

Subdivision File # _____

MAURY COUNTY REGIONAL PLANNING COMMISSION

“PRELIMINARY” Subdivision Application

APPLICANT: _____

DATE: _____

NAME OF REGISTERED PROPERTY OWNER: _____

PHONE: (____) _____

ADDRESS OF PROPERTY OWNER: _____

NUMBER OF TRACTS BEING REQUESTED IN SUBDIVISION APPLICATION: _____

CURRENT ZONING OF PARCEL: _____

ACREAGE OF PARCEL: _____

SUBDIVIDED PROPERTY IS LOCATED: _____

PROPERTY IS MORE PARTICULARLY IDENTIFIED AS BEING MAP # _____

PARCEL # _____ AS RECORDED IN THE MAURY COUNTY TAX ASSESSOR’S OFFICE.

APPLICANT’S SIGNATURE AND DATE

Applicant must submit ten (10) folded copies of the preliminary subdivision plat to the Building & Zoning Office.

Following staff review of the preliminary subdivision plat, applicant will be notified as to number of additional copies (with corrections if necessary).

After “preliminary” subdivision plat approval is received from the Maury County Regional Planning Commission, Construction plans must be approved before the applicant can proceed with the “Final” subdivision plat approval process.

Date Application Received: _____

**Information Required With Submittal of
“PRELIMINARY” Subdivision Application**

Application Fees: See Attachment

A “Preliminary” subdivision plat shall be prepared and stamped by an individual licensed and/or certified by the State of Tennessee to perform such design services as may be required.

Depending upon the particular circumstances and, after the payment of an application fee, the applicant shall provide the following:

- A. General Location Sketch Map at a scale not smaller than 1” = 2000’ showing:**
 - a) The approximate boundaries of the site.**
 - b) External (public access streets or roads in relation to the site).**
 - c) Surrounding development (i.e., general residential, commercial, and industrials areas) within the general vicinity of the site.**
 - d) Size of public waterline and distance in miles/feet of any public waterline which will serve the site.**
 - e) Power lines locations, easement and ownership.**
 - f) Soil suitability for subsurface sewage disposal (septic tank) and certification from the Tennessee Department of Environment & conservation (1421 Hampshire Pike, Columbia; phone: 931-380-3371) approving the site for such use. Preliminary soil mapping is required for all subdivisions, and in other situations where either the Maury County Regional Planning Commission or the Tennessee Department of Environment & Conservation deems it necessary because of questionable soil conditions.**

- B. Preliminary Subdivision Plat drawn to a scale no smaller than 1” = 200’ showing:**
 - a) The proposed location of buildings and setback lines.**
 - b) The location and dimensions of proposed internal streets, parking spaces, other amenities, if applicable.**
 - c) Points of access to public roads.**

- d) Location of proposed drainage ways and a general concept of storm water management.**
- e) Location and delineation of existing features on the development site, such as: areas of special flood hazard; landfills and/or dumps, and/or other waste disposal sites (active and inactive); sinkholes; and cemeteries/graveyards.**

C. Review and Recommendation of Preliminary Subdivision Plat:

Ten (10) copies of the “Preliminary” subdivision plat containing the information required above shall be submitted to the appropriate reviewing agency (Building & Zoning Office) in order to be placed on the agenda. The reviewing agency may:

- a) Recommend approval of the plat as submitted.**
- b) Recommend disapproval of the plat as submitted.**
- c) Recommend approval of the plat with condition or recommendations for alterations.**

Following staff review of the Preliminary Subdivision Plat, applicant will be notified as to the number of additional copies (with corrections if necessary) of the plat should be submitted.