

## 5.2 CONTENT FOR PRELIMINARY PLAT

The following information shall be provided, additional information not listed may be required prior to preliminary plat approval:

- 1) Names and addresses of adjoining property owners
- 2) Fifteen copies and a digital copy of a preliminary plat submitted by the subdivision deadline date established by the Regional Planning Commission office
- 3) Proposed Title of plat
  - a. Titles shall avoid duplication of other plat titles.
  - b. Titles should consider the following when choosing names for new subdivisions:
    - i. Named after historical significance of the area
    - ii. Named after associated settlements in the area
    - iii. Named after a prominent topographical feature associated with the property
    - iv. Named after a prominent person of owner associated with the property
    - v. Named after locally related flora or fauna
  - c. Titles shall not confuse geographic locations around the county.
  - d. The Regional Planning Commission has the right to change titles for clarity.
- 4) Date within title block on plat
- 5) North arrow
- 6) Graphic scale and written scale-drawn to a scale of not less than one (1) inch equals one hundred (100) feet, whenever practical
- 7) Acreage of land to be subdivided
- 8) Tract boundary lines
- 9) Property lines of lots with approximate dimensions
- 10) Lot and block numbers
- 11) Topography: contours at not more than two (2) feet intervals and extending out two hundred (200) feet past the subdivision boundaries on all sides
- 12) Location sketch map two thousand (2000) feet= one (1) inch
- 13) Location of adjoining property owners
- 14) Location of proposed development within 1,000 feet of a sport shooting range, shall have the following note:
  - a. This property is located in the vicinity of an established sport shooting range. It can be anticipated that customary uses and activities at this shooting range will be conducted now and in the future. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience that may result from these uses and activities.
- 15) Location of existing access points surrounding the proposed development
- 16) Show existing lighting along all adjacent roadways
- 17) Is property located within the Madison Street or other overlay district and is the property affected by setbacks
- 18) Minimum six (6) inch water line, shown and labeled on the plat
- 19) Plans of proposed utility layouts
- 20) Subdivisions being proposed for city utilities and located outside the city limits of Clarksville shall have City Council approval

- 21) If this is a county subdivision, has the City Council approved the extension of utilities
- 22) All preliminary plans shall meet the City Access Ordinance or receive a variance prior to preliminary plat approval
- 23) Location of all fire hydrants within and immediately surrounding the subdivision (800' for single family and two family; 300' for commercial, industrial and multi-family, as measured along the right-of-way)
- 24) Proposed utilities and utility layouts
- 25) Right-of-way lines for all streets, roads, dedicated permanent easements and alleys
- 26) Cul-de-sacs or dead-end streets
  - a. Do not exceed seven hundred fifty (750) feet in length
  - b. Radius at end is fifty (50) feet or greater
- 27) Temporary turnarounds
  - a. To be required when dead-end street more than three hundred (300) feet from the centerline of the nearest intersection
  - b. If a cul-de-sac, the radius at end is fifty (50) feet or greater
  - c. Hammerhead turn arounds may be used with approval from the Streets Department or the Highway Department. Dimensions should be no less than 20 feet by 120 feet with radius of 28 feet or greater. The grade of the road will determine the final dimensions.
- 28) Right of Way radii twenty-five (25) feet or greater on lot lines at street corners
- 29) Proposed street names and identification of all alleys, streets, road, and dedicated permanent easements. Street Names must be in conformance with the most recent edition of the Clarksville-Montgomery County Addressing Manual and are subject to final subdivision plat approval by the Regional Planning Commission. Acceptable street names will be set to reserved status at Preliminary Plat approval. Street names may be held till final platting for up to five (5) years maximum.
- 30) Street curves
  - a. Radii
  - b. Arcs
  - c. Central angles
  - d. Tangents (less than one hundred (100) feet requires a variance)
- 31) Block length does not exceed fifteen hundred (1500) feet
- 32) Stubouts to adjacent tracts of land placed properly
- 33) Alignment with existing streets abutting subdivision
- 34) Angle of street intersection
- 35) One hundred and fifty (150) feet between local street intersections
- 36) Curb and gutter or culverts
- 37) Street grades
- 38) Preliminary profiles of all streets (if required)
- 39) Street signs (number and location) with signatures attesting
- 40) Is subdivision affected by future road construction?
- 41) Check the FIRM maps and floodway maps for the one (1) percent base flood elevation
- 42) Location of all sinkholes (or other karst features) within the subdivision itself and for a distance of 200 feet outside the subdivision boundaries. If any portion of the property development drains toward outside area, show or note the route of travel.
- 43) Location of existing and proposed bodies of water

- 44) Location of natural drains
- 45) Method of discharging stormwater
- 46) Proposed major drainage system features
- 47) Portions of land subject to flooding and fill grades proposed
- 48) Three copies of a preliminary drainage plans
- 49) Easements
  - a. Locations
  - b. Widths
  - c. Ten (10) feet along the inside of all rear lot lines
  - d. Five (5) feet along the inside of all side lot lines
  - e. Twenty (20) feet parallel to all streets, roads or dedicated permanent easement right-of-way
- 50) Proposed minimum zoning requirements.
- 51) Each lot meets the minimum zoning regulations (city and county may differ)
  - a. Lot sizes for septic tanks, minimum 20,000 square feet
  - b. Lot widths
  - c. Lot depths (minimum of eighty (80) feet in depth)
  - d. Minimum road frontage
  - e. Setbacks (city and county may differ)
  - f. Location of lots along a state or federal highway (extra setback required)
- 52) Proposed park sites, school sites, or other public spaces
- 53) Does property lie within any airport overlay zones
- 54) Does property lie within Ft. Campbell land use area
- 55) Variance requests listed and justification of variance
- 56) Conforms to general requirements and minimum standards of design
- 57) Eligible for minor plat process (less than ten (10) lots and no improvements or dedication of land to the public
  - a. If the plat is eligible for minor plat the following note shall be placed on the final recorded plat: "this plat does not require the dedication of any land to the public".
- 58) Filing fee