Town of Nolensville
Application for:
Preliminary Major Subdivision Plat Approval

Application Date	Commission Agenda Date

Location

Subdivision Name		Location of Property	
Map and Parcel Number	Total Acreage	Total Lots	Zoning

Owner/Applicant

Owner	Owner Address
Applicant *(if different from Owner)*	Applicant's

Applicant's Phone	Applicant's Cell Phone	Applicant's Fax	Applicant's email

Surveyor	Surveyor's Phone	Mail Correspondence to

Requested Variances *(if any)*

Applicant's Signature	Date

Copies

(check if completed or provided)

☐ First submittal - five (5) copies of proposed preliminary plat on 24" x 36" sheets, unless otherwise approved by the Town, and an electronic copy in PDF format.

☐ Resubmittal - fifteen (15) copies of proposed preliminary plat on 24" x 36" sheets, and an electronic copy in PDF format.

Existing Conditions

☐ Location sketch map, north point, date and owner's name provided on plat.

☐ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.

☐ Names of adjoining property owners or subdivisions identified on plat. Add adjoining property zoning classification.

☐ Provide evidence of notifying adjoining property owners.

☐ Provide an excerpted copy of the zoning map identifying the property being developed.

☐ Field run contour or aerial mapping with sufficient ground control with intervals of five (5) feed or less. USGS contours are not acceptable.

☐ Calculated 100-year flood elevation and indication of all property so encumbered shown on plat, if applicable. Indicate FEMA panel reference if not applicable.

☐ Show all the adjoining roadways, pedestrian ways and proposed connection locations.

Proposed Improvements

☐ Include tabular information related to zoning, bulk regulations, lot totals, linear feet of road, ROW area, lot area, open area, total subdivision area, phasing information and other related information as determined by staff.

☐ Show and label the roadways with the proposed roadway classification(s) and existing roadway classification(s).

☐ Show and label setbacks, buffers, resource protection items, floodplains and open areas.

Proposed Improvements (Continued)

❏ Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.

❏ Meets all zoning ordinance requirements for plat approval.

❏ Existing and proposed easements for rights-of-way provided for public services, utilities and access shown on plat, including dimensions and/or limitations.

❏ For existing and proposed streets and roads, include rights-of-way, street cart ways and any proposed sidewalks, fire hydrants, street trees and street lights. Include proposed street names and suffixes.

❏ Preliminary plat shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property.

❏ Location of natural drains, site of water shed being drained and proposed major drainage features shown on plat.

❏ Street, drainage and stormwater runoff plans approved by town engineer.

❏ Soil erosion prevention and sedimentation control plans approved by town engineer.

❏ Lot lines, alleys and building setback lines.

❏ Proposed lot size in square feet and acres.

❏ All existing buildings, fences or other structures, parks or other open spaces (including cemeteries), existing vegetation to be retained, and existing or proposed bodies of water shown on plat.

❏ Size and location of any existing and proposed water lines and fire hydrants (existing and proposed) and sewer lines.

❏ Primary and secondary sewage disposal fields designated for each lot, if applicable.

❏ Vehicular entrance to site shown on plat.

❏ Road frontage or access easement requirements met.

❏ Landscaping plans submitted to include location of existing trees and tabular itemization.

❏ Notations of any self-imposed or special requirements imposed on the lots.

❏ Show all natural and historic areas such as mature tree areas, cemeteries, historic sites, stone fences, creeks, ridges and hilltops, sinkholes and areas with slopes in excess of 15%.

❏ Additional information required by the Subdivision Regulations or the Zoning Ordinance:

Documentation

Administrative Documentation

❏ Application fee paid.

❏ Copy of deed.

❏ Owner's consent to subdivide.

❏ Petition for variance presented if variance is required.

❏ Plans for water and sewer approved by Nolensville/College Grove Utility District and Metro Nashville Water Services.*

Status

❏ Application has been deemed complete as of: _____

❏ Application received Planning Commission Approval on: _____

❏ May proceed to final plat review subject to the following modifications:

❏ Application was disapproved by Planning Commission on: _____ for the following reasons: