

SUBDIVISION STANDARDS
OF
BEDFORD COUNTY, TENNESSEE

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

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ARTICLE I
PURPOSE, AUTHORITY, JURISDICTION AND ENFORCEMENT

SECTION 1 – PURPOSE

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

SECTION 2 – AUTHORITY

These subdivision standards are adopted under the authority granted by Title 13, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such standards, having filed a certified copy of the Major Road Plan in the office of the Registrar of Bedford County, Tennessee.

SECTION 3 – JURISDICTION

These regulations shall govern all subdivision of land within all unincorporated areas of Bedford County, Tennessee. 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 III, which plat shall conform to the minimum requirements set forth in Article IV. Improvements shall be installed as required by Article V of these standards.

SECTION 4 – ENFORCEMENT

1. No land within the jurisdiction of these regulations, whether owned by an individual, corporation or governmental body or agency, shall be subdivided until the owner has fully complied with all pertinent portions of these regulations; submitted a preliminary and constructive plan to the planning commission and received its approval; and installed the required improvements.
2. The County of Bedford, including any court, board or officer thereof, or any other public officer or agency shall not accept, lay out, open, improve, grade, pave or light any road, or lay or authorize to be laid water mains, sewers, or other facilities or utilities including connections thereto in any road within the jurisdiction of these regulations unless such road shall have been accepted or opened or shall have otherwise received the legal status of a public road prior to the effective date of these regulations, or unless such road corresponds in its location and lines with a road shown on a subdivision plat approved by the Planning Commission, or on a road or street plat made and adopted by the Planning Commission, or on a road or street plat made adopted by the Planning Commission; provided, however, such governmental body or agency may accept or lay out any other roads or adopt any other road location provided the resolution or other measure of such acceptance laying out or adoption shall be first submitted to the Planning Commission for its approval and, if disapproved by the Planning Commission, shall receive the favorable vote of not less than a majority of the entire membership of the county court or City council as the case may be. A road approved by the Planning Commission upon such

submission, or accepted, laid out or adopted by the Planning Commission shall have the status of an approved road location as fully as though it had been originally shown on a subdivision plat approved by the Planning Commission. In the case, however, of any state highway constructed or to be constructed within the jurisdiction of these regulations by the State of Tennessee with state funds as a part of the state highway system, the submission to the Planning Commission shall be by the State Commissioner of Transportation, who shall have the power to overrule the disapproval of the Planning Commission.

3. No building permit or certificate of completion shall be issued for and no building or structure shall be erected on any lot within the jurisdiction of these regulations unless the street giving access to the lot upon which said building or structure is proposed to be placed shall have been accepted, owned or shall have otherwise received the legal status of a public street prior to the effective date of these regulations, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Planning Commission, or on a street plat made and adopted by the Planning Commission, or with a street located or accepted by an appropriate governing body after submission to the Planning Commission and in the case of the Planning Commission's disapproval, by the favorable vote of not less than a majority of the entire membership of the governing body.
4. The County Registrar of Deeds shall not file or record any street plat or plat of a subdivision of land within the area of jurisdiction of the Planning Commission unless the approval of the Planning Commission is certified thereon by the secretary or chairman thereof.

ARTICLE II – DEFINITIONS

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

1. “Subdivision” means the division of a tract, or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, And includes re-subdivision and, when appropriate to the context, relates to the process of re-subdividing or to land or area subdivided. (See Sections 13-3-401 and 13-4-301, Tennessee Code Annotated).
2. “Lot” shall mean a parcel of land intended for transfer of ownership or for building development.
3. “Planning Commission” shall mean the Planning Commission of Bedford County, Tennessee.
4. “Highway” shall mean a road or street that forms a part of the existing or projected Federal Aid Highway System or the State Highway System.
5. “Arterial Street” shall mean a highway or street or considerable continuity which is primarily a traffic artery for intercommunication among large areas as shown on the Major Road Plan.
6. “Collector Street” shall mean those streets which carry traffic from minor streets to arterial or highway routes and include those streets which provide for major circulation within residential developments.
7. “Minor Street” or “Local Street” shall mean a street primarily for access to abutting properties.
8. “Marginal Access Streets” are minor streets which are parallel and adjacent to arterial streets and highways and which provide access to abutting property.
9. “Alley” shall mean a service road or street serving the rear or side of properties abutting also on another street.
10. “Rural Streets” are minor streets which provide access to lots of one acre or more and with frontage of at least 150 feet. No street may be classified as a rural street within the corporate limits of Shelbyville.
11. “Cul-de-sac” shall mean a permanent dead-end street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.
12. “Right-of-Way” shall mean the shortest distance between the two property lines of a street.
13. “Pavement Width” shall mean the portion of the street available for vehicular traffic, or, in other words, the portion between curbs.
14. “Sidewalk” shall mean the portion of a street available exclusively for pedestrian traffic.
15. “Curb Line” shall mean the inside vertical face of a masonry curb.

