

CITY OF TULLAHOMA

Department of Planning & Codes

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Tullahoma, TN 37388

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Specifications For And Content Of The Preliminary Plat

The subdivider or surveyor or surveyor/engineer shall submit to the Tullahoma Planning Department copies of the Preliminary Plat drawn to a minimum scale of one inch equals one hundred feet, which shall contain the following information:

1. ___ Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in The City of Tullahoma, or in Coffee County. Plat labeled —Preliminary Plat.
2. ___ The full name and mailing address with zip code (telephone number requested) of the owner(s) and/or developer(s).
3. ___ The name and mailing address with zip code, and telephone number of the person, firm, or organization preparing the Preliminary Plat.
4. ___ North point, and scale.
5. ___ A vicinity map, showing the following features, if applicable, within an area large enough to locate the subdivision:
 6. ___ Outline of proposed subdivision and north point.
 7. ___ Location and name of all principal roads, streets, railroads, water courses, etc.
 8. ___ State, county, or municipal boundaries shown and labeled.
 9. ___ Name and/or shown an easily identifiable landmark (store, road intersection, creek, etc.) and shown the number of miles (to the nearest tenth) from the landmark to the site.
10. ___ The current zoning classification of the lot.
11. ___ The boundary line of the proposed subdivision drawn to scale and showing all bearings and distances, including existing road curve functions and dimensional data.
12. ___ Parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. (This is commonly referred to as the —Tax Map Number.)
13. ___ The location of control monuments on the on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane coordinates
14. ___ Lots drawn and numbered in a logical numerical order, showing the approximate dimensions of lots. Every parcel of land within the subdivision should have a lot number. Subdivisions developed in phases or units are to continue numbering the lots, and not start with lot number 1 for each new unit. The use of lot numbers by block, in which lot numbers are repeated in each block, is prohibited.
15. ___ Show the size of each lot. List the total acreage of the property being subdivided.
16. ___ The property lines of all adjoining property shall be shown with dashed lines
17. ___ Show the location, widths, and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, on or adjacent to the subdivision.
18. ___ Proposed street names shall not duplicate or closely approximate, phonetically or in spelling, the name of any other street in Coffee County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.
19. ___ Show all existing drainage easements and the approximate location and width of all proposed drainage easements.

- 20.** ___ If drainage areas and/or easements are to be relocated, show the new location; label —"Relocated"; and state the treatment of the new drainage area and/or easement. If drainage areas in the subdivision are to be filled, label —to be filled, and show and label existing and proposed finished contours within the area to be filled and within the area to be cut.
- 21.** ___ Label any existing natural drains, streams, rivers, ponds, lakes, sinkholes or other significant features.
- 22.** ___ Show proposed locations of culverts, bridges, catch basins, detention basins, or other drainage structures.
- 23.** ___ Provide contours at vertical intervals of one foot for areas with average slopes up to 20% and two foot contours where average slopes exceed 20%.
- 24.** ___ Show the limits of floodway and flood fringe areas and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required.
- 25.** ___ List approximate off-site drainage areas flowing to the subdivision. List approximate drainage area to each drainage basin within the subdivision.
- 26.** ___ Show the location and type of improvements to off-site drainage structures if required.
- 27.** ___ For all existing and proposed water lines, show size, location of lines, and outline and size of easements (if applicable) in and adjacent to the subdivision. Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision. Show the location of all existing fire hydrants in and within six hundred (600) feet of the subdivision
- 28.** ___ For all existing and proposed gas lines and mains, show size, location, name of mains, and outline of easements (if applicable) in and adjacent to the subdivision.
- 29.** ___ For all existing electrical and telephone lines and easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- 30.** ___ For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, direction of flow, outlines of easements, manholes, and pump stations in and adjacent to the site. If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of nearest sewer sanitary sewer.
- 31.** ___ Contours shall be indicated on the preliminary plat as outlined in section 501.10.4 of the Tullahoma Subdivision Regulations. The surveyor shall field check for accuracy of the contour lines if he has obtained the information from sources other than his own. The surveyor or engineer shall establish a benchmark on the site and note it on the final plat. The source of the elevation must be indicated on the preliminary plat.
- 32.** ___ Contour line or limit of 100-year flood and/or Floodway Zone, if applicable. Unless the developer or the plat designer has consulted with the staff prior to the submission of the Preliminary Plat, the staff shall delineate pertinent flood information on the plat during the review of the plat.
- 33.** ___ Municipal, county, state boundaries, water courses, railroads, etc., in and adjacent to the subdivision.
- 34.** ___ The Preliminary Plat shall be drafted so that good, clear, legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot pattern or dot shading should not be used on plats. The Planning Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions.