

SUBDIVISION REGULATIONS

FOR

CORNERVILLE, TENNESSEE

CORNERVILLE MUNICIPAL PLANNING COMMISSION

TECHNICAL ASSISTANCE FROM

MIKE WOOD, PRINCIPAL PLANNER
LOCAL PLANNING OFFICE, MIDDLE TENNESSEE REGION
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

TRANSCRIPT BY

NORA HOWSE

1993

TABLE OF CONTENTS

	PAGE
SUGGESTED STEPS FOR A DEVELOPER	iii
ARTICLE I GENERAL PROVISIONS	1
A. Purpose	1
B. Authority	1
C. Jurisdiction	1
D. Definitions	2
E. Variances	5
F. Relationship to Zoning	6
G. Amendments	6
ARTICLE II PROCEDURE FOR PLAT APPROVAL	7
A. General	7
B. Preliminary Plat Requirements	8
Sample Preliminary Plat	10
C. Final Plat Requirements	12
Sample Final Plat	16
Guarantees in Lieu of Completion	16
Certifications	17
Inspections Procedures	18
ARTICLE III DESIGN AND SPECIFICATIONS	20
A. Suitability of the Land	20
B. Special Requirements for Floodable Areas	21
C. Monuments	22
D. Streets	22
General Information	22
Street Right-of-Way Widths	23
Minimum Surfacing Widths	23
Additional Width on Existing Streets	24
Street Grades	24
Curves	25
Intersections	25
Cul-de-sacs (Dead-end Streets)	26
Private Streets and Permanent Vehicular Easements ..	26
Reserve Strips	26
Special Treatment	27
Street Names/Property Numbering	27
Street Construction Procedures and Specifications ..	28
E. Utilities	31
Easements	31
Installation	31
Driveways	31
Water Supply System-Accessibility	33
Water Supply System-Fire Protection	33
Sanitary Sewers and Septic Tanks	34

(TABLE OF CONTENTS CONTINUED)

	PAGE
F. Lots	34
To be Buildable	34
Side Lines	34
Minimum Lot Sizes	35
Building Setback Lines	35
Minimum Street Frontage	35
Off-Street Parking	36
G. Drainage	36
H. Storm Drainage Under Roads	36
I. Responsibility from Drainage Downstream	36
J. Erosion Control	36
K. Preservation of Natural Features	37
L. Large Tracts or Parcels	37
M. Public Use and Service Areas	37
N. Public Open Spaces	37
O. Special Requirements for Condominium Subdivisions ...	37
ARTICLE IV ENFORCEMENT AND PENALTIES FOR VIOLATION	39
ARTICLE V ADOPTION, AMENDMENTS AND EFFECTIVE DATE	41
APPENDIX A FINAL PLAT CERTIFICATION FORMS	42
APPENDIX B IRREVOCABLE LETTER OF CREDIT AGREEMENT	45
APPENDIX C ESCROW ACCOUNT AGREEMENT	49
APPENDIX D CERTIFIED CHECK AGREEMENT	53
APPENDIX E CHECKLIST FOR PRELIMINARY PLAT	55
APPENDIX F CHECKLIST FOR FINAL PLAT	57
APPENDIX G INSPECTION REPORT FORM	59
APPENDIX H AFFIDAVIT TO AUTHORIZE REPRESENTATIVE	60

SUGGESTED STEPS FOR A DEVELOPER OF A SUBDIVISION

Throughout the following process, the owner/developer is strongly encouraged to participate personally in consultations and meetings regarding the development.

1. Confer with the Planning Commission's Staff Planner (Phone: ~~741-1534~~ ⁹³¹⁻²⁹³⁻⁴⁴⁸⁰) to become thoroughly familiar with the subdivision requirements, the major street plan and other public improvements which might affect the area to be subdivided.
2. Have preliminary plat prepared by a reputable state-licensed surveyor.
3. Discuss preliminary plat with Staff Planner. This preapplication review by a trained land planner may save the subdivider time and costly revisions as well as possible savings through better design.
4. If the proposed development can not be connected to the public sewer system and individual septic tanks will be used, discuss plans for subdivision with State Department of Conservation and Environment, which may place restrictions on number, size and use of lots. The Department of Conservation and Environment approval is based on a detailed mapping of all soils on the site by a licensed soils scientist. The timing of approval by the Cornersville Planning Commission is dependent on the Department of Conservation and Environment results.
5. Submit required copies of the preliminary plat to the planning commission at least fifteen (15) days before their regular monthly meeting.
6. See appropriate Cornersville Street and Utility Supervisors, Cornersville Water Department and/or other designated approving agent(s) for street and utility specifications.
7. Obtain State Health Department approval of plans for water and sewer line extension plans and submit signed plans to the Cornersville Sewer Supervisor.
8. After preliminary plat approval has been granted, develop subdivision and install all improvements according to preliminary plat and any required modifications.
9. Prepare final plat.
10. Obtain signatures on certifications from appropriate officials certifying that improvements have been completed and approved (or that a performance bond has been posted).
11. Submit final plat to the planning commission for approval. When approved, the planning commission secretary will sign the Certificate of Approval for Recording.
12. The subdivider records the plat with the Marshall County Register of Deeds office and is now ready to sell the lots.

SUBDIVISION REGULATIONS

OF

Cornersville, Tennessee, Municipal Planning Commission (hereafter referred to as the Planning Commission).

ARTICLE I GENERAL PROVISIONS

A. Purpose

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

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

B. Authority

These subdivision regulations are adopted under the authority granted by Sections 13-4-301 through 13-4-309, Tennessee Code. 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 Plan in the office of the Marshall County Register of Deeds on November 25, 1992.

C. Jurisdiction

These regulations shall govern all subdivisions of land within the corporate limits of Cornersville, Tennessee, as now or hereafter established. According to Tennessee Code, Section 13-4-301, the term "subdivision" means the "division of a tract or parcel of land into two (2) or more lots, sites, or other division requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area

subdivided." Any owner of land within this area wishing to subdivide land shall submit to the Planning Commission, a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article III of these regulations.

D. Definitions

Except as specifically defined herein, all words used in these regulations have their customary dictionary definitions where not inconsistent with the context. For the purpose of these regulations, certain words or terms are defined as follows:

The term "shall" or "will" is mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

1. Building permit: A written permit issued by the Cornersville Building Inspector authorizing construction, renovation, or repairs to a structure.
2. Building setback line: A line, as required by the Cornersville Zoning Ordinance, beyond which a building cannot extend.
3. Common Elements -- Any portion of a condominium which is held in common by owners of condominium units. These elements may be either general common elements or limited common elements, as defined below.
 - a. General Common Elements -- Any of the common elements of a condominium which are held in joint ownership by all owners of the condominium.
 - b. Limited Common Elements -- Any of the common elements of a condominium which are reserved for use by the owner of a particular condominium unit or group of units.
4. Condominium -- A form of ownership of less than the whole of a building or system of buildings under the provisions of Title 66, Chapter 27, Tennessee Code Annotated, which provides the mechanics and facilities for formal filing and recoordination of divided interests in real property, whether the division is vertical or horizontal.
5. Condominium Subdivision -- The subdivision of property through the establishment of a condominium or horizontal property regime.
 - a. Horizontal Condominium Subdivision -- A subdivision where each unit occupies some ground space.

- b. Vertical Condominium Subdivision -- A subdivision of a multi-story building in which one (1) or more units do not occupy ground space.
- 6. Condominium Unit -- A space conveyed by separate title and located within a condominium structure.
- 7. Easement: A right given by the owner of land to another party for specific limited use of that land.
- 8. Financial guarantee for improvements: A guarantee in the form of a bond, letter of credit, certified check, or other method approved by the Planning Commission to ensure completion of required subdivision improvements.
- 9. Horizontal Property Act -- "The Tennessee Horizontal Property Act" as codified in Title 66, Chapter 2, Tennessee Code Annotated.
- 10. Lot: A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.
 - a. Lot area: The computed ground area inside the lot lines.
 - b. Lot frontage: The side of the lot nearest the public street. All sides of a lot adjacent to streets shall be considered frontage.
 - c. Lot lines: Boundaries of a lot; includes front, rear, and side lot lines.
 - d. Lot width: The distance between side lot lines measured at the building setback line.
- 11. Major street plan: The map on which the planned locations of present and future municipal arterial and collector streets are indicated.
- 12. Permanent vehicular easement: A right-of-way for vehicular traffic which is not intended to be dedicated to the local government. All permanent vehicular easements shall meet all construction requirements of a public street.
- 13. Planning commission: The Cornersville Municipal Planning Commission, its commissioners, officers, and staff.
- 14. Plat: The map, drawing, or chart on which the subdivider's plan of subdivision is presented and which he submits for approval and intends in final form to record; it includes plat, plan, plot and replot.

15. Right-of-way: A strip of land occupied or intended to be occupied by any or all of the following: A street, road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for landplanning purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the preparer of the plat on which such right-of-way is established and shall be covered by any necessary easements.
16. Street: A public way, provided for the accommodation of vehicular traffic, or as a means of access to property, and includes streets, avenues, boulevards, roads, lanes, alleys, or other public ways.
- a. Arterial: Streets and highways used primarily for movement of fast or heavy traffic within and through the municipality; a secondary function is land access. These are usually shown on the Major Street Plan.
 - b. Collector: Streets which carry traffic from minor streets to the arterial streets and highways. This usually includes the principal entrance street(s) or streets of major circulation of a residential development. Collectors serve the internal traffic movement within a section of the municipality and connect this section with the arterial system.
 - c. Local: A street designated to accommodate local traffic, the major portion of which originates along the street itself. The major function of a local street is land access. May also be called minor residential or minor commercial streets.
 - d. Marginal access: Minor streets which are parallel and adjacent to arterial streets and highways, and which provide access to the abutting properties and protection from the through traffic.
 - e. Cul-de-sac: Permanent dead-end streets or courts with a paved turnaround designed so that they cannot be extended in the future.
17. Subdivision: The division of a tract or parcel of land into two (2) or more lots, sites, or other division requiring new street or utility construction, or any division of less than five (5) acres for the purpose,

whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided. Section 13-4-301 Tennessee Code.

18. Surveyor: A registered, practicing surveyor licensed by the State of Tennessee.
19. Zoning ordinance: The zoning regulations adopted by the Town of Cornersville, Tennessee.

E. Variances

1. General: Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Planning Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:
 - a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;
 - b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
 - c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;
 - d. The variances will not in any manner vary the provisions of the zoning ordinance.
2. Conditions: In approving variances, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

3. Procedures: A petition for any variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for consideration by the planning commission. Said petition shall state fully the grounds for the application. Each request for a variance shall be specifically applied for in the numerical order of the subdivision regulations.

F. Relationship to Zoning Ordinance and other Regulations

1. No final plat of land within the force and effect of the Cornersville Zoning Ordinance shall be approved unless it conforms to such ordinance.
2. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the zoning regulations, building code, or other official regulations, the highest standard shall apply.

G. Amendments

Before adoption of any amendments to this document, a public hearing shall be held by the Planning Commission. Fifteen (15) days notice of the time and place of the hearing shall be given as provided in Section 13-4-303 of Tennessee Code.

ARTICLE II PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of four (4) basic steps. (1) The initial step is the early, informal consultation with the Planning Commission technical staff for advice and assistance. (2) The second step is the preparation and submission to the Planning Commission of a Preliminary Plat of the proposed subdivision. (3) The third step is to construct or install improvements such as streets, fire hydrants and utility lines. (4) The fourth step is the preparation and submission to the Planning Commission of a Final Plat, together with required certificates. This Final Plat becomes the instrument to be recorded in the office of the County Register when duly signed by the secretary of the Planning Commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission who wishes to divide land into two (2) or more lots, sites, or other divisions requiring any 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, or who wishes to resubdivide an existing subdivision lot(s) for this purpose, shall submit a plan of such proposed subdivision to the Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record and prior to selling or giving a deed for any lot. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these standards and shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the County Register without the approval of the Planning Commission as specified herein.
2. In order to secure review and approval by the Planning Commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the Planning Commission a Preliminary Plat as provided in Section B of this Article. On approval of said Preliminary Plat he may proceed with the construction of improvements as set forth in Article III, and preparation of the Final Plat and other documents required in connection therewith as specified in Section C of this Article. In no case shall a Preliminary Plat be presented in sections.

3. A subdivider may omit the submission of a Preliminary Plat and submit only a Final Plat, IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - a. The proposed subdivision does not contain more than five (5) lots, sites, tracts, or divisions.
 - b. All public improvements as set forth in Article III are already installed. (Any construction, installation, or improvement of public improvements shall require the submission of a Preliminary Plat as prescribed by Section B of Article II). The Health Department has approved the lots for septic systems, if applicable.
 - c. The subdivider has consulted informally with the Planning Commission technical staff for advice and assistance, and it is agreed upon by the Planning Commission that a Preliminary Plat is unnecessary prior to submission of the Final Plat and its formal application for approval.
4. The owner or his authorized representative must be present at Preliminary Plat review and approval and Final Plat review and approval. In his absence, the property owner may be represented by his agent or representative who shall present written authorization in the form of the Affidavit shown in Appendix H.
5. No final subdivision plat shall be approved by the Planning Commission or accepted for record by the Marshall County Register of Deeds until the required improvements listed shall be constructed in a satisfactory manner and approved by the local approving agent. In lieu of such prior construction, the Planning Commission may accept certain forms of financial guarantees (see Section C-12 of this Article) in amounts equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the Town of Cornersville in the event of default by the subdivider.

B. Preliminary Plat Requirements

1. The Preliminary Plat should be drawn to a scale of not less than one inch equals one-hundred feet (1" = 100') and shall meet the minimum standards of design as set forth in Article III and the "Standards of Practice for Land Surveyors", and its subsequent amendments. In case of conflict between statutes, the stricter shall apply.

2. The Preliminary Plat shall meet the general requirements for the construction of public improvements as set forth in Article III and shall give the following information: (See sample Preliminary Plat, page 9).
- a. Name of subdivision; present tax map and parcel designation according to official records in the office of the Marshall County Property Assessor.
 - b. Name(s) and address(es) of the owner or owners of land to be subdivided; name of the designer of the plat who shall be a professional surveyor licensed by the State of Tennessee.
 - c. Date, approximate north point, and graphic scale.
 - d. Location sketch map showing relationship of subdivision site to area.
 - e. Acreage of the land to be subdivided.
 - f. Present zoning classification of property to be subdivided and of adjacent properties.
 - g. The names of all adjoining property owners of record, names of adjoining developments and subdivisions.
 - h. Any portion of the land proposed for subdivision lying within a floodable area, as determined by an official Flood Hazard Boundary Map or Flood Insurance Rate Map, shall be so indicated.
 - i. Topographical contours at vertical intervals of not more than five (5) feet, except when specifically not required by the Planning Commission.
 - j. Subsurface conditions on property to be subdivided, if required by the Planning Commission; location and results of tests made to ascertain subsurface soil, rock, and ground water conditions.
 - k. The location and dimensions of all boundary lines of the property to be expressed in feet.
 - l. The approximate location and sizes of existing and proposed sewer lines, water lines, drainage, or other underground structures within and immediately adjacent to the subject property.

THE
PRELIMINARY PLAT
SHALL SHOW:

Name, location, owner and designer.

Date, north point and graphic scale

Location of property lines, roads, existing utilities, etc.

Present zoning classification

Names of adjoining properties

Proposed utility system

Names of new streets

Dimensions, lot lines and building setbacks

Location of proposed culverts

Contours at 5' intervals

Acreage of land subdivided

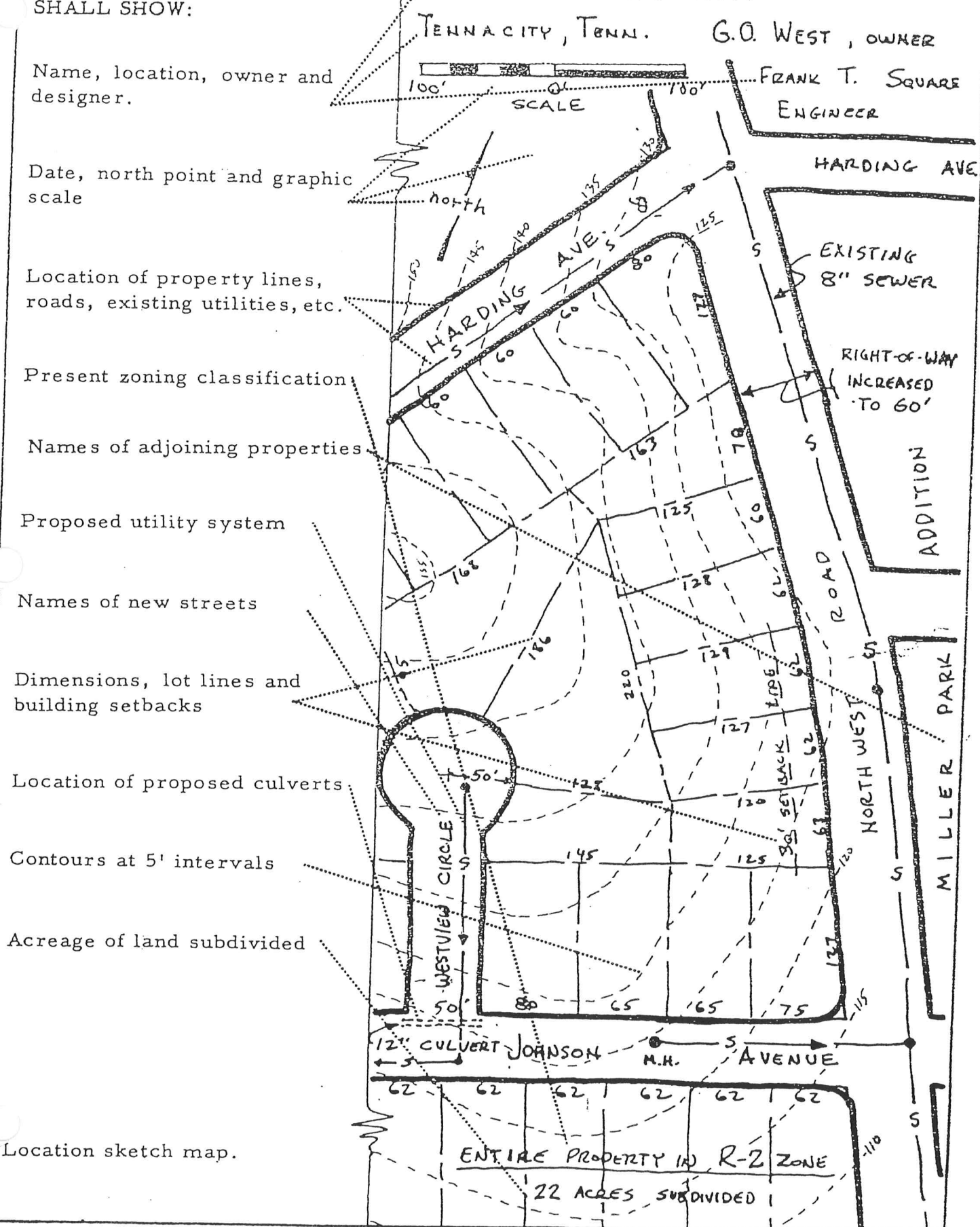
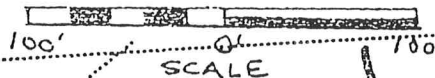
Location sketch map.

PRELIMINARY SKETCH
WESTVIEW ADDITION

TENNACITY, TENN.

G.O. WEST, OWNER

FRANK T. SQUARE
ENGINEER



- m. Plans of proposed water and sewer systems, showing connections to the existing or any proposed utility systems, including line sizes, connections to existing systems and location of fire hydrants. Any land on which an individual sewage disposal system is proposed must be reviewed by the appropriate State Health Department official.
 - n. The location of existing or proposed streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, cemeteries, parks and other open spaces, drainage ditches, drain pipes, culverts, bridges, and easements for all utilities (water, sewer, gas, electricity, telephone). Existing features shall be distinguished from those which are proposed.
 - o. The approximate location, width and other dimensions of proposed streets; proposed street names.
 - p. The location and dimension of all proposed or existing lots and the building setback lines on all lots. All lots shall be numbered consecutively.
 - q. The lack of information under any item specified herein, or improper information supplied by the developer, shall be grounds for disapproval of the preliminary plat.
- 3. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission's staff planner one (1) copy and to the Planning Commission four (4) copies of the preliminary plat of the proposed subdivision. The developer should also submit evidence that plat has been submitted to the appropriate water and electric utility and telephone companies.
 - 4. The official submission of the Preliminary Plat to the Planning Commission is considered to be the first Planning Commission meeting at which the plat is presented for consideration with the developer or his authorized representative present to answer questions and hear suggestions about the proposed development. The Planning Commission may review for a period not to exceed thirty (30) days.
 - 5. Within thirty (30) days after the official submission of the Preliminary Plat, the Planning Commission shall approve, approve subject to modifications, or disapprove the Preliminary Plat. If a plat is disapproved, the

3. If the subdivision is to be developed in phases and the Final Plats submitted as portions or sections of the Preliminary Plat, the sections must be identified by alphabetical characters or Roman Numerals following the name of the subdivision.
4. A Final Plat will not be acceptable for submission unless it meets all required standards of design, and contains all required information, or contains a written request for a variance for each specific deviation from requirements.
5. Final plats should be submitted at least fifteen (15) days prior to the Planning Commission meeting, with one (1) copy for the staff planner and four (4) copies for the Planning Commission. The developer should also submit evidence to the Planning Commission that copies of the plat have been submitted to and reviewed by the appropriate municipal street and utility departments and the water service utility district, electric utility and telephone companies. All street profiles and other plans that may have been required should be submitted.
6. The official submission of the Final Plat to the Planning Commission is considered to be the first Planning Commission meeting at which the plat is presented for consideration, with the developer or his authorized representative present to answer questions and provide information. The Planning Commission may review the plat for a thirty (30) day period.
7. The Planning Commission shall approve or disapprove the final plat within thirty (30) days following its official submission for consideration. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission. When the plat has been approved by the Planning Commission, the original will be returned to the subdivider with the approval of the Planning Commission certified thereon, for filing with the County Register as the official plat of record and one (1) copy will be retained in the records of the Cornersville Municipal Planning Commission.
8. Approval of the Final Plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground. For acceptance of public streets, the developer should contact the Cornersville Board of Mayor and Aldermen.
9. The Final Plat shall include at minimum the following information:
 - a. Name of subdivision.

- b. Name(s) and address(es) of the owner or owners of property being subdivided; last conveyance of property; and tax map designation.
- c. Name(s), seal(s), and address(es) of the registered land surveyor responsible for plat preparation.
- d. Date, graph scale, and true north point.
- e. Location sketch map showing relation to area.
- f. Location of property with respect to surrounding property and streets; names of all adjoining property owners of record; names of adjoining developments, and names of adjoining streets.
- g. Location and dimensions of all boundary lines of the property to be expressed in feet; all dimensions to the nearest one-hundredth (100th) of a foot and angles to the nearest minutes.
- h. Location of existing streets, water bodies, streams, and other pertinent features such as swamps, sinkholes, railroads, buildings, parks, cemeteries, and bridges.
- i. Right-of-way and pavement widths of all installed streets; names of all streets.
- j. Location and size of all installed and/or pre-existing water mains and/or sewer mains; and all fire hydrant locations.
- k. Location of easements for rights-of-way for public services, utilities and the disposal of surface water; the limitation and/or dimensions of all easements; any areas to be dedicated for public use; and any sites for other than residential use, with notes stating their purpose and limitations.
- l. Locations and dimensions of all proposed or existing lots; building setback lines on all lots in numerical order.
- m. Sufficient data to determine readily and to reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building setback line whether curved or straight. 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.
- n. Location and description of monuments.

- o. Any portion of the property being subdivided lying within a floodable area, as determined by an official Flood Hazard Boundary Map or Flood Insurance Rate Map, shall be so indicated.
 - p. If this is a resubdivision of a previously recorded subdivision, provide plat book and page of last subdivision plat being amended.
 - q. The lack of information under any item specified herein, or improper information supplied by the developer, shall be grounds for disapproval of the final plat.
10. The Planning Commission shall require that an accurate map ("as-built" drawings) of all water lines, valves, fire hydrants and sewer lines be supplied by the developer to the Town of Cornersville as a condition for final approval of any plat. Plans and specifications of all water and wastewater facilities shall be prepared by a registered engineer and approved by the Tennessee Department of Conservation and Environment. A copy of such plans shall be forwarded by the developer to the Cornersville Water and Sewer Department Supervisor.
11. Approval of the Final Plat cannot be given until completion and approval of construction of required improvements. These improvements are to be installed in accordance with Article III. The required improvements must be approved by a representative of the appropriate utility or street department, and then be reported to the Planning Commission. The required improvements include:
- a. Monuments
 - b. Storm drainage system
 - c. Street grading and paving
 - d. Sewer lines
 - e. Water supply system lines and laterals
 - f. Fire hydrants
 - g. Driveway cuts with culverts (homes to be built by developer)
 - h. Street name signs and traffic control signs
 - i. Any other improvements that may be required by the Planning Commission.

THE FINAL PLAT

SHALL SHOW:

Streets, lots, setback lines,
lot numbers, etc.

Sufficient engineering data to
reproduce any line on the
ground.

Dimensions, angles, and
bearings.

Monuments

Names of adjoining properties

Date, title, name and location
of subdivision

Graphic scale and true north
point

Location sketch map and
certificates as required

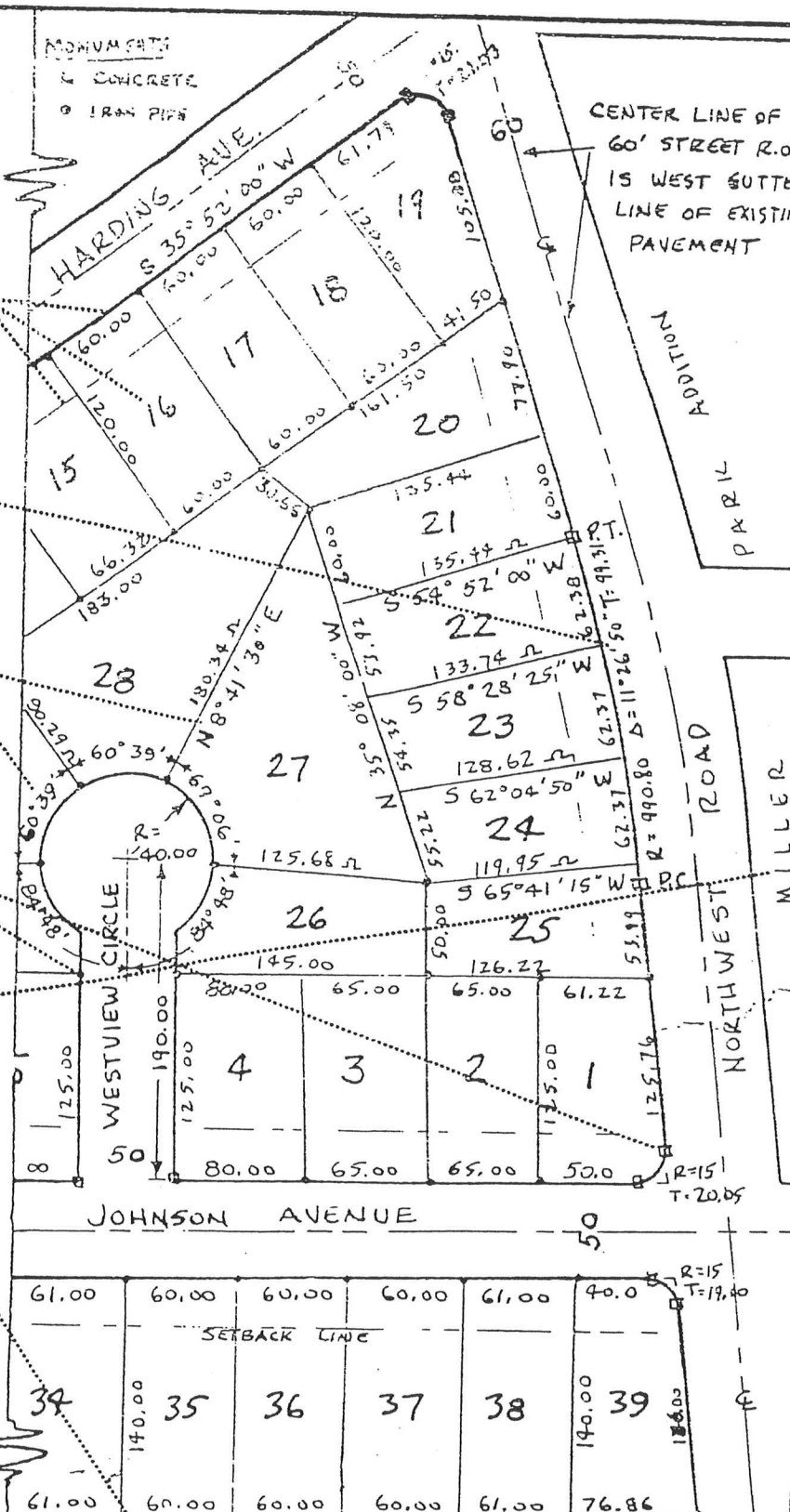
MONUMENTS

CONCRETE
IRON PIPE

CENTER LINE OF NEW
60' STREET R.O.W.
IS WEST GUTTER
LINE OF EXISTING
PAVEMENT

ADDITION
PART

ROAD
NORTH WEST
MILLER



SECTION "A"
WEST HILLS, ADDITION
TENNACUITY, TENN.



