

**WHITE BLUFF
SUBDIVISION REGULATIONS**

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PREPARED BY

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**AMENDMENTS ADOPTED
TO
WHITE BLUFF SUBDIVISION REGULATIONS**

<u>DATE</u>		<u>AMENDMENTS</u>
September 23, 1993	By Resolution	Article IV, <u>Development Prerequisite to Final Approval</u> , Under Section A., <u>Required Improvements</u> , 1., Entitled, <u>Monuments</u> , Amended Subsection a.
April 20, 1998	By Resolution	Article III, <u>General Requirements and Minimum Standards of Design</u> , Section A., <u>Streets</u> , Amended Subsection 4., <u>Street Right-of-Way Widths</u> , in Its Entirety and Replaced with New Subsection 4.
April 20, 1998	By Resolution	Article III, <u>General Requirements and Minimum Standards of Design</u> , Section A., <u>Streets</u> , Added Subsection 17., <u>Access to Lots by Public Way and Private Easement</u> .
September 21, 1998	By Resolution	Article II, A., <u>General</u> , Subsection 2, Added: Subdivision Plat Fees are as follows: Amendment to the Final Plat \$25.00 Fee 1 - 5 Lots \$25.00 Fee Over 5 Lots \$10.00 Fee per Each Additional Lot
June 21, 1999	By Resolution	Article IV, Subsection 7., <u>Water</u> , a., Amended Last Sentence in the Paragraph, Fire hydrants will be no more than seven hundred (700) feet apart. Added: by street, after apart.
September 20, 1999	By Resolution	Article IV, Subsection A., <u>Required Improvements</u> , Subpart 4., <u>Pavement Base and Wearing Surface</u> , Deleted and Replaced.
March 20, 2000	By Resolution	Appendix, Amended by Deleting: Irrevocable Documentary Letter of Credit; Replacing with New Irrevocable Standby Letter of Credit Number _____.
May 15, 2000	By Resolution	Article IV, A, <u>Required Improvements</u> , Amended by Deleting and Replacing Subsections 3, Minimum Pavement Widths; 4, Pavement Base and Wearing Surface; and 5, Curbs and Gutters, Deleted Drawings 1 and 2; Replaced with Drawings A, B, C, and D.

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SUBDIVISION REGULATIONS

of

White Bluff, Tennessee Planning Commission (hereafter referred to as the planning commission).

ARTICLE I

GENERAL PROVISIONS

A. Purpose

Land subdivision is the first step in the process of community development. Once land has been cut up into streets, lots, and blocks, and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is, therefore, to the interest of the public, the developer, and the future owners that subdivisions be conceived, designed, and developed in accordance with sound rules and proper minimum standards.

The following subdivision regulations guiding the planning commission are designed to provide for the harmonious development of the regional area; to secure a coordinated layout and adequate provision for traffic, and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under the authority granted by Section 13-4-301 through 13-4-309, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations, having filed a certified copy of the official Thoroughfare Plan in the Office of the Registrar of Dickson County, Tennessee.

C. Jurisdiction

These subdivision regulations shall govern all subdivision of land within White Bluff, Tennessee, as established by resolution of the Tennessee State Planning Commission. Within these regulations, the term "subdivision" shall mean the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of five (5) acres or less for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.

Any owner of land within the city limits of White Bluff, Tennessee, desiring to subdivide land shall submit to the planning commission plats of the subdivision according to the procedures outlined in Article II, which plats shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV, of these regulations.

D. Interpretation

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

E. Conflict with Public and Private Provisions

1. Public Provisions

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

2. Private Provisions

These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provision of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations which are more restrictive or of higher standards than the requirements of these regulations or of the determinations of the planning commission or the local government in approving a subdivision or in enforcing these regulations and such private provisions are not inconsistent with these regulations or determinations made thereunder then such private provisions shall be operative and supplemental to these regulations and determinations made thereunder.

F. Severability

Should any article, section, or provision of these regulations be for any reason held to be void or invalid, it shall not affect the validity of any other article, section, or provision hereof, which is not itself void or invalid.

G. Amendments

Any regulations or provisions of this resolution may be changed or amended from time to time by the planning commission by resolution passed after a public hearing, due notice of which has been given as required by law.

ARTICLE II

PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of three (3) separate steps. The initial step is the early informal consultation with the planning commission technical staff for advice and assistance. The second step is the preparation and submission to the planning commission of a preliminary sketch plat of the proposed subdivision. The third step is the preparation and submission to the planning commission of a final plat together with required certificates. This final plat becomes the instrument to be recorded in the Office of the County Registrar when duly signed by the secretary of the planning commission.