ARTICLE III – PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of two separate steps. The initial step is the preparation and submission to the Planning Commission of a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the Planning Commission of a final plat together with required certificates. This final plat becomes the instrument to be recorded in the Office of the County Registrar when duly signed by the secretary of the Planning Commission.

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

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

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

Any subdivision that divides a tract or parcel of land into no more than two (2) lots and does not involve any street or public utility construction to serve such lot(s), the approval may be endorsed in writing on the plat by the Secretary of the Planning Commission upon certification by the Codes Enforcer that the proposed subdivision complies with these regulations and other ordinances and policies of the governing body.

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

Upon securing all required signatures, the final plat shall be recorded as required by these regulations.

SECTION 1 – PRELIMINARY PLAT

1. At least fifteen (15) calendar days prior to the meeting at which it is to be considered the prospective subdivider shall submit to the Planning Commission five (5) copies of a preliminary plat of the proposed subdivision drawn to a scale of not less than one inch equals one hundred (100) feet.
2. The plat shall meet the minimum standards of design as set forth in Article IV and shall give the following information insofar as possible:

- a. The proposed subdivision name the locations, the name address of the owner or owners, and the name of the designer of the plat who shall be a land surveyor approved by the Planning Commission.
- b. Date, approximate north point, and graphic scale.
- c. The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements , the present zoning classification, if any both on the land to be subdivided and on the adjoining land; and the names and addresses of adjoining property owners or subdivisions. In the event there are no existing public sewers or water mains on the property to be subdivided, the location of the nearest such sewers or water mains shall be shown or started.
- d. Preliminary plans of proposed utility layouts prepared in consultation with the appropriate utility district or County Environmentalist (sanitary and storm sewers, septic systems, gas, water and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not proposed individual water supply and/or sewage disposal system must have attached a letter of feasibility from the county health department stating whether or not soils in the subdivision are suitable for subsurface sewage disposal.
- e. The proposed names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines, and utilities.
- f. Contours at vertical intervals of not more than five (5) feet except when specifically not required by the Planning commission.
- g. The location, dimension and area of all proposed and existed lots.
- h. The acreage of the land to be subdivided and number of proposed lots.
- i. Location sketch map showing relationship of subdivision site to area.

- j. If any portion of the land being subdivided is below the elevation of the 100 year flood as show on FEMA or TVA Flood Study Maps, the limit of such flood shall be shown. If not, the same shall be certified by the subdivider or surveyor of the plat.
- k. If any major road, existing or proposed, as shown on the Major Road Plan touches or crosses any portion of the land being subdivided, the approximate location of the road, as shown on the Major Road Plan, shall be shown on the preliminary plat. If not, the same shall be certified by the subdivider or surveyor of the plat.
- l. Three (3) copies of the proposed subdivision restrictions, if any, shall be submitted.
- m. A form for endorsement of the Bedford County 911 Communications Office, which shall read as follows:

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

Date

Directed of Bedford County 911 Communication Office

- 3. In the case of mobile home parks, refer to the Zoning Resolution of Bedford County, Tennessee.
- 4. Within ninety (90) days after submission of the preliminary plat, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for preparation of the final plat. The Planning Commission prior to its review may submit the proposed plat to the appropriate county department or utility district for review and recommendation in relation to design and/or specific service problems. If a plat is disapproved, the reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
- 5. The approval of the preliminary plat by the Planning Commission will not constitute acceptance of the final plat and will not be indicated on the preliminary plat.
- 6. Failure of the Planning Commission to act on the preliminary plat within ninety (90) days will be deemed approval of this plat.
- 7. One copy of the plat will be retained in the Planning Commission files; one will be returned to the subdivider with any notations at the time approval or disapproval and the specific changes, if any, required.

8. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the Panning Commission.

SECTION 2- FINAL PLAT

1. The final plat shall conform substantially to the preliminary plat as approved. Any major changes must be resubmitted on the preliminary plat. The final plat may, if desired by the subdivider, constitute only that section of the approved preliminary plat which he proposed to record and develop at the time, but such sections must conform substantially to the counterpart section of the preliminary plat and to the requirements of these regulations.
2. At least fifteen (15) calendar days prior to the meeting at which it is to be considered, the prospective subdivider shall submit to the Planning Commission six (6) copies of a final plat of the proposed subdivision, or section(s) thereof, drawn to a scale of one inch equals one hundred (100) feet on sheets not larger than twenty-two (22) by thirty-four (34) inch sheets. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered or numbered in order as a key.
3. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, if any, lot lines, building setback lines, lots numbered in numerical order, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. In the event a proposed subdivision is developed in sections, the lot numbers shall run consecutively from section to section.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest one hundredth (100) of a foot and angles to the nearest minute.
 - d. The locations; dimension and area of all proposed and existed lots.
 - e. Location and description of monuments.
 - f. The names and locations of adjoining subdivisions, graphic scale, and true north point.
 - g. Date, title, name and location of subdivision, graphic scale, and true north point.
 - h. Location sketch map showing site in relation to area.
 - i. The restrictions as to the use and development of property by the subdivider shall be shown on the plat.

- d. Certification by an appropriate representative of the County health office that individual water supply and sewage disposal systems have been or will be installed.
 - e. Certification of approval by Planning Commission for recording by the County Registrar and Tax Assessor's Office, including required, revised plats.
5. When the plat has been approved by the Planning Commission, the original drawings shall be returned to the subdivider; eight (8) copies shall show written approval of the Planning Commission; one (1) copy shall be retained in the files of the Planning Commission; one (1) copy shall be retained in the Zoning Compliance Office; one (1) copy shall be returned to the subdivider for filing in the Office of the County Registrar of Bedford County; one (1) copy shall be returned to the Office of the Property Assessor of Bedford County; one (1) copy shall be returned to the state planning consultant; one (1) copy shall be returned to the Bedford County Water District; and one (1) copy shall be returned to TN-ONE-CALL.
6. Failure of the Planning Commission to approve or disapprove the final plat within ninety (90) days after submission shall be deemed approval of the plat. If the plat is disapproved, grounds for disapproval shall be stated upon the records of the Planning Commission and a letter transmitted to the subdivider stating the reasons for such disapproval.
7. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground.
8. Approval of the final plat by Planning Commission shall be null and void if the plat is not recorded within six (6) months after the date of approval, unless application for an extension of time is made in writing to the Planning Commission and granted.

**ARTICLE IV –
GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN**

SECTION 1- STREETS

1. Conformity to the Major Road Plan

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

2. Relation to Adjoining Street System

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

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

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

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

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

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

- | | | |
|----|---|-------------|
| 1. | Arterial Streets and Highways..... | 80-120 feet |
| | Or, as may be required by Bedford County or State of Tennessee. | |
| 2. | Collector Streets..... | 60 feet |
| 3. | Minor Streets, Marginal Access Streets
Rural Streets and Dead End Streets..... | 50 feet |

- 4. Dead-End Streets (Cul-de-sac)..... 50 feet
- 5. Alleys..... 20 feet

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

4. Additional Width on Existing Streets

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

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

5. Streets Grades

Maximum grades shall be as follows:

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

6. Street Elevation

No street shall be approved that is more than two (2) feet below elevation of the 100 year flood as shown on FEMA or TVA flood studies. The Planning Commission may require where necessary profiles and elevations of streets for areas subject to flood. Fill may be used for street provided such fill does not unduly increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights.

7. Horizontal Curves

Where a deflection angle of more then ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets eighty (80) feet or more in width the centerline radius of curvature shall be not less than five hundred (500) feet; on streets sixty (60) feet or more in width, the centerline radius of curvature shall not be less than three hundred (300) feet; on other streets not less than one hundred (100) feet.

8. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of four hundred (400) feet on major thoroughfares, two hundred (200)

feet on collector streets, and one hundred (100) on all other streets, said sight distance being measured along the centerline of said street, four and one-half feet above grade.

9. Intersections

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

Curb line radius at street intersections shall not be less than twenty-five (25) feet and where the angle of street intersection is less than ninety (90) degrees the Planning Commission may require a greater curb radius. Whenever necessary to permit the construction of a curb having desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise setback sufficiently to permit such construction.

10. Tangents

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

11. Street Jogs

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

12. Arrangement of Continuing and Dead-End Streets

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

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

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

For greater convenience to traffic, and more effective police and fire protection, permanent dead-end streets shall be limited to two thousand (2000) feet in length and shall service no more than twenty-four(24) dwelling units regardless of their length.

13. Private streets and Reserve Strip

There shall be no private street platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely place with the City or County under conditions approved by the Planning Commission.

14. Street Names

The Planning Commission shall review and approve all street names proposed by the developer. Proposed streets, which are obviously in alignment with other streets already pre-existing and named, shall bear the names of those existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway place or court. Through its list of street names on file, the Planning Commission can assist the subdivider in avoiding duplication.

15. Alleys

Alleys shall be provided to the rear of all lots used for business or industrial purposes. Alleys along the rear of residential lots shall not be provided unless requested by public utility company for the installation and service of utilities.

SECTION 2 - BLOCKS

1. Length

Blocks shall not be less than four hundred (400) feet in length nor more than twelve hundred (1200) feet in length, except as the Planning Commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the Planning Commission may require one or more public cross walks of not less than ten (10) feet in width extend entirely across the block and at locations deemed necessary.

2. Width

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

SECTION 3 - LOTS

1. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road which is not less than fifty (50) feet in width.

2. Minimum Size

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

3. Building Setback Lines

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

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

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
7.2 KV	15 Feet
13 KV	25 Feet
46 KV	37 ½ Feet
69 KV	50 Feet
161 KV and over	75 Feet

SECTION 4 - PUBLIC USE AND SERVICE AREA

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

1. Public Open Spaces

Where a school, neighborhood park or recreation area or other public use, shown on an official map or in a plan made and adopted by the Planning Commission, is located in whole or in part in the applicant's subdivision, the Planning Commission may require the reservation of such open space within the proposed subdivision in those cases in which the Planning Commission deems such requirements to be reasonable.

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

2. Easements for Utilities

Except where alleys are permitted for the purpose, the Planning Commission may require easements for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all front lot lines, 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 the lines of or across lots, where necessary for the extension of existing or planning utilities.

3. Community Assets

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

SECTION 5 - SUITABILITY OF THE LAND

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

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

In applying this provision land below the elevation of the 100 year flood as shown on FEMA or TVA Flood studies shall be considered subject to flood. The elevation of the 100 year flood shall be determined from the Flood Report TVA/ONRED/AWR-85/18 April, 1985; Tennessee valley Authority which is made a part of these regulations. Areas included in the Floodway are as shown on the FEMA and / or TVA flood studies which are made part of these regulations.

SECTION 6 - LARGE TRACTS OR PARCELS

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

SECTION 7 - GROUP HOUSING DEVELOPMENTS

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

SECTION 8 - ZONING OR OTHER REGULATIONS

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

ARTICLE V - DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

SECTION 1 - REQUIRED IMPROVEMENTS

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

1. Streets

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

- (a) Any proposed subdivision street that abuts a gravel road shall be constructed according to the standards set forth in Article V, Section 1. (a) through (e).
- (b) Any proposed subdivision street that abuts a double bituminous maintained road shall be constructed according to the standards set forth in Article V, Section 1. (a) through (e) with paving materials approved by Bedford County Highway Superintendent.
- (c) Any proposed subdivision street that abuts a paved hot mix maintained road Shall be constructed according to the standards set forth in Article V, Section 1. (a) through (g) omitting (f).
 - (1) Grading and Preparation of Subgrade: All streets shall be graded by the subdivider so that improvements can be made to the required cross section. Grading and preparation of the subgrade shall be done in a manner acceptable to the County Road Superintendent.
 - (2) Curbs and Gutters: When required by the Planning Commission, the subdivider shall provide an integral concrete curb and gutter. (See Curb Details). Materials and methods used in the construction of of curbs and gutters shall first be approved by the County Road Superintendent and under his supervision. Construction of the curb shall insure drainage of surface water into storm sewer.
 - (3) Base: After preparation of the subgrade, the roadway shall be surfaced with rock base material approved by the officer of competent jurisdiction. The installation of base material shall be done in a manner approved by the officer of competent jurisdiction and under his supervision.
 - (4) Shoulders: When required by the Planning Commission, all shoulders shall be trimmed and shaped to conform to the following cross sections. Rock cuts shall be sealed of all loose fragments, projecting points, etc., so as to leave a clean and neat appearance. Each shoulder shall be 3 feet in width and have a minimum slope of one inch over 3 feet. There shall be at a minimum, a compacted stone base of at least 6 inches in depth at the inner edges of the shoulders of the roadbed, which shall taper-off to no less than 3 inches of

compacted stone at the outer edges of the shoulders. The shoulders shall be covered with a prime coat consisting of a single bituminous application. The finished shoulder shall be firm against the pavement whenever possible. There shall be at least 5 feet between the outer edge of each shoulder and any necessary drainage improvements.

- (5) Width: The minimum width of streets measured between the shoulders shall be as follows:

Arterial Streets and Highways.....36 to 48 feet
(as is required by the Planning Commission)

Collector Streets.....24feet

Minor Streets and Dead End Streets.....20 feet

Cul-de-sac.....80 feet diameter

- (6) Width (Curb and Gutter Sections): The minimum width of streets measured between the faces of curbs shall as follows when curbs and gutters are required:

Arterial Streets and Highways.....48 feet, unless
A greater width is required by the Planning Commission

Collector Streets.....40 feet

Minor Streets and Dead End Streets.....29 feet

Rural Streets.....24 feet roadway

Cul-de-sac.....80 feet diameter

- (7) Pavement

Hot Mix

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

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

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

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

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

2. Storm Sewers:

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

3. Water Lines

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

4. Sanitary Sewers

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

(b) Where sanitary sewers are not reasonably accessible to a subdivision or portion thereof, the subdivider shall provide sufficient area for each lot to satisfactorily accommodate

the installation of a subsurface disposal system (a septic tank) as determined by soil testing, percolation test, and/or any other acceptable means of meeting the various subsurface sewage disposal standards and requirements of the Tennessee Department of Environment and Conservation. **Each individual proposed building lot in any residential subdivision shall contain enough area to ensure that the entire septic system, including all disposal fields, will be located and contained within the property lines of said lot. Off-site soil easements shall not be allowed.** Written certification from the Bedford County Health Department shall be required for each lot in a subdivision planning to utilize a private sanitary sewer disposal system of any type.

5. Other Utilities

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

6. Ditches and Culverts

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

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

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

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

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

Driveway culverts shall be a minimum diameter of 15 inches, and a minimum length of 16 feet; cross drains shall be a minimum diameter of 15 inches. Culverts in existing roadways shall be backfilled the depth of the cut. It shall be the responsibility of the County Road Superintendent

to approve all culverts, as well as to determine culvert sizes above the required minimum standards.

7. Monuments and Lot Markers

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

8. Street Markers

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

9. Sidewalks

The installation of sidewalks is not mandatory except when dictated by the Planning Commission. Sidewalks are to be required only in those cases where the public safety and health dictates their installation. When required, they shall be located adjacent to the property line and shall be a minimum of four (4) feet wide in residential areas and seven (7) feet wide in commercial areas. All sidewalks shall be constructed of concrete and shall be a minimum of four (4) inches thick.

SECTION 2 - GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS

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

- 1. Conditioned to require the subdivider to complete installation of the street, drainage, utility and/or lot improvements for which the bond is given.
- 2. In an amount sufficient to pay all costs of installation of any such lot improvements, plus ten (10) percent for all inflationary costs.
- 3. Signed by the subdivider(s) as principal(s) and a corporate surety or issuing bank bonding or guaranteeing the principal and the surety to pay to the Bedford County or appropriate authority the full amount of the bond or letter of credit.
- 4. Presented by the subdivider to the Planning Commission prior to the approval of the final plat.

5. Shall be officially filed only by corporate insurance companies authorized to do business in the State of Tennessee if the surety instrument is a performance bond. If a letter of credit is utilized as surety, only commercial banks and federally chartered savings and loan associations located in the State of Tennessee shall be acceptable institutions for the issuance of such documentary letters of credit.
6. Prepared on the required surety instrument forms cited in the Appendix of these regulations and/or approved by the county attorney.

ARTICLE VI – EXCEPTIONS AND VARIANCES

SECTION 1 – COMPREHENSIVE GROUP HOUSING DEVELOPMENTS

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

SECTION 2 - VARIANCES

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

ARTICLE VII – VIOLATION AND PENALTY

1. No county registrar shall receive, file, or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Section 13-3-402 and Section 13-4-302, Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-3-410 and Section 13-4-306, Tennessee Code Annotated provides that whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate county registrar, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument or transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its solicitor or other official designated by its chief legislative body, and the county, through its county attorney or other official designated by the Quarterly County Court, may enjoin such transfer or sale or agreement by action or injunction.
3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the official designated by the chief legislative body and / or the county attorney or other official designated by the quarterly county court may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-3-411 and Section 13-4-308, Tennessee Code Annotated.

ARTICLE VIII – ADOPTION AND EFFECTIVE DATE

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

Adopted

Chair, Bedford County Regional
Planning Commission

November 20, 1997
Date

Effective

November 24, 1997
Date

APPENDIX

SECTION 1 - CERTIFICATION FORMS FOR FINAL PLAT

1. Certificate of Ownership and Dedication
This certificate shall be printed on ALL subdivision plats.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date

Owner

Owner

2. Certificate of Accuracy
This certificate shall be printed on ALL subdivision plats.

CERTIFICATE OF ACCURACY

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

Date

Registered Surveyor

Registration No.

3. Certificate of Approval of Public Streets
This certificate shall be on all major subdivision plats and any minor subdivision plat where a new public street is proposed.

CERTIFICATE OF APPROVAL OF PUBLIC STREETS

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

_____, 20____
Date

County Road Superintendent

4. Certificate of approval of Water System

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____, 20____
Date

Name, Title and Agency or
Authorized Approving Agent

5. Certificate of Approval of Sewer Systems

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Sewer System _____, 20____
Date

Name, Title, and
Agency of Authorized
Approving Agent

6. Certificate of Approval for Private Subsurface Sewage Disposal

This certificate shall be printed on all Simple, Minor or Major plats where private septic systems shall be used for sub surface sewage disposal.

CERTIFICATE OF APPROVAL FOR PRIVATE
SUBSURFACE SEWAGE DISPOSAL

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

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____, 20____
Date

Local Health Authority

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date

Secretary, Planning Commission

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

CERTIFICATE OF BEDFORD COUNTY 911 COMMUNICATIONS

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

Date

Director, Bedford County 911 Communications

SECTION 2 – CHECKLIST FOR PRELIMINARY PLAT

CHECK LIST FOR PRELIMINARY PLAT

- _____ Fifteen (15) calendar days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission five(5) copies of the preliminary plat of the proposed subdivision drawn to a scale of not less than one inch equals one hundred (100) feet.

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

- _____ Date, approximate north point, and graphic scale.

- _____ The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names and addresses of adjoining property owners or subdivisions. In the event there are no existing public sewers or waters mains on the property to be subdivided, the location of the nearest such sewers or water mains shall be shown or started.

- _____ Preliminary plans of proposed utility layouts prepared in consultation with the Bedford County or the appropriate utility district (sanitary and storm sewers, septic systems, gas, water and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must have attached a letter of feasibility from the county health department stating whether or not soils in the subdivision are suitable for surface sewage disposal and a water well.

- _____ The proposed names, locations, widths, and other dimensions of proposed streets, alley, easements, park, and other open spaces, reservations, lot lines, building lines, and utilities.

- _____ Contours at vertical intervals of not more than five (5) feet except when specifically not required by the Planning Commission.

- _____ The acreage of the land to be subdivided and number of proposed lots.

- _____ Location of sketch map showing relationship of subdivision site to area.

- _____ If any portion of the land being subdivided is below the elevation of the 100 year flood as specified in these regulations, the limit of such flood shall be shown. If not, the same shall be certified by the subdivider, engineer or surveyor of the plat.

- _____ If any major road, or proposed, as shown on the Major Road Plan touches or crosses any portion of the land being subdivided, the approximate location of the road, as shown on the Major Road Plan, shall be shown on the preliminary plat. If not, the same shall be certified by the subdivider or surveyor of the plat.

- _____ Three (3) copies of the proposed subdivision restrictions, if any, shall be submitted.

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

SECTION 3 – CHECK LIST FOR FINAL PLAT

CHECK LIST FOR FINAL PLAT

- _____ Fifteen (15) calendar days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission five (5) copies of the final plat drawn to a scale of one inch equals not less than one hundred (100) feet on sheets not larger than twenty-two(22) by thirty-four (34) inches.
- _____ The lines of all streets and roads, alley lines, if any lot lines, building setback lines, lot numbered in numerical order, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. In the event a proposed subdivision is developed in sections, the lot numbers shall run consecutively from section to section.
- _____ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
- _____ All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
- _____ Location and description of monuments.
- _____ The names and locations of adjoining subdivision, graphic scale, and true north point.
- _____ Location sketch map showing site in relation to area.
- _____ The restrictions as to the use and development of property by the subdivider shall be shown on the plat.
- _____ If any portion of the land being subdivided is below the elevation of the 100 year flood as shown on the latest FEMA flood maps, the limits of such flood shall be shown on the plat.
- _____ The location and size of all water and sewer lines, as well as fire hydrants.

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

_____ Certificate of ownership and dedication.

_____ Certificate of accuracy.

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

_____ Certificate of approval of public streets.

_____ Certificate of approval of water system.

_____ Certificate of approval of sewer systems.

_____ Certificate of approval for recording.

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

_____ Certificate of approval by the Bedford County Property Assessor.

SECTION 4 - FORM FOR PERFORMANCE BOND

BEDFORD COUNTY REGIONAL PLANNING COMMISSION

FORM FOR PERFORMANCE BOND

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

WHEREAS, APPLICATION WAS MADE TO THE Bedford County Regional Planning Commission for approval of a subdivision shown on plat entitled “_____”, filed with the Planning Commission chairman of the City of Shelbyville on _____, 20____, said final plat being approved by the Bedford Regional Planning Commission upon certain conditions, one of which is that a performance bond in the amount of _____ DOLLARS (\$ _____) is to be filed with the Planning Commission and accepted by the City of Shelbyville, upon the recommendation of the Planning Commission, to guarantee certain improvements as cited hereafter in the subdivision named above.

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

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

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

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

Principal

Principal

Insurance Company

By _____
Attorney-in-Fact

BOND NO. _____

SECTION 5 – ACKNOWLEDGEMENT COPARTNERSHIP FORM

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

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

SECTION VI – INDIVIDUAL CERTIFICATION ACKNOWLEDGMENT

INDIVIDUAL

STATE OF TENNESSEE

COUNTY OF _____) SS.:

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

SECTION VII – CORPORATION ACKNOWLEDGEMENT

CORPORATE

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

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

SECTION VIII – IRREVOCABLE LETTER OF CREDIT FORM

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

BEDFORD COUNTY REGIONAL PLANNING COMMISSION

1. **DATE OF ISSUSE** _____
2. **CREDIT NO. OF ISSUING BANK** _____
3. **CREDIT NO. OF ADVISING BANK** _____
4. **ADVISING BANK** _____
5. **ACCOUNT** _____
6. **BENEFICIARY, MAIL TO** _____
7. **LATEST PERFORMANCE DATE** _____
8. **LATEST DATE FOR NEGOTIATION** _____
9. **MAXIMUM AMOUNT** _____
10. **SPECIFIC IMPROVEMENTS INCLUDED IN MAXIMUM AMOUNT:**

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

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

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

A Certificate of Default signed under oath by the Chairman of the Bedford County Regional Planning Commission and the County Executive certifying that the Accountee has not complied with the terms of the agreement between the Planning Commission and the Accountee and the amount of

approximate damage to the county government, which amount shall be identical to the face amount of the accompanying draft.

12. SPECIAL CONDITIONS

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

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

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank