

Subdivision Regulations

Vonore, Tennessee

Adopted by the

Vonore Municipal/Regional Planning Commission

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TABLE OF CONTENTS

<u>ARTICLE</u>	<u>PAGE</u>
I. PURPOSE, AUTHORITY, AND JURISDICTION	
A. Purpose	1
B. Authority	1
C. Jurisdiction	1
II. PROCEDURE FOR PLAT APPROVAL	
A. General	2
B. Preliminary Plat	2
C. Final Plat	4
III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN	
A. Streets	8
B. Blocks	11
C. Lots	12
D. Public Use and Service Areas	13
E. Suitability of the Land	13
F. Large Tracts or Parcels	14
G. Group Housing Developments	14
H. Variances	14
I. Zoning or Other Regulations	14
IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL	
A. Purpose	15
B. Required Improvements	15
C. Guarantee of Improvements	18
V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS	
A. General	20
B. Enforcement	20
C. Penalties	20
VI. ADOPTION AND EFFECTIVE DATE	21
APPENDIX I: Prime Coat Requirements	22
APPENDIX II: One Course Asphaltic Concrete Wearing Surface	23
APPENDIX III: Forms for Final Subdivision Plat Certifications	27
APPENDIX IV: Cement Concrete Curbing and Sidewalks	32

ARTICLE I.

PURPOSE, AUTHORITY AND JURISDICTION

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 Major Road Plan, of which certified copies are on file in the office of the Vonore, Tennessee, Town Recorder and the following standards guiding the Vonore Regional Planning Commission are designed to provide for the harmonious development of the area; to secure a coordinated layout with adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, flood protection, drainage, sewers, and other sanitary facilities.

These regulations provide a procedure and minimum standards of design and construction by which the Vonore Regional Planning Commission can equitably appraise all proposed plats for land subdivision and which the prospective real estate developer may be guided as to land subdivision plat preparation, review and approval requirements.

B. Authority

These subdivision standards are adopted under authority granted by Sections 13-4-301 through 13-4-309 and 13-3-401 through 13-3-411, Tennessee Code Annotated. The Vonore Regional Planning Commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such standards. Hereafter, the Vonore Regional Planning Commission shall be referred to as the Planning Commission.

C. Jurisdiction

These regulations shall govern all subdivision of land within the corporate limits of Vonore, Tennessee and its planning region, as now or hereafter established. 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 less than five (5) acres 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 subdividing or to the land or area subdivided. Any owner of land within this area wishing to subdivide land shall submit to the planning commission a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV of these standards. (Resolution PC 2016-001)

ARTICLE II.

PROCEDURE FOR PLAT APPROVAL

A. General

1. The procedure for review and approval of a subdivision plat consists of two (2) separate steps. The initial step is the preparation and submission to the planning commission of a preliminary plat of the proposed subdivision. The second 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 Monroe County Register of Deeds when duly signed by the secretary of the planning commission.

The subdivider shall consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Vonore Major Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.

2. Any owner of land lying within the corporate limits of the Town of Vonore and its planning region who wishes 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 re-subdivide 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/her subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these standards and shall be presented in the manner specified in the following sections of this Article.

No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the county register without the approval of the planning commission as specified herein. If the plat of subdivision, however, divides the tract into no more than two (2) lots, then the approval may be endorsed in writing on the plat by the secretary of the commission, upon certification by the planning staff of the planning commission that the subdivision complies with the regulations governing the subdivision of land and provided that no request for variance from such regulations has been requested. (Resolution PC 2016-001)

3. 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 the improvements set forth in Article IV.

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 planning commission three (3) copies of a preliminary plat of the proposed

subdivision drawn to a scale of not less than one (1) inch equals one hundred feet. A preliminary plat shall not be acceptable for submission unless it meets all the required standards of design and unless it contains all the required information or a written request for a variance from each specific deviation from the requirements with reasons therefore.

2. The preliminary plat which shall meet the minimum standards 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), address(es) of the owner or owners, and the name of the designer of the plat, who shall be an engineer or registered surveyor approved by the planning commission.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of existing and platted property lines, existing streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, if any, and any public utility easements or lines, the present zoning classification, if any, on the land to be subdivided and on the adjoining land, and the names of adjoining property owners or subdivisions.
 - d. Plans of proposed utility layouts (sewers, water, gas and electricity) showing feasible connections to the existing or proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
 - 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 and such request must be made prior to the submission of the preliminary plat.
 - g. The acreage of the land to be subdivided.
 - h. Location sketch map showing relationship of subdivision to the total area of the Town.
 - i. If any portion of the land to be subdivided is subject to flood, the areas subject to flood shall be shown.
 - j. A complete drainage plan showing detention/retention areas, storm sewers, drainage tiles/culverts, swales, ditches, lot drainage, and any other applicable stormwater control measures. Additional information may be required by the planning commission. (Resolution PC 2016-001)
3. Within sixty (60) days after submission of a preliminary plat, the planning commission will review it and indicate approval subject to modification. 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 will be indicated.

4. One (1) copy of the preliminary plat will be retained in the planning commission files; one (1) copy shall be returned to the subdivider with notations at the time of approval or disapproval and the specific changes, if any required.
5. The approval of the preliminary plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
6. The approval of the preliminary plat shall lapse unless a final plat based thereon is recorded within three (3) years from the date of such approval with additional extensions per Tennessee Code Annotated 13-3-413. (Resolution PC 2016-001)
7. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:
 - a. The proposed subdivision does not contain more than five (5) lots, sites or divisions.
 - b. All public improvements as set forth in Article IV are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installation or improvement of any public improvements shall require submission of a preliminary plat as prescribed by Section B of Article II.
 - c. The subdivider has consulted informally with the planning commission or its staff or consultant for advice and assistance before preparation of the final plat and its formal application for approval.

C. Final Plat

1. The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposed to record and develop at the time, provided, however, that such portion conforms to all requirements of these standards. A final plat shall not be acceptable for submission unless it contains all required information or a written request for a variance from each specific deviation from the requirements with reasons therefore.
2. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall submit four (4) copies of the subdivision plat to the planning commission staff. If applicable, road profiles or other information may also be required by the planning commission or staff. (Resolution PC 2016-001)

The plat shall be drawn to a scale of one (1) inch equals one hundred feet on sheets not larger than 18 x 24 inches. When more than one (1) 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.

When the final plat has been approved by the planning commission, one (1) copy shall be returned to the subdivider with the approval of the planning commission certified thereon for filing with the Monroe County Registrar of Deeds as the official plat of record. The original tracing containing all required certificates will be returned to the subdivider for his records.

One (1) copy will be retained in the records of the planning commission, two copies will be provided for distribution to other appropriate agencies.

3. The planning commission shall approve or disapprove this final plat within sixty (60) days after its submission. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning commission.
4. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground.
5. The final plat shall show: (Resolution PC 2016-001)
 - a. A title block which includes the map and parcel information, the subdivision name, deed book and page number, purpose of the plat, and the date.
 - b. The name and address of the owner(s) of record and the subdivider(s). The name, address, and phone number of the person responsible for preparing the plat who shall be a Tennessee registered land surveyor.
 - c. The location and description of all new and existing streets and roads, alley lines, easements, reservations, building setback requirements, lots numbered in numerical order, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and limitations.
 - d. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, and block line, whether straight or curved, 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.
 - e. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - f. Location and description of all monuments.
 - g. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property. Parcel numbers and deed book and page numbers of adjoining properties.
 - h. Graphic scale, north point, vicinity map, and legend.
 - i. Names of new and existing streets and roads.
 - j. The acreage of the total land area in the subdivision and each lot being created.
 - k. Present zoning classification.
 - l. Class of survey.

- m. If a previous subdivision plat, reference the subdivision name and recording information.
 - n. If deed restrictions or covenants, reference recording information;
 - o. If any portion of the land being subdivided is subject to flood, the area subject to flood. Reference or show applicable requirements from the Flood Damage Prevention regulations, including the minimum floor elevation (MFE) and base flood elevation (BFE).
 - p. The location of all known sinkholes. Any improvements to sinkholes that have been approved by a representative of the Groundwater Management Section within the Tennessee Department of Environment and Conservation Division of Water Supply, and such improvements have been inspected by the State Geologist, as reflected in plat notation form.
6. The following certificates shall be presented with the final plat:
- a. Certifications showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use. (Form 1)
 - b. Certification by surveyor or engineer to accuracy of survey, plat and placement of monuments and iron pins. (Form 2)
 - c. Certification by the city or county health officer when individual sewage disposal systems are to be installed. (Form 3)
 - d. Certification by the city street commission or county road superintendent that the subdivider has constructed the streets in accordance with the required standards or has made an acceptable security arrangement to assure such construction. (Form 4)
 - e. When the Town of Vonore receives central utilities, certification by the city and/or county water commissioner or the city and/or county sewer commissioner that the water and sewer lines have been installed in accordance with the required standards or has made an acceptable security arrangement to assure such construction. (Form 5)
 - f. Certification of approval to be signed by the secretary of the planning commission. (Form 6)
 - g. Certification by the utility provider showing that the applicant is served by existing water and/or sewer service. (Forms 7 and 8) (Resolution PC 2016-001)
 - h. Certification by the city that streets are accepted as public streets. (Form 9) (Resolution PC 2016-001)
 - i. Certification by the owner stating that the streets are under private ownership. (Form 10) (Resolution PC 2016-001)
 - j. Certification by the utility provider that the applicant is served by electricity. (Form 11) (Resolution PC 2016-001)

- k. Certification by the owner that the existing septic system is functioning. (Form 12)
(Resolution PC 2016-001)
 - l. Certification by the Environmental Specialist that when there is an existing septic system on site, that a reserve area exists. (Form 13) (Resolution PC 2016-001)
7. The above named certifications shall be signed by the appropriate authority, dated, and shown on the copy of the final plat for record.

ARTICLE III

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Vonore Major Road Plan. The location and width of all streets and roads shall conform to the official Vonore Major Road 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.
3. Street Right-of-Way Widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Vonore Major Road Plan, or if not shown on such plan shall be not less than as follows:

- a. Arterial Streets and Highway 80 feet or as required

Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Vonore Major Road Plan.

- b. Major Collector Street 60 feet or as required

Major collector streets are streets other than arterial streets or highways that provide service to small communities and link the locally important traffic generators with the surrounding local road system.

- c. Minor Collector Streets 50 feet or as required

Minor collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of large residential developments and streets for major circulation within such developments.

- d. Minor Residential Streets 50 feet or as required

Minor residential streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic.

- e. Cul-de-sac Streets 50 feet or as required

Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future.

- f. Dead-end Streets Not allowed

Dead-end streets are similar to cul-de-sacs except that they provide no turnaround circle at their closed end and are not permitted as streets in any proposed subdivision. Stub streets planned for future continuation are not considered to be dead-end streets.

- g. Marginal Access Streets 40 feet or as required

Marginal access streets are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

- h. Alleys 25 feet or as required

Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

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. Through proposed neighborhood or local areas, the street right-of-way Width shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

4. Additional Right-of-Way Width 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 (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

5. Restriction of Access. Where a subdivision abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

6. Street Grades.

- a. Arterial maximum grade. The maximum grade on arterial streets shall not exceed seven (7) percent.
- b. Collector Maximum Grade. The maximum grade on major collector streets shall not exceed nine (9) percent.

- c. Local Streets. The maximum grade on local and minor collector streets shall not exceed twelve (12) percent. However, when special topographic or other conditions justify, the planning commission may increase the maximum allowable grade on local streets to fifteen (15) percent.
7. Horizontal Curves. Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. 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.
8. Vertical Curves. Every change in grade shall be connected by vertical curves constructed so as to afford a minimum sight distance of two hundred (200) feet, said distance being measured from the driver's eyes, which are assumed to be four and one-half (4 ½) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all roads 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 ten (10) feet vertical, may be required by the planning commission.
9. 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. Whenever 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 set back sufficiently to permit such construction.

10. Tangents. A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.
11. Street Jogs. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall not be allowed.
12. Cul-de-sac Streets. Cul-de-sacs shall not be longer than one thousand (1,000) feet, measured along the center line from the entrance street right-of-way to the center of the turnaround, and shall have a right-of-way of not less than fifty (50) feet and transition curve radius of not less than seventy-five (75) feet for connecting the turnaround with the end of the street. The outside radius of the turnaround shall be not less than forty (40) feet. When unusual topographic conditions exist the length of the cul-de-sac and the design of the turnaround may be varied by the planning commission.
13. Temporary Dead-end Streets. 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 turnaround having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips. The planning commission encourages that every lot in subdivided property shall be served from a publicly dedicated street. However, the following standards shall govern such streets when applicable:
(Resolution 324-7)

Minor Subdivisions:

Common Driveway Easements (CDE'S) for minor subdivisions within the Vonore Planning Region may be permitted for access provided that such easement serves no more than one (1) subdivided lot and one (1) lot of record not to exceed a total of two lots, if the following requirements are met.

- a. The Joint Permanent Easement must have direct access to a public street;
- b. All lots served by a Joint Permanent Easement shall contain a minimum of thirty (30) feet of road frontage along the easement;
- c. The Joint Permanent Easement must be improved to contain at least a gravel wearing surface ten (10) feet wide.
- d. A mechanism must be established for future maintenance of the Joint Permanent Easement.

Major Subdivisions:

Joint Permanent Easements (JPE's) as private streets shall only be approved when platted within subdivisions deemed as Planned Unit Developments (PUD's). Every other 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. All such private streets shall meet all minimum road design standards of the Vonore Subdivision Regulations.

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 suffix street, avenue, boulevard, drive, way, 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 not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.
17. Drainage. All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way from all streets and roads by grading and drainage as shall be approved by the planning commission. Where it is the opinion of the planning commission that water can not be adequately discharged by surface drainage, the planning commission may require additional construction and/or equipment to facilitate and accommodate drainage flow.

B. Blocks.

1. Length. Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1,200) 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 (1) or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

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

C. Lots.

1. Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front upon a public street or road at least fifty (50) feet, and be located on a street right-of-way that is at least fifty (50) feet in width. (Resolution PC 2016-001)
2. 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 public water and sanitary sewer systems are reasonable accessible, the subdivider shall connect with such systems and provide connection or connections to each lot. Where public sewer disposal may be used, if it meets all applicable public health regulations. Where a public water supply is not accessible, a water well or other source may be used upon approval by the planning commission subject to the lot size requirements where water is not available.
 - a. Residential lots served by public water and sanitary sewer systems shall not be less than seventy-five (75) feet wide at the building setback line or less than seventy-five hundred (7,500) square feet in area.
 - b. Residential lots not served by sanitary sewer systems shall not be less than one hundred (100) feet wide at the building setback line or less than fifteen thousand (15,000) square feet in area, provided however, greater area may be required by the planning commission as indicated by data from percolation tests and investigations or a determination by the city or county health officer.
 - c. Residential lots not served by a public water system shall have an area of at least one (1) acre with the width at the building setback line not less than one hundred and twenty-five (125) feet. However, the planning commission may allow a minimum lot of one-half ($\frac{1}{2}$) acre where a single parcel is separated from a larger tract without the intention of further subdivision.
 - d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
 - e. The size and width of lots shall in no case be less than the minimum requirements of any zoning ordinance.

3. Building Setback Lines.

The minimum depth of building setback lines from the right-of-way of minor streets shall not be less than thirty (30) feet, and in the case of corner lots, thirty (30) feet from the side street. On major collector streets, the minimum setback line shall be forty (40) feet and on arterial streets, the minimum setback line shall be fifty (50) feet unless a greater distance is deemed necessary by the planning commission for the protection of the contemplated development on the property.

4. Corner Lots. Corner lots shall have extra width sufficient to permit the additional side yard requirements of the building setback lines outlined above.

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 Space. Where a school, neighborhood park, 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. Utility easements of five (5) feet in width situated along boundary or lot lines shall be required to be dedicated for each lot in a subdivision to the public and/or to appropriate utility agencies. This required easement shall be ten (10) feet in width along rear lot lines where the adjoining property is not subject to a similar easement at least five (5) feet in width. Such dedication shall be required to be noted on the final plat of a subdivision.
3. Easements for Drainage. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way along each side for the purpose of widening, deepening, relocating, improving, or protecting such drainage easement.
4. Community Assets. In all subdivisions, due regard shall be shown for all natural features such as large trees, 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 which the planning commission has found to be unsuitable for subdivision due to flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety, health, and general welfare of the future residents, shall not be subdivided unless adequate methods approved by the planning commission are formulated by the developer for meeting the problems created by the subdivision of such land.

Land may be filled to secure a flood-free building site provided that such fill 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 re-subdivision.

G. Group Housing Developments.

A comprehensive group housing development, including large scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard streets, lots and subdivision arrangements if departure from the foregoing standards can be made without destroying their intent.

H. Variances.

Variances may be granted under the following conditions:

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

I. Zoning or Other Regulations.

No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE IV

DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A. Purpose

A perfectly prepared and recorded subdivision plat means little to a prospective 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 physical reality of a subdivision which approval and filing will establish legally.

B. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, install monuments, sewage disposal systems, storm water drainage equipment and water supply systems in accordance with these regulations and any specifications established by the Town of Vonore. If other specifications have not been adopted by local authorities, the planning commission will accept specifications equal to those of the FHA Land Planning Bulletin No. 3, Neighborhood Standards for Tennessee. The adopted requirements, whether in local regulations or in the following standards, shall govern.

1. Monuments

Iron pins three-fourths (3/4) inch in diameter and at least thirty (30) inches long shall be placed at all lot corners, at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street, and at all other points on the subdivision boundary lines where there is a change of direction and at all lot corners.

In all subdivisions, reference monuments of stone or concrete not less than thirty-six (36) inches in length and six (6) inches square with an iron pin set flush in the center (unless another type of monument is approved by the planning commission) shall be set flush with the finished grade on at least two (2) corners of the boundary of the record plat area and at such intermediate points as shall be required by the planning commission.

2. Street and Road Improvements

- a. Grading: All streets, roads, and alleys shall be graded by the subdividers so that pavements can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with special approval of the planning commission.

Preparation: Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush, and other objectionable materials and all trees not intended for preservation.

Cuts: All tree stumps, boulders, and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the subgrade.

Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

- b. Base: A compacted base course six (6) inches deep and three (3) feet wider than the width of pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turnarounds and access streets to adjoining properties.

This base course shall consist entirely of pugmill stone, or it may consist of approximately eighty (80) percent of crushed stone and twenty (20) percent manufactured sand, water bound constructed.

All base course material shall be deposited and spread by means of spreader boxes, or approved mechanical equipment, or from moving mechanical equipment, or from moving vehicles equipped to distribute the material in a uniform layer and compacted by an eight (8) to ten (10) ton roller with the addition of water to properly bond the material. Each layer shall be not more than three (3) inches in thickness after compaction.

- c. Prime Coat: After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Appendix I of these regulations.
- d. Wearing Surface: The wearing surface shall consist of a surface course constructed with asphalt concrete, prepared with mineral aggregate and laid hot as specified in Appendix II of these regulations. It shall be constructed in one layer not less than two (2) inches thick to conform to the lines, grades, and cross sections indicated on a plan approved by the planning commission.

3. Minimum Pavement Width

Minimum pavement widths shall be as follows:

- a. Rural Streets 20 feet

Minimum of two acre lots and 200 feet at the building setback line.

- b. Cul-de-sac Streets 20 feet
- c. Loop Streets 20 feet

Maximum length 1200 feet or twenty-five (25) Dwelling units.

d. Minor Residential Streets 22 feet

e. Collector Streets

Cost of pavement width beyond that of a minor residential street not usually paid by the developer.

(1) Major Streets 32 feet

(2) Minor Streets 22 feet

f. Arterial Streets and Highways Not paved by developer

4. Curbs: Curbs are not required, but if constructed, the subdivider shall provide a permanent concrete curb as provided for in Appendix IV of these regulations.

The planning commission may at any time, however, require that a subdivider provide curbs and gutters.

5. Storm Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than twelve (12) inches. Cross drains shall be built on straight line and grade, and shall be laid on a firm base, but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one (1) foot below the roadbed.

If the curbs are not provided, ditches shall be constructed so that the valley line of the ditch shall be at least six (6) feet from the edge of the roadway surface and at least fourteen (14) inches below the elevation of the edge of the road surface. The slopes of the ditch shall normally be in a ratio of at least 3:1 (horizontally to vertically) but in no case shall they exceed a ratio of 2:1. Where the grade of the roadway exceeds seven (7) percent, the developer shall "rip rap" the ditches.

6. Sidewalks: Sidewalks are not required, however, for the safety of pedestrians and of children at play, installation of sidewalks on both sides of streets may be required of the developer. Sidewalks, if required, shall be located not less than one (1) foot from the property line to prevent interference of encroachment by fencing, walls, hedges, or other planting or structures placed on the property line at a later date. In single family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments, sidewalks shall be five (5) feet wide and four (4) inches thick.

7. Installation of Utilities and Driveways

After grading is completed and approved and before any base is applied, any underground work—water mains, gas mains, etc.—and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

8. Water Supply System: Water mains properly connected with the community water supply system or with an alternate supply source approved by the county health office shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection.

The size of the water mains, the location and type of valves and hydrants, the amount of soil cover over the lines and other features of the installation shall be approved by the planning commission and shall conform with accepted standards of good practice for regional water systems.

9. Sanitary Sewers: When the subdivision is located within the service area of a public sewerage system, sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system.

Where lots are not served or cannot be economically connected with a sewerage system, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the county health officer.

10. Street Name Signs: Street name signs shall appear at all intersections. The planning commission will instruct the subdivider in obtaining standard street name signs and will approve their placing.

C. Guarantee of Improvements

1. Completion of Improvements: No final subdivision plat shall be approved by the planning commission or accepted for recordation by the Office of the Monroe County Registrar of Deeds until all required improvements have been constructed in a satisfactory manner and approved by the planning commission and other appropriate agencies.

2. Guarantee in Lieu of Completed Improvements

In lieu of completed improvements, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city or county in the event of default by the subdivider.

The following methods of bonding will be acceptable:

- a. A surety bond from the subdivider to the planning commission for the town or county in the full amount of the estimated cost of installing the improvements required under the subdivision regulations.

- b. A performance bond from a corporate surety company on the subcontractor or contractor hired by the subdivider, to make the improvement in his subdivision, together with a certified check in the amount of 75 percent of the estimated cost of installing the required improvements.
- c. A certified check in the full amount of the estimated cost of installing all required improvements.
- d. An escrow account in the full amount of the estimated cost of installing required improvements.

ARTICLE V

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

A. General

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

B. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the corporate limits of the Town of Vonore shall be admitted to the Monroe County Register of Deeds until said plat or plan has received final approval in writing by the planning commission, as provided in Sections 13-4-302 and 13-3-402, 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 Town of Vonore 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 to a street shown on a subdivision plat approved by the planning commission, as provided in Sections 13-3-406 and 13-4-307, Tennessee Code Annotated.

C. 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 Sections 13-4-301 through 13-4-309 and Sections 13-3-401 through 13-3-411, 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. Sections 13-3-410 and 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 the law; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties. The regionality, through its solicitor or other official designated by the county 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 commissioner or the solicitor of the regionality 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 13-3-411, Tennessee Code Annotated.

ARTICLE VI

ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations, a public hearing as required by Sections 13-3-403 and 13-4-303, Tennessee Code Annotated was afforded any interested person or persons and was held on December 1997. Notice of such hearing was announced in the Monroe County-newspaper, being of general circulation within the area of planning jurisdiction, in October and November 1997 and stating the time and place for the hearing.

- B. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: December 1997

Effective: December 1997

CHAIRMAN

SECRETARY

APPENDIX I

PRIME COAT REQUIREMENTS

After a thoroughly compacted and broomed base has been established, a prime coat shall be applied as follows:

Between April and November 15 at a temperature of 35 degrees or above, tar grade RT-2 or RT-1 inclusive, or MC-1 or MC-2, shall be applied at the rate of four-tenths (4/10) gallon per square yard of base surface. The stone chips graded from one-half (1/2) inch down to number eight (8) with no dust shall be applied at the rate of ten (10) to fifteen (15) pounds per square yard, rolled until thoroughly compacted left to cure for such time as the city street committee or the county road superintendent may direct but not less than seven (7) days.

APPENDIX II

ONE COURSE ASPHALTIC CONCRETE WEARING SURFACE (PLANT MIXED)

A. Description: This wearing surface shall consist of aggregate and bituminous material mixed in a central plant, constructed on the prepared base in accordance with these specifications and in conformity with the lines, grades, and typical cross sections as shown on the accepted drawings.

1. Materials:

- a. Liquid asphalt for the tack coat shall be grade RC-2.
- b. Asphalt cement to be used in the asphaltic concrete shall be uniform in character, free from water and shall not foam when heated to 350° F., and shall meet the following requirements for penetration.

Penetration at 77° F., 100 grams, 5 seconds – 100 to 120

No mineral matter other than that naturally contained in the asphalt shall be present.

- c. Aggregate shall consist of fine gravel and sand, disintegrated granite, or other similar granular materials. The portion of the material retained on a No. 4 sieve shall be known as coarse aggregate, and that portion passing a No. 4 sieve shall be known as filler.
- d. The materials shall be graded and proportioned as follows:

<u>Sieve Designation</u>	<u>Percent by Weight Passing Square Mesh Sieve</u>
1 inch	100
¾ inch	85 – 100
No. 4	60 – 95
No. 10	45 – 80
No. 200	5 – 15
Asphalt by Weight	4 – 8

2. Construction Methods:

- a. Apply Tack Coat: Immediately before placing the bituminous mixture, the existing surface shall be cleaned of loose or deleterious material by sweeping with a power broom and hand broom. The surface shall be thoroughly dry before applying the tack coat. When the existing surface has been put in proper condition, a tack coat shall be applied to the surface at the rate of 0.1 gallon per square yard by a power distributor of approved type, having a pressure of not less than forty (40) pounds per square inch. The bituminous mixture shall be spread and finished immediately after the tack coat has been applied.

The finished thickness shall not be less than two (2) inches and shall not weigh less than two hundred twenty (220) pounds per square yard per inch of compacted thickness.

- b. Spreading and Finishing: Where cement, concrete, or masonry edging is not specified on the accepted plans, suitable side forms or wood or steel shall be firmly fastened in place and shall be true to line and grade as shown on the accepted plans. These forms shall remain in place until initial compaction has been obtained.

The bituminous mixture shall be delivered on the job at a temperature of not less than 250° F. Whenever practical, the mixture shall be spread by means of an approved mechanical self-powered paver, capable of spreading the mixture true to the line and grade and crown as shown on the accepted plans and cross sections.

When the mixture is to be spread by hand, it shall be deposited outside the area on which it is to be spread. Immediately thereafter it shall be distributed into place by means of hot shovels and spread with hot rakes in a loose layer of uniform density and correct depth. Loads shall not be dumped and distributed any faster than they can be properly handled by the shovelers and rakers. The raking shall be carefully and skillfully done in such a manner that after the first passage of the roller over the raked mixture a minimum amount of back patching will be required.

Placing of the mixture shall be as continuous as possible, and the roller shall pass over the unprotected edge of the freshly laid mixture only when the laying of the course is to be discontinued for such length of time as to permit the mixture to become chilled.

Longitudinal and transverse joints shall be well-bonded and sealed. If necessary to obtain this result, the joints shall be cut back to the full depth of the previously laid course, painted with hot asphalt, and heated. Before placing the mixture against them, all contact surfaces of curbs, gutters, headers, manholes, etc., shall be painted with a thin uniform coating of hot asphalt cement or asphalt cement dissolved in naphtha.

After spreading, the mixture shall be thoroughly compacted by a 3-wheel power driven roller, weighing not less than ten (10) tons, as soon after being spread as it will bear the roller without undue displacement.

Rolling shall start longitudinally at the sides and proceed toward the center width of the rear wheel. The pavement shall then be rolled diagonally in two directions with a tandem roller, weighing not less than ten (10) tons. The second diagonal rolling shall cross the lines of the first. Along curbs, headers, manholes, and similar structures and at all places not accessible to the roller, thorough compaction must be secured by means of hot tampers and at all contacts of this character the joints between these structures and the surface mixture must be effectively sealed.

- c. Seasonal Limits: No asphalt material shall be laid when the temperature of the air is 50° F. and falling nor during unfavorable weather conditions.

B. Materials

1. Aggregates: Coarse aggregate shall consist of crushed gravel. It shall be clean, hard, tough, durable pieces free from injurious amounts of soft friable, thin, elongated or laminated pieces, soluble salts, organic or other deleterious matter.

Fine aggregate shall consist of either a natural sand or a stone sand composed of sound particles of approved stone. All sand shall be free of clay or other adherent coatings and injurious amounts of deleterious matter.

2. Cement: Standard Portland cement and high early strength Portland cement shall meet the requirements of current federal specifications SS-C-192 or equal.
3. Water: Water shall be free from oil, acids, alkali and vegetable matter and shall be clean.
4. Gradation: The aggregate when tested by means of laboratory sieves shall meet the following requirements:

<u>Sieve Designation</u>	Percent by Weight	
	<u>Coarse Aggregate</u>	<u>Fine Aggregate</u>
1 ½ inch	100	-----
1 inch	95 – 100	-----
½ inch	35 – 70	-----
3/8 inch	-----	100
No. 4	0 – 10	95 – 100
No. 16	-----	45 – 80
No. 50	-----	10 – 30
No. 100	-----	2 – 10

5. Proportions: Concrete shall contain six (6) bags of cement per cubic yard and shall be proportioned in an approximate 1:2:4 mix as follows: Mix and each bag of cement 188 pounds of fine aggregate and 345 pounds of coarse aggregate, using six (6) gallons of water.

Weight of aggregate is based on a specific gravity of 2.65. Compressive strength shall be 3,000 pounds per square inch at 28 days.

C. Construction Methods

1. Preparation of Subgrade: All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross sections and grades.
2. Forms for Concrete: The forms for the concrete shall be of wood or metal, straight, free from warps or kinks and of sufficient strength. They shall be staked securely enough to resist the pressure of the concrete without spring. When ready for the concrete to be deposited they shall not vary from the approved line and grade and shall be kept so until the concrete has set. Where

a face form for a curb is used it shall be so designed as to permit it to be securely fastened to the other forms.

3. Placing and Finishing Concrete: Just prior to placing the concrete the subgrade (or base) shall be moistened. The concrete mixed to the proper consistency shall be placed in the forms and thoroughly tamped in place so that all honeycombs will be eliminated and sufficient mortar will be brought to the surface. After this the surface shall be brought to the smooth even finish by means of a wooden float. All faces adjacent to the forms shall be spaced so that after the forms are stripped and surface of the faces will be smooth, even and free of honeycomb. All edges shall be tool rounded. Slope sidewalks one-quarter (1/4) inch per foot toward the pavement surface.
4. Expansion and Contraction Joints for Concrete: Half-inch (1/2) expansion joints shall be placed at intervals not exceeding sixty (60) feet. At intervals not greater than ten (10) feet nor less than five (5) feet the concrete curb shall be scored for a depth equal to one-third (1/3) the total depth of the concrete. Sidewalks shall be scored to a depth of one (1) inch every four (4) to six (6) feet and at all intersections with curbs or other structures.
5. Curing Concrete: When completed the concrete shall be kept moist for a period of not less than seven (7) days and longer, if necessary, and shall be protected from the elements in a satisfactory manner.
6. Backfilling: Backfill shall be of suitable selected material and shall be placed and tamped in layers of not over six (6) inches in depth until firm and solid. Backfilling shall follow immediately after the concrete forms have been removed, and shall be higher than and sloped toward the top of the curb to insure surface drainage on the paved surface of the roadway. Paved and "V" type ditches for drainage behind the curb will not be permitted. Slope sidewalk planting strips shall be placed one-quarter (1/4) inch per foot toward the pavement surface.

D. Seasonal Limits

No concrete shall be poured on a frozen or thawing subgrade, or during unfavorable weather conditions, or when the temperature is 38° F. and falling.

APENDIX III

FORMS FOR FINAL SUBDIVISION PLAT CERTIFICATIONS

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 hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use, as noted.

Date

Owner

Date

Owner

Form 2

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Vonore Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

Date

Registered Engineer or Surveyor

Form 3

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date

City or County Health Officer or his Authorized Representative

Form 4

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify that streets and _____ * have been installed in an acceptable manner and according to the Town of Vonore street specifications or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

Date

City Street Commission or County Road Superintendent

* Specify and other improvements such as sidewalks, curbs and gutters, etc.

Form 5

CERTIFICATE OF APPROVAL OF UTILITIES

I hereby certify utilities required have been installed in an acceptable manner or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

Date

City Water or Sewer Commissioner or Authorized Representative

Form 6

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this plat has been found to comply with the subdivision regulations for the Vonore Municipal/Regional Planning Commission, with the exception of such variances, 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 Monroe County Registrar of Deeds.

Secretary, Planning Commission

Date

(Resolution PC 2016-001)

Form 7

EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____. I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.

Signature (Utility Provider) Date

(Resolution PC 2016-001)

Form 8

EXISTING SEWER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____. I certify that all lots shown on this subdivision plat have access to an existing sewer line located within the existing road right-of-way.

Signature (Utility Provider) Date

(Resolution PC 2016-001)

Form 9

CERTIFICATION OF EXISTING STREET

I hereby certify that the street(s) shown on this plat has (have) the status of being an accepted public street(s) regardless of its (their) current condition.

Signature (Town of Vonore) Date

(Resolution PC 2016-001)

Form 10

**CERTIFICATION OF PRIVATE PERMANENT EASEMENT
AND PRIVATE STREETS**

Certain streets or roads within this subdivision are designated as private permanent easements or rights-of-way under private ownership. It is acknowledged that said streets or roads shall be privately maintained unless and until they are improved to the county or town road standard(s) at the property owner(s) expense, have been formally offered for dedication by the owner(s), approved by the Vonore Municipal/Regional Planning Commission, and accepted by the Town of Vonore or the Monroe County Commission.

Owner Date

Owner Date

Owner Date

(Resolution PC 2016-001)

Form 11

ELECTRICAL UTILITY SERVICE CERTIFICATION

The property shown on this subdivision plat is within the service area of _____.

The following condition(s) apply:

Lots _____ are served by existing powerlines.

Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Signature (Utility Provider) Date

(Resolution PC 2016-001)

Form 12

EXISTING SEPTIC SYSTEM CERTIFICATE

The existing septic system(s) is (are) located as shown on the plat as Lot(s) _____. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is (are) contained within the boundary of the individual lot(s).

Signature (Owner) Date

(Resolution PC 2016-001)

CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL

Lot _____ has an existing septic system. In the event of the failure of the current system, a reserve area of suitable soils that can support the existing residence for subsurface sewage disposal has been designated in the area(s) shown. Cutting, filling, or alteration of the soil conditions may void this approval.

Environmental Specialist

Date

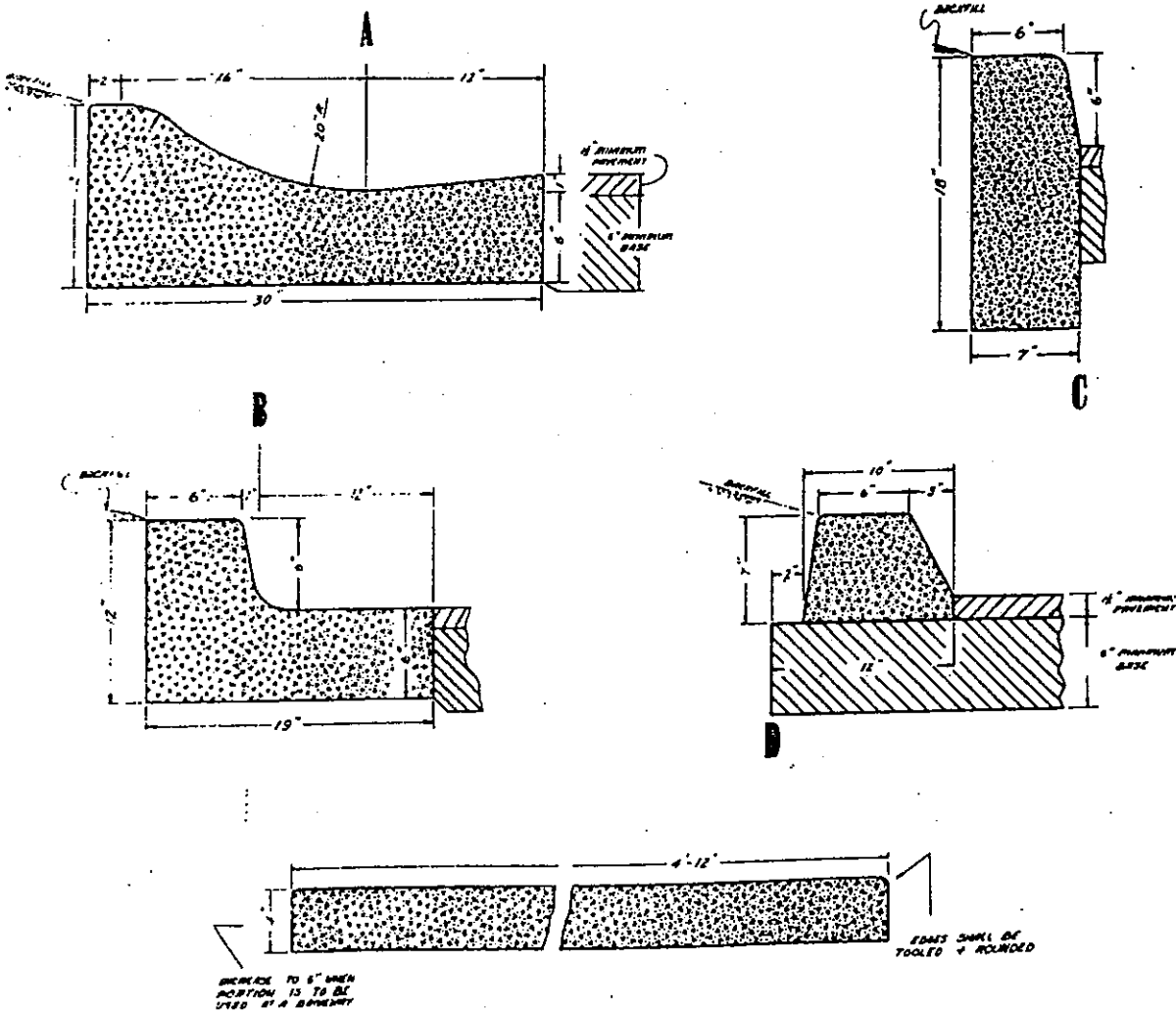
(Resolution PC 2016-001)

APPENDIX IV

CEMENT CONCRETE CURBING AND SIDEWALKS

A. Description

This item shall consist of Portland cement concrete curbs, curbs and gutters, or sidewalks constructed on a prepared subgrade in accordance with these specifications and either of the cross sections shown. The required width of the base varies with the type of curbing selected:



- Type A. Base two (2) feet narrower than pavement width.
- Type B. Base two (2) feet narrower than pavement width.
- Type C. Base equal to required pavement width.
- Type D. Base two (2) feet wider than pavement width.