
| | Certificates Accuracy Ownership Streets and Utilities Utilities Bond Water and Sewer Health Department Recording Void if Not Recorded By -- | |
| | Other Information as may be required by City Staff or the Planning Commission | |

This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. The applicant or a representative shall be present at the Preliminary Planning Commission and Planning Commission meetings. The Planning Commission reviews the request and approves, approves with conditions, defers, or denies the Final Subdivision Plat.

Design Professional Certification

By my signature below, I hereby certify under penalty of law that I have reviewed the above checklist and believe that I provided a complete application with all included information required and is ready for city staff review. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred/rejected until the necessary information is provided.

Signature **and Seal** of Design Professional