



## TOWN OF THOMPSON'S STATION CONCEPT PLAN CHECKLIST

- Application form including property owner affidavit.
- Copy of legal description of subject property.
- Processing fee.

Concept Plan – 12 folded copies, with a scale no smaller than 1" to 200" and folded with electronic submittal.

- Project title, vicinity map, scale, date and approximate north arrow (oriented toward the top of the sheet)
- Name and address of the applicant/owner and professional consultant responsible for preparation of the plan.
- Existing conditions including:
  - a. Existing land conditions and existing topography at a maximum of 5 foot contour intervals, using USFS topography or other available topographic survey and established or approximate 100 year flood plain limits as shown on FIRM;
  - b. Soil types from USDA data;
  - c. Boundary lines of the property;
  - d. Location map at a scale of 1" = 2,000' with north arrow;
  - e. Natural features to be preserved and or removed (i.e. trees, floodplains, wetlands, items on the National Register of Historic Places or within designation historic districts, sinkholes, etc. per Section 3.3 Resource Management);
  - f. The location and width of each existing easement within the concept plan boundaries;
  - g. The location, width and name of each existing improved or unimproved street, easement or alley within 250 feet of the proposed subdivision; and
  - h. Existing zoning and names of all property owners abutting the project site.
- Statement as to how the concept plan is consistent with the General Plan.
- Proposed transect community concept plan including:
  - a. Designation of community unit type;
  - b. Boundaries of community units based on adjusted pedestrian sheds;
  - c. Total site acreage;
  - d. Transect district and/or use district locations with acreages and percentages;
  - e. Block sizes;
  - f. Thoroughfares: location and designation of thoroughfare types and statement as to how thoroughfares, sidewalks, paths and passages coordinate with bordering land development;
  - g. Civic space types, acreages, percentages and location;
  - h. Special requirements if applicable (Section 4.3 Special Requirements);
  - i. Overlay district locations with acreages and percentage of community unit, if applicable (Section 4.5.7); and
  - j. Any requested administrative waivers or variances.
- Storm water Management plan including:
  - a. Narrative description of storm water control measures; and
  - b. Estimate of total impervious surfaces.
- Utility plan including a statement demonstrating availability of utilities including water, sewer, etc.
  - a. For wastewater system capacity, provide the following information:
    1. Location of proposed tie-in to existing collection system (include map);
    2. Number and type of residences;
    3. Number and type of commercial or industrial development utilizing categories described in TDEC's Design Criteria for review of Sewage Works Construction Plans and Documents. If the type is not represented in the document, provide an estimate with calculations of the expected wastewater flow from the development; and
    4. Phasing and type of development within each phase.
- Environmental resources (Contact appropriate agencies regarding the presence of rare, threatened or endangered species.
- Technical studies, including natural and cultural resources, traffic, geotechnical, etc. if applicable.
- Proposed phasing plan, if applicable

**ADDITIONAL INFORMATION MAY BE REQUIRED ON A CASE BY CASE BASIS. ALL SUBMITTAL REQUIREMENTS INCLUDING ANY ADDITIONAL INFORMATION, IF REQUIRED WILL BE NECESSARY TO SUBMIT A COMPLETE INFORMATION. PLEASE NOTE, AN INCOMPLETE APPLICATION WILL NOT BE PROCESSED.**