

**SUBDIVISION REGULATIONS**

**FOR**

**MAYNARDVILLE, TENNESSEE**

**Amended and Codified**  
**June 2023**



**SUBDIVISION REGULATIONS  
MAYNARDVILLE, TENNESSEE**

**Prepared by the**

**MAYNARDVILLE MUNICIPAL PLANNING COMMISSION**

**Assisted by the**

**Tennessee Department of Economic and Community Development  
Local Planning Assistance Office  
East Tennessee Region  
P. O. Box 51365  
Knoxville, TN 37950**

**Amended and Codified  
June 2023**



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## ANSWERS TO QUESTIONS OFTEN ASKED ABOUT SUBDIVISION REGULATIONS

### 1. **Are subdivision regulations fair to everyone?**

Yes, the written regulations provide the local planning commissions with uniform procedures, standards of design and construction by which to appraise equally and fairly all plats for land subdivision.

### 2. **Who is affected by the regulations?**

Every owner of land within the planning region who divides land into smaller parcels or changes the size or shape of existing lots.

### 3. **Am I affected if I re-subdivide my tract into two parcels?**

Yes, “subdivision” means the division of a tract or parcel of land into two or more lots, sites or divisions for immediate or future sale or building development, and includes a resubdivision.

### 4. **What’s to prevent me from recording a subdivision plat without approval?**

The county register of deeds is prevented by law from recording land subdivision lying within planning regions without final approval in writing.

### 5. **Can I sell by an unapproved plat and then record my lots by metes and bounds?**

No. State law makes it a misdemeanor, punishable by law, to use an unapproved subdivision plat even if metes and bounds description is used in the instrument of transfer or sale.

### 6. **What happens if I sell unapproved and unrecorded lots from my subdivision?**

- (a) A state law has been broken (Sec. 10, Chap. 222, Public Acts of 1951).
- (b) Some cloud would exist on the title to the lot.
- (c) Most lending agencies will not approve or guarantee loans.
- (d) State law requires that public bodies shall not extend sewers, water mains, lighting or other utilities in unauthorized roads.
- (e) Where zoning is in effect a building permit to construct any building will be withheld.
- (f) Any building or structure erected in violation may be forced to be vacated or removed.
- (g) The legislative body of a county or municipality may stop sales by injunction or other legal action.

## **WHAT IMPROVEMENTS WILL I NEED TO INSTALL IN MY SUBDIVISION?**

Most subdivision regulations will require the developer to grade and improve streets, install curbs and sidewalks, monuments, sewers, and water mains in accordance with adopted specifications.

### **1. Why doesn't the lot buyer instead of the developer pay for improvements?**

The lot buyer does – at the time he purchases his property. If lots are sold before improvements are in, the community bears the expense of providing needed improvements that should have been originally planned for and installed by the developer.

### **2. Won't subdivision regulations cause expensive development and cost me a lot of money?**

Quite the contrary! Properly planned subdivisions make the most of land with a minimum of construction and operating cost. Good design takes advantage of all capabilities of the site and results in a minimum amount of streets and utilities with a maximum number of well-arranged and easier sold lots. Good land subdivision affects the value of the land and the immediate return to the investor, while saving the developer money.

### **2. How do I go about having a subdivision approved?**

Your local planning commission's printed set of regulations include the procedure for having a plat approved. The planning commission meets at regular intervals and your preliminary sketch is submitted in advance of the meeting at which it is to be considered. It is suggested that you consult your planning commission early so as to become familiar with the official plans that might affect your area.

### **3. What if I wish to lay out a commercial or industrial subdivision?**

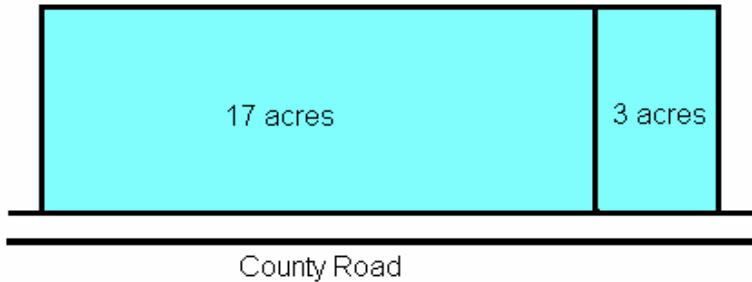
The provisions of subdivision regulations apply to all subdivision of land, including that for use of business and industry. Since space, parking and service requirements will vary greatly, it is impossible to establish standards for all types of uses. For that reason, specific requirements for lot sizes and area are set forth only for residential areas.

### **4. Where can I get technical site planning assistance?**

Your planning commission will help by recommending several competent subdivision designers who can contribute much to the financial success of your subdivision. Although they will not prepare final plans for you, trained planners are available at the East Tennessee Office of the Tennessee State Planning Office in Knoxville, Tennessee.

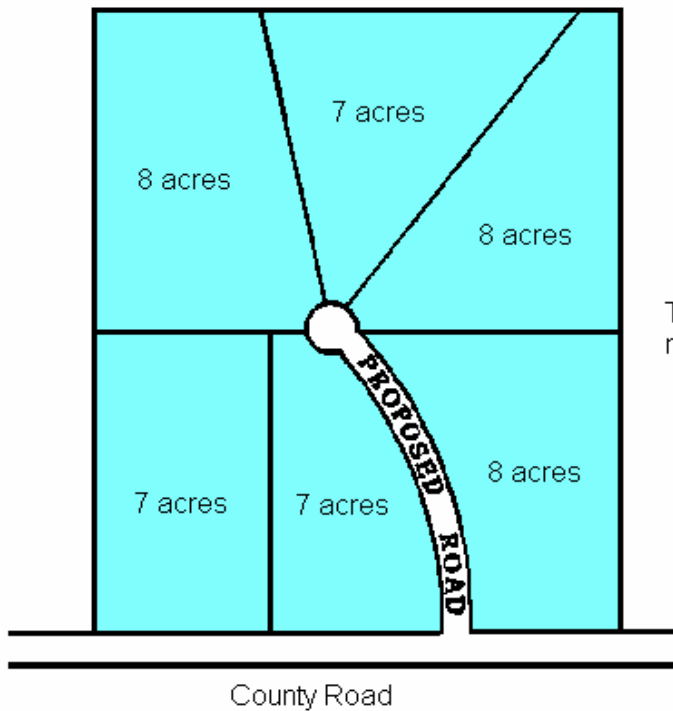
## What is a Subdivision?

The term “subdivision” means the division of a tract or parcel of land into two or more lots, sites, or other divisions for the purpose, whether immediate or future, of sale, or building development, and includes resubdivision.

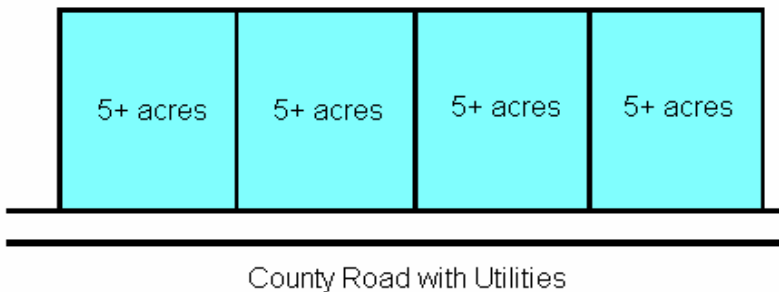


This is a Subdivision because one lot is less than five (5) acres

\* Remainder >5 acres does not require survey be shown on plat



This is a Subdivision because a new road is needed for access



This is not a Subdivision because all lots are greater than (5) acres each and no new roads or public utilities are required



## ARTICLE I

### **PURPOSE, AUTHORITY, AND JURISDICTION**

#### **A. Purpose**

The following subdivision standards guiding the planning commission are designed to provide for the harmonious development of the area; to secure a coordinated street layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, freedom from flood, and sewer and other sanitary facilities in order to create conditions favorable to health, safety, convenience and prosperity.

Land subdivision is an important process in community development. The manner in which property is divided into lots and provided with public services and access affects both the persons who purchase such lots for homes and businesses and the general community. Therefore, the purpose of these regulations is to establish minimum standards of design in order to insure that the subdivision of land into lots is accomplished in a manner consistent with community development policies.

#### **B. Authority**

These subdivision regulations are adopted and may be amended under authority granted by Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in this act as prerequisite to the adoption of such regulations. A certified copy of the major road plan for the City of Maynardville is on file in the office of the Register of Deeds of Union County, Tennessee.

#### **C. Jurisdiction**

These regulations shall govern the division of all property meeting the definition of "subdivision" which lies within the corporate limits of Maynardville, Tennessee. In accordance with 13-4-301, Tennessee Code Annotated, the following divisions of property are considered to be subdivisions and therefore must meet the provisions of these regulations: a division where one (1) or more of the resulting lots is less than five (5) acres in size; divisions where a new means of access or public water or public sewer is required, regardless of the size of any or all or the lots; further division of lots created by previous subdivision activity; and rearrangement of lot lines, easements, rights-of-way, and similar changes to previously recorded plats. Any owner of land within the city wishing to subdivide land shall submit to the planning commission a plat of the subdivision prepared in accordance with applicable provisions of Articles II, III, and IV of these regulations. Questions regarding whether or not proposed land division activities are subdivisions should be directed to the planning staff.

**D. Filing Fees.**

At the time of the submittal of a Minor Subdivision, Preliminary Plat, or Final Plat for review, a non refundable filing fee based on the following fee schedule shall be paid to the City of Maynardville. Said fees shall be used to defray the costs of plat review and inspections.

**Fee Schedule**

Minor Subdivision	\$ 50.00
Preliminary Plat	\$ 25.00 + \$ 5.00 per lot
Final Plat	\$ 25.00 + \$ 5.00 per lot
Resubmission of Revised Plat	50% of original review fee

**ARTICLE II**  
**PROCEDURE FOR PLAT APPROVAL**

**A. General**

1. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to subdivide such land, as defined in Article I, C, for the purpose, whether immediate or future, of sale or building development, shall submit a plat of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of the subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations 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, The procedure for review and approval of a subdivision plat consists of two (2) separate steps. Prior to beginning grading or other earthmoving activities related to site preparation, street, utility, or other improvements, the subdivider shall submit a preliminary plat to the planning commission. The preliminary plat shall be prepared in accordance with Section B of this Article. Upon approval of a preliminary plat, the subdivider may proceed with site preparation and construction of improvements. At such time as all required improvements have been installed or appropriate security provided to guarantee the installation of such improvements, the subdivider may present a final plat to the planning commission. The final plat shall be prepared in accordance with Section C of this Article. "As-built" plans of all utilities will be required of the subdivider after construction or installation is complete. Upon receiving final approval and the certifying signature of the planning commission secretary, the subdivider may record the plat in the office of the county register of deeds and may thereafter sell, transfer or otherwise negotiate for the sale of property within the subdivision.

**B. Minor Subdivision Plat**

1. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall deliver to the Maynardville City Hall five (5) copies of the final plat of the proposed minor subdivision drawn to a scale of not less than one (1) inch equals one hundred (100) feet on sheets no larger than 24 x 36 inches.
2. The final plat shall meet the minimum standards of design as set forth in Article III and shall include the following information:
  - a. The name(s) and address(es) of the owner(s), and the name of the designer of the plat who shall be a registered land surveyor.
  - b. Date, approximate north point, and graphic scale.

- c. The location of all existing property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, detention basins, the zoning classification of the land to be subdivided, and the names of adjoining property owners or subdivisions.
  - d. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
  - e. Location sketch map-showing site in relation to the surrounding area.
  - f. If any portion of the land being subdivided is subject to flood, as defined in Article III, F, information shall be submitted, as outlined in that section of these regulations and the Maynardville flood damage prevention ordinance.
  - g. The total acreage of the land to be subdivided and the area of each lot.
3. The following certificates shall be presented on the final plat: (see following page)
  - a. Certification showing that applicant is the landowner and dedicates right-of-ways, and other sites, as may be applicable, for public use.
  - b. Certification by surveyor as to accuracy of survey and plat.
  - c. Certification by the county department of environmental health that the subsurface sewage disposal system(s) is approved, if applicable.
  - d. Certification of Approval for a Minor Subdivision.
  - e. Certification for recording by planning commission secretary. The signature of the planning commission secretary shall not be placed on the plat until final plat approval has been granted and all other required certifying signatures obtained.
4. When the plat has been approved by the planning commission (1) copy 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. The original tracing containing all required certificates will be returned to the subdivider for his records. One copy will be retained in the records of the planning commission and two copies will be provided the Utilities Department.
5. The planning commission shall approve or disapprove this final plat within thirty-five (35) days after its submission. Failure of the planning commission to act on this final plat within these thirty-five (35) days shall be deemed approval of it. If the plat is disapproved the grounds for disapproval shall be stated upon the records of the planning commission.

