



Rutherford County Regional Planning Commission

One South Public Square, Room 200, Murfreesboro, Tennessee 37130

OFFICE 615.898.7730 FAX 615.898.7823

PRELIMINARY PLAN CHECKLIST

SUBDIVISION NAME:

APPLICATION DATE:

<input type="checkbox"/> Proposed subdivision name	<input type="checkbox"/> Existing significant trees and tree masses to be preserved
<input type="checkbox"/> Location, name and address(es) of the owner(s), name and address of the designer of the plan, along with professional registration and contact information	<input type="checkbox"/> Name and location of any cemetery on the property and/or easements to any off-site cemetery through the property
<input type="checkbox"/> Date, approximate north point, graphic scale, and location map	<input type="checkbox"/> Proposed phasing
<input type="checkbox"/> Location of existing property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, streams, and any public utility easements or lines	<input type="checkbox"/> If on-site sanitary methods are proposed (i.e. septic tanks, alternate systems): 100' Water Pollution Control map, as defined by the Tennessee Department of Environment and Conservation, for proposed areas
<input type="checkbox"/> Names of adjoining property owners, subdivisions and streets with corresponding property map and parcel number(s), deed book and page references for all existing easements and property zoning	<input type="checkbox"/> Street name determinations from Emergency Communications E911 showing approved street names
<input type="checkbox"/> Current zoning	<input type="checkbox"/> Applicable deed of ownership for the property under consideration
<input type="checkbox"/> Plans for proposed public utility layouts (sewers, water) showing feasible connections to the existing utility systems	<input type="checkbox"/> Location map showing relationship of subdivision site to area
<input type="checkbox"/> Proposed property lines, locations, widths and names of proposed streets, alleys, drainage easements, utility easements, parks and other open spaces, reservations, water quality buffers, outlines and other building setback lines	<input type="checkbox"/> Letter of water services availability providing domestic and fire demands for proposed subdivision
<input type="checkbox"/> Lots labeled in numerical sequence. Lot 1 shall be located in the first section/phase of the proposed development	<input type="checkbox"/> Letter certifying availability of electric power
<input type="checkbox"/> Contours of vertical intervals not more than two (2) feet except when specifically not required by the Planning and Engineering Staff	<input type="checkbox"/> Proposed overall drainage and stormwater concept plan with any on-site or off-site stormwater elements
<input type="checkbox"/> Acreage of land to be subdivided and Bearings and dimensions of overall property boundary	<input type="checkbox"/> Supporting information as identified in pre-application conference, including but not limited to traffic studies
<input type="checkbox"/> FEMA panel number showing 100-year flood limit, including floodway, with that portion of the property lying below the 100-year flood elevation being shown shaded or hatched	<input type="checkbox"/> The developer shall furnish the Planning Commission a consent for drainage certificate from adjoining property owners or any other property owners that will be affected by runoff.
<input type="checkbox"/> Limitations for development such as sinkholes, rock outcrops, wetlands, topographic depressions, excessive slopes, jurisdictional waters of the state, etc.	

SUBMIT THREE (3) COPIES OF THE PLAN FOR REVIEW