Municipal Subdivision Regulations

The Town of Centerville, Tennessee

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Centerville Municipal Subdivision Regulation
Table of Amendments

Date	Resolution	Amendment
December 18, 2001		Amended Article II, Subsection 2-101.201(a), Minor Subdivision, by deleting and replacing with New (a)(i-v).
		Amended Article II, Subsection 2-103.1, Application Procedures and Requirements, by Deleting and Replacing Subsections 1-3; and repealing Subsection 2-103.2
		Amended Article II, Subsection 2-104.1, Application Procedures and Requirements, by deleting Subsections 1-7, (c), and Replacing with Subsections 1-5.
		Amended Article II, Section 2-106, Plat Fees, by Deleting and replacing with new Section 2-106, Planning Commission Fees.
September 17, 2002		Amended Article Il, Subsection 2-101.201(a) Minor Subdivision, Amended (v).
		Amended Article II, Subsection 2-101.201(b), Major Subdivision, New (iv), Renumber Old (iv) to (v).
		Amended Article II, Subsection 2-103.1, Application Procedures and Requirements, amended 5.
		Amended Article II, Subsection 2-104.1 Application Procedures and Requirements, amended 5.
June 17, 2003	03-02	Amended Article V, Subsection 5-101.1 and 5-101.2, Deleting and Replacing Text, Adding New Subsection 5-101.3, Features
		Amended Article V, Subsection 5-102.1 and 5-102.2, Deleting and Replacing Text.
		Amended Article V, Subsection 5-103.1 and 5-103.2, Deleting and Replacing Text; Adding New Subsection 5-103.3, Hydrology Study Required.
		Amended Article V, Subsection 5-104.1 and 5-104.2, Deleting and Replacing Text.
		Amended Appendix A, Form Number 1, Preliminary Plat Checklist; Deleted and Replaced with Form Number 1, Sketch Plat Checklist.
		Amended Appendix A, Form Number 2, Final Plat Checklist; Deleted and Replaced with Form Number 2, Preliminary Plat Checklist.
		Amended Appendix A, Form Number 3, Performance Bond, Deleted and Replaced with Form Number 3, Construction Plans Checklist
		Amended Appendix A, Added New Form Number 4, Final Plat Checklist: The Old Form Number 4, Irrevocable Documentary Letter of Credit, Renumbered as Form Number 5.
February 20, 2024	2024-001	Amended Article 2, Section 2-101.201, Review Procedure, be deleted & replacing procedure in its entirety in its entirety; Article 2, Section 2-103, Preliminary Plat (Major Subdivisions Only) be renamed to "Preliminary Plat Approvals"; amend Article 2, Section 2-103.1, (Preliminary Plat) Application Procedures and Process, deleted in its entirety and the section re-numbered accordingly; amend Article 2, Section 2-104.1, (Final Subdivision Plat) Application Procedures and Requirements, deleted in its entirety and the section re-numbered accordingly.

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ARTICLE I
GENERAL PROVISIONS

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1-101 Title. These Regulations shall herein be known and cited as the Subdivision Regulations of Centerville, Tennessee.

1-102 Authority. These Subdivision Regulations are adopted by the Centerville Municipal Regional Planning Commission (herein referred to as "Planning Commission") in pursuance of the authority and powers granted by Sections 13-3-401 through 13-3-411 and Sections 13-4-301 through 13-4-309, Tennessee Code. Having adopted a major street or road plan for the jurisdictional area and filed a certified copy of the plan with the County Register of Deeds (herein referred to as "County Register") as required by Section 13-4-302 and 13-3-402 Tennessee Code, and having held a public hearing as indicated in Section 7-101 of these Regulations, and as required by Section 13-4-303 and 13-3-403 Tennessee Code, the Planning Commission has met the requirements as forth and say law as prerequisites to the adoption of these Regulations.

1-103 Jurisdiction. These Subdivision Regulations shall apply to all subdivisions as herein defined, located within the Centerville Planning Region. No land shall be subdivided within the jurisdictional area until the subdivider submits a plat as required by these Regulations, obtains Planning Commission approval of the plat, and files the approved plat with the County Register.

1-104 Policy and Purpose. It is hereby declared to be the policy of the Planning Commission to consider the subdivision of land and development of a subdivision plat as subject to the control of the adopted land use or community development plan (herein referred to as "land development plan") of the jurisdictional area for orderly planned and efficient physical and economical development. Land to be subdivided shall be of such character that it can be used for building purposes without danger of health, fire, flood, or other menace. Land shall not be subdivided until proper provisions have been made for drainage, water, sewerage, other public utilities, and for other required public services. The existing and proposed public improvement shall generally conform to and be properly related to the proposals shown in the Land Development Plan. These Regulations are adopted for the following purposes.

A. To promote the public health, safety, and general welfare of the jurisdictional area.
B. To guide the development of the jurisdictional area in accordance with the land development plan, considering the suitability of non-residential and public areas and having regard for the most beneficial land use in such areas.

C. To provide for adequate light air and privacy; to secure safety from fire, flood, and other dangers and to prevent overcrowding of the land and undue congestion of population.
D. To enhance the character and economic stability and encourage the orderly, beneficial development of the jurisdictional area.
E. To conserve the value of land, buildings, and improvements throughout the jurisdictional area and to minimize detrimental conflicts among the uses of land and structures.
F. To guide public and private policy and action, providing for transportation, water, sewerage, schools, recreational areas, and other public requirements and facilities.
G. To provide for the most beneficial relationship between the uses of land and buildings and the efficient traffic movement throughout the jurisdictional area.
H. To establish reasonable standard of design and procedures for subdivisions and re-subdivisions to further the orderly layout and use of land and to ensure proper legal descriptions and proper monument thing of land.
I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
J. To prevent the pollution of air, streams, and ponds, to assure that adequacy of drainage facilities, to safeguard the water table, and to preserve the integrity, stability, beauty, and value of the jurisdictional area.
K. To preserve the natural beauty and topography of the jurisdictional area and to ensure the appropriate development with regard to these natural features.
L. To provide for open spaces through efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in any zoning ordinance.
M. To encourage subdivision design, which would maximize the conservation of all forms of energy.

1-105 Interpretation, Conflict, and Severability.

1-105.1 Interpretation. These Regulations shall be held to be minimum requirements for the promotion of health, safety, and general welfare.

1-105.2 Conflict with Public and Private Provisions.

1-105.201 Public Provisions. These Regulations are not intended to interfere with, abrogate, or null any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these Regulations imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

1- 105.202. Private Provisions. These Regulations are not intended to abrogate any easement covenant or any other private agreement or restriction, provided that where these Regulations are more restrictive or impose higher standards than such easement. Covenant or other private agreement or restriction the requirements of these Regulations shall govern. Where any private provision exceeds the standards set forth herein, such shall be considered a private contract between the parties of interest and as such is beyond the jurisdiction of the Planning Commission.

1-105.3 Severability. If any part or provision of these Regulations are application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the

validity of the remainder of these Regulations or the application thereof to other persons or circumstances. The planning commission hereby declares that it would have enacted the remainder of these Regulations without any such part, provision, or application.

1-106. Saving Provision

These Regulations shall not be construed as abating any action now pending, under, or by virtue of prior Subdivision Regulations, or as discontinuing, abating, modifying, or altering any penalty occurring or about to accrue. Or is affecting the liability of any person or is waiving any right of the Planning Commission under any section or provision existing at the time of adoption of these Regulations, or as vacating or annulling any rights obtained by any person by lawful action of the Planning Commission, except as expressly provided otherwise in these Regulations.

1-106.1 Previously Approved Subdivisions.

1-106.101 Unexpired Preliminary Approval. The approval granted on any plat prior to the effective date of these Regulations shall remain in force and effect for the time period stipulated by the Regulations under which the approval was first granted.

1-106.102 Expired Preliminary Approval. In any instance in which the period of preliminary approval shall have passed with some portion of the subdivision not having received final approval, and the applicant wishes an extension of the preliminary approval, the Planning Commission may:

1. Permit the remaining portion of the subdivision to be constructed and to receive approval under provision set forth in the Regulations whereby preliminary approval was originally granted, or
2. Stipulate that the plat is null and void and that a new Plat be presented subject to the provisions of these Regulations.

1-107 Amendments

1- 107.1 Enactment. For the purpose of providing for the public health safety and general welfare the planning commission may from time to time amend these Regulations. Before the adoption of any amendment to these Regulations a public hearing. Thereon shall be held by the Planning Commission as required by section 13-4-303, Tennessee Code, at least 10 days' notice of the time and place of which shall be given in a newspaper of general circulation. The Planning Commission shall require at least 30 days' notice in the Planning region according to section 13-3-403, Tennessee Code.

1- 107.2 Codification and Distribution. Subsequent to the adoption of any amendment to these Regulations, such amendment shall be incorporated into the text of these Regulations in the following manner.

1. Replacement pages shall be prepared incorporating the new or changed language. Each such new or replacement page will have the amendment number and shall be dated so as to indicate the date of the last revision of the page.
2. In Article Seven of these Regulations, each adopted amendment shall be numbered consecutively, imprinted on pages separate from any other amendment, and in a manner which fully states any language deleted from these Regulations and any language added and the place in the text of such change.

1-108 Re-Subdivision of Land

1- 108.1 Procedures for Re-subdivision. If any change in an approved or recorded subdivision

plat would affect the layout of any public street, alley, or road (herein referred to as "public way") shown on such plat or area reserve thereon for public use or any lot line, or if it would affect any map plan or plat legally recorded before the adoption of any Subdivision Regulations. Such amendment shall be approved by the Planning Commission by the same procedural rules and Regulations As for a subdivision.

1-108.2 Procedures for Subdivision Where Future Re-Subdivision is Foreseen. Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land or double the minimum required area for a new zoning district in which the lot is located, and the Planning Commission has reason to believe that any such lots will be re-subdivided into smaller building sites, the Planning Commission may require that the subdivision and development of such parcel of land, allow for the future opening up public ways and the ultimate extension of adjacent public ways. The Planning Commission may also require that dedications providing for the future opening and extension of such public ways be indicated on the plat.

1-109 Conditions. Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision are exercises of valid police power delegated by the state, to the Planning Commission. The developer has the duty of compliance with reasonable conditions imposed by the Planning Commission for design, dedication, improvement, and restrictive use of the land so as to provide for the physical and economical development of the jurisdictional area And for the safety and general welfare of future plot owners in the subdivision and of the community at large.

1-110 Vacation of Plats. Any plat or any part of a plat, may be vacated by the owner of the premises at any time before the sale of any lot described therein by a written instrument to which a copy of such plat shall be attached, declaring the plat or part of the plat to be vacated. The Planning Commission shall follow the same procedure for approval of plats. The Planning Commission may reject any such instrument which it bridges are destroys any public rights in any of its public uses, improvements, or public ways. Such an instrument shall be executed, acknowledged, or approved and duly recorded or filed; The instrument shall operate to void the recorded plat, and divest all public rights in the public ways and public grounds, and all dedication laid out or described in such plat. When any lot or lots have been sold, the plat may be vacated in the manner herein provided only if all the owners of the lots in such platted area join in the execution of such riding.

1-111 Variances.

1- 111.1 General. If the planning commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Regulations, a variance from these Regulations may be granted, provided such variance shall not have the effect of nullifying the general intent and purpose of these Regulations and provided, further, the Planning Commission shall not recommend variations unless it shall make findings based upon written evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public's safety, health, or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based is unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical condition of this specific property involved, a particular hardship, (not self-imposed) to the owner, would result as distinguished from a mere inconvenience if the strict letter of these Regulations were carried out, and
4. The variance will not in any manner alter the provisions of the Land Development Plan, the Major Street or Road Plan, or any zoning ordinance.

Where the Planning Commission concludes that the purpose of these Regulations may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, it may approve other variation to these Regulations.

1- 111.2 Procedures. Each and every variance or modification of these Subdivision Regulations sought by a subdivider shall be specifically applied for in the numerical order of the Subdivision Regulations in writing by the subdivider in letter form. Any condition shown on the plat which would require a variance or modification shall constitute grounds for disapproval of the plat unless such special application for modification variance is made. In approving any variation from these Regulations. The Planning Commission shall state fully in the Minutes the grounds for the variation and all the facts upon which the decision is made.

1-111.3 Conditions. In approving variations, the Planning Commission may impose such conditions as in its judgment will secure substantially the objectives, standards, and requirements of the Regulations.

1-112. Enforcement, Violation, and Penalties.

1- 112.1. General.

1- 112.101 Authority. The enforcement of these Regulations and the penalties for violations are provided pursuant to Title 13, Part 3, Tennessee Code, Sections 13-3-410 and 13-4-306, Tennessee Code.

1-112-102 Enforcing Officer. It shall be the duty of the Building Inspector (herein referred to as the "Enforcing Officer") to enforce these Regulations and to bring to the attention of legal counsel any violations or lack of compliance herewith.

1-112-103 Recording of Plats. Pursuant to Sections 13-3-402 and 13-4-302, Tennessee Code, no plat of a subdivision of land within the jurisdictional area shall be received or recorded by the County Register until the plat has received final approval of the Planning Commission in accordance with these Regulations, and such approval has been endorsed in writing on the plat by the Planning Commission Secretary in the manner prescribed by Section 2-105 of these Regulations. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt any owner or agent violating the provisions of the preceding paragraph from the penalties or remedies provided in Subsections 1-112.2 and 1-112.3 of these Regulations.

1- 112.104 Use of Unapproved Plats. Pursuant to Sections 13-3-410 and 13-4-306, Tennessee Code, no owner or agent of the owner of any land shall convey such land contrary to the provision stated herein. The description by metes and bounds and the instrument of transfer or other document used in the process of selling or transfer shall not exempt any owner or agent violating these provisions of the preceding paragraph from the penalties or remedies provided in Subsections 1-112.2 and 1- 112.3 of these Regulations.

1- 112.105 Metes and Bounds Subdivisions. The subdivision of any lot or parcel of land by use of metes or bounds description without complying with the plat provisions of these Regulations shall not be permitted. All such described subdivisions shall be subject to all of the requirements of these Regulations.

1- 112.106 False Statements About Roads. Pursuant to Sections 13-3-410 and 13-4-306, Tennessee Code, no owner or agent of the owner of any land shall falsely represent to a prospective purchaser of real estate that roads or streets will be built or constructed by any city, county, or any other political subdivision.

1- 112.107 Public Ways and Utilities. Pursuant to Sections 13-3-406 and 13-4-307, Tennessee Code, the Planning Commission shall not, nor shall any public authority, accept, lay out, open, improve, grade, pave or light any public way, lay or authorize the laying of water mains or sewers, or construct or authorize the construction of other facilities or utilities in any public way located within the jurisdictional area unless such way shall have been accepted, opened, or otherwise received the legal status of a public way prior to the attachment of the Planning Commission's jurisdiction or unless such way corresponds in its location and lines to a way shown on a subdivision plat approved by the Planning Commission or on a public way plat made by the Planning Commission. However, the governing body may override the Planning Commission as provided in Section 13-3-406 and 13-4-307, Tennessee Code. In case of any state highway constructed or to be constructed within the jurisdictional area with state funds as a part of the state highway system, the submission to the Planning Commission shall be by the Tennessee Commissioner of Transportation, who shall have the power to overrule the disapproval of the Planning Commission.

1- 112.108 Building Permits. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of any provision of these Regulations.

1- 112.109 Access to Lots by Public Way or Private Easement. Pursuant to Sections 13-3-411 and 13-4-308, Tennessee Code, no building permit shall be issued, and no building or structure shall be erected on any lot within the jurisdictional area unless the public way giving access to the lot upon which the building or structure is proposed to be placed shall have been accepted or opened, or shall have otherwise received, the legal status of a public way as provided by law, or unless such lot fronts upon a permanent easement which conforms to the provision set forth in these Regulations. Provided further, that when a permanent easement to a public way is used as access to a lot or tract of land, having been or being separated by deed or plat from other property, such easement shall be 25 feet in width from and after the time of adoption of these Regulations, and shall not be used to provide access to more than one lot or tract of land. The above section shall not be construed to prohibit the development of building on lots or tracts with permanent access provided by private ways when such development is in the form of condominium ownership of such private improvements which have been approved by the planning commission and will be in private ownership and control in perpetuity.

1-112.2 Penalties for Violations.

1-112.201 Recording of Unapproved Plats. No County Register shall receive, file, or record a plat of the subdivision within the Planning region without the approval of the Planning Commission, as required in Section 13-3-402 and 13-4-306, Tennessee Code, and any County Register so doing shall be deemed guilty of a misdemeanor punishable as other misdemeanors as provided by law. Any County Register receiving, filing, or recording a plat of a subdivision in violation of Subsection 1- 112.10.3 of these Regulations shall be deemed guilty of a violation of the above cited provision of the Tennessee Code.

1-112.202 Use of Unapproved Plats. Sections 13-3-410 and 13-4-306, Tennessee Code, provides that whoever being the owner or agent of the owner of any land transfers or sells or agrees to sell or negotiates to sell such land by reference to. Or exhibition of, or by other use of a plat of

subdivision of such land without having submitted A plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate County Register, shall be deemed guilty of a misdemeanor punishable as other misdemeanors as provided by law. And the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties the city, through its city attorney, may enjoin such transfer or sale or agreement by action of injunction.

1-112.203 Illegal Buildings. Any building or structure erected or to be erected in violation of the Subdivision Regulations shall be deemed an unlawful building or structure, and the official designated by the chief legislative body may bring action or enjoin such erection or cause it to be vacated or removed, as provided in sections 13-3-411 and 13-4-308, Tennessee Code.

1-112.3 Civil Enforcement.

1-112.301 General. Appropriate actions and proceedings may be taken in equity to prevent any violation of these Regulations, to prevent unlawful construction, to recover damages, to restrain correct or beta violation, or to prevent illegal occupancy of the building, structure, or premise. These remedies shall be in addition to the penalties described in Subsection 1-112.2 of these Regulations.

1-112.302 Specific Statutory Remedies.

A. Use of Unapproved Plats. The City, through its attorney or other official designated by the Board of Mayor and Alderman, may enjoin by action for injunction any transfer of, sale of, or agreement to sell any land in violation of Subsection 1-112.104 of these Regulations.

B. Erection of Unlawful Buildings. Where any building or structure is erected or being erected on any lot, in violation of the road or easement frontage requirements of Subsection 1- 112.109 of these Regulations, the official designated by the board of Mayor and Alderman, may bring action to enjoin such erection or cause the building or structure to be vacated or removed.

1-113 Repeal of Previous Regulations. Upon the adoption and effective date of these Regulations, the Subdivision Regulations of Centerville, Tennessee, and its planning region adopted November 4, 1971, and as amended are hereby repealed.

ARTICLE II
PROCEDURES FOR PLAT APPROVAL

Section

2-101 General Procedure
2-102 Sketch Plat (Major Subdivisions Only)
2-103 Preliminary plat (Major Subdivisions Only)
2-104 Final Subdivision Plat (Minor and Major subdivision)
2-105 Signing and Recording of Subdivision Plat
2-106 Planning Commission Fees

2-101 General Procedure.

2-101.1 Plat Approval Requirements. Before any contract is executed for the sale of any parcel of land which is proposed to be subdivided and before any permit for the erection of any structure, in a proposed subdivision shall be granted, the subdividing owner or his authorized agent shall apply for and secure the Planning Commission's approval of the proposed subdivision in accordance with the procedures of this article.

2-101.2 Classification of Subdivisions. The Planning Commission shall classify each subdivision proposal as either major or minor, as defined herein.

2-101.201 Review Procedure. ***(Amended by Planning Commission Resolution #2024-001)***

The following review procedures shall apply to sketch plats, preliminary plats, final plats, and construction plans.

1. Applicant shall submit a completed application and three hard copies of their submittal to the Codes Enforcement Office in accordance with the Centerville Planning Commission Application & Review Calendar.
2. Schedule an application review meeting with Town of Centerville Building & Planning Staff. This meeting can be via telephone, online meeting platforms, or in person. Unless indicated otherwise by the Building Official, this meeting is mandatory. Failure to have such meeting may result in delayed review by the Planning Commission.
3. The submittal shall be reviewed by appropriate Town of Centerville staff members. Deficiencies on the submittal shall be identified in written format and provided to the applicant. The applicant shall have opportunity to submit revised (corrected) plans to the Centerville Building Official. If corrected plans are received in a timely manner (in accordance with the approved Calendar), the item shall be placed on the next available regular Planning Commission agenda for consideration.

2- 101.3 Official Submission Date. For the purpose of these regulations for both major and minor subdivisions, the date of the regular meeting at the Planning Commission at which the public hearing on the final subdivision plat, including any adjourned date thereof, is closed, shall constitute the official submittal date of the plat at which the statutory period Required in section 13-4-304, Tennessee Code, for formal approval or disapproval of the Plat shall commence. The Planning Commission shall approve or disapprove of plat within 30 days after submission. For the Centerville Planning Region, Sections 313-3404 of the Tennessee Code specifies the Planning Commission shall approve or disapprove the plat within 60 days after submission.

2-101.4 Policy on Flood Prone Areas. In determining the appropriateness of land subdivision at any site containing a flood prone area, the Planning Commission, in reviewing any plat, shall consider the policy and purpose set forth in section 1-104 of these Regulations and additionally:

1. The danger to life and property due to the increased flood heights or velocities, either potential or actual, caused by subdivision fill, roads and intended uses.
2. The danger that intended uses or improvements may be swept onto other lands or downstream to the injury of others.
3. The adequacy of proposed water supply, sanitation and drainage systems and the ability of these systems to function under flood conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage upon the individual owner.
5. The importance of the services provided by the proposed facility to the Community at large.
6. The requirements of the subdivision for a waterfront location.
7. The availability of alternative locations not subject to flooding for the proposed subdivision and land uses.
8. The compatibility of the proposed uses with existing development or development anticipated in the foreseeable future.
9. The relationship of the proposed subdivision to the land development plan and the floodplain management program for the area.
10. The safety of access to the property for emergency vehicles in times of flood.
11. The expected heights, duration, velocity, rate of rise and sediment transport of the floodwaters expected at the site.
12. The cost of providing governmental services during and after flood conditions, including maintenance and repair of Public Utilities and facilities such as sewer, gas, electrical and water systems, public ways, and bridges.
13. The effect of the proposed subdivision upon the Planning Commission's participation in the National Flood Insurance Program.