A. General Procedure

1. Any owner of land lying within the area of jurisdiction of the planning commission who desires to divide such land into two (2) or more lots, sites; or divisions for the purpose, whether immediate or future, of sale or building development, or who wishes to resubdivided for this purpose, shall submit a plan of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of a subdivision shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the city limits of White Bluff, Tennessee, shall be filed or recorded by the Registrar of Dickson County without the approval of the planning commission as specified herein.
2. In order to secure review and approval by the planning commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the planning commission a preliminary sketch plat as provided in Section B, of this article. On approval of said preliminary sketch plat he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section C, of this article, and with the improvements set forth in Article IV. In no case shall a preliminary plat be presented in sections.

Subdivision Plat Fees are as follows: (Added by Resolution, September 21, 1998)

Amendment to the Final Plat	\$25.00 Fee
1 - 5 Lots	\$25.00 Fee
Over 5 Lots	\$10.00 Fee per Each Additional Lot

3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat, if all of the following conditions are met:
 - a. The proposed subdivision does not contain more than five (5) lots, tracts, or divisions.
 - b. All public improvements as set forth in Article IV, are already installed. (Any construction, installation, or improvement of public improvements shall require the submission of a preliminary plat as prescribed in Section B, of Article II).

- c. The subdivider has consulted informally with the planning commission technical staff for advice and assistance, and it is agreed upon by the planning commission that a preliminary plat is unnecessary, prior to submission of the final plat and its formal application for approval.

B. Preliminary Sketch Plat

1. At least ten (10) days prior to the meeting at which it is to be considered, the subdivider shall submit to the secretary of the planning commission seven (7) copies of any required preliminary sketch plat of a proposed subdivision drawn to a scale of not less than one inch equal one hundred (100) feet. At the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary sketch plat to the secretary of the planning commission nor the receipt issued by the secretary of the planning commission shall constitute submission of the preliminary sketch plat for consideration by the planning commission.
2. The preliminary sketch plat shall be presented to the planning commission at its next meeting by the secretary or the acting secretary of the planning commission for approval, disapproval, or approval subject to modification. Failure to present the preliminary sketch plat by the secretary or the acting secretary shall not relieve the planning commission of its responsibility to consider said plat.
3. The sketch plat, which shall meet the minimum standard of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV, shall give the following information insofar as possible:
 - a. The proposed subdivision's name and location, the name(s) and address(es) of the owners, present tract designation according to official records in the office of the appropriate recorder, and the name of the designer of the plat who shall be a professional engineer or surveyor licensed by the State of Tennessee.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of existing and proposed property lines, streets, water courses, railroads, sewers lines, water lines, drain pipes, bridges, culverts, and easements for existing utilities or other features. Existing features shall be distinguished from those which are proposed. In addition, the present zoning classification of the land to be subdivided and of adjoining lands and the names of adjoining property owners or subdivisions shall be indicated.
 - d. Plans of proposed sewer and water systems showing connections to the existing or any proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the Dickson County Health Department in writing.

- e. The proposed street names, and the locations and dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, building setback lines, and utilities.
 - f. Contours at vertical intervals of not more than five (5) feet, except when specifically not required by the planning commission.
 - g. Subsurface conditions and soil types on the tract shall be approved by the Dickson County Health Department.
 - h. If any portion of the land proposed for subdivision lies within a floodable area, as determined by an official TVA or Corps of Engineers Flood Study Map, that portion shall be so indicated.
 - i. The acreage of the land to be subdivided.
 - j. Location sketch map showing relationship of subdivision site to area.
 - k. Any other restrictions which may be detailed in property deeds shall also be filed with the planning commission.
4. Within sixty (60) days after submission and official review of the preliminary sketch plat by the planning commission, the planning commission shall take action on it. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved subject to modifications, the nature of the required modifications shall be indicated.
 5. If a plat is disapproved, a new plat may be presented as though no previous plat had been submitted. If a plat is approved, or approved subject to modifications, and the subdivider desires to make substantial modifications, other than those already required by the planning commission, a new preliminary plat must be submitted and is subject to the same regulations and procedures as though no previous plat has been submitted, except that a certification to the effect that the previous plat has been withdrawn must be submitted.
 6. One copy of the preliminary sketch plat will be retained in the planning commission files; one copy shall be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
 7. Failure of the planning commission to act on the preliminary sketch plat within sixty (60) days after being presented at a planning commission meeting in accordance with Subsections B.1 and B.2, of this Article, will be deemed approval of this plat.
 8. The approval of the preliminary sketch plat by the planning commission shall not constitute acceptance of the final plat; and such approval shall not be indicated on the preliminary sketch plat.
 9. The approval of the preliminary sketch plat shall lapse unless a final plat based thereon is submitted within one year from the date of such approval; provided, however, that an extension of time is not applied for and granted by the planning commission.