12. Guarantees in Lieu of Completed Improvements

- a. Conditions may exist whereby a developer may be unable to install all improvements before requesting Final Plat approval. In lieu of the installation of all improvements, the Planning Commission may accept one of the following forms of financial guarantees, whereby in the event of default by the developer, improvements and utilities can be made without cost to the municipality:
 - (1) The establishment of cash in a bank escrow account in the full amount of the estimated cost of required improvements plus 10% yearly inflation factor.
 - (2) An Irrevocable Letter of Credit, issued by a bank or savings and loan, signed by two officers, to cover the full amount of the estimated cost of improvements plus 10% yearly inflation factor.
 - (3) A performance bond from a surety bonding company to cover the full amount of the estimated cost of required improvements, plus 10% yearly inflation factor.
 - (4) A certified check in the full amount of the estimated cost of required improvements, plus 10% yearly inflation factor.
- b. In determining the basic cost of improvements, the Planning Commission may use a formula using a base cost per linear foot for each required improvement, that being a cost standard in the construction industry that particular year. The Planning Commission may determine the base cost by receiving information and/or bids from recognized contractors. If the developer provides the bid or estimated cost of improvements, the Planning Commission must determine that the contractor will guarantee the cost for at least the term of the guarantee plus two (2) months.
- c. At the time of acceptance of a guarantee, the Planning Commission shall specify the specific length of time for a bond or escrow account before the municipality would take legal steps to cash it, but this time cannot exceed two (2) years.
- d. None of the financial guarantees may be partially withdrawn by the developer during the construction period to pay for development costs except in the case of a final payment made after final inspection and

approval by the Planning Commission, or except in the case where a developer is postponing final paving on a road until after a winter settling period for the completed and approved base roadway.

- e. Forms and Agreements to be used for financial guarantees in lieu of completed improvements are found in Appendix B, C, and D of this document.

13. Certifications (See Appendix A for Forms)

In all cases some or all of the following certificates shall be present and signed on the original Final Plat before the Planning Commission secretary signs the plat for recording the plat at the Register's office.

Form 1) Certificate of Ownership and Dedication. Certification showing that applicant is the land owner and dedicates streets, rights-of-way, and any sites for public use.

Form 2) Certificate of Accuracy and Precision. Certification by surveyor of accuracy of survey and plat and placement of monuments.

Form 3A) Certificate of General Approval for Installation of Subsurface Sewage Disposal Systems. This certification to be used if any lots will use septic tanks, and must be signed by the appropriate State Health Department Representative before presentation to Planning Commission for final approval.

Form 3B) Certificate of Approval of Sewage Collection Facilities. This certificate is to be used for any lots where new sewerage collection facilities have been (or will be) installed. Part (1) pertains to public sewage collection facilities installed whereas Part (2) pertains to acceptance of a financial guarantee to assure completion of all required improvements in the case of default. Signature by the Cornersville Sewer Department Supervisor.

Form 4A) Certificate of Approval of Water Lines and/or Hydrants. This certification is to be used for any lots where new water lines or hydrants have been (or will be) installed. Part (1) pertains to water facilities installed whereas Part (2) pertains to acceptance of a financial guarantee in lieu of improvements. This would be signed by the Cornersville Water Department supervisor.

Form 4B) Certification of Existing Water Lines and/or Sewer Lines. This certification is to be used for any lots served by and connected to previously existing water and/or sewer lines. This would be signed by the Cornersville Water and Sewer Department Supervisor.

Form 5A) Certificate of Streets and Drainage System. This certification is to be used for any lots served by new streets, drainage system, etc., recently installed or to be installed, in conformance to Planning Commission regulations. Signature by Cornersville Street Department Supervisor.

Form 5B) Certificate of Existing Street(s). This certification is to be used for a subdivision which does not involve new street construction but which fronts on an existing street. That street may not meet Planning Commission requirements, but is a street accepted by the municipality. This would be signed by the Cornersville Street Department Supervisor.

Form 6) Certificate of Approval for Recording. Certification by Planning Commission secretary that plat has been approved by the commission. In all cases this certification will be signed only after all other certificates have been signed and after final approval has been granted by the Planning Commission.

14. Inspections Procedures

The developer shall notify the Cornersville Street or Utility Department Supervisors or water service utility district supervisor when work on streets and/or utilities is to begin and the anticipated schedule for the preparation of subgrade and road base, installation of drainage and underground utilities, and final surfacing of the street. Since the inspections need to be made periodically during the entire process, communication with the Cornersville Street or Utility Department Supervisors is essential to make the process move as smoothly as possible.

The developer shall notify the Cornersville Street or Utility Department Supervisor at least 24 hours in advance of the needed inspection on:

- a. Street grading, preparation of subgrade, and installation of the drainage system.
- b. Installation and pressure testing of water mains, water stubs, hydrants, sewer mains and manholes and any other underground utility lines.
- c. Pavement base inspection includes checking thickness of gravel every 500 feet at random points across width.
- d. Final paving and drainage system.

Throughout the construction period, the Cornersville Street or Utility Department Supervisors will keep a log of findings and periodically report the status to the Planning Commission staff planner. Problems should be brought to the attention of the Planning Commission immediately. Upon completion of construction and inspection, the inspector(s) will submit a written report to the Planning Commission. These inspection reports will become part of the official records of the Planning Commission. If a financial guarantee is posted by the developer in lieu of required improvements, funds shall not be released until all streets and utilities meet all required standards and the Planning Commission has received written reports to that effect.

ARTICLE III DESIGN AND SPECIFICATIONS

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community and taxpayers a potential tax liability.

A. Suitability of the Land

1. Land Physically Unsuitable for Subdivision

- a. Land where flooding, poor drainage, sinkholes, steep slopes, rock formations, or other such features which may endanger health, life or property, aggravate erosion, increase public funds for supply and maintenance of services, and
- b. Land which other public agencies have investigated and found in the best interest of the public not suitable for the type of platting and development proposed shall not be approved for subdivision unless adequate methods are formulated by the developer for meeting the problems created by subdivision of such land. Such land within any plat shall be set aside for such uses as shall not produce unsatisfactory living conditions.

2. Land Unsuitably Located for Subdivision

- a. The Planning Commission shall not approve what it considers to be scattered or premature subdivision of land which would endanger health, safety, or property because of lack of or adverse effect on water supply, schools, proper drainage, good transportation, or other public services or which would necessitate an excessive expenditure of public funds for the supply or maintenance of such services.
- b. Land unsuitable for subdividing is also that located in close proximity to potentially hazardous commercial or industrial operations which may endanger health, life or property of the residents of the proposed subdivision.
- c. Fill may not be used to eliminate a sinkhole or to raise land in areas designated as floodways. In areas subject to poor drainage, fill shall not restrict the flow of water and unduly increase flood heights.
- d. No building site can be located within a sinkhole or within 20 feet of the top of the bank of a stream.

B. Special Requirements for Floodable Areas

1. Definition of Land Subject to Flooding

For the purpose of these regulations, land subject to flooding shall be defined as the special flood hazard areas as shown on the Flood Boundary and Floodway Map and the Flood Insurance Rate Map (FIRM) for Marshall County, Tennessee and Incorporated Areas (Map No. 47117C0225 C, 2-17-88).

2. Regulations for Subdivisions Containing Land Subject to Flooding

The regulations of the Cornersville Floodplain Zoning Ordinance, and any revisions thereto, shall apply to all subdivisions within the corporate limits of Cornersville.

In addition the following regulations shall apply to all subdivisions:

- a. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. All small streams, creeks, lakes, ponds, sinkholes or other drainage areas shall be shown on the preliminary and final subdivision plat.
- c. Every lot platted shall have a flood-free building site.
- d. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- e. Base flood elevation data shall be provided for all subdivision proposals containing land subject to flooding.
- f. Utilities
 - (1) All subdivision proposals shall have public utilities and facilities, such as gas, electrical and water systems located and constructed so as to minimize or eliminate flood damage.
 - (2) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - (3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration.

- (4) If on-site waste disposal septic systems are to be used, a flood-free site shall be provided on each lot in order to avoid impairment to them or contamination from them during flooding.

C. Monuments

1. Concrete monuments four (4) inches in diameter, square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
2. All other lot corners shall be marked with iron pipe not less than three-fourth (3/4) inches in diameter and twenty-four (24) inches long, and driven so as to be flush with the finished grade.

D. Streets

1. General Information

a. Arrangement

The arrangement of streets in the subdivision shall provide for the continuation of principal streets of adjoining subdivisions, and for proper projection of principal streets into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction of extension, presently or when later required, of needed utilities and public services, such as sewers, water and drainage facilities. Local streets shall be so laid out that their use by through traffic will be discouraged. Where, in the opinion of the Planning Commission, topographic or other conditions make such continuance undesirable or impracticable, the above conditions may be modified.

b. Conformity to the Major Street Plan

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

c. Relation to Adjoining Street System

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

d. Relation to Topography

The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as practicable to the original topography.

e. Flood Prevention

Streets which will be subject to inundation or flooding shall not be approved. All streets must be located at elevations which will make them flood-free in order that portions of the subdivision will not be isolated by floods. Where flood conditions are anticipated, profiles and elevations of streets will be required in order to determine the advisability of permitting the proposed street layout.

2. Street Right-of-Way Widths

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

- a. Arterial Streets and Highways 80-200 ft.
(See definition on page 3.)
- b. Collector Streets 60 ft.
(See definition on page 3.)
- c. Minor Residential Streets 50 ft.
(See definition on page 3.)
- d. Marginal Access Streets 50 ft.
(See definition on page 3.)
- e. Cul-de-sacs (Dead-end Streets) 100 ft.
(See definition on page 4.) diameter
- f. Alleys (if approved) 20 ft.
(Used primarily for business or industrial areas to provide service access to the rear of lots.)

3. Minimum Surfacing Widths

- a. Minimum surfacing widths shall be as follows:

(1) Minor Residential and Rural Streets 20 ft.

- (2) Cul-de-sacs (Dead-end Streets) 80 ft.
diameter
- (3) Collector Streets24 ft.
- (4) Arterial Streets and Highways as may be
required by
the planning
commission.

4. Additional Width on Existing Streets

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

5. Street Grades

- a. Grades on major streets shall not exceed seven (7) percent; grades on other streets shall not exceed ten (10) percent. No more than six (6) percent grade at an intersection with a collector or arterial street will be allowed.
- b. Upon Preliminary Plat approval, if the street grade appears questionable, a street grade profile map may be required for the questionable area before approval of Final Plat.
- c. Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two-hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4 1/2) feet above the pavement surface.
- d. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one-hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the Planning Commission.

6. Curves

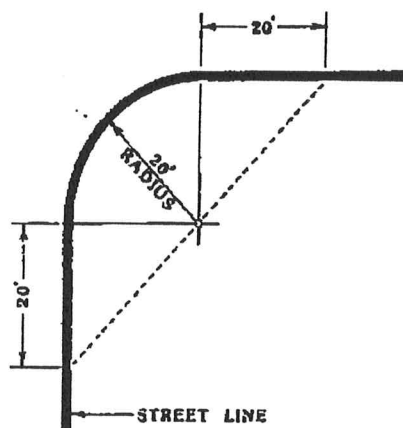
a. Horizontal Curves

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve or reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the center line radius of curvature shall be not less than three-hundred (300) feet; on other streets it shall be not less than one-hundred (100) feet.

b. Tangents

A tangent of at least one-hundred (100) feet in length shall be introduced between reverse curves on all streets.

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

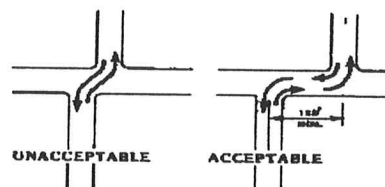


7. Intersections

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

b. Street Jogs

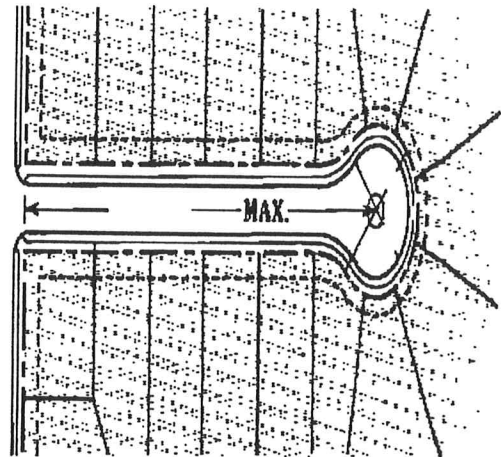
Street jogs with center line offsets of less than one-hundred twenty-five (125) feet shall not be allowed.



8. Cul-de-Sacs (Dead-End Streets)

a. Permanent

Minor terminal streets or courts designed to have one (1) end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside pavement diameter of at least eighty (80) feet and a street right-of-way diameter of at least one-hundred (100) feet.



b. Temporary

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

9. Private Streets or Permanent Vehicular Easements

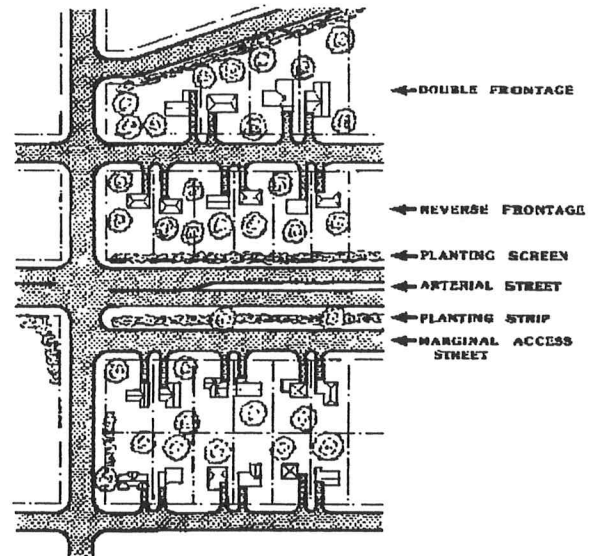
There shall be no private streets platted in any subdivision. Every lot in subdivided property shall be served from a publicly dedicated street.

10. Reserve Strips

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

11. Special Treatment along Major Arterial Streets

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



13. Street Names/Property Numbering

- a. Proposed streets, which are obviously in alignment with others already existing and named, shall bear the name of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court. The planning commission can assist the subdivider in avoiding duplication.
- b. The developer is required to erect standard street name signs at all intersections in subdivisions in the city limits of Cornersville. These add value to land subdivision and enable strangers, delivery concerns, emergency vehicles, and even potential buyers to find their way around. The subdivider should consult with the Cornersville Street Department Supervisor.
- c. Street addresses (property numbers) shall be assigned each lot and affixed to the final plat. These numbers shall be assigned by the county's E-911 official and approved by the planning commission.

14. Street Construction Procedures and Specifications

a. Subgrade Preparation

All streets, roads, and alleys shall be graded by the subdividers so that pavements and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with special approval of the planning commission. Where streets are constructed under or adjacent to existing electric transmission lines or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

- (1) Preparation: Before grading is started, the entire right-of-way area shall be cleared of all stumps, roots, brush, and other objectionable materials and all trees not intended for preservation.
- (2) Cuts: All tree stumps, boulders, and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the subgrade.
- (3) Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

b. Pavement Base, Shoulders and Penetration Paving

(1) Pavement Base and Shoulders

After preparation of the subgrade, curbs and gutters when required shall be installed in a manner prescribed by the Marshall County Regional

Planning Commission. The roadbed shall be surfaced with gravel. The gravel must be a sound, hard aggregate from two and one-half (2 1/2) inches down including dust.

The compacted thickness of the gravel roadway shall be no less than eight (8) inches. There shall be at least a three (3) foot shoulder on all roads.

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

The base course of stone shall be placed and compacted in layers or lifts upon the prepared subgrade to a finished thickness as described and shown on the plans. No single layer or lift shall exceed four inches in depth.

The base course shall be a pugmill mix of mineral aggregate conforming to the technical specifications set forth in Section 303, Standard Specifications. The aggregate base shall not be spread on a subgrade that is frozen or that contains frost. The base shall be placed and spread in uniform layers or lifts without segregation of size; each layer shall be compacted to a thickness no greater than four inches. The stone shall be mixed with graders or other equipment until a uniform mixture is obtained. Each layer shall be compacted by rolling with alternate blading until a smooth, even, and uniformly compacted finished is obtained.

The base stone shall be graded and rolled while it is still moist from the pugmill mix. If the enforcing officer determines that the mix is too dry, water shall be added with a distributor tank truck while the stone is being graded and rolled. Compaction shall be uniform for the entire width of the roadway until a density of 80 percent of the solid volume has been achieved. Placement

and compaction of each layer shall be approved by the enforcing officer before materials for the next successive layer are placed.

No pavement shall be placed until the stone base has been approved by the enforcing officer. Marshall County may require testing for compaction and gradation at the expense of the subdivider.

(2) Penetration Paving

Penetration paving consisting of a prime coat and double bituminous surface treatment shall be installed as required below.

(3) Prime Coat

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

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

(4) Full Depth Asphalt Paving

a. Bituminous Plant Mix Base Course

The bituminous plant mix base course shall be placed directly upon the prepared subgrade and shall consist of one or more courses with no course having a depth less than two and one-half (2½) inches or greater than five and one-half (5½) inches. The materials shall conform to Grade AS or B, as

set forth in Section 903.06, Standard Specifications. Methods of installation and equipment used to install the materials shall conform to technical specifications set forth in Section 307, Standard Specifications.

b. Tack Coat

Upon completion of installation of the base course, a tack coat shall be applied at the rate of 0.2 gallon per square yard using materials and methods of installation set forth in Section 403, Standard Specifications.

c. Bituminous Plant Mix Surface Course

Once the tack coat has been applied, a surface course of bituminous plant mix shall be installed. The materials shall conform to Grade D, as specified in Section 903.11, Standard Specifications. Methods of installation and equipment used to install the materials shall conform to technical specifications set forth in Section 41, Standard Specifications.

E. Utilities

1. Easements

The Planning Commission may require easements not exceeding twelve (12) feet in width for poles, wires, conduits, storm sewers, gas, water and sewer mains, or other utility lines, along all rear lot lines, along side 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 lot lines, where necessary, for the extension of existing or planned utilities.

2. Installation

Before any base is applied to any street, alley or driveway, and before any sidewalk is installed, all of the underground work (water and sewer mains and other underground utilities, where applicable, and all service connections) shall be installed completely and approved throughout the length of the street and its right-of-way.

3. Driveways

All driveways for houses to be built by the developer shall be cut and drained.

4. Water Supply System

a. Accessibility

The provision of a public water supply is deemed by the Planning Commission to be essential to the public welfare in developments where homes will be in close proximity to each other. When a proposed subdivision is not directly adjacent to a public water supply line, the developer must arrange to extend a water line to his property.

Lands without accessibility to public water supply systems or developments not capable of the provision of an adequate supply of water through an approved system of production, storage, and distribution, capable of providing adequate flow for domestic use and fire protection, shall be deemed unsuitable for development as a subdivision until such time as this system can be provided.

- b. Water mains properly connected with the appropriate water supply system shall be constructed in such a manner as to serve all lots shown on the subdivision plat for both domestic use and fire protection.
- c. Materials and construction procedures for water mains and connections shall be in accordance with the requirements and specifications of the applicable water utility district.
- d. Trunk lines of less than six (6) inches in diameter shall not be installed. Every attempt shall be made to establish a gridiron layout, preferably "looped", with a minimum of dead-end lines. All lines shall meet the specifications of the applicable water utility district.
- e. Connections to the water system shall be installed for every lot in a subdivision so that future connections will not require digging up or tunneling under streets or interruption to service to other connections on the system.
- f. Fire Protection
 - (1) Fire hydrants shall be spaced approximately 1000 feet apart in residential areas so that each residential lot is within 500 feet of a hydrant. They shall be so located that they will be accessible, will be protected from traffic hazards, and will not obstruct walks, roadways, or parking facilities.

(2) All fire hydrants shall have two (2) 2 1/2 inch outlets and one (1) outlet to fit large fire department suction hoses. Type to be approved by the Cornersville Water Department in cooperation with the Cornersville Fire Chief.

(3) There shall be a valve in the lateral between the street main and fire hydrant.

5. Sanitary Sewers and Septic Tanks

a. Accessibility to the Existing Sewer System

When a proposed subdivision is not directly adjacent to an existing public sewer system, the Planning Commission shall determine the accessibility of the nearest system and determine whether the subdivider must make connections. The Planning Commission may seek the advice of other government officials, and/or qualified consultants prior to making this determination.

b. Where the Planning Commission determines that a subdivision does not have to connect to the existing sewerage system, lots must contain adequate area for the installation of approved septic tank(s) and disposal fields as determined by and approved in writing by the State Health Environmentalist prior to the plat receiving final approval.

c. Sanitary sewer connections to dwellings shall not be less than four (4) inches in diameter; short laterals shall generally be six (6) inches; and all other lines shall be eight (8) inches and larger, depending on anticipated flow.

F. Lots

1. Lots to be Buildable

The lot arrangement shall be such that in constructing a building there will be no foreseeable difficulties for reasons of topography, sinkholes, flooding or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

2. Side Lines

In so far as practical, side lines of lots should be at right angles to straight street lines and radial to curved street lines.

3. Minimum Lot Size

The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated.

- a. Residential lots served by public water and public sanitary sewer systems:

Minimum Area = 10,000 sq. ft.

Minimum width at building setback line = 75 ft.

- b. Residential lots served by public water and private sewage disposal systems (septic tanks):

Minimum area = 15,000 sq. ft.*

Minimum width at building setback line = 75 ft.*

*Or as determined by State Health Environmentalist.

Greater area may be required for private sewage disposal if there are factors of drainage, soil condition or other conditions to cause potential health problems. The Planning Commission requires that results from soils tests be submitted in order to approve subdivisions dependent upon septic tanks as a means of sewage disposal.

c. Non-Residential Lots

The size of lots reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street services and parking facilities required by the type of use and development contemplated. Platting of individual lots may be postponed by using larger tracts which may be redivided as time and circumstances dictate. An overall design of the land is desirable so as to provide insulation against adverse affect on present or future adjacent residential development.

4. Building Setback Lines

The minimum depth of building setback lines from the right-of-way line of streets shall be as follows:

Arterial Streets	40 feet
Collector Streets	30 feet
Minor Streets	20 feet

5. Minimum Street Frontage

All lots shall have a minimum of fifty (50) feet of frontage on a public street, except on a permanent dead-end

street (cul-de-sac) where the minimum frontage may be thirty (30) feet.

6. Off-Street Parking

All residential subdivision lots shall provide sufficient off-street parking space for at least two vehicles.

G. Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. This will include adequate easements to remove surface water from the buildable portion of lots. This drainage system shall be completely separate from any sewage disposal system regardless of the source of the sewage.

H. Storm Drainage Under Roads

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

No ditch will be less than two (2) feet below the subgrade.

I. Responsibility from Drainage Downstream

The subdivider's engineer shall also study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage, provision shall be made for the improvement of said condition.

J. Erosion Reduction

The Planning Commission may require the subdivider to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover, and other measures to reduce erosion and sedimentation during and after development.

K. Preservation of Natural Features

The Planning Commission shall, wherever possible, attempt to preserve all natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and falls, historic spots, vistas and similar irreplaceable assets. Any natural features that are to be preserved either by request of the Planning Commission or by decision of the developer shall be deeded to the Town of Cornersville. An easement not less than ten (10) feet in width shall be provided for access to and circulation around any common natural features.

L. Large Tract or Parcels

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

M. Public Use and Service Areas

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

N. Public Open Spaces

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

O. Special Requirements for Condominium Subdivisions

1. General Information

a. Intent

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

b. Applicability

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

2. Submission of Plat Required

Prior to the sale or transfer of any property incorporated in the property regime, the developer, sole owner, or co-owners of such property shall submit to the planning commission a subdivision plat of such property in the manner prescribed by this article; such plat, if approved, shall be filed with the county register in the manner as prescribed in Article II.

3. Determination of Subdivision Type

Condominium subdivisions shall be classified by the planning commission during the plat review process as either horizontal condominiums or vertical condominiums as defined in Article I, Section D, of these regulations.

4. Procedure

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

5. Contents of Plans and Documents

The plats, plans, and documents submitted by an applicant seeking approval of condominium subdivision shall conform with the specifications set forth in Article II of these regulations.

ARTICLE IV ENFORCEMENT AND PENALTIES FOR VIOLATIONS

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

- A. 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 Cornersville Municipal Planning Commission and obtained its approval and before such plat be recorded in the office of the county register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law, as provided in Section 13-4-306, Tennessee Code.
- B. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring a lot in an unapproved subdivision shall not exempt the transaction from being a subdivision if two (2) or more lots are being created and does not exempt such transaction from misdemeanor penalties as provided in Section 13-4-306, Tennessee Code.
- C. No building permit shall be issued and no building or structure shall be erected on any lot within the area of jurisdiction of the Planning Commission unless the street giving access to the lot shall have been accepted or opened as a public street in accordance with these regulations, or otherwise had received the legal status of a public street, or unless such street corresponds to a street shown on an approved plat, etc., as provided in Section 13-4-308, Tennessee Code.
- D. Any building or structure erected or to be erected in violation of Section 13-4-308, Tennessee Code, shall be deemed an unlawful building or structure, and the building inspector or the city attorney or other official designated by the Cornersville Board of Mayor and Aldermen may bring action to enjoin such erection or cause it to be vacated or removed.
- E. No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers or the construction of other facilities or utilities in any street located within the area of planning jurisdiction, unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Planning Commission, or a thoroughfare plan made and adopted by the commission as provided in Section 13-4-307, Tennessee Code.

- F. No county register of deeds shall file or record a plat of a subdivision of land within the Town of Cornersville without the approval of the Cornersville Planning Commission as required by Section 13-4-302, Tennessee Code, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

ARTICLE V ADOPTION, AMENDMENTS AND EFFECTIVE DATE

- A. Before adoption of these revised subdivision standards, a public hearing as required by Section 13-4-303, Tennessee Code, was afforded any interested person or persons and was held on February 23, 1993. Notice of such hearing was announced in the Lewisburg Tribune, being a newspaper of general circulation within the area of planning jurisdiction, on February 4, 1993.
- B. These regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: February 23, 1993

Effective: February 24, 1993

Judy G. Stewart
Chair, Cornersville Municipal
Planning Commission

Ed Moore
Secretary, Cornersville
Municipal Planning Commission

- C. Before amendments to the Cornersville Subdivision Regulations are approved, a public hearing (as required by Section 13-4-303, Tennessee Code) was afforded any interested person or persons and was held on _____, with notice having been run in the _____ on _____.

Amended by Planning Commission

Date

Chair, Cornersville Municipal
Municipal Planning Commission

Secretary, Cornersville
Planning Commission

APPENDIX A

FINAL PLAT CERTIFICATION FORMS

CORNERVILLE PLANNING COMMISSION

Form 1 CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner(s) Signature(s)

Form 2 CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class _____ survey, and the ratio of precision is 1: _____, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cornersville Planning Commission.

Date Signed

Surveyor's Signature

Form 3A CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF
SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots shown 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 structure and the plans for the subsurface sewage disposal system shall be approved by the County Representative of Tennessee Department of Conservation and Environment.

Date Signed

Environmentalist for
Marshall County, TN

Form 3B* CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner according to Town of Cornersville specifications; or (2) a Financial Guarantee acceptable to the Cornersville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Cornersville Sewer Dept.
Supervisor

*If no new sewer lines are to be installed because existing lines are used, put Certificate #4B on the final plat instead of 3A or 3B.

Form 4A CERTIFICATE OF APPROVAL OF WATER LINES AND/OR HYDRANTS

I hereby certify that (1) water lines and/or fire hydrants are installed in an acceptable manner and according to the specifications of the Cornersville Planning Commission and the Town of Cornersville or (2) a Financial Guarantee acceptable to the Cornersville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Cornersville Water Dept.
Supervisor

Form 4B CERTIFICATION OF EXISTING WATER LINES AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown hereon are in place.

Date Signed

Cornersville Sewer Dept.
Supervisor

Form 5A

I hereby certify that (1) streets, street signs, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cornersville Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cornersville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed _____

Cornersville Street Dept.
Supervisor

Form 5B

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

Date Signed _____

Cornersville Street Dept.
Supervisor

Form 6

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cornersville Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cornersville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Marshall County, Tennessee.

Date Signed _____

Secretary, Cornersville
Municipal Planning
Commission

APPENDIX B

IRREVOCABLE LETTER OF CREDIT AGREEMENT

This Irrevocable Letter of Credit Agreement made and entered into on this _____ day of _____, 19____, by and between _____, (hereinafter referred to as Developer) and the Cornersville Planning Commission (hereinafter referred to as the Commission), and the _____ (hereinafter referred to as the Bank).

WITNESSETH:

WHEREAS, Developer is subdividing a tract of land located in the Town of Cornersville, Tennessee, containing _____ acres more or less, into _____ residential lots, which subdivision is known as _____; and

WHEREAS, in accordance with the requirements of the Commission, Developer is required to insure the completion of certain improvements required by the Cornersville Subdivision Regulations, specifically: _____

_____; and

WHEREAS, Section 13-4-303 of the Tennessee Code provides that in lieu of completion of such improvements, the Commission may accept a bond, in form and amount and with conditions and surety satisfactory to it and providing for and securing to the public the actual construction and installation of such improvements within a period specified by the Commission and expressed in said bond.

WHEREAS, Section 13-4-303 of the Tennessee Code states that the construction and installation of such improvements and utilities shall take place within a period specified by the Commission and be expressed in the bonding agreement;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants, agreements, and considerations thereafter set out, the parties hereto agree as follows:

1) In consideration of the Commission giving final approval to the final plat of _____ Subdivision, the Developer has obtained from the Bank and the Bank covenants and warrants to the Commission an Irrevocable Letter of Credit in the amount of \$_____, having been signed by two officers of said Bank. Said Irrevocable Letter of Credit is attached to this agreement and to the final plat.

2) The Developer covenants with and warrants to the Commission that said amount shall cover the full amount of the estimated cost of improvement(s), plus an inflationary contingency of 10 percent per year, as determined by a bonded contractor's bid or by the Town of Cornersville and approved by the Commission. A copy of said contractor's bid or the Town of Cornersville's estimate shall be attached to this Agreement. Installation of the following improvements are required by the Planning Commission:

3) There can be no withdrawal or expenditure of funds from said Irrevocable Letter of Credit until the expiration of the period specified in this Agreement.

4) The specified period of this Agreement shall be _____ years and _____ months after the date of execution of this Agreement by all parties; the Irrevocable Letter of Credit will expire not less than sixty (60) days following the expiration of this Agreement.

5) At such time of expiration of this Agreement, the Commission shall undertake one of the following courses of action:

a) If all improvements required by said subdivision regulations are completed and approved within said period, the Commission shall approve termination of the Irrevocable Letter of Credit Agreement and notify the Bank that the Commission no longer has an interest in the Letter of Credit. Completion of improvements shall be determined by the appropriate Cornersville Street or Utility Department Supervisors and such determination reported to the Commission in writing.

b) If upon the expiration of the specified period of this Agreement, it is determined (as above) that required improvements have not been made, the Commission shall direct the City Attorney to enforce this Irrevocable Letter of Credit Agreement, to withdraw the said funds from said Irrevocable Letter of Credit and forward said funds to appropriate jurisdiction for the construction of said improvements.

c) If said Developer can prove in writing within 30 days prior to the expiration of this Agreement that unusual circumstances have prevented the completion of required improvements, the Commission may review the case and, if the situation warrants, may grant an extension. All parties will execute an addendum to this agreement.

6) It is understood and agreed, however, that nothing herein contained shall relieve the Developer from completing the improvements required by the Commission, but said Irrevocable Letter of Credit shall be construed as being merely an assurance of creating a fund from which said improvements can be constructed and completed.

7) The Bank agrees that it shall not allow the withdrawal of funds or release of said Irrevocable Letter of Credit except upon the conditions hereinabove set out in the preceding paragraphs.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on this day and date first above written.

Developer's Signature

Financial Institution (Name)

By _____
Officer's Signature

Cornersville Municipal Planning Commission

By _____
Secretary's Signature

ACKNOWLEDGEMENTS

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared _____, the within named Developer(s) with whom I am personally acquainted and who acknowledged that he/they executed the within and foregoing instrument as his/their free act and deed for the purposes therein expressed and contained.

Witness my hand and seal of office on this the ____ day of _____, 19____.

Notary Public

My Commission Expires:

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged herself/himself to be the Secretary of the Cornersville Planning Commission, and that as Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Planning Commission by herself/himself as Secretary.

Witness this my hand and seal of office this the _____ day of _____, 19____.

Notary Public

My Commission Expires:

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged herself/himself to be _____ (officer) of the _____ (bank) located in _____, Tennessee, and that as such Officer, being authorized to so do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself/himself as _____ (officer) _____.

Witness my hand and seal of office this the _____ day of _____, 19____.

Notary Public

My Commission Expires:

APPENDIX C

ESCROW AGREEMENT

This escrow agreement made and entered into on this _____ day of _____, by and between _____ (hereinafter referred to as Developer) and the Cornersville Municipal Planning Commission (hereinafter referred to as the Commission), and the _____ of Tennessee (hereinafter referred to as Bank).

WITNESSETH:

WHEREAS, Developer is subdividing a tract of land in the Town of Cornersville, Tennessee, containing _____ acres more or less, into _____ residential lots which subdivision is known as _____; and

WHEREAS, in accordance with the requirements of the Commission, Developer is required to insure the completion of certain improvements required by the Cornersville Subdivision Regulations; specifically, _____; and

WHEREAS, Section 13-4-303 of Tennessee Code provides that in lieu of completion of such improvements, Commission may accept a bond, in form and amount and with conditions and surety satisfactory to it and providing for and securing to the public the actual construction and installation of such improvements within a period specified by the Commission; and

WHEREAS, Section 13-4-303 of Tennessee Code states that the construction and installation of such improvements and utilities shall take place within a period specified by the Commission and be expressed in the bonding agreement; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants, agreements and considerations thereafter set out, the parties hereto agree as follows:

1) In consideration of Commission giving final approval to the final plat of _____ Subdivision, Developer covenants and warrants to Commission that he has placed in an escrow account with Bank the amount of \$_____. A letter from said Bank signed by an officer of the Bank, stating that said escrow account has been established with Bank, shall be attached to this Agreement.

2) The funds placed in said escrow account shall be used solely for labor, materials and other costs related directly to the installation of the following improvements required by the Commission: _____

3) Developer covenants with and warrants to Commission that said amount has been deposited with Bank consists of the full amount of the estimated cost of improvement, plus an inflationary contingency of ten (10) percent per year, as determined and approved by the Cornersville Municipal Planning Commission. If this approval was based on a contractor's bid, that bid shall be attached to this document.

4) The specified period shall be for _____ years, _____ months, ending on _____ and counting from date of final approval by Commission of the final plat for this subdivision. (Final approval given on _____).

5) The Developer and the Commission will mutually agree as to the type of savings account to be used for escrowed funds. Should the Developer prefer some type of C.D., the term of the C.D. can be no longer than that of the Escrow Agreement.

6) Interest accumulated on the Escrow Account will be managed as follows:

a) There will be no withdrawal of accumulated interest during the escrow period, unless the escrow agreement and account are released by the Commission upon completion of and approval of improvements, at which time such funds belong to the Developer.

b) Prior to expiration of the agreement and/or a declaration of default due to non-completion of improvements, accumulated interest belongs to the Developer.

c) Upon expiration of the agreement and/or upon declaration of default due to non-completion of improvements, accumulated interest belongs to the Planning Commission.

7) Any withdrawal and/or reduction of funds from said escrow account shall require a majority vote of approval of the full Commission and the joint written approval of Developer and Commission, signed by two officers of the Commission, until the expiration of said period specified in this Agreement, at which time only the approval of Commission shall be required.

8) If said Developer can prove in writing that unusual circumstances have precluded the completion of required improvements by the expiration of the specified period, the Commission may review the case and, if the situation warrants, may grant an extension of the specified time period.

9) At such time of expiration of this Agreement, Commission shall undertake one of the two following courses of action:

a) If all improvements required by said Subdivision Regulations are completed within said period, Commission shall approve termination of the escrow agreement. Completion of improvements shall be determined by person(s) charged with responsibility for inspection of required improvements and such determination reported to Commission in writing.

b) If upon the expiration of specified period, it is determined (as above) that required improvements have not been made, Commission shall direct the City Attorney to enforce this escrow agreement, to withdraw the said funds from the escrow account and forward funds to the appropriate jurisdiction for the construction of said improvements.

10) It is understood and agreed, however, that nothing herein contained shall relieve Developer from completing the improvements required by Commission, but said agreement shall be construed as being merely an assurance of creating a fund from which said improvements can be constructed and completed.

11) Bank agrees that it shall not allow the withdrawal of funds from said account except upon the conditions hereinabove set out in the preceding paragraphs.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on this day and date first above written.

Developer

Name of Financial Institution

By _____
Officer's Signature

Cornersville Municipal Planning Commission

By _____
Secretary's Signature

ACKNOWLEDGEMENTS

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public, in and for
said State and County, personally appeared
_____, the within named Developer(s)
with whom I am personally acquainted and who acknowledged that
he/they executed the within and foregoing instrument as his/their
free act and deed for the purposes therein expressed and contained.

Witness my hand and seal of office on this the _____ day of
_____, 19 ____.

Notary Public

My Commission Expires:

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public, in and for
said State and County, personally appeared
_____, with whom I am personally
acquainted, and who, upon oath, acknowledged herself/himself to be
the Secretary of the Cornersville Municipal Planning Commission, and
that as Secretary, being authorized to do so, executed the foregoing
instrument for the purposes therein contained, by signing the name of
the Planning Commission by herself/himself as Secretary.

Witness this my hand and seal of office this the _____ day of
_____, 19 ____.

Notary Public

My Commission Expires:

APPENDIX D

AGREEMENT FOR CERTIFIED CHECK IN LIEU OF COMPLETED IMPROVEMENTS

In order to obtain final approval from the Cornersville Municipal Planning Commission of a Subdivision Plat, known as _____, for the purpose of recording and sale of _____ lots before completion of the required improvements, _____ (Developer) has provided a Cashier's or Certified Check, drawn on _____ (lending institution) and made payable to the Town of Cornersville in the amount of \$ _____ in order to guarantee construction of the following _____ required improvements: _____

This has been done in accordance with terms approved by majority vote of the Cornersville Municipal Planning Commission at their meeting of _____ (date). This check will be held in the Town's safe by the City Recorder of Cornersville until one of the two following conditions are met:

1. If all improvements required by the Cornersville Municipal Planning Commission are completed within the specified time period of _____, and have been inspected and approved during the construction period by the Town of Cornersville, the check will be returned to the Developer. Completion of improvements will be determined by the appropriate Cornersville Street or Utility Supervisor and reported in writing to the Cornersville Planning Commission at their next meeting, at which time release of the check can be made. The Planning Commission shall then direct the City Recorder to return said Certified or Cashier's Check to the Developer.

2. If upon expiration of the specified period given in Item #1 above (_____), the required improvements listed above are not completed, the Planning Commission shall direct the City Attorney to negotiate said Certified or Cashier's Check for the purpose of construction (or completion of construction) of required improvements. If Developer can prove in writing that unusual circumstances have precluded completion of required improvements by the expiration of the specified period, the Cornersville Municipal Planning Commission may review the case and, if the situation warrants, may grant an extension of the time period.

IN WITNESS THEREOF, the parties hereto have executed this agreement on this the _____ day of _____, 19 ____.

SIGNATURES:

_____, Developer

_____, Developer

_____, Secretary
Cornersville Municipal Planning Commission

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public in and for said _____ State _____ and _____ County, _____ personally appeared _____, the within named Developer, with whom I am personally acquainted and who acknowledges that he executed the within and foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal of office on this the _____ day of _____, 19 ____.

Notary Public

My Commission Expires:

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public in and for _____ said _____ State _____ and _____ County, _____ personally appeared _____, with whom I am personally acquainted and who upon oath acknowledges himself to be the Secretary of the Cornersville Municipal Planning Commission and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Planning Commission by himself as Secretary.

Witness this my hand and seal of office this the _____ day of _____, 19 ____.

Notary Public

My Commission Expires:

THIS AGREEMENT RELEASED ON _____ UPON APPROVAL
OF CORNERSVILLE MUNICIPAL PLANNING COMMISSION.

APPENDIX E

CHECKLIST FOR PRELIMINARY PLAT CONSIDERATION

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner of Record _____ Address _____ Tel. _____

Subdivider _____ Address _____ Tel. _____

Surveyor _____ Address _____ Tel. _____

Date Submitted for Preliminary Approval _____

CHECKLIST

- _____ Five (5) copies (4 to Planning Commission and 1 to Staff Planner) submitted fifteen (15) days prior to meeting, plus one (1) copy to each appropriate utility.
- _____ Name of subdivision.
- _____ Drawn to a scale of not less than one inch equals 100 feet.
- _____ Name and address of owner of record, subdivider and surveyor.
- _____ North point, graphic scale and date.
- _____ Vicinity map showing location and acreage of subdivision.
- _____ Boundary lines by bearing and distances.
- _____ Names of adjoining property owners and/or subdivision.
- _____ Location of all existing physical features including any identified floodable areas on land and nearby properties.
- _____ Contour lines, unless not specifically required.
- _____ Names, locations and dimensions of proposed streets, alleys, easements, parks and reservations, lot lines, etc.
- _____ Block numbers and lot numbers.
- _____ Plans (locations and sizes) of proposed utility layouts showing connections to existing or proposed utility systems.
- _____ Minimum building setback lines on all lots.
- _____ Present zoning classification, if any, on land in subdivision and adjacent land.

____ Cross-section and centerline street profiles at suitable scales as may be required by street superintendent and/or Planning Commission.

____ Conforms to general requirements and minimum standards of design.

____ Health Department has been notified of proposed subdivision.

Disapproved _____, 19____, because of incompletd items above or other reasons as stated:

Signed:

Secretary, Cornersville Municipal
Planning Commission

Notes and Comments:

APPENDIX F

CHECKLIST FOR FINAL PLAT CONSIDERATION

Name of Subdivision _____

Location _____ Civil District _____

Zoning District _____

Owner of Record _____ Address _____

Tel. _____

Preliminary Approval Granted: _____
(Date)

Submitted for FINAL Approval _____
(Date)

CHECKLIST

____ Submitted within one (1) year from date of preliminary approval.

____ Five (5) copies submitted fifteen (15) days prior to meeting plus one (1) copy to each appropriate utility.

____ Name of subdivision.

____ Drawn to a scale of 1":100' on sheets not larger than 24" x 30".

____ Name and address of owner of record, subdivider and surveyor.

____ North point, graphic scale, and date.

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

____ Reservations, easements or other non-residential areas with notes stating their purpose and limitations.

____ Dimensions to the nearest 100th of a foot and angles to the nearest 20 seconds.

____ Lot lines, alleys, building setback lines.

____ Location and description of monuments.

____ Names of all adjoining property owners, names of adjoining developments, and names of adjoining streets.

- ___ Lines, names and widths (including right-of-way and pavement) of all streets.
- ___ Lots numbered in numerical order.
- ___ Location sketch map.
- ___ Location of identified floodable areas.
- ___ Certificate of ownership and dedication.
- ___ Certificate of approval of water and public sewer or septic tank systems and streets.
- ___ Certificate of surveyor and seal of surveyor.
- ___ Proposed deed restrictions if not a zoned area.
- ___ Conforms to general requirements and minimum standards of design.
- ___ Soil tests completed and approvals from County Health Officer.
- ___ Location and size of all installed or pre-existing water and sewer lines and all fire hydrants.
- ___ As-built drawings of water systems has been given to appropriate utility district.
- ___ Previous and last conveyance; tax map group and parcel number of property being subdivided.
- ___ If required physical improvements have not been made, bond posted in the amount of \$_____ for _____ days/months.
- ___ For bonding, developer has used escrow account/certified check/irrevocable letter of credit, and signed an agreement.

Date of Approval: _____

Notes and Comments:

APPENDIX G

CORNERSVILLE MUNICIPAL PLANNING COMMISSION INSPECTION FORM

Date: _____

Roadway Stage _____ (Subgrade, stone base, final paving).

Approved _____

Unapproved _____
(See remarks)

Water Line

Approved _____

Unapproved _____
(See remarks)

Sewer Line

Approved _____

Unapproved _____
(See remarks)

Remarks: _____

City Engineer, Cornersville Street and
Utilities Supervisor(s) or Authorized
Representative

APPENDIX H

AFFIDAVIT

I/we _____, being the owner(s) of record (Deed Book _____, Page _____) of property identified as Parcel _____ on Marshall County Tax Map _____, hereby authorize _____ to represent my property, to act on my behalf and as my authorized agent in my name, place, and stead in matters presently before the Cornersville Municipal Planning Commission. I will be responsible for all actions required by the Planning Commission and/or promised by my authorized agent in order to secure approval of subdivision of this property. This _____ day of _____, 19____.

Owner(s)

Address(es)

Phone(s)

ACKNOWLEDGEMENT

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared _____, the within named person, with whom I am personally acquainted and who acknowledges that he executed the within and foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal of office on this the _____ day of _____, 19____.

My Commission Expires:

Notary Public

As the authorized agent for the owner(s), I certify that I am retained and/or appointed to represent the owner(s) throughout the process of the matter currently before the Cornersville Municipal Planning Commission concerning the above referenced real property. I further certify that I have familiarized myself with the property and the Cornersville Subdivision Regulations, and can adequately and completely act in the owner(s) name, place and stead before said Commission. This _____ day of _____, 19____.

Agent

Address

Phone

ACKNOWLEDGEMENT

State of Tennessee)
Marshall County)

Before me, the undersigned authority, a Notary Public in and for said _____ State _____ and _____ County, _____ personally appeared _____, the within named person, with whom I am personally acquainted and who acknowledges that he executed the within and foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal of office on this the _____ day of _____, 19____.

Notary Public

My Commission Expires:



**Department of Economic and Community Development, Authorization
No. 330650, 150 copies, 1993.
This public document was promulgated at a cost of \$1.77 per copy.**