



BUILDING AND CODES DEPARTMENT

Phone
931-648-5718

350 Pageant Lane Suite 309
Clarksville, TN 37040

Fax
931-553-5121

10/6/2014

Montgomery County, TN. Plat and Plan Submission Policy

Montgomery County Building and Codes is implementing the following policy for acceptance and approval of all major plats, minor plats, final plats, development plans and as-built plans.

1.) All Grading Drainage and Erosion Control (GDEC) plans and as-built plans must be submitted both digitally and in hardcopy. The as-built plans must be submitted and reviewed before final plats will be approved. All GDEC and as-built plans must show all storm water control structures and facilities, including, but not limited to:

- Sinkholes (complete details for each)
- Class V Injection Wells (complete details for each)
- Cave Entrances
- Detention/Retention Ponds (include risers, dewatering devices, weirs, emergency overflows, etc.)
- Water Quality Buffers
- Permanent BMPs
- Headwalls
- Drain Inlets (curb drains, box inlets, etc.)
- Pipes and Culverts
- Swales, Ditches and any other Drainage Channels
- Riprap Installations
- Easements
- Building Lots with Fill Material

All storm water structures, facilities and BMPs will list the inlet elevations, invert elevations and material(s). This data may be provided in tabular format for hardcopy plans and included as a separate layer in digital plans.

2.) Final plats will not be approved until approved as-built plans, storm water structure engineering certifications and required storm water maintenance bond(s) have been submitted to the Montgomery County Building and Codes Department.

3.) The following note must be included on final plats to designate lots with storm water control structures or BMPs that require submission a Stormwater Maintenance Agreement prior to the sale or transfer of that lot. Lots that have storm water control structures must be marked with a referral to this note. Failure to add this note or properly mark the affected lots will result in the rejection of the final plat by the Montgomery County Building and Codes Department.

Lot(s) _____ have storm water control structures or BMPs that require a Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Dept. before all or any portion of the property is transferred or conveyed.

4.) The following note must be included on final plats to designate lots that have twelve (12) inches or more of fill located within a proposed building footprint. Lots that have fill must be marked with a referral to this note. Failure to add this note or properly mark the affected lots will result in the rejection of the final plat by the Montgomery County Building and Codes Department. Compaction certification waivers will be issued on a case by case basis by the Montgomery County Building and Codes Department. Issuance of a compaction certification waiver does not negate the requirement to note the fill lots on the final plats.

Lot(s) _____ require soil compaction certification for each 12 (twelve) inch lift of fill, or the submission of a soil compaction certification wavier to the Montgomery County Building and Codes Department before building permits will be issued.

5.) The following signature block will be included on all plats submitted to Montgomery County Building and Codes for approval.

<p>_____ I hereby certify that no conditions contrary to the Montgomery County Storm Water / Building & Codes Regulations are known to exist.</p> <p style="text-align: center;">-OR-</p> <p>_____ I hereby certify that all drainage structures outside the road right-of-way have been installed in an acceptable manner and according to the county storm water management regulation requirements and that all bond(s) have been posted.</p> <p>_____</p> <p>Mont. County SWC / Bldg & Codes Official</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">Date</p>
--