No subdivision, or part thereof, shall be approved by the Planning Commission if proposed levees, fills, structures, or other features within the subdivision will individually or collectively increase flood flows, heights, duration, or damages. The regulatory limits of the 100-year flood levels shall be determined from the latest approved flood study for the jurisdictional area and any subsequent revisions thereto. Specific engineering studies are to be formulated by the developer in those areas in which flood data are not currently available, if deemed necessary by the Planning Commission. In any instance in which the Planning Commission determines that a proposed subdivision may affect the flood height, velocity, or duration in any flood prone area outside its jurisdiction, the Commission shall take all actions necessary and proper to ensure the coordinated review of the development with the appropriate governmental agencies of the affected area. In approving plans for subdivision of land containing flood prone areas, the Planning Commission shall ensure that development will proceed in such a way that the property line within any floodway as defined by these regulations will be maintained in a manner as prescribed by any zoning ordinance.

The Planning Commission shall also ensure that development. Within any floodway fringe area within the 100-year flood level will be protected adequately against potential flood hazards by the methods prescribed in Article four of these regulations. The Planning Commission shall disapprove the subdivision of any land containing a flood prone area when the Commission determines that subdivision plans are not consistent with the policy stated in this section.

2-101.5 Special Provisions Governing Unit Ownership (Condominium) Subdivisions.

2-101.501 General Provisions.

A. Intent. This section is intended to augment the general legislation of Section 66-27-101 through 6627-123 Tennessee Code, entitled "Horizontal Property Act", by providing supplemental rules and regulations for the implementation of the Act as specifically authorized in Section 66-27-121, Tennessee Code.

B. Applicability. Whenever a developer, the sole owner or the co-owners of a building or buildings expressly declared through the submission of a master deed lease or Plat their desire to submit their property to a regime, as established and provided by Sections 66-27-101 through 66-27-123 Tennessee Code, wherein there is established a horizontal property regime, each such condominium or horizontal property regime created under the authority of these provisions for the purpose of sale or transfer of real property is subject to the provisions of these regulations.

2-101.502 Submission of Plat Required. Prior to the sale or transfer of any property incorporated in the property regime, the developer, sole owner, or co-owners of such property shall submit to the Planning Commission a subdivision plat of such property in the manner prescribed by this article. Such plat, if approved, shall be filed with the county register in the manner prescribed by this article.

2-101.503 Determination of Subdivision Type. Condominium subdivisions shall be classified by the Planning Commission during the plat review process as either horizontal condominiums or vertical condominiums, as defined in Article six of these regulations.

2-101.504 Procedure. An applicant seeking approval of a condominium subdivision shall proceed through the normal procedure for subdivision approval as set forth in this article.

2-101.505 Contents of Plans and Documents. The plats, plans and documents submitted by an applicant seeking approval of condominium subdivision shall conform with the specifications set forth in Article five of these regulations.

2-102 Sketch Plat (Major Subdivisions only)

2-102.1 Purpose of Sketch Plat. The applicant shall submit a sketch plat to the Planning Commission for approval. The sketch plat is to be a concept plan for design purposes and should be used to discover all factors which may have an impact on the proposed development and to advise the subdivider of various possibilities before substantial amounts of time and money have been invested in a very detailed proposal which may contain elements contrary to these regulations.

2-102.2 Sketch Plat Requirements. The sketch plat shall include the information set forth in section 5-101.

2-102.3 Approval of Sketch Plat. When a sketch plat is submitted for Planning Commission approval, the number of copies required in timing of this submission shall be As for a preliminary plat. Approval of the plat shall constitute authorization to prepare detailed plans and specifications.

2-102.4 Expiration of Approval. The approval of the sketch plat shall expire within one year if no further progress is made toward the development. An extension may be granted upon proper application.

2-103 Preliminary Plat Approvals *(Amended by Resolution #2024-001)*

2-103.1 Application Procedures and Requirements (*Deleted & Replaced by Resolution #2024-001)*; *(Amended by deleting and replacing Subsections 1-3, by Resolution, December 18, 2001.).*

2-103.2 Administrative Review *(Deleted by Resolution, December 18, 2001)*

2-103.3 RESERVED.

2-103.4 Preliminary Approval. After the Planning Commission has reviewed the preliminary plat, exhibits, and the results of the administrative review, the applicant shall be advised of any required changes. The Planning Commission shall approve, conditionally approve, or disapprove the Preliminary plat. A certificate of Preliminary Approval shall be issued by the Secretary of the Planning Commission upon demand, and the applicant may proceed to apply for final subdivision plat approval in the manner prescribed by Section 2-104 of these Regulations. After the Planning Commission approves, conditionally approves, or disapproves the preliminary plat, one copy of the proposed preliminary plat shall be returned to the developer with the date of approval, conditional approval, or disapproval thereon. If for preliminary plat is disapproved, the Planning Commission shall state specific reasons for disapproval. Which shall be entered into the minutes of the meeting. Before the Planning Commission approves a preliminary plat showing land for any public use, the Planning Commission shall obtain approval for the land reservation from the Planning Commission or appropriate governmental agency.

2-103.5 Public Improvements. The Planning Commission may require that all public improvements be installed and dedicated prior to the signing of the final subdivision plat by the secretary of the Planning Commission. If the Planning Commission does not require that all public improvements be installed and dedicated prior to signing the final subdivision plat and adequate performance bond shall be approved. The amount of such bonds shall be established by the Planning Commission based upon the recommendation of the appropriate governmental representative or by receipt of cost bids from two or more independent contracting firms equal to the cost of all necessary improvements, plus an additional 10% to cover inflation shall be added. It is the subdividers responsibility to furnish these estimates to the Planning Commission. Such bonds should be submitted by the applicant at the time of application for final subdivision plat approval. The Planning Commission shall require the applicant to indicate on the plat all public ways and improvements to be dedicated. All districts for water, fire and utility improvements which shall be required to be established or extended, and any other special requirements deemed necessary by the Planning Commission in order for the subdivision plat to conform to the major street or road plan and the land development plan for the jurisdictional area.

2-103.6 Effective Period of Preliminary Approval. The approval of the preliminary plat shall be effective for a period of 12 months at the end of which time final approval of the subdivision plat must have been obtained from the planning commission although the plat need not have been signed and filed with the county register. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to submit a new plat for approval, subject to any zoning provisions and the subdivision regulations currently in effect. Prior to the expiration of the preliminary approval, and upon proper request by the developer, the approval may be extended for one additional year of the Commission deems such to be advisable, based upon progress made in developing the subdivision.

2-103.7 Zoning Regulations. Every plat shall conform to any existing zoning regulations and subdivision regulations applicable at the time of proposed final approval, except that any plat which has received preliminary approval shall be exempt from any subsequent amendments to such zoning

ordinance or these regulations, rendering the plat nonconforming as to bulk use or development standards, provided that final approval is obtained within the effective preliminary approval set forth in Subsection 2-103.6 herein.

2-104 Final Subdivision Plat (Minor and Major Subdivision)

2-104.1 Application Procedures and Requirements. (***Deleted & Replaced by Resolution #2024-001)****; (Amended by deleting Subsections 1-7. Letter C and replacing with Subsections 1-5 by Resolution, December 18th, 2001):*

2-104.2 Endorsement of Notations. The notations and certifications required by subsection 5104.3 of these Regulations to appear upon the final plat shall be endorsed by appropriate officials and other persons prior to application for final subdivision plat approval, except that the Certificate of Planning Commission approval shall be signed at the time specified in Section 2-105 of these regulations.

2-104.3 Hearing and Decision on Final Plat. The Planning Commission shall hold a hearing as required by Sections 13-3-404 and 13-4-304, Tennessee Code, on each final plat brought before it. The Planning Commission shall within 30 days (60 days in planning region), after submission of the plat approve, modify, or disapprove the final subdivision plat by Resolution, which shall set forth in detail any conditions to which the approval is subject or reasons for disapproval. In no event shall the period of time stipulated by the Planning Commission for completion of required improvements exceed one year from the date of final Resolution. Failure of the Planning Commission to act upon a plat within the prescribed time shall be deemed approval of the plat, and in such event, a Certificate of Approval entitling the subdivider proceed, as specified in subsection 2-104.4 and Section 2-105, that these regulations shall be issued upon demand by the Secretary of the Planning Commission. The applicant, however, may agree to an extension of time for Planning Commission review. One copy of the final subdivision plat shall be returned to the subdivider with the date of approval, conditional approval, or disapproval noted thereon.

2-104.4 Vested Rights. No vested rights shall accrue to any plat by reason of preliminary or final approval until the actual signing of the plat by the Secretary of the Planning Commission. All requirements, conditions, or regulations adopted by the Planning Commission applicable to the particular subdivision or to all subdivisions generally shall be deemed a condition of approval for any subdivision prior to the time of the signing of the final plat by the Secretary of the Planning Commission. Where the Planning Commission has required the installation of improvements prior to the signing of the final plat, the Planning Commission shall not modify unreasonably the conditions set forth in the Resolution of final approval.

2-105 Signing and Recording of Subdivision Plat.

2-105.1 Signing of Plat.

1. When a bond is required, the secretary of the Planning Commission shall endorse approval on the plat after the bond has been approved by the Planning Commission and after all the conditions of the Resolution pertaining to the plat have been satisfied.
2. When installation of improvements is required, the Secretary of the Planning Commission shall endorse approval on the plat after all conditions of the Resolution have been satisfied and all improvements satisfactorily completed, there shall be written evidence that the required public facilities have been installed in a manner satisfactory to the Planning Commission As shown on Certifications by the appropriate governmental representatives that necessary land dedications and improvements have been accomplished.

3. When the conditions of this section are satisfied, the secretary shall sign the permanent, reproducible original of the subdivision plat.

2-105.2 Recording of Plat. It shall be the responsibility of the enforcing officer to file the plat with the County Registers office within 14 days of the date of the signature. Simultaneously with the filing of the plat, the enforcing officer shall record the agreement of dedication together with such legal documents as shall be required to be recorded by legal counsel.

2-105.3 Sectionalizing Major Subdivision Plats. Prior to granting final approval of a major subdivision plat, the Planning Commission may permit the plat to be divided into two or more Sections and may impose such conditions upon the filing of each section as it may deem necessary to assure the orderly development of the subdivision. The Planning Commission may require that a performance bond be in such amount as is commensurate with the section or Sections of the plat to be filed and may defer the remaining required performance bond principal amount until the remaining sections of the plat are offered for filing. Such authorized sections must contain at least 10% of the total number of lots contained in the proposed plat unless a specific waiver of this requirement is granted by the planning commission.

2-106. Planning Commission Fees *(Amended by deleting this section and replacing with new by Resolution December 18th, 2001.).* Planning Commission fees are designed to help defray the cost of the review of all plats presented to the Centerville Planning Commission. These fees will not increase revenues for the Town of Centerville but will lower the administrative cost of these subdivision regulations.

Sketch plat fee	$50.
Construction drawings	$275 per review.
Request for rezoning	$150.
Minor subdivision, Preliminary plat.	$100 per plat.
Minor subdivision. Final plat.	$200 per plat.
Major subdivision. Preliminary plat	$150 per plat, plus $10 for every lot over 5 lots.
Major subdivision. Final plat.	$200 per plat plus $20.00 for every lot over 5 lots.

ARTICLE III
ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

Section

3-101 Improvements and Performance Bond
3-102 Inspection of Improvements
3-103 Maintenance of Improvements
3-104 Deferral or Waiver of Required Improvements
3-105 Escrow Deposits for Lot Improvements
3-106 Issuance of Building Permits and Certificates of Occupancy

3-101 Improvements and Performance Bond

3-101.1 Completion of Improvements. Before the final subdivision plat is signed by the Planning Commission officer specified in subsection 2 - 105.1 of these Regulations, all applicants shall complete in accordance with the Planning Commission's decision and to the satisfaction of appropriate governmental representative, all public ways, sanitary and other improvements, including lot improvements on the individual lots of the subdivision as required in these Regulations and approved by the Planning Commission, and shall dedicate such improvements to the Governing Body free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

3-101.2 Surety Instrument. The Planning Commission at its discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plat by providing that as an alternative the applicant post a bond at the time of submission for final subdivision approval in an amount estimated by the Planning Commission as sufficient to guarantee to the governing body the satisfactory construction, installation and dedication of the incomplete portion of the required improvements (See Subsection 2 - 103.5). Such performance bonds shall comply with all statutory requirements and shall be satisfactory to the legal counsel as to form, sufficiency, and manner of execution as set forth in these Regulations. The period within which required improvements must be completed shall be specified by the Planning Commission in the resolution approving the final subdivision Plat and shall be incorporated in the bond and shall not exceed 2 years from date of final approval. Such bond shall be approved by the Planning Commission as to amount in conditions. The Planning Commission may, upon proof of difficulty, extend the completion date set forth in such bond for a maximum period of one additional year. The Planning Commission may accept at any time during the period of such bond as substitution or principle.

3-101.3 Temporary Improvements. The applicant shall build and pay for all cost of temporary improvements required by the Planning Commission and shall maintain them to a reasonable satisfaction for the period specified by the Planning Commission. Prior to construction of any temporary facility or improvement, the applicant shall file with the Planning Commission a separate suitable bond for temporary facilities, which shall ensure that the temporary facilities will be properly constructed, maintained, and removed.

3-101.4 Cost of Improvements. All required improvements shall be made by the applicant at his expense. Any provisions for reimbursement by the Governing Body or any utility agency shall be stipulated clearly in the provision of any bonds.

3-101.5 Governmental Units. Governmental units to which these bonds and contract provisions apply may file, in lieu of said contractor bond, a certified resolution or ordinance from officers or agencies authorized to act in their behalf agreeing to comply with the provisions of this article.

3- 101.6 Failure to complete improvements. In subdivisions for which no performance bond has been posted, if the improvements are not completed within the period specified by the Planning Commission in the resolution approving the plat, the approval shall be deemed to have expired. In those cases, in which a performance bond has been posted and required improvements have not been installed within the terms of such performance bond. The Planning Commission thereupon may declare the bond to be in default and require that all the improvements be installed, regardless of the extent of the building development at the time the bond is declared to be in default.

3-101.7 Acceptance of Dedication Offers. Acceptance of formal offers of dedication of public ways, easements, and parks shall be by formal action of the governing body. Such action shall be in the form of a resolution recommended by the Planning Commission to the governing body. The approval by the Planning Commission of the subdivision plat shall not be deemed to constitute or imply an acceptance by the local government of any public way. Easement or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

3-102 Inspection of Improvements.

3-102.1 General Procedure. The Planning Commission may provide for inspection of required improvements during construction and ensure their satisfactory completion. If the appropriate governmental representative finds, upon inspection, that any of the required improvements have not been constructed in accordance with the governing bodies construction standards and specifications, the applicant shall be responsible for completing the improvements to the required standards. Whenever the cost of improvements is covered by a performance bond, the applicant. And the bonding company shall be liable severally and jointly for completing said improvements according to specifications.

3-102.2 Release or Reduction of Performance Bond.

3-102.201 Certificate of Satisfactory Completion. The Planning Commission shall not recommend dedication of required public improvements, nor shall the Planning Commission release nor reduce the performance bond until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed, and until the applicants engineer/surveyor has certified to the Planning Commission and the appropriate governmental representative that the layout and the line and grade of all public improvements are in accordance with the subdivision. Upon such approval and recommendation, the governing body thereafter may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.107 and 3-101.7 of these Regulations.

3-102.202 Reduction of Performance Bond. A performance bond may be reduced upon actual dedication and acceptance of public improvements, and then only to the ratio that the public improvement dedicated bears to the total public improvements for the plat. In no event shall a performance bond be reduced below 25% of the principal amount prior to final acceptance of all items covered under the bond.

3-103 Maintenance of Improvements. The applicant shall be required to maintain all improvements, including all lot improvements, until the acceptance of the public improvements by the governmental body. The applicant may be required to file a maintenance bond with the Planning Commission prior to dedication in an amount considered adequate by the appropriate governmental representative and in a form of satisfactory to legal counsel in order to assure the satisfactory condition of the required improvements, including all what improvements, for a period of one year after the date of acceptance of the public improvements by the Planning Commission.

3-104 Deferral or Waiver of Required Improvements. The Planning Commission may defer or waive at the time of final approval, subject to appropriate conditions. The provision of any or all such improvements as in its judgment, are not requisite in the interest of the public health, safety, and general welfare, or which are inappropriate because of inadequacy or lack of connecting facilities. Whenever it is deemed necessary by the Planning Commission to defer the construction of any improvement required herein because of incompatible grades, future planning, inadequate or lack of connecting facilities, or other reasons, the developer shall either pay his share of the cost of the future improvements to the Planning Commission prior to the signing of the final subdivision plat by the appropriate governmental representatives or post a bond or other surety instrument in ensuring completion of set improvements upon demand of the Planning Commission.

3-105 Escrow Deposits for Lot Improvements

3-105.1 Acceptance of Escrow Funds. Whenever, by reason of the season of the year, any lot improvements required by these Regulations cannot be performed, the enforcing officer nevertheless may issue a certificate of occupancy upon accepting a cash escrow deposit and an amount to be determined by their appropriate governmental representative for the cost of such improvements provided. There otherwise there's no danger to the health, safety, or general welfare. The performance bond covering such lot improvement shall remain in full force and effect.

3-105.2 Procedures on Escrow Fund. All required improvements for which escrow monies have been accepted by the enforcing officer at the time of issuance of a certificate of occupancy shall be installed by the developer within a period of nine months from the date of deposit and issuance of the certificate of occupancy. In the event that the improvements have not been installed properly at the end of the time period, the enforcing officer shall provide written notice of two weeks to the developer requiring him to install the improvements, and in the event they are not installed properly in the judgment of the enforcing officer, he may request the Planning Commission to proceed to install or to contract for the installation of the necessary improvements in a sum not to exceed the amount of the escrow deposit. At the time of the issuance of the certificate of occupancy for which escrow monies are being deposited, the applicant shall obtain and file with the enforcing officer. Prior to obtaining the Certificate of Occupancy, a notarized statement from the purchaser purchasers of the premise authorizing the enforcing officer to install the improvements at the end of the nine-month period in the event the improvements have not been installed properly by the developer.

3-106 Issuance of Building Permits and Certificates of Occupancy.

A. Where a performance bond has been required for a subdivision or any section of a subdivision, no certificate of occupancy for any building in the subdivision or section thereof shall be issued prior to the completion and dedication of the improvements to the appropriate governmental unit, as required in the Planning Commission's resolution of final approval of the subdivision plat.
B. The extent of the public way improvement shall be adequate for vehicular access by the prospective occupant and by police and fire equipment prior to the issuance of an occupancy certificate, the developer shall, at the time of dedication, submit monies in escrow to the Planning Commission in a sum to be determined by the appropriate governmental representative.
C. No building permit shall be issued for the final 10% of the lots in the subdivision, or of 10% be less than two lots for the final two lots of a subdivision until all public improvements required by the Planning Commission's resolution of final plat approval have been fully completed, dedicated, and accepted by the governmental body.

ARTICLE IV
REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

Section

4-101 General Requirements
4-102 Lot Requirements
4-104 Public Ways
4-104 Road Construction Specifications
4-105 **Drainage and Storm Sewers**
4-106 Water Facilities
4-107 Sewage Facilities
4-108 RESERVED
4-109 Utility Easements
4-110 RESERVED
4-111 Preservation of Natural Features and Amenities
4-112 Non-Residential Subdivisions

4-101 General Requirements.

4-101.1 Conformance to Applicable Rules and Regulations. In addition to the requirements established herein, all subdivision plats shall comply with all applicable laws, ordinances, resolutions, rules, and Regulations, including but not limited to:

1. All applicable provisions of Tennessee law, Regulations, or policy.
2. Any zoning ordinance, any building and housing codes, and all other applicable laws or policies of the Planning Commission.
3. The adopted General Plan and major road or street (public way) plan.
4. The rules of the County Health Department and the Tennessee Department of Environment and Conservation.
5. The rules as applicable of the Federal Highway Administration or Tennessee Department of Transportation if the subdivision or any law contained therein abuts a non-local highway.
6. The standards and Regulations adopted by all other boards, commissions and agencies at the Planning Commission were applicable.

Plat approval may be withheld if a subdivision is not in conformity with the above rules or with the provision set forth in Section 1-104 of these Regulations.

4-101.2 Self-Imposed Restrictions. If the owner places restrictions on any of the land contained in the subdivision greater than those required by any zoning ordinance or these Regulations, such restrictions are referenced thereto shall be recorded with the county register on a separate form, along with the final subdivision plat in the office of the county register.

4-101.3 Monuments. The Subdivider shall place permanent, non-degradable reference monuments on the subdivision as required herein and as approved by a licensed surveyor. Monument shall be located and set as follows:

A. Control monuments on existing streets. In subdivisions located on existing public ways, (where new public streets will not be constructed), two permanent horizontal control monuments shall be placed along such public ways at the external frontage perimeter points of the lots being subdivided.

B. Control monuments on proposed streets. One permanent control monument, both vertical and horizontal, shall be placed within each subdivision where roads are to be constructed. Such monuments shall have horizontal coordinates and vertical elevation shown on the final plat. The monument shall be placed to 3rd order accuracy or better using the US Coast Guard and Geodetic Sea Level Datum of 1929 for Vertical Control and the 1983 North American Datum Coordinates for Geodetic Control Diagram Areas for Horizontal Control, as published by the US Department of Commerce. Control monument shall be located within the dedicated right of way, near the entrance to the subdivision, and if possible, in a non-fill area or be affixed to a natural rock outcrop. The location shall be described on the final plat with words and symbols making it easy to locate at the site. The monument shall have azimuth information provided either to a second monument or a substitute such as an antenna, church spire, or to a natural object of which disturbance is unlikely. *Note: It is recommended that field connection ties be made to the control points from the above-mentioned datum when the datum is within a reasonable distance (2,000 feet) of the subdivision. Otherwise, the plat shall have a note stating what control datum was used.*

C. Internal monuments and Lot Pins. One monument for each four lots, or fraction thereof in the subdivision shall be placed within sight from one to another, no more than 1500 feet apart. The monument shall be placed within dedicated rights of way when possible and shall be located in non-fill areas or fixed in natural rock outcrops. In all subdivision lot corners and lot line breaks shall be staked with nondegradable pins.

D. All monuments shall be made of stone or concrete not less than four feet in length, not less than 4 inches square or five inches in diameter. And marked on top with a cross, brass plug, iron rod, or other durable material securely embedded, All internal boundaries and those corners and points not referred to in the preceding paragraph shall be monumented in the field by like monuments as described above. All lock corners not falling on any of the above-described point shall be marked by iron rods, pipe or pins at least 18 inches long and five eighth. Inch into diameter, the lines of lots that extend to rivers or streams shall be monumented in the field by iron pins at least 18 inches long and five eighth inch in diameter, or by rounder square iron bars at least 18 inches long.

4- 101.4 Character of land. Where protection against flood damage is necessary in the opinion of the Planning Commission, flood damage protection techniques may include as deemed appropriate by the Planning Commission:

1. The imposition of any surety and deed restrictions enforceable by the Planning Commission to regulate the future type and design uses within the flood prone areas.
2. Flood protection measures designed so as not to increase, either individually or collectively, flood flows, height, duration, or damages, as so as not to infringe upon the regulatory floodway.
3. Installation of flood warning systems.
4. The use of fill, dikes, levees, and other protective measures.
5. The use of flood proofing measures which may include:
   a) Anchorage to resist flotation and lateral movement
   b) Installation of watertight doors, bulkhead, shutters, or other similar methods of closure
   c) Reinforcement of walls to resist water pressures
   d) Use of paint, membranes, or mortars to reduce seepage through walls

e) Addition of mass or weight to structures to resist flotation
f) Installation of pumps to lower water levels and structures
g) Construction of water supply and waste treatment systems so as to prevent the entrance of or contamination of floodwaters
h) Installation of pumps are comparable facilities for subsurface drainage systems to relieve external foundation wall and basement flood pressures
i) Building design and construction to resist rupture or collapse caused by water pressure of floating debris
j) Installation of valves or controls on sanitary and storm drains which permit the drains to be closed to prevent backup of sewage and stormwater into buildings and structures
k) Location and installation of all electrical equipment, circuits, and appliances so that they are protected from inundation by the regulatory flood.
l) Location of storage facilities for chemicals, explosives, buoyant material, flammable liquids, or other toxic materials which would be hazardous to the public health, safety, and welfare at or above the regulatory flood protection elevation or design of such facilities to prevent flotation of storage containers or damage to storage containers which could result in the escape of toxic materials.

The acceptability of any flood protection methods formulated by the subdivider or his agent shall be determined by the Planning Commission, which shall be guided by the policies set forth in Section 1104 and Subsection 2-101.4 of these Regulations. All such flood protection measures shall be designed so as not to increase, either individually or collectively, flood flows, heights, duration, or damages. So as not to infringe upon the regulatory floodway.

4-101.5 Subdivision Name. The proposed name of the subdivision shall not duplicate or too closely approximate phonetically the name of any other subdivision in the area covered by these Regulations. The planning commission shall have the authority to designate the name of the subdivision which shall be determined at sketch or preliminary plat approval.

4-102 Lot Requirements.

4-102.1 Lot Arrangement.

4-102.101 General. The lot arrangement shall be such that there will be no foreseeable difficulties for reasons of topography, flood hazards, or other conditions, and securing building permits to build on all lots in compliance with any zoning ordinance and state and county public health department Regulations, and in providing driveway access to buildings on such lots from an approved public way.

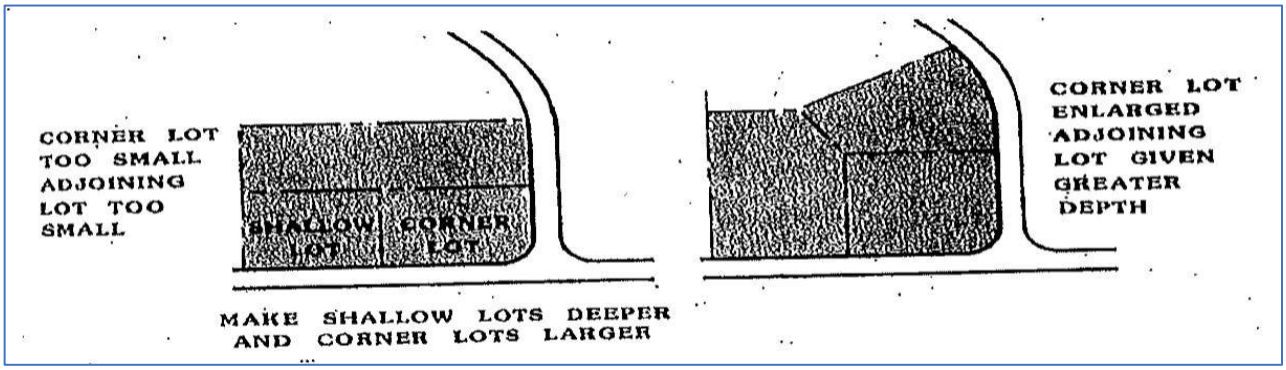
4-102.102 RESERVED.

4-102.103 Lots Subject to Flood. Where a lot in any flood prone area must be improved to provide a building site free from flooding, such improvement shall be made outside the floodway by elevation or fill to at least the regulatory flood protection elevation (100-year flood) for a distance extending at least 25 feet beyond the limits of the intended structures and additionally extending to a sufficient distance to include areas for subsurface sewage disposal if the lot is not to be connected to a public sanitary sewer system. Any fill shall be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission. In non-residential building sites outside of floodway but subject to flooding, the use of structural flood proofing methods specified in Subsection

4-101.4 of these Regulations as an alternative to landfill may be approved by the Planning Commission as provided in Subsection 2-101.4 of these Regulations.

4-102.104 RESERVED.

4-102.2 Lot Dimensions. Lot dimension shall comply with the minimum standards of any zoning ordinance, where applicable. Where lots are more than double the minimum area required by any zoning ordinance, the Planning Commission may require that such laws be arranged so as to allow further subdivision and the opening of future public ways where they would be necessary to serve such potential lots. All in compliance with any zoning ordinance and these Regulations. Generally, side lot lines shall be at right angles to street lines are radial to curving streets lines. The minimum lot frontage on a public way shall be 50 feet except for radius of cul-de-sac which shall be 30 feet. Dimensions on the corner lot shall be large enough to allow for erection of buildings, observing the minimum front yard setbacks requirements from both public rights of ways. Depth and with the properties reserved or laid out for business commercial or industrial purpose says shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated and as established in any Zoning Ordinance.



4-102.3. Building Setback Lines. In the case of electric transmission lines were easily so not deadly established. A minimum building setback line from the center of the transmission line shall be established as follows.

Voltage of Line	Building Setback
7.2 KV	15 feet
13 KV	25 feet
46 KV	37 ½ feet
69 KV	50 feet
161 KV	75 feet

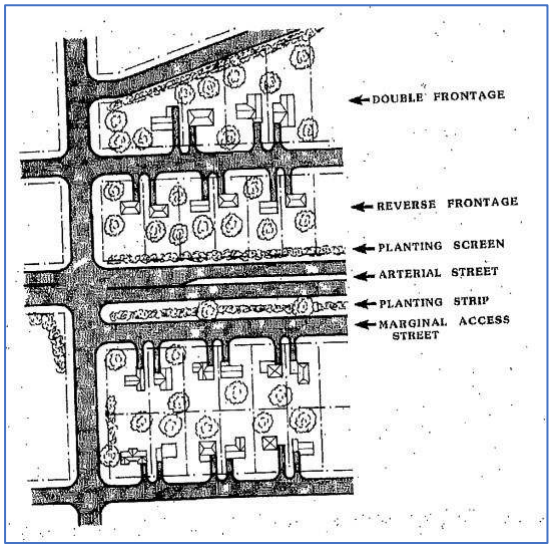
In un-zoned areas, the minimum building setback lines from the right of way line of streets shall be:

Arterial Streets	40 feet
Collector & Minor Streets	30 feet

All minimum side & rear setback lines shall be 15 feet.

4-102.4 Double Frontage Lots and Access to Lots.

4-102.401 Double Frontage Lots. Double frontage and reversed frontage lot shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.



4-102.402 Access from Arterials or Collector Public Ways. The Planning Commission may require that lots shall not derive access exclusively from arterial or collector public ways, where driveway access from such public ways may be necessary for several adjoining lots, the Planning Commission may require that the lots be served by a combined access drive in order to limit possible traffic hazards. Driveway shall be designed and arranged so as to avoid requiring vehicles to back onto arterial or collector public ways.

4-102.5 Lot Drainage and Water Bodies. Lot shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area which includes subsurface drainage. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots. No more than 10% of the minimum area of a lot required under any zoning ordinance may be satisfied by land which is underwater. Where a water core separates a buildable area of a lot from the public way by which it has access, provisions shall be made for installation of culvert or other structure approved by Planning Commission and no certificate of occupancy shall be issued for structure on such a lot until installation is completed and approved by the Planning Commission and/or the appropriate governmental representative.

4-102.6. Debris and Waste. No cut trees, timber, debris, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on any lot or public way at the time of issuance of certificate of occupancy for the lot and removal of such waste shall be required prior to issuance of any certificate of occupancy. Neither shall any waste be left nor deposited in any area of the subdivision at the time of expiration of the performance bond or dedication of the public improvements, whichever is sooner.

4-103 Public Ways.

4-103.1 General Requirements.

4-103.101 Frontage on Improved Public Ways. No subdivision shall be approved unless the area to be subdivided shall meet the requirements for access set forth in Subsection 1-112.109 of these Regulations. If any new street construction or improvements are involved such shall be approved and where public dedicated as provided herein Articles Two and Three of these Regulations. Any such public way must be suitably improved to the standards required by this article or be bonded by a performance bond required under these Regulations, with the roadway and right of way widths required by this article or the major street or road plan.

4-103.102 Grading and Improvement Plan. Public ways shall be graded and improved to conform to the standards required by this Section and shall be approved as to design and specification by the

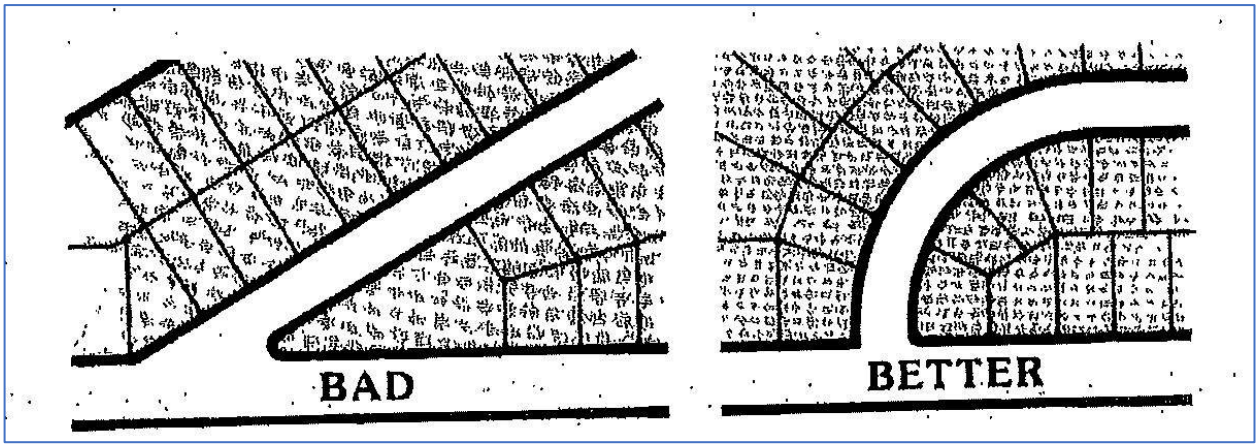
appropriate governmental representative in accordance with the specifications required herein. No surface shall be applied to the base of any proposed public way prior to the approval of the final plat of the subdivision, or of the final approval of any Section of the subdivision in question, without having been properly inspected.

4-103.103 Improvements in Floodable Areas. The finished elevation of a proposed public way subject to flood shall be no more than one foot below the regulatory flood protection elevation. The Planning Commission may require profiles and elevations of public ways to determine compliance with this requirement. All drainage structures shall be sufficient to discharge flood flows without increasing flood height. Where fill is used to bring the finished elevation of any public way to the required elevation, such fill shall not encroach upon a floodway, and the fill shall be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission.

4-103.104 Private Streets. Where the ownership, control, and maintenance of any street is proposed to remain in private ownership, such streets shall be constructed to the design and construction standards for public ways, as herein provided. A permanent access easement over such streets shall be provided to each and every parcel or lot which is to gain access therefrom. All such private improvement shall be maintained by the developer or owner or by a legally established homeowners association or other similar group approved by the Planning Commission. The legal documents establishing ownership and maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.

4-103.105 Topography and Arrangement.

A. All public ways shall be arranged so as to obtain as many of the building sites as possible. Add or above the grades of the public ways. Grades of public ways shall conform as closely as possible to the original topography. That combination of steep grades and curves shall not be permitted. Specific design standards are contained in Subsection 4-103.2 of these Regulations.
B. The use of public ways running in an east/west direction and lots on the north/south axis is encouraged for energy conservation of developments.
C. All public ways shall be properly integrated with the existing and proposed system of public ways, and dedicated rights of way is established on the Major Street or road plan, or the land development plan.
D. All public ways shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping areas or centers, to population densities and to the pattern of existing and proposed land use.
E. Minor public way shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum noise necessary to provide convenient and safe access to the property.
F. The use of curvilinear streets, cul-de-sac or U-shaped streets shall be encouraged where such useful result in a more desirable layout.
G. Proposed public way shall be extended to the boundary lines of the track to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not necessary or desirable for the coordination of the subdivision design with the existing layout or the most advantageous future development of adjacent tracks.
H. In business and industrial developments public ways and other access routes shall be planned in connection with the grouping of buildings location of rail facilities and the provision of alleys truck loading and maneuvering areas and walks and parking areas so as to minimize conflict of movement between the various types of traffic including pedestrian traffic



4-103.106 Blocks.

A. Sufficient width to provide for two tiers of lots in appropriate depth. Exceptions to this prescribed block width may be permitted in blocks adjacent to major public ways, railroads, or waterways.

B. The lengths, widths and shapes of block shall be determined with due regard to:
   1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
   2. Any zoning requirements as to lot sizes and dimensions.
   3. Needs for convenient access, circulation, control, and safety of vehicular and pedestrian traffic.
   4. Limitations and opportunities of topography.

C. Block lengths and residential areas shall not exceed 1,600 feet nor be less than 200 feet, except as the Planning Commission deems necessary to secure efficient use of land or desired features of the public way pattern. Wherever practicable, blocks along arterial or collector route shall be not less than 1,000 feet in length.

D. Blocks designed for industrial or commercial uses shall be of such length and width as may be deemed
suitable by the Planning Commission.

E. In any long block, the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage, facilities and or pedestrian traffic.

4-103.107 Access to Arterials and Collectors. Where a subdivision borders on or contains an existing or proposed arterial or collector route, but Planning Commission may require that access to such public way might be limited by:

A. The subdivision of lots so as to back on the arterial or collector route and front on a parallel minor route.
B. A series of cul-de-sac, U-shaped, public ways or short loops entered from and designed generally right angles to such parallel public way with the rear lines of their terminal lots backing onto arterial or collector routes.

C. A marginal access or service public way, separated from the arterial or collector route by a planting or grass strip and having access thereto at suitable points. The number of residential or local public ways entering on arterial or collector routes shall be kept to a minimum.

4-103.108 Reserve Strips. The creation of reserve strips adjacent to a proposed public way in such a manner as to deny access from adjacent property to such public way shall generally not be permitted. However, in extraordinary circumstances, the Planning Commission may allow creation of reserve strip to enable a more appropriate pattern of lots or public ways. Where such as created, the Planning Commission must agree to any and all future depositions of same. A notation to this effect shall be entered on the final plat or approved as an auxiliary instrument attached thereto.

4-103.109. Arrangement of Continuing and Dead-End Public Ways.

A. Arrangement of continuing public ways. The arrangement of public ways shall provide for the continuation of major public ways between adjacent properties when such continuation is necessary for convenient movement of traffic, effective Fire Protection, efficient provisions of utilities, and when such continuation is in accordance with the major street or road plan. If the adjacent property is undeveloped and the public way must be a dead-end public way temporarily, the right of way shall extend to the property line. A temporary cul-de-sac, a temporary "T", or L-shaped turnabout shall be provided on all temporary dead-end public ways as required in the following turnabout standards with the notation on the subdivision plat that land outside the normal public right of way shall revert to abutting property owners whenever the public way is continued.

B. Dead End Public Ways. Where a public way does not extend beyond the boundary of the subdivision, and its continuation is not required by the Planning Commission for access to adjoining property. Its terminus shall normally not be nearer to such boundary than 50 feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnabout shall be provided at the end of the dead-end public way, in-accordance with the design standards of these Regulations. For greater convenience to traffic and more effective police and Fire Protection, permanent dead end public ways shall in general be limited in length and in accordance with the design standards of these Regulations.

4-103.2 Design Standards.

4-103.201 Purpose. In order to provide public ways of suitable location with an improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and road maintenance equipment, and to coordinate public ways so as to compose a convenient and safe system and avoid undue hardships to adjoining properties, the public way design standards set forth in this Section are hereby required. Public way classification shall be indicated on the Major road Plan. Otherwise, the public way shall be classified by the Planning Commission according to the definitions in Article Six of these Regulations.

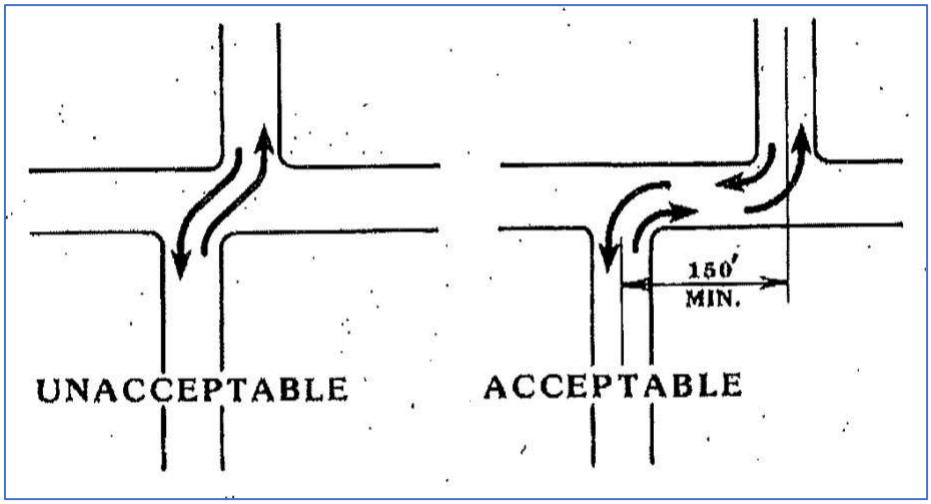
4-103.202 General Design. The general design of all public way shall conform to the standards and the tables entitled "General Design Standards for Public Ways", which follows hereafter.

4-103.203 Intersections.

A. Public ways shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new public ways and an angle of less than 75 degrees shall not be permitted. An oblique public way should be curbed approaching an intersection and should be approximately at right

angles for at least 100 feet therefrom. Not more than two public ways shall intersect at any one point unless specifically approved by the Planning Commission.

B. Proposed new intersections along one side of an existing public way shall coincide wherever practicable with any existing intersections on the opposite side of such public way. Jogs within public ways having center line offsets of less than 150 feet shall not be permitted except when the intersected public ways have separated dual drives without median breaks at either intersection. Where public ways intersect arterial or collector routes, their alignment shall be continuous. Intersections of arterial or collector public ways shall be at least 800 feet apart.