10. If the subdivision is to be developed and submitted as final plats in portions or sections of the preliminary plat, the sections must be identified by alphabetical characters, following the name of the subdivision as initially submitted or approved on preliminary.
11. No subdivision shall use the name of an existing subdivision except as noted in Article II, Subsection B, 10.

C. Final Plat

1. The final plat shall conform substantially to any preliminary sketch plat as approved; and, if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposes to record and develop at the time; provided however, that such portion conforms to all requirements of these regulations.
2. If the final plat submitted is a section of the preliminary plat, the final plat shall be titled the same as the preliminary plat followed by an alphabetical section designation.
3. Subsection C, 1, of Article II, shall not apply when a final plat is submitted in accordance with Subsection A, 3, of Article II.
4. At least ten (10) days prior to the meeting at which it is to be considered the subdivider shall submit the original drawing in black drawing ink and seven (7) copies (black and white prints), together with street profiles or other plans that may be required by the planning commission. At the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the final plat to the secretary of the planning commission nor the receipt issued by the secretary of the planning commission shall constitute submission of the final plat for consideration by planning commission.
5. The final plat shall be presented to the planning commission at its next meeting by the secretary or the acting secretary of the planning commission for consideration for approval or disapproval. Failure to present the final plat by the secretary or the acting secretary shall not relieve the planning commission of its responsibility to consider said plat.
6. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets not larger than eighteen (18) by twenty-four (24) inches. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
7. When the plat has been approved by the planning commission, one copy shall be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the county register as the official plat of record. The original tracing containing all required certifications shall be returned to the subdivider for his records and the other copy shall be retained in the records of the planning commission.

8. The planning commission shall approve or disapprove the final plat within sixty (60) days after its submission for consideration. Failure of the planning commission to act on the final plat within these sixty (60) days shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning commission.
9. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
10. The final plat shall show:
 - a. The lines of all streets and roads; the size and location of any water and sewer mains; alley lines; lot lines, building setback lines; any easements for rights-of-way provided for public services, utilities, and the disposal of surface water; the limitation and/or dimensions of all easements; lots numbered in numerical order; any areas to be dedicated to public use, and any sites for other than residential use, with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest hundredth (100th) of a foot and angles to the nearest minute.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 - f. Date, title, name and location of subdivision, graphic scale, and true north point.
 - g. Location sketch map showing site in relation to area.
11. The following certificates shall be presented with the final plat:
 - a. Certification showing the applicant is the landowner and dedicates streets, rights-of-way, and any sites for public use (Form 1-Appendix).
 - b. Certification of surveyor or engineer to accuracy of survey and plat and placement of monuments (Form 2-Appendix).
 - c. Certification by authorized approving agent the utility systems, private or otherwise, have been installed in accordance with government requirements (Form 3-Appendix).

- d. Certification by authorized approving agent (Form 4-Appendix) that the subdivider has complied with one of the following alternatives:
 - (1) Installed all improvements in accordance with the requirements of the regulations, or
 - (2) Posted a security bond in sufficient amount to assure such completion of all required improvements.
- e. Certification of approval to be signed by the secretary of the planning commission (Form 5-Appendix).

ARTICLE III

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Official Thoroughfare Plan

The location and width of all streets and roads shall conform to the latest Official Thoroughfare Plan.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street, whichever is greater.

3. Street Elevation

The planning commission may require where necessary profiles and elevations of streets for area subject to flood. In areas subject to flood, fill may be used for streets provided such fill does not unduly increase flood heights. Drainage openings shall be designed as to not restrict the flow of water and unduly increase flood heights.

4. Street Right-of-Way Widths (Amended by Resolution, April 20, 1998)

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Official Thoroughfare Plan, or if not shown on such plan, shall be not less than as follows, unless, otherwise, noted by the planning commission:

- | | | |
|----|---|----------------|
| a. | Arterial Streets
as may be required by the planning commission.
Arterial streets are used primarily for fast or heavy traffic. | 80 feet |
| b. | Collector Streets
as may be required by the planning commission.
Collector streets carry local traffic to the arterials. | 60 feet |
| c. | Minor Streets
Minor streets are used primarily for accesses to abutting properties, and are designed to discourage through traffic. | 50 feet |
| d. | Dead-End Streets (cul-de-sac)
Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future. | 50 feet |

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements.

5. Additional Right-of-Way on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- c. An adequate right-of-way shall be dedicated along each side of any important surface drainage course for purposes of constructing, widening, deepening, relocating, improving or maintaining such drainage course. The location of any surface drainage course shall not be changed without the approval of the city engineer and/or county road supervisor.
- d. Subdivisions along existing streets of inadequate right-of-way shall dedicate additional right-of-way to meet the minimum street width specified in these regulations.
- e. Subdivisions with unusual topographic conditions shall provide slope easements along streets right-of-ways where necessary for the sloping of banks or fill.