**C. MINOR SUBDIVISION CHECKLIST**

Name of Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_ Civil Dist. \_\_\_\_\_ Zoning Dist. \_\_\_\_\_

Owner: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Surveyor: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Date Submitted for Approval \_\_\_\_\_

Review Fee: \$50.00 (Make check payable to the City of Maynardville)

*Please note that a minor subdivision must be located on an existing public street and require no extensions of water, sewer or gas lines. In addition, the property must be situated in a manner that there are no changes to existing streets, any new streets or easements of access.*

**Checklist:**

- Plat submitted 10 days prior to meeting
- Five (5) copies of plat submitted
- Name of subdivision (if applicable), location, owner and surveyor
- Date, magnetic north point, graphic scale, and location sketch map
- Plat drawn to 1" = 100' on 24"X36" sheets (or as approved)
- Locations and descriptions of property lines, easements shown, and building setback lines
- Names of adjacent property owners and/or subdivisions
- Name, location, and dimensions of existing public street access for the subdivision
- Contours at no more than 5 foot intervals (if applicable)
- Dimensions to nearest 100<sup>th</sup>
- Acreage of land to be subdivided
- Property subject to flood
- Certificate of ownership & dedication
- Certificate of accuracy
- Certificate of approval of sewage systems (Health Department)
- Certification of flood prone areas (surveyor)
- Certification for Approval of a Minor Subdivision
- Certificate of approval for recording

This plat was approved on \_\_\_\_\_ subject to the following conditions:

This plat was denied approval on \_\_\_\_\_ for the following reasons:

**D. Preliminary Plat**

- 1 At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall deliver to the Maynardville City Hall five (5) copies of the preliminary plat of the proposed subdivision drawn to a scale of not less than one (1) inch equals one hundred (100) feet on sheets no larger than 24 x 36 inches.
- 2 The preliminary plat shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV and shall include the following information:
  - a. The proposed subdivision's name and location, the name(s) and address(es) of the owner(s), and the name of the designer of the plat who shall be a registered land surveyor. Date, approximate north point, and graphic scale.
  - b. The location of all existing property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, detention basins, the zoning classification of the land to be subdivided and of the adjoining land, and the names of adjoining property owners or subdivisions.
  - c. Plans of proposed utility layouts (sewers, water, gas, fire hydrants, streetlights, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, the plat shall note that individual water supply and/or sewage disposal systems are proposed.
  - d. Erosion control and drainage plan prepared by an engineer or landscape architect. (see Article IV, B, 1)
  - e. The proposed locations, dimensions, and names of proposed streets, easements, parks, and other open space reservations, lot lines, building setback lines, and utilities. Profiles of all streets showing the natural and finished grades drawn to a scale of not less than one inch equals twenty (20) feet vertical shall be required.
  - f. Contours at vertical intervals of not more than five (5) feet. At the discretion of the planning commission, subdivisions containing less than five (5) acres or ten (10) lots may provide contours at a greater interval.
  - g. The total acreage of the land to be subdivided and the area of each lot.
  - h. Location map showing relationship of subdivision site to the surrounding area.
  - i. If any portion of the land being subdivided is subject to flood as defined in Article III, Section F, the area subject to flood shall be shown and all applicable provisions met for the Maynardville Flood Damage Prevention Ordinance Union County Flood Damage Prevention Resolution. (See also, Article III, A, 4)

3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:
  - a. The proposed subdivision does not contain more than five (5) lots.
  - b. All public improvements as set forth in Article IV are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installation, or improvement of any public improvements shall require submission of a preliminary plat as prescribed by Section B above.
  - c. The subdivider has consulted informally with the planning commission and/or planning staff for advice and assistance before preparation of a final plat and its formal application for approval.
4. Within thirty-five (35) days after the planning commission meeting at which a preliminary plat is considered, the planning commission shall approve or deny approval of the plat or approve the plat subject to modifications. If the plat is approved subject to modifications, the nature of the required modifications shall be set out in the minutes of the commission, or if approval is denied, reasons for denial shall be similarly stated in the minutes of the commission.
5. One (1) copy of the preliminary plat shall be retained in the planning commission files, one (1) copy shall be provided to the planning staff, and one (1) copy shall be returned to the subdivider at the time of approval or denial with any notations as to required changes, if any.
6. Upon approval of the preliminary plat, the subdivider may proceed with the installation of public improvements. A revised preliminary plat shall be submitted to the planning commission for approval should any substantial changes be proposed to the subdivision following preliminary plat approval. Substantial changes shall be, but shall be not limited to, changes in location of street right-of-way, decrease or increase in waterline size, or changes in location or capacity of stormwater management facilities.
7. Approval of the preliminary plat shall not be construed as assuring approval of the final plat.
8. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the planning commission.

**E. PRELIMINARY PLAT CHECKLIST**

Name of Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_ Civil Dist. \_\_\_\_\_ Zoning Dist. \_\_\_\_\_

Owner: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Agent: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Surveyor: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Date Submitted for Approval \_\_\_\_\_

Review Fee: \$25.00 + \$5.00 x  $\frac{\text{_____}}{\text{\# of lots}}$  =  $\frac{\text{_____}}{\text{total fee amount}}$   
(Make checks payable to the City of Maynardville)

**Plat Checklist**

- Plat submitted 10 days prior to meeting
- Five (5) copies of plat submitted
- Scale not less than 1" = 100'
- Meet minimum standards in Article III and requirements of Article IV
- Name, location, & acreage of subdivision
- Location sketch map
- Date, magnetic north point, & graphic scale
- Name(s) & address(es) of property owners
- Name & address of surveyor
- Names of adjacent property owners, streets, & subdivisions
- Locations & dimensions of existing and proposed property lines, utilities, easements, drainage facilities, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or line
- Proposed names, locations and dimensions of proposed streets, alleys, easements, parks, and other open space, reservations, lot lines, and utilities
- Building setback lines
- Contour lines at five (5) foot intervals
- Indicate property subject to flood
- Surveyor signature that roads less than fourteen percent grade or identified and shown greater than fourteen percent grade
- Engineering road profiles.
- Tax map and parcel number & deed book and page number of the property

Variances Requested:

- 1) \_\_\_\_\_ Approved \_\_\_\_\_
- 2) \_\_\_\_\_ Approved \_\_\_\_\_

This plat was approved on \_\_\_\_\_ subject to the following conditions:

This plat was denied approval on \_\_\_\_\_ for the following reasons:

**F. Final Plat**

1. The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time, provided however, that such portion conforms to all requirements of these regulations.
2. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall deliver to the Maynardville City Hall, the original and five (5) copies together with any street profiles, “as-built” utility plans, or other plans that may be required by the planning commission.
3. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets no larger than 24 x 36 inches in size. When more than one sheet is required, an index sheet shall be provided.
4. The final plat shall show:
  - a. The lines of all streets and roads, alley lines, building setback lines, lots numbered in numerical order, lot areas, reservations for 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.
  - 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 (100th) of a foot and angles to the nearest minute.
  - d. Location and description of monuments. (see Article IV, A)
  - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
  - f. Date plat was prepared, name of subdivision, name of owner(s), civil district, deed book and page number, graphic scale, and true north point.
  - g. Location sketch map-showing site in relation to the surrounding area.
  - h. If any portion of the land being subdivided is subject to flood, as defined in Article III, F, information shall be submitted, as outlined in that section of these regulations and the Maynardville flood damage prevention ordinance.
  - i. Street numbers, if assigned by the property numbering authority.
5. The following certificates shall be presented on the final plat: (see following page)

- a. Certification showing that applicant is the landowner and dedicates streets, right-of-ways, and other sites, as may be applicable, for public use.
  - b. Certification by surveyor or engineer as to accuracy of survey and plat and placement of monuments.
  - c. Certification by the utility provider that the water supply system meets requirements of the controlling state agency.
  - d. Certification by the county department of environmental health that the subsurface sewage disposal system(s) is approved or that the public sewerage system meets requirements of the controlling state agency.
  - e. Certification by the appropriate city authority and an approved independent street testing firm that all streets and appurtenances have been installed in accordance with established standards.
  - f. Certification for recording by planning commission secretary. The signature of the planning commission secretary shall not be placed on the plat until final plat approval has been granted and all other required certifying signatures obtained.
6. When the plat has been approved by the planning commission (1) copy 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. The original tracing containing all required certificates will be returned to the subdivider for his records. One copy will be retained in the records of the planning commission and two copies will be provided the Utilities Department.
  7. The planning commission shall approve or disapprove this final plat within thirty-five (35) days after its submission. Failure of the planning commission to act on this final plat within these thirty-five (35) days shall be deemed approval of it. If the plat is disapproved the grounds for disapproval shall be stated upon the records of the planning commission.
  8. 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. **The subdivider shall be responsible for obtaining from the city's governing body its formal acceptance of any public street or other facility.**
  9. "As-built" Plans  
All plans submitted shall be certified by an engineer or surveyor stating that the improvements are recorded "as-built" and in accordance with the Maynardville Utility District's standards. The original and five (5) copies of the plans of completed improvements shall be drawn to a scale of 1"=50' horizontal, 1"=5' vertical, on sheets no larger than 24" by 36". "As-built" plans shall be prepared in the same manner as the preliminary design plans.

**G. FINAL PLAT CHECKLIST**

Name of Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_ Civil Dist. \_\_\_\_\_ Zoning Dist. \_\_\_\_\_

Owner: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Agent: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Surveyor: \_\_\_\_\_ Address \_\_\_\_\_ Tel. \_\_\_\_\_

Date Submitted for Approval \_\_\_\_\_

Review Fee: \$25.00 + \$5.00 x  $\frac{\text{_____}}{\text{\# of lots}}$  =  $\frac{\text{_____}}{\text{total fee amount}}$   
(Make checks payable to the City of Maynardville)

**Plat Checklist**

- Plat submitted 10 days prior to meeting
- Five (5) copies of plat and "as-built" utility plat (and street profiles if required) submitted
- Plat drawn to 1" = 100' ( ) on 24"X36" sheets (or as approved)
- Class I survey
- Name, & ( ) location, & ( ) acreage, & ( ) title of subdivision.
- Date, ( ) magnetic north point, ( ) graphic scale, & ( ) location sketch map
- Locations & descriptions of all ( ) monuments, ( ) iron pins-new and old, ( ) drainage facilities, & ( ) utilities
- Locations and descriptions of ( ) property lines, ( ) easements shown, ( ) building setback lines shown, & ( ) road rights-of-way
- Names of adjacent property owners, ( ) streets, & ( ) subdivisions
- All subdivision lots numbered consecutively
- Building setback lines
- Lots numbered in numerical order
- Dimensions to nearest 100<sup>th</sup>
- Name(s) and address(es) of owner(s)
- Location sketch map
- Property subject to flood
- Certificate of ownership & dedication
- Certificate of accuracy
- Certificate of approval of water & sewage systems (state)
- Certificate of approval of streets (road superintendent)
- Certificate of approval of utilities (utility district)
- Certificate of approval of street names (E911 director)
- Certification of flood prone areas (surveyor)
- Certificate of approval for recording

Variances Requested:

- 1) \_\_\_\_\_ Approved \_\_\_\_\_
- 2) \_\_\_\_\_ Approved \_\_\_\_\_

This plat was approved on \_\_\_\_\_ subject to the following conditions:

This plat was denied approval on \_\_\_\_\_ for the following reasons:

**H. Subdivision Certification Forms (Examples provided below):**

**1. CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner(s)

**2. CERTIFICATION OF ACCURACY OF SURVEY**

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Maynardville Municipal Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Maynardville Municipal Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Surveyor/Engineer

**3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I certify that the water system installed, or proposed for installation along with the financial guarantee provided, fully meets requirements of the State of Tennessee.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Utility Provider

**4a. CERTIFICATION OF SEWERAGE SYSTEM (public or community system)**

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted. (not required if 4b is applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signature of Utility Provider

4b. **CERTIFICATION OF SUBSURFACE DISPOSAL (septic system)\***

Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the appropriate county department of environmental health a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the appropriate county department of environmental health.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Union County  
Department of Environmental Health

\*Planning commission will accept substitute or additional language of the county department of environmental health.

5. **CERTIFICATION OF STREETS**

I certify that streets and related appurtenances installed, or proposed for installation along with the financial guarantee provided, fully meet the specifications established by the Maynardville Regional Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of City

6. **CERTIFICATE OF APPROVAL OF STREET NAME(S)**

I certify the street names on this plat have been reviewed and are acceptable in accordance with the policies of the Union County Communications District.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Union  
County Communications District

7. **CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that this plat has been found to comply with the subdivision regulations for the Maynardville Municipal Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary, Maynardville Municipal Planning Commission

8. **CERTIFICATE OF APPROVAL FOR A MINOR SUBDIVISION**

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the Maynardville City Code and Maynardville Subdivision Regulations, and that this plat has been approved by the Maynardville Municipal Planning Commission, subject to it being recorded in the Union County Registry within sixty days of the date below.

Date: \_\_\_\_\_ Owner: \_\_\_\_\_

9. **CERTIFICATE FLOOD PRONE AREAS**

I hereby certify that the 100-year special flood hazard areas, as determined by the Flood Hazard Boundary Maps or Flood Insurance Rate Maps, developed for or under the guidance of the Federal Emergency Management Agency, are hereby depicted on this plat.

Date: \_\_\_\_\_ Surveyor: \_\_\_\_\_



- c. Minor Residential Streets 40 feet

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

- d. Marginal Access Streets 40 feet

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

- e. Dead-End Streets (cul-de-sac) 50 foot radius

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

- f. Alleys (if approved) 20 feet

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

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed neighborhood or local business areas the street widths shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

5. Additional Width on Existing Streets.

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

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

6. Restriction of Access.

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

7. Street Grades

Grades on major streets and roads shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but not ten (10) percent.

8. Horizontal Curves

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

9. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said distance being measured from the driver's eyes, which are assumed to be four and one-half (4 ½) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all proposed roads showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the planning commission.

10. Intersections

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

Property line radii at street intersections shall not be less than twenty (20) feet, except that where the angle of street intersection is less than seventy-five (75) degrees, a greater curb radius may be required. Wherever necessary to permit the construction of a curb having a desirable radius without reducing 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.

11. Tangents

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

12. Street Jogs

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

13. Dead-End Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet or the planning commission may approve an alternate design
- b. Where, in the opinion of the planning commission, it is desirable to provide for future street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such streets shall be

provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips

There shall be no private street platted in any subdivision. Every lot in subdivided property shall be served from a publicly dedicated street. No private streets shall be platted in any subdivided property. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

15. Street Names

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

16. Alleys

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

**B. Blocks**

1. Length

Blocks shall not be less than four hundred (400) 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 (1) or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block at locations deemed necessary.

2. Width

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

**C. Lots**

1. Adequate Building Sites

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

2. Arrangement

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

3. Minimum size

The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where public water and sanitary sewer systems are reasonably accessible, the subdivider shall connect with such system and provide a connection or connections to each lot. Where a public sewer is not accessible, an alternate method of sewerage disposal may be used, if it meets all applicable public health regulations. Where a public water supply is not accessible, a water well or other source may be used upon approval by the planning commission.

- a. Residential lots served by public water and sanitary sewer systems shall not be less than seventy-five (75) feet wide at the building setback line, nor less than seventy-five hundred (7,500) square feet in area.
- b. Residential lots not served by public water and/or sanitary sewer systems shall not be less than one hundred (100) feet wide at the building setback line nor less than fifteen thousand (15,000) square feet in area. Provided however greater area may be required by the planning commission as indicated by data from percolation tests and investigations or as determined by the city or county health officer.
- c. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

4. Building Setback Lines

- a. The minimum depth of building setback lines from the street shall not be less than thirty (30) feet and, in the case of corner lots, thirty (30) feet from the side street.
- b. In the case of electric transmission lines where easement widths are not definitely established, there shall be a minimum building setback line from the center of the transmission line as follows:

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
46 kV	37 ½ feet
69 kV	50 feet
161 kV and over	75 feet

5. Corner Lots

Corner lots shall have extra width sufficient to permit the additional side-yard requirements of the zoning ordinance or building setback lines outlined above.

6. Water

A water supply system shall be constructed to serve all lots shown on the subdivision plat with water for domestic and fire protection. No waterline shall be less than six (6) inches in diameter. The planning Commission may require that collector lines be larger than six (6) inches.

Fire hydrants shall be installed so that no lot is more than one thousand (1,000) feet from an operable hydrant.

7. Sanitary Sewers

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

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

**D. Public Use and Service Areas**

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

1. Public Open Spaces

Where a school, neighborhood park, recreation area, or public access to water frontage is shown on an official map or in a plan made and adopted by the planning commission and 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 and including a total of ten (10) percent of the gross area or water frontage of the plot for park, school, or recreation purposes.

2. Easements for Utilities and Drainage

Except where alleys are permitted for the purpose, the planning commission shall require easements, not exceeding twelve (12) feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines, along rear lot lines or side lot lines if, in the opinion of the planning commission, such action is desirable. Easements of the same or greater width may be required along the lines or across lots, where necessary, for the extension of existing or planned utilities.

Where a subdivision or lot is traversed by a watercourse, drainage way, channel, or stream there shall be provided a stormwater easement or drainage right-of-way for the purpose of widening, deepening, relocating, improving, or protecting such drainage easement.

3. Community Assets

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

**E. Suitability of the Land**

1. Land Physically Unsuitable for Subdivision

- a. Because of flooding, bad drainage, steep slopes, rock formations, and other such features which may endanger health, life, or property, aggravate erosion, increase flood hazard, or necessitate excessive expenditure of public funds for supply and maintenance of services, and
- b. Which other public agencies concerned 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

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, other public services or public funds for the supply or maintenance of such services.

**F. Land Subject to Flooding**

Land within any floodway district shall not be platted for residential occupancy or other building site and shall not be raised by fill. Other land subject to flood may be platted for residential use only if filled to such height as will secure a flood-free site based on data submitted by the subdivider and prepared by competent engineers, provided such use or fill does not endanger health, life, or property or restrict the flow of water or increase flood heights. In applying these provisions, land subject to flood shall be defined as follows:

1. Along North Fork of Bullrun Creek, land below the elevations of the Regional Flood as shown on the chart "High Water Profiles, North Fork Bullrun Creek, Vicinity of Maynardville, Tennessee," (Tennessee Valley Authority, March 1966) which chart is made part of these regulations.
2. Along small streams and drainage channels, land within fifty (50) feet of the center of the channel, unless the subdivider demonstrates that a lesser distance (but not less than fifteen feet) is adequate based on the watershed area, the probably runoff, and other topographic and hydraulic data prepared by competent engineers.

Areas included in the Floodway Districts are as follows:

3. Along North Fork of Bullrun Creek, areas shown on the map “Proposed Floodway, North Fork Bullrun Creek, Vicinity of Maynardville, Tennessee” (Maynardville Municipal Planning Commission, May 1966).
4. Along small streams and drainage channels, areas within fifteen (15) feet of the center of the channel.

**G. Large Tracts or Parcels**

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

**H. 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 streets, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

**I. Variances**

Variances may be granted under the following conditions:

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

**J. Zoning or Other Regulations**

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

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

## ARTICLE IV

### **DEVELOPMENT PREREQUISITE TO FINAL APPROVAL**

A 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 from a potential tax liability. The following tangible improvements are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

#### **A. Required Improvements**

Every subdivision developer shall be required to grade and improve streets and alleys, and to install curbs, monuments, sewers, storm water inlets and water mains, in accordance with specifications established by the Maynardville municipal planning commission. The adopted requirements, whether in local regulations or in the following standards, shall govern.

##### 1. Monuments or Corner Markers

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

##### 2. Grading

All streets, roads and alleys shall be graded by the subdivider 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, 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.

- a. 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.
- b. Cuts: In the case of cuts and fills, the entire right of way width to a cross section of 20% grade from the edge of pavement when underground electric distribution lines are to be installed. 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 subgrade. All topsoil shall be removed a minimum of two (2) feet below the subgrade and back filled with suitable material. No grading shall be done when ground is frozen or muddy unless mud is removed and disposed of outside of streets.

- c. Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clays, etc. shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller with a minimum compaction of 95%. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, and where water is used to assist compaction the water content shall not exceed the optimum of moisture.
- d. Inspections: During the construction of any subdivision roads in the area of planning jurisdiction, where such roads will be public roads to be maintained by the City of Maynardville, the developer and/or his contractor shall be required to provide certification by a professional engineer for each required inspection. Such roads shall meet or exceed the standards required by these subdivision regulations adopted by the City of Maynardville. The following inspections and/or approvals by the certified professional engineer shall be required:
  - (a) After clearing and stripping.
  - (b) Approval of the drainage plan.
  - (c) After grading and drainage are completed.
  - (d) After the stone base is in place, and
  - (e) During and after application of all asphaltic materials.

The developer or his representative will be responsible for notifying the engineer for each inspection. When the plat is submitted to the municipal planning commission for final approval, the engineer shall make a final inspection. His findings and recommendations as to approval of the roads shall be reported in writing to the municipal planning commission. In lieu of road improvements being completed upon request for final approval of the plat, the municipal planning commission shall ask the advice of the engineer in regard to the amount of the bond, certified check, or other means of guarantee shall not be released by the municipal planning commission until the recommendations of the engineer have been obtained as to the acceptability of the roads upon completion of construction.

## **B. Road Design Standards**

### **1. Pavement Base**

After preparation of the subgrade, (minimum compaction of 95%) the roadbed shall be surfaced with material required by local standards; but of not lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as "crusher run stone" from two and one-half inches down including dust sufficient to bond stone together. Spreading of the

stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted and bonded together. The base shall be twenty-four (24) feet wide to allow for two (2) foot wide shoulders on both sides of pavement surface. The compacted thickness of the stone roadway shall be as follows for the area zoned:

Residential 6"  
Commercial 8"  
Industrial 10"

2. Prime Coat

After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Appendix II of these regulations.

3. Binder

A binder course consisting of asphaltic concrete (307-B) shall be required for all roadways as follows:

Residential 2.5"  
Commercial 3.0  
Industrial 3.0"

4. Wearing Surface

The wearing surface shall meet specifications as provided in Appendix I and the following thickness:

Residential 1.5"  
Commercial 2.0  
Industrial 2.0"

5. Minimum Pavement Widths and Cross Section

Minimum pavement widths between curbs shall be as follows:

Minor Residential Streets	22 feet (Oct. 2006)
Marginal Access Streets	22 feet (Oct. 2006)
Cul-de-sac	80 feet (Oct. 2006)
Collector streets	30 feet
Arterial Streets and Highways	as may be required; not usually paved by developer

6. Curbs and Gutters

The subdivider may provide permanent six (6) inch concrete curbs outside the minimum pavement width stated above (Oct. 2006) with twenty-four (24) inch integral concrete gutters; standard rolled curb and gutters; or other construction approved by the planning commission.

7. Sidewalks (optional)

Sidewalks are not required, but if provided shall meet the following requirements:

Sidewalks shall be located not less than one (1) foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single family residential areas concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas sidewalks shall be ten (10) feet wide and four (4) inches thick.

8. Installation of Utilities and Driveways

After grading is compacted and approved and before any base is applied, all of the underground work, water mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road and to the edge of the pavement. All driveways for houses to be built by the developer shall be cut and drained. Sewer and water service connections shall be provided for each lot by the subdivider.

**C. Guarantee in Lieu of Completed Improvements**

The Planning Commission is under no obligation to accept guarantees in lieu of actual completion of physical improvements. The commission may require that all improvements shall be installed prior to granting final approval. It may permit the posting of bonds or letters of credit under circumstances it finds favorable to the general public welfare.

No final subdivision plat shall be approved by the planning commission unless one of the following conditions is met:

1. All physical improvements to the subdivision have been constructed to the requirements of these regulations and certified by the approved authority.
2. A security or performance bond has been provided to the planning commission as assurance that all physical improvements to the subdivision will be made in the event of default by the subdivider.
  - a. When bonds are permitted, the developer shall submit his/her cost estimates to the Maynardville Municipal Planning Commission in advance of the meeting and in conjunction with the final plat submission. No final plat approval shall be granted where the bonds are made out incorrectly, inadequate bond amounts are noted, or the bonds were not submitted in advance with the plat ten (10) calendar days prior to the planning commission meeting.

- b. The commission shall require three (3) bids from companies authorized to conduct business in the State of Tennessee, for each public improvement bonded; water, sewer, roads, drainage. Or, the commission may accept the written cost estimates of the appropriate utility department, highway department, and the certifying engineer for drainage improvements.
- c. The highest estimate (or portions of estimates in the case of multiple improvements) shall be used as the basis for setting the performance bond amount. The bond amount shall be calculated as 120% of the highest estimate.
- d. There shall be separate bonds submitted to and in the name of the Maynardville Municipal Planning Commission for water, sewer, drainage, and road construction. No bonds shall be accepted that are not in the name of the Maynardville Municipal Planning Commission.
- e. All bonds shall be for at least one (1) year. The developer may extend the bond for an additional year with the commission's approval. The planning commission may order the cashing of any bonds at any time that the commission thinks the developer may default or the improvements may not be made. No notification of the developer is required prior to the commissions cashing in the bond.
- f. Performance bonds, which are submitted in lieu of the completed improvements, shall be in cash or made by a surety company authorized to conduct business in the State of Tennessee. In the case of a surety company, the performance bond shall be prepared according to the form as provided in the Appendix.
- g. No bond shall be reduced unless the improvement has been accepted into the water, sewer or road system.
- h. No bond shall be released or reduced based on a contractor's statement that the improvements have been completed. Nor shall a bond be released or reduced for the reason that the contractor has been paid or is awaiting payment.

3. Acceptable Bonds

a. Developer's Surety Company Completion Bond

A surety bond from the subdivider to the Planning Commission for the county in the full amount of the estimated cost of installing improvements required under these regulations.

b. Developer's Cash Completion Bond.

A certified check in the full amount of the estimated cost of installing all required improvements.

c. Escrow Agreement.

An escrow agreement in the full amount of the estimated cost of installing required improvements.

4. Letter of Credit

A letter of credit is acceptable provided that the banking lender certify that the bank or lending institution shall be liable for all improvements required on the final plat. The letter of credit must also state that the planning commission may cash the letter of credit in upon submittal of the planning commission's minutes.

