

SIGNAL MOUNTAIN

SUBDIVISION REGULATIONS

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SIGNAL MOUNTAIN SUBDIVISION REGULATIONS

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ARTICLE 1

GENERAL PROVISIONS

101 TITLE

Regulations establishing the minimum requirements for the design standards of Subdivisions; for the surveying and platting requirements thereof; providing for certain preliminary and Final Plat requirements, and for the submission, review, and approval of same; for the recording of the Final Plat; defining certain terms used herein; providing for the administration and enforcement and the penalties for violation thereof; providing for the means of adoption and amendment; repealing all regulations, resolutions, Ordinances and/or codes in conflict herewith.

1. Short Title

These regulations shall be known as the:

Subdivision Regulations of the TOWN OF SIGNAL MOUNTAIN, Tennessee.

102 INTENT OF REGULATIONS

1. It is hereby declared to be the policy of the Town of Signal Mountain to consider the Subdivision of land and the subsequent development of the subdivided Plat as subject to the control of the Town of Signal Mountain pursuant to the orderly, planned, efficient, and economical development of the Town of Signal Mountain.
2. Land to be subdivided should be of such character that it can be used safely for building or other purposes without danger to health or peril from fire, flood, or other menace.
3. The existing and proposed public Improvements shall conform to and be properly related to the proposals shown in the General Plan, and the capital budget and program of the Town of Signal Mountain and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, Zoning Ordinances, General Plan, and capital budget and program of the Town of Signal Mountain.

103 PURPOSES

The regulations are adopted to provide for the harmonious development of the Town of Signal Mountain; for the coordination of roads within the subdivided land with other existing or planned roads or with the state or regional plan or with the plans of municipalities in or near the region; for adequate open spaces for traffic, light, air and recreation; for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the avoidance of population congestion; and for the avoidance of such scattered or premature Subdivision of land as would involve danger or injury to health, safety or prosperity by reason of the lack of water supply, drainage, transportation or other public services or would necessitate an excessive expenditure of public funds for the supply of such services.

104 AUTHORITY

The authority for these regulations has been established by virtue of the powers vested by the State of Tennessee in TCA Sections 13-4-101 through 13-4-105 and TCA Sections 13-4-301 through 13-4-309.

1. Approving Agency

In accordance with the provisions of T.C.A. Section 13-4-302 (Public Acts of Tennessee, 1935, as amended) the provisions of these regulations shall be administered by the TOWN OF SIGNAL MOUNTAIN MUNICIPAL PLANNING COMMISSION.

The Planning Commission does hereby exercise the power and authority to review, approve, and disapprove Plats for the Subdivision of land within the limits of the Town of Signal Mountain which show Lots, blocks, or sites with or without new Streets or highways.

2. Regulation of the Subdivision of land and the attachment of reasonable conditions to land Subdivision is an exercise of valid police power delegated by the State to the Signal Mountain Planning Commission in TCA 13-4-302. The Developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economic development of the Town of Signal Mountain and to the safety and general welfare of the future Lot owners in the Subdivision and the community at large.

105. JURISDICTION

1. These Subdivision regulations shall apply to all Subdivisions of land, as defined herein, located within the limits of the Town of Signal Mountain.
2. "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 resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or area subdivided." (T.C.A. 13-4-301)
3. The regulations shall not apply to the Subdivision of land which will produce tracts of land, all of which are greater than five (5) acres in size with Frontage on a public Street.
(T.C.A. 13-4-301)

106. INTERPRETATION, CONFLICT AND SEPARABILITY

1. In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
2. Conflict with Public and Private Provisions
 - a. Public Provisions

The regulations are not intended to interfere with, abrogate, or annul any other Ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other Ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.
 - b. Private Provisions

These regulations are not intended to abrogate any Easement, covenant or any other private agreement or restriction.
3. Separability

If any part or provision of these regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The Planning Commission hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application.

107 SAVING PROVISION

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing Subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, by lawful action of any Local Government, except as shall be expressly provided for in these regulations.

108 ENFORCEMENT, VIOLATIONS, AND PENALTIES

1. No Plat of a Subdivision of land lying within the limits of the Town of Signal Mountain shall be filed for recording, or recorded, until it shall have been approved by the Planning Commission, and such approval be endorsed in writing on the plat by the chairman of the Commission or his duly appointed representative. (T.C.A. 13-4-302)
2. The County Register shall not receive, file, nor record a Plat of a Subdivision without the approval of the Planning Commission, and the County Register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law. (T.C.A. 13-4-302)
3. Any Plat of a Subdivision recorded by the County Register without the approval of the Planning Commission shall be void.
4. No changes, erasures, modifications, or revisions shall be made on a Plat of a Subdivision after the Plat has been endorsed by the chairman of the Planning Commission unless said Plat is first resubmitted to the Planning Commission.
5. Whoever, being the Owner or agent of the Owner of any land, transfers or sells or agrees to sell or negotiates to sell 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 by these regulations and before such Plat be recorded in the office of the County Register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; 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 Local Government, through its attorney, may enjoin such transfer or Sale or agreement by action for injunction. (T.C.A. 13-4-306)

109 AMENDMENTS

These regulations may be amended by the Signal Mountain Planning Commission at a regular or called meeting. Before the adoption of any amendment, a public hearing shall be held by the Planning Commission, fifteen (15) days notice of the time and place of which shall be given by one (1) publication in a newspaper of general circulation in Hamilton County. (T.C.A. 13-4-303)

110. FEES FOR PROCESSING PLATS

1. The Town of Signal Mountain has a Subdivision Processing Fee.
2. The Planning Commission may require an additional fee for each Subdivision Plat submitted for review or each separate submittal of the same Plat.

111. APPLICATION FOR VARIANCES

The Developer who wishes to request a Variance from the requirements of these Subdivision regulations shall submit a letter to the staff of the Signal Mountain Planning Commission with his Plat. The letter shall: (1) State precisely the item(s) for which a Variance is being requested; and (2) State the practical difficulty or unnecessary hardship that would be caused by adhering to these regulations; and (3) State the design alternative(s) that was considered to eliminate the need for the Variance(s), and the reason(s) that the design alternative(s) is not practical; and (4) State the detrimental effect to the subdivision or the community if the Variance is not granted. (1)

1. Planning Commission Action on Variance Requests

In the Planning Commission's actions on Subdivision Plats, the Planning Commission shall approve, approve with modifications, defer, or disapprove the request for Variances before acting on the individual Plat. The Planning Commission may grant Variances from these regulations in cases where the Planning Commission determines:

- a. That unusual physical or other conditions exist which would cause practical difficulty or unnecessary hardship if these regulations are adhered to; and
- b. That the granting of a Variance will not be detrimental to the public interest; and

(1) The Planning Commission realizes that it cannot write regulations that would cover every conceivable circumstance that could arise in the development of a Subdivision. The Variances will not be granted just because the Developer wants to do something contrary to the design standards established in these regulations. The procedures listed under Section 111 will help the Planning Commission to determine why a Variance is necessary, what choices were considered to alleviate the need for the Variance, and why the granting of the Variance would not have a detrimental effect on the Subdivision or the community.

- c. That the Variance will not be in conflict with the intent and purpose of these regulations.
2. Any Variance that is granted, and the justification for granting the Variance, shall be in writing in the minutes of the Planning Commission.
3. In the event that a Variance is denied, the reason(s) for denial shall be stated in writing in the minutes of the Planning Commission.

112 APPEAL

Any person, firm, or corporation who believes that he has been aggrieved by a decision of the Planning Commission in approving, denying, deferring, or granting a conditional approval of a Plat may present their petition to a court of competent jurisdiction. (2)

1. Regulation of the Subdivision of land and the attachment of reasonable conditions to land Subdivision is an exercise of valid police power delegated by the State to the Signal Mountain Planning Commission in TCA 13-4-302. The Developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economic development of the Town of Signal Mountain and to the safety and general welfare of the future Lot owners in the subdivision and the community at large.

(2) No action by any governmental agency should be final without some method of appeal being granted to anyone who feels that he has been aggrieved by a decision of that agency. Therefore, the method of appeal is spelled out here.

ARTICLE 2

SUBDIVISION PROCEDURE

201 GENERAL PRINCIPLES

Any person desiring to subdivide any lot, tract or parcel of land, or to change or rearrange any line dividing two or more lots, tracts or parcels of land within the Town of Signal Mountain, shall comply with the procedures established in these regulations; except for those cases exempted in Art. 1, Section 105.3.

1. The Developer or Surveyor or Surveyor/Engineer is urged to consult the Planning Commission staff in the earliest concept stages of development to get advice concerning zoning regulations, flood regulations, the General Plan, etc. affecting the site and Subdivision procedures. A rough sketch showing the topography, general alignment of proposed streets, drainage ways, utilities, etc., may enable the staff to point out potential problems that can be resolved before extensive work is begun.

2. Soil Survey

The Health Department may require a soil study for any Subdivision that is not proposed to be connected to a sanitary sewer system. The Developer or Surveyor or Surveyor/Engineer should consult with the Health Department to determine if a soil survey is needed.

3. GIS Department

The developer or surveyor or surveyor/engineer is urged to consult with the Hamilton County GIS Department regarding proposed street names, plat drafting guidelines, electronic filing requirements, and other aspects of plat production. The GIS Department cannot and will not provide guidance of the nature provided by the Planning Commission or Health Department staffs. (Added 7-6-2000)

202 MAJOR SUBDIVISIONS

1. Standard Procedure

The developer or surveyor or surveyor/engineer shall submit the required number of preliminary and final plats to the Hamilton County GIS Department staff along with the computer-aided drafting (CAD) file used to produce the plat. The deadline for the submittal of both the preliminary and the final plat is the 10th calendar day of the month for the plat to be acted upon by the Planning Commission at the next month's Planning Commission meeting. If the 10th day of the month falls on a weekend or a holiday, the deadline is the next working day. The CAD file will be used only for the purpose of creating document images and updating official maps. The electronic file will be treated as a trade secret for the purposes of protecting it from disclosure to competitors. It shall be delivered on a single 3.5-inch floppy disc formatted for use in computers utilizing the Microsoft Windows operating system. Acceptable CAD file formats are AutoCAD version 12 or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required plat copies and electronic file will result in rejection of the filing. If the filing is rejected by the Hamilton County GIS Department staff as being incomplete, that agency, at its discretion, may either return the filing to the applicant without further review or forward it to the Planning Commission staff along with a note describing the deficiency. Only complete applications should normally be presented to the Planning Commission for approval or rejection; however, when it serves the public interest to present an incomplete application to the Planning Commission, this restriction may be waived at the discretion of the Hamilton County GIS Department staff. If the filing is rejected by the Hamilton County GIS Department staff and returned to the applicant without further review, then there is no submittal of the plat under TCA 13-40-304. Since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply. (Amended 7-6-2000)

2. Special Procedure

In special situations the Developer or Surveyor or Surveyor/Engineer may elect to submit the Preliminary Plat and the Final Plat simultaneously. The two plats may be approved by the Planning Commission simultaneously if the Health Department, the Town Manager, the Planning Commission staff and all other affected agencies and/or utilities have no objections. Generally, this procedure will apply only if:

- (a) The soil survey (if required) has been submitted with the Plat, and
- (b) The Streets (if any) have been rough graded. Any Developer proposing to use this Special Procedure should consult or have his Surveyor or Surveyor/Engineer consult with the Planning Commission staff at an early stage.

3. Planning Commission Action

The Planning Commission will act to approve, deny, defer or conditionally approve the preliminary and final plats within 30 days. The Developer and the Subdivision Surveyor or Surveyor/Engineer will be notified of the Planning Commission's action.

The Planning Commission cannot defer action on a Subdivision unless the Developer has agreed to such a deferral.

4. Effect of Approval of the Preliminary Plat

Approval of the preliminary plat does not constitute approval of the Subdivision, nor does it guarantee approval of the final plat. Approval of the preliminary plat indicates general approval of the arrangement of streets, lots and drainage as a guide to the preparation of the final plat.

After the approval of the preliminary plat, and after consultation with the Town Manager, the Developer may start construction of the streets and other improvements.

5. Reasons for Denial of a Plat

The Planning Commission may deny a plat for any of the following reasons:

- (a) Failure of the plat to conform to the standards set out in these regulations,
- (b) Approval of the plat would be detrimental to the public safety, health or general welfare,
- (c) Approval of the plat would not be in the best interest of the Town of Signal Mountain.

203 SPECIAL REQUIREMENTS

1. Streets Graded and Staked

The streets in the subdivision shall be rough graded and staked before the final plat is submitted. The streets will have center line, off-set or lot corner stakes.

2. Deed Restrictions, Protective Covenants and Home Owners Association

If applicable, the Planning Commission may require that one copy of Deed Restrictions, protective covenants, and/or the document setting up a home owners association that the Developer proposes to impose on the Subdivision be filed with the final plat.

3. Geologic Survey

If applicable, the Planning Commission may require that a Geologic Survey be made of the subdivision and that the Geologic Survey is submitted to the Planning Commission staff before the Planning Commission proceeds with the review process.

204 CORRECTIVE PLATS AND REVISED PLATS

1. Purpose

To facilitate the re-recording of existing plats with minor corrections or amendments.

2. Qualifications for Corrective Plats and Revised Plats

- a. Minor Shifting of Lot lines.
- b. The addition or changing of easements
- c. Changes in notations on the original recorded plat.
- d. Any other changes which will not increase the number of lots or their suitability for development.
- e. All lots must have public sanitary sewers available. (Added 11-6-97)

3. Corrective Plat and Revised Plat Procedure (Amended 7-6-2000)

- a. The plat is drawn to meet the Corrective Plat and Revised Plat Requirements below.
- b. Submit the plats and any CAD files to the Hamilton County GIS Department.
- c. The applicant can submit a filing in several ways. Submit two (2) paper copies if the plat was not prepared using CAD and is otherwise not available in electronic form. If the plat was prepared using CAD or is otherwise available in electronic form, submit either the CAD file on an acceptable computer medium or as an attachment to an electronic mail note. The applicant may choose to submit two (2) paper copies of any plat, but these are not required with CAD submittals. A CAD file submittal will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disc formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCAD version 12, or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required CAD file, delivery of fewer than two (2) paper copies if an electronic filing is not made, or delivery of Unacceptable materials will result in rejection of the filing if rejected by the Hamilton County GIS Department staff. If the filing is rejected by the Hamilton County GIS Department staff, then there is no submittal of the plat under TCA 13-4-304. Since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply.
- d. The Hamilton County GIS Department staff reviews the paper copies, CAD file, or electronic file, as appropriate, to ensure that all required elements are present and legible, that the plat and electronic files, if submitted jointly, are consistent, and that the location data are correct. Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Planning Agency staff. The Planning Agency staff reviews the submittal. If

paper copies are submitted, one paper copy is returned to the developer, surveyor, or other appropriate person by the Planning Agency staff. Planning Agency staff response to plats submitted only by electronic means shall be electronically submitted.

4. Corrective Plat and Revised Plat Requirements

The following are the minimum requirements for Corrective Plats and Revised Plats:

- a. Subdivision Name that reflects the change (e.g., Resubdivision of Lots 25 through 29 and Lots 43 and 44, Highland Estates).
- b. Purpose statement that tells exact purpose of the Plat and/or change, (e.g., Purpose of Plat: To abandon and show new property lines between lots 25 through 29, and to abandon the drainage easement and relocate it as shown in lots 43 and 44. See ROHC book , Page for previous recording and for other notes and restrictions).
- c. Vicinity Map.
- d. Certification of Ownership, address(es) and signature(s) of all property owners involved.
- e. Certification of accuracy of survey, seal, address and signature of plat surveyor or surveyor/engineer.
- f. Plat labeled Corrective Plat or Revised Plat. (Revised 7-6-2000)
- g. The property lines of all adjoining property shall be shown with dashed lines. For adjoining Subdivisions, show the full name of the Subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.
- h. Dimensions, bearings, error of boundary closure, curve functions, source of water supply, utility easements, drainage easements, lot numbers, etc., if applicable.
- i. Additional information - (e.g., power, telephone, gas, water, environmental health service, etc.) may be required and/or approved prior to submittal of the "Cronaflex" and/or recording.
- j. Deed book and page number of the property subdivided.
- k. Graphic scale, North point, date.
- l. Square footage of all lots.
- m. The plat must be drawn to one of the size and format requirements in Appendix A-1.

- n. Show the parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the "Tax Map Number". (Added 7-6-2000)
- o. Show the location of existing sanitary sewer lines on or adjacent to the site. If sanitary sewers are available to all lots, note "Sewers Available". (Added 7-6-2000)
- p. Show a measured distance to recognizable point, such as a street intersection, landmark, survey monument, global positioning system reference, etc. (Added 7-6-2000)
- q. Show any road intersection within 100' of site. (Added 7-6-2000)
- r. The corrective or revised plat shall be drafted so that good, clear, legible prints, copies, or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions. (Added 7-6-2000)

205 TRANSPARENT COPY OF THE FINAL PLAT OR CORRECTIVE PLAT OR REVISED PLAT AND OTHER COPIES TO BE RECORDED

1. Requirements of Submittal (Revised 7-6-2000)

- a. All plats shall have a minimum 0.004" thick transparent film copy made by xerographic methods and printed in reverse on the back side of the material submitted to the Hamilton County GIS Department staff. Plats cannot be stamped unless this type of material is submitted.
- b. IN addition to the minimum 0.004" thick transparent plastic film copy made in the way specified in Section 207.1.1, above, the Register requires that there be at least three other copies with original signatures. One of these other copies can be on any transparent material and two can be black line paper or xerographic copies, or all three copies can be black line paper or xerographic copies.
- c. In addition to the transparent plastic film copy and other copies to be recorded, all major subdivisions and any other plats developed using CAD are to submit a copy of the CAD file to the Hamilton County GIS Department. The CAD file will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disc formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCAD version 12 or later, MicroStation 95, and ArcView shapefile format.

2. Time of Submittal (Revised 7-6-2000)

- a. The transparent plastic film copy and other copies to be recorded for all plats except Corrective Plats and Revised Plats are submitted after the Planning Commission has approved the final plat.
- b. The transparent plastic film copy and other copies to be recorded for Corrective Plats and Revised Plats are submitted at any time after the approvals and changes required by the Planning Commission staff, the Town, and others have been done.
- c. The transparent plastic film copy and other copies to be recorded of Corrective Plats and Revised Plats can be signed and recorded before a Planning Commission meeting but this action shall be reported at the next Planning Commission meeting.

3. Procedure

- a. The Hamilton County GIS Department staff reviews the minimum .004" thick transparent plastic film copy made by xerographic methods and printed in reverse on the back side and other copies to be recorded and stamps them. The GIS Department staff review consists of checking the plat and electronic file to ensure that all required elements are present and legible, the plat and file are consistent, and location data are correct. Any deficiencies will be noted on a copy of the plat, which will be returned to the applicant for correction. If acceptable, the plat will be signed by Director of the GIS Department or his designated representative.
- b. The transparent plastic film copy and other copies to be recorded are reviewed and initialed by a staff member of the Planning Agency.
- c. The transparent plastic film copy and other copies to be recorded are circulated for signature by the Health Department, if necessary.
- d. If all of the lots are served by existing, functioning public sanitary sewers or public sanitary sewers to be installed or bonded by the developer before the plat is recorded, the Health Department does not sign the copies to be recorded. If the above does not apply, the Health Department must sign the transparent plastic film copy and other copies to be recorded before they can be recorded. If the Health Department must sign the transparent plastic film copy and other copies to be recorded, then, before the Health Department can sign the transparent plastic film copy and other copies to be recorded, the Health Department Officer shall determine that all conditions necessary to protect the public health have been complied with, including, but not limited to, State Health Department Regulations and the Regulations of Signal Mountain in relation to sanitary sewage disposal.
- e. The transparent plastic film copy and other copies to be recorded are circulated for signature by the Town Manager or his designated representative.

- f. Before the Town Manager or his designated representative can sign the transparent plastic film copy and other copies to be recorded, he shall determine that the improvements have been installed and accepted in accordance with the Final Plat and with the standards of the Town of Signal Mountain; or that Bonds have been posted with the Town of Signal Mountain in accordance with Section 206 below and that the Subdivision Development Contract, if any, is signed by all parties.
- g. The transparent plastic film copy and other copies to be recorded are circulated for signature by the Secretary of the Signal Mountain Planning Commission or his designated representative.
- h. Before the Secretary of the Signal Mountain Planning Commission or his designated representative can sign the transparent plastic film copy and other copies to be recorded, the Secretary or his designated representative shall determine that the transparent plastic film copy and other copies to be recorded have been duly signed by the director of the Hamilton County GIS Department or his designated representative, initialed by a staff member of the Planning Agency, duly signed by the Health Officer, if necessary, duly signed by the Town Manager or his representative and that the transparent plastic film copy and other copies to be recorded are in substantial conformance with the approved corrective, revised or final plat.
- i. The transparent plastic film copy and other copies to be recorded are taken to the Registrar's Office and recorded. The Registrar keeps the transparent plastic film copy and two paper copies and returns the other copy or copies.
- j. The required number of additional paper copies (Presently this is five (5) copies, although this is subject to change) are made from the copy returned by the Registrar or other source and taken to the Planning Agency staff.
- k. The Town shall be furnished at least two copies of the recorded Plat and additional copies as needed.

206 PERFORMANCE BONDS

1. Construction Bonds

- a. The Developer may provide a Construction Performance Bond in a form satisfactory to the Council at 100% of the estimated value to construct the required improvements.
- b. The estimated value shall be an amount offered by the Developer, who shall have input from a professional Engineer, to the Town Manager, who may modify the estimated value subject to the bond. The Town Manager's value is appealable to the Council. The bond shall have an inflation matching feature to maintain a constant value.
- c. The bond shall be in effect until the construction is completed.
- d. The bond may be released in whole or in part with a request by the Developer, completion of the work, a satisfactory inspection by Town staff, a favorable recommendation by the Town Manager, and approval by the Council.
- e. The Town may call the bond and use the funds to construct the improvements, if circumstances lead the Town to believe the developer does not intend to proceed with calling the bond, the Town Manager shall send a registered /return receipt letter to the developer giving him ten (10) days for a written response regarding his plans to proceed with construction. If the developer fails to respond or his response is inadequate, the Town Manager shall recommend to the Council that a motion be approved to call the bond. If the Council believes that facts support calling the bond, it will so order calling the bond.

2. Maintenance Bonds

- a. All improvements, whether constructed by the Developer or by the Town using the Developer's bond, shall have a maintenance bond to pay for any repairs, during the first year or two after construction per the following list:
 - (1) Roads - Two years
 - (2) Water - One year
 - (3) Sewer - One year
 - (4) Drainage - One year
 - (5) Other - One year
- b. The Town agrees to attempt to contact the developer prior to making any repairs, unless these repairs are deemed by the Town to be of an emergency nature, to give the developer an opportunity to make the repairs prior to calling the bond. The maintenance bond may be called using the same procedure set up in construction bonds, Section 206.1e above.
- c. The maintenance bond shall cover 40% of all road and drainage improvements, and 10% of all water and sewer system improvements. The estimated value shall be determined using the same process as in construction bonds, Section 206.1b above.

- d. The form of the bond shall be the same as in construction bonds, Section 206.1a above.
- e. The bond shall be released upon expiration of the required time, with a final Town Staff inspection, a favorable recommendation by the Town Manager and approval by the Council.

207 ACCEPTANCE OF PUBLIC IMPROVEMENTS BY COUNCIL

The required public improvements shall be accepted by the Town when the following steps are met:

1. Construction is completed.
2. Town Staff conducts a final inspection and determines the construction is satisfactory.
3. The maintenance bond period (as provided pursuant to Section 206.2a above) has expired.
4. The Town Manager makes a recommendation to the Council.
5. The Council approved a resolution accepting the public improvements.

208 SUBDIVISION DEVELOPMENT CONTRACT

The Town Manager may require the execution of a Subdivision Development Contract between the Town and the Developer prior to signing the "Cronaflex" copy of the final plat.

209 INSPECTION

1. The Town Manager, or his designated representative, shall be responsible for inspecting roads, drainage structures, drainage ways or easements, etc., to assure proper completion and construction of all improvements in accordance with the plat, these regulations, Town standards and Town specifications.
2. The Town Manager, may appoint such inspectors as he may desire. Inspection will be extended to all parts of the work and to the preparation and manufacture of the materials to be used. An inspector is placed on the work to keep the Town Manager informed as to the progress of construction and the manner in which it is being done; also to call to the attention of the contractor any infringement upon the plans and specifications.
3. The inspectors will have authority to reject defective material and to suspend any construction that is being improperly done. The inspectors will not be authorized or revise, alter, enlarge or relax the provisions of these regulations, nor will they be authorized to approve or accept any portion of the completed work not in accordance with plans and specifications.

4. The contractor may request written instructions from the Town Manager upon any important items which lie within the inspector's jurisdiction.
5. Where, in the opinion of the Town Manager or inspector, or called for the specifications, tests of material shall be made by and at the expense of the developer. Tests, unless otherwise specified, are to be made in accordance with the latest standard methods of the American Society for Testing Materials. The contractor shall provide such facilities as the Town Manager or inspector may require for collecting and forwarding samples and shall not use the materials represented by the samples until tests have been made. The contractor or developer, in all cases, shall furnish the required samples without charge.
6. The contractor shall furnish the Town Manager with every reasonable facility for ascertaining whether or not the work as performed is in accordance with requirements and intent of the approved Subdivision plans. If required by the Town Manager or inspector, the contractor shall at any time before acceptance of the work, remove or uncover such portions of the finished work as may be directed for inspection. After inspection, the contractor shall restore said portions of the work to the conditions required by the specifications. Any work done or materials used without suitable supervision or instruction by the Town Manager (inspection) may be ordered removed and replaced at the contractor's expense. The Town Manager or inspector shall inspect the work of the contractor as soon as practical after notice (written notice preferred) to the Town Manager.
7. Work done without lines and grades having been given; work done beyond the lines or not in conformity with the grades shown on the plans or as given; work done without proper inspection will be done at the contractors risk and, at the Town Manager's option, may be rejected. Upon failure by the contractor to satisfactorily repair or to remove and replace, of so directed, rejected or condemned work or materials immediately after receiving notice from the Town Manager or inspector, the Town Manager shall, after giving written notice to the contractor, have the authority to reject the work.
8. The Town Manager or inspector shall make or cause to have made final inspection of all work in the contract or any portion thereof as soon as practicable after the work is completed and ready for acceptance. If the work is not acceptable to the Town Manager at the time of final inspection, he shall inform the contractor as to the particular defects to be remedied before final acceptance can be made.

210 EFFECT OF APPROVAL AND RECORDING OF FINAL PLATS

Final approval, signing of the "Cronaflex", and recording of the plat in the Registrar's Office shall not be deemed to constitute or effect an acceptance by the Town of Signal Mountain to the public of the dedication of any street or other ground shown upon the plat. (T.C.A. 13-4-305)

The effect of recording of the plat is for recording purposes only. Recording enables the developer to sell lots subject to any conditions specified for referred to on the plat and subject to existing zoning, and subdivision regulations.

ARTICLE 3
DESIGN STANDARDS

301

GENERAL PRINCIPLES

1. Design With the Land

Subdivisions should be planned to take advantage of the natural topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, to minimize the destruction of top soil and trees, and to preserve such natural features as water course, unusual rock formations, large trees, sites of historical significance, and other assets which, if preserved, will add attractiveness and value to the subdivision and community.

2. Limiting Factors of the Land

The physical characteristics of the land may, however, inhibit development. The Planning Commission shall not approve a subdivision of land if it has determined from adequate investigations that the development would be detrimental to the public welfare. Such inhibiting factors may include, but are not limited to, flooding, adverse drainage problems, unsuitable soil, excessive slope of the land, surface or sub-surface rock formations, and other features which may endanger health, life, or property aggravate erosion, increase flooding potential, or necessitate the excessive expenditure of public funds for supply and maintenance of services.

3. Other Limiting Factors

Other factors that might preclude development include land unsuitably located which might involve danger or injury to the health or safety of the future property owners; and uneconomic utilization of the land due to the lack of, or adverse affect on, the water supply, transportation facilities, or other public services or facilities which might necessitate an excessive expenditure of public funds.

302

STREETS

All streets shall be constructed to the standards of the Town of Signal Mountain. A copy of these standards labeled "New Street Criteria" is available at Town Hall.

302.1

Widths of Existing Streets (Added May 6, 1993)

On existing Town streets, property lines shall be located with iron pins at the corners of all lots, at least twenty-five (25) feet from the centerline of the existing right-of-way, unless the Town Manager permits a narrower right-of-way.

302.1.1

If the subdivision is located on both sides of the existing street, at least fifty (50) feet shall be dedicated and the drainage facilities in the street shall be improved to the point that the increased run-off water caused by the development of the subdivision will be accommodated to the satisfaction of the Town Manager.

This dedication requirement may be waived by the Town Manager if he deems a narrower right-of-way to be acceptable by signing a "Cronaflex" showing such a narrower right-of-way.

- 302.1.2 If the subdivision is located on only one side of the existing street, twenty-five (25) feet measured from the center line of the existing right-of-way shall be dedicated and the drainage facilities in the street shall be improved to the point that the increased run-off water caused by the development of the subdivision will be accommodated to the satisfaction of the Town Manager.

This dedication requirement may be waived by the Town Manger if he deems a narrower right-of-way to be acceptable by signing a "Cronaflex" showing such a narrower right-of-way.

303. REQUIRED ACCESS, FRONTAGE, DEPTH AND AREA FOR ALL LOTS

1. Required Access for All Lots

All lots must have frontage on a dedicated and publicly accepted road R.O.W.

2. Lot Frontage, Depth and Minimum Area

Residential lot frontage, minimum area and minimum lot depth shall conform to the Zoning Ordinance.

3. Lot Area for Residential Lots

- a. The Health Department may require additional lot area for any residential lot which uses a septic tank and field lines for sewage disposal.
- b. For lots served by septic tank systems, any area separated from the building site by a drainage easement, and the drainage easement, (except the standard five (5) foot drainage easements along the side and rear lot lines), shall not be included in the minimum lot area. Areas subject to flooding, or standing water during brief periods of high rainfall, or with seasonally high water tables, as determined from a soil survey, shall not be included in the minimum lot areas. This regulation may be varied by the Health Department.
- c. Lots that do not have public water furnished must be a minimum of 25,000 square feet and be approved by the Health Department.
- d. For lots served by septic tank systems, the minimum lot size required is determined by the number of bedroom proposed according to the following:
(Added 1-28-99)

1, 2 or 3 BDR	21,780 square feet
4 BDR	25,000 square feet
5 BDR	32,670 square feet
6 BDR	37,670 square feet
Over 6 BDR	5,000 square feet per additional bedroom

4. Lot Frontage, Depth and Area for Non-Residential Lots and Community Lots

There shall be no minimum lot frontage, depth or area for non-residential lots and community lots except as require by the Health Department, the Planning Commission, the Town Manager, the Town Council or the Zoning Ordinance.

304. MISCELLANEOUS LOT REQUIREMENTS

1. Lot Lines

- a. Generally, side lot lines should be straight and perpendicular to the street, or radial to street curves or the center of cul-de-sac turnarounds.
- b. Side lot lines may be at an angle to the street (more nearly parallel to the contour lines on steep land) to reduce driveway and lot grades.
- c. Lot lines should follow drainage ways or easements (where practical) rather than leaving a portion of the lot separated from the main body of the lot by a drainage way or easement.
- d. Corner radii at street intersections shall be twenty-five (25) feet, unless shown on the plat.

2. Flag Lots

Flag lots are not permitted in the Town of Signal Mountain.

3. Building Setback Lines

All lots shall have a usable building site area exclusive of the building setback (yard areas) as required by the Signal Mountain Zoning Ordinance, or as required by the Planning Commission and shown and labeled on the lots on the plat.

4. Lots Divided by Municipal, County or State Lines

The division of lots by municipal, county or state lines shall be avoided, where possible.

5. Reserve Strips and Remnants Prohibited

- a. There shall be no reserve strips controlling access to streets or any parcel of land.
- b. No remnants of property shall be left which do not conform to lot requirements, or which are not required for a private or public utility purpose, or which are not accepted by the local government and/or any other public body, or home owners' association for an appropriate use.

305. MONUMENTATION

1. Concrete monuments four (4) inches square, three (3) feet long, with a flat top, shall be set at all angular corners of the subdivision boundaries. The top of the monument shall have an indented cross to identify the location and shall be set flush with the finished grade.
2. All other lot corners shall be marked with iron pins minimum of one half (1/2) inch in diameter and minimum of eighteen (18) inches long and drive so as to be flush with the finished grade.
3. All monuments and iron pins shall be permanently installed prior to the signing of the "Cronaflex" by the Town Manager. Boundary monuments shall be installed on the exterior of the entire subdivision, but need not be installed on the boundaries of each unit in phase subdivisions. If monuments and pins are not installed prior to the time that the "Cronaflex" is ready for signing, the developer may post a bond with the Town Manager in an amount sufficient to ensure that the monuments and pins can be installed.
4. For residential subdivision with more than 25 lots and any development over 25 acres, at least two of the concrete monuments required under §305.1 shall be designated as control monuments and located with a ration of precision of no less than 1:20,000 in Tennessee State Plane coordinate in the North American Datum of 1983 (NAD83). The intent of these location coordinates is to position the subdivision on the surface of the Earth and the final plat on the official Hamilton County property maps. The monuments shall be separated by sufficient distance to allow them to locate the entire boundary properly. (Added 7-6-2000)

306. EROSION AND SEDIMENTATION CONTROL

The development of land usually necessitates some degree of grading, excavating, or the removal of topsoil, trees and vegetation. Such major changes in the landscape usually produce adverse conditions to adjoining properties, public drainage facilities and rights-of-way. Erosion and sedimentation become even more serious when changes in the landscape occur on moderately to steeply sloped land.

1. Requirements

When deemed necessary, the Town Manager shall require that a detailed erosion/sedimentation control plan be submitted with the plat, and that the developer use appropriate control measures to ensure that erosion, or adverse conditions by erosion or sedimentation, is eliminated or held to a minimum.

2. Control Measures

The following control measures should be used on all subdivisions for effective control of erosion and sedimentation:

- a. The development plan should be fitted to the topography and soils to reduce erosion.

- b. The smallest practical area of land should be exposed at any one time during development.
- c. When land is exposed during development, the exposure should be kept to the shortest practical period of time. No area shall be left exposed (without some planted or seeded vegetation) for longer than three (3) months.
- d. Mulching or other temporary protective measures should be used to protect exposed areas during development.
- e. Temporary furrows, terraces, sediment or debris basins should be installed to prevent washing and erosion during construction.
- f. The permanent final vegetation and structures should be installed as soon as practical in the development after the land area is exposed.

307 SANITARY SEWAGE DISPOSAL SYSTEMS

1. Jurisdiction with Public Sewer Systems

- a. Where an adequately sized sanitary sewer is on the site, or on the street abutting the site, or readily accessible (as determined by the developer's financial feasibility study) without the need for off-site easements, or a construction contract for a sewer to be located on or adjacent to the site has been signed, the developer shall construct, at his own expense, a sewage collection system and connect it to the existing sanitary sewer. The design and construction of sanitary sewers and appurtenances shall be in accordance with the regulations, standards and specifications of the Division of Sanitary Engineering, Tennessee Department of Public Health and the Town of Signal Mountain. Sewer connections to individual lots shall be installed by the developer.
- b. Where an adequately sized sanitary sewer is not on the site, nor on the street adjacent to the site, nor readily accessible to the site without the need for off-site easements, the developer shall have the option of choosing one of the following methods of sewage disposal:
 - (1) Installing septic tanks and field lines in areas where soil conditions, geology and topography are favorable. The design, construction and installation of the septic tanks and field lines shall be in conformance with the standards and regulations of the Chattanooga-Hamilton County Health Department and subject to the approval of the Health Department.
 - (2) Constructing, at the developer's expense, a sanitary sewage disposal system, or collection lines connected to a public sewer system.
 - (3) The developer may elect to install and maintain a private sanitary sewage disposal system, or collection lines connected to a public sewer system.

- c. If the developer chooses to install septic tanks and field lines, the developer shall also have a sanitary sewage collection system designed by a registered engineer or surveyor and approved by the Town Manager, with all applicable construction and permanent easements for the sewage system dedicated to the local government. If the sewer lines are to be located in the street, the developer shall furnish all materials as specified by the engineer and approved by the Town Manager, and install the sewage collection system. Also, sewers crossing a street shall be installed by the developer.
- d. These regulations do not supercede any other local regulations pertaining to the design, financing or installation of sewers, nor do they supercede any regulations pertaining to the payments of fees to the local governments to pay for the installation of sewers. The Town of Signal Mountain has a lot fee for all lots recorded that do not have available sewers.

2. Individual On-Site Subsurface Sewage Disposal Systems (Septic Tanks and Field Lines)

In areas where public sewage systems are not available or required and where soil conditions, geology and topography are favorable, septic tanks and field lines may be used. The design, construction and installation of the septic tanks and field lines shall be in conformance with the standards and regulations of the Chattanooga-Hamilton County Health Department and subject to the approval of the Health Department.

308. WATER FACILITIES

1. Public Water Supply

- a. Where a public water main is accessible, the developer shall install, or cause to be installed, adequate water facilities (including fire hydrants) subject to the specifications and approval of the Division of Water Supply, Tennessee Department of Public Health, the local water company or utility district, and the local fire authority having jurisdiction.
- b. Water supply lines are to be located at least ten (10) feet from septic disposal systems and sewer lines.
- c. Water drops are to be installed by the owner/developer.

2. Individual Wells

If a public water system is not available, as determined by the Planning Commission, individual wells may be used, subject to the standards and approval of the Chattanooga-Hamilton County Health Department. Wells are to be located uphill and at least fifty (50) feet from any septic disposal system and sewer lines.

3. Fire Hydrants

The developer shall install fire hydrants for all major subdivisions except:

- a. Those served by individual wells, and
- b. Subdivisions that meet the requirements given below based on existing fire hydrants.

Fire hydrants shall be located no more than 500 feet apart in the Low Density Residential Zone and 300' in all other areas (measuring along the street) and within 250 feet (measured along the street) of any structure. The location of all fire hydrants shall be approved by the Signal Mountain Fire Department.

Fire hydrants shall meet Town specifications.

309. Setback and Elevation Requirements on Unmapped Watercourses
(Added March 3, 1994)

Due to the potential flood hazard on property adjacent to an unmapped watercourse draining 300 acres or more above the property under consideration, the Planning Commission may require that each unmapped watercourse draining 300 or more acres be investigated by a professional engineer and the setbacks, floodway, 100 year flood boundary and 100 year flood elevations be marked on the subdivision plat. The minimum elevation of the proposed structure shall be determined on the basis of a 100 year storm elevation water level. The engineer shall use an accepted national method of calculations. Example: USDA Technical Release No. 55 "Urban Hydrology for Small Watersheds"; ASCE Manual of Practice No. 37 "Design and Construction of Sanitary and Storm Sewers". The minimum setback shall be determined by an elevation of the unmapped watercourse based on the erosion potential of the watercourse and lot elevation as determined by the engineer. All subdivision adjacent to an unmapped watercourse draining 300 or more acres and for which 100 year storm elevation calculations were required shall have a certification by a professional engineer which reads as follows:

I _____ have made a flood hazard study of the subdivision and the drainage area above it and all affected lots within this subdivision are marked with a minimum building elevation. A bench mark of public record of reference is noted on the plat, and established on the subdivision. Unmarked lots have been determined to not require a minimum building elevation due to their location and the existing drainage structure design.

SEAL _____ NAME _____ P.E. # _____

309.1 The developer may choose to have the Tennessee Valley Authority do the flood investigation. If this is done, the engineer's statement and bench mark are not necessary.

310 Sidewalks on New Public and Private Streets (Added April 6, 2000)

1. Sidewalks

- A. With respect to all subdivision plats submitted to the Planning Commission for approval after April 6, 2000, that include construction of new public or private streets, sidewalks shall be required on both sides of the street within the right-of-way of all new arterial, collector and residential streets, built to conform to the gradient corresponding to that of the street.
- B. In no event shall any utilities be located under the sidewalk, other than to cross under it perpendicularly for the purpose of providing utilities to the lot adjacent to the street. An unpaved grass strip may be located between the sidewalk edge and the curb or the edge of the street pavement, as the case may be, for future planting purposes, or street lighting purposes, if deemed appropriate by the Planning Commission.

C. Sidewalks shall be constructed pursuant to the following specifications:

1. All sidewalks shall be located in the street right-of-way with the outside edge of the sidewalk coinciding with the right-of-way line.
2. All sidewalks shall be constructed of high quality, durable portland cement concrete.
3. All sidewalks shall be 5 feet wide.
4. All sidewalks shall have a minimum thickness of 4 inches.
5. All sidewalks shall have a minimum 2 inches of compacted stone prepared base in subgrade.
6. All sidewalks shall be constructed of Class A concrete that meets the following requirements:
 - A. Minimum 564 lb./cy cement;
 - B. 6% + 1% entrained air;
 - C. Minimum 3,500 P.S.I. compression strength within 28 days after being poured; and
 - D. Maximum 5-inch slump.
7. All sidewalks shall be reinforced with fibermesh.
8. Expansion joints in the sidewalks shall be troweled at 8 foot intervals.
9. All sidewalks shall have a slope of $\frac{1}{4}$ inch per foot towards adjacent street.
10. Forms used to construct sidewalks shall be: (a) made of wood or metal; (b) straight and free from warp; and (c) of sufficient strength when in place to hold the concrete true to line and grade without springing or distortions.
11. After finishing operations have been completed, the entire surface of the sidewalks shall be covered with wetted burlap or other approved material and kept continuously damp for a period of not less than 5 days to permit the concrete to cure properly and to prevent it from drying too rapidly.
12. After the concrete has set sufficiently and in no event less than 24 hours after a sidewalk has been poured, the side forms shall be removed, all excess materials (other than the materials described in paragraph 11 above) and debris shall be left in a neat and workmanlike condition.
13. A driveway may have an ornamental surface where the driveway crosses the sidewalk, so long as that portion of the driveway that crosses the sidewalk meets or exceeds the above specifications.

D. Sidewalk improvements shall be considered as part of the required improvements for subdivisions within the Town that must be bonded.

E. As construction of each house within the subdivision is completed, the builder or the developer, as the case may be, shall construct the sidewalk(s) for the entire street frontage(s) of the lot on which such house is located. Notwithstanding the provisions of the immediately preceding sentence, at the time the surface coat construction of each street is completed and in no event later than one year after construction of the streets within the development commences, the developer shall complete all remaining portions of sidewalk construction in the subdivision.

F. Exceptions, etc.

1. If all lots within a subdivision are greater than three acres, or if the minimum street frontage for each lot is greater than 300 feet, the Planning Commission may, but shall have not obligation to, waive the sidewalk requirements. For subdivision lots that have the potential for future division into lots with street frontages that would be less than 300 feet, or potential for future division into lots below three acres, the Planning Commission shall assess the likelihood that such future division will occur before deciding whether to waive the sidewalk requirements in connection with approving such final plat. If the Planning Commission determines that such future division is reasonably likely to occur, then the Planning Commission may either:
 - (a) require sidewalks to be constructed along such subdivision lots even though such lots are larger than three acres each or have street frontage greater than 300 feet; or
 - (b) waive the sidewalk requirements, subject to an additional requirement that a restriction acceptable to the Planning Commission shall be included on the final, recorded subdivision plat which requires that in the event that any such lot is subdivided in the future such that any resulting lot is less than three acres or the street frontage of any such resulting lot is less than 300 feet, then the owner of any such resulting lot shall be required to install sidewalks hereunder at such owner's expense.
2. In its discretion, the Planning Commission may elect to waive these sidewalk requirements with respect to the portions of any street within a subdivision that have a grade greater than 15%.
3. Notwithstanding the foregoing exceptions, in the case of a subdivision which contains lots that have different sizes and frontages, if more than 50% of the subdivision lots would be required to have sidewalks hereunder, then sidewalks must be constructed throughout the entire development.

ARTICLE 4

PRELIMINARY PLAT REQUIREMENTS

401 SPECIFICATIONS FOR AND CONTENT OF THE PRELIMINARY PLAT

The Subdivider or Surveyor or Surveyor/Engineer shall submit to the Hamilton County GIS Department at least ten (10) copies of the preliminary plat drawn to a minimum scale of one inch equals one hundred feet, which shall contain the following information: (Amended 7-6-2000)

1. Proposed name of the Subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other Subdivision in Hamilton County, or any PUD in Hamilton County. Plat labeled "Preliminary Plat".
2. The full name and mailing address with zip code (telephone number requested) of the Owner (s) and/or Developer(s).
3. The name and mailing address with zip code, and telephone number of the person, firm or organization preparing the preliminary plat.
4. North Point, and scale.
5. A vicinity map, showing the following features, if applicable, within an area large enough to locate the Subdivision:
 - a. Outline of proposed Subdivision and north point.
 - b. Location and name of all principal roads, streets, railroads, water courses, etc.
 - c. State, county or municipal boundaries shown and labeled.
 - d. Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) and show the number of miles (to the nearest tenth) from the landmark to the site.
 - e. The boundary line of the proposed subdivision drawn to scale and showing all bearings and distances, including existing road curve functions and dimensional data.
6. Lots drawn and numbered in a logical numerical order, showing the approximate dimensions of lots. (Where parallel lot lines exist, the distances may be dittoed.) Every parcel of land within the subdivision should have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number one (1) for each new unit. The use of lot numbers by block, in which lot numbers are repeated in each block, is prohibited.

7. Square footage of lots must be shown on all plats.
8. The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining unsubdivided property, show the owner's name.
 - a. Show the location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane Coordinates. (Added 7-6-2000)
9. Show the location, widths and names of all existing, proposed or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, on or adjacent to the subdivision.
 - a. Proposed street names shall not duplicate or closely approximate, phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.
 - b. Show the station numbers for all proposed streets. Station numbers shall begin at a known existing and reproducible street centerline.
 - c. The preliminary plat shall be drafted so that good, clear legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot pattern or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions. (Added 7-6-2000)
10. Drainage
 - a. Show the size, location, outline and direction of water flow at all high and low points of all existing and proposed Drainage Easements in and adjacent to the subdivision. Show the number of acres drained and the flow in cubic feet per second into the subdivision at the high point of the drainage easement.
 - b. If drainage areas and/or easements are to be relocated, show the new location; label "relocated"; and state the treatment of the new drainage area and/or easement. If drainage areas in the subdivision are to be filled, label "to be filled", and show and label existing and proposed finished contours within the area to be filled and within the area to be cut.
 - c. Show size, location, number of acres drained, and direction of water flow in tiles (pipes) in and adjacent to the subdivision. Show water flow in cubic feet per second for all pipes (tiles) to be installed by the developer.
 - d. Show direction of water flow at all high and low points on all existing and proposed roads in and adjacent to the subdivision.
 - e. Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc.

- f. Show the location and label any proposed off site drainage improvements which are made necessary by the construction of the proposed subdivision.

11. Utilities

- a. For all existing and proposed water lines, show size, location of lines, and outline and size of easements (if applicable) in and adjacent to the subdivision.
- b. Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.
- c. Show the location of all existing fire hydrants in and within five hundred (500) feet of the subdivision.
- d. For all existing and proposed gas lines and mains, show size, location, name of mains, and outline of easements (if applicable) in and adjacent to the subdivision.
- e. For all existing electrical and telephone lines and easements, show size, location, name or major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- f. For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, direction of flow, outlines of easements, manholes, and invert elevations in and adjacent to the site.
- g. If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.

12. Natural contours at five foot intervals or less (sea level elevations only). The plat designer shall field check for accuracy of the contour lines if he has obtained the information from sources other than his own. Source of elevation data must be indicated on the preliminary plat. See Section 402.4 for examples of the required statements. Show existing and finished contours within the areas to be cut or filled, if the cut or fill is more than three (3) feet.

13. Contour lines or limit of 100-year flood and/or floodway zone if applicable. Unless the developer or plat designer has consulted with the staff prior to the submission of the preliminary plat, the staff shall delineate pertinent flood information on the plat during the review of the plat.

14. Municipal, county, state boundaries, water courses, railroads, etc., in and adjacent to the subdivision.

402 STATEMENTS TO BE INCLUDED ON THE PLAT

1. Present zoning of tract, and zoning applied for, if applicable.

2. Source of water supply. If public water supply is not available, state nearest location, size of line, utility company's name, and whether water supply will be from wells.
3. Number of acres subdivided.
4. Source of Topo Quotation
 - a. If the topo was obtained from a source other than an actual field survey, use the following quote:

"Topo was obtained from (source) and has been field verified to insure its accuracy."

Examples of (source): Interpolated TVA quadrangle, Chattanooga quadrangle, Daisy quadrangle, etc.; aerial topo map-Atlantic Aerial Survey, etc.
 - b. If the topo was taken from an actual field survey, use the following quote:

"Topo was taken from an actual field survey dated _____ conducted by _____. Elevations were determined from benchmark or monument located at _____, elevation."
5. Community lot(s) are shown, note the following:

"No building permit is to be issued for a residential, commercial or industrial building on the community lot. Lot to be used for recreational purposes only. Maintenance to be assumed by the developer until lot is deeded to home owners in the subdivision, or to a homeowners association."
6. A statement of the proposed use of the lots (e.g., single-family dwellings, two family dwellings, multiple-family dwellings, commercial development, industrial development, etc.).
7. Special notations and information, if required.
8. Parcel number, including map sheet number and group identifier for all parcels which are being subdivided or joined in the plated area. This is commonly referred to as the "Tax Map Number". (Added 7-6-2000)

403 INFORMATION REQUIRED IN ADDITION TO THE PRELIMINARY PLAT

1. Road Profiles

Four copies of the vertical road profiles of all roads to be constructed in the subdivision shall be submitted with the preliminary plat. The vertical road profiles shall show the road name, station numbers, the existing ground lines, the proposed centerline grade, percent grades, vertical curves, street intersections and drainage structures; all drawn to a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

2. Sanitary Sewer Profiles, if required.

Four (4) copies of the vertical sanitary sewer profiles of all sanitary sewers to be constructed in and for the subdivision shall be submitted with the preliminary plat. The vertical sanitary sewer profiles shall show the identification of the sewer line, manhole locations and numbers, invert elevations, percent grades and direction of flow, underground utilities, drainage structures, and the natural and finished grades; all drawn at a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

If the sewer line(s) go through an adjacent owner's property, include one of the following:

- a. Put the deed book and page number(s) of the recorded easement that allows the developer and/or the Town to install and maintain a sewer line through the adjoining property and submit a copy of the recorded document to the Planning Commission staff with the rest of the information required, or
- b. Put a statement on the plat that allows the developer and/or the Town to install and maintain a sewer line through the adjacent owner's property in the location as shown on the subdivision plat, and signed by the adjacent owner.
- c. The sanitary sewer profiles and the vertical road profiles may be shown together. If this is done, four (4) copies of the combined vertical profiles shall be submitted with the preliminary plat.

3. Request for variances shall be submitted in writing with the submittal of the preliminary plat, in accordance with Article I, Section III.

4. House Locations and Building Setback Lines

Suggested house locations and building setback lines may be required by the Health Department and should then be shown on the plat. The actual house location may, however, deviate from the area shown on the plat if the location is approved by the Health Department. If suggested house locations are shown on the plat, a note should be added to the plat showing the symbol for the house location and wording similar to the following: "House should not be greater than _____ feet from its closest side lot line as shown (see plat for exceptions, if applicable), "and/or "Building setbacks and suggested house locations may be changed with written permission of the Health Department".

5. Existing Utilities and Railroads

The Planning Commission may require that a letter be submitted with the preliminary plat from the affected utility or railroad approving the proposed crossing of the utility, utility easement, or railroad by any street, driveway, field lines, or other utility, etc.

6. Drainage Calculations

Calculations for all drainage pipes to be installed by the developer shall be submitted with the preliminary plat. These calculations shall use the form in Appendix 2.

7. Septic Systems (Added 1-28-99)

The proposed subdivision must meet all criteria of the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Technical Manual, including those contained in the sections New Lots (Pages 1 and 2) of the September 1, 1998, document "Changes to Policies and Procedures".

In addition, prior to approval by the Town of Signal Mountain Planning Commission, the following items shall be required.

- (1) Soil maps submitted shall be extra high intensity on 1" = 50' scale plat and mapped on a 50 foot grid pattern.
- (2) Preliminary plat maps submitted for review shall meet the following criteria:
 - (a) Be on a 1" = 100' scale or larger.
 - (b) Contain a list of restrictions specifying the maximum number of bedrooms available on each lot any other criteria deemed necessary by the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations.
 - (c) Contain no unsuitable lots on plat. All lots deemed unsuitable must be combined with adjoining lots or reserved as "common areas".
 - (d) Specify designated areas for primary septic system disposal area and duplication area(s) of each lot.
 - (e) Specify location of all planned underground utilities so as to not interfere with septic system disposal area(s).
 - (f) Indicate size of lot (minimum size of lots to be determined by number of bedrooms) proposed.

1, 2 or 3 bedroom	-	21,780 square feet
4 bedroom	-	25,000 square feet
5 bedroom	-	32,670 square feet
6 bedroom	-	37,670 square feet
Over 6 bedroom	-	5,000 square feet per additional bedroom
 - (g) Specify and identify drainage easements down lot lines where needed to allow storm water and under certain conditions drain water to be disposed of without adversely impacting lots down slope.
 - (h) Specify and identify buffer zones between septic system disposal areas down slope to prevent hydraulic overloading of disposal fields (to be determined by Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations).
 - (i) A note will be on all plats that all Health Department notes regarding the subsurface sewage disposal system and duplication easement will become null and void as to each lot where each residence thereon becomes permanently connected to a public sanitary sewer system. When each residence on a lot has been permanently connected to a public sanitary sewer system, this section 403.7 shall no longer apply to such lot.

ARTICLE 5

FINAL PLAT REQUIREMENTS

501 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT

The developer or his representative shall submit to the Hamilton County GIS Department at least ten (10) copies of the final plat, drawn to a minimum scale one inch equals one hundred feet (1" = 100'). (See Section 202.1). Sheet size and stamp block shall conform to the specifications shown in Appendix 1. (Amended 7-6-2000)

The final plat shall be drafted so that good, clear, legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions, or which fails to contain all required elements. (Amended 7-6-2000)

The final plat shall include the following information:

1. Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton county, or any PUD in Hamilton County. The most recent recorded deed book and page number for each deed constituting part of the property being platted. Plat labeled "Final Plat".
2. The full name and mailing address, with zip code, (telephone number requested) of the owner(s) and/or developer(s) of record.
3. The name, full mailing address, zip code, telephone number, and seal (to include license number) of the registered land surveyor preparing the plat. Where sanitary sewer lines are to be extended or where drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent, as determined by Section 403.6, are to be place, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee. In no instance will a plat be accepted that does not contain the seal of a registered land surveyor licensed to practice in the State of Tennessee.
4. The date of plat preparation and revisions, north point, and scale both written and graphic.
5. A survey may showing the following features, if applicable, within an area large enough to locate the subdivision:
 - a. Outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).
 - b. Location and name of all principle roads, streets, railroads, water courses, etc.
 - c. State, county, or municipal boundaries, shown and labeled.

- d. Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) from the landmark to the site.
 - e. The boundary lines of the subdivision shall be determined by an accurate survey in the field, to include a closed traverse. The boundary survey shall close with an error of closure to exceed 1:10,000.
6. Square footage of lots must be shown on all plats.
7. Lots drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new unit. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited.
- a. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every lot line and the radius, central angle (delta), length of curve and tangent distance for the curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.
 - b. Minimum building setback lines, other than those required by the Signal Mountain Zoning Ordinance, shall be shown and labeled on the lot(s). Setbacks may be changed; if approved in writing, by the Health Department, but in no event less than zoning requirements. (See Section 503.5)
 - c. Show location of the boundary monument benchmark for major subdivisions. (See Section 305.5)
8. The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s)' name(s) and the ROHC deed book and page number in which the property is recorded.
- a. Show the location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State coordinates. (Added 7-6-2000)
9. Show the location, widths and names of all existing, proposed, or recorded streets, public right-of-way, or access easements, etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision.
- a. Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.
 - b. Sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every street line, whether curved or straight. This shall include the radius, central angle, (delta), length of curve, and tangent distance for the center line of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner.

10. Drainage

- a. Show the size, location, and outline of all existing and proposed Drainage Easements in and adjacent to the subdivision.
- b. If drainage areas and/or easements are to be relocated, show the new location, label "relocated", and state the treatment of the new drainage area and/or easement.
- c. Show size, location, number of acres drained, and direction of water flow in tiles (pipes) in and within one hundred feet of the subdivision.
- d. Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc.
- e. Show the location and label any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision.

11. Utilities

- a. Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.

Show the location of all existing and proposed fire hydrants in the subdivision.

- b. For all existing and proposed electrical, telephone, water gas and other utility easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- c. For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, outlines of easements, manholes, and invert elevations in and adjacent to the site.

If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.

- d. Show the location of existing sanitary sewer lines on or adjacent to the site. If sanitary sewers are available to all lots, note "Sewer available". (Added 7-6-2000)

12. Contour line or limit of 100 Year Flood and/or Floodway District (Valley Zone), each labeled, if applicable.

13. Municipal, county, state boundaries; water courses, railroads, etc., on and adjacent to the subdivision.

14. The boundaries of all property (including access to said property) which is to be dedicated for public use, with the purpose indicated thereon.

15. The boundaries of all property (including access to said property) which is to be reserved by deed restrictions or protective covenants in the deeds for the common use of the property owners in the subdivision, e.g. "community lot". Show the ROHC book and page numbers on the plat for all appropriate recorded documents.]

502 STATEMENTS TO BE INCLUDED ON THE PLAT

1. Present zoning of tract.
2. Source of water supply and the size and location of existing and proposed water lines.
3. Plat labeled, "Final Plat".
4. Number of acres subdivided.
5. Certification of Ownership and Dedication of Rights-of-Way: "I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple."
6. Dedication of Land, if applicable:

Add to the above: "... and dedicate the lots so specified on the plat to (governmental jurisdiction)".
7. "The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government". (Applies only to subdivision where drainage easements are shown).
8. Special setbacks, if applicable.
 - a. "There is a minimum 25 foot fieldline setback from all drainage easements shown". (Where drainage easements are piped this does not apply.)
 - b. "There is a minimum 25 foot fieldline and building setback from all sink hole(s) shown".
9. Engineer's Statement of Design – on plat and the first sheet of sewer profiles. (If applicable): "I hereby certify that I have designed all drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets property engineering criteria." ⁽³⁾ (Signature)

3

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³ This note should refer only to the facilities designed by the Engineer, i.e., if the plat has not sewers and only one drainage structure designed by an Engineer, the statement should refer only to the specific structure designed by the Engineer.

10. Certification of Survey

"I hereby certify that I have surveyed the property shown hereon and that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is 1 per _____ as shown hereon." (Signature of Surveyor)

11. If community lot(s) are shown, note the following:

"No building permit is to be issued for a residential, commercial or industrial building on the 'Community Lot'. The 'Community Lot' is to be used for recreational purposes only. The maintenance of the 'Community Lot' is to be assumed by the developer until the lot is deeded to the home owners in the subdivision, or to a homeowners association."

12. "This plat resubdivides deeds _____ R.O.H.C."

13. "This subdivision has been developed according to the design standards of the Subdivision Regulations of the Town of Signal Mountain.

14. Special notations and information, if required.

15. Show parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the "Tax Map Number". (Added 7-6-2000)

16. Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc. (Added 7-6-2000)

17. Show any road intersection within 100' of the site. (Added 7-6-2000)

503 INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR MAJOR SUBDIVISIONS

1. A letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the design of the extension of the water lines, if applicable.
2. A letter from a Division of Sanitary Engineering, Tennessee Department of Public Health, approving the design of the sewer lines, if applicable.

NOTE: This letter must be preceded by a letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the site for the location of the sewage treatment facility and establishing effluent limits for the discharge if applicable.

3. The streets or roads in the subdivision shall be at least rough graded before the final plat is submitted. If required by the Planning Commission, the Health Department or the Town Manager in their approval of the preliminary plat, the streets shall have off-set stakes (with station numbers), or stakes (with lot numbers) on at least every other lot on one side of the street.

4. Requests for Variances

Requests for Variances, if applicable, shall be submitted in writing with the submittal of the final plat, in accordance with Article I, Section III, unless the variance was granted in the approval of the preliminary plat.

5. House Locations and Building Setback Lines

Suggested house locations and building setback lines may be required by the Health Department and should then be shown on the plat. The actual house location may, however, deviate from the area shown on the plat if the location is approved by the Health Department.

If suggested house locations are shown on the plat, a note should be added to the plat showing the symbol for the house location, and wording similar to the following: "House should not be greater than _____ feet from its closest side lot line as shown (see plat for exceptions, if applicable)." and/or "Building setbacks and suggested house locations may be changed with written permission of the Health Department."

6. Septic Systems (Added 1-28-99)

The proposed subdivision must meet all criteria of the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Technical Manual, including those contained in the sections New Lots (Pages 1 and 2) of the September 1, 1998, document "Changes to Policies and Procedures".

In addition, prior to approval by the Town of Signal Mountain Planning Commission, the following items shall be required:

- (1) Soil maps submitted shall be extra high intensity on 1" = 50' scale plat and mapped on a 50 foot grid pattern.
- (2) Final plat maps submitted for signatures shall meet the following criteria:
 - (a) Be on 1" = 100' scale or larger with surveyor's statement of accuracy as per State of Tennessee regulations.
 - (b) Contain a list of restrictions specifying the maximum number of bedrooms available on each lot and any other criteria deemed necessary by the Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations.
 - (c) Contain no unsuitable lots on plat. All lots deemed unsuitable must be combined with adjoining lots or reserved as "common areas".
 - (d) Specify designated areas for primary septic system disposal area and duplication area(s) of each lot.

- (e) Specify location of all planned underground utilities so as to not interfere with septic system disposal area(s).
- (f) Indicate size of lot (minimum size of lots to be determined by number of bedrooms proposed).
 - 1, 2 or 3 bedroom - 21,780 square feet
 - 4 bedroom - 25,000 square feet
 - 5 bedroom - 32,670 square feet
 - 6 bedroom - 37,670 square feet
 - Over 6 bedroom - 5,000 square feet per additional bedroom
- (g) Specify and identify drainage easements down lot lines where needed to allow storm water and under certain conditions curtain drain water to be disposed of without adversely impacting lots down slope.
- (h) Specify and identify buffer zones between septic system disposal areas down slope to prevent hydraulic overloading of disposal fields (to be determined by Chattanooga-Hamilton County Health Department Environmental Health Groundwater Protection Regulations).
- (i) A note will be on all plats that all Health Department notes regarding the subsurface sewage disposal system and duplication easement will become null and void as to each lot where each residence thereon becomes permanently connected to a public sanitary sewer system. When each residence on a lot has been permanently connected to a public sanitary sewer system, this section 503.6 shall no longer apply to such lot.

ARTICLE 6

DEFINITIONS

600. WORDS AND PHRASES

For the purposes of these regulations, certain terms, words and phrases are defined as follows:

Words with a masculine gender include the feminine gender.

Words used in the future tense include the present.

Words used in the singular include the plural.

Words used in the plural include the singular.

The word "may" is permissive.

The words "Ordinance" and "Regulations" are used interchangeably.

The word "person" includes a firm, association, corporation, organization, partnership, trust, company, and an unincorporated association of persons such as club, as well as an individual.

The words "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

601. Applicant: The owner of land proposed to be subdivided, or his representative. Consent shall be required from the legal owner of the premises.
602. Block: A parcel of land that is normally bounded by streets or bounded by streets and the exterior boundary of a subdivision.
603. Bond: Any form of security (including a cash bond, surety bond, cashiers check, collateral, property, or instrument of credit) in an amount and form satisfactory to the Town Council. See Section 206.
604. Building Inspector or Official: A qualified inspector from the Town of Signal Mountain.
- 604.1 CAD: Computer-aided drafting; a.k.a. computer-aided design. (Added 7-6-2000)
605. Capital Improvements Program: A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purpose, construction, or replacement of the physical assets for the community are included.
606. Collector Street: See Streets. (Section 661)
- 606.1 Control Monuments: A survey marker used to position the remaining boundary survey corners on the surface of the Earth. A type of monument. (Added 7-6-2000)
607. Corrective Plat: A plat used to record minor changes to a recorded plat. (See Article 2, Section 204)

608. Cronaflex: A dimensionally stable material on which the final details of a proposed subdivision are affixed and recorded in the Registrar's Office. (See Article 2, Section 205)
609. Council: The Signal Mountain Town Council.
610. Cul-De-Sac: See Street (Section 661)
611. Current Planning and Operations: A division of the Planning Commission that processes and administers plats and the subdivision regulations within the jurisdiction of the Planning Commission.
612. Deed Restrictions: A private covenant among the residents of a subdivision or development limiting the use of conditions within the subdivision or development.
613. Developer: Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another.
614. Easement: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.
1. Easement, Drainage: A perpetual, unobstructed easement across property reserved to carry surface water drainage along specified routes to natural water courses. Drainage easements shall not be filed or built in any way that will impede the flow of surface water.
 2. Easement, Overhead Power and Communication: An easement for the installation, operation, inspection, maintenance, repair or replacement of overhead electric power, telephone, cable t.v. and other communication lines, cable, poles, anchors, structures, etc. and the appurtenances thereto belonging. (Added 1-6-94)
 3. Easement, Permanent: A recorded permanent easement at least 50 feet in width which provides access to a publicly accepted municipal or county street and such permanent easement shall have been determined by the Planning Commission, and so indicated in their minutes, to be at least of such length, width, grade, surfacing, alignment and design as to offer the same degree of safety as a public street, and such permanent easement shall be open to public safety access and utility access.
 4. Easement, Power and Communication: An easement for the installation, operation, inspection, maintenance, repair or replacement of underground, ground level or overhead electric power, telephone, cable t.v. and other communication lines, cables, poles, anchors, ditches, pipes, duct, structures, manholes, etc. and the appurtenances thereto belonging. (Added 1-6-94)
 5. Easement, Utility: An easement for the installation, operation, inspection, maintenance, repair or replacement of public utility lines, cables, poles, ditches, pipes, manholes, etc., and the appurtenances thereto belonging.
615. Engineer: Any person registered to practice professional engineering in Tennessee by the State Board of Examiners for Architects and Engineers.

616. Final Plat: A subdivision plat prepared in accordance with the provisions herein, in which said plat is designed to be placed on record with the County Registrar after approval by the Planning Commission.
617. Flag Lot: An interior lot located to the rear of another lot but with a narrow portion of the lot extending to the street. Flag lots are not permitted in the Town of Signal Mountain.
618. Flood, 100-Year: (Base Flood Elevation) The level attained by a major flood that would occur on the average of once every one hundred years, as determined by the Tennessee Valley Authority. This level is used to determine minimum elevations for the construction of roads, streets and structures.
619. Floodway (Valley) Zone: See Section 672.
620. Frontage: All property abutting on a dedicated and publicly accepted right-of-way.
621. Frontage Street: See Street (Section 661)
622. General Plan: A plan, or any portion thereof, adopted by the Planning Commission, showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, streets, parks, school and other community facilities. This plan establishes the goals, objectives, and policies of the community.
623. Geologic Survey: Involves study of the bedrock, regolith and ground water. Requires a detailed mapping of the rock strata and structural relationships of these units. Also, may include nature and significance of possible metallic and non-metal mineral deposits.
- 623.1 GIS Department: The agency designated by Hamilton County and the Town of Signal Mountain as the official source of electronic maps and related geographic information system support. The head of this agency is the Director of the GIS Department. (Added 7-6-2000)
624. Governing Body: The Signal Mountain Town Council
625. Governmental Attorney: The licensed attorney designated by the Signal Mountain Town Council to furnish legal assistance to the Governing Body.
626. Governmental Engineer: The licensed Engineer designated by the Governing Body or Town Manager to furnish engineering assistance for the administration of these regulations, usually given the title "Town Engineer".
627. Grade: The slope of a street, or the ground, specified in percentage (%) terms.
628. Greenbelt: Undisturbed natural habitat which should remain undisturbed; no cutting or dumping is allowed, random plantings are allowed, dead or diseased growth may be removed. These conditions are assumed to apply unless a plat note to the contrary is approved by the Planning Commission.

- 628.1 Hamilton County GIS Department: The agency designated by Hamilton County and the Town of Signal Mountain as the official source of electronic maps and related geographic information system support. The head of this agency is the Director of the GIS Department. (Added 7-6-2000)
629. Health Department and Health Officer: The agency and person designated by the governing body to administer the health regulations of the local government and of the state.
630. High Water Stage (Base Flood): The 100 year flood elevation as determined by the Federal Insurance Administration in its Flood Insurance Study.
631. Improvements: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping and other related matters normally associated with the development of raw land into building sites.
632. Local Government: The Town of Signal Mountain.
633. Local Street: See Street (Section 661)
634. Lot: A parcel of land or any combination of several lots of record, occupied or intended to be occupied by a principal building or building group as permitted in the applicable zoning ordinance or regulation, together with their accessory building or uses and such access yards, and other open spaces as required in these regulations and the applicable zoning ordinance or regulation. If on-site disposal systems are used, the lot must be capable of sustaining such a disposal system within the limits of the particular lot.
635. Lot Measurements: Lots shall be measured and their dimensions calculated as given below:
1. Lot frontage: All property abutting a dedicated and publicly accepted right-of-way.
 2. Lot width: The width of the lot measured along a straight line between side lot lines (generally parallel to the street) and measured at: (a) the rear of the front yard required by the zoning ordinance, or (b) the building setback line as shown on the plat.
 3. Lot depth: The dept of the lot measured along a straight line(s) perpendicular to the street and measured from the street right-of-way to the rear of the lot in accordance with the most applicable of the following conditions: (See the following two pages for examples).
 - a. For rectangular lots, the length of the side lot line.
 - b. For lots that are generally rectangular or trapezoidal, except