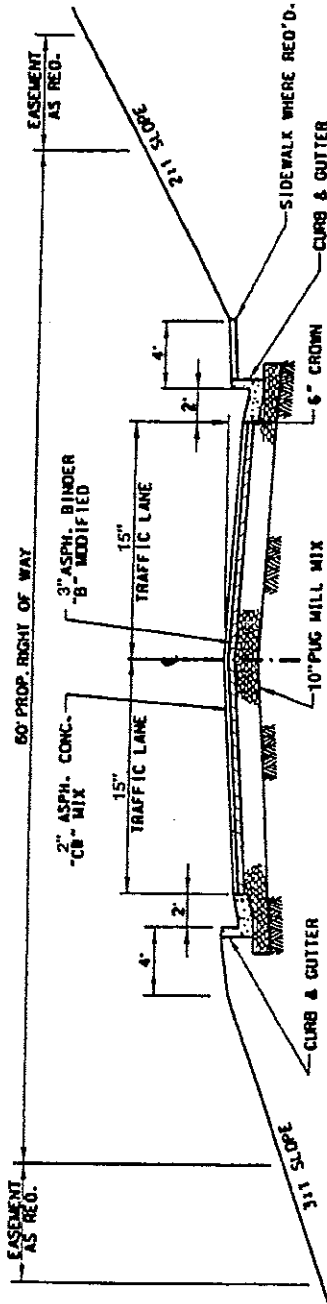
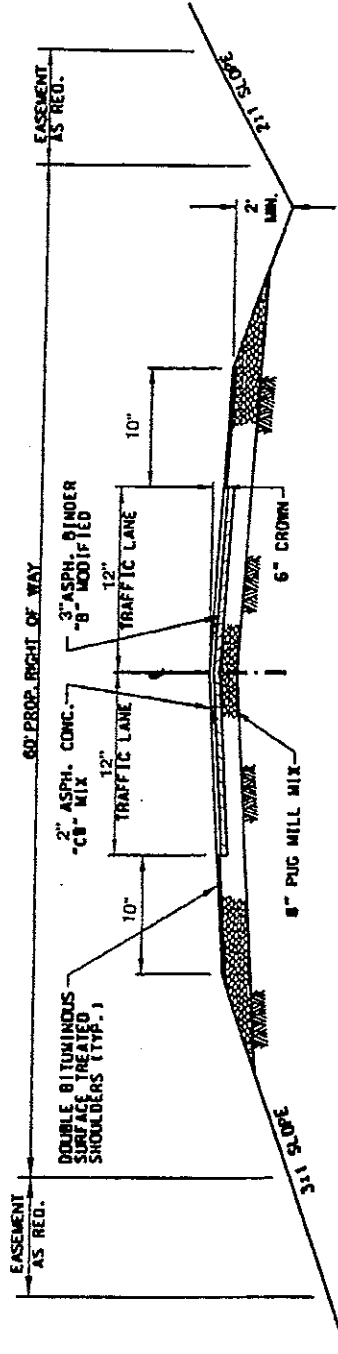


CURB & GUTTER SECTION (OPTIONAL)



DITCH SECTION (REQUIRED)

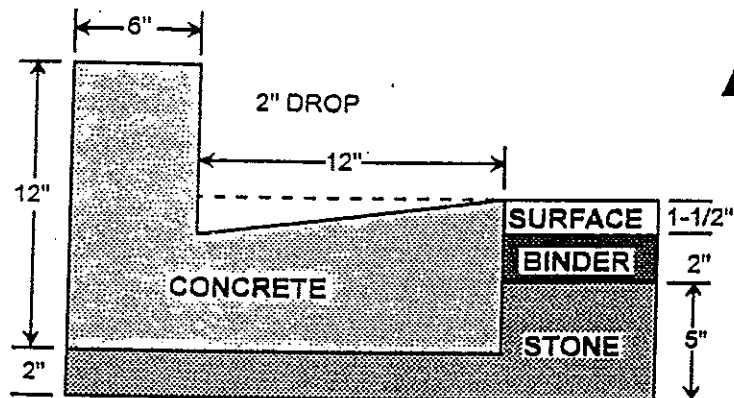


DRAWING C

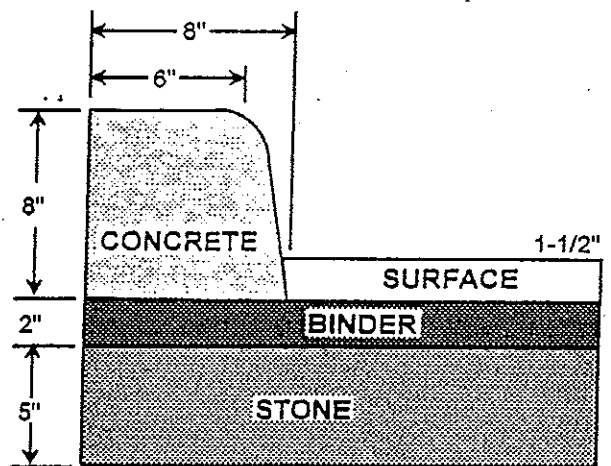
COLLECTOR COMMERCIAL - INDUSTRIAL STREET

NOT TO SCALE

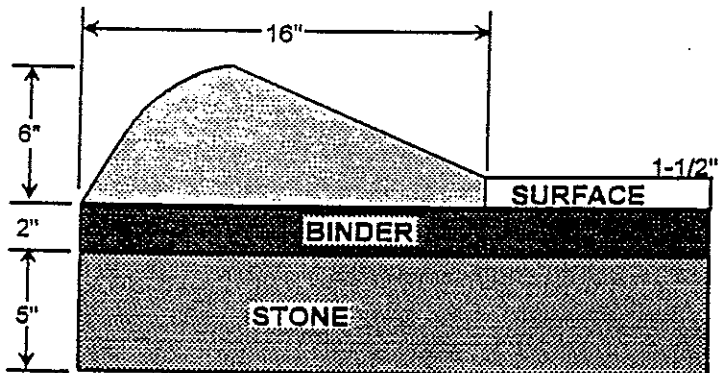
DRAWING D
**CURB DESIGN
 ALTERNATIVES**



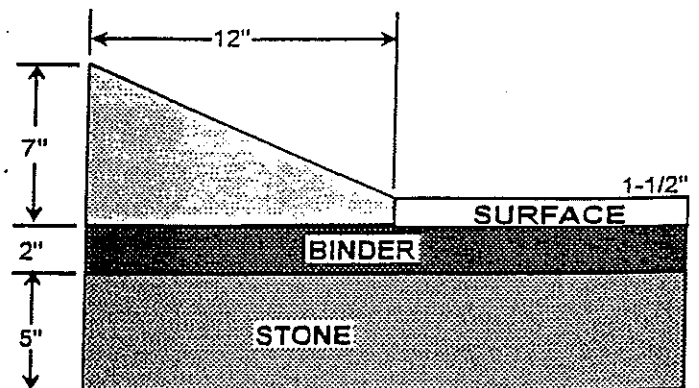
CONCRETE ONLY



CONCRETE ONLY



CONCRETE OR ASPHALT



CONCRETE OR ASPHALT

- b. If sewer system is not required as above, then individual disposal systems approved by the county health department shall be provided on each lot, or as an alternate, a disposal plant or plants may be provided as approved by the State Water Pollution Control Board and the county health department.
- c. Sanitary sewers shall not be used to carry storm or surface water.
- d. All principal sanitary sewer lines shall be located within the street right-of-way or public easements.

7. Water

- a. Where adequate public water supply is available, the subdivider shall construct a system of water mains including a water stub terminal outside curb lines for each lot which shall connect with such public water supply and serve adequately all lots and tracts within the subdivision. Water line additions within the subdivision shall be a minimum of six (6) inches in diameter with fire hydrants installed. Fire hydrants will be no more than seven hundred (700) feet apart by street. **(Amended by Resolution, June 21, 1999.)**
- b. The installation of the aforementioned improvements shall be under the supervision and inspections of the building inspector and appropriate utility district or their representatives.

8. Drainage and Storm Sewers

a. General Requirements

The planning commission shall not approve any plat of subdivision which does not make adequate provision for storm or floodwater runoff channels or basins. The storm water system shall be separate and independent of any sanitary sewer system.

- 1. The review and approval of drainage plans for proposed subdivisions shall be the responsibility of the planning commission and such approvals shall be based on applicable statutes, rules, regulations, and adopted master plans for storm water management.
- 2. Where all or part of a proposed subdivision is affected by periodic flooding, planning commission reviews and approval of the subdivision shall be subject to the restrictions for adequate handling of these conditions as shown by the developer.
- 3. The review and approval of drainage plans should generally include the following:
 - a. The type of drainage facilities needed (i.e., open drainage vs. storm sewers).

- b. The off-site impacts both upstream and down stream from the subdivision, including the need for off-site or on-site improvements to offset adverse off-site impacts.
- c. On-site improvements necessary to accommodate upstream drainage.
- d. Possible problems due to localized poor drainage or features such as sinkholes.

b. Dedication of Drainage Easements

Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Whenever possible, it is desirable that the drainageway be maintained by an open channel with landscaped banks and adequate width for maximum potential flow.

c. Drainage Easements

- 1. Where topography or other conditions make the inclusion of drainage facilities within the road right-of-way impractical, perpetual unobstructed easements of appropriate width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be carried from the road to a natural watercourse or to other drainage facilities.
- 2. The developer shall dedicate, by drainage easement, land on both sides of existing watercourses, to a distance to be determined by the planning commission.
- 3. Along waterways, low-lying land subject to flooding or periodic overflow during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as areas for drainage.

9. Street Lights

Location of future street lighting may be required to be shown on all final plats.

10. Street Name Signs

A four-way metal street sign shall be installed at each street intersection. The letters shall be at least three and one-half (3 1/2) inches high. The post shall be two and one-half (2 1/2) inches outside diameter, of galvanized iron or equal, ten (10) feet long. It shall be installed at a height of not less than seven (7) feet, and shall be placed not less than two (2)

feet nor more than ten (10) feet from the edge of the pavement. The post shall be set in concrete three (3) feet in the ground. The signs shall be installed by the developer and accepted by the building inspector or the highway superintendent as a portion of the street improvements, or the cost shall be included in the amount of construction bond posted for insurance of street.

11. Miscellaneous

- a. All unpaved areas within the dedicated street area shall be graded and seeded in an approved manner.
- b. Storm water inlets or outlets and culverts shall be provided within the roadway improvements at points so as to facilitate adequate storm water runoff from the street pavement. The minimum design and specification for such structure shall be obtained from the road supervisor or building inspector.
- c. Before acceptance of the final plat, the developer shall confer with the South Central Bell Telephone Company to determine the route of the telephone lines which will serve the residents of the subdivision. After these routes have been established the developer shall prepare all easements which will contain the lines to finished grade. A letter, signed by the developer, and an official of the South Central Bell Telephone Company, shall then be submitted to the planning commission office stating that the prepared easement grades will not be altered, filled, scraped, or landscaped in any manner after approval of the grading by the South Central Bell Telephone Company.

B. Construction Bond

In the event the subdivider elects to defer construction of the improvements required, a bond, cashier's check or irrevocable letter of credit shall be required of the subdivider, the amount and specifications of which shall be approved by the building inspector and/or designated official, securing to the city actual construction and installation of such improvements within a period of two (2) years from the date of recording the plat and in accordance with standard specifications of these regulations. Such bond shall be in cash or be made by a surety company and shall be made payable to and enforceable by the City of White Bluff, Tennessee. Such bond shall not exceed one hundred-fifteen (115) percent of the estimated cost of the improvements. The surety shall not be released from said bond except by written release from the building inspector and/or designated official.

C. Maintenance Bond

- a. The subdivider by agreement with the building inspector and/or designated official and utility district office shall warranty improvement for twelve (12) months in case of any and all failure due to improper workmanship and/or materials used for the installation of utilities, fills, drainage systems, etc.

- b. After completion and acceptance of any improvements required herein, the building inspector and/or designated official and utility district office may require a maintenance bond. This bond shall be in the form of a cashier's check, irrevocable letter of credit or be made by a surety company.

ARTICLE V

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land are provided by state law in the authority granted by public acts of the State of Tennessee.

A. Enforcement

1. No plat or plan of a subdivision of land into two (2) or more lots located within the area of planning jurisdiction shall be admitted to the land records of the county or received or recorded by the county registrar of deed until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-4-302, Tennessee Code Annotated.
2. No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers or the construction of other facilities or utilities in any street located within the area of planning jurisdiction, unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the planning commission, or on a thoroughfare plan made and adopted by the commission as provided in Sections 13-4-306 and 13-4-307, Tennessee Code Annotated.

B. Penalties

1. No county registrar shall receive, file, or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Section 13-4-302, Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-4-306, Tennessee Code Annotated, 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 registrar, 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 attorney or other official designated by the chief legislative body, may enjoin such transfer or sale or agreement by action or injunction.

3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed and unlawful building or structure, and the building inspector or other official designated by the chief legislative body may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308, Tennessee Code Annotated.

ARTICLE VI - ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision standards a public hearing as required by Section 13-4-303, Tennessee Code Annotated, was afforded any interested person or persons and was held on 9-26 & 28-90.
- B. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted by Planning Commission:

Marty Brown
Marty Brown, Chairman

10-15-90

Date

Effective:

10-16-90

Date

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Form 1 CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedication for all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

_____, 20__

Owner

Owner

Form 2 CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the specifications of the

_____.

_____, 20__

Registered Engineer or Surveyor

Form 3 CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and/or state government requirements.

Water System _____, 20____
Date

Name, Title, and Agency of
Authorized Approving Agent

Sewer System _____, 20____
or Septic Tank Date
Approvals

Name, Title, and Agency of
Authorized Approving Agent

Form 4 CERTIFICATE OF APPROVAL OF STREETS

I hereby certify that all streets designated on the final subdivision plat entitled _____ have been constructed in accordance with current local and/or state government requirements.

_____, 20____
Date

Name, Title, and Agency of
Authorized Approving Agent

Form 5 CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for White Bluff, Tennessee, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

_____, 20____
Date

Secretary, Planning Commission

SUBDIVISION RECORD

PRELIMINARY PLAT

NAME OF SUBDIVISION _____

Location _____ Civil District _____ Zoning District _____

Owner _____ Address _____ Tel. _____

Agent _____ Address _____ Tel. _____

Surveyor _____ Address _____ Tel. _____

Date submitted for preliminary approval _____

CHECK LIST

_____ Copies submitted _____ days prior to the meeting.

_____ Drawn to a scale of not less than _____ inch equals _____ feet.

_____ Name, location, owner, and surveyor.

_____ Date, north point, and graphic scale.

_____ Location of all existing physical features on land and nearby properties.

_____ Names of adjoining property owners and/or subdivisions.

_____ Plans of proposed utility layouts and percolation test results.

_____ Names, locations, and dimensions of proposed streets, alleys, easements, parks, and reservations, lot lines, etc.

_____ Flood problem checked, flooded areas outlined if applicable.

_____ Profiles of all streets at required scales.

_____ Contours at not more than five (5) foot intervals.

_____ Acreage of land to be subdivided.

_____ Conforms to general requirements and minimum standards of design.

Preliminary Plat - Checklist - (Continued)
Page 2

Approved _____ to proceed to final plat.
(Date)

Subject to following modifications: _____

Variances Granted: _____

Disapproved: _____ for following reasons:
(Date)

Signed:

Secretary of Planning Commission

SUBDIVISION RECORD

FINAL PLAT

NAME OF SUBDIVISION _____

Location _____ Civil District _____ Zoning District _____

Owner _____ Address _____ Tel. _____

Preliminary approval granted: _____
Date

Submitted for FINAL approval: _____
Date

CHECK LIST

_____ Submitted within 15 days of regular planning commission meeting.

_____ Drawn to a scale of 1" equals 100' on sheets not larger than 18" x 22".

_____ Location of Sketch Map showing site in relation to area.

_____ Date, true north point, graphic scale.

_____ The size and location of any water and sewer mains.

_____ Any easements for rights-of-way provided for public services, utilities, and the disposal of surface water.

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

_____ The limitation and/or dimensions of all easements.

_____ Notation of any areas to be dedicated to public use.

_____ Lines and names of all streets and roads.

_____ Names, locations of adjoining properties or subdivisions.

_____ Dimensions to the nearest 100th of a foot and angles to the nearest minute.

_____ Certificate of Ownership and Dedication. _____ Lots numbered in numerical order.

Final Plat – Checklist - (Continued)
Page 2

_____ Certificate of Accuracy.

_____ Certificate of approval of streets and utilities.

_____ Certificate of Approval of Utility Systems:

Water: _____ Sewer: _____

Location and description of monuments: _____

_____ Certificate of Approval of Streets.

_____ Certificate (unsigned) of Approval for Recording.

_____ Required physical improvements installed or bond posted in the amount of
\$ _____.

RECOMMENDED IMPROVEMENTS

Although not required by these regulations, the planting of street trees and installation of sidewalks are considered duties of the subdivider as well as good business practice.

1. Street Trees

Street trees protect against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

It is recommended that trees be planted inside the property lines where they are less subject to injury, less likely to cause motor accidents, and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

2. Sidewalks

Sidewalks shall be located not less than one (1) foot from the property line to prevent interference or encroachment by the fencing, walls, hedges, or other plantings or structures placed on the property line at a subsequent date. In single family residential areas concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multiple family residential areas concrete sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial and industrial subdivisions sidewalks shall be ten (10) feet wide and four (4) inches thick.

(Approved by White Bluff Planning Commission, March 20, 2000)

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER _____

Gentlemen:

We, hereby, establish our Irrevocable Standby Letter of Credit in your favor for the account of our customer, _____ ("*Contractor*"), available after _____,

by drafts drawn on us payable at sight for any sum of money not to exceed a total of \$ _____, U. S. Dollars, when accompanied by this Letter of Credit and a Certificate of Default in the form of **Exhibit "A"**, attached, hereto, dated the date said Certificate is presented, hereunder, and signed by the Chairman of the White Bluff Planning Commission.

All drafts drawn, hereunder, must bear the legend "Dawn Under _____ (bank),

Letter of Credit No. _____, dated, _____", with a Certificate of Default signed under oath by the Chairman of the White Bluff Planning Commission, certifying that the Contractor has not complied with the terms of the agreement between the Planning Commission and the Contractor and the amount of approximate damage to the city government, which amount shall be identical to the face amount of the accompanying draft.

This credit is subject to the Uniform Customs and Practice for Documentary Credits, No. 500, published and copyrighted by the International Chamber of Commerce, and to the extent consistent, therewith, the Tennessee Uniform Commercial Code in effect on the date, hereof.

We, hereby, agree to be bound to 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.

We, hereby, agree with any and all persons negotiating such drafts that all drafts drawn and negotiated in compliance with the terms of this standby Letter of Credit will be duly honored upon presentation and delivery of the documents specified above to our office at _____,

if presented on or before _____.

Yours very truly,

(Bank)

BY: _____

Authorized Signature

BY: _____

Authorized Signature

**FORM FOR PERFORMANCE BOND
WHITE BLUFF PLANNING COMMISSION**

KNOW ALL MEN BY THESE PRESENTS, That We, _____, as Principals, _____, State of _____, and the _____ INSURANCE COMPANY, a _____ Corporation authorized to do business in the State of Tennessee, having an office and place of business at _____, as Surety, are held and firmly bound unto the City of White Bluff of Obligee, in the sum of _____ Dollars (\$_____) lawful money of the United States, for the payment whereof to the Obligee, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly to these presents:

WHEREAS, APPLICATION WAS MADE TO THE White Bluff Planning Commission for approval of a subdivision shown on plat entitled " _____

_____ ", filed with the Planning Commission Chairman of the City of White Bluff on _____, 20____, said final plat being approved by the White Bluff Planning Commission upon certain conditions, one of which is that a performance bond in the amount of _____ DOLLARS (\$_____) is to be filed with the planning commission and accepted by the City of White Bluff, upon the recommendation of the planning commission, to guarantee certain improvements as cited hereafter in the subdivision named above.

WHEREAS, there are approximately _____ feet in length and _____ feet in width in said streets and curbs, and _____ feet of inch water line, and _____ feet of _____ inch sewer line, and other improvements as follows _____, not yet completed, and that the total cost of providing these facilities would be as follows:

A.	Streets and Curbs	\$	
B.	Water lines	\$	
C.	Sewer lines	\$	
D.	Other	\$	
TOTAL			\$ _____

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the above named Principal shall within one (1) year from the date hereof (time may be extended for one (1) year only beyond this period by the local governing body upon the recommendation of the planning commission with the consent of the parties) will and truly make and perform the required subdivision in accordance with the county government specifications and the Resolution of _____, 20____, then this obligation is to be void otherwise to remain in full force and effect.

Form for Performance Bond – (Continued)
White Bluff Planning Commission
Page 2

It is hereby understood and agreed that in the event that any required improvements have not been installed as provided by said resolution, within the term of this Performance Bond, the governing body may thereupon declare this bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, the county government shall install such improvements as are covered by this bond and commensurate with the extent of building development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Principal

Principal

Insurance Company

BY _____
Attorney-in-Fact

BOND NO. _____

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be one of the firm of _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

INDIVIDUAL

STATE OF TENNESSEE

COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____, corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Herbert Driver, Chairman
P O Box 271
White Bluff TN 37187
615 797-9508

Brandon Christy
1020 Johnston Drive
White Bluff, TN 37187
615 797-4608

Connie Reed
1128 Wakeman Road
White Bluff, TN 37187
615 797-3834

David Ford
103 Carriage Way
White Bluff, TN 37187
615 797-5520

Danny Williams, Mayor
1415 White Bluff Road
White Bluff, TN 37187
615 797-9412