- a. The amount of the letter of credit shall be the estimated cost of all improvements, established by the approving authority, i.e., road superintendent, utility district, and other authorities, as approved by the planning commission. The amount of the letter of credit may be amended to reflect changes in the costs of required improvements as they are completed.
- b. The letter of credit shall be effective for a period of one (1) year. The period may be extended if both the commission and the subdivider agree to such an extension and the commission determines that an extension will not adversely affect the public interest.

5. Record Keeping

The Planning Commission Secretary shall keep a complete record of all outstanding bonds. A copy of the record shall be kept with the Planning Commission files in City Hall. The record shall include the following information:

- a. Date bond amount was set
- b. Bond amount
- c. Name(s) of developer(s)
- d. Name of subdivision
- e. Description of improvements covered by bond
- f. Indication of Performance or Maintenance bond
- g. Date of required notification (60 days prior to expiration)
- h. Date of bond expiration

Record of letters of notification shall be kept as part of the Planning Commission Secretary's files.

**D. Joint Permanent Easements**

All joint permanent easements shall meet the following standards:

The Planning Commission may approve joint permanent easements serving one (1) to no more than five (5) parcels. A parcel shall be considered to be served by a joint permanent easement if the lot abuts the joint permanent easement and has legal traversable access to the easement.

Subdivisions with joint permanent easements shall conform to the general purpose of these regulations. Additionally, the subdivision shall be considered in the context and pattern of neighboring developments and shall not create double frontage lots. Joint permanent easements shall not be approved if it will create a connection between two (2) public roads.

All joint permanent easement locations must be traversable, with a maximum grade of twelve (12) percent.

The area of the joint permanent easement shall be designated as a private right-of-way and shall not be included as part of the lots and lot area calculation. The area of the joint permanent easement shall be included in the plat.

A property owners association or other legal entity (e.g. maintenance agreement) shall be established that addresses maintenance of the easement. The applicant must demonstrate to the reasonable satisfaction of the Planning Commission and City Attorney that the easement will be properly maintained.

A note shall be placed on the Final Plat that the joint permanent easement is not a public road and will not be maintained by The City of Maynardville. Joint Permanent Easements shall never be adopted into the City road system until improvements and rights-of-way conform to City of Maynardville standards.

Joint permanent easements shall also function as a utility easement and a note shall be placed on the Final Plat specifying their use as such.

b) Joint Permanent Easements shall meet the following additional standards: Roadway construction standards shall be approved by the City of Maynardville City Manager and Planning Commission. A gravel surface may be permitted, although paving may be required by Planning Commission, especially for erosion control. A road profile may be required to determine whether a proposed joint permanent easement will be traversable. A statement from the surveyor certifying that the road grade does not exceed Twelve (12) percent shall be included on the plat. Parcels served by a joint permanent easement shall not be further subdivided nor shall a joint permanent easement be extended to include or create additional parcels. Only one dwelling will be allowed per parcel. A note shall be placed on the Final Plat to that effect.

c) Joint Permanent Construction Standards: Joint Permanent Easements shall meet construction standards as follows:

- a. Access shall be provided by a private easement or right-of-way thirty (30) feet in width. Access shall be for vehicles as well as utilities to be contained within this easement. Drainage improvements shall be required, as necessary, and the private road itself shall consist of 4 inches deep rolled “pug-mix” gravel, at least eighteen (18) feet in width, upon a prepared sub

grade with a crown. Compacted shoulders three (3) feet wide on both sides shall be slightly lower than the road surface. These shoulders shall be sown in grass and covered in straw to facilitate germination and to stabilize the shoulders. Ditches on both sides (outside the shoulders) shall run the length of the road (when applicable) and rip-rap or other energy dissipaters may be required. A T- or Y- turnaround shall be contained within the easement at the end of the common drive. All private entrances must be paved from the edge of the existing pavement to the edge of the right-of-way – or a minimum of 20' -- to promote safety and keep gravel off the County road. The paved entrance shall contain adequate turning radi for emergency vehicles and the paved surface shall be on a prepared gravel surface and built to the same specifications as a City road. A preliminary plat containing all information for preliminary plat submittal is required. A property owners association (POA) or other legal entity (e.g. Maintenance Agreement) suitable to the City Attorney must be established to ensure continuing maintenance of the roads, drainage, and other improvements. The maintenance documentation must accompany the final plat and be recorded in the Register of Deeds office along with the final plat and referenced in the deeds for separate lots. The maximum grade shall not exceed twelve (12) percent. The final plat shall contain a note concerning the restriction against re-subdivision unless the joint permanent easement becomes a County road.

- b) Interior One-Lot divisions (flag lots) - Interior One-Lot divisions (flag lots) shall not be approved along Arterial roads or along joint permanent easements.
- c) Subdivisions Off of Existing Easements – Regarding subdivisions off of existing easements, the following guidelines apply:
  - 1) The planning commission may approve or deny a subdivision off of an existing easement based on the following factors: terrain, emergency vehicle access, road bed and ROW width, sufficiency of existing maintenance agreement, and any other factors it deems necessary to ensure the suitability of the easement for subdivision of land. In some cases, easements that are existing at the time this resolution is passed will be permitted to subdivide, so long as the Planning Commission deems them suitable for subdivision based on the aforementioned factors. All new easements must meet the standards detailed herein.
  - 2) Presuming the Planning Commission approves an existing easement for subdivision, newly subdivided lots off of an existing easement must meet all other requirements of subdivisions in Maynardville, TN including minimum lot size, setbacks, and access to water and sewer/septic.
- e) Procedure for Approval -- All subdivisions off of an easement shall be treated as a preliminary plat, following the same procedures as laid out in Article II, Section B. Final plat approval is contingent upon construction of improvements suitable to and

approved by the Road Superintendent (signature block must be present with his/her signature) and Planning Official. The City Manager may order changes in construction where the developer has failed to construct the easement properly.

## ARTICLE V

### **ENFORCEMENT AND PENALTIES FOR VIOALTIONS**

#### **A. General**

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

#### **B. Enforcement**

1. Sections 13-602 and 13-302, Tennessee Code Annotated, prohibit the county register of deeds from receiving plats of unapproved subdivisions.
2. Sections 13-607 and 13-306, Tennessee Code Annotated, prohibit the installation of public utilities and construction of streets in an unapproved subdivision.

#### **C. Penalties**

1. Sections 13-602 and 13-302, Tennessee Code Annotated, provide that a county Register of Deeds who accepts a plat of an unapproved subdivision is guilty of a misdemeanor.
2. Sections 13-606 and 13-310, Tennessee Code Annotated, provide penalties for the transfer of property in an unapproved subdivision.
3. Sections 13-608 and 13-311, Tennessee Code Annotated, declare buildings erected in violation of these subdivision regulations “unlawful” buildings.

**ARTICLE VI**

**ADOPTION AND EFFECTIVE DATE**

**A. Before Adoption**

Before adoption of these subdivision standards, a public hearing as required by Section 13-603 and Section 13-302, Tennessee Code Annotated, was afforded any interested person or persons and was held on August 2, 1966, at 7:30 p.m., in the Maynardville City Hall. Notice of such hearing was announced in the Union County Times being of general circulation within the area of planning jurisdiction, on July 14, 1966, and stating the time and place for the hearing.

**B. Effective Date**

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

Adopted: August 2, 1966

Effective: September 2, 1966

Don K. Bridges

Secretary, Maynardville Municipal Planning Commission

Shirley Needham

Chairman, Maynardville Municipal Planning Commission

Codified: October 23, 2006

Jean Palmer

Secretary, Maynardville Municipal Planning Commission

Tim Young

Chairman, Maynardville Municipal Planning Commission

Codified: September 24, 2007

Jean Palmer

Secretary, Maynardville Municipal Planning Commission

Tim Young

Chairman, Maynardville Municipal Planning Commission

Codified: June 23, 2011

Ronald Cooke

Secretary, Maynardville Municipal Planning Commission

Tim Young

Chairman, Maynardville Municipal Planning Commission

# APPENDICES



## APPENDIX I

### ONE COURSE ASPHALTIC CONCRETE WEARING SURFACE (PLANT MIXED)

#### A. Description

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

#### B. Materials

1. Liquid asphalt for the tack coat shall be grade RC-2.
2. Asphalt cement to be used in the asphaltic concrete shall be uniform in character, free from water and shall not foam when heated to 350° F., and shall meet the following requirements for penetration:
3. Penetration at 77° F., 100 grams, 5 seconds - 100 to 120
4. No mineral matter other than that naturally contained in the asphalt shall be present.
5. Aggregate shall consist of fine gravel and sand, disintegrated granite, or other similar granular materials. The portion of the material retained on a No. 4 sieve shall be known as coarse aggregate, and that portion passing a No. 4 sieve shall be known as filler.
6. The materials shall be graded and proportioned as follows:

<u>Sieve Designation</u>	<u>Passing Square Mesh Sieve</u>
1 inch	100
3/4 inch	85-100
No. 4	60-95
No. 10	45-80
No. 200	5-15
Asphalt by Weight	4-8

#### C. Construction Methods

1. Apply Tack Coat:

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

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

2. Spreading and Finishing:

Where cement, concrete, or masonry edging is not specified on the accepted plans, suitable side forms or wood or steel shall be firmly fastened in place and shall be true to line and grade as shown on the accepted plans. These forms shall remain in place until initial compaction has been obtained. The bituminous mixture shall be delivered on the job at a temperature of not less than 250° F. Whenever practical, the mixture shall be spread by means of an approved mechanical self-powered paver, capable of spreading the mixture true to the line and grade and crown as shown on the accepted plans and cross sections. When the mixture is to be spread by hand, it shall be deposited outside the area on which it is to be spread. Immediately thereafter it shall be distributed into place by means of hot shovels and spread with hot rakes in a loose layer of uniform density and correct depth. Loads shall not be dumped and distributed any faster than they can be properly handled by the shovelers and rakers. The raking shall be carefully and skillfully done in such a manner that after the first passage of the roller over the raked mixture a minimum amount of back patching will be required.

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

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

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

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

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

## APPENDIX II

### PRIME COAT REQUIREMENTS

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

**APPENDIX III**

**PERFORMANCE BOND FORM**

KNOW ALL MEN by these presents:

WHEREAS \_\_\_\_\_ Principal herein is the owner and developer of the \_\_\_\_\_, Maynardville, Tennessee, and \_\_\_\_\_, a surety company authorized to do business in the State of Tennessee (hereafter called the "surety"), and

WHEREAS, the plans and specifications of said subdivision showing the location, construction and installation of streets, roads, curbs and utilities and other improvements therein have been filed with the Maynardville Municipal Planning Commission for final approval, and which are referred to and made a part of this instrument, as if fully copies and set forth therein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all streets, roads, sidewalks, curbs, and utilities, and all other improvements in the said subdivision in accordance with the said plans and specifications now on file, pending final approval by the said planning commission.

NOW, THEREFORE, the \_\_\_\_\_, as Principal and \_\_\_\_\_, as Surety, do hereby firmly bind the Maynardville Municipal Planning Commission for and on behalf of Maynardville, Tennessee, in the sum of \$ \_\_\_\_\_ conditioned upon the performance by the Principal of its undertaking herein, and its completion of said \_\_\_\_\_ Subdivision in the construction of all the streets, sidewalks, roads, curbs, and all other improvements therein called for by the plans thereon and same to be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and upon the completion thereof this obligation to be null and void, otherwise to remain in full force and effect.

If the Principal fails to complete the construction, and the improvements of said subdivision as shown and provided for by said plans and specifications herein referred to within the time herein specified, the Commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said Commission for a period of from thirty (30) days to ninety (90) days.

WITNESS our hands this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

**WITNESS:**

\_\_\_\_\_  
PRINCIPAL

By: \_\_\_\_\_

\_\_\_\_\_  
SURETY

By: \_\_\_\_\_

Appendix IV.

**FEE SCHEDULE FOR APPLICATIONS**

<b>SUBDIVISIONS</b>	
Minor Subdivision	\$50.00
Preliminary Plat	\$25.00 + \$5.00 per lot
Final Plat	\$25.00 + \$5.00 per lot
Resubmission of revised plat	50% of original review fee
<b>SITE PLANS</b>	
<i>Multi-Family Residential, Commercial and Industrial</i>	
Less than 10,000 square feet	\$55.00
10,000 – 100,000 square feet	\$155.00
More than 100,000 square feet	\$250.00
<b>ZONING</b>	
Request for Rezoning	\$150.00
Request for Variance, Residential	\$50.00
Request for Variance, Commercial or Industrial	\$150.00
<b>OTHER</b>	
Telecommunications Cell Tower Review Fee	\$200.00
Request for Street Closure	\$125.00



# ILLUSTRATIONS



# PRELIMINARY SKETCH WESTVIEW ADDITION SECTION "A"



THE  
PRELIMINARY PLAT

SHALL SHOW:

Name, location, &  
acreage.

Location sketch map.

Date, north point,  
& graphic scale.

Name(s) & address(es)  
of property owners(s).

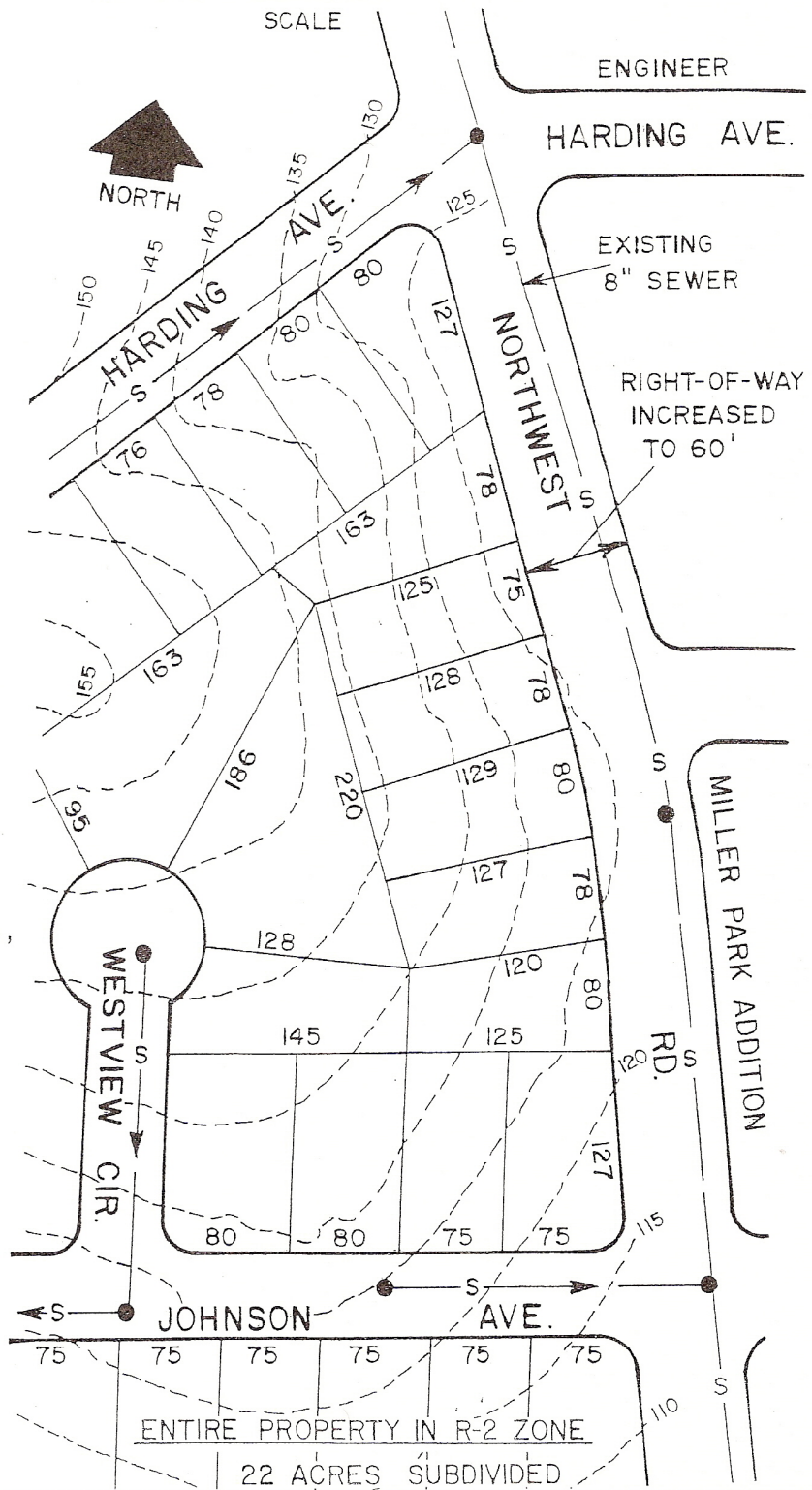
Name & address of  
surveyor.

Names of adjacent  
property owners,  
streets, easements,  
& subdivisions.

Locations & dimensions  
of existing & proposed  
property lines, utilities,  
easements, & drainage  
facilities.

Proposed names of new  
streets.

Contour lines at 20'  
intervals.



THE  
FINAL PLAT

SHALL SHOW:

Name, location,  
acreage, & title.

Location sketch map.

Date, north arrow,  
& graphic scale.

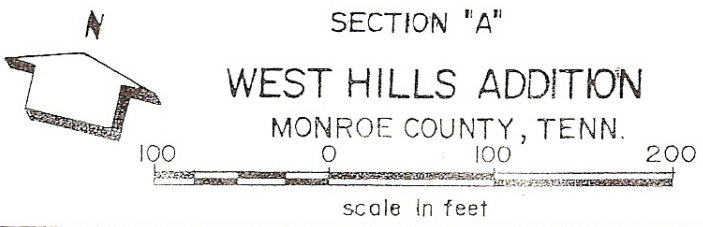
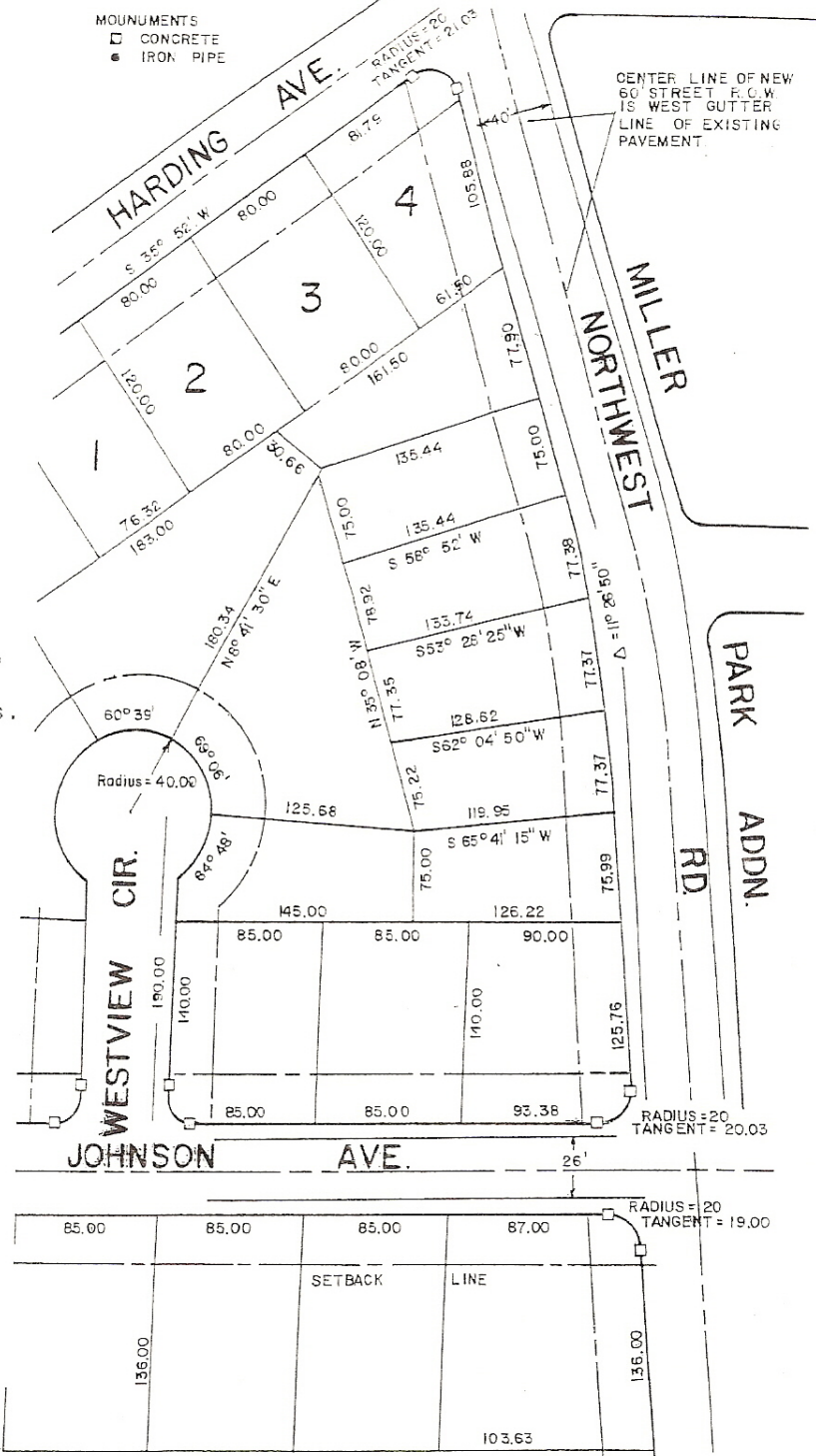
Locations & descrip-  
tions of all monuments,  
iron pins, drainage  
facilities, & utilities.

Locations & dimensions  
of all property lines,  
easements, building  
setback lines, & road  
rights-of-way.

Names of adjacent  
property owners,  
streets, easements,  
& subdivisions.

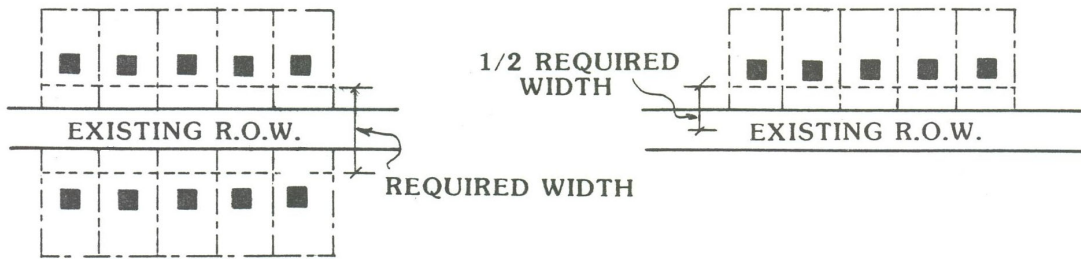
All subdivision lots  
numbered in order.

Appropriate  
certificates.

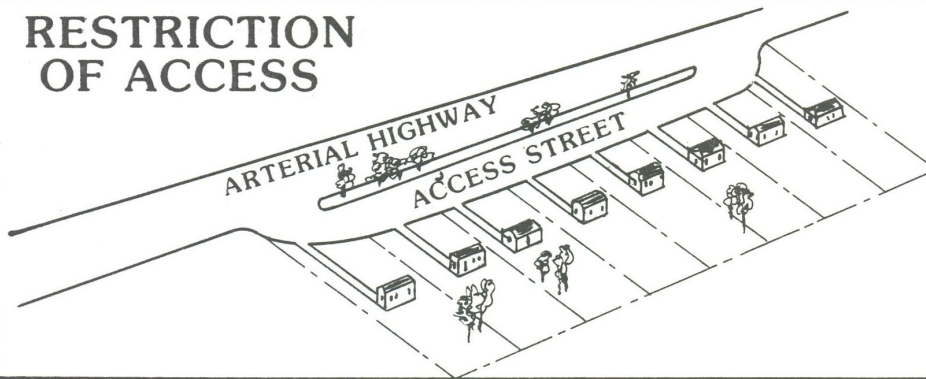


SECTION "A"  
WEST HILLS ADDITION  
MONROE COUNTY, TENN.

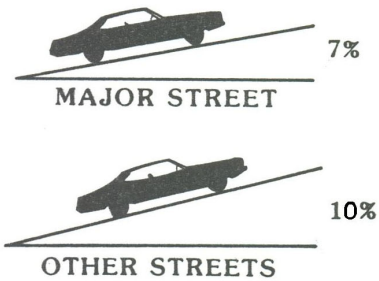
## EXISTING STREETS-ADDITIONAL WIDTH



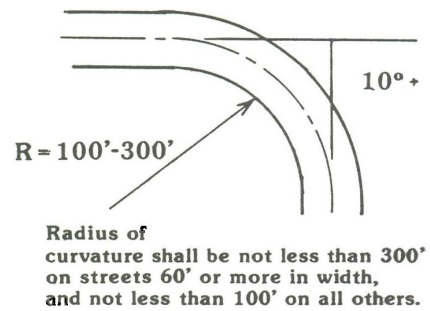
## RESTRICTION OF ACCESS



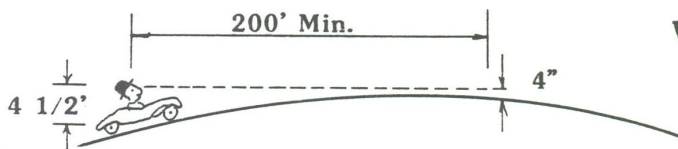
## MAXIMUM GRADES



## HORIZONTAL CURVES

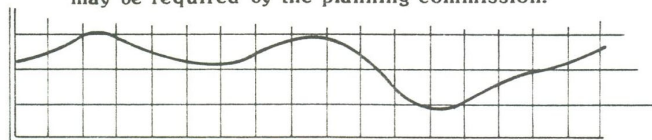


## VERTICAL CURVES

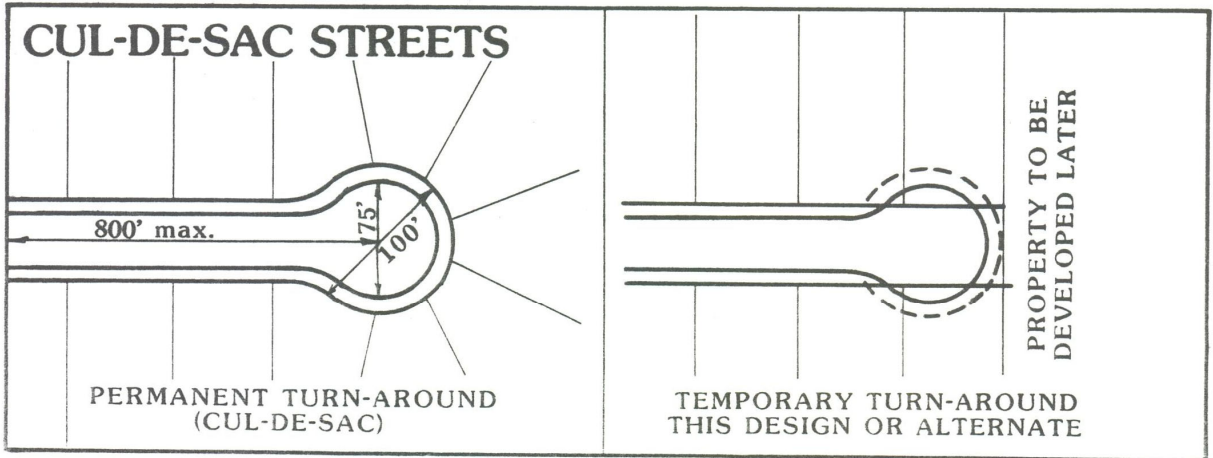
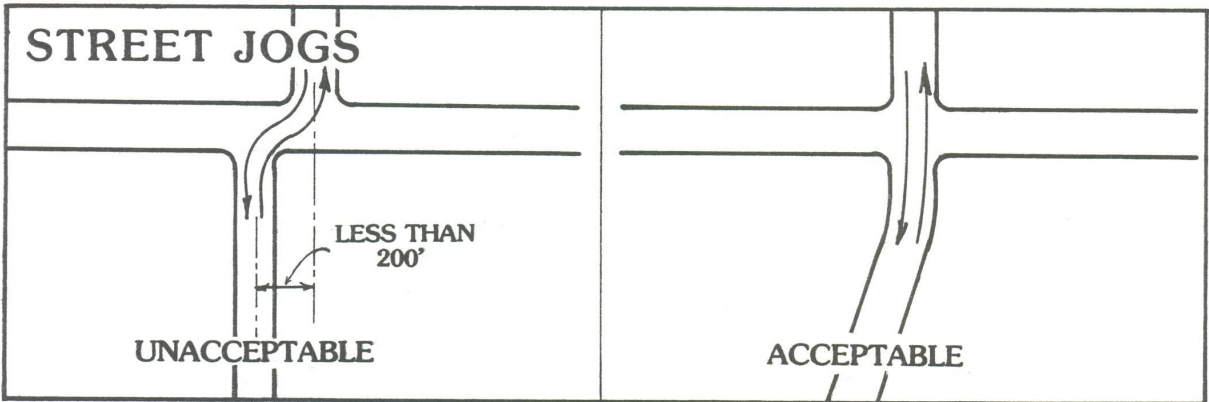
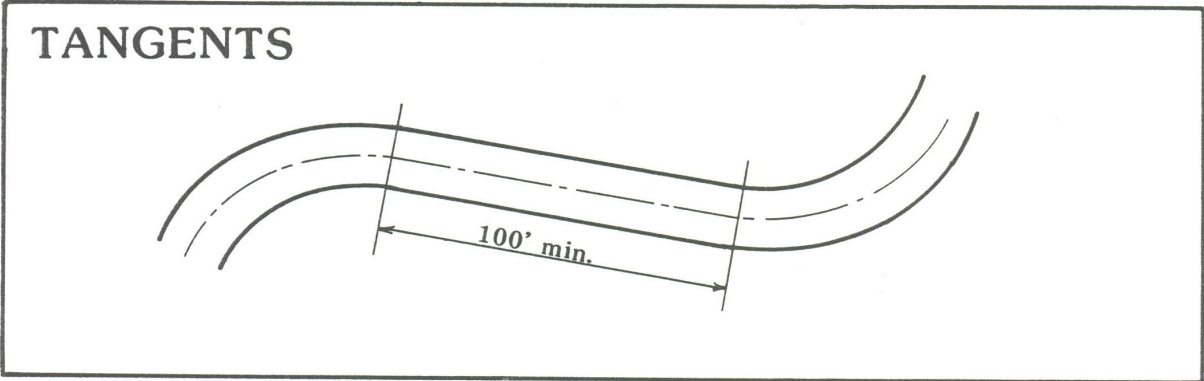
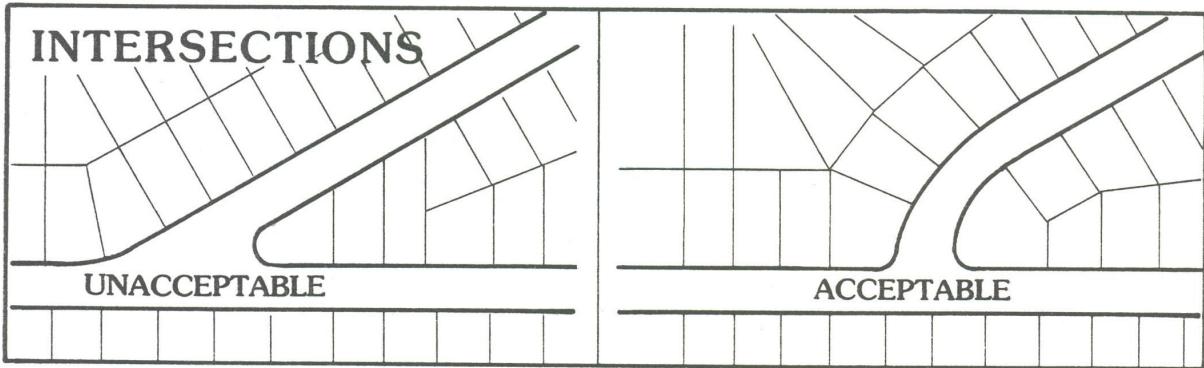


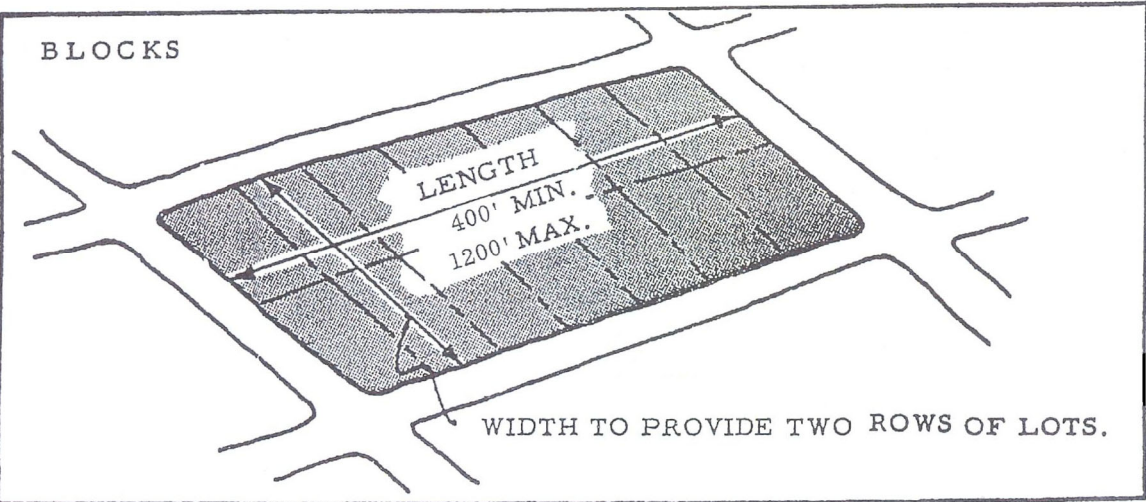
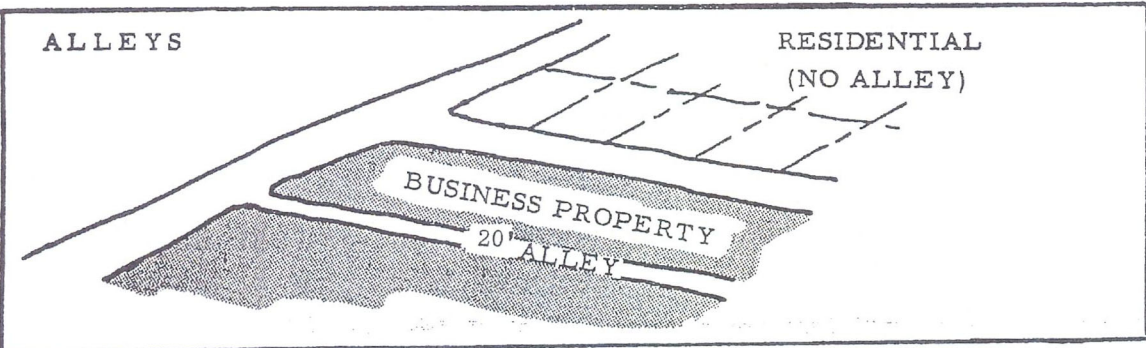
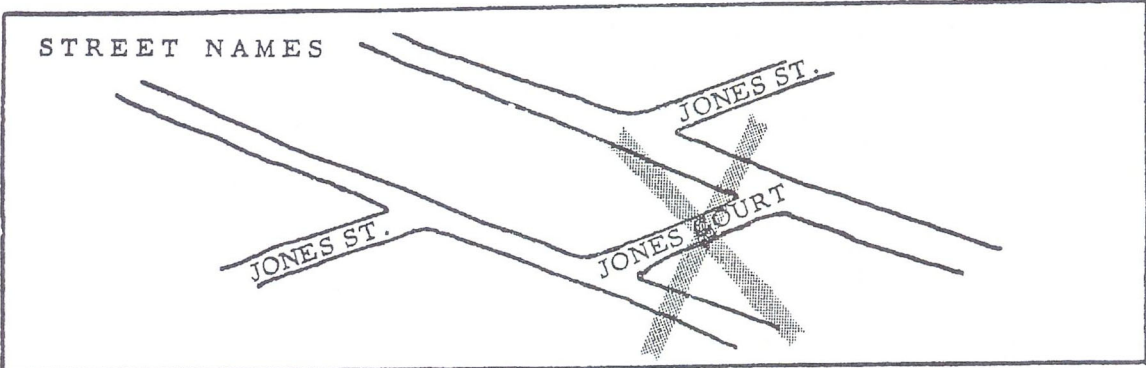
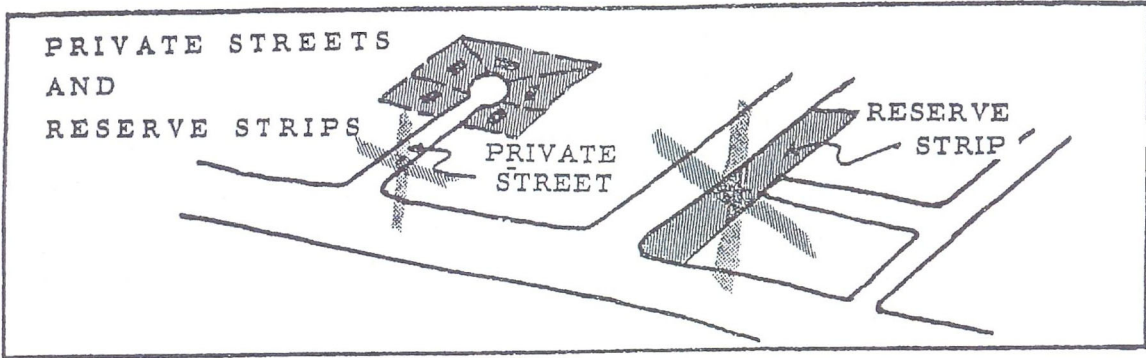
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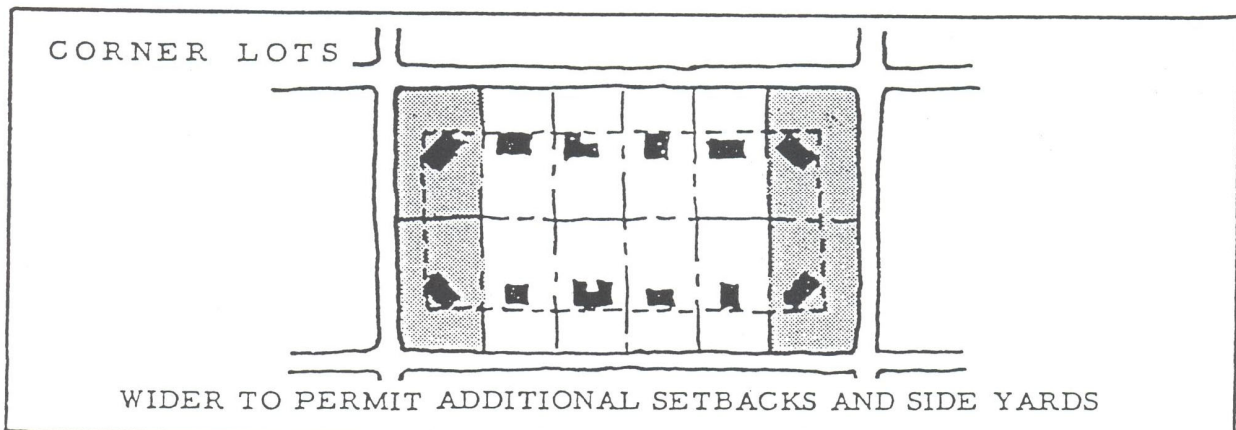
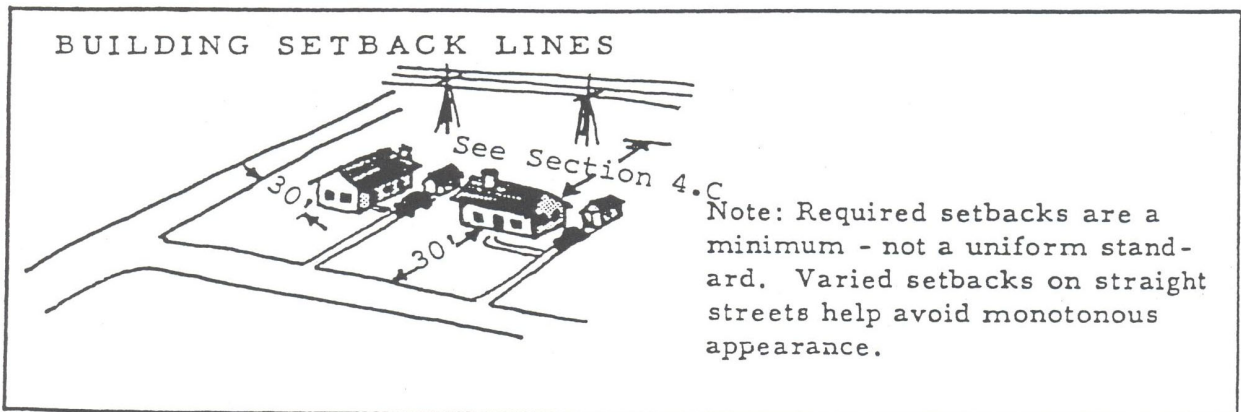
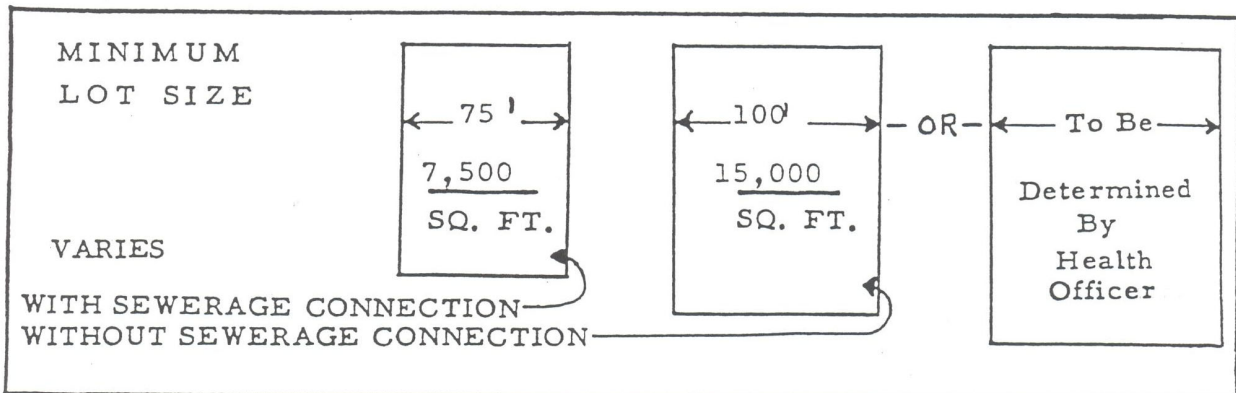
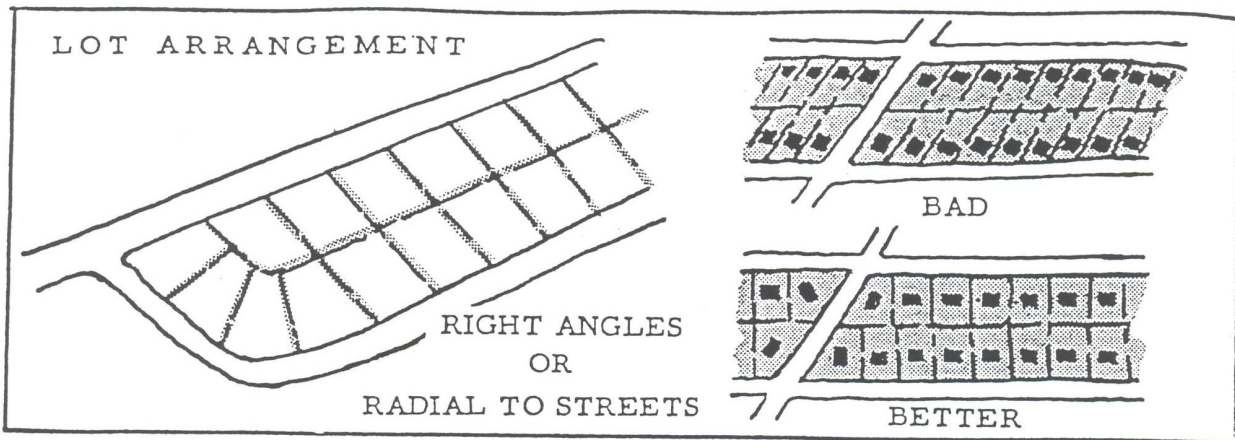
Profiles of all streets may be required by the planning commission.

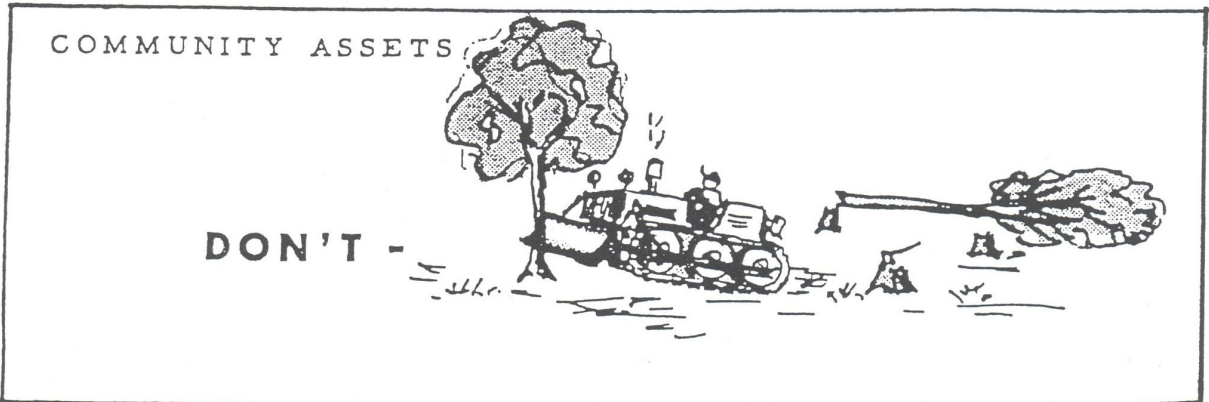
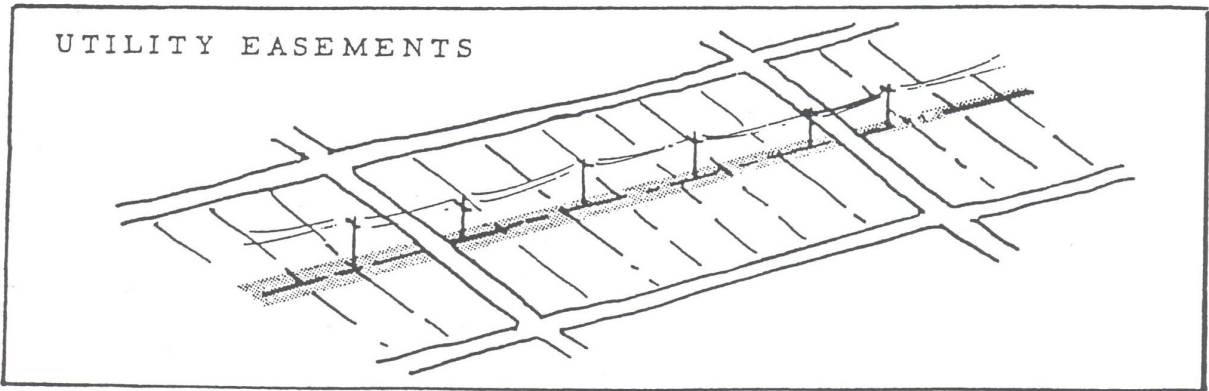
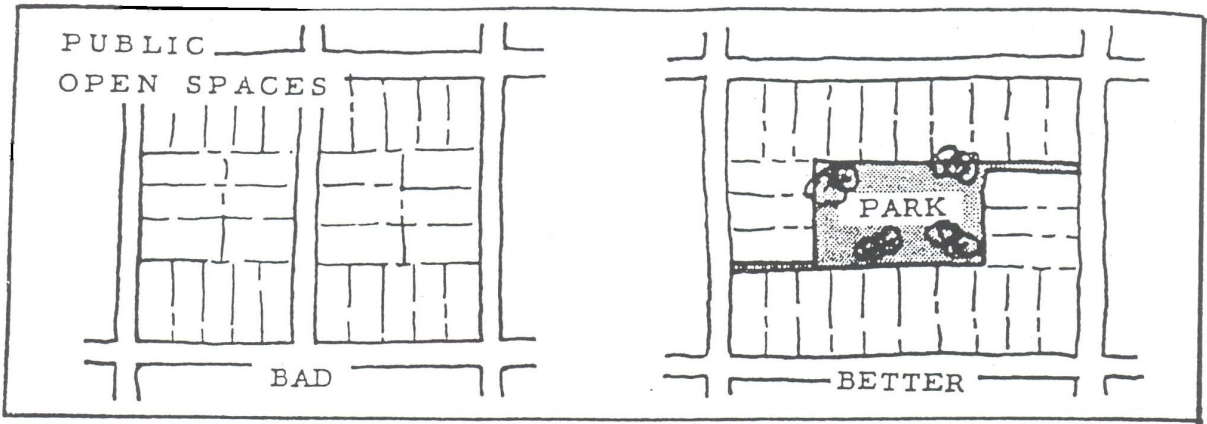


SCALE: 1" = 100' Min.









SITE UTILITY LEGEND		
EXISTING	PROPOSED	DESCRIPTION
— GC	— G	GAS
— WC	— W	WATER
— SE	— S	SANITARY SEWER
— DEE	— DE	O/H ELECTRIC
— EE	— E	U/G ELECTRIC
— DTE	— DT	O/H TELEPHONE
— TE	— T	U/G TELEPHONE
— FHC	— FH	FIRE HYDRANT
— FRC	— FR	FIRE RISER
— WMC	— WM	WATER METER
— GWC	— GM	GAS METER
— GVC	— GV	GAS VALVE
— MHC	— MH	MANHOLE
— CDC	— CD	CLEAN-OUT
— PL	— FL	PROPERTY LINE
	— FW	FIRE LINE
	— DW	DOMESTIC WATER SERVICE

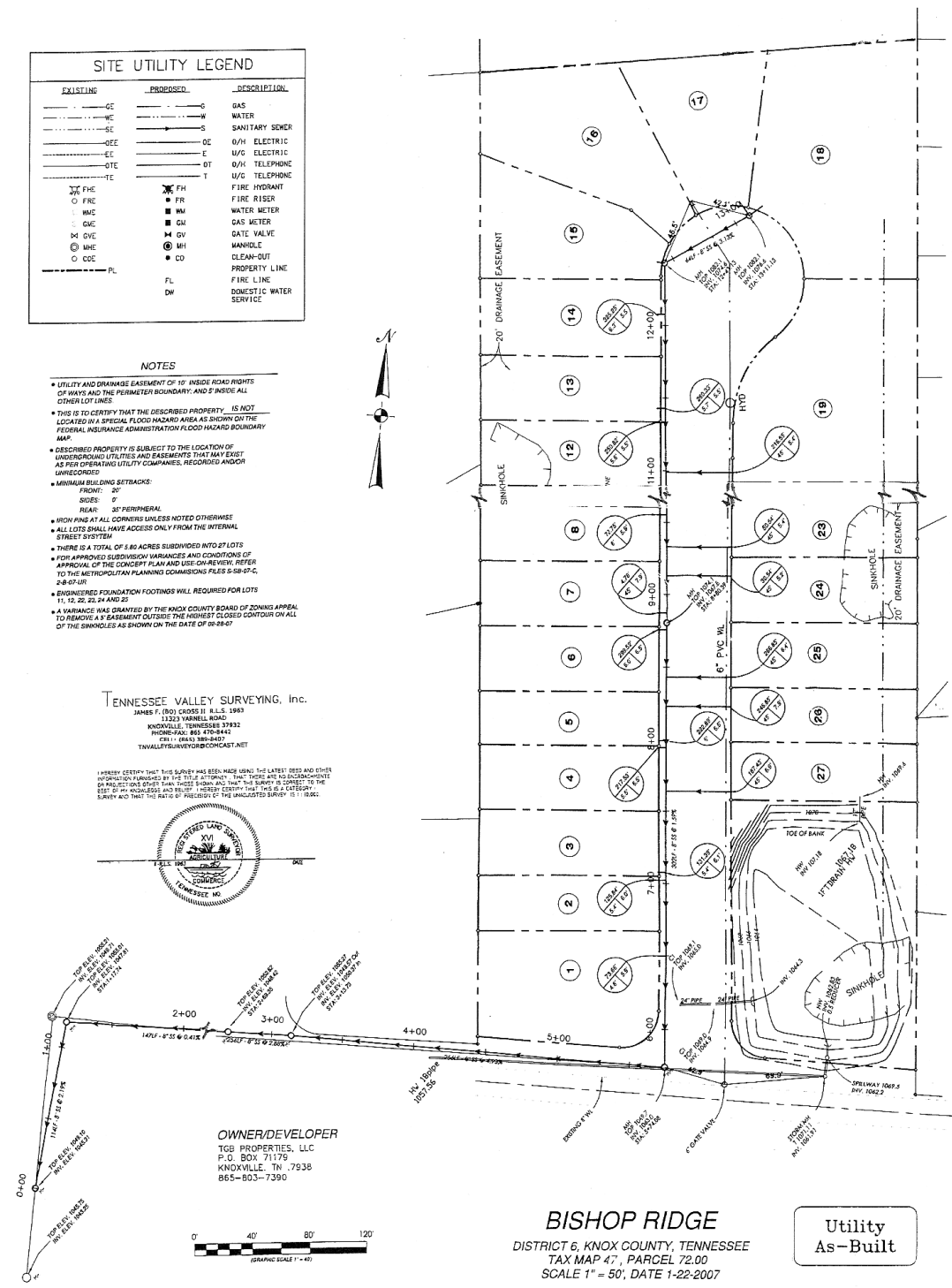
**NOTES**

- UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ROAD RIGHTS OF WAY AND THE PERIMETER BOUNDARY, AND 5' INSIDE ALL OTHER LOT LINES.
- THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
- DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED.
- MINIMUM BUILDING SETBACKS:  
FRONT: 30'  
SIDES: 0'  
REAR: 30' PERIPHERAL
- IRON PIPING AT ALL CORNERS UNLESS NOTED OTHERWISE
- ALL LOTS SHALL HAVE ACCESS ONLY FROM THE INTERNAL STREET SYSTEM.
- THERE IS A TOTAL OF 5.80 ACRES SUBDIVIDED INTO 27 LOTS
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE CHANGES, REFER TO THE METROPOLITAN PLANNING COMMISSIONS FILES S-58-07-C, 2-8-07 LR
- ENGINEERED FOUNDATION FOOTINGS WILL BE REQUIRED FOR LOTS 11, 12, 22, 24 AND 25
- A VARIANCE WAS GRANTED BY THE KNOX COUNTY BOARD OF ZONING APPEAL TO REMOVE A 5' EASEMENT OUTSIDE THE HIGHEST CLOSED CONTIGUOUS ON ALL OF THE SINGLES AS SHOWN ON THE DATE OF 08-28-07

**TENNESSEE VALLEY SURVEYING, Inc.**

JAMES F. (BO) CROSS II, R.L.S. 1963  
1323 VARNELL ROAD  
KNOXVILLE, TENNESSEE 37932  
PHONE/FAX: 865-478-9442  
CELL: (663) 380-8427  
TNVALLEYSURVEYING@COMCAST.NET

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST DEED AND OTHER INFORMATION FURNISHED BY THE TITLE INSURANCE COMPANY AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT THIS IS A CATEGORY SURVEY AND THAT THE RATIO OF PRECISION OF THE UNCLASSIFIED SURVEY IS 1:15,000.



**OWNER/DEVELOPER**  
TGB PROPERTIES, LLC  
P.O. BOX 71179  
KNOXVILLE, TN 37938  
865-803-7390

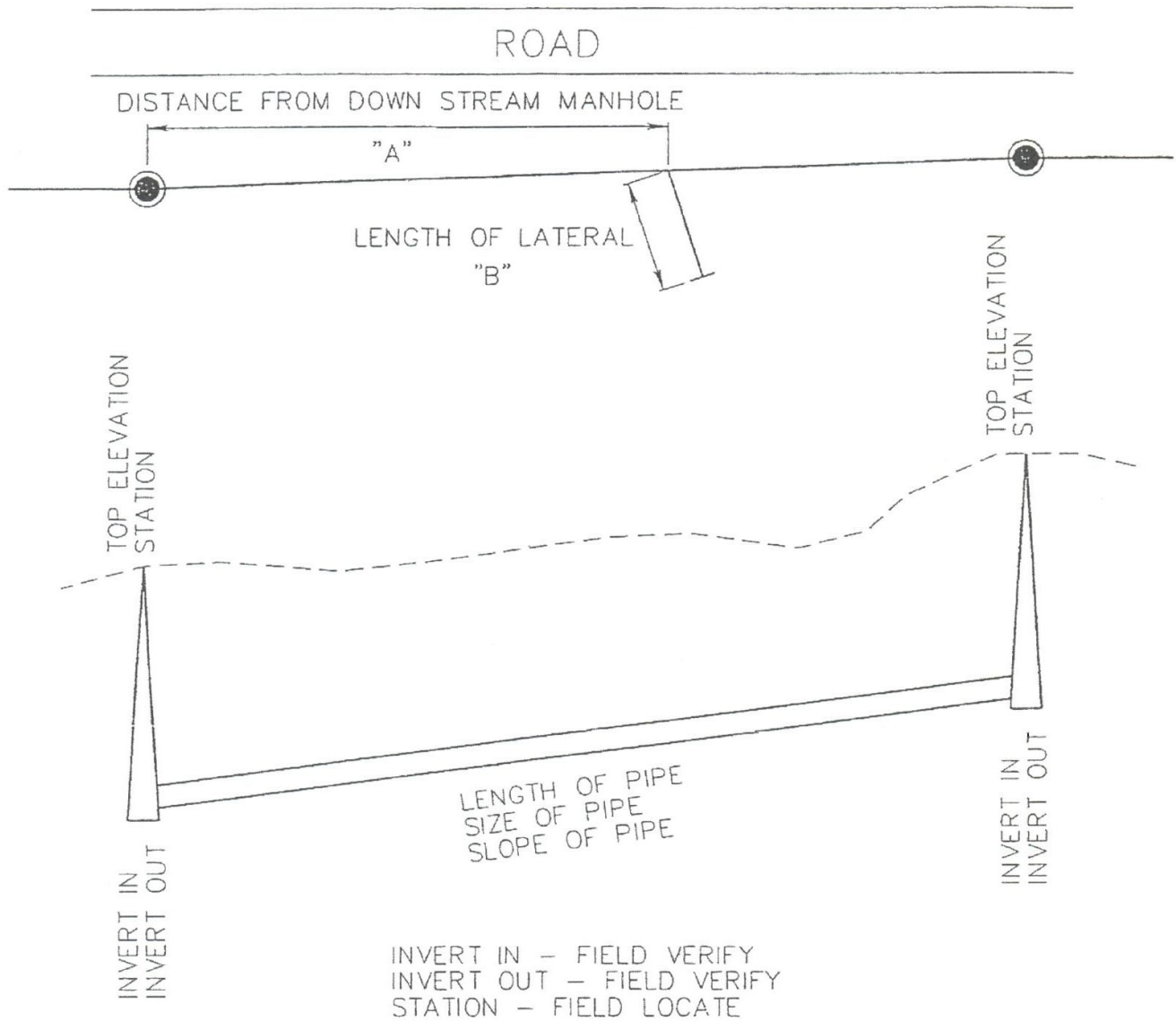
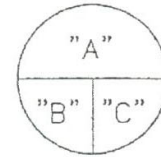


**BISHOP RIDGE**

DISTRICT 6, KNOX COUNTY, TENNESSEE  
TAX MAP 47, PARCEL 72.00  
SCALE 1" = 50', DATE 1-22-2007

Utility  
As-Built

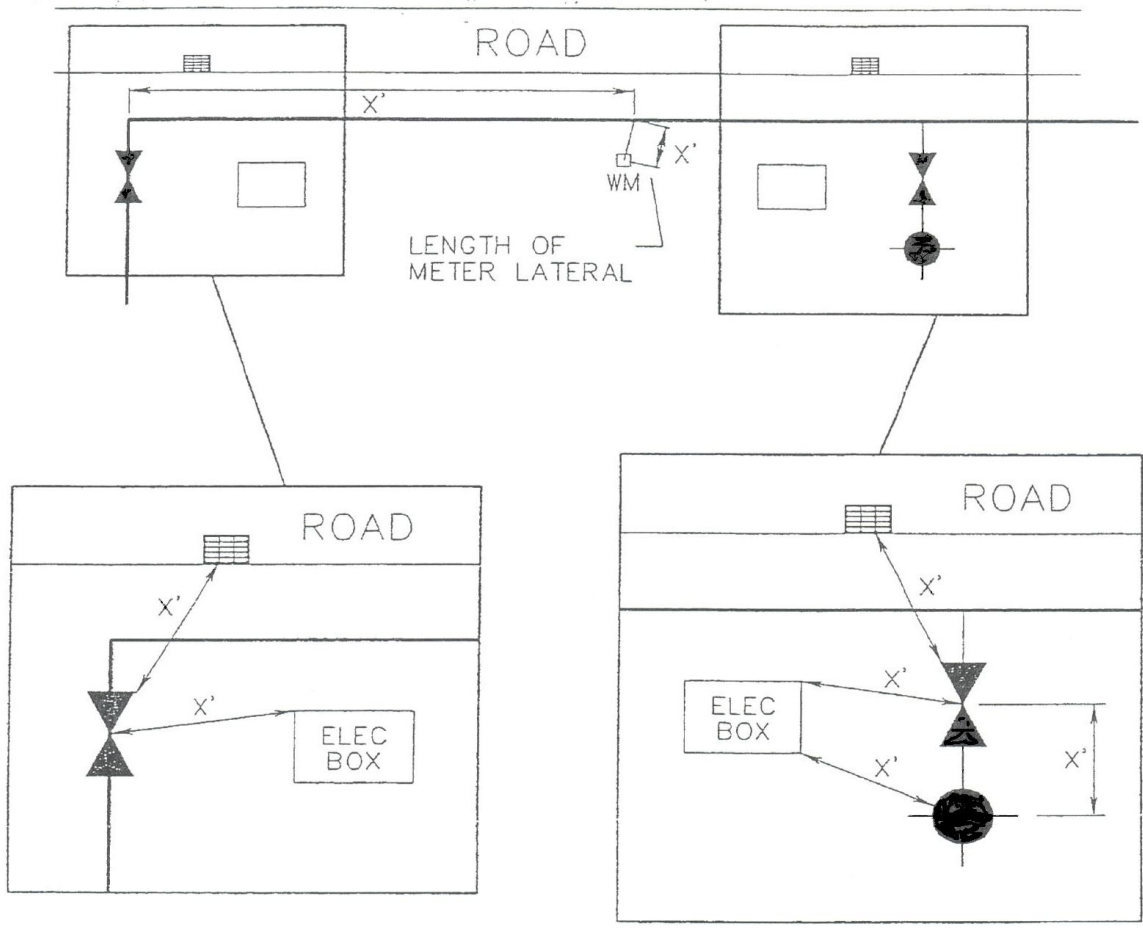
"A" DISTANCE FROM DOWN STREAM MANHOLE  
 "B" LENGTH OF LATERAL  
 "C" DEPTH OF LATERAL



NOTES:

- 1) ASBUILTS MUST BE SUBMITTED PER THE DEVELOPER AGREEMENT
- 2) GPS DATUM TO BE USED FOR ALL ELEVATIONS & LOCATIONS

# DETAIL-SEWER AS-BUILTS



ITEMS REQUIRED ON AS-BUILT DRAWINGS  
 \* ALL OF THE FOLLOWING ARE EXAMPLES.  
 OTHER FEATURES MAY BE REQUIRED TO BE SHOWN

- 1) WATER LATERALS
- 2) ALL VALVES
- 3) FIRE HYDRANTS
- 4) BLOW-OFF ASSEMBLIES

NOTES:

- 1) ASBUILTS MUST BE SUBMITTED PER THE DEVELOPER AGREEMENT
- 2) ASBUILTS SHALL BE ON GIS ADJUSTED DATUM
- 3) EXAMPLES SHOWN FOR GUIDE. OTHER FEATURES THAT WILL TIE APPURTENANCE DOWN CAN BE USED

## DETAIL-WATER AS-BUILTS