

**SUBDIVISION STANDARDS
OF
BEDFORD COUNTY, TENNESSEE**



**Certified by the Bedford County Regional Planning
Commission**

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AMENDMENTS

- Amendment 1. A resolution to amend Article V, Section 1 – Required Improvements, (4.) - Sanitary Sewers, (b.) Requires entire septic system to be within the boundaries of a lot, disallows septic easements. 10-6-2009.
- Amendment 2. A resolution to amend Article V, Section 1 – Required Improvements, (4.) – Sanitary Sewers, (b.) Pre-Existing Septic / Bedrooms. 10-5-2010.
- Amendment 3. A comprehensive resolution to amend Article I – Preamble, Section 1 - Purpose, Section 2 - Authority, Section 3 - Jurisdiction, and Section 4 – Enforcement; Article II – Definitions; Article III, Procedure for Plat Approval, Section 1 – Preliminary Plat, Section 2 – Final Plat; Article IV, General Requirements and Minimum Standards of Design, Section 1 – Streets, Section 3 – Lots; Article V, Development Prerequisites to Final Approval, Section 1 – Required Improvements. July 7, 2023.

ARTICLE I

PURPOSE, AUTHORITY, JURISDICTION AND ENFORCEMENT

PREAMBLE

The subdivision regulations controlling the subdivision of land in the Bedford County, Tennessee planning region are adopted under the authority granted by Sections §§ 13-3-301 through 13-3-311, Tennessee Code Annotated, which provisions are hereby made a part thereof. 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 Major Street and Road Plan in the office of the Register of Bedford County, Tennessee. Now, therefore, the following subdivision regulations are hereby adopted, the public welfare requiring it.

SECTION 1 – 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 Bedford County Regional Planning Commission are designed to provide for the harmonious development of the regional area and its environs; to secure a coordinated layout of roads with other existing or planned roads in or near the region; for adequate open space for traffic, light, air, and recreation; for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the avoidance of population congestion; and for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity as set forth under the provision of Section 13-303, Tennessee Code Annotated.

“The planning commission shall not require an owner of private property to dedicate real property to the public or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest (see *Nollan v. California Coastal Commission*) and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property (see *Dolan v. City of Tigard*). An owner of private property required to make dedication or pay money in violation of this subdivision may seek relief through a common law writ of certiorari in chancery court.”

SECTION 2 – AUTHORITY

These subdivision standards are adopted by the Bedford County Regional Planning Commission under the authority granted by Title 13, Tennessee Code Annotated §§13-3-401 through 13-3-412. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such standards, having filed a certified copy of the Major Road Plan in the office of the Registrar of Bedford County, Tennessee and having held a public hearing as required by Tennessee Code Annotated §13-3-403(c).

SECTION 3 – JURISDICTION

These regulations, in concert with the adopted Zoning Resolution of Bedford County, shall govern all subdivision of land within all unincorporated areas of Bedford County, Tennessee, as established by resolution of the Tennessee State Planning Commission under the provision of Section 13-3-202 Tennessee Code Annotated. Within these regulations the term “subdivision” shall include 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 re-subdivision and, when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided. “Utility construction” does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site, or other division to existing utility mains. (T.C.A. §13-3-401B.i. and 13-3-401B.ii.), and when appropriate to the context, relates to the process of subdividing or to the land or areas being subdivided.

Any owner of land within the Bedford County, Tennessee Planning Region wishing to subdivide land shall submit to the planning commission a plat of the subdivision according to the procedures outlined in *Article III*, which plat shall conform to the minimum design standards as set forth in *Article IV*. Improvements shall be installed as required by *Article V* of these standards.

The following are not defined as subdivisions:

Divisions of land into tracts greater in area than five (5) acres not involving any new streets, public infrastructure, or easements of access; testamentary division of property when following the adopted rules of the Planning Commission; or a partnership division of property between two or more owners of an undivided interest by court order – when following the adopted rules of the Planning Commission.

No applicable land shall be subdivided within the jurisdiction until the applicant submits the document(s) required by these regulations, obtains Planning Commission approval of the final plat, and records the approved plat with the County Register.

SECTION 4 – ENFORCEMENT

1. No land within the jurisdiction of these regulations, whether owned by an individual, corporation or governmental body or agency, shall be subdivided until the owner has fully complied with all pertinent portions of these regulations; submitted a preliminary and constructive plan to the planning commission and

received its approval; and installed the required improvements.

2. The County of Bedford, including any court, board or officer thereof, or any other public officer or agency shall not accept, lay out, open, improve, grade, pave or light any road, or lay or authorize to be laid water mains, sewers, or other facilities or utilities including connections thereto in any road within the jurisdiction of these regulations unless such road shall have been accepted or opened or shall have otherwise received the legal status of a public road prior to the effective date of these regulations, or unless such road corresponds in its location and lines with a road shown on a subdivision plat approved by the Planning Commission, or on a road or street plat made and adopted by the Planning Commission; provided, however, such governmental body or agency may accept or lay out any other roads or adopt any other road location provided the resolution or other measure of such acceptance laying out or adoption shall be first submitted to the Planning Commission for its approval and, if disapproved by the Planning Commission, shall receive the favorable vote of not less than a majority of the entire membership of the Bedford County Commission. A road approved by the Planning Commission upon such submission, or accepted, laid out or adopted by the Planning Commission shall have the status of an approved road location as fully as though it had been originally shown on a subdivision plat approved by the Planning Commission. In the case, however, of any state highway constructed or to be constructed within the jurisdiction of these regulations by the State of Tennessee with state funds as a *part* of the state highway system, the submission to the Planning commission shall be by the State Commissioner of Transportation, who shall have the power to overrule the disapproval of the Planning Commission.
3. No building permit or certificate of completion shall be issued for and no building or structure shall be erected on any lot within the jurisdiction of these regulations unless the street giving access to the lot upon which said building or structure is proposed to be placed shall have been accepted, owned or shall have otherwise received the legal status of a public street prior to the effective date 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 street plat made and adopted by the Planning Commission, or with a street located or accepted by an appropriate governing body after submission to the Planning Commission and in the case of the Planning Commission's disapproval, by the favorable vote of not less than a majority of the entire membership of the governing body.
4. The County Registrar of Deeds shall not file or record any street plat or plat of a subdivision of land within the area of jurisdiction of the Planning Commission unless the approval of the Planning Commission is certified thereon by the secretary or chairman thereof.

ARTICLE II

DEFINITIONS

As used in these rules or regulations, the following words or phrases shall have the following meaning or definition:

Adjacent Parcel/Adjacent Lot - Either term can be used interchangeably for the purposes of the subdivision regulations in specific relation to use of either of the terms adjacent parcel or adjacent lot. The terms refer to a piece of property situated in direct contact with another property. No roads or other property, lot or parcel may be between the properties in such a way as to totally disconnect them from one another if they are to be considered adjacent parcels or adjacent lots as applied in these subdivision regulations.

Alley - shall mean a service road or street serving the rear or side of properties abutting also on another street.

Bulk Regulations - Zoning or other regulations that control the height, mass, density, and location of buildings.

BZA - Board of Zoning Appeals

Center Line of Street - That line surveyed and monumented by appropriate governmental authority as the center of a street. If such line has not been surveyed, it shall be that line running midway between the outside curbs or accepted boundaries, such as ditches or fence lines of such streets.

Compatibility - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in a zoning district is intended to achieve compatibility. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, air pollution, or radiation.

Conditional Use - A use that may locate within a zone only upon taking measures to address issues that may otherwise make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district. An appeal to the Board of Zoning Appeals is required.

Critical Lots - Any lot having an existing or proposed topographic slope of less than one and one-half percent (1.5%) or more than (15%) and any other lot deemed by the County Planner to have unique drainage, topographic, or environmental circumstance as to warrant more detailed evaluation prior to issuance of a building permit. This may include but not be limited to lots in which the ground water table is found to be within five feet (5') of the surface. Such lots will

typically be evidenced by the natural occurrence of aquatic/wetlands loving vegetation and animal life and habitat (crayfish, crayfish holes, cat tails, button bush, poison sumac, etc.).

Cul-de-sac - A permanent dead-end street having only one outlet and having an appropriate turnaround type terminal for the safe and convenient reversal of traffic movement.

Curb Line - shall mean the inside vertical face of a masonry curb.

Deed Restriction - A private legal contractual restriction on the use of land recorded in the deed. The restriction burdens or limits the use of the property in some way.

Easement - The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Effluent - A discharge of pollutants, with or without treatment, into the environment.

Encroachment - Any obstruction or protrusion into a reserved setback, right-of-way or adjacent property, whether on the land or above it.

Envelope - The skin of a building - including the windows, doors, walls, foundation, basement slab, ceilings, roof and insulation - that separates the interior of a building from the outdoor environment.

Floodplain - A watercourse and the areas adjoining a watercourse which have been, or may be, covered by a one-hundred-year flood (1% risk on any given day) as depicted on a federal insurance administration flood map.

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. "Floodway" may also be referred to as "*regulatory floodway*". The county must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

Flood Zone - Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Frontage - The frontage, or front, of a lot is usually defined as the side nearest the street.

Food Security - Access by all people at all times to enough food for an active, healthy life. Food security includes at a minimum the ready availability of nutritionally adequate and safe foods and an assured ability to acquire acceptable foods in socially acceptable ways.

Highway - shall mean a road or street that forms a part of the existing or projected Federal Aid

Highway System or the State Highway System.

Homeowners Association (HOA) – A nonprofit organization operating under recorded legal agreements running with the land. Generally, each lot owner in a planned development becomes a member upon purchase. Each lot is subject to a charge for a proportionate share of the expenses for the organization's activities, like maintaining common areas, landscaping, recreation facilities and parking areas.

Impact Fee – Also called a development fee or an adequate facilities tax. Levied on the developer/owner of a property by the county to assist in the payments of debt service on public school development in the county.

Lot - A parcel of land having fixed boundaries and designated on a plot or survey map intended for transfer of ownership or for building development. Must front on a public street or an approved private street.

Marginal Access Streets - are minor streets which are parallel and adjacent to arterial streets and highways, and which provide access to abutting property.

Metes and Bounds – A system of describing or identifying land using measures (metes) and direction (bounds) from an identifiable point of reference like a monument or other marker, the corner of intersection streets, or some other permanent fixture.

Minor Land Division – Contiguous property which is partitioned into five or fewer lots.

Moratorium – A zoning designation that temporarily reduces or freezes allowable development in an area or for a certain type of development until a permanent classification can be fixed or amended; generally assigned during general plan preparation to provide a basis for permanent zoning.

Overlay Zoning – Additional or stricter standards to existing zoning that can be used to protect particular natural or cultural features to avoid or mitigate potential hazards.

Parks – Open space lands whose primary purpose is recreation.

Pavement Width - shall mean the portion of the street available for vehicular traffic, or, in other words, the portion between curbs.

Planning Commission - shall mean the Bedford County Regional Planning Commission. A body with eleven members, created by state law and formed by the County legislative body, designated to create and enforce subdivision regulations, review and approve subdivision plans, make recommendations to the County legislative body for the adoption and amendment of a zoning resolution, the amendment of the official zoning map, and the adoption of a comprehensive growth plan.

Planned Community – A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the

development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community owners association.

Plat - includes plat map, plan, plot, or re-plot. A map of a lot, parcel, subdivision, or development area, drawn to scale, where the lines of each land division are shown by accurate distances and bearings.

Preliminary Plat - A tentative plat of a proposed subdivision for presentation to the planning commission for its consideration.

Right-of-Way - Street – Public or privately-owned land that contains both the street and a strip of land on either side of the street with facilities such as sidewalks, sewers, storm drains, water or gas lines, or electricity poles.

Riparian Zone – Lands that occur along the edges of rivers, streams, lakes, and other water bodies/ Examples include streambanks, riverbanks, and flood plains.

Roadway - That portion of a street between the regularly established curb or painted boundary lines, or that part of a street devoted to vehicular traffic.

Rural Streets - Minor streets which provide access to lots of one acre or more and with frontage of at least 150 feet. No street may be classified as a rural street within the corporate limits of Shelbyville.

Setback – The minimum distance required by zoning to be maintained between two structures or between a structure and a property line or right-of-way.

Septic System – A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer is not available.

Sidewalk - shall mean the portion of a street available exclusively for pedestrian traffic.

Site Plan – A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features – both natural and man-made – and depending on requirements, the locations or proposed utility lines.

Spot Zoning – The awarding of a use classification to an isolated parcel of land that is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. A special circumstance like historical value, environmental importance, a much-needed service for a difficult-to-serve area, or scenic value could justify special zoning for a small area.