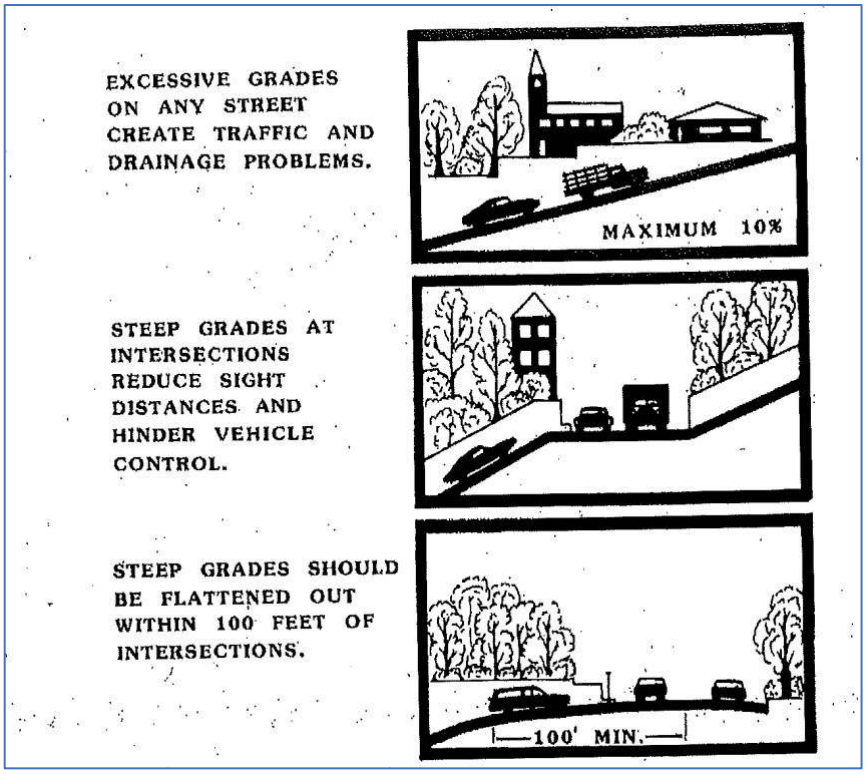


C. Minimum curb radius at the intersection of two minor public ways shall be 25 feet, and minimum curb radius at an intersection involving a collector public way shall be 30 feet. Alley intersections and abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.

D. Where a public way intersection will involve earthen banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility. The subdivider shall cut such ground or vegetation, including trees, in connection with the grading of the public right of way to the extent necessary to provide adequate sight distance.

E. Intersection shall be designed with a flat grade wherever practical. In hilly or rolling areas at the approach to an intersection, a leveling area shall be provided, having not greater than a 2% grade for a distance of 60 feet, measured from the nearest right of way line of the intersecting public way.

F. The cross slope on all public ways, including intersections, shall be 3% or less.



4-103.204 RESERVED.

4-103.205 Railroads and Limited Access Highways. Railroad right of way and limited access highways were so located as to affect the subdivision of adjoining lands shall be treated as follows:

A. In residential areas a buffer strip of at least 25 feet in depth in addition to the normally required depth of the lot, may be required adjacent to the railroad right of way or limited access highway. This strip shall be part of the platted lot and shall be designated on the plat: "*This strip is reserved for screening. The placement of structures here on is prohibited."*

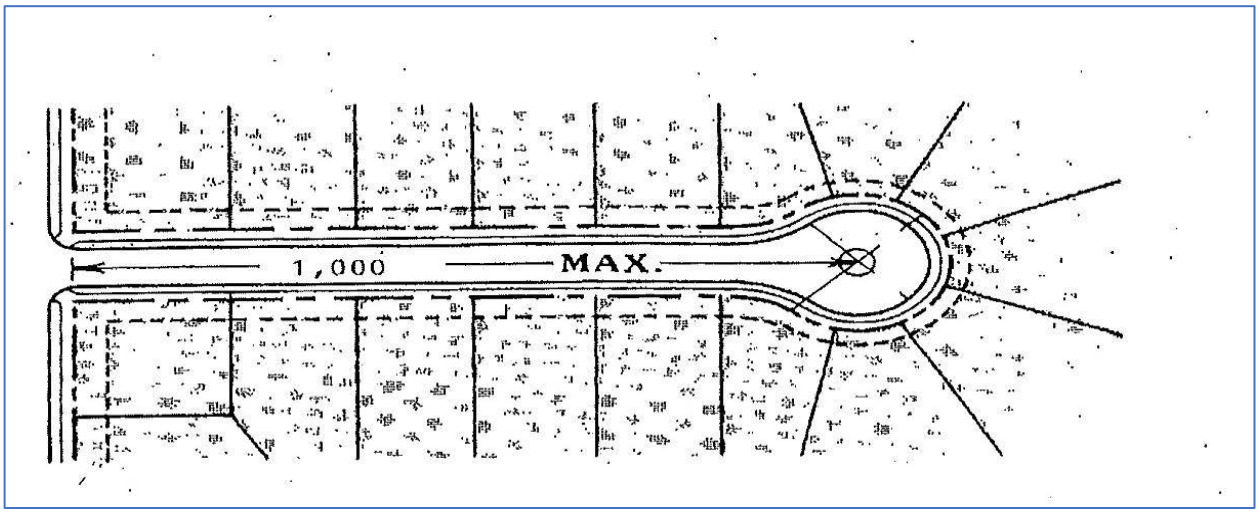
B. In commercial or industrial areas, the nearest public way, extending parallel or approximately parallel to the railroad shell, wherever practicable be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial usage.

C. Public ways parallel to a railroad when intersecting a public way which crosses the railroad Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

General Design Standards for Public Ways		
Improvement	*Residential Public Way*	*Non-Residential Public Way (Industrial, Commercial, Other.)*
Minimum Right of Way Width (in feet)		
Minor	50	60
Collector	50	60 or as determined by appropriate gov't representative.

Improvement	*Residential Public Way*	*Non-Residential Public Way (Industrial, Commercial, Other.)*
Minimum Width of Roadway of Paved Area (in Feet), not Including Parking Requirements		
	Ditch Section	Ditch Section
Minor	20	20
Collector	22	22
Maximum Percentage Grade		
Minor	12	8
Collector	10	8
Pavement Crown: The paved surface shall slope downward from the centerline of the street outward to the edge of the paved surface on each side 2/5ths of an inch per foot.		
Minimum Center Line Radius of Curve in feet (Applies where a deflection angle of 15 degrees or more in the alignment of pavement occurs.)		
Minor	100	200
Collector	300	300
Minimum Length of Vertical Curves ***Minor:*** 100 feet, but not less than 20 feet for each algebraic difference in grade. ***Collector:*** 100 feet, but not less than 20 feet for each algebraic difference in grade		
Minimum Length of Tangents between Reverse Curves (in feet)		
Minor	100	200
Collector	100	200
Minimum Sight Distance (in feet): The sight distance is measured from a point 4 ½ feet above the centerline of the roadway surface to a point 4 inches above the centerline of the roadway surface.		
Minor	200	250
Collector	240	250
Intersections	Across corners, 75' back	Across corners, 75' back
Minimum Turnaround on Cul-de-Sacs on Minor Public Ways (in feet)		
Right of Way Diameter	100	160
Pavement Diameter	80	140

Length of Cul-de-Sac		
Temporary	1,000 feet	
Permanent	1,000 feet	
Minimum Radius (in feet) of Return at Intersection		
At Right of Way	25	30
At Pavement	30	50



4-103.206 Bridges. Bridges of primary benefit to the subdivider, as determined by the Planning Commission, shall be constructed at the full expense of the subdivider without reimbursement from the local government. The sharing of expenses for the construction of bridges, not a primary benefit to the subdivider as determined by the Planning Commission, shall be fixed by special agreement between the Planning Commission and the subdivider. The cost shall be charged to the subdivider pro rata as the percentage of his development so served.

4-103.3. Right of Way, with Dedication on Existing Public Ways. Where a subdivision adjoins an existing narrow public way or where the major St. or road plan or any zoning setback provisions indicate plans for realignment or widening of a public way that would require use of some of the land in the subdivision. The subdividers shall be required to dedicate at his expense areas for widening or realigning such public ways. As set forth below:

1. The entire right of way shall be provided where any part of the subdivision is on both sides of the existing public way, or
2. When the subdivision is located on only one side of an existing public way, 1/2 of the required right of way, measured from the center line of the existing pavement, shall be provided.

4-103.4 Public Way Surfacing and Improvements. No public way shall be surfaced until preliminary approval of the subdivision plat has been obtained. Servicing shall be of such character as the suitable for the expected traffic. Types and methods of paving shall be according to the specifications of the Planning Commission, but in no event shall such construction be below the construction specification

set forth in Appendix B of these Regulations. Adequate provision shall be made for culverts or other drains and bridges as required. All public ways, pavements, shoulders, drainage improvements and structures shall conform to all construction standards and specifications adopted by the Planning Commission.

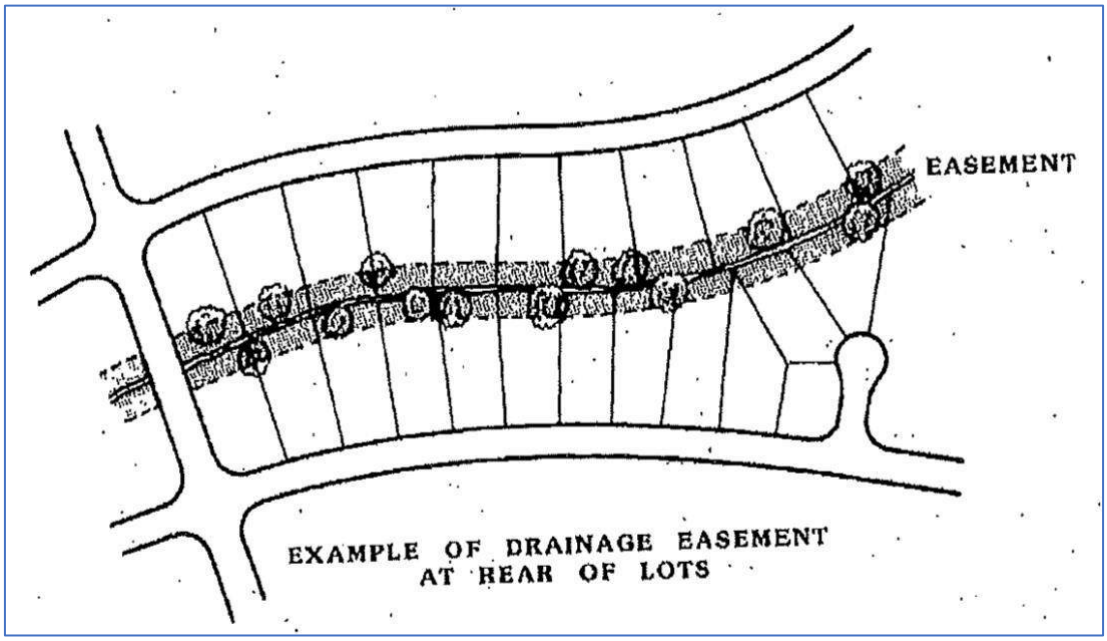
4-104 Road Construction Specifications. The road construction specifications are included in these Regulations as Appendix B and are adopted as a part hereof. These specifications shall be the minimum standards for any subdivision within the jurisdictional area.

4-105 Drainage and Storm Sewers.

4-105.1 General Requirements. The Planning Commission shall not approve any plat of a subdivision which does not make adequate provisions for stormwater or floodwater runoff channels or basins. The stormwater drainage system shall be separate and independent from any sanitary sewer system.

4-105.2 Nature of Stormwater Facilities.

4-105.201 Location. The subdivider may be required by the Planning Commission to transport by pipe or open ditch any spring or surface water that may exist prior to or as a result of the subdivision. Such drainage facilities shall be located in the public right of way, where feasible or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance with the construction specifications contained in these Regulations.



4-105.202 Accessibility to Public Storm Sewers.

A. Where a public storm sewer is accessible the developer shall install storm sewer facilities, or if no outlets are within a reasonable distance adequate provision shall be made for the disposal of stormwater subject to the specifications of the appropriate governmental representative. Inspection of facilities shall be conducted by the enforcing officer to assure compliance.

B. If a connection to a public storm sewer will be provided eventually, as determined by the Planning Commission, the subdivider shall make arrangements for future stormwater disposal by a public system at the time the plat receives final approval. Provisions for such connection shall be incorporated by inclusion in the performance bond required for the final subdivision plat.

4-105.203 Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. Necessary facilities shall be sized based on the construction specifications and assuming conditions of maximum potential watershed development permitted by any zoning ordinance.

4-105.204 Effect on Downstream Drainage Areas. The Planning Commission also shall study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision, where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility. The Planning Commission may withhold approval of the subdivision until provisions have been made for adequate improvement in such drainage facilities and such some. As the Planning Commission shall determine. no subdivision shall be approved unless adequate drainage will be provided to an adequate drainage water course or facility.

4-105.205 Areas of Poor Drainage. Whenever a plat is submitted for an area which is subject to flooding, the Planning Commission may approve such subdivision provided that the applicant fills the effective floodway fringe area of said subdivision to place publicly elevations at no more than 12 inches below the regulatory flood elevation. And first floor elevations, including basements at no less than one foot above the regulatory flood elevation. The plat of such subdivision shall provide for a floodway along the Bank of any stream or water course of width sufficient to contain or move the water of the regulatory flood, and no fill shall be placed in the floodway; neither shall any building nor flood restrictive structure be erected or placed therein. The boundaries of the floodway and floodway fringe area and the regulatory flood elevation shall be determined by the Planning Commission based on the review specified in Subsection 2-103.2 of these Regulations.

4-105.206 Floodplain Areas. The Planning Commission may, when it deems it necessary for health, safety, or welfare of the present and future population of the area, or necessary to the conservation of water, drainage, and sanitary facilities, prohibit the subdivision of any portion of the property which lies within the floodplain of any stream or drainage course. The regulatory floodways shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps. Any subdivision which contains flood prone land shall be subject to the special provisions set forth in Subsections 2-101.4, 4-101.4; and Subsection 4-105.2 of these Regulations.

4-105.3 Dedication of Drainage Easements.

4-105.301 General Requirements. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided as stormwater easement or drainage right of way, conforming substantially to the lines of such watercourse and of such width and construction as will be adequate. Where open drainage ways are utilized, they shall be designed for the 25-year frequency flood.

4-105-302 Drainage Easements.

A. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within a public right of way, perpetual unobstructed easements at least 10 feet in width, for such facilities shall be provided across property, outside the public way lines, and with satisfactory

access to public waste. Easement shall be indicated on the preliminary and final plats. Drainage easement shall be carried from the public way to a natural water course or to other drainage facilities.

B. When a new drainage system is to be constructed which will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
C. The applicant shall dedicate, when required by the Planning Commission, either in fee or by drainage or conservation easement, the land on both sides of an existing water course to a distance to be determined by the Planning Commission.
D. Along water courses, low lying lands within any floodway shall be preserved and retained in their natural state as drainage ways.

4-105.303 Ditching, Concrete Ditch Paving, and Culverts and Storm Drains. The designing construction details of drainage facilities shall be in accordance with the provisions of these Regulations. The design and construction details of all such facilities shall be approved by the appropriate governmental representative.

4-106 Water Facilities.

4-106.1 General requirements.

1. Necessary action shall be taken by the developer to extend a water supply system capable of providing domestic water use and Fire Protection.
2. Where a public water main is within reasonable access of the subdivision as determined by the Planning Commission, the subdivider shall install adequate water facilities, including fire hydrants subject to construction and materials specifications, approval of the Planning Commission, the Tennessee Department of Environment and Conservation in these Regulations.
3. Where required for Fire Protection, water main shall not be less than 6 inches in diameter. Where water mains are not to be utilized for Fire Protection, the Planning Commission may approve smaller lines as necessary to meet potable water demand.
4. All water systems, whether public or private, located in a flood prone area shall be flood proofed to the regulatory flood protection elevation. All water supply facilities located below the regulatory flood protection elevation shall be designed to prevent the infiltration of floodwaters into the water supply system and discharges from the system into floodwaters.

4-106.2 Fire Hydrants. Fire hydrants shall be required in all subdivisions where public water is available. They shall be located no more than 1,000 feet apart and be within 500 feet of any residential, commercial, or industrial lot. However, the Planning Commission may require closer spacing where physical conditions or types of structures so warrant. To eliminate future public way butting or openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements, shall be installed before any final paving of a public way shown on the subdivision plat, unless otherwise approved by the Planning Commission.

4-107 Sewage Facilities.

4-107.1 General Requirements. The applicant shall install sanitary sewer facilities in a manner prescribed by the Regulations of the Tennessee Department of Environment and Conservation and by any other applicable standards and specifications. All plans shall be designed and approved in accordance with the rules, Regulations, specifications, and standards of any applicable government agency or appropriate unit thereof.

4-107.2 Mandatory Connection to Public Sewer System.

1. When public sanitary sewers are within reasonable access of the subdivision as determined by the Planning Commission, the subdividers shall provide sanitary sewer facilities to each lot therein and shall connect the facilities to a public system. The subdivider shall provide sewers which meet standards set forth in the Regulations of the Tennessee Department of Environment and Conservation.
2. All sanitary sewer facilities located in a flood hazard area shall be flood proofed to the regulatory flood protection elevation, while sewer facilities located below the regulatory flood protection elevation shall be designed to prevent infiltration of floodwaters into the sewer system and discharges from the system into floodwaters.

4-107.3 Individual Disposal System Requirements. If public sewer facilities are not available in individual disposal systems are proposed, lot areas shall not be less than the minimum specified in these Regulations, all pertinent soil absorption tests shall be made as directed by the County environmentalist and the results submitted to the County Health Department for approval. The individual disposal system, including the size of the septic tank and the size of the tile fields or other secondary treatment device, also shall be approved by the County Health Department. The Planning Commission may prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high groundwater, flooding, or unsuitable soil characteristics. The Planning Commission may require that the subdivider note on the face of the plat in any deed of conveyance that soil absorption fields are prohibited in designated areas.

4-107.4 Design Criteria for Sanitary Sewers. Sanitary sewer system shall be designed for the ultimate tributary population. Based upon appropriate plans and zoning Regulations, the minimum size of a public sewer line shall be 8 inches in diameter, with individual lot service lines of a minimum of four inches. Sanitary sewers shall be located within a public street right of way. Unless topography dictates otherwise. Public utility easement shall be provided across public property for access to lines of manholes. Such easements to be of an adequate width for service purposes, but in no case less than 20 feet.

4-108 RESERVED.

4-109 Utility Easements.

A. Easements down rear lots or additionally across lots, if deemed necessary by the Planning Commission, shall be provided for utilities (public or private). Such easements shall be at least 20 feet wide. The subdivider shall take such actions as are necessary to ensure the coordination and continuation of utility easements established on adjacent properties with those proposed within his development.
B. Where topographical or other conditions are such as to make impractical the inclusion of utilities within rear lot lines, perpetual unobstructed easements at least 20 feet in width shall be provided alongside lot lines with satisfactory access to public ways or rear lot lines, Easement shall be indicated on the plat.
C. Temporary construction easements exceeding the width of permanent easements may be required as necessary until completion of any project.

4-110 RESERVED.

4-111 Preservation of Natural Features and Amenities. Existing features which would add value to residential development or to the area as a whole, such as trees, water courses and falls, historic spots in similar irreplaceable assets, shall be preserved in design of the subdivision as required by the Planning Commission.

No change of grade of the land shall be affected, nor shall any natural features be removed or relocated until a preliminary subdivision plat has been approved by the Planning Commission.

4-112 Non-Residential Subdivisions.

4-112.1 General. If a proposed subdivision includes land which is owned for a commercial or industrial purpose, the layout of the subdivision with respect to such land shall make such provisions as the Planning Commission may require. A non-residential subdivision shall also be subject to all requirements of site plan approval set forth in any zoning ordinance. Site plan approval may proceed simultaneously at the discretion of the Planning Commission. A non-residential subdivision shall be subject to all the requirements of these Regulations as well as such additional standards set forth by the Planning Commission and shall conform to the proposed land development plan, major street or road plan and any zoning ordinance.

4-112.2 Standards. In addition to the principles and standards and the Regulations which are appropriate to the planning of all subdivisions, the subdivider shall demonstrate to the satisfaction of the Planning Commission that the public way, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed.

1. Proposed industrial parcels shall be suitable in areas and dimensions to the types of non-residential development anticipated.
2. Public way rights of way and pavements shall be adequate to accommodate the type and volume traffic anticipated.
3. Special requirements may be imposed by the governing body with respect to any public way construction.
4. Special requirements may be imposed by the governing body with respect to the installation of public utilities, including water, sewer, and stormwater drainage.
5. Every effort shall be made to protect adjacent residential areas from potential nuisance from the proposed nonresidential subdivision, including the provision of extra depth and parcels backing on existing or potential residential development and provisions for permanently landscape buffer strips when necessary.
6. Public ways carrying nonresidential traffic, especially trucks, normally shall not be extended to the boundaries of adjacent existing or potential residential areas.

ARTICLE V
SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

Section

5-101 Sketch Plat
5-102 Preliminary Plat
5-103 Construction Plans
5-104 Final Subdivision Plat
5-105 Plat Certificates

5-101 Sketch Plat.

5.101.1 General *(Deleted and replaced by Resolution 03-02, June 17, 2003.).*

Purpose of Sketch Plat. The sketch plat shall work as a concept plan for design purposes and should be used to discover the factors that could possess an impact on the proposed development and on the community. Generally, sketch plats are precautionary measures used to protect the developer from unseen problems or unknown facts before substantial commitments of time and capital are undertaken. It is at this stage where compliance with the Comprehensive Plan will be researched and the time when the Planning Commission will research measures it sees fit to apply from the subdivision regulations. Sketch plats are mandatory in the process of the development from major subdivisions. The Planning Commission shall yield discretion to the Codes Enforcement Officer to determine whether a sketch plat will be required for minor subdivisions only.

5- 101.2 RESERVED. 5-101.3 Features. (*Added by Resolution 03-02, June 17, 2003).* The required features of the sketch plat are enumerated in the appendix of this document on Form #1.

5-102. Preliminary Plat.

5-102.1 General (*Deleted and replaced by Resolution 03-02, June 17, 2003)* The preliminary plat shall be prepared and stamped by a surveyor licensed to practice in the State of Tennessee at a convenient scale no smaller than 200 feet to 1 inch.

5-102.2 Features. *(Deleted and replaced by Resolution 03-02, June 17, 2003).* The required features of the preliminary plat are enumerated in the Appendix of this document on Form Number 2.

5-103 Construction Plans.

5-103.1 General. *(Deleted and replaced by Resolution 03-02, June 17, 2003).* Construction plan shall be prepared and stamped by a licensed Engineer for all improvements required by these regulations. Plans shall be drawn at a scale of 50 feet to an inch. Plans shall also be in compliance with the specifications of Article Four of these regulations. Approval of plans must proceed actual construction and no final plat shall be considered by the Planning Commission until the required construction plans have been approved.

5-103.2 Features. *(Deleted and replaced by Resolution 03-02, June 17, 2003)*. The required features of the construction plans are enumerated in the appendix of this document on Form #3.

5-103.3 Hydrology Study Required. *(Added by Resolution 03-02, June 17, 2003)* Construction drawings together with a professionally prepared hydrology study from an engineer licensed to practice in the State of Tennessee, to include calculations and flow chart summary, shall be required from the Planning Commission without exception on all major subdivisions. These may be presented simultaneously with preliminary plats.

5-104 Final Subdivision Plat.

5-104.1 General *(Deleted and replaced by Resolution 03-02, June 17, 2003)* The final plat shall be prepared and stamped by a surveyor licensed to practice in the state of Tennessee. The final subdivision plat shall be prepared on transparent drafting material at a scale no smaller than 200 feet to the inch on sheets of county register plat book size. The use of an appropriate smaller scale may be permitted for lots larger than two acres. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets numbered in sequence.

5-104.2 Features *(Deleted and replaced by Resolution 03-02, June 17, 2003.)* The required features of the final plat are enumerated in the appendix of this document on Form #4.

5-105 Plat Certificates.

1. Certification showing that the applicant is the landowner, that he offers for dedication public ways, rights of way and any site for public use, and that he consents to the subdivision plan.

   Certificate of Ownership and Dedication.
   I (we) hereby certify that I am (we are) the owners of the property shown and described heron as evidenced in book number _____, page _____, County Registers Office and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

2. Certification by Registered Land Surveyor as to the accuracy of the land survey.

   Certificate of Accuracy.
   I (we) hereby certify that to the best of my (our) knowledge and belief, this is a true and accurate survey of the property shown here on that this is a Category _____ land survey as defined in Title 2, Chapter 18, Tennessee Code.

3. Certification by appropriate governmental or quasi-governmental officials that sewage disposal and/or water systems has or have been installed.

   Certificate of Approval of Water System.
   I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with the current local and state government requirements or a sufficient bond or other surety has been filed to guarantee said installation.

   Certificate of Approval of Sewer Systems.
   I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____have been installed in accordance with current local and state government requirements, or sufficient bond or cash has been filed which will guarantee said installation.

Certificate for Lot with the Existing Subsurface Sewage Disposal System (SSD).
This lot has not been evaluated pursuant to this plat review for an SSD system, and plat approval does not constitute approval of this lot or the existing system.

Certificate of Approval for Private Subsurface Sewage Disposal.
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

4. Certification on the final plat by appropriate governmental representative that the subdivider has complied with one of the following:

   A. Installation of all public way improvements in accordance with the requirements of these regulations or,

   B. In lieu of compliance with subdivision improvement requirements, certification that surety has been posted by the subdivider in an amount approved by appropriate governmental representative to guarantee completion of all improvements.

   Certificate of Approval Of Public Ways for Bond Posting.
   I hereby certify 1) That all designated public ways on this final subdivision plan had been installed in an acceptable manner and according to the specifications of the Centerville subdivision regulations or 2) that a letter of credit or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

5. For a subdivision containing common open space or facility certification on the final plat of dedication of common areas in accordance with procedures established in these regulations.

   Certification of Common area dedication.
   _____, in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners within _____ for recreation and related activities. The above-described areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners. Within the name subdivision, declaration of covenants and restrictions applicable to the above-named subdivision is hereby incorporated and made a part of this plat.

6. Certification on the final plat of Planning Commission approval for recording of the plat.

   Certificate of Approval for Recording.
   I hereby certify that the subdivision plat shown hereon has been found to comply with the center of all subdivision regulations, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

ARTICLE VI
DEFINITIONS

Section
6-101 Usage
6-102 Words and Terms Defined

6-101 Usage.

A. For the purpose of these regulations, certain numbers, abbreviation, terms, and words used herein shall be used, interpreted, and defined as set forth in this Article.
B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "herein" means "In these regulations", and the word "regulations" means "these regulations".
C. A person includes a corporation, a partnership, and an unincorporated association of persons, such as a club. "Shall" is always mandatory. A "building" or "structure" includes any part thereof used or occupied, as applies to any land or building shall be construed to include "intended", "arranged", or "designed to be used or occupied".

6-102 Words and Terms Defined.

Alley. A public or private right of way, primarily designed to serve as secondary access to the side or rear the properties whose principal frontage is on some other street.

Applicant. The owner of land proposed to be subdivided or his authorized representative. Consent shall be required from the legal owner of the premises.

Architect. An Architect or landscape architect certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code, to practice in Tennessee.

Arterial Street or Road. A major public way intended to move traffic to and from major industrial areas, or a route for traffic between communities or large areas and which has an average daily traffic count in excess of 3,000.

Block. A tract of land bounded by public ways, or by a public park, cemetery, railroad, rights of way, or shorelines or waterways, or a combination of such.

Bond/ Letter of Credit. An instrument with a clause, with a sum of money fixed as a penalty, binding the parties to pay the same condition, however, that the payment of the penalty may be avoided by the performance by one or more of the parties of certain acts.

Building. Any structure built for the support, shelter or enclosure of persons, animals, chattels, or movable property of any kind. The term includes a mobile home.

Capital Improvements Program. A proposed schedule of future projects listed in order of construction priority, together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds over and above the annual local government operating expenses for the purchase, construction, or replacement of the physical assets at the community are included.

Collector Street or Road. A major public way intended to move traffic from local ways to arterial routes. Collector routes serve and neighborhood or large subdivisions and normally have an average daily traffic count ranging from 1,001 to 3000.

Common Elements. Any portion of a condominium which is held in common by owners of condominium units. These elements may Be either general common elements or limited common elements as defined below.

General Common Elements. Any of the common elements of a condominium which are held in joint ownership by all owners of the condominium.

Limited Common Elements. Any of the common elements of a condominium which are reserved for use by the owner of a particular condominium unit or group of units.

Condominium. A form of ownership of less than the whole of a building or system of buildings, under the provisions of Title 66, Chapter 27, Tennessee Code, which provides the mechanics and facilities for formal filing and recordation of divided interest in real property, whether the division is vertical or horizontal.

Condominium Subdivision. The subdivision of property through the establishment of a condominium or horizontal property regime.

Horizontal Condominium Subdivision. A subdivision where each unit occupies some ground space.

Vertical Condominium Subdivision. A subdivision of a multi-story building in which one or more units do not occupy ground space.

Condominium Unit. A space conveyed by separate title and located within a condominium structure.

Construction Plan. The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission.

Contractor. An individual, firm, or corporation with whom an owner or authorized agent has executed a work agreement.

County Environmentalist. An agent designed to administer local and/ or state health regulations.

Cul-de-sac. A minor street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement. Definition includes dead-end, turnaround, or turnabout.

Design Specifications. Written descriptions of a technical nature of materials, equipment, construction systems, standards, and workmanship required for a project intended for local government ownership or maintenance.

Developer. The owner of land proposed to be subdivided or his authorized representative.

Dwelling Unit. A room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental, or lease on a daily, weekly, monthly, or longer basis, physically

separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Easement. Authorization by a property owner for the use by another for a specified purpose of any designated part of his property.

Enforcing Officer. The building inspector or such person designated by the Chief Executive Officer to be responsible for enforcing the provision of these regulations.

Engineer. An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code to practice in Tennessee.

Equal Degree of Encroachment. The delineation of floodway limits so that floodplain lands on both sides of the stream are capable of conveying A proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the floodplain along both sides of a stream for a significant reach.

Escrow. A fiduciary agreement with the local government in lieu of actual performance and intended to assure performance. An escrow account may be provided as a bond subject to agreement of the Planning Commission.

External Subdivision Boundary. All points along the periphery of a subdivision.

Final Subdivision Plat. The final map or drawing and accompanying materials described in these regulations, on which the subdividers plan of the subdivision is presented to the Planning Commission for approval and which, if approved by the Commission, is recorded with the county register of deeds.

Governmental Agency. Any public body other than the Governing Body.

Governing Body. The chief legislative body of any government.

Governmental Representative. An outside person or designated local official or employee authorized to act on behalf of the Governing Body in making determinations regarding legal, public works, planning, community development, and other public business.

Grade. The slope of a public way, specified in percentage terms.

Highway, Limited Access. A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to have access to or from the traffic way, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Horizontal Property Act. "The Tennessee Horizontal Property Act" as codified in Title 66, Chapter 2, Tennessee Code.

Individual Sewage Disposal System. A septic tank, seepage tile, sewage disposal system or any other sewage treatment device other than a public treatment system approved by the appropriate governmental representative.

Internal Subdivision Boundary. All points within a subdivision which do not constitute external boundaries.

Joint Ownership. Joint ownership among persons shall be construed as the same owner for the purpose of imposing subdivision regulations.

Jurisdictional Area. Planning boundary established shall be the Centerville corporate limits and planning region and any future annexations.

Land Development Plan. An element of the General Plan which sets out a plan or scheme of future land usage.

Land Surveyor. A land Surveyor certified and registered by the State Board of Land Survey Examiners pursuant to Title 62, Chapter 18, Tennessee Code, to practice in Tennessee.

Legal Counsel. The person designated by the governing Body to provide legal assistance for the administration of these and other regulations.

Lot. A tract, plot, or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future or transfer of ownership, or for building development.

Lot, Corner. A lot situated at the intersection of two public ways.

Lot Improvement. Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated, constituting a physical betterment of real property, or any part of such betterment.

Major Street or Road. A public way which is classified as a collector or arterial public way according to these regulations or by the major street or road plan for the jurisdictional area.

Major Street or Road Plan. The plan adopted by the Planning Commission pursuant to Section 13-4-302 and 13-3-402, Tennessee Code, showing, among other things, the "general location, character, and extent of public ways ... (and) the removal, relocation, extension, widening, narrowing, vacating, abandonment, or change of use of existing public ways".

Major Subdivision. All subdivisions not classified as minor subdivisions, including, but not limited to, subdivisions of five or more lots, or subdivisions of any size requiring any new or improved road, extension of government facilities, or the creation of any public improvements or containing any flood prone area.

Minor Street or Road. A public way which is not classified as an arterial or collector.

Minor Subdivision. Any subdivision containing 4 lots or less fronting on an existing public way, not involving any new or improved public way, the extension of public facilities, or the creation of any public improvements, and not in conflict with the provision of the adopted general plan, major street or road plan, zoning ordinance, or these regulations.

National Flood Insurance program. A program established by the US Government in the National Flood Insurance Act of 1968 and expanded into the Flood Disaster Protection Act of 1973 in order to provide a flood insurance at rates made affordable through a federal subsidy in local political jurisdictions which adopt and enforce floodplain management program meeting the requirements of the National Flood Insurance Program regulations. The program regulations are found at 24 Code of Federal Regulations, Chapter X, Sub Chapter B.

Off Site. Any premise not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

100-year flood. A flood having an average frequency of occurrence of once in 100 years, although it may occur in any year. It is based on statistical analysis of stream flow records available for the watershed in analysis of rainfall and runoff characteristics in the general region of the watershed.
Owner. Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient propriety interest in the real property.

Performance Bond. See Bond.

Perimeter Street. Any existing street to which the parcel of land to be subdivided abuts on only one side.

Planning Commission. A public planning body established pursuant to Title 13, Chapter Three and Four Tennessee Code to execute a full planning program within authorized corporate limits and planning region.

Preliminary plat. The preliminary drawing or drawings described in these regulations, indicating the proposed manner of layout of the subdivision to be submitted to the Planning Commission for approval.

Premises. A tract of land, together with any buildings or structures which may be thereon.

Public improvement. Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which government responsibility is established.

Public Way. Any publicly owned street, alley, sidewalk, or lane right of way which provides for movement of pedestrians or vehicles.

Reach. A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach generally includes the segment of the flood hazard area, where flood heights are influenced by a man-made area where flood or natural obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings typically would constitute a reach.

Regulatory Flood. The 100-year flood.

Regulatory Flood Protection Elevation. The elevation of the regulatory flood plus one foot of freeboard to provide a safety factor.

Re-Subdivision. A change in a map of any approved or recorded subdivision plat, altering the number of lots incorporated within the confines of the original plat.

Right of Way. A strip of land occupied or intended to be occupied by a public way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, or for another special use. The usage of the term “right of way” for land platting purposes, shall mean that every right of weight hereafter established and shown on a final plat, is to be separate and distinct from the lots or parcels adjoining such right of way and shall not be included within the dimensions of areas of such lots or parcels.

Sale or Lease. Any immediate or future transfer of ownership, including contract of sale, or transfer of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, or other written instrument.

Same Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association or ownership by different corporations, firms, partnerships, entities, or unincorporated associations in which a stockholder, partner, associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.
Setback. The distance between a building wall and the nearest public way right of way.

Sketch Plat. A sketch preparatory to the preliminary plat (or final subdivision plat, in the case of minor subdivisions).

Special Flood Hazard Map. The official map designated by the federal insurance administrator to identify floodplain areas having special flood hazards.

Staff Assistant to the Planning Commission. The person's employed by the local governing body to assist the Planning Commission in planning and land use regulation activities.

Start of Construction. For purposes of subdivision control, any alteration of the original surface area of the land from and after the date of adoption of these regulations.

Structure. Anything constructed above or below ground.

Subdivider. Any person who, 1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision, or who 2) directly or indirectly, sells, leases, or develops or offers to sell, lease or develop, or advertises for sale, lease, or development any interest, lot, parcel site, unit, or plot in a subdivision, or 3) who engages, directly or indirectly or through an agent, in the business of selling, leasing, developing, or offering for sale, lease, or development, a subdivision, or any interest, lot, parcel site, unit, or plot in a subdivision, or who 4) is directly or indirectly controlled by or under direct or indirect common control with any of the foregoing.

Subdivision. Subdivision means the division of a tract or parcel until of land into two or more lots, sites, or other divisions requiring new street or utility construction or any division of less than five acres for the purpose, whether immediate or future of sale or building development and includes re-subdivision when appropriate to the context relates to the process of re-subdividing or to the land or area subdivided. See Section 13-4-301 and 13-3-401, Tennessee Code.

Subdivision Agent. Any person who represents or acts for or on behalf of the subdivider or developer in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plot in a subdivision, except in an instance where only legal counsel is provided.

Temporary Improvement. Any improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the surety for completion of required improvements.

25-year flood. A flood having an average frequency of occurrence of once in 25 years.

Water Surface Elevation. The heights in relation to mean-sea-level expected to be reached by floods of various magnitudes and frequencies at pertinent points in the floodplain. Also, the level of natural flows is collectors or water which may be expected to be found above or below surface.

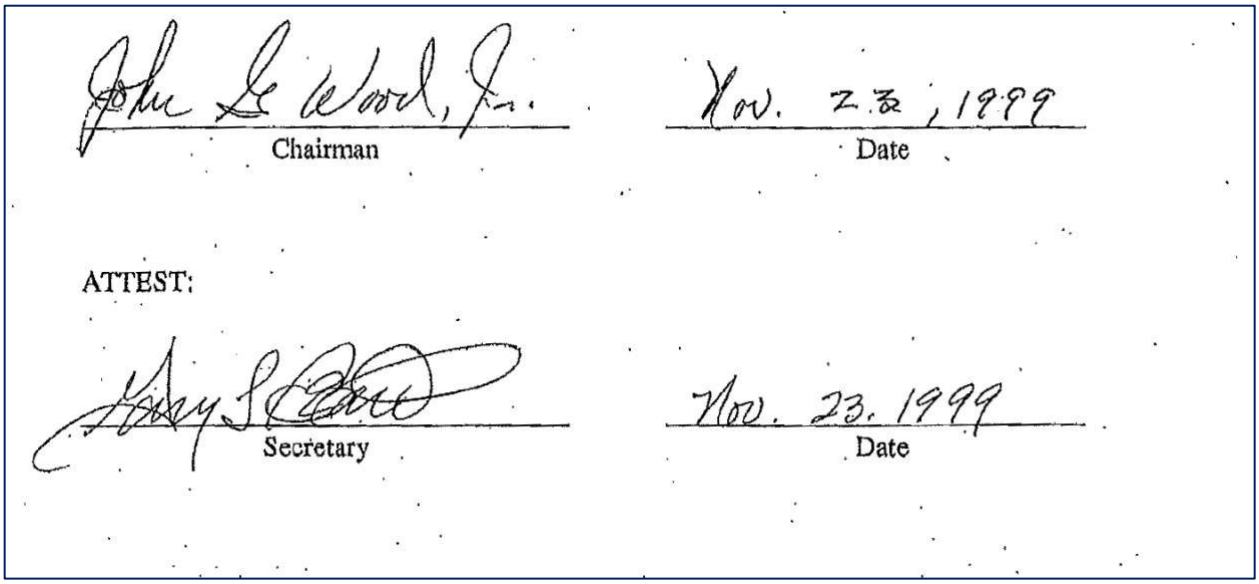
Zoning Ordinance or Resolution. A statute legally adopted pursuant to Title 13, Chapter 7, Tennessee Code, for the purpose of regulating by District Land development for or use for a designated area.

ARTICLE VII
ADOPTION OF
REGULATIONS AND AMENDMENTS

Section

7-101 Original Enactment

7-101 Original Enactment. In order that land shall be subdivided in accordance with the objectives and standards set forth in these regulations, the subdivision regulations are hereby adopted this November 23rd, 1999, and immediately shall be in full force in effect, pursuant to Sections 13-3-403 and Section 13-4-303, Tennessee Code. A public hearing was held on these regulations on August 17th, 1999, at 6:00 PM Centerville City Hall in Centerville, TN, notice of which was given by publication in the Hickman County Times.



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June 17, 2003

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FORM NUMBER 1

SKETCH PLAT CHECKLIST

CENTERVILLE PLANNING COMMISSION

Name of Applicant _____

Name of Subdivision _____

Location of Subdivision _____

Date of Submission _____

Signature of City Official _____

Purpose of Sketch Plat

The sketch plat shall work as a concept plan for design purposes and should be used to discover the factors that could possess an impact on the proposed development and on the community. Generally, sketch plats are precautionary measures used to protect the developer from unseen problems or unknown facts before substantial commitments of time and capital are undertaken. It is at this stage where compliance with the Comprehensive Plan will be researched, and the time where the Planning Commission will research measures it sees fit to apply from the Subdivision Regulations.

Sketch plats are mandatory in the process of the development for major subdivisions. The Planning Commission shall yield discretion to the Codes Enforcement Officer to determine whether a sketch plat will be required for minor subdivisions only.

1. One copy of this checklist
2. Application fee: received check for $_____. Receipt #_____
3. Eight (8) copies of the Sketch Plat.
4. A scale drawing of the property no smaller than 1" = 200 ft. and the names of the owners of adjoining property.
5. The size of the original tract(s) being subdivided
6. The notation of any existing legal rights-of-way or easements, or other encumbrances affecting the property.
7. The approximate topography of the site, at no more than five (5) foot intervals, extending into adjacent properties.
8. Illustrate any areas which may be affected by flooding.
9. General public way (including pedestrian traffic infrastructure) and lot patterns.
10. The proposed phasing, if any.
11. The vicinity map of property.
12. The date and approximate North point.
13. Name of owner, developer, and phone numbers.

14. Name of plat designer.
15. The zoning classification
16. All public improvements, including fire hydrants.

**** END OF FORM ****

FORM NUMBER 2

PRELIMINARY PLAT CHECKLIST

CENTERVILLE PLANNING COMMISSION

Name of Applicant _____

Name of Subdivision _____

Location of Subdivision _____

Date of Submission _____

Signature of City Official _____

1. One copy of this checklist
2. Application fee: received check for $_____. Receipt #_____
3. Eight (8) copies of the Preliminary Plat drawn to a scale of not less than one-inch equals one hundred (100) feet to be completed only by a licensed surveyor in the State of Tennessee.

4. Location of property with respect to surrounding property and streets (sketch map).
5. Names of all adjoining property owners, or names of adjoining developments. You must include their current zoning, tax map parcel numbers, and deed book page numbers.
6. The location of all public ways, easements, water bodies, large streams or rivers, wetlands, railroads, parks, cemeteries, drainage ditches, bridges, buildings, proposed monuments, and all other pertinent features. The approximate topography of the site, at no more than five (5) foot intervals, extending into adjacent properties.
7. Names of adjoining public ways.
8. Location, bearing, and dimensions of all boundary lines of the property to the nearest hundredth (1/100) of a foot.
9. Locations, dimensions, & areas of all proposed/existing lots.
10. The location, area, and dimensions of all property to be set aside for park or playground use or other public or private reservation, including designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
11. Graphic limit of floodway and floodplain areas.
12. Contours at vertical intervals of not more than five (5) feet in areas of extreme topography, vertical intervals of not more than ten (10) feet shall be used for plat legibility.
13. Draft of proposed restrictive covenants/deed restrictions,
14. Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground.
15. Names of all new/proposed streets, and numbering of lots.
16. Explanation of drainage easements.
17. Explanation of site easements.
18. Indication of the use of any lot and all uses other than residential.
19. Graphically depicted building envelopes/setbacks.

20. Graphically depicted fire hydrant locations.
21. Graphically depicted locations of all proposed and existing utilities.
22. Date, Graphic Scale, and approximate North point, with North to be at the top of the sheet if possible.
23. Note on the current zoning classification.
24. Note on the floodplain status including the identification name and number of the FEMA map used in reference,
25. The proposed phasing, if any.

****END OF FORM****

FORM NUMBER 3

CONSTRUCTION PLANS CHECKLIST

CENTERVILLE PLANNING COMMISSION

Name of Applicant _____

Name of Subdivision _____

Location of Subdivision _____

Date of Submission _____

Signature of City Official _____

Plans to be Completed by an Engineer

Construction plans shall be prepared and stamped by a licensed engineer for all improvements required by these regulations. Plans shall be drawn at a scale of fifty (50) feet to an inch, Plans shall also be in compliance· with the specifications in Article N, of these regulations. Approval of plans must precede actual construction, and no final plat shall be considered by the Planning Commission until the required construction plans have been approved.

Hydrology Study Required

Construction drawings, together with a professionally prepared hydrology study (to include calculations and flow chart summary) shall be required from the Planning Commission, without exception on all major. subdivisions. Applicants are strongly encouraged to ·submit Construction Drawings simultaneously with the preliminary plat.

1. One copy of this checklist
2. Application fee: received check for $_____. Receipt #_____
3. Profiles showing existing and proposed elevations along center lines of all public ways.
4. Where a proposed road intersects an existing public way or ways, the elevation along the center line of the existing public way within one hundred (100) feet of the intersection
5. Approximate radii of all curves, lengths of tangents, and central angles on all public ways,
6. Proposed public ways, as required by the planning commission; where such are required, horizontal stationing shall be at fifty (50) foot intervals and cross-sectional elevations shall be to an accuracy of one (1/10) tenth foot vertical on a line at right angles to the center line of the-public way, each property line, and points twenty-five (25) feet inside each property line.
7. Plans and profiles indicating the locations and typical cross-section of public way pavements; including curbs and gutters, sidewalks, drainage easements, rights-of-way, manholes, and catch basins.
8. The location of public way signs.

9. The location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility system.
10. Exact location and size of all water, gas, or other underground utilities or structures.
11. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including but not limited to, existing public way, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, and features noted on the land development plan or major street plan.
12. The water elevations of adjoining lakes or streams and the approximate high- and low-water elevations of such lakes or streams shall be shown. All elevations shall be referred to the USGS datum plane.
13. If the subdivision borders a lake, river, or stream, the distance and bearings of a meander line established not less than twenty (20) feet back from the ordinary high-water mark of such waterways.
14. The developer shall prepare for any portion of a subdivision containing a flood-prone area, or an area known to be subject to flooding, the following information necessary for the planning commission to determine the suitability of the particular site for the proposed development, as follows:
    a. Plans in triplicate drawn to scale showing the nature, location, dimensions, and elevation of any part of the subdivision within a flood-prone area; existing or proposed structures or building sites, fill, storage of materials, and flood-proofing measures, as specified in these regulations; and the relationship of the above to the location of the stream channel, floodway, floodway fringe, the regulatory flood elevation, and the regulatory flood protection elevation.
    b. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information, if required by the planning commission.
    c. Surface-view plans showing elevations and contours of the ground.
    d. Pertinent structures, fill, or elevations of public ways.
    e. Water supply, sanitary facilities, soil types, and either pertinent information, as required by the planning commission; and
    f. Specifications for building construction and materials, floodproofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities.

**** END OF FORM****

FORM NUMBER 4

FINAL PLAT CHECKLIST

CENTERVILLE PLANNING COMMISSION

Name of Applicant _____

Name of Subdivision _____

Location of Subdivision _____

Date of Submission _____

Signature of City Official _____

1. One copy of this checklist
2. Application fee: received check for $_____. Receipt #_____
3. Eight (8) copies of the Final Plat drawn to a scale of not less than two inches (2) equals one hundred (100) feet to be completed only by a licensed surveyor in the State of Tennessee.

4. Location of property with respect to surrounding property and streets (sketch map).
5. Names of all adjoining property owners, or names of adjoining developments. You must include their current zoning, tax map parcel numbers, and deed book page numbers.
6. The location of all public ways, easements, water bodies, large streams or rivers, wetlands, railroads, parks, cemeteries, drainage ditches, bridges, buildings, proposed monuments, and all other pertinent features.
7. The exact boundary lines of the tract, determined by a field survey, showing angles to the nearest minute and distance to the nearest hundredth of a foot, balanced and closed with a closure error not to exceed one to five thousand feet (1' - 5,000'). This survey shall be tied into the Tennessee Grid Coordinate System. A distance and bearing shall be provided which will link a point on the boundary of the Subdivision to a monument in the right-of-way of the nearest prominent public way intersection.
8. Location, bearing, and dimensions of all boundary lines of the property to the nearest hundredth (1/100) of a foot.
9. Names of adjoining public ways,
10. The limits of floodway and floodway fringe areas and the regulatory flood protection elevation, as determined by the planning commission.
11. The locations and width of all easements and rights of way for public ways, as well as **all** building setback lines on **all** lots.
12. The location, dimensions, and area of all 1ots. All dimensions shall be field run to the nearest one hundredth (1/100) of a foot and angles to the nearest minute. Lot areas shall be shown to the nearest tenth (1/10) of a square foot.
13. The location, area, and dimensions (to the accuracy set forth in Item 11, above) of all property to be set aside for park or playground use, or other public or private reservation, including designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

14. All certificates and signatures secured as explained in Section 5-105, "Plat Certificates", of the Subdivision Regulations, save the signature of the Planning Commission Secretary.
15. Irrevocable Letter of Credit on all public improvements from a bank in Hickman County, or the Metropolitan Statistical Area.
16. Date, Graphic Scale, and approximate North point, with North to the top of the sheet if possible, and total acreage in the subdivision.
17. Note on the current Zoning classification.
18. Note on the floodplain status, including the identification name and number of the FBMA map used ln reference,
19. The proposed phasing, if any.
20. For any lot where public sewer or water system is not available, the following shall be shown:
    a. Areas to be used for sewage disposal
    b. Water wells (existing and proposed).

CONDOMINIUMS ONLY:

21. The final plat of a condominium subdivision shall contain, in addition to the other information required in this section:
    a. An as-built building and location boundary survey, to “American Title Association” or other similar standards, showing complete and accurate dimensions and angles of the boundary of the parcel(s) on which the condominium is located, together with the exterior dimensions and location relative to those boundaries of the buildings which constitute the condominium subdivision.
    b. A datum plane of other suitable vertical location reference in meeting these requirements, it is only necessary that the upper and lower limits of each level of each condominium unit be identified specifically in relation to the vertical reference (e.g., an appropriate permanent monument or other acceptable reference datum or fixed known point). Elaborate exterior elevations and architectural detail are not necessary to satisfy this requirement.
    c. Any other special information which the Planning Commission may require to protect the rights of future owners of the condominium or the public in general.

****END OF FORM****

FORM NUMBER 5

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

CENTERVILLE PLANNING COMMISSION

1. DATE OF ISSUE _____
2. CREDIT NO. OF ISSUING BANK_____
3. CREDIT NO. OF ADVISING BANK_____
4. ADVISING BANK_____
5. ACCOUNTEE_____
6. BENEFICIARY, MAIL TO_____
7. LATEST PERFORMANCE DATE_____
8. LATEST DATE FOR NEGOTIATION_____
9. MAXIMUM AMOUNT_____
10. We hereby issue this documentary letter of credit in your (the beneficiary's) favor which is available against your drafts at _____ drawn on _____ Bank, Credit No, _____, accompanied by the following document:

    A certificate of default signed under oath by the Chairman of the Centerville Planning Commission and the Mayor of Centerville certifying that the Accountee has not complied with the terms of the agreement between the planning commission and the Accountee and the amount of approximate damage to the local government, which amount shall be identical to the face amount of the accompanying draft.

11. **Special Conditions:**

    We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the terms of this letter of credit that such drafts or documents will be duly honored upon presentation to us. The amount of each drawing must be endorsed on the reverse of this Letter of Credit by the negotiating bank. *The advising bank is requested to advise this letter of credit without engagement of their part.*

_____
Bank

_____
Authorized Signature, Issuing Bank

_____
Authorized Signature, Issuing Bank

****END OF FORM****

APPENDIX B

SPECIFICATIONS FOR STANDARD

STONE BASE/ HOT MIX ASPHALT

SURFACE STREETS

SECTION I.

GENERAL

A. JURISDICTION. These rules and regulations governing the construction of roads ·and streets shall apply within the planning jurisdiction of the Centerville Municipal-Regional Planning Commission.

B. PURPOSE. The purpose of these specifications is to establish standards of design and construction, including construction procedures and quality of materials, that are adequate to assure the safety, convenience, and welfare of the people within the planning jurisdiction.

C. DEFIN1TIONS.

1. Local Government - The city or county government having jurisdiction within the area where a development is located.
2. Local Government Engineer - That individual designated by the local government to receive and review plans submitted in conformance with the provisions of this section.
3. Engineer - An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Section §62-2-101, Tennessee Code Annotated.
4. Enforcing Officer. That individual designated by the chief executive officer of the local government to enforce these provisions.
5. Standard Specifications. Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, Bureau of Highways, Nashville, Tennessee, March 1, 1981, and subsequent revisions and additions.
6. A.A.S.H.T.O. - American Association of State Highway and Transportation Officials.
7. A.S.T.M. - American Society for Testing Materials.
8. Basic Regulations. The basic subdivision regulations of Centerville, Tennessee to which this material is attached as an appendix.

D. APPROVALS. All roads, including drainage shall be constructed in accordance with these regulations and under the direction of the Centerville Street Superintendent. Road and drainage profiles shall be included on or with the Final Plat of all major subdivisions.

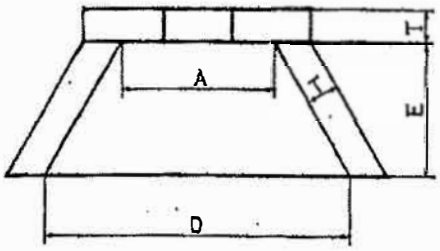
E. ACCEPTANCE. Acceptance for public maintenance of any facilities or improvements located within any subdivision may only be accomplished by formal action of the governing body in the manner Established in Section §3-101.7, Basic Regulations. Any approval of plans, etc., submitted in conformance with these provisions, shall not in any manner bind or presuppose acceptance of these facilities by the governing body.

F. RESPONSIBILITY FOR COMPLIANCE. In all matters involving enforcement of, or compliance with, the provisions contained herein, the subdivider (as defined in Basic Regulations, Section 6-102) is considered as the party legally responsible for performance, and the use of engineers, contractors, or other agents shall in no way diminish or absolve the subdivider of this basic responsibility.

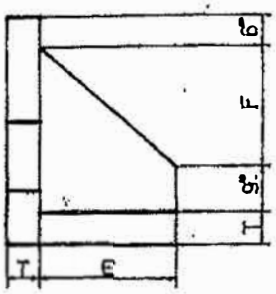
SECTION II

TYPICAL SECTIONS

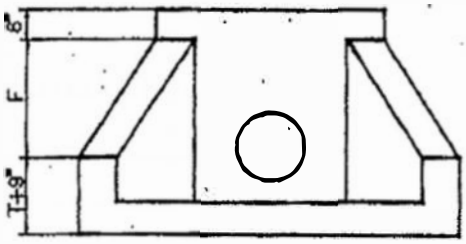
DRAWING A-1



TOP VIEW



SIDE VIEW



FRONT VIEW

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS. @ 10" C/C
EACH WAY WITH WINGS AND TOE SLAB
DOWELLED TO HEADWALL WITH NO. 5
BARS.

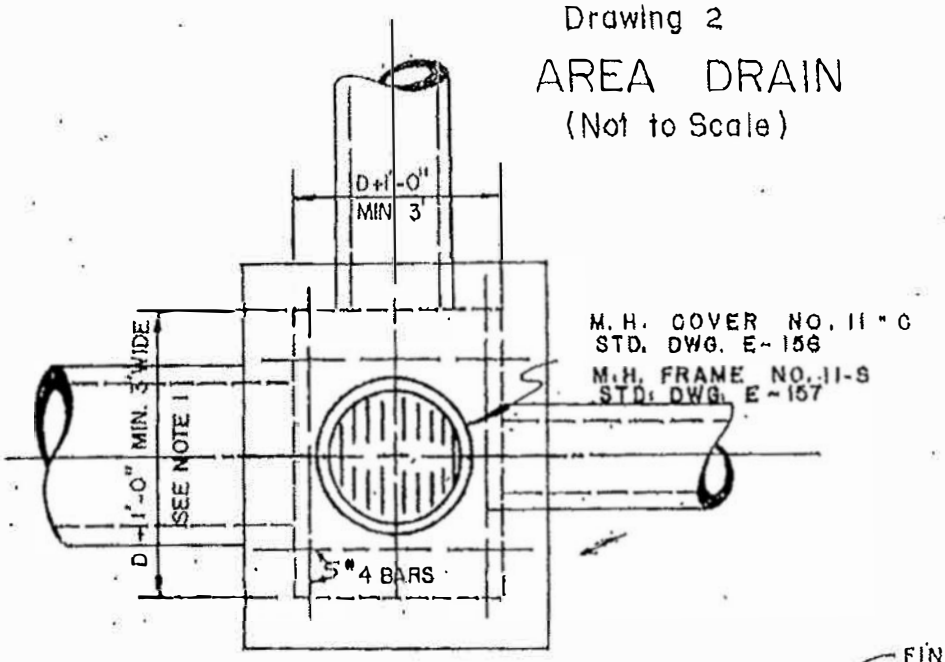
3/4" CHAMFER ON ALL EXPOSED EDGES.

REINFORCED CONCRETE HEADWALL

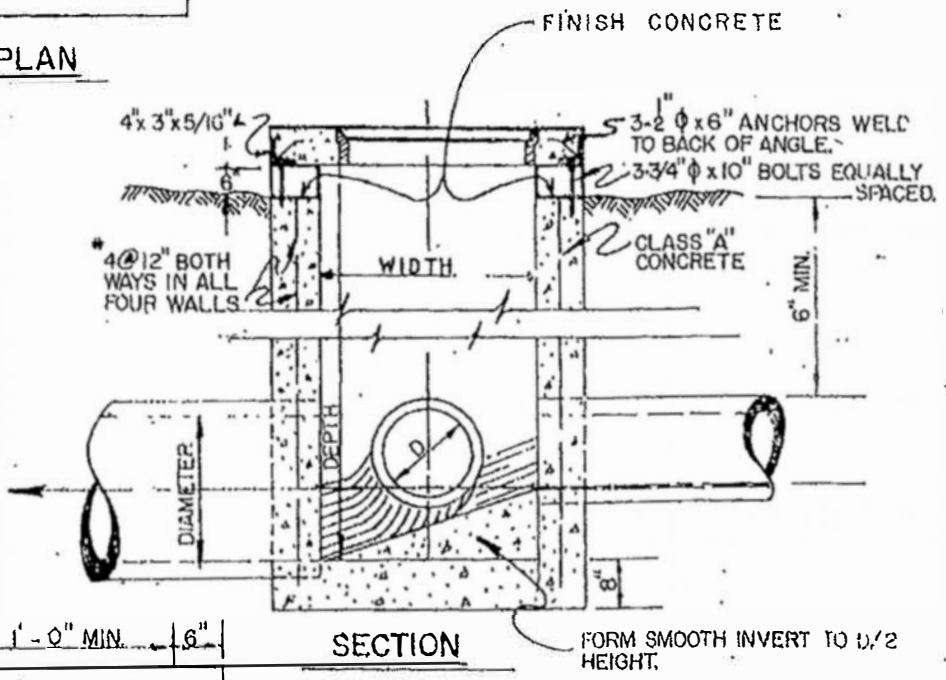
Drawing 2

AREA DRAIN

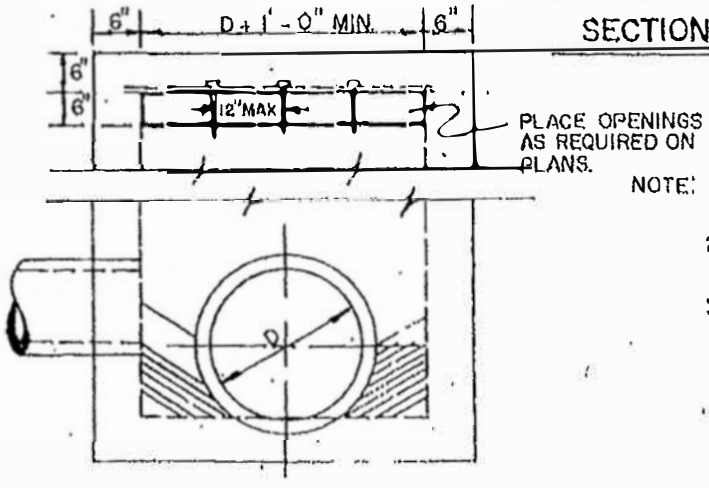
(Not to Scale)



PLAN



SECTION



ELEVATION

NOTE: 1 - WHEN DEPTH EXCEEDS 4' INCREASE MIN WIDTH TO 4'.

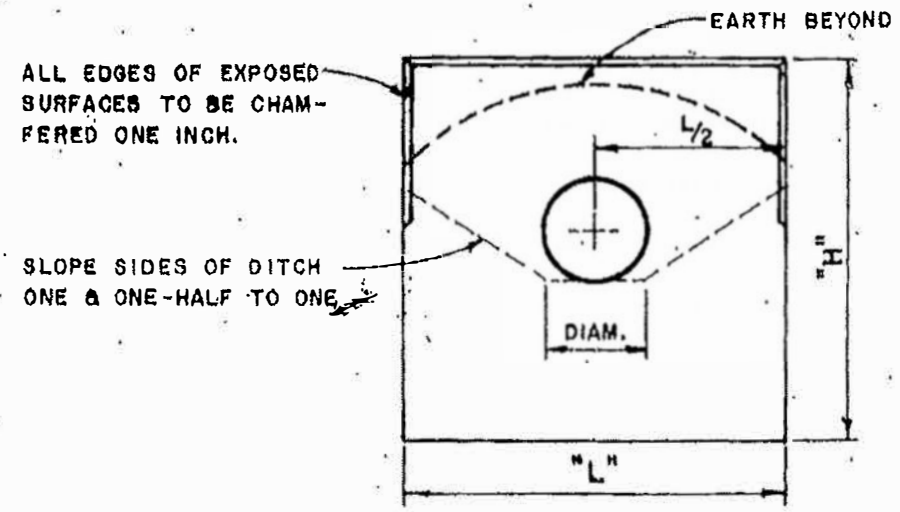
2 - WHEN DEPTH IS 4' OR LESS BRICK MAY BE USED IN LIEU OF CONCRETE SIDE WALLS

3 - USE LADDER BARS (DWG. E-103) FOR DEPTH EXCEEDING 4'.

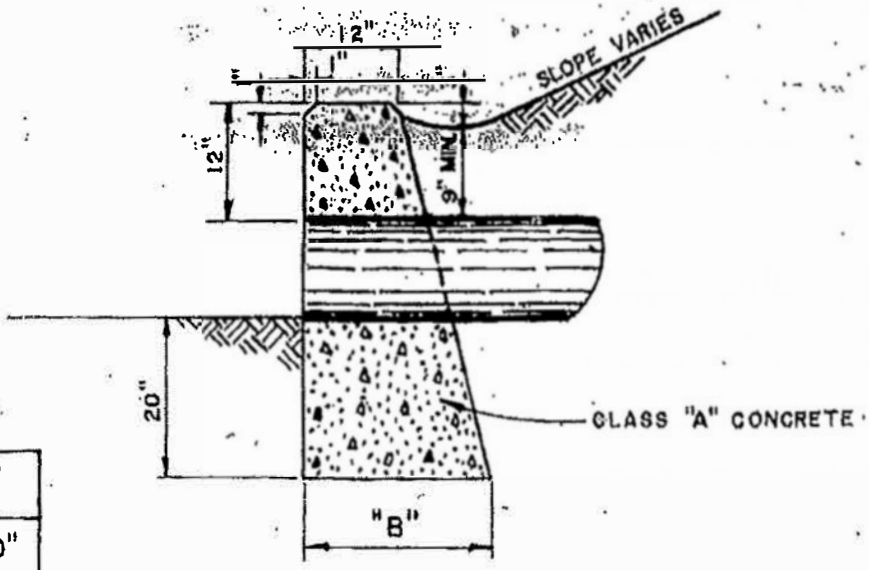
Drawing A-3

STRAIGHT ENDWALL FOR CIRCULAR PIPE

(Not to Scale)



ELEVATION



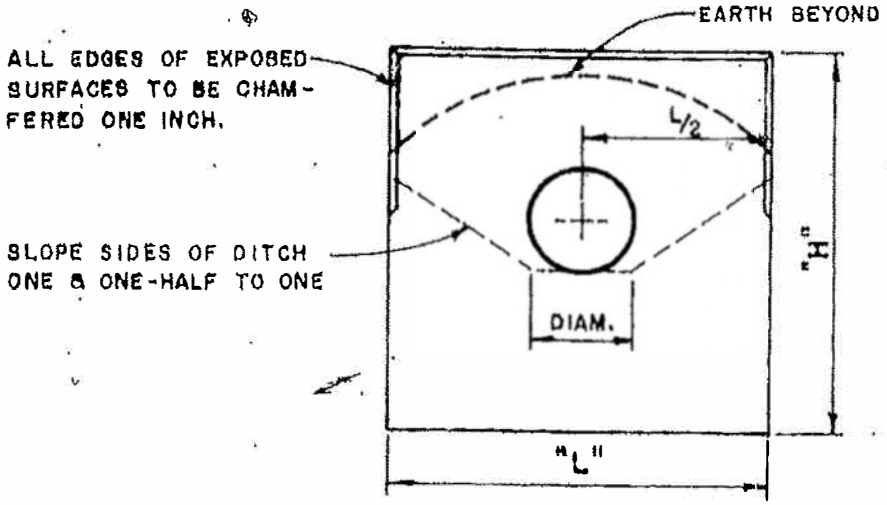
SECTION

DIAM.	"H"	"B"	"L"
12"	3'-8"	1'-11"	4'-0"
15"	3'-11"	1'-11¾"	5'-0"
18"	4'-2"	2'-0½"	6'-0"
21"	4'-5"	2'-1¼"	7'-0"
24"	4'-8"	2'-2"	8'-0"
30"	5'-2"	2'-3½"	10'-0"

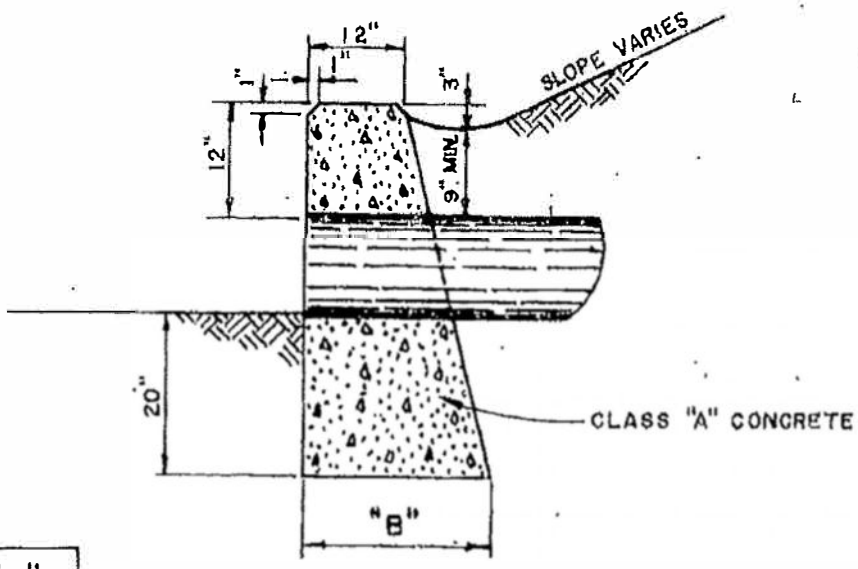
Drawing A-4

STRAIGHT ENDWALL FOR PIPE ARCH

(Not to Scale)



ELEVATION

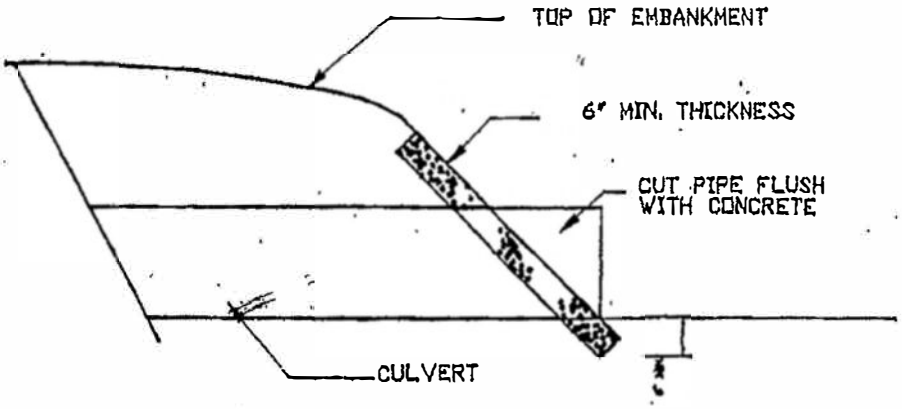


SECTION

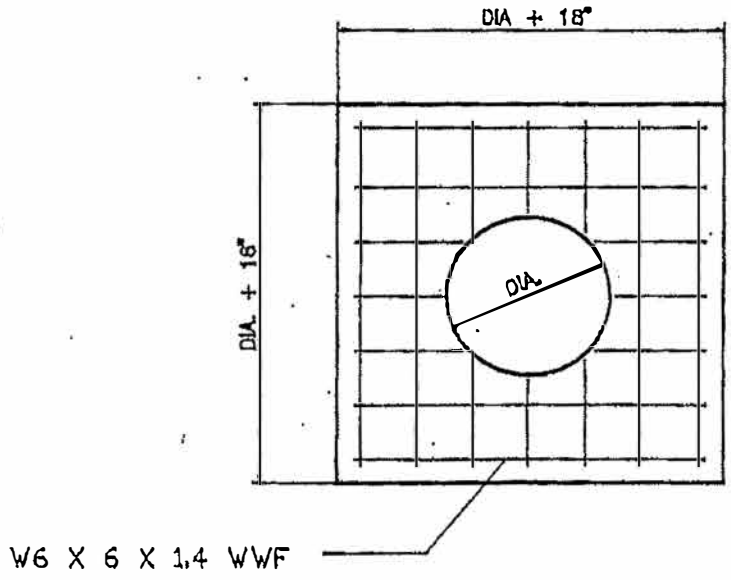
DIAM.	"H"	"B"	"L"
12"	3'-8"	1'-11"	4'-0"
15"	3'-11"	1'-11¾"	5'-0"
18"	4'-2"	2'-0½"	6'-0"
21"	4'-5"	2'-1¼"	7'-0"
24"	4'-8"	2'-2"	8'-0"
30"	5'-2"	2'-3½"	10'-0"

DRAWING A-4

THIS HEADWALL TO BE USED ONLY ON PIPES 30" DIAMETER OR LESS



SECTION



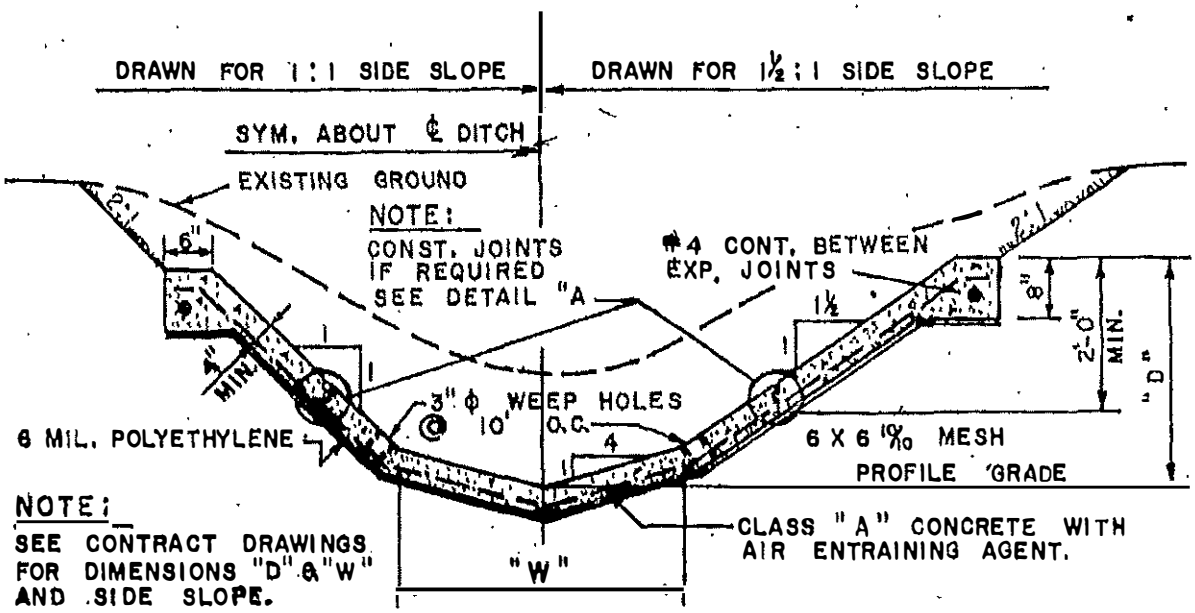
FRONT VIEW

MITERED HEADWALL

Drawing A-5

CONCRETE LINED DITCH

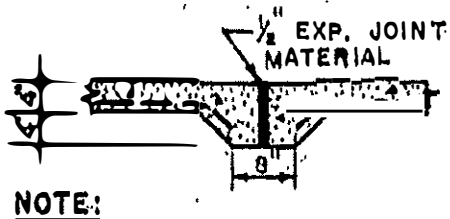
(Not to Scale)



NOTE:
SEE CONTRACT DRAWINGS FOR DIMENSIONS "D" & "W" AND SIDE SLOPE.

TYPICAL SECTION

SCALE: 1" = 2'-0"

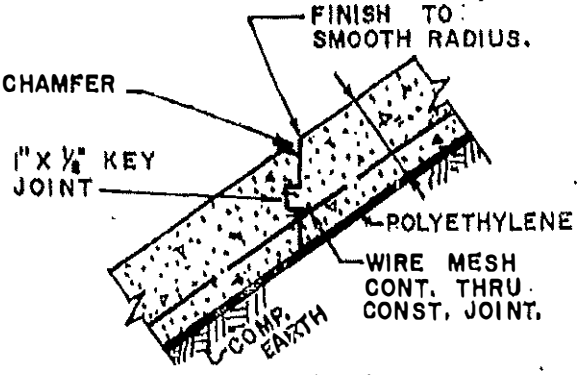


NOTE:
EXPANSION JOINTS TO BE PLACED AT 40' MAX. O.C.

TYPICAL SECTION AT EXPANSION JOINTS

NOTE:

1. TRANSVERSE GROOVE MARKING TO BE PLACED IN TOP OF CONCRETE AT 10' O.C. BETWEEN EXP. JOINTS.
2. TOP SURFACE OF CONCRETE LINING TO HAVE A LIGHT, BROOM FINISH.



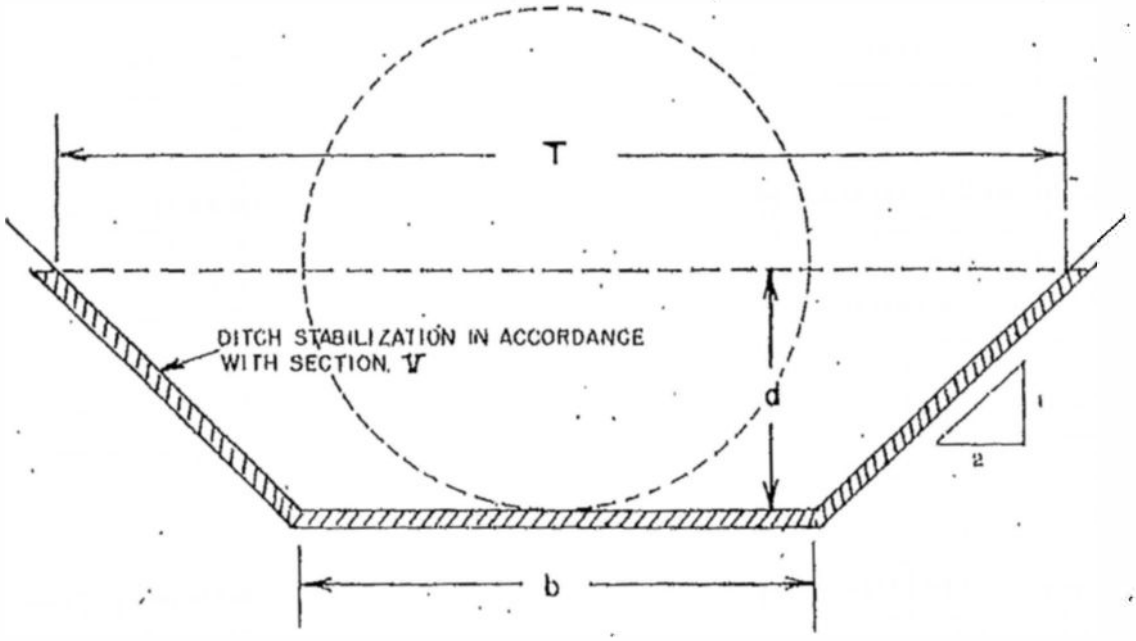
DETAIL "A"

SCALE: 1½" = 1'-0"

CONSTRUCTION JOINTS SHALL BE USED ONLY WHERE DEPTH OF LINING PERMITS A MINIMUM DEPTH OF 2'-0" OF LINING ABOVE THE JOINTS AS SHOWN IN TYPICAL SECTION ABOVE.

Drawing A-6

TYPICAL STABILIZED DITCH SECTION

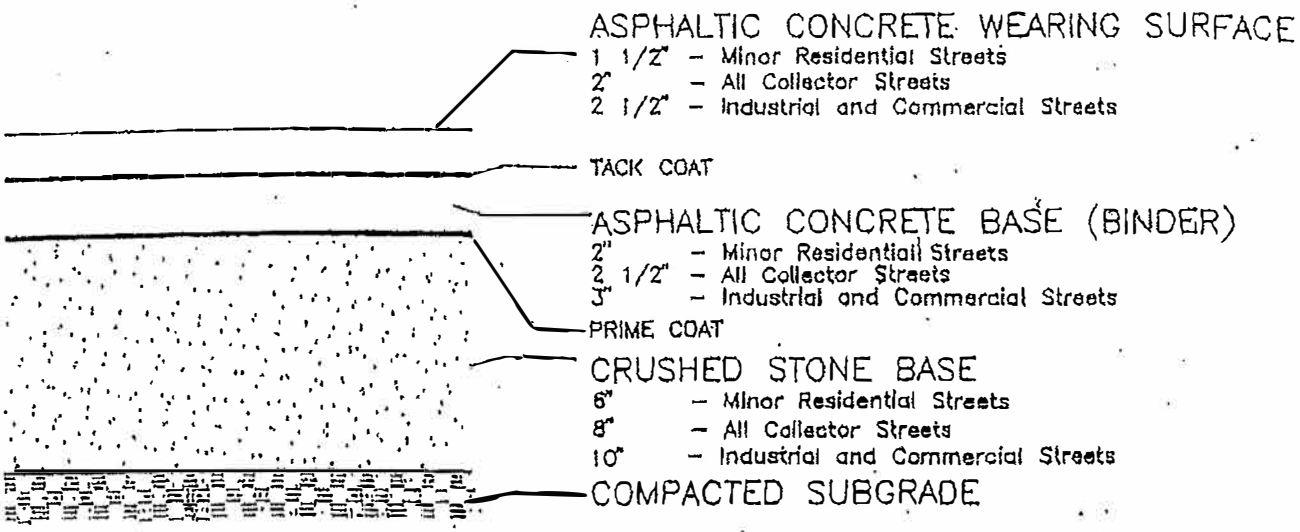


b = Pipe Diameter + 2 Feet

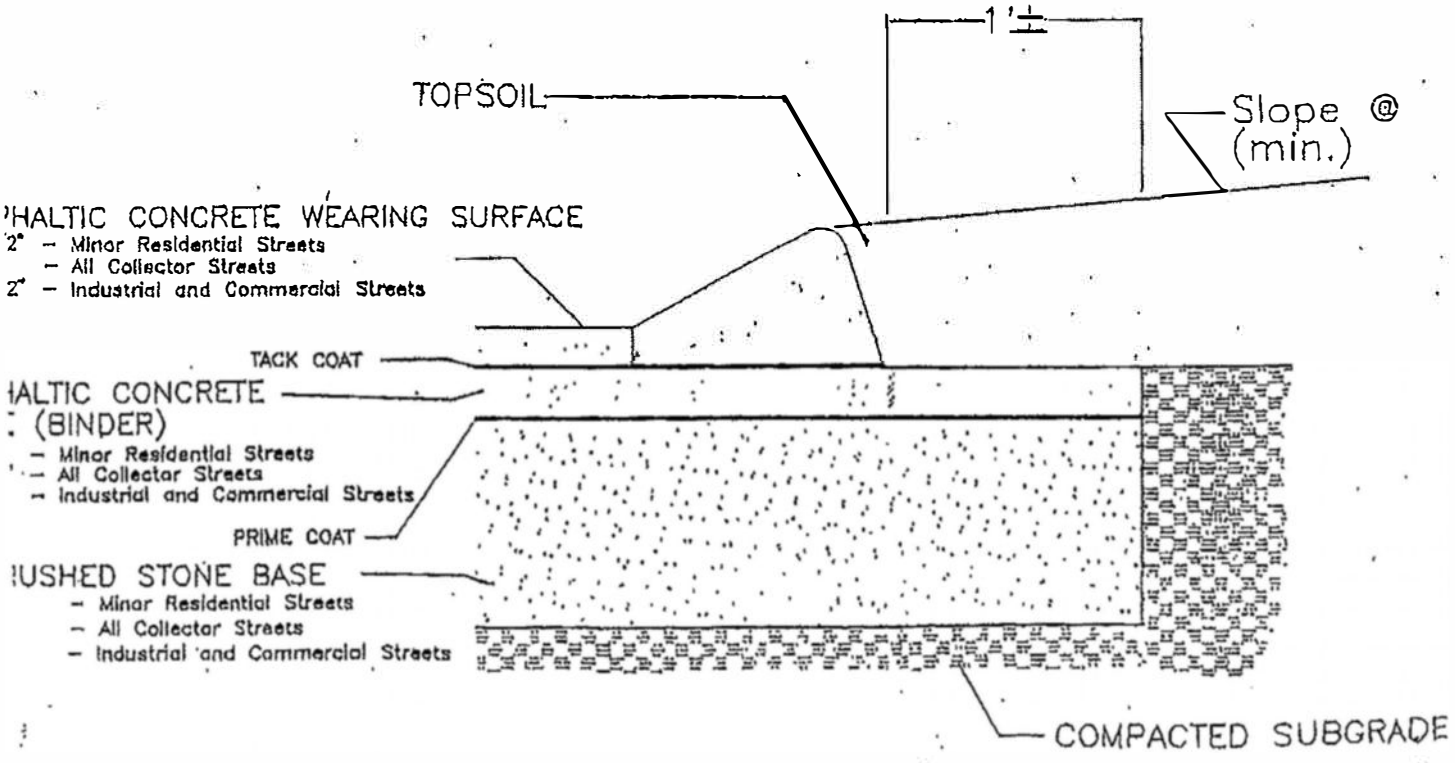
T = b + 4d

d = 1/2 Pipe Diameter

Drawing A – 7



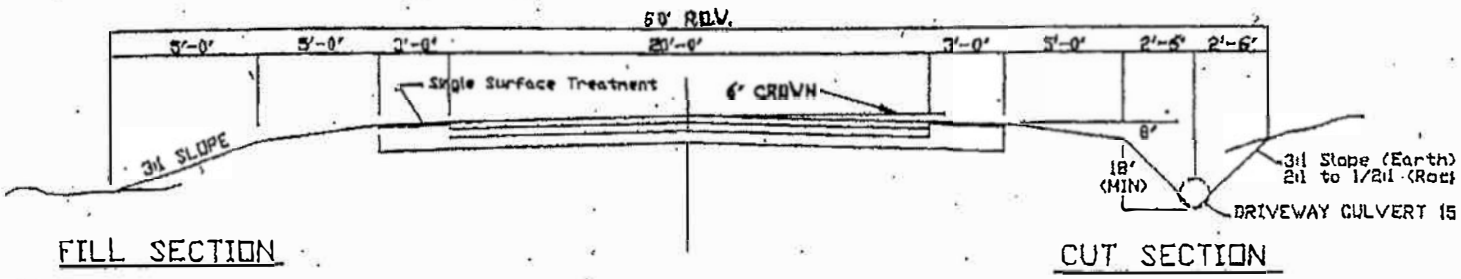
With Open Ditch



With Extruded Curb

Drawing A - 8

Minor Residential Street



FILL SECTION

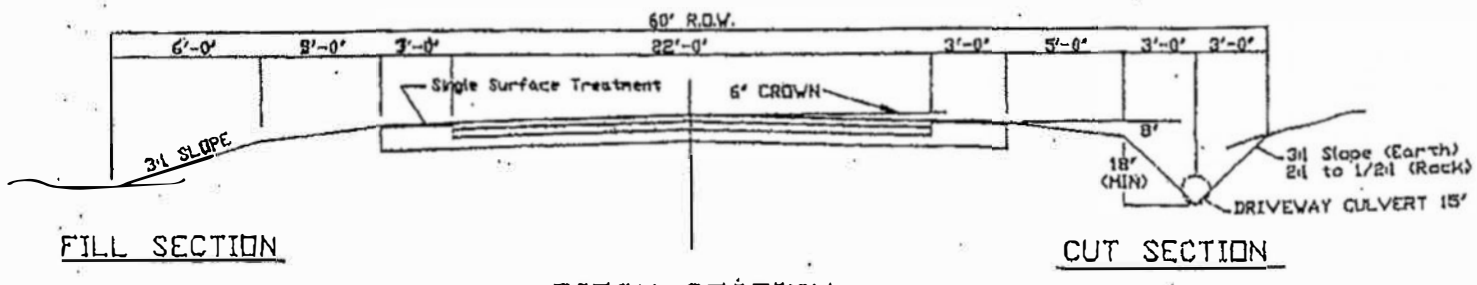
CUT SECTION

DITCH SECTION

N.T.S.

NOTE: See Drawing A-7 for Pavement Sections

Collector Street



FILL SECTION

CUT SECTION

DITCH SECTION

N.T.S.

SECTION III.

MATERIALS SPECIFICATION AND CONSTRUCTION PROCEDURES

A. PRELIMINARY WORK

1. **Location and Protection of Underground Utilities.** Prior to beginning excavation or grading, the subdivider shall determine, insofar as possible, the actual locations of all underground utilities in the vicinity of his operations and shall clearly mark them so that they can be avoided by equipment operators. Where such utility lines or services appear to be in the path of construction, they shall be uncovered in advance to determine their exact location and depth and to avoid damage due to excavation or grading operations. Existing facilities shall be protected during construction or removed and replaced in equal condition, as necessary.

   Should any existing utility line or service be damaged during or as a result of the subdivider's operations, the subdivider shall take such emergency measures as may be necessary to minimize damage and shall immediately notify the utility agency involved. The subdivider shall then repair the damage to the satisfaction of the utility agency or shall pay the utility agency for making the repairs. In all cases the damaged structure shall be in as good or better condition as before the damage occurred.

2. **Surveying and Staking.** The subdivider shall be responsible for his own surveys and establish his own grades unless otherwise directed by the enforcing officer.

3. **Removal of Obstructions.** The subdivider shall be responsible for the removal, safeguarding, and replacement of fences, walls, structures, culverts, street signs, billboards, shrubs, mailboxes, or other obstructions which must be moved to facilitate construction. Such obstructions shall be restored to at least their original condition.

4. **Clearing and Grubbing.** The subdivider shall be responsible for cutting, removing, and disposing of all trees, brush, stumps, roots, and weeds within the construction area. Disposal shall be by means of chippers, landfills, or other approved methods not in conflict with state or local ordinances. Care shall be taken to avoid unnecessary cutting or damage to trees not in the construction area. The subdivider shall be responsible for loss or damage to trees outside the permanent easement or rights-of-way.

5. **Traffic Control and Safety.** The subdivider shall provide and maintain access to and from all properties along the line of his work. The subdivider shall also provide temporary bypasses and bridges where necessary to route traffic and shall maintain them in a safe and usable

condition whenever, in the opinion of the enforcing officer, detouring of traffic to parallel routes cannot be done without hardship or excessive increase in travel by the public.

Where single-lane bypasses are provided the subdivider shall furnish signalmen to control traffic operations and minimize delays.

The subdivider shall provide, erect, and maintain adequate barricades, warning signs, and lights at all excavations, closures, detours, points of danger, and uncompleted pavement.

B. ROADWAY CONSTRUCTION

1. **Stripping, Stockpiling, and Placing Topsoil.** All topsoil shall be stripped within the street right-of-way and from any other area designated by the enforcing officer. Topsoil shall be stored in stockpiles. All organic matter within the right-of-way shall be stripped and disposed of unless directed otherwise by the enforcing officer. A two (2) or three (3) inch layer of topsoil shall be placed where seeding is required or where required by the enforcing officer. After the stockpiled topsoil has been placed as specified above the area where the topsoil was stockpiled shall be neatly graded and dressed.

2. **Excavation.** Excavation shall conform to limits indicated on the plans. Excavation materials shall be removed in such manner that the slopes can be neatly trimmed. Excavation shall not be made below grade except where rock or stone masonry is encountered or undercutting of unstable materials is required. Materials removed below grade shall be replaced with approved materials thoroughly compacted. Where borrow materials are required to complete embankments or fills the subdividers shall be responsible for providing them. Rock excavation shall be removed to a minimum depth of twelve (12) inches below the subgrade and backfilled with approved materials which shall be thoroughly compacted. Where a spring or seepage water is encountered that is not provided for on drainage plans it shall be reported to the enforcing officer.

3. **Fills and Embankments.** Embankment and fill materials shall be free from frost, stumps, trees, roots, sod, or muck. Only materials from excavation or borrow pits, or other materials approved by the enforcing officer shall be used. Materials shall not be placed on frozen ground. Where excavated materials are used in fill construction and the materials consist of earth and various grades of rock, the fill shall be carefully constructed with the larger or hard rock on the bottom followed by the smaller or soft rock and finally the earth fill to provide a well-compacted and void-free embankment. All depressions or holes below the natural ground surface, whether caused by grubbing, muck removal, undercutting, or otherwise, shall be filled with suitable materials and compacted to ground surface before fill construction is started.

Backfilling around a structure shall have been completed and thoroughly compacted to ground surface before any embankment materials are placed thereon. Embankments shall be so constructed that adequate surface drainage will be provided at all times.

Fill areas shall be compacted by a sheep's foot roller, to a density of not less than ninety-five (95) percent of optimum density and each lift of fill materials shall be rolled until the roller "walk out".

The finished grade shall be test rolled with a truck to be selected by the enforcing officer. Any areas found to be soft, or "pumping" shall be cut out and replaced with suitable materials in lifts, each lift shall be compacted until the excavation has been brought back to finish grade.

Fill materials shall be placed in eight (8) inch lifts, maximum thickness. Where excavated materials consist mainly of rock too large to be placed in the normal eight (8) inch thickness without crushing or further breaking down the pieces, such materials shall be placed in the fill in layers not exceeding three (3) feet in depth. No rock larger than eighteen (18) inches in dimension shall be placed in fill. Care shall be taken to fill all voids between large rock and to assure that fill materials are compacted such that settling is minimized. Compaction of the top six (6) inches of cuts or fills shall be accomplished with pneumatic-tire rollers.

Backfill around structures shall be of crushed stone or earth meeting the approval of the enforcing officer and the fill shall be placed and compacted in eight (8) inch lifts and brought up evenly on all sides of the structure.

4. **Undercutting.** This work shall consist of the removal and disposal of unsatisfactory materials below grade in cut sections or areas upon which embankments are to be placed. It shall also include undercutting for pipes and box culverts where required. Known areas to be undercut shall be designated on the materials approved by the enforcing officer. The backfill materials shall be placed in eight (8) inch lifts and compacted as specified for fill construction. Disposal of unsatisfactory materials shall be approved by the enforcing officer.

5. **Subgrade Construction and Preparation.** The subgrade shall be prepared in reasonably close conformity with the lines and grades as shown on the plans.

   Grading of sub grade shall be performed in such manner as to provide ready drainage of water. Ditches and drains shall be maintained to provide proper drainage during construction.

   Hauling over finished subgrade shall be limited to that which is essential for construction purposes, and all ruts or rough places that develop in a completed subgrade shall be smoothed

and recompacted. Soft areas shall be removed and replaced with crushed stone or as directed by the enforcing officer or the Local Government Engineer.

The subgrade shall have a six-inch crown at the roadway centerline.

Subgrade density tests shall be conducted by a local testing laboratory, approved by the town, and licensed by the State of Tennessee, being furnished at the expense of the developer/owner and two copies of said reports submitted directly to the City's Local Government Engineer and the City of Centerville. The Centerville Building Official when (the date envisioned) any inspection by the Local Government Engineer of the subgrade is desired. A minimum of one subgrade density test for every constructed subdivision street and/or one thousand (1,000) feet of roadway therein shall be required.

The subgrade must be compacted to at least 95% of its maximum dry density as determined by ASTM-D-698 (Standard Proctor).

It shall be the responsibility of the City's Local Government Engineer to decide after the filling of the request for inspection by said developer/owner the location of all test area(s) as well as the time or date the testing by an approved testing laboratory shall be conducted.

The developer/owner shall be responsible for reimbursing the City for all costs engendered by the City's Local Government Engineer, with respect to the evaluation of the test site(s), as well as the required laboratory testing report.

If the findings of the test report and the review of such report any repetition of such test is required, the cost of such test, as well as the test and subgrade review fees of the City's Local Government Engineer shall be borne solely by the project developer/owner.

The subgrade shall be approved by the enforcing officer or City's Local Government Engineer for adherence to the plans before any base materials are placed.

6. **Shoulders and Slopes.** All shoulders and slopes shall be trimmed and shaped to confirm with the cross sections shown on the plans and as specified in Section C-5, below. Rock cuts shall be sealed of all loose fragments, projecting points, etc., so as to leave a clean and neat appearance. Shoulders shall be completed where req4ired as shown on the plans and shall be double bituminous surface treated, with care being taken to protect the surface and edges of pavement. Shoulder materials shall be placed in uniform layers and compacted by overlapped rolling of both base course and pavement. The finished shoulder shall be firm against the pavement.

C. BASE AND PAVING

1. **Base Stone.** The base course of stone shall be placed and compacted in layers or lifts upon the prepared subgrade to a finish thickness as described and shown on the plans. No single layer or lift shall exceed four (4) inches in depth.

   The base course shall be a pugmill mix of mineral aggregate conforming to the technical specifications set forth in Section 3.03, Standard Specifications. The aggregate base shall not be spread on a subgrade that is frozen or that contains frost. The base shall be placed and spread in uniform layers or lifts without segregation of size; each layer shall be compacted to a thickness no greater than four (4) inches. The stone shall be mixed with graders or other equipment until a uniform mixture is obtained. Each layer shall be compacted by rolling with alternate blading until a smooth, even, and uniformly compacted finish is obtained.

   The base stone shall be graded and rolled while it is still moist from the pugmill mix. If the enforcing officer or City's Local Government Engineer determines that the mix is too dry, water shall be added with a distributor tank truck while the stone is being graded and rolled. Compaction shall be uniform for the entire width of the roadway until a density of 95 percent of the solid volume has been achieved as determined by ASTM D-1577. Placement and compaction of each layer shall be approved by the enforcing officer or City's Local Government Engineer before materials for the next successive layer are placed.

   Testing shall be conducted by a State licensed testing laboratory, approved by the City, and shall be at the expense of the developer/owner. Two copies of said test report shall be furnished for approval: one copy going the City's Local Government Engineer, and the other to the City of Centerville. The developer/owner shall request in writing to the Building Official when (the date envisioned) any inspection by the City's Local Government Engineer of the base is desired. A minimum of one compaction test is required ·in every subdivision development requiring a new street, with such test(s) being conducted at least every one thousand (1,000) feet of roadway therein.

   It shall be the responsibility of the City's Local Government Engineer to decide after the filing of the request for inspection by said developer/owner, the location of all test area(s) as well as the time or date the testing by approved testing laboratory shall be conducted.

   The developer/owner shall be responsible for reimbursing the City for all costs engendered by the City's Local Government Engineer, with respect to the evaluation of the test site(s), as well as the required laboratory testing report.

If in the findings of the test report and the review of such report any repetition of such test is required, the cost of such test, as well as the test and subgrade review fees of the City's Local Government Engineer shall be borne solely by the project developer/owner.

No pavement shall be placed until the stone base has been approved by the-enforcing officer or City's Local Government Engineer.

2. **Prime Coat**. After the base stone has been prepared as outlined above, a bituminous prime coat shall be applied uniformly over the surface of the base by the use of an approved bituminous distributor.· The prime coat shall be applied at the rate of the three-tenths (3/10) gallon per square yard, using Grade RC-70 or RC-250, or refined t r Grade RT-2, RT-3, or emulsified asphalt, Grade AE-P.. If, after the bituminous materials have been applied, they fail to penetrate before the time th.at the roadway is to be used by traffic, dry cover materials shall be spread at a rate established by the enforcing officer, (between eight (8) and twelve (12) pounds per square yard) to prevent damage to the primed surface. An excess of cover materials shall be avoided. No succeeding state of construction shall be placed upon the prime coat until it has properly cured. Aggregate for cover materials shall be Size No. 78 or 8.

   In addition to these general requirements, unless otherwise stipulated, all materials and methods of installation shall conform to the technical specifications set forth in Section 402, Standard Specifications.

3. **Tack Coat.** A tack coat shall be applied to old or existing pavement surface or to a previously prepared base or surface to provide bond for an overlaid course. The tack coat shall be applied at the rate of one-tenth (1/10) gallon per square yard using materials and methods of installation set forth in Section 403, Standard Specifications.

4. **Wearing Surface.** Upon completion of the application of the prime coat, or tack coat, an asphaltic concrete surface (hot mix) shall be applied. The wearing surface shall be the thickness shown on the detail sheet for that class street. All materials and methods of installation shall conform to the technical specifications set forth in Section 411, Standard Specifications for asphaltic concrete surface. The wearing surface shall be constructed of Grade D or E materials described in Section 903.11, S tandard Specifications, and shall utilize asphaltic cement Grade RT.4 or 5, or TRCB-5 or 6, as set forth in Section 904, Standard Specifications.

5. **Shoulders.** Shoulder construction shall be completed by blading, moistening as necessary, and by thoroughly compacting. The shoulders shall be the width and thickness shown on the typical section as required herein and covered with the typical section as required herein and covered with a double bituminous surface treatment. The surface shall be prepared as directed in advance of the surface construction. Upon completion of the prime coat, a double bituminous surface treatment shall be applied with the first course being at a rate of between 0.38 and 0.42

gallons per square yard. If the width of application is wider than the distributor, each width of spread shall not be less than one-half (1/2) the surface to be treated. Areas inaccessible to the distributor shall be treated either with hand sprays or pouring pots. Immediately after each application of bituminous materials has been made, it shall be covered uniformly with Size No. 6, mineral aggregate. The aggregate shall be spread at a rate of between. thirty (30) and forty (40) pounds per square yard. This first application shall be allowed to cure for a length of time to be determined by the enforcing officer before the second application is begun.

The second application of bituminous materials shall be applied in the same manner as the first application, at a uniform rate between 0.30 and 0.35 gallons per square yard. Mineral aggregate, Size No. 7, shall then be spread in the same manner as for the first spread at a rate between twenty (20) and twenty-five (25) pounds per square yard.

Immediately after each spread of cover aggregate, uniform coverage shall be achieved by hand brooming. Additional aggregate shall be placed by hand on thin or bare areas.

Immediately after spreading and brooming the cover aggregate, the entire surface shall be rolled, beginning at the edges, and progressing to the edge of the pavement. Rolling shall begin within thirty 30 minutes after the aggregate has been spread. The same rolling and curing procedures required in making the first application shall be repeated in making the second application.

In addition to these general requiremet1.ts, unless otherwise stipulated, all materials and methods of installation shall conform to the technical specifications set forth in Section 404, Standard Specifications.

D. DRAINAGE SYSTEM DESIGN

1. **Ditching and Channelization.** This work shall consist of the construction of ditches adjacent to roadway shoulders and feeding to and from culverts under or adjacent to the roadway. All drainage ditches shall be graded in their entirety during the time the roadways are being graded; such grading shall be completed prior to final inspection of the roadways.

2. **Stabilization of Ditches**. All open ditches shall be stabilized in accordance with the following requirements:

Size of Nearest Culvert (Upstream)	Seeding Required	Sod Required	To be Concrete Lined
15”	Grades 1.00% - 3.00%	Grades 3.00%-12.00%	Grades exceeding 12%
18” thru 24”	Grades 1.00% - 1.50%	Grades 1.50% - 7.00%	Grades exceeding 7%
30” thru 36”	Grades 1.00% - 1.50%	Grades 1.00%-4.00%	Grades Exceeding 4%
42” thru 72”		Grades 2.5% or less	Grade Exceeding 2.5%

3. **Concrete Ditch Pavings.** Concrete ditch paving shall consist of the construction of paved ditches on a prepared sub grade. The sub-grade shall be shaped and compacted to a firm even surface.

   All soft materials shall. be removed and replaced with acceptable. materials • and compacted as directed by the enforcing officer.

   Concrete ditch pavement shall be four (4) inches in thickness throughout and shall be backfilled immediately after the concrete has set and the forms have been removed. The backfilled materials shall be thoroughly compacted. Expansion joints shall be located as directed by the enforcing officer

4. **Culverts and Storm Drains.** This work shall consist of the construction of pipe culverts and storm sewers as shown on the plans.

   Driveway culverts shall be a minimum diameter of fifteen (l5) inches and a minimum length of sixteen (16) feet; cross drains shall be a minimum diameter of eighteen (18) inches.

   Reinforced concrete pipes shall conform to minimum standards for Class III Reinforced Pipes, A.S.T.M. C76. Corrugated metal pipes shall conform to Section 915.02 or 915.04, Standard Specifications and to gage as follows:

Rounded Corrugated Metal Pipes

Size	Gage
15" - 24"	16
30"	14
36" - 48"	12
54" - 72"	10
78" - 84"	8

Arch Corrugated Metal Pipes

Size	Gage
18" x 11" - 22" x 13"	16
25" x 16" - 36" x 22"	14
43" x 27" - 65" x 40"	12
72" x 44" or Larger	10

   For pipes smaller than forty-eight (48) inches in diameter, a minimum cover of one (1) foot, exclusive of base and paving, is required from top of pipes to finished sub grade.

A minimum cover of two (2) feet is required for pipes forty-eight (48) inches in diameter and larger. All pipes shall be built on straight line and grade and shall be laid with the spigot end pointing in the direction of the flow, with the ends fitted and matched to provide tight joints and smooth uniform invert.

Pipes shall be bedded on a six (6) inch thickness of Class B materials and backfilled to a depth of thirty (30) percent of the diameter of the pipes. Recesses shall be dug in the bedding materials to accommodate the bell. Class B bedding shall be Size No. 7, as shown in Chart No. 903 23, Standard Specifications. Culverts and storm drains in existing roadways shall be backfilled to the depth of the cut.

5. **Headwalls.** Concrete headwalls shall -be constructed at both ends of cross drains as shown and detailed on the standard drawings included herein.

6. **Catch Basins.** This work shall consist of constructing catch basins complete within inlets, outlets, and inverts. Tops and inlets shall be constructed to conform to roadway & grade so that drainage can easily be caught, and no ponding created. Catch basins shall be constructed as shown and detailed on the standard drawings contained herein.

7. **Box Culverts and Bridges.** Design of box culverts and bridges shall be submitted to the enforcing officer for approval before construction is permitted.

8. **Roadside Ditches.** Roadside ditches, in conventional sections, shall be built to a grade that will permit good drainage, and in no case shall the slope of the ditch be less than one (1) percent (a fall of 1.00 foot in 100 feet), All drainage ditches shall be stabilized, as indicated in these specifications.

9. **Changes in Water Channels.** Where the subdivider re-channelizes through a subdivision he will be responsible for replacing cross drains under streets as directed by the enforcing officer. This work shall be done at the expense of the subdivider.

10. **Curb and Gutter (Formed).** Concrete curbs and gutter shall conform to the standard drawings as detailed herein, Concrete for curbs and gutter shall be Class A, at 35000 psi.

    Curb and gutter shall be constructed to the lines and grades shown on the plans, or as designated by the enforcing officer. The final subgrade for curb and gutter shall be carefully graded and compacted to an even density and shall be smooth and true to grade. Curb and gutter shall be constructed with materials and methods. which conform to the technical specifications set forth in Section 702, Standard Specifications,

Concrete driveway ramps shall be required on all curb and gutter streets. The ramps shall extend a minimum of five (5) feet behind the curb. Materials for the remaining portion of the driveway shall be determined by the subdivider. Driveway ramp construction shall conform to detailed standard drawings included herein.

Any driveway ramp to be placed after initial laying of curb shall require a permit and shall be installed in accordance with the standard drawings included herein.

Any ramp not conforming to the foregoing requirements shall be removed· and replaced by the subdivider at his expense ·and shall be enforced under 'provision of the maintenance bond.

E. FINAL DRESSING, SEEDING, AND SODDING

1. **Final Dressing.** This work shall consist of dressing all slopes and areas to within reasonably close conformity to the lines and grades indicated on the plans, or as directed by the enforcing officer. Final dressing shall be performed by hand or machine to produce a uniform finish to all parts of the roadway including embankments, ditches, etc. Rock cuts shall be cleaned of all loose fragments; side slopes shall be laid back to a three to one (3:l) slope and seeded as described 1n these specifications. The entire right-of-way shall be cleaned of all weeds and brush and all structures both old and new shall be cleared of all brush, rubbish, sediment, or other objectionable materials.

2. **Seeding.** In all areas damaged or disturbed by the construction operation where ·established ground cover was present before beginning of ·construction, the subdivider shall be responsible for restoring the ground cover after completion of construction, unless noted otherwise on drawings. All areas seeded shall be graded smooth prior to seeding and the subdivider shall be responsible for maintenance of the smooth finished grade until grass is established.

   After designated areas have been carefully hand graded, soil shall be prepared for fertilizing and seeding. Fertilizer shall be a standard commercial fertilizer Grade 15-15-15 or equivalent and shall be applied at a rate of not less than ten (10) pounds per one thousand (1,000) square feet. The fertilizer shall be lightly harrowed, raked, or otherwise incorporated into the soil for a depth of approximately one half (1/2) inch. The subdivider shall be responsible for any regrading or reseeding required-to produce an acceptable grass cover. Rutting and washing shall be restored by reseeding and strawing; in areas of extreme erosion sodding may be required.

   The seed shall be as follows:

Name	Percent by Weight
Lespedeza	20
Sericea Lespedeza	15
Kentucky 31 Fescue	40
English Rye	15
White Dutch Clover	5
Weeping Love Grass	5
OR	
Kentucky 31 Fescue	55
Redtop	15
English Rye	20
White Dutch Clover	5
Weeping Love Grass	5

The seed shall be sown uniformly at the rate of one and one-half (l l/2) pounds per one thousand (1,000) square feet.

3. **Sodding.** Sodding shall consist of furnishing and placing sod at all locations shown on the plans, or as directed by the enforcing officer. Work shall include the furnishing and placing of new sod, consisting of live, dense, well-rooted growth of pe1manent grasses free from Johnson grass and other obnoxious grasses or weeds, well suited for the soil on which it is placed. All sod shall be cleanly cut in strips having a uniform thickness of not less than two and one-half (2 1/2) inches. Sod shall be set when the soil is moist and favorable to growth. No setting shall be done between October 1 and April 1 without permission of the enforcing officer. The area to be sodded shall be brought to the lines and grades shown on the plans, or as directed by the enforcing officer.

   The surface of the ground to be sodded shall be loosened to a depth of not less than one (1) inch with a rake or other device. If necessary, it shall be sprinkled until saturated for a minimum depth of one (1) inch and kept moist until the sod is placed. Immediately before placing the sod, fertilizer and lime shall be applied uniformly to the prepared surface of the ground. Fertilizer should be applied at the rate of eight pounds of Grade 15-15-15, or equivalent, per one thousand (1,000) square feet.

   Sod shall be placed as soon as practical after removal from the point of origin, it shall be kept i n a moist condition during the interim. Sod shall be carefully placed by hand on the prepared ground surface with the edges in close contact and, as far as possible, in a position to break joints. Each strip of sod laid shall be fitted into place and tamped. Immediately after placing, the sod shall be thoroughly wetted and rolled with an approved roller. On

slopes of two to one (2:1) or steeper, pinning or pegging may be required to hold the sod in place.

The sod shall be watered as directed by the enforcing officer for a period of two (2) weeks. The subdivider shall not permit any equipment or materials to be placed on any planted area and shall erect suitable barricades and guards to prevent equipment, labor, or the public from traveling on or over any area planted with sod.