6. Restriction of Access

When tract fronts on an arterial street or highway, the planning commission may require such lots to be provided with frontage on a marginal access street.

7. Street Grades

Grades on major streets and roads shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) but not more than ten (10) percent. Grades shall not exceed five (5) percent at intersections.

8. Horizontal Curves

When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than two hundred (200) feet for minor and collector streets, and of such greater radii as the planning commission shall determine for special cases. On streets sixty (60) feet or more in width, the center line radius of curvature shall be not less than three hundred (300) feet; on other streets; not less than one hundred (100) feet.

9. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4 1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the planning commission.

10. Intersections

Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees.

Property line radii at street intersections shall not be less than twenty (20) feet and where the angle of street intersection is less than seventy-five (75) degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise setback sufficiently to permit such construction.

11. Tangents

A tangent of at least one hundred (100) feet in length shall be introduced between reverse curbs on arterial and collector streets.

12. Street Jogs

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be allowed.

13. Dead-End Streets

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than six hundred (600) feet long, unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet or the planning commission may approve an alternate design.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead end streets shall be provided with a temporary turn-around having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips

There shall be no private street platted in any subdivision. Every lot in subdivided property shall be served from a publicly dedicated street.

There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

15. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place or court. The planning commission can assist the subdivider in avoiding duplication.

16. Alleys

Alleys shall be provided to the rear of all lots used for business purposes, and shall not be provided in residential blocks, except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

17. Access to Lots by Public Way or Private Easement **(Added by Resolution, April 20, 1998)**

Pursuant to Section 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 provisions set forth in these regulations.

Provided, further, that when a permanent easement to a public way is used for access to a lot or tract of land having been or being separated by deed or plat from other property, said easement shall meet the following minimum requirements and any special conditions attached by the Planning Commission:

- a. A permanent easement used for access to a lot or tract of land shall be at least fifty (50) feet in width, for the entire distance, from the public way to the lot or tract being served. The Planning Commission may require greater widths if necessary to meet special conditions present on a plat;
- b. A permanent easement providing legal access to more than one lot shall be improved to meet the road construction standards established in the general requirements and minimum standards and development prerequisites to final approval sections of these regulations. This requirement does not apply when a permanent easement is providing access to one or more tracts of land that contain twenty-five (25) acres or more per tract, for the purpose of agriculture use. Any owner/developer subdividing a tract or tracts of land into parcels smaller than twenty-five (25) acres each that are located on a permanent easement shall improve that easement to meet the road construction standards of these regulations;

- c. Permanent easement improvements shall be maintained by the owner/developer by a legally established home owners association or other similar group approved by the Planning Commission. The legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
- d. If, at any future date, a permanent easement is submitted for acceptance as a public street or road, it shall be submitted to the Planning Commission for approval. In considering the easement for approval as a public street or road, the Planning Commission shall require the improvements to the easement to meet the minimum street construction standards in effect at the time the request for public acceptance is made.

The above section shall not be construed to prohibit the development of buildings 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.

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) feet nor more than fifteen hundred (1,500) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length, the planning commission may require one or more public cross walks of not less than ten (10) feet in width extending entirely across the block at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two (2) rows of lots, except where reverse fronting on major thoroughfares is provided or where prevented by topographical conditions or size of the property; in which case the planning commission will approve a single row of lots of minimum depth.

C. Lots

1. Adequate Building Sites

Each lot shall contain a building site not subject to flood as defined in Subsection E, of this article and outside the limits of any existing easement or building setback lines required in Subsection 4, of this section.

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road.

3. Minimum Size

The size, shape, and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer and/or a public water supply system are reasonably accessible, the subdivider shall connect with such system or systems and provide connections to each lot. Where such systems are not available, as determined in accordance with Subsections A, 6 and A, 7, of Article IV, an alternate method of sewage disposal, or water supply may be used, if it meets all applicable public health regulations.

Lots within the city limits of White Bluff, Tennessee, shall comply with the minimum standards as established in the Zoning Ordinance of White Bluff, Tennessee, dated, June 5, 1990.

4. Building Setback Lines

The depth of building setback lines for front, side and rear yards shall comply with the minimum standards as established in the Zoning Ordinance of White Bluff, Tennessee, dated, June 5, 1990.

In the case of electric transmission lines where easement widths are not definitely established there shall be a minimum building setback line from the center of the transmission line as follows:

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
46 KV	37 1/2 feet
69 KV	50 feet
161 KV and over	75 feet

D. Public Use and Service Areas

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as for use as public service areas.

1. Public Open Spaces

Where a school, neighborhood park, or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten (10) percent of the gross area or water frontage of the plot, for park, school, or recreation purposes.

2. Easements for Utilities

Easements of at least ten (10) feet in width shall be provided on each side of all rear lot lines and five (5) feet in width on each side of all side lot lines for drainage, poles, wires, conduits, storm and sanitary sewers, gas,

water, or other utilities. Easements of greater width may be required along rear lot lines or across lots where necessary for the extension of major utility lines or where more than one utility occupies the same easement. A five (5) foot easement shall be provided on one side of an alley to accommodate pole lines.

3. Community Assets

In all subdivisions due regard shall be shown for all natural features such as large trees and water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property.

E. Suitability of the Land

Land subject to flooding, as determined by an official TVA or Corps of Engineers Flood Study Map, and land deemed to be topographically unsuitable due to slope, soil type, sink holes, etc., shall not be platted for residential occupancy, or for any other uses that may increase flood hazards, endanger health, safety, life, or property; or aggravate erosion. Such land within the plat shall be set aside for such uses such as recreational areas, open space areas, etc., as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Fill shall not be used to raise land in areas subject to flood, unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

F. Large Tracts or Parcels

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of streets in the future and for logical further resubdivision.

G. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship, or
2. Where the planning commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent. Any variance thus authorized shall be stated in writing in the minutes of the planning commission with the reasoning on which the departure is justified as set forth.

H. Other Regulations

Whenever there is a discrepancy between the minimum regulations noted herein and those contained in other official regulations, the highest standard shall apply.

ARTICLE IV

DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community of a potential tax liability. The following tangible improvements, or provision for their estimated cost, are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, and to install monuments, sewers, storm water inlets, and water mains in accordance with specifications established by the White Bluff Planning Commission.

1. Monuments

- a. Concrete monuments four (4) inches in diameter or four (4) inches square, three (3) feet long, with a flat top shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle point and points of curve in each street, except where there are no more than two lots comprising the subdivision of land. In such cases, iron pins or pipes as defined in Article IV, A, 1, b, below, shall be used to mark all the pre-cited points as described herein in Article IV, A, 1, a. **(Amended by Resolution, September 23, 1993)**
- b. All other lot corners shall be marked with iron pipe not less than three-fourths inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Grading

The full width of the right-of-way shall be graded including the subgrade of the areas to be paved. All grading in the subdivision shall be related to the topography of the surrounding area. All street improvements shall be raised at least two (2) feet above the 100-year floodplain as established by the U.S. Army Corps of Engineers or local officials.

3. Minimum Pavement Widths (Amended by Resolution, May 15, 2000)

	<u>Ditch Section (Required)</u>	<u>Curb and Gutter (Optional)</u>
a. Minor Residential Street	20 feet, plus two 4-foot shoulders	24 feet
b. Collector Residential Street	24 feet, plus two 6 foot shoulders	28 feet

(Continued)	<u>Minimum Pavement Widths</u>	<u>Ditch Section (Required)</u>	<u>Curb and Gutter (Optional)</u>
c.	Collector Commercial-Industrial Street	24 feet, plus two 10 foot shoulders	30 feet
d.	Alley	18 feet	NA
e.	Cul-de-sac Turn-A-Rounds with a Permanent Type Edge	80 feet	80 feet

For definitions and functions of the various types of streets listed above, refer to Article III, Section A, Subsection 4.

Streets in industrial, commercial or office subdivisions may be required to have greater widths as directed by the planning commission.

4. Pavement Base and Wearing Surface (Amended by Resolution, May 15, 2000)

a. Base Stone

The base stone shall be graded and rolled while it is still moist from the pugmill mix. If the enforcing officer determines that the mix is too dry, water shall be added with a distributor tank truck while the stone is being graded and rolled. The compacted thickness shall be no less than six (6) inches. Compaction shall be uniform for the entire width of the roadway until a density of ninety-eight (98) percent of the solid volume has been achieved. The enforcing officer shall approve placement and compaction of each layer before materials for the next successive layer are placed.

No pavement shall be placed until the enforcing officer has approved the stone base.

b. Binder Course

A binder course of asphalt shall be applied upon completion of the prime coat. The binder mix shall be asphalt concrete "B" modified of a minimum of two (2) inch thickness. The binder course shall be considered as described in Section 903.11, Standard Specifications – Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, Bureau of Highways, Nashville, Tennessee, March 1, 1995 and subsequent revisions and additions.

c. 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.

d. Wearing Surface

Upon completion of the application of the tack coat, an asphaltic concrete surface (hot mix) shall be applied. The wearing surface shall be a minimum of one and one-half (1 1/2) inch thickness. 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 "CW" Mix, described in Section 903.11, Standard Specifications, and shall utilize asphaltic cement Grade RT-4 or 5, or TRCB-5 or 6, as set forth in Section 904, Standard Specifications.

e. 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.

f. Testing

The developer will provide proper testing and inspection of asphalt material at the plant and at the project site at his expense. Certification that the asphalt meets regulations will be supplied to the White Bluff Street Superintendent.

g. Drawings

The four (4) drawings that follow show the specific combinations of pugmill mix, "CW" mix and "B" modified depending upon the type of road being constructed. These combinations shall be followed according to the type of road being constructed.

