



TOWN OF THOMPSON'S STATION PRELIMINARY PLAT CHECKLIST

- Application form including property owner affidavit.
- Copy of legal description of subject property.
- Processing fee.

Preliminary Plat - 12 copies, prepared by a licensed land surveyor (State of Tennessee) drawn to scale no smaller than 1" to 100' or 1" to 50' for developments with lots 15,000 square feet or smaller and folded. The plat shall also be submitted electronically.

- Site analysis including:
 - a. A contour base map at least upon topographical maps published by USGS;
 - b. The location severely constraining elements such as steep slopes between 15%- 25% and greater than 25%, wetlands, watercourses, intermittent streams and 100 year floodplains, and all existing rights-of-way and easements; and
 - c. The location of significant features such as woodlands, tree lines, open fields or meadows, scenic views into or out from the property, watershed divides and drainage ways, fences or stone walls, rock outcrops, and existing structures, roads, tracks and trails per the natural and cultural resource evaluation requirements set forth in Article 4, Zoning.
- Features of plat include:
 - a. The location of the property to be subdivided with respect to surrounding properties and public ways. Include the entire subdivision or section when phasing is requested;
 - b. The topographic contours with an interval of not more than two feet;
 - c. The names of all adjoining property owners of record, with the deed or record book and page reference or the names of adjoining developments;
 - d. The names of adjoining public ways;
 - e. The bearing, shown to the nearest second, length of all tangent boundary lines of the property figured to the nearest one hundredth of a foot, and complete curve data for all curved boundary lines;
 - f. Bearings shall be referenced to true north or add adequate notes as to the reference;
 - g. The location of existing public ways, easements, water bodies, streams, and other prominent features, such as wetlands, railroads, buildings, parks, cemeteries, drainage ditches, sink holes, bridges, and other features as determined by Section 3.3 Resource Management;
 - h. The width of all existing easements, alleys, and other public ways, and building setback lines;
 - i. Evidence of compliance with Section 3.8 Block Standards and Section 3.9 Thoroughfares including block face dimensions and the thoroughfare network;
 - j. The location, dimension and area (to the nearest square foot) of all proposed existing lots;
 - k. Within proposed condominium developments, the position of all existing or proposed buildings;
 - l. Preliminary storm drainage noting approximate volumes, direction of flows and location of proposed detention or retention;
 - m. Proposed extension of water and sewer service to the property along with the proposed routing of such within the subdivision including fire hydrants;
 - n. Culverts and associated drainage structures located and sized along with necessary drainage easement and all other required utilities;
 - o. The location of all "Land Unsuitable for Development" as specified in Section 3.2.1;
 - p. The location and boundary of all open space with the proposed owner and designating the entity responsible for care, operation and maintenance;
 - q. Assignment of civic space type for new community plans pursuant to Table 3.1 Civic Spaces;

- r. The limits of floodway and floodway fringe areas and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required per Section 3.4 Floodplain Regulations;
 - s. The minimum finished floor elevation of houses to be constructed on lots within the floodway fringe areas;
 - t. The date of the plat, approximate north arrow, scale and title flood elevation and regulatory flood protection elevation as determine according to flood maps or flood studies as required;
 - u. Sufficient data to determine readily the general location, bearing and length of all lines necessary;
 - v. Name of subdivision and all new public ways as approved by Williamson County Emergency Communications Agency;
 - w. The zoning classification of all zoned lots, as well as an indication of all uses proposed by the subdivider;
 - x. The distance and bearing of one of the corners of the boundary of the subdivision, to the boundary of the existing public ways and to the original corner of the original survey of parcel of which it is a part;
 - y. Key map showing relation of the subdivision to all public ways, railroads and water courses in all directions to a distance of at least one half mile;
 - z. Property tax map parcel numbers as recorded on the land tax maps of the county; and
 - aa. Notations including classification of easement, explanation of site easements, explanation of reservations, areas designated for public sewer or water systems, septic areas, water wells, rock outcroppings, marshes, springs, sinkholes, natural storm drains and other outstanding topographical features
- Statement as to how the request is consistent with the Concept Plan.
 - Landscaping plan (plan must conform to the LDO and if applicable MTEMC regulations <https://www.mtemc.com/Appropriate-Trees-For-Right-Of-Way>).
 - Update to technical studies may be required if changes to the plan are proposed.

ADDITIONAL INFORMATION MAY BE REQUIRED ON A CASE BY CASE BASIS. ALL SUBMITTAL REQUIREMENTS INCLUDING ANY ADDITIONAL INFORMATION WILL BE NECESSARY TO SUBMIT A COMPLETE INFORMATION. PLEASE NOTE, AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.