Stormwater Detention – Any storm drainage technique that retards or detains stormwater runoff, like detention or retention basins, parking lot storage, rooftop storage, porous pavement, or dry wells.

Street – A public thoroughfare which has been dedicated to and accepted by Bedford County for public use.

- a. *Arterial Street*: A continuous highway or system of highways which connects cities and concurrently absorbs collector traffic.
- b. *Collector Street*: An urban street which collects traffic from minor streets and feeds it into the arterial system.
- c. *Minor Street*: A street used primarily for access to abutting properties. A minor street is not intended to carry through traffic.
- d. *Through Street*: Streets that extend continuously between other major streets in the community.

Street Trees – Trees strategically planted - usually in parkway strips, medians, or along street rights-of-way, to enhance the visual quality of a street.

Subdivider, Applicant or Developer - Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations to affect a subdivision of land hereunder for himself or for another.

Subdivision - 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 including re-subdivision, and, when appropriate to the context, relates to the process of re-subdividing or land or area to be subdivided. (See Sections 13-3-401 and 13-4-301, Tennessee Code Annotated).

Surveyor - A qualified Registered Land Surveyor in good standing with the State Board of Registration and the Planning Commission.

Temporary Use – A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Traffic Calming – A strategic set of physical changes to streets to reduce vehicle speeds and volumes.

Turbidity – A thick, hazy condition of air or water resulting from the presence of suspended particulates or other pollutants.

Undevelopable – Specific areas where topographic, geologic, and/or soil conditions indicate a significant danger to future occupants or an inability to provide principle infrastructure for residential or other types of real estate development.

Urban Growth Boundary – An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries (also called urban

limit lines) are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals.

Use Permit – Formal permission following a review by the County Zoning Office for discretionary activity, function, dimensional characteristic (i.e., lot width/depth, setbacks), or operation on a site or in a building or facility. A use permit may be issued by the zoning office for uses by right or by the BZA with various conditions of approval (condition use permit).

Variance – Relief from certain provisions of the Zoning Resolution of Bedford County granted to a property owner when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship or inability upon the owner, as distinguished from a mere inconvenience or a desire to make more or spend less money. A variance may be granted, for example, to reduce yard or setback requirements, or the number of parking or loading spaces. The BZA is the only entity which can issue a variance.

Vested Right – A right that has become absolute and fixed and cannot be denied by subsequent conditions or changes in regulations unless it is taken and paid for. There is no vested right to an existing zoning classification.

Viewshed – The area within view from a defined observation point.

Walkable Community – Facilitate and foster pedestrian activity, expanding transportation options, and creating a streetscape that better serves a range of users – pedestrians, bicyclists, transit riders, and automobiles.

Water Table – The upper surface of groundwater, or the level below which the soil is seasonally saturated with water.

Watercourse – Natural or once natural flowing water including perennial or intermittent rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, or underground drainage and sewage systems.

Wetlands - A distinct ecosystem that is flooded or saturated by water, either permanently (for years or decades) or seasonally (for weeks or months). The primary factor that distinguishes wetlands from other terrestrial landforms or water bodies is the common characteristic vegetation of aquatic plant species present, adapted to the unique oxygen-free (anoxic) hydric soils.

Woodlands – Lands covered with woods or trees.

Yard – The open space between a lot line and the buildable area within which no structure may be located, except as provided in the adopted zoning resolution.

Zoning District – Also known as a *zoning classification*, a designated section of the county for which prescribed land use requirements and building, and development standards are uniform.

ARTICLE III

PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of either one, two, or three separate steps, depending on the subdivision type:

- a. Simple Subdivision
- b. Major Subdivision with Road Infrastructure, or
- c. Major Subdivision without Road Infrastructure

With the exception of simple subdivisions, 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 the 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.

Major Subdivisions with Road Infrastructure:

The initial step is the preparation and submission to the Planning Commission of a Master Plan and preliminary plat (or phase) of the proposed subdivision. The second step is the submission to the Highway Superintendent and Planning Department of an engineered full set of construction plans, including storm drainage plans, for the subdivision (phase). The third step is the preparation and submission to the Planning Commission of a final plat together with required certificates, bonds, or letters of credit.

Major Subdivisions without Road Infrastructure:

The initial step is the preparation and submission to the Planning Commission of a Master Plan and preliminary plat (or phase) of the proposed subdivision. The second step is the submission to the Highway Superintendent and Planning Department of an engineered set of storm drainage plans for the subdivision (phase). The third step is the preparation and submission to the Planning Commission of a final plat together with required certificates, bonds, or letters of credit. 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.

Simple Subdivisions:

Simple Subdivisions can be administratively approved without a visit to the Planning Commission in one step. The developer submits a final plat to the Highway Superintendent and Planning Department along with a storm drainage plan for all lots.

The developer/subdivider should consult early and informally with the office of the Planning Commission for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable the developer to become thoroughly familiar with these regulations, the Major Road Plan, and other official plans or

planned public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions. A pre-development meeting shall be held with the Developer, the Road Superintendent, and the Planning Director prior to the submission of any plans or applications.

Any subdivision containing five (5) lots or less fronting on an existing public road; not involving any new or improved public road extension, the extension of public facilities or the creation of any public improvements, *and not in conflict with* any provision of the adopted general plan, major road plan, zoning ordinance, or these regulations, may omit the preliminary plat phase, along with the requirement for construction plans, of the subdividing process but may not omit the requirement for a drainage plan.

After conferring with the planning staff of the Planning Commission and determining that a preliminary subdivision plat and/or construction plans are not warranted according to these regulations the applicant may proceed with the final plat procedure. Contours normally provided on the preliminary plat shall be provided on the submitted final plat.

Any subdivision that divides a tract or parcel of land into no more than five (5) lots and does not involve any street or public utility construction to serve such lot(s), the approval may be endorsed in writing on the plat by the Secretary of the Planning Commission upon certification by the Planning Director that the proposed subdivision complies with these regulations and other ordinances and policies of the governing body. In the event the Secretary of the Planning Commission is unable to sign a plat, the Chairman is authorized to sign a plat.

Any person authorized to endorse approval in writing on the final plat, as provided in these regulations, may refuse to endorse approval of the plat and request consideration of the plat by the Planning Commission at the next regularly scheduled meeting. Upon securing all required signatures, the final plat shall be recorded as required by these regulations.

SECTION 1 – PRELIMINARY PLAT

1. At least fifteen (15) calendar days prior to the meeting at which it is to be considered the prospective subdivider shall submit to the Planning Commission five (5) copies of a preliminary plat of the proposed subdivision drawn to a scale of not less than one-inch equals one hundred (100) feet on sheets not smaller than twenty-four (24) by thirty-six (36) 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 or numbered in order as a key.
2. The plat shall meet the minimum standards of design as set forth in Article IV and shall give the following information insofar as possible:
 - a. The proposed subdivision's name, the location reference map, the name and address of the owner or owners, and the name of the designer of the plat who shall be a registered/licensed land surveyor and/or civil engineer,

approved by the Bedford County Regional Planning Commission.

- b. Date, approximate north point, and graphic scale.
- c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drainpipes, water mains and any public utility easements, the present zoning classification, both on the land to be subdivided and on the adjoining land, and the names and addresses of adjoining property owners or subdivisions. Any proposed new street connecting to a TDOT roadway must have TDOT approval in the form of a permit. In the event there are no existing public sewers or water mains on the property to be subdivided, the location of the nearest such sewers or water mains shall be shown. All reserved open space, required greenspace, ponds and their appurtenant structures, mail kiosks, common space of all types and sidewalks shall not be included as a part of any platted and buildable lot of record and ownership and management shall be shown to be retained by a Tennessee incorporated homeowner's association.
- d. Preliminary plans of proposed utility layouts prepared in consultation with the appropriate utility district, public utility, cooperative, State Environmentalist (sanitary sewers, septic systems), and county Highway Superintendent, showing feasible connections and access points to the existing or any proposed utility systems and roads along with mapped boundaries of the individual soil sites. Proposed new utility layouts that interact or abut with a TDOT roadway and its existing drainage systems or utilities, must provide approval from TDOT prior to Planning Commission approval. When such connections are not proposed individual water supply and/or sewage disposal system must have attached a letter of feasibility from a Tennessee Dept. of Environment and Conservation official stating whether or not soils in the proposed subdivision are suitable for subsurface sewage disposal.
- e. Location sketch map showing relationship of subdivision site to area.
- f. The proposed names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, amenities, and other open spaces, reservations, lot lines, building lines, and utilities.
- g. Contours at vertical intervals of not more than five (5) feet.
- h. The location, dimension, and area of all proposed and existed lots.
- i. The acreage of the land to be subdivided and number of proposed lots.
- j. If any portion of the land being subdivided has been identified by FEMA as having a one (1%) percent chance of being equaled or exceeded by flood

waters in any given year, also referred to as the 100-year flood as shown on FEMA or TVA Flood Study Maps, the limit of such flood shall be shown by an overlay of the official FEMA Flood Hazard Boundary Map (FHBM) on the plat. If not, the same shall be certified by the civil engineer/surveyor of the plat.

- k. If any major road, existing or proposed, as shown on the Major Road Plan touches or crosses any portion of the land being subdivided, the approximate location of the road, as shown on the Major Road Plan, shall be shown on the preliminary plat. If not, the same shall be certified by the subdivider or surveyor of the plat.
- l. Three (3) copies of the proposed subdivision restrictions, if any, shall be submitted.
- m. A form for endorsement of the Bedford County 911 Communications Office, which shall read as follows:

I hereby certify that the Bedford County 911 - Emergency Communications District has reviewed a Copy of the preliminary plat for the _____ Subdivision. The Bedford County 911 - Emergency Communications District shall receive a copy of said preliminary plat after approval by Planning Commission.

- n. A form for endorsement of the Bedford County Highway Superintendent, which shall read as follows:

I hereby certify that the Bedford County Highway Superintendent has reviewed a copy of the preliminary plat for the _____ Subdivision. The proposed roads and road connections in this preliminary plat have been reviewed and found to comply with the subdivision regulations of Bedford County. My signature shall not constitute final-plat approval or acceptance – no work has been inspected.

- 3. In the case of mobile home parks, refer to the Zoning Resolution of Bedford County, Tennessee – Article III, Section 3.300. In the case of RV parks and campgrounds, refer to the Zoning Resolution of Bedford County, Tennessee – Article III, Section 3.170.
- 4. Within ninety (90) days after submission of the preliminary plat, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for preparation of the final plat. The Planning Commission prior to its review may submit the proposed plat to the appropriate county department or utility district for review and recommendation in relation to design and/or specific service problems. If a plat is disapproved, the reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
- 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 plat.

6. Failure of the Planning Commission to act on the preliminary plat within ninety (90) days will be deemed approval of the plat.
7. One copy of the plat will be retained in the Planning Commission files; one will be returned to the subdivider with any notations at the time approval or disapproval and the specific changes, if any, required.
8. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the Planning Commission.
9. All planned alternative sewerage systems and their components (pumps, sand filters, etc.), including the lands it occupies along with any approved reserve soils sites, once completed, and approved, shall be owned and maintained by a licensed public utility company.

SECTION 2- FINAL PLAT

1. The final plat shall conform substantially to the preliminary plat as approved. Any major changes must be resubmitted on the preliminary plat. The final plat may, if desired by the subdivider, constitute only that section of the approved preliminary plat which he proposed to record and develop at the time, but such sections must conform substantially to the counterpart section of the preliminary plat and to the requirements of these regulations.
2. At least fifteen (15) calendar days prior to the meeting at which it is to be considered, the prospective subdivider shall submit to the Planning Commission six (6) copies of a final plat of the proposed subdivision, or section(s) thereof, drawn to a scale of one-inch equals one hundred (100) feet on sheets not larger than twenty-four (24) by thirty-six (36) 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 or numbered in order as a key.
3. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, if any, lot lines, building setback lines, lots numbered in numerical order, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. In the event a proposed subdivision is developed in sections, the lot numbers shall run consecutively from section to section.

- 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, tied to a monument, and including true north point. This shall include the radius, central angle, and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest one hundredth (100) of a foot and angles to the nearest minute.
- d. The locations, dimensions, and area of all proposed and existing lots.
- e. Location and description of monuments.
- f. The names and locations of adjoining subdivisions, graphic scale, and true north point.
- g. Date, title, name and location of subdivision, graphic scale, and true north point.
- h. Location sketch map showing site in relation to area.
- i. The restrictions as to the use and development of property by the subdivider shall be shown or referenced on the plat.
- j. If any portion of the land being subdivided is below the elevation of the 100-year flood as shown on the latest adopted FEMA flood maps or TVA flood study, the limit of such flood shall be shown on the plat.
- k. Location and size of all water and sewer lines, septic areas, as well as fire hydrants.
- m. The location and size of all stormwater drains and discharge features and fixtures, each properly identified by type, size, and depth (if applicable).
- n. A form for endorsement of the Bedford County 911 – Emergency Communications District, which shall read as follows:

I hereby certify that the Bedford County 911 – Emergency Communications District has reviewed a copy of the final plat for the _____ Subdivision. The Bedford County 911 – Emergency Communications District shall receive a copy of the said final plat after final approval by the Bedford County Regional Planning Commission.

- o. A form for endorsement of the Bedford County Property Assessor's Office, which Shall read as follows:

I hereby certify that the Bedford County Property Assessor has reviewed and shall receive a copy of said final plat after approval by the Bedford County Regional Planning Commission.

- 4. The following certificates using the appropriate forms as shown in the appendix shall be signed and submitted on or with the final plat to the Planning Commission.
 - a. Certification showing the applicant is the landowner and dedicates streets, rights-of-way and any sites for public ownership to the governmental agency having jurisdiction and any common area sites or alternative sewer system for ownership by a non-profit HOA or public utility to the appropriate private entity.
 - b. Certification by registered land surveyor to accuracy of survey and plat and placement of monuments.
 - c. Certification from the appropriate county departments that streets, utilities, stormwater features and other improvements have been installed by and in accordance with these regulations or other applicable standards or that the subdivider has posted a security bond with a corporate surety in sufficient amount to assure completion of all required improvements.
 - d. Certification by an appropriate representative of the Tennessee Department of Environment and Conservation (TDEC) that an individual water supply and permitted private subsurface sewage disposal system has been or will be installed.
 - e. Certification of approval by Planning Commission for recording by the County Registrar and approval from the Property Assessor, including required, revised plats.
 - f. Approval and permit from TDOT for any proposed connections to a TDOT roadway.
- 5. When the plat has been approved by the Planning Commission, the original drawings shall be returned to the subdivider; eight (8) copies shall show written approval of the Planning Commission; one (1) copy shall be retained in the files of the Planning Commission; one (1) copy shall be retained in the Zoning Compliance Office; one (1) copy shall be returned to the subdivider for filing in the Office of the County Registrar of Bedford County; one (1) copy shall be returned to the Office of the Property Assessor of Bedford County; one (1) copy shall be returned to the Bedford County

Utility District; one copy shall be returned to the Emergency Communications District and one (1) copy shall be returned to TN-ONE-CALL.

6. Failure of the Planning Commission to approve or disapprove the final plat within ninety (90) days after submission shall be deemed approval of the plat. If the plat is disapproved, grounds for disapproval shall be stated upon the records of the Planning Commission and a letter transmitted to the subdivider stating the reasons for such disapproval.
7. 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.
8. Approval of the final plat by the Planning Commission shall be null and void if the plat is not recorded within six (6) months after the date of approval unless application for an extension of time is made in writing to the Planning Commission and granted.

ARTICLE IV

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

SECTION 1- STREETS

General Provisions

The construction of new streets, connections and access points shall be considered and approved by the Bedford County Highway Superintendent prior to Planning Commission review. In the subdivision of property, all lots shall either front a public street – in which case they may have driveways that meet sight distance requirements from the lot to the public street – or have access to a public street by one of the following:

- I. Direct access to a public street (*see, Zoning Resolution of Bedford County Art. II, Section 2.030; 2.110; 2.120(A & B);*
- II. Access to a public street by an approved private street (*Permitted only as part of a planned development*); and
- III. Access to a public street by an approved private shared permanent access easement (*see, Zoning Resolution – Art. II, Sec. 2.030*).

1. Conformity to the Major Road Plan

The location and width of all streets and roads shall conform to the official Major Road Plan.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

3. Street Right-of-Way Width (Ditch Sections)

- a. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Road Plan, or if not shown on such plan, shall be not less than as follows:

- 1). Arterial Streets and Highways..... 80 feet
Or, as may be required by the City of Shelbyville, Bedford County, or the State of Tennessee.
- 2). Collector Streets..... 52 feet
- 3). Minor Streets, Marginal Access Streets, Rural Streets and Dead-End streets..... 50 feet
Other Minor Streets..... 40 feet
(R-O-W may be reduced to 40 feet after approval from the County Road Department)
- 4). Dead-End Streets (Cul-de-sac)..... 50 feet
- 5). Alleys..... 20 feet

b. Street Right-of Way Width (Curb and Gutter Sections)

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Road Plan, or if not shown on such plan, shall be not less than as follows when curbs and gutters are required:

- | | | |
|-----|---|-------------|
| 1). | Arterial Streets and Highways..... | 80-120 feet |
| | Or, as may be required by Bedford County or the State of Tennessee. | |
| 2). | Collector Streets | 60 feet |
| 3). | Minor Streets, Marginal Access Streets | 50 feet |
| 4). | Rural Streets and Dead-End Streets | 50 feet |
| 5). | Dead End Streets (Cul-de-sac) | 50 feet |
| 6). | Alleys | 25 feet |

Please Note: The developer must adhere to the right-of-way requirement of either 3.a. above if ditch sections are utilized, or 3.b. if curbs and gutters are to be used.

4. Additional 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 of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

5. Streets Grades

Maximum grades shall be as follows:

- a. Arterial Streets and Highways not greater than six (6) percent.
- b. Collector Streets, not greater than eight (8) percent.
- c. Grades on other streets shall not exceed ten (10) percent.

6. Street Elevation

No new street shall be approved that has a finished elevation of less than one (1) foot above the elevation of the 100-year floodplain as shown on FEMA or TVA flood studies. The Planning Commission shall require, where necessary, profiles and elevations of streets for areas subject to flood. Fill may be used for streets provided such fill does not encroach into a regulatory floodway. Drainage openings shall be so designed as to not restrict the flow of water.

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 eighty (80) feet or more in width the centerline radius of curvature shall be not less than five hundred (500) feet; on streets sixty (60) feet or more in width, the centerline radius

of curvature shall not be 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 four hundred (400) feet on major thoroughfares, two hundred (200) feet on collector streets, and one hundred (100) on all other streets, said sight distance being measured along the centerline of said street, four and one-half feet above grade.

10. Intersections

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

Curb line radius at street intersections shall not be less than twenty-five (25) feet and where the angle of street intersection is less than ninety (90) degrees the Planning Commission may require a greater curb radius. Whenever necessary to permit the construction of a curb having 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

Between reversed curves there shall always be tangent at least one hundred (100) feet long on major thoroughfares and collector street, and fifty (50) feet long on local streets.

12. Street Jogs

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

13. Arrangement of Continuing and Dead-End Streets

a. Arrangement of Continuing Streets

The arrangement of streets shall provide for the continuation of major streets between adjacent properties when such continuation is necessary for convenient movement to traffic, effective fire protection, efficient provisions of utilities, and when such continuation is in accordance with the major street or road plan. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary cul-de-sac, temporary T-, or L-shaped turnabout shall be provided on all temporary dead-end streets with a notation on the subdivision plat land outside the normal public way right-of-way shall revert to abutting property owners whenever the street is continued. No temporary dead-end street shall exceed two thousand (2000) feet in length or service more than twenty-four (24) dwelling units regardless of its length. Additionally, no property that is accessed by a temporary cul-de-sac at the time this regulation goes into effect shall be sub-divided further

such that the limit of twenty-four (24) dwelling units is exceeded.

b. Dead-End Streets

Where a street does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnabout shall be provided at the end of all permanent dead-end streets. The paved turnabout diameter of any dead-end street of five hundred (500) feet or less shall be one hundred (100) feet in diameter.

On dead-end streets longer than five hundred (500) feet in length, the paved turnabout shall be ninety (90) feet in width with the minimum right-of-way of such turnabout being one hundred and ten (110) feet in diameter.

14. Private streets and Reserve Strip

Unless it is part of a planned development scheme, there shall be no private street platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the ownership and control of such strips is placed with a municipal or County government under conditions approved by the Planning Commission.

15. Street Names

The Planning Commission shall review and approve all street names proposed by the developer upon certification from the Emergency Communications District that the proposed street name doesn't conflict with existing street names either in spelling or phonetically. Proposed streets, which are obviously in alignment with other streets already pre-existing and named, shall bear the names of those 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, driveway place or court. Through its list of street names on file, 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 or industrial purposes. Alleys along the rear of residential lots shall not be provided unless requested by public utility company for the installation and service of utilities or part of a planned development scheme.

17. Traffic Impact Study Requirements (TIF)

Major Subdivisions including more than ten (10) lots require a traffic impact study (TIS) to determine the need for any improvements to the adjacent and nearby transportation system for the purpose maintaining a satisfactory level of service, an acceptable level of safety, and provide appropriate access to a proposed development. On roadways classified as Arterial, a waiver may be authorized for the

requirement of a TIS if both the Planning Director and the Highway Superintendent agree. (*See Zoning Resolution of Bedford County Article II, Section 2.300*).

18. Intentionally Left Blank

19. Additional Right of Way Dedication

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the minimum right-of-way widths required by these regulations. The entire right-of-way shall be provided where any part of 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. Developers must bring the road to current standards.

NOTICE: Regional Planning Commissions may not require dedication of property or payment of money as a condition of approval of a subdivision and must rather establish that an essential nexus exists between the subdivision and public interest in the property or funds to be dedicated. A legitimate governmental interest and a roughly proportional nature and extent of the impact of the proposed use or development must be demonstrated. An owner of private property required to make a dedication or pay money in violation of the law may seek relief through a common law writ of certiorari in the Chancery Court of Bedford County, Tennessee. T.C.A. § 13-3-403.

20. Temporary Turnarounds

Where, in the opinion of the Planning Commission a permanent cul-de-sac is undesirable, a temporary turn-around with a radius of fifty (50') feet shall be permitted only for a period of two (2) years after Final Plat approval. Temporary turnarounds shall be fully constructed (without asphalt or curbing). It shall be the responsibility of the subdivider to provide a letter of credit (LOC) or bond in the amount necessary to either complete and curb (if required) the roadway to the property line – connecting to a future adjoining street OR IN LIEU complete the permanent cul-de-sac (also with curb and gutter - if required) within the two (2) year from final plat approval time-period. The said Bond or LOC shall be assured for an amount determined by the Highway Superintendent or a registered Tennessee civil engineer to fully pay for the design and construction of the highest of the two option amounts plus the addition of ten (10%) percent for inflation. A temporary turn-around shall not be required on stub streets less than two lots deep.

21. Curb and Gutter

All new streets, except alleys and rural streets, in developments with more than twenty-five (25) lots shall have curbs and gutters. In addition to standard curb and gutter, mountable combined curb and gutter may be permitted if the subdivider can demonstrate adequate storm water carrying capacity. Standard curb and gutter shall extend a minimum of fifty (50') feet from the right turn lane at the main connecting road before transitioning to a mountable curb.

SECTION 2 - BLOCKS

1. Length

Blocks shall not be less than four hundred (400) feet in length nor more than twelve hundred (1200) 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 extend entirely across the block and at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting major streets or prevented by topographical conditions or size of the property, in which case the Planning Commission will approve a single tier of lots of minimum depth.

SECTION 3 - 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 must front upon a public street or road which is not less than fifty (50) feet in width – one hundred (100) feet in width for flag-shaped lots.

2. Minimum Size

The minimum lot size shall not be less than what is required by the Zoning Resolution of Bedford County, Tennessee for the zone classification in which the subdivision is located.

3. Building Setback Lines

- a. The minimum depth of building setback lines from the street shall not be less than those required by the Zoning resolution of Bedford County, Tennessee for the zone classification in which the subdivision is located.

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>
7.2 KV	15 Feet
13 KV	25 Feet
46 KV	37 ½ Feet
69 KV	50 Feet
161 KV and over	75 Feet

4. Positive Drain

For all lots included as a part of any simple or major subdivision, the final finish grading of the building envelope of each lot and the associated drainage system

must comply, in general, with the following:

a. Grading shall be done as closely as possible to the following criteria:

- 1). Grading shall be executed by a contractor only after a registered Tennessee civil engineer has designed a grading plan and a surveyor has staked the lot according to the grading plan.
- 2). Protective Slopes around buildings shall slope downward away from the building foundation to lower areas, designed to empty into swales, ditches, conveyances which will substantially mitigate any storm waters from ponding or collecting under the home or being trapped inside a crawlspace.
 - i. Where applicable or required by the building official, any building crawlspace shall also be designed in such a way as to have a drain.
 - ii. When required and permitted by ownership, drainage swales shall occur on the property line – shared equally between the lots. When an adjoining lot is not part of the subdivision plan and not owned by the developer, any swale made part of a drainage plan between a subdivision building pad and the adjacent property, the swale shall be designed not to encroach onto the adjacent parcel.
 - iii. The minimum vertical fall of protective slopes away from the building in surrounding yards shall be six inches.
 - iv. Water being disposed of between two houses, where applicable, shall be channeled along the most natural method of drainage to the drainage system. When applicable, possible, and reasonably accessible.
- 3). All lots shall be designed to have a positive drain. A storm drainage plan shall be provided with all subdivision plats including simple subdivision plats with one (1) or more lots.
- 4). An accessible benchmark(s) shall be set by the surveyor /designer for use by all builders in their determination of elevation for the purposes herein required.
- 5). Stormwater runoff shall be engineered in order that it not leave the site with a higher velocity or volume than was naturally occurring pre-development nor shall it leave the site from a location(s) not naturally occurring pre-development.

5. Stormwater Detention

All major subdivisions must include a storm water detention feature as an element of the stormwater management plan.

a. Detention ponds must be fenced at the request of the Planning Commission on

a case-by-case basis. If a detention pond is required to be fenced, it must be properly double gated with a minimum available opening width of sixteen (16') feet to allow maintenance equipment access.

- b. Detention ponds must be perpetually owned and managed by a Tennessee non-profit corporation – Homeowners Association (HOA) – which is bonded or insured in an amount consistent with the full value of its total managed assets it is deemed responsible to maintain, plus an additional ten (10%) percent of that value. Said full value shall be the full cost of construction as reported by the contractor who installed said assets.
In the event that the HOA decides to file for dissolution or liquidation, for whatever reason, the stormwater and detention feature(s) and fixture(s) of the subdivision must be separately bonded in the same manner and amount by the governing body of the HOA, in perpetuity. The ownership of the said bond being stated as: “Owners of Lots in *Subdivision Name*”, the words *subdivision name* being replaced by the actual name of the subdivision. This shall be completed prior to the official dissolution of the HOA.
If the HOA governing body fails to legally account for the ongoing future maintenance obligations of the stormwater detention feature(s) and fixture(s), each individual owner of property(ies) served by said stormwater detention feature(s) and fixture(s) shall be made liable in pro-rata shares (per lot owned) for any property damage suffered by adjacent landowners deemed to have been caused by the failed or inadequate maintenance of the said stormwater detention feature(s) and fixture(s).
- c. The Zoning department shall not release any subdivision for the issuance of building permits by the Building Codes department until such time as its detention feature(s) have been stabilized. Stormwater detention features are to be maintained regularly and kept free of trash, rubbish, excess silt or debris of any kind, which might cause the feature to operate with different design and performance parameters than how it was originally engineered to operate. In the event a pond(s) has(ve) become ineffective due to a maintenance requirement not being met (as reasonably required by official notice from the Zoning department), the Zoning department may temporarily suspend the Building Codes department from the issuance of building permits until such time as the required maintenance has been completed.
- d. Detention ponds (unless otherwise specifically permitted by the Planning Commission) must be dry ponds. However, underground storage tanks, pipes, and vaults are permissible when there are limited opportunities available on small sites or when the plan demands a more responsible method to temporarily store stormwater. Parking facilities over stormwater storage tanks using approved pervious surfaces (pavers, etc.) in lieu of concrete or asphalt is considered advantageous to impervious surfaces when possible.

SECTION 4 - PUBLIC USE AND SERVICE AREA

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 public service areas.

1. **Public Open Spaces**

Where a school, neighborhood park or recreation area or other public use, 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 reservation of such open space within the proposed subdivision in those cases in which the Planning Commission deems such requirements to be reasonable.

Such reservation shall continue in effect for only the duration of the preliminary plat approval. The intent of this regulation is to afford the appropriate governmental agency the opportunity to coordinate its acquisition of such area with the development of the proposed subdivision.

2. **Easements for Utilities**

Except where alleys are permitted for a specific purpose, the Planning Commission may require easements for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all front lot lines, alongside lot lines if necessary, or if, in the opinion of the Planning Commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.

3. **Community Assets**

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

SECTION 5 - SUITABILITY OF THE LAND

The Planning Commission shall not approve the subdivision of land if, from adequate investigation conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

Land within a regulatory floodway shall not be platted for residential occupancy or building sites. Other land subject to flooding may be platted for residential occupancy or for such other uses which will not endanger health, life, or property, or aggravate erosion. Fill may not be used to raise land in the Flood-way areas. In other areas subject to flood, fill may be used providing the proposed fill does not restrict the flow of water and unduly increase flood heights and meets wetland requirements of the Environmental Protection Agency.

In applying this provision, land below the elevation of the 100-year flood as shown on FEMA or TVA Flood studies shall be considered subject to flood. The elevation of the 100-year flood shall be determined from the most currently available flood maps. Areas included in the Floodway are as shown on the FEMA and / or TVA flood studies which are made part of these regulations.

SECTION 6 - LARGE TRACTS OR PARCELS

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

SECTION 7 - GROUP HOUSING DEVELOPMENTS

A comprehensive group housing development, including the 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 street, lot, and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

SECTION 8 - ZONING OR OTHER REGULATIONS

No final plat of land within the force and effect of the existing zoning resolution will be approved unless it conforms with such resolution.

ARTICLE V

DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

SECTION 1 - REQUIRED IMPROVEMENTS

Every subdivision developer shall be required to complete the following improvements prior to approval of the final plat, or the Planning Commission may accept a surety instrument in an amount equal to the estimated cost of installation of the required improvements plus an addition of ten (10%) percent. All required improvements shall be constructed in accordance with accepted standards and practices of Bedford County and its Departments and Boards. Testing and inspection responsibilities shall be by such person or persons as Bedford County shall designate or shall have designated. All underground improvements shall be installed and completed prior to the installation of base materials on all streets, sidewalks, or alleys and connections for all utilities shall be provided to each adjacent lot at the lot line.

1. Streets

Any subdivision streets proposed to be constructed shall conform to the following guidelines:

- a. Any proposed subdivision street that abuts a gravel road *shall* be constructed according to the standards set forth in Article V, Section 1. (a) through (c).
- b. Any proposed subdivision street that abuts a double bituminous maintained road *shall* be constructed according to the standards set forth in Article V, Section 1. (a) through (e) with paving materials approved by Bedford County Highway Superintendent.
- c. Any proposed subdivision street that abuts a paved hot mix-maintained road *shall* be constructed according to the standards set forth in Article V, Section 1. (a) through (g) omitting (f).

1). Grading and Preparation of Subgrade:

All streets shall be graded by the subdivider so that improvements can be made to the required cross section. Grading and preparation of the subgrade shall be done in a manner acceptable to the County Road Superintendent.

2). Curbs and Gutters:

When required by the Planning Commission, the subdivider shall provide an integral concrete curb and gutter (See Curb Details). Materials and methods used in the construction of c u r b s and gutters shall first be approved by the County Road

Superintendent and under his supervision. Construction of the curb shall insure drainage of surface water into storm sewers.

3). Base:

After preparation of the subgrade, the roadway shall be surfaced with rock base material approved by the Road Superintendent. The installation of base material shall be done in a manner approved by the Road Superintendent and under his supervision.

4). Shoulders:

When required by the Planning Commission, all shoulders shall be trimmed and shaped to conform to the following cross sections. Rock cuts shall be sealed of all loose fragments, projecting points, etc., so as to leave a clean and neat appearance. Each shoulder shall be three (3) feet in width and have a minimum slope of one (1) inch every three (3) feet. There shall be at a minimum, a compacted stone base of at least six (6) inches in depth at the inner edges of the shoulders of the roadbed, which shall taper-off to no less than three (3) inches of compacted stone at the outer edges of the shoulders. The shoulders shall be covered with a prime coat consisting of a single bituminous application. The finished shoulder shall be firm against the pavement whenever possible. There shall be at least five (5) feet between the outer edge of each shoulder and any necessary drainage improvements.

5). Width:

The minimum width of streets (road surface) measured between the shoulders shall be as follows:

Arterial Streets and Highways..... (as is required by the Planning Commission)	36 to 48 feet
Collector Streets.....	24feet
Minor Streets and Dead-End Streets.....	22 feet
Cul-de-sac.....	80 feet dia.

6). Width (Curb and Gutter Sections):

The minimum width of streets measured between the faces of curbs shall as follows when curbs and gutters are required:

Arterial Streets and Highways.....	50 feet,
Unless a greater width is required by the Planning Commission	

Collector Streets.....	24 feet Minor
Streets and Dead-End Streets.....	29 feet
Rural Streets.....	24 feet
Cul-de-sac.....	80 feet dia.

7). Pavement

a. Hot Mix

Prime Coat—The base, prepared as outlined above, shall be free of any loose dirt. A bituminous prime coat shall then be applied uniformly over the surface of the asphalt by the use of an approved bituminous distributor. This shall be constructed as specified in Section 402 of the Standard Specifications for Road and Bridge Construction. The prime coat shall be applied at the rate of three- tenths (3/10) gallon per square yard.

b. Wearing Surface

Upon completion of the application of the prime coat, an asphaltic concrete surface (hot mix) shall be applied. Collector, industrial, and commercial street's asphaltic concrete wearing surface shall be placed in two lifts. Collector streets first lift shall be one (1) inch followed by one and one half (1 ½) inches. Industrial and commercial streets first lift shall be one (1) inch followed by two (2) inches. Minor residential streets shall require only one (1) lift of two (2) inches. This shall be constructed as specified in Section 411 of the Standard Specifications for Road and Bridge Construction.

Note: Standards and specifications as indicated in the Tennessee Department Of Highways' Standard Specifications for Road and Bridge Constructions are subject to periodic revision. Revision should be incorporated in new road construction.

The period within which the street paving must be completed shall be specified by the Planning Commission in the final subdivision plat and shall be incorporated in the performance bond or irrevocable letter of credit and shall not exceed eighteen (18) months from date of final approval.

Such instrument (letter of credit or bond) shall be approved by the Planning Commission as to the amount and conditions. The Planning Commission may, upon proof of difficulty, extend the completion date set forth in such instrument for a maximum period of one (1) additional year. The Planning Commission may accept at any time during the period of such instrument a

substitution of principal.

2. Storm Sewers:

When required by the Planning Commission, storm sewers and drains shall be provided in each subdivision. The size of pipe and openings to be installed shall be determined by Talbot's formula, but in no case shall the pipe be less than fifteen (15) inches in diameter. Storm drainpipes shall consist of reinforced concrete, bituminous coated corrugated metal, bituminized fiber pipe, or other types approved by the Planning Commission. The storm sewer system shall be designed and sized to accommodate and provide for future extensions beyond the limits of the subdivision. The entire storm sewer system shall be approved by the County Road Superintendent or duly appointed Agent of the County prior to its installation and shall be installed under his supervision.

3. Water Lines

The subdivider shall provide water mains of a minimum diameter of six (6) inches. Connections to the water main shall be provided to each lot at the lot line. When fire hydrants are required (All residential developments greater than five lots), they shall be placed within five hundred (500) feet of each residence unless otherwise required, by the appropriate fire department or utility. The water distribution system including materials and method of installation, shall be approved by accepting authority prior to installation and be installed under its supervision.

4. Sanitary Sewers and Septic

a. When a public sanitary sewer is reasonably available to a subdivision, the subdivider shall provide a sanitary sewer system with connections to each lot at the lot line. The system shall be designed to accommodate peak rates of three hundred (300) gallons per capita per day and in no instance shall a sewer line pipe be less than eight (8) inches in diameter. The type of sanitary sewer pipe shall be the type used and/or approved by the appropriate utility district. The sanitary sewer shall also be designed and sized to accommodate and provide for future extensions beyond the limits of the subdivision. The entire sanitary system shall be approved by the appropriate utility district prior to its installation and shall be installed under its supervision.

b. Where sanitary sewers are not reasonably accessible to a subdivision or portion thereof, the subdivider shall provide sufficient area for each lot to satisfactorily accommodate the installation of a subsurface disposal system (a septic tank) as determined by soil testing, percolation test, and/or any other acceptable means of meeting the various subsurface sewage disposal standards and requirements of the Tennessee Department of Environment and Conservation. **Each individual proposed building lot in any**

residential subdivision shall contain enough area to ensure that the entire septic system, including all disposal fields, will be located, and contained within the property lines of said lot. Off-site soil easements shall not be allowed. Written certification from the TN Dept. of Environment & Conservation shall be required for each lot in a subdivision planning to utilize a private sanitary sewer disposal system of any type.

- 1) When a lot or lots are subdivided from a tract with an existing residential structure, the subdivider shall provide evidence from the TDEC environmentalist that a legitimate system serves the residential structure to be divided from the larger tract.
- 2) When an owner seeks to obtain a building permit for a new residential structure in place of a removed residential structure – utilizing the existing septic system, the Director shall not issue a permit for a home with a greater number of bedrooms than the home previously utilizing the same septic system. The owner may elect to obtain a new septic permit for the desired number of bedrooms. For the purpose of determining bedrooms, any room with a closet and direct or near access to a full bath shall be considered a bedroom.

5. Other Utilities

All other utilities (electricity, gas, communications, water) shall be installed and designed by the appropriate agency or board responsible for providing same.

6. Ditches and Culverts

All drainage ditches must be a minimum of six (6) feet wide with no more than a three (3) to one (1) slope on each side, excepting ditches blasted in rocks, where a two to one slope is acceptable when approved by the city engineer. Greater sizes may be required as determined by the volume of water to be carried. All drainage ditches shall be entirely graded during the time in which the roadways are likewise being graded.

All open ditches shall be stabilized in accordance with following requirements:

Size of nearest Culvert Upstream	Seeding Required	Sod Required	To Be Concrete Line
15"	Grades 1.00%-3.00%	Grades 3.00%-12.00%	Grades Exceeding 12.00%
18" thru 24"	Grades 1.00%-1.50%	Grades 1.50%-7.00%	Grades Exceeding 7.00%
30" thru 36"	Grades 1.00%-1.50%	Grades 1.00%-4.00%	Grades Exceeding 4.00%
14" thru 72"		Grades 2.50% or less	Grades Exceeding 2.50%

Concrete ditch paving shall consist of the construction of paved ditches on a prepared subgrade. The subgrade shall be shaped and compacted to a firm even surface. All soft materials shall be removed and replaced with acceptable materials and shall be compacted as directed by the enforcing officer.

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

Driveway culverts shall be a minimum diameter of fifteen (15) inches, and a minimum length of sixteen (16) feet; cross drains shall be a minimum diameter of fifteen (15) inches. Culverts in existing roadways shall be backfilled the depth of the cut. It shall be the responsibility of the County Road Superintendent to approve all culverts, as well as to determine culvert sizes above the required minimum standards.

7. Monuments and Lot Markers

- a. Concrete monuments four (4) inches in diameter or square, eighteen (18) inches long, with a flat top shall be set at all street corners, at all points where street lines intersect exterior boundaries of the subdivision, and at angle point and points of curve in each street. The top of the monument shall be set flush with the finished grade.
- b. All other lot corners shall be marked with iron pipe or rod not less than three-eighths (3/8") inches in diameter and twenty-four (24) inches long driven so as to be flush with the finished grade.

8. Street Markers

Street name markers shall be placed at the corners of all street intersections. Said markers shall be a standard design in current use and placed at locations the County Road Superintendent or other duly authorized Agent of the County may direct.

9. Sidewalks

The installation of sidewalks is not mandatory except when dictated by the Planning Commission. Sidewalks are to be required only in those cases where the public safety and health dictates their installation. When required, they shall be located adjacent to the property line and shall be a minimum of five (5) feet wide in residential areas and seven (7) feet wide in

commercial areas. All sidewalks shall be constructed of concrete and shall be a minimum of four (4) inches thick.

SECTION 2 - GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS

No final subdivision plat shall be approved by the Planning Commission or accepted for record by the County Registrar until the improvements required herein shall have been constructed in a satisfactory manner and approved by the duly authorized agent of each applicable County department or utility district, or in lieu of such prior construction, the Planning commission may accept a security bond with corporate surety or letter of credit in an amount equal to the estimated cost of installation of the required improvements plus ten (10%) percent. The security bond or letter shall be:

1. Conditioned to require the subdivider to complete installation of the street, drainage, utility and/or lot improvements for which the bond is given.
2. In an amount sufficient to pay all costs of installation of any such lot improvements, plus ten (10%) percent for all inflationary costs.
3. Signed by the subdivider(s) as principal(s) and a corporate surety or issuing bank bonding or guaranteeing the principal and the surety to pay to Bedford County or appropriate authority the full amount of the bond or letter of credit.
4. Presented by the subdivider to the Planning Commission prior to the approval of the final plat.
5. Shall be officially filed only by corporate insurance companies authorized to do business in the State of Tennessee if the surety instrument is a performance bond. If a letter of credit is utilized as surety, only commercial banks and federally chartered savings and loan associations located in the State of Tennessee shall be acceptable institutions for the issuance of such documentary letters of credit.
6. Prepared on the required surety instrument forms cited in the Appendix of these regulations and/or approved by the county attorney.

ARTICLE VI

EXCEPTIONS AND VARIANCES

SECTION 1 – COMPREHENSIVE GROUP HOUSING DEVELOPMENTS

A comprehensive group housing development including the construction of two (2) or more buildings together with the necessary drives and ways of access and which is not subdivided into the customary lots, blocks, and streets may be approved by the Planning Commission if in the opinion of the Commission any departure from the foregoing regulations can be made without destroying the intent of the regulations. Plans for all such development shall be submitted to and approved by the Planning Commission whether or not such plat is to be recorded and no building permits shall be issued until such approval has been given.

SECTION 2 - VARIANCES

1. Where a subdivider can show that there are extraordinary hardships brought about by complete compliance with these regulations, or that extraordinary topographic conditions exist, the Planning Commission shall have the power to vary the regulations so that substantial justice may be done and the public interest secured; provided, however, that no such variation shall have the effect of reducing the traffic capacity of any highway, arterial or collector street below that shown on the Major Road Plan.
2. Any variance thus authorized is required to be entered in writing in the minutes of the Planning Commission and the reason on which the departure was justified set forth.

ARTICLE VII

VIOLATION AND PENALTY

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 13-3-402 and 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 13-3-410 and 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 or transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. A municipality, through its solicitor or other official designated by its chief legislative body, and the county, through its county attorney 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 official designated by the chief legislative body and/or the county attorney or other official designated by the county legislative body may bring action to enjoin such erection or cause it to be vacated or removed as provided in Sections 13-3-411 and 13-4-308, Tennessee Code Annotated.

ARTICLE VIII

ADOPTION AND EFFECTIVE DATE

1. Before adoption of these subdivision standards, a public hearing as required by Chapter 3, Title 13, Tennessee Code Annotated, was afforded any interested person or persons, and was held on November 20, 1997. Notice of such hearing was announced in The Shelbyville Times-Gazette, being of general circulation within the area of planning jurisdiction on October 17, 1997, and stating the time and place for the hearing.
2. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted

Chair, Bedford County Regional
Planning Commission

November 20, 1997
Date

Effective

November 24, 1997
Date

APPENDIX

SECTION 1 - CERTIFICATION FORMS FOR FINAL PLAT

1. Certificate of Ownership and Dedication

This certificate shall be printed on ALL subdivision plats.

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 dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date

Owner

Owner

2. Certificate of Accuracy

This certificate shall be printed on ALL subdivision plats.

CERTIFICATE OF ACCURACY

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. All monuments have been placed as shown hereon to the Subdivision Regulations of the Bedford County Regional Planning Commission.

Date

Registered Surveyor

Registration No.

3. Certificate of Approval of Public Streets

This certificate shall be on all major subdivision plats and any minor subdivision plat where a new public street is proposed.

CERTIFICATE OF APPROVAL OF PUBLIC STREETS

I hereby certify that: (1) all designated public streets on this final subdivision plat have been installed in an acceptable manner and according to the Bedford County Subdivision Regulations, or (2) a performance bond or other surety has been filed with the Planning Commission which guarantees completion of all required improvements in case of default.

_____, 20____
Date

County Road Superintendent

4. Certificate of approval of Water System

This certificate shall be printed on all major subdivisions and any minor subdivisions where new public water lines are proposed.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that: (1) the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or (2) a performance bond or other surety has been filed with the Planning Commission which guarantees completion of all required improvements in case of default.

_____, 20____
Date

Name, Title, and Agency or
Authorized Approving Agent

5. Certificate of Approval of Sewer Systems

This certificate shall be printed on all Major or Minor subdivisions *where a public sewerage system is proposed.*

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems outlined or indicated on this final subdivision plat have been installed in accordance with current local and state government requirements or (2) a sufficient bond or other surety has been filed with the Planning Commission which guarantees completion of all required improvements in case of default.

_____, 20____
Date

Name, Title, and Agency or
Authorized Approving Agent

6. Certificate of Approval for Private Subsurface Sewage Disposal
This certificate shall be printed on all Simple, Minor or Major plats *where private septic systems* shall be used for sub surface sewage disposal.

CERTIFICATE OF APPROVAL FOR PRIVATE
SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the designated official for the Tennessee Dept. of Environment and Conservation.

_____, 20____
Date

TN Dept. of Environment & Conservation

7. Certificate of Approval for Recording
This certificate shall be printed on ALL subdivision plats.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Bedford County, Tennessee, apart from such variances, if any, as are noted in the minutes of the Planning Commission and listed hereon, and that it has been approved for recording in the office of the Registrar of Deeds of Bedford County, Tennessee.

_____, 20____

Secretary, Planning Commission

8. Certificate of Approval by Bedford County 911 Communications
This certificate shall be printed on ALL subdivision plats.

CERTIFICATE OF BEDFORD COUNTY EMERGENCY COMMUNICATIONS DISTRICT (911)

I certify that the Bedford County Emergency Communications District (911) has reviewed and shall receive a copy of said final plat after approval by the Planning Commission.

Date

Director, Bedford County ECD (911)

SECTION 2 – CHECKLIST FOR PRELIMINARY PLAT

CHECK LIST FOR PRELIMINARY PLAT

_____ Thirty (30) calendar days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission five (5) copies of the preliminary plat of the proposed subdivision drawn to a scale of not less than one (1) inch equals one hundred (100) feet.

_____ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a land surveyor or civil engineer approved by the Planning Commission.

_____ On sheets sized twenty-four (24) by thirty-six (36) inches, properly proportional, with legible and reproduceable text of a height of no less than 0.1 inch (2.54 mm), line weight no less than .013 inches (.3302 mm). Letter and line spacing shall be no less than 0.40 inches. Ink shall be in blue or black and be solid, uniform, dense, sharp, and unglazed. Signatures shall be in blue or black ink. Plats shall be inscribed on either translucent or opaque paper, polyester or linen. The background quality for opaque paper shall be uniformly white, smooth in finish, unglazed, and free of watermarks or background logos. Margins shall be at least ¼ inch on all sides. **A poorly drawn or illegible plat is sufficient cause for its rejection.**

_____ Date, approximate north point, and graphic scale.

_____ The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drainpipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining lands, and the names and addresses of adjoining property owners or subdivisions. In the event there are no existing public sewers or water mains on the property to be subdivided, the location of the nearest such sewers or water mains shall be shown or stated as well as the general boundaries of the septic soil sites used for septic permits.

_____ Preliminary plans of proposed utility layouts prepared in consultation with the Bedford County Utility District or the appropriate utility district (sanitary and storm sewers, septic systems, gas, water and electricity) showing feasible 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 have attached a letter of feasibility from the county environmentalist (TDEC) stating whether or not soils in the subdivision are suitable for surface sewage disposal and a water well.

_____ The proposed names, locations, widths, and other dimensions of proposed streets, alley(s), easement(s), park(s), and other open spaces, reservations, lot lines, building lines, and utilities.

- _____ Contours at vertical intervals of not more than five (5) feet except when specifically, not required by the Planning Commission.
- _____ The acreage of the land to be subdivided and number of proposed lots along with the total lot density per acre.
- _____ Location of sketch map showing relationship of subdivision site to area.
- _____ If any portion of the land being subdivided is below the elevation of the 100-year flood as specified in these regulations, the limit of such flood shall be shown. If not, the same shall be certified by the subdivider, engineer or surveyor of the plat.
- _____ If any major road, or proposed road, as shown on the Major Road Plan touches or crosses any portion of the land being subdivided, the approximate location of the road, as shown on the Major Road Plan, shall be shown on the preliminary plat. If not, the same shall be certified by the subdivider or surveyor of the plat.
- _____ Three (3) copies of the proposed subdivision restrictions, if any, shall be submitted.

SECTION 3 – CHECK LIST FOR FINAL PLAT

CHECK LIST FOR FINAL PLAT

- _____ Thirty (30) calendar days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission five (5) copies of the final plat drawn to a scale of one-inch equals not less than one hundred (100) feet.
- _____ The name, purpose, and exact width of all easements and rights of way including streets and alley.
- _____ The name and purpose of the plat; what will the plat accomplish if approved?
- _____ Printed on sheets sized twenty-four (24) by thirty-six (36) inches, properly proportional, with legible and reproduceable text of a height of no less than 0.1 inch (2.54 mm), line weight no less than .013 inches (.3302 mm). Letter and line spacing shall be no less than 0.40 inches. Ink shall be in blue or black and be solid, uniform, dense, sharp, and unglazed. Signatures shall be in blue or black ink. Plats shall be inscribed on either translucent or opaque paper, polyester, or linen. The background quality for opaque paper shall be uniformly white, smooth in finish, unglazed, and free of watermarks or background logos. Margins shall be at least ¼ inch on all sides. **A poorly drawn or illegible plat is sufficient cause for its rejection.**
- _____ The lines of all streets and roads, alley lines, if any lot lines, building setback lines, lot numbered in numerical order, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. In the event a proposed subdivision is developed in sections, the lot numbers shall run consecutively from section to section.
- _____ 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.
- _____ All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
- _____ The number of degrees and minutes of all lot angles other than ninety degrees (90°), except that when the lines in any tier of lots are parallel, it shall be sufficient to mark only the outer lot. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve. When between curves of different radii, the angle between the main chords shall be

shown.

When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and, either on it or, preferably, in an adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle subtended. The lot lines on the street sides may be shown in the same manner, or by bearings or angles of distances. When a circular curve of thirty-foot (30') radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight line.

Location and description of monuments.

The names and locations of adjoining subdivisions, graphic scale, and true north point.

Location sketch map showing site in relation to area.

The restrictions as to the use and development of property by the subdivider shall be shown on the plat.

If any portion of the land being subdivided is below the elevation of the 100-year flood as shown on the latest FEMA flood maps, the limits of such flood shall be shown on the plat.

The location and size of all water and sewer lines, as well as fire hydrants spaced apart no more than 500' from each other.

A reproduceable mylar copy of both the final plat as well as the drainage overlay drawing with a signed/stamped certificate in the same scale as the final plat.

Supporting Documents

1. Cost Estimate of roads, and drainage system.
2. Land dedication for roads.
3. Rights of Way and Easements.
4. Covenants and Restrictions.
5. HOA documents.
6. Permit applications, TDOT/TDEC/SWPPP/NOI/Land Disturbance Permit
7. Surety/Bond/LOC

The following certificates using the appropriate forms shall be signed and submitted on or with the final plat.

_____ Certificate of ownership and dedication.

_____ Certificate of accuracy.

_____ Certificate of approval of individual water and /or sewer system.

_____ Certificate of approval of public streets.

_____ Certificate of approval of water system.

_____ Certificate of approval of sewer systems.

_____ Certificate of approval for recording.

_____ Certificate of approval by the director of the Bedford County 911 Office.

_____ Certificate of approval by the Bedford County Property Accessor.

SECTION 4 - FORM FOR PERFORMANCE BOND

**BEDFORD COUNTY REGIONAL PLANNING
COMMISSION**

FORM FOR PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that We, _____, as Principals,
_____, State of _____, and the
_____ INSURANCE COMPANY / BANKING INSTITUTION, 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 County of Bedford
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 Bedford County Regional Planning Commission for final
plat approval of a subdivision shown on a final plat entitled "_____",
filed with the Director of Planning & Zoning, Bedford County Tennessee, on
_____, 20____, said preliminary subdivision plat having been previously approved by the Bedford
County Regional Planning Commission AND upon certain conditions, one of which is that a
performance bond in the amount of _____ DOLLARS (\$_____) is to be filed with the
Bedford County Regional Planning Commission, and upon the recommendation of the Bedford County
Regional Planning Commission, to guarantee certain improvements as cited hereafter in the
subdivision named above.

WHEREAS, there are approximately _____ ft. in length and _____ ft. in width (Total Sq. Ft. of _____) in
said streets, approximately _____ ft. in length of curbs, and _____ ft. of _____ inch water line, and _____ ft.
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. Storm Sewer/Drainage/Detention	\$ _____
E. Other (lot improvements, etc.)	\$ _____
F. Add 10%	\$ _____
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 Bedford County Commission upon the recommendation of the Bedford County Regional Planning Commission with the consent of the parties, will and truly make and perform the required completion of the above stated subdivision in accordance with all currently adopted Bedford County government specifications, Subdivision Regulations and the Bedford County Zoning Resolution, then this obligation is to be void, otherwise to remain in full force and effect.

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 Bedford County Commission may thereupon declare this bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, Bedford 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/Banking Institution

By _____
Attorney-in-Fact

BOND NO. _____

SECTION 5 – ACKNOWLEDGEMENT CO-PARTNERSHIP FORM

ACKNOWLEDGEMENT:
CO-PARTNERSHIP

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.

SECTION VI – INDIVIDUAL CERTIFICATION ACKNOWLEDGMENT

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.

SECTION VII – CORPORATION ACKNOWLEDGEMENT

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.

SECTION VIII – IRREVOCABLE LETTER OF CREDIT FORM

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

BEDFORD COUNTY REGIONAL PLANNING COMMISSION

1. DATE OF ISSUE_____
2. CREDIT NO. OF ISSUING BANK_____
3. CREDIT NO. OF ADVISING BANK_____
4. ADVISING BANK_____
5. ACCOUNT_____
6. BENEFICIARY, MAIL TO_____
7. LATEST PERFORMANCE DATE_____
8. LATEST DATE FOR NEGOTIATION_____
9. MAXIMUM AMOUNT_____
10. SPECIFIC IMPROVEMENTS INCLUDED IN MAXIMUM AMOUNT:

There are approximately _____ ft. in length and_____ft. in width in said streets and approximately _____ ft. in length of curbs, and _____ ft. of inch water line, and _____ft. of inch sewer line, and other improvements as follows _____, not yet completed, and that the total cost or providing these facilities would be as follows:

A.	Streets and Curbs	\$ _____
B.	Water lines	\$ _____
C.	Sewer lines	\$ _____
D.	Other (lot improvements, etc)	\$ _____
E.	Add 10%	\$ _____
	TOTAL	\$ _____

11. We hereby issue this Documentary Letter of Credit in your (the beneficiary's) favor which is available against your drafts at _____drawn on _____Bank, Credit No. _____ accompanied by the following document:

A Certificate of Default signed under oath by the Chairman of the Bedford County Regional Planning Commission and the County Executive certifying that the Accountee has not complied with the terms of the agreement between the Planning Commission and the Accountee and the amount of approximate damage to the county government, which amount shall be identical to the face amount of the accompanying draft.

12. SPECIAL CONDITIONS

We hereby engage with the bona fide holders of all drafts or documents presented under and in compliance with the terms of this Letter of Credit that such drafts or documents will be duly honored upon presentation to us. The amount of each drawing must be endorsed on the reverse of this Letter of Credit by the negotiating bank.

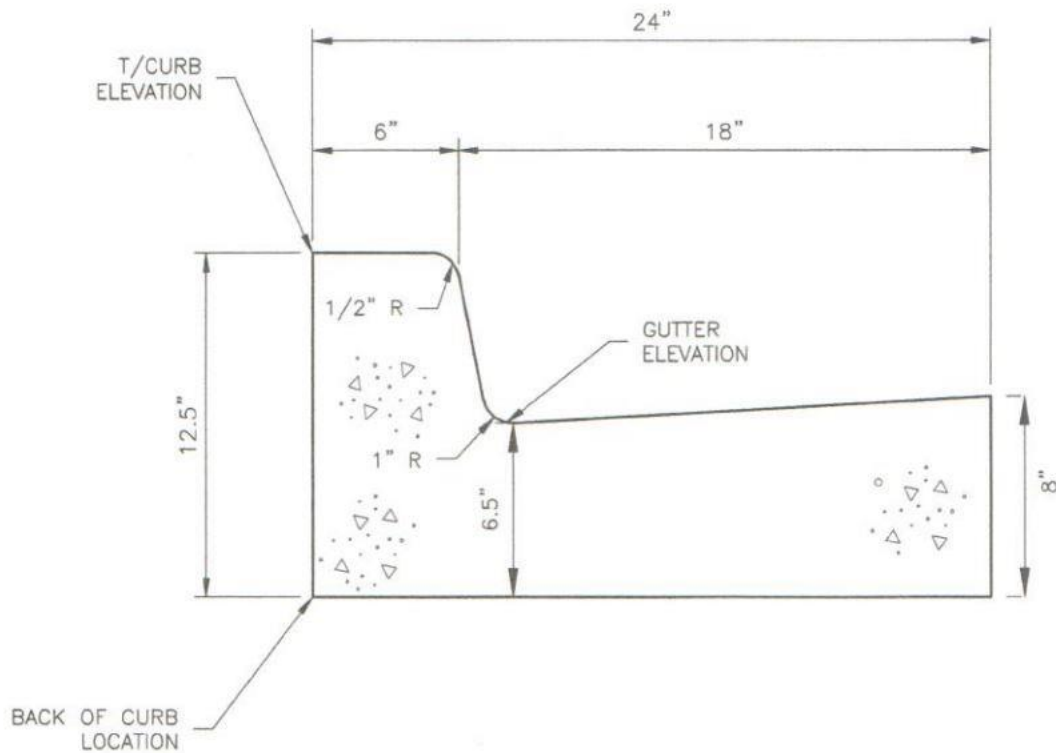
The advising bank is requested to advise this Letter of Credit without engagement of their Part.

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank

VERTICAL CURB AND GUTTER DETAIL (6-24)



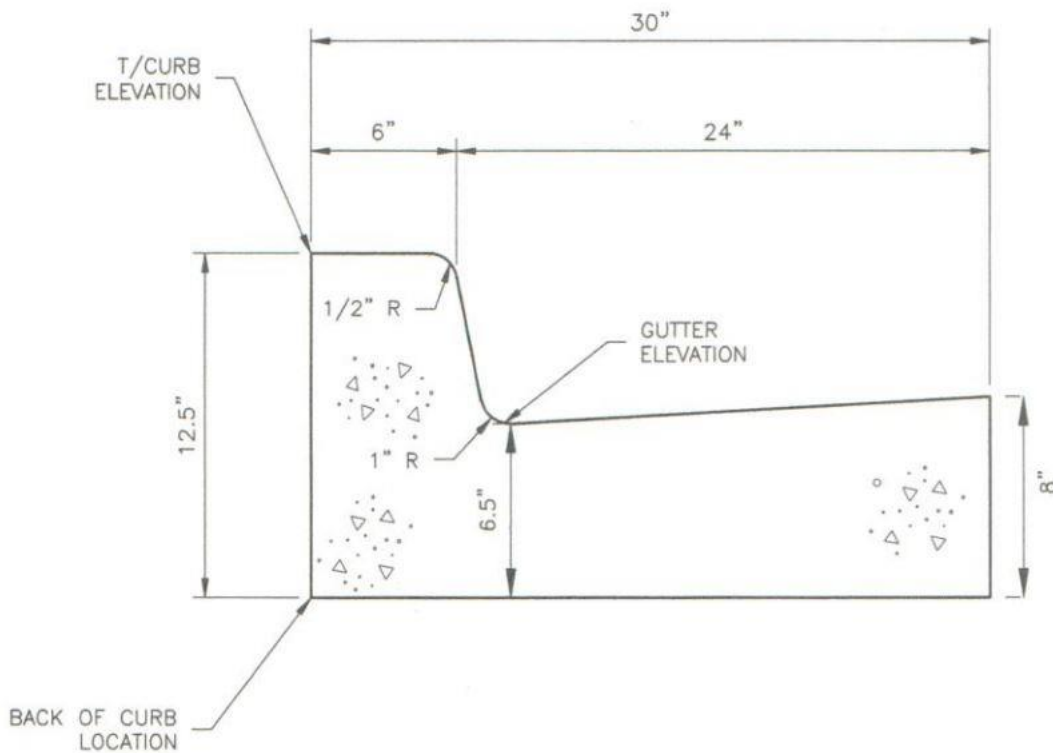
NOTES:

1. CONTRACTION JOINTS: $\frac{1}{4}$ " WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOOLED CURB CONTROL JOINTS $\frac{1}{4}$ " WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.
6. CATCH BASIN CASTINGS TO BE JBS 3080, OR APPROVED EQUAL

6-24 VERTICAL CURB AND GUTTER DETAIL

N.T.S.

VERTICAL CURB AND GUTTER DETAIL (6-30)



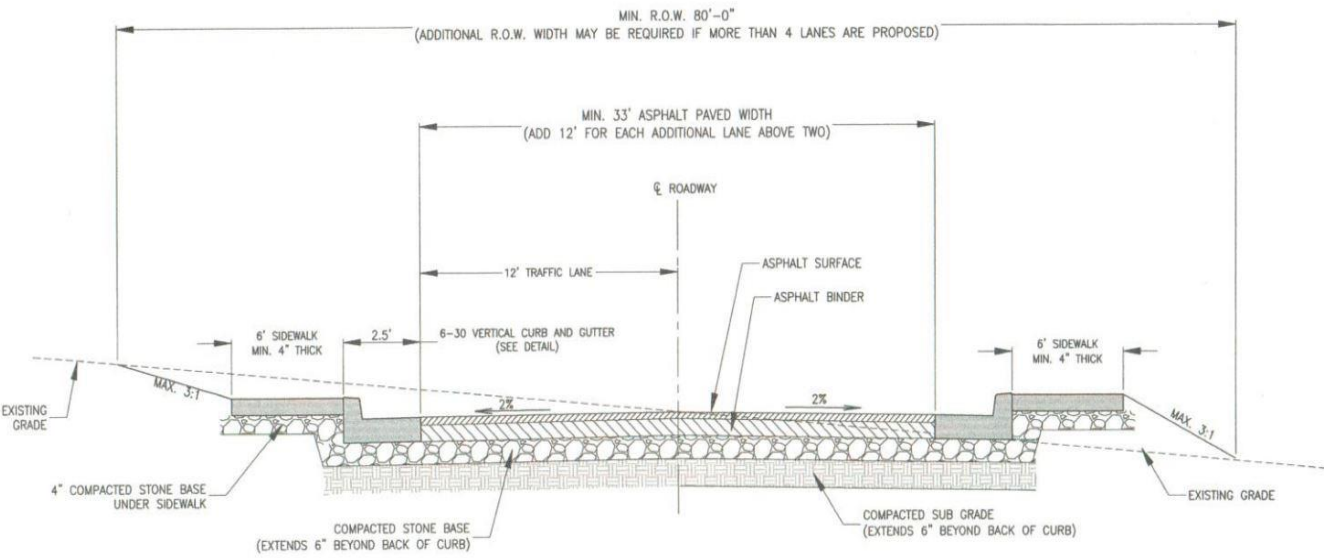
NOTES:

1. CONTRACTION JOINTS: $\frac{1}{4}$ " WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOOLED CURB CONTROL JOINTS $\frac{1}{4}$ " WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.
6. CATCH BASIN CASTINGS TO BE JBS 3104V, OR APPROVED EQUAL

6-30 VERTICAL CURB AND GUTTER DETAIL

N.T.S.

ARTERIAL STREET DETAIL

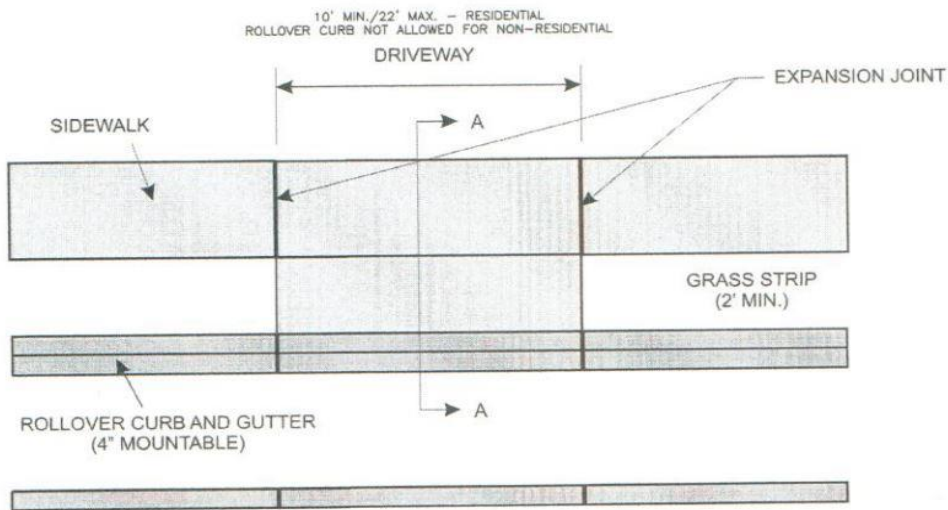


- PAVEMENT SECTION DETAIL SPECIFICATIONS:
- 1. 2" ASPHALT WEARING SURFACE (411 E)
 - 2. TACK COAT
 - 3. 4" ASPHALT BINDER (B-MODIFIED)
 - 4. 10" STONE BASE

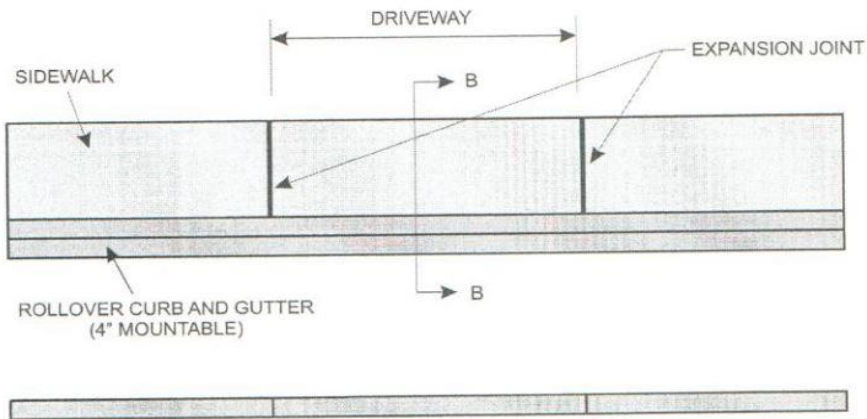
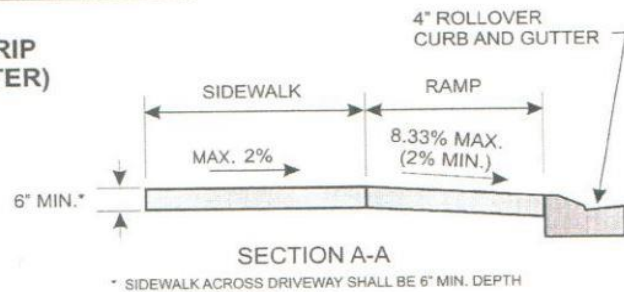
ARTERIAL (RESIDENTIAL OR NON-RESIDENTIAL) STREET

N.T.S.

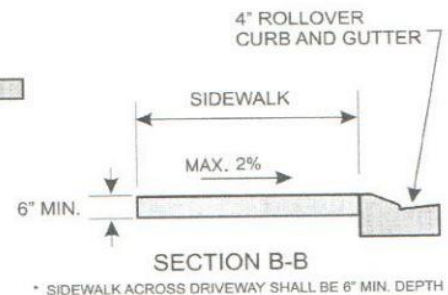
DRIVEWAY DETAIL FOR ROLLOVER CURB AND GUTTER



**DRIVEWAY DETAIL WITH GRASS STRIP
(FOR 4" ROLLOVER CURB AND GUTTER)**



**DRIVEWAY DETAIL WITHOUT GRASS STRIP
(FOR 4" ROLLOVER CURB AND GUTTER)**



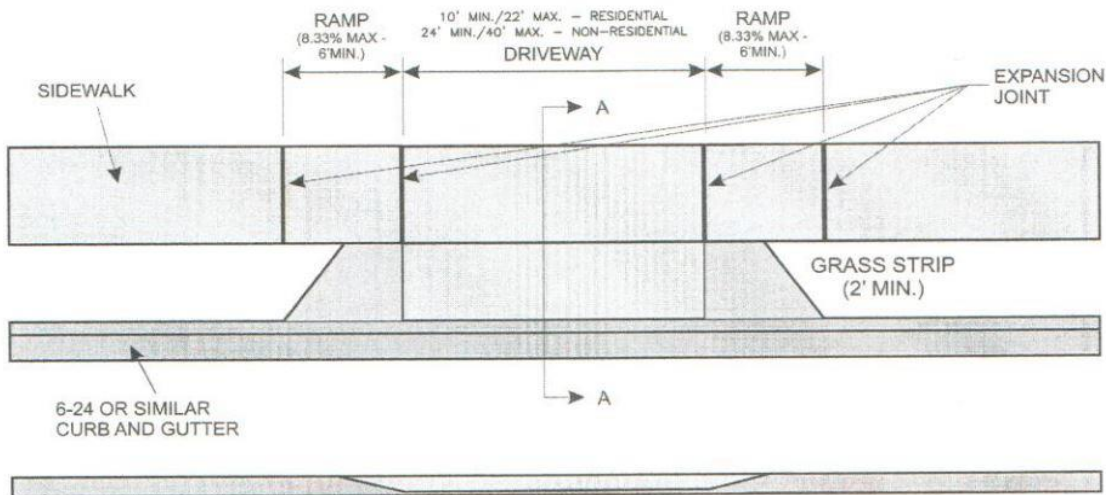
NOTES:

1. For sites lower than the curb, adjust site grade to maintain curb flow in the street.
2. 8.33% = 1:12, 2% = 1:48

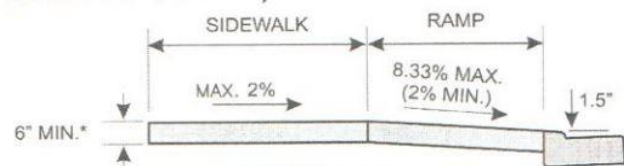
DRIVEWAY DETAIL FOR ROLLOVER CURB AND GUTTER

N.T.S.

DRIVEWAY DETAIL FOR VERTICAL CURB AND GUTTER

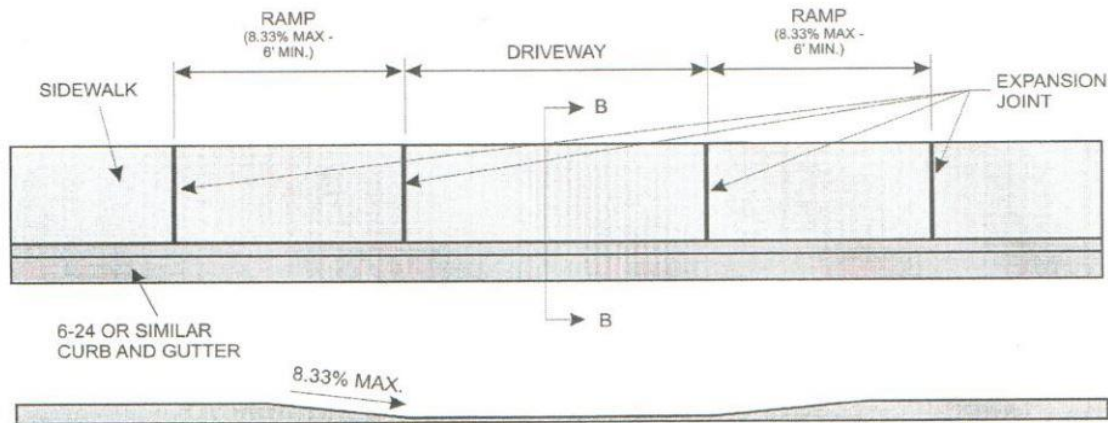


**DRIVEWAY DETAIL WITH GRASS STRIP
(FOR 6-24 OR SIMILAR VERTICAL CURB AND GUTTER)**

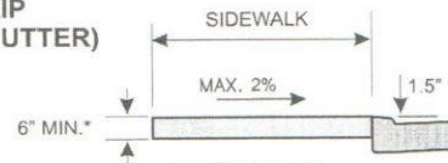


SECTION A-A

* SIDEWALK ACROSS DRIVEWAY SHALL BE 6" MIN. DEPTH FOR RESIDENTIAL AND 8" MIN. DEPTH FOR COMMERCIAL



**DRIVEWAY DETAIL WITHOUT GRASS STRIP
(FOR 6-24 OR SIMILAR VERTICAL CURB AND GUTTER)**



SECTION B-B

* SIDEWALK ACROSS DRIVEWAY SHALL BE 6" MIN. DEPTH FOR RESIDENTIAL AND 8" MIN. DEPTH FOR COMMERCIAL

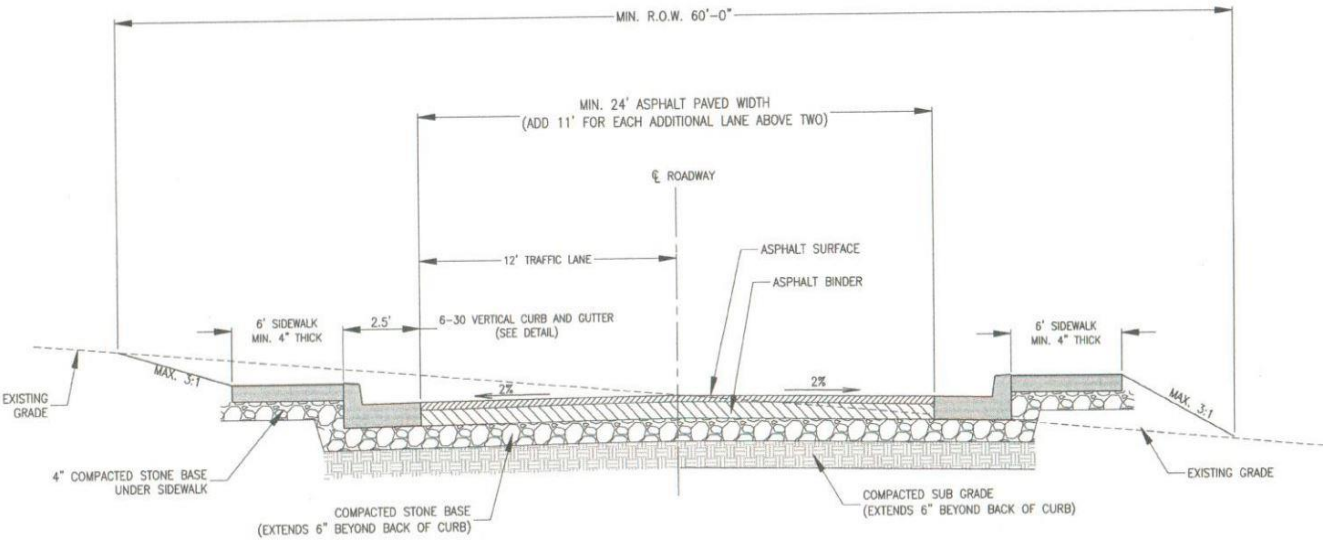
NOTES:

1. For sites lower than the curb, adjust site grade to maintain curb flow in the street.
2. 8.33% = 1:12, 2% = 1:48

DRIVEWAY DETAIL FOR VERTICAL CURB AND GUTTER

N.T.S.

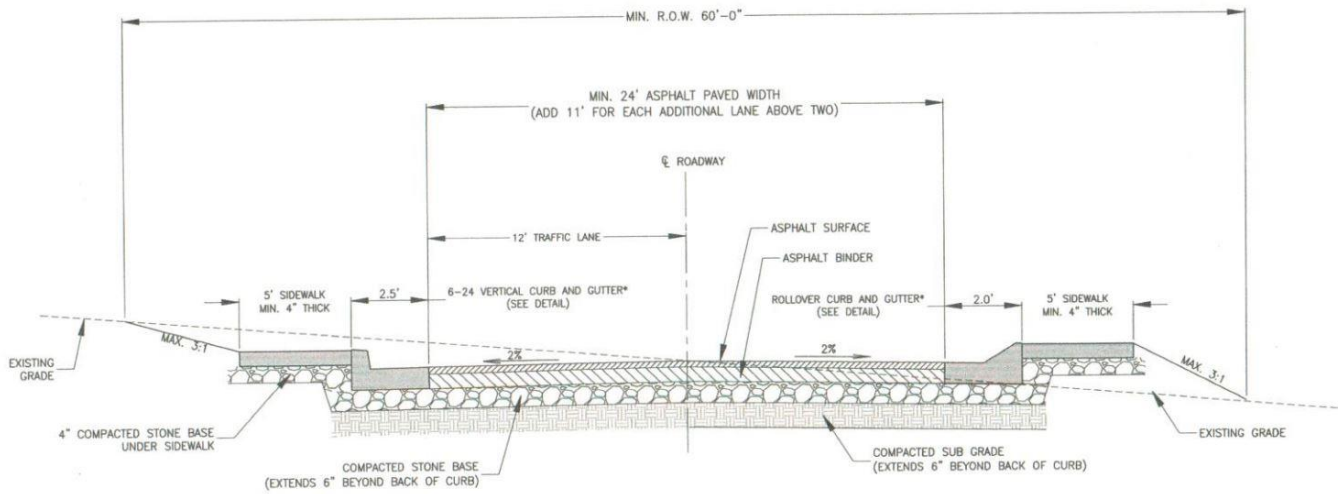
NON-RESIDENTIAL STREET DETAIL



- PAVEMENT SECTION DETAIL SPECIFICATIONS:
1. 2" ASPHALT WEARING SURFACE (411 E)
 2. TACK COAT
 3. 3.5" ASPHALT BINDER (B-MODIFIED)
 4. 8" STONE BASE

NON-RESIDENTIAL STREET
N.T.S.

RESIDENTIAL COLLECTOR STREET DETAIL



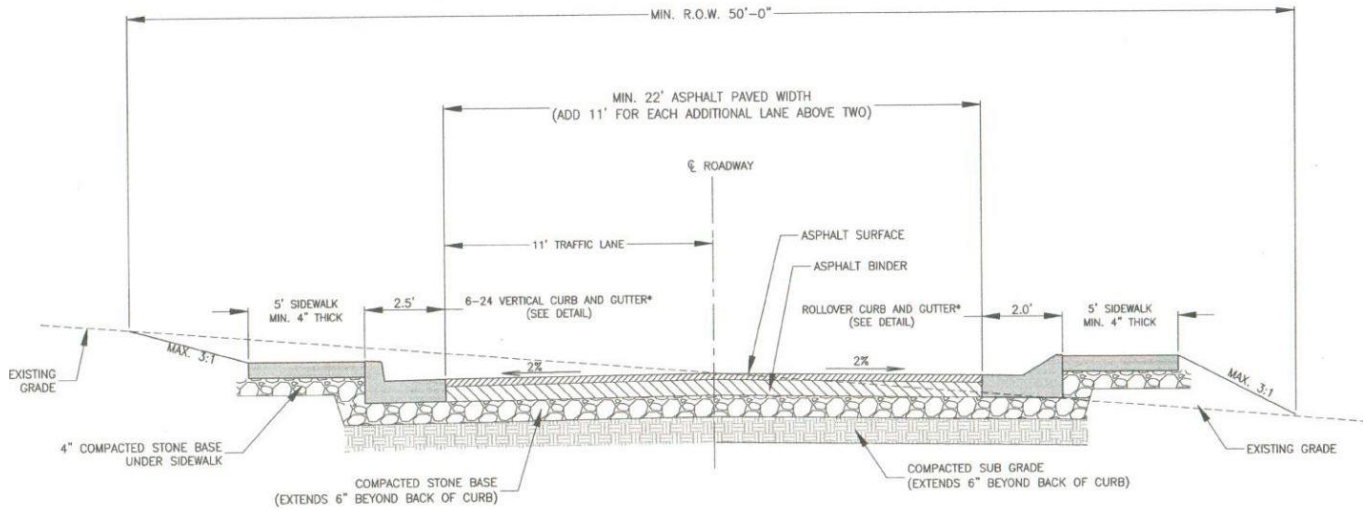
*NOTE: FOR RESIDENTIAL COLLECTOR STREETS, EITHER CURB AND GUTTER OPTION CAN BE UTILIZED.

- PAVEMENT SECTION DETAIL SPECIFICATIONS:
1. 1.5" ASPHALT WEARING SURFACE (411 E)
 2. TACK COAT
 3. 3" ASPHALT BINDER (B-MODIFIED)
 4. 8" STONE BASE

RESIDENTIAL COLLECTOR STREET

N.T.S.

RESIDENTIAL MINOR STREET DETAIL



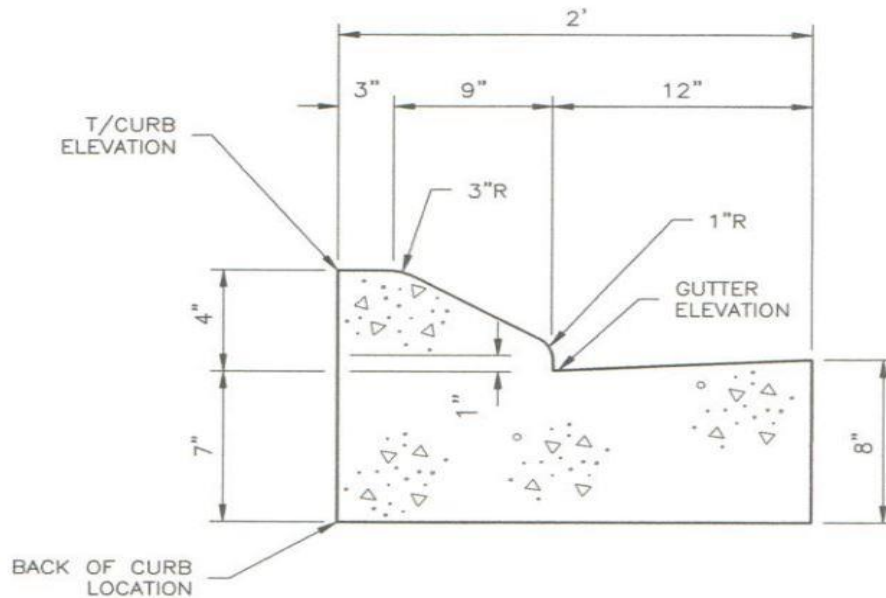
*NOTE: FOR RESIDENTIAL MINOR STREETS, EITHER CURB AND GUTTER OPTION CAN BE UTILIZED.

- PAVEMENT SECTION DETAIL SPECIFICATIONS:
1. 1.5" ASPHALT WEARING SURFACE (411 E)
 2. TACK COAT
 3. 3" ASPHALT BINDER (B-MODIFIED)
 4. 6" STONE BASE

RESIDENTIAL MINOR (LOCAL) STREET

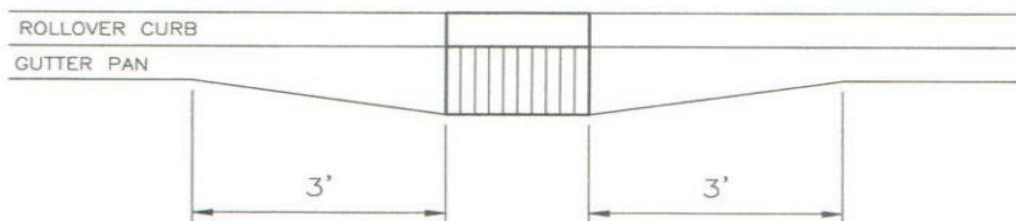
N.T.S.

ROLLOVER CURB AND GUTTER DETAIL



NOTES:

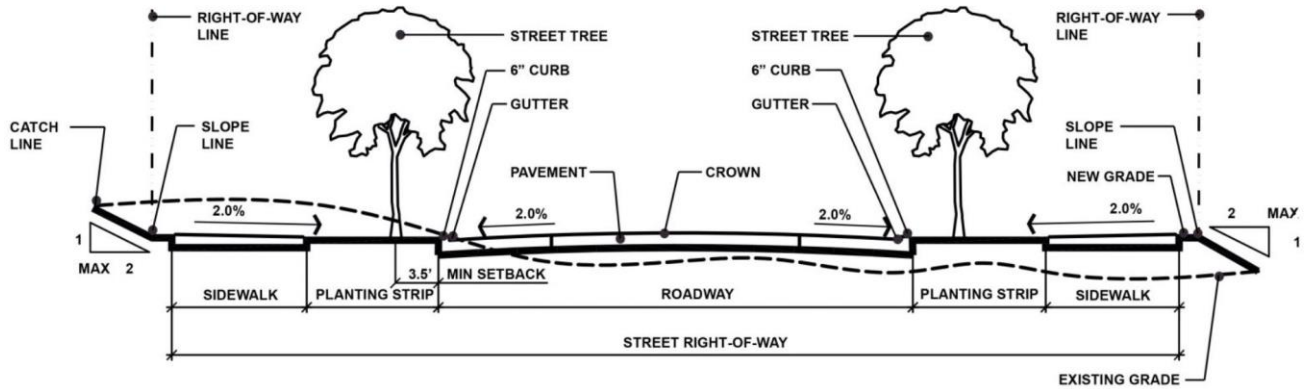
1. CONTRACTION JOINTS: $\frac{1}{4}$ " WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOOLED CURB CONTROL JOINTS $\frac{1}{4}$ " WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.
6. CATCH BASIN CASTINGS TO BE JBS 3080 (WITH MOUNTABLE CURB), OR APPROVED EQUAL.
7. GUTTER PAN DEPTH IS TO INCREASE AT CASTINGS SUCH THAT FACE OF GUTTER IS IN LINE WITH FACE OF GRATE. SEE DETAIL BELOW.



ROLLOVER CURB AND GUTTER DETAIL

N.T.S.

RESIDENTIAL ROAD CROSS-SECTION FOR PLANNED DEVELOPMENT



STANDARD DESIGN CROSS SECTION
NOT TO SCALE