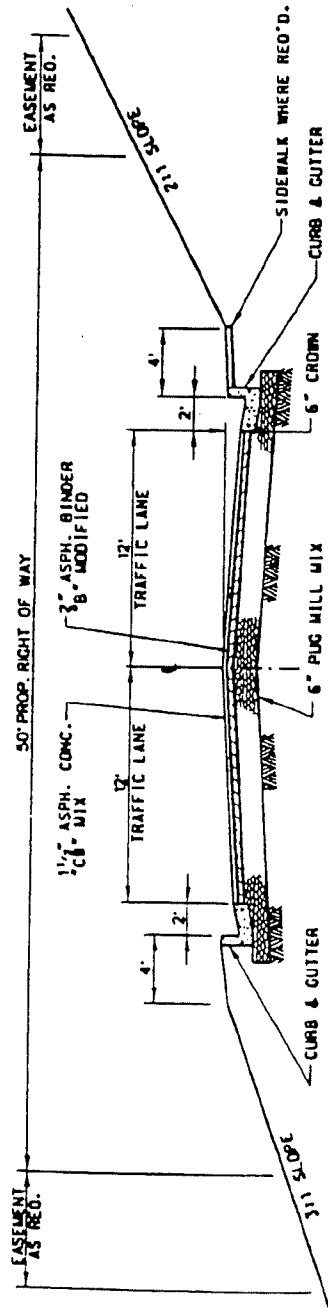
5. Curbs and Gutters (Amended by Resolution, May 15, 2000)

Developers may, at their option, elect to build streets using curb and gutter type construction. Any such use of this optional method of construction shall conform to Drawings A, B, C, and D, as well as the specified pavement widths of Article IV, A, 3.

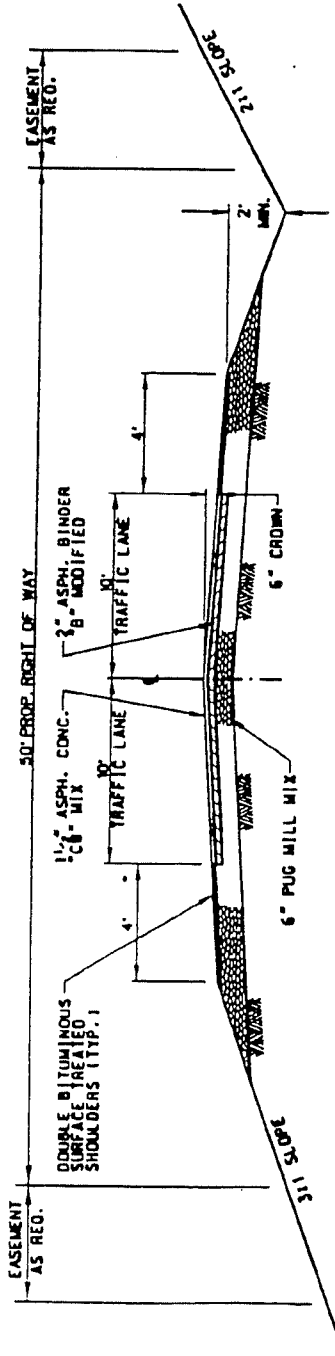
6. Sewers

- a. Each property or lot shall be connected to a public sanitary sewer system if such system adjoins the proposed subdivision or is run by a public authority (or district utility system) to the proposed subdivision. The developer shall supply to the planning commission a written statement from the applicable public authority stating sewage is available adjacent to the property or that it will not run a sewer main to the property. Any pumps or other equipment necessary to move the sewage will be the developer's responsibility.

CURB AND GUTTER SECTION (OPTIONAL)

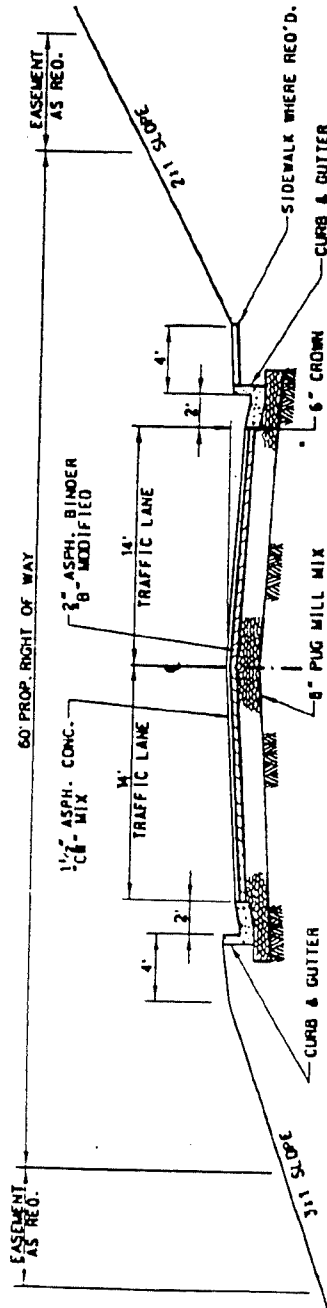


DITCH SECTION (REQUIRED)

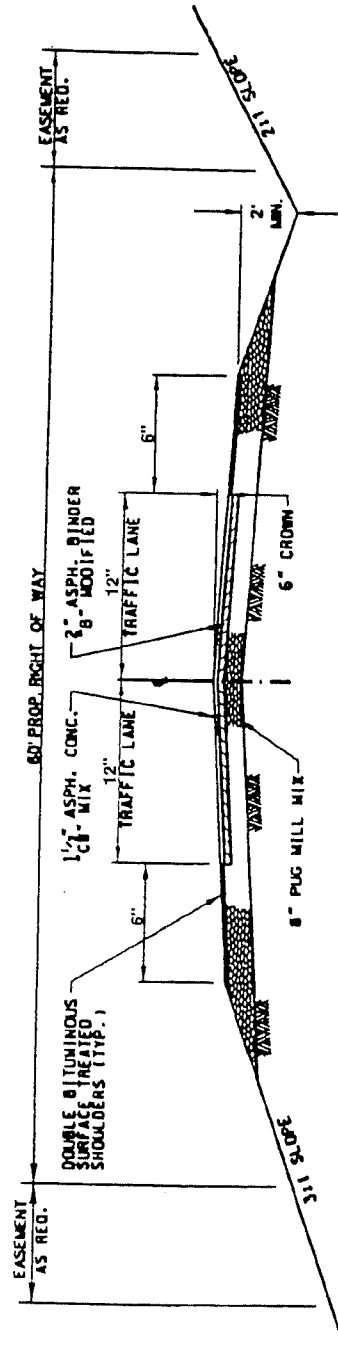


DRAWING A
MINOR RESIDENTIAL STREET
 NOT TO SCALE

CURB & GUTTER SECTION (OPTIONAL)



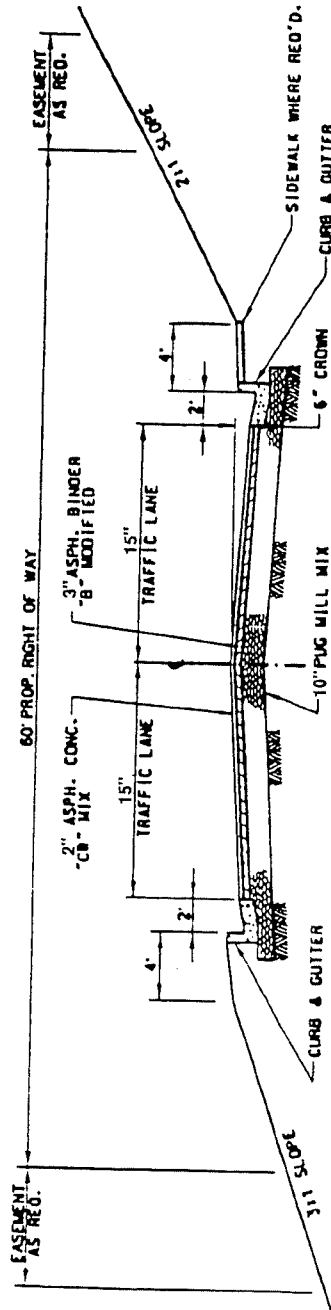
DITCH SECTION (REQUIRED)



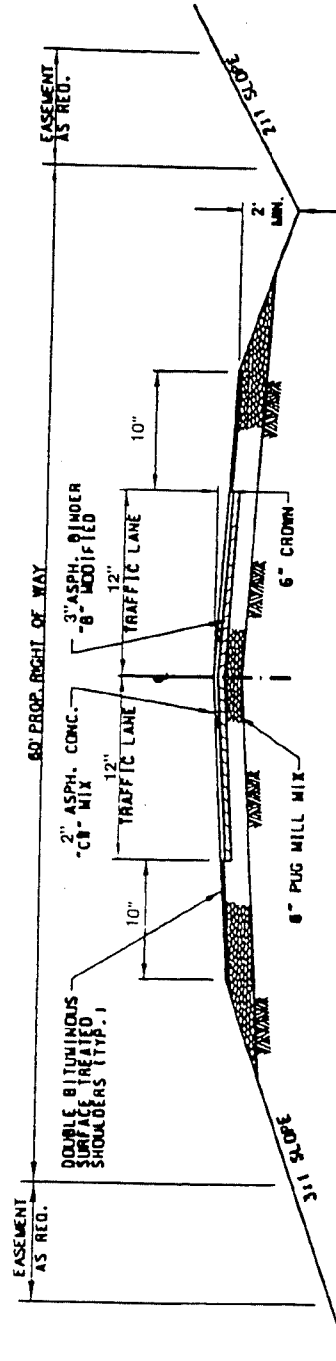
DRAWING B COLLECTOR RESIDENTIAL STREET

NOT TO SCALE

CURB & GUTTER SECTION (OPTIONAL)



DITCH SECTION (REQUIRED)



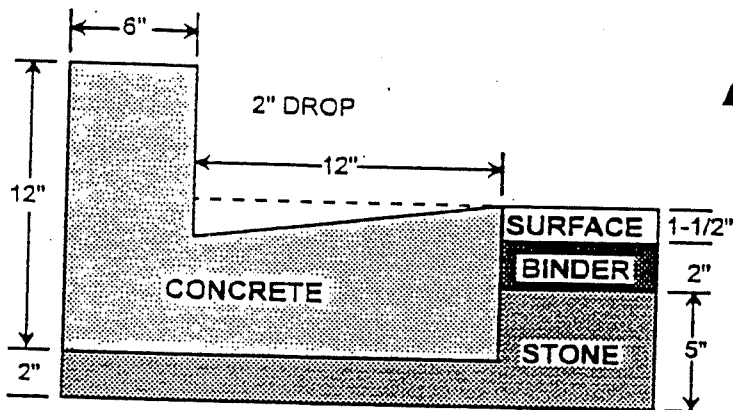
DRAWING C

COLLECTOR COMMERCIAL - INDUSTRIAL STREET

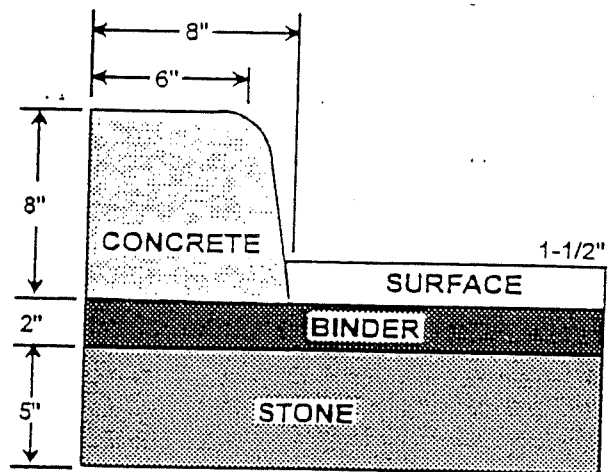
NOT TO SCALE

DRAWING D

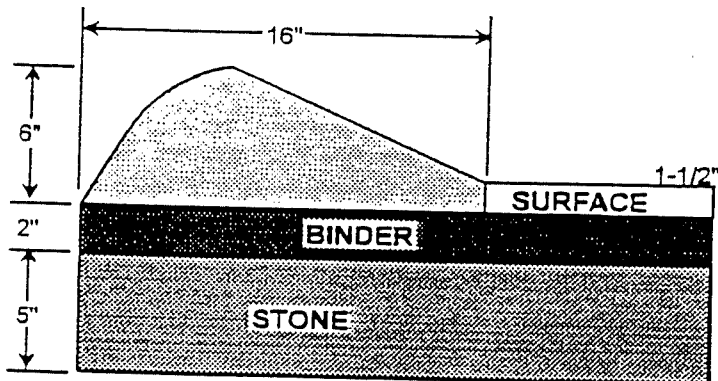
CURB DESIGN ALTERNATIVES



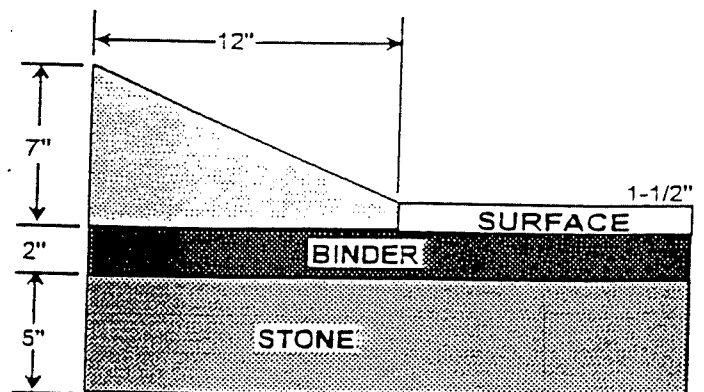
CONCRETE ONLY



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 an 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

Forms for Final Plat Certification - (Continued)
Page 2

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 AgentForm 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.

Date _____, 20____

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.

Date _____, 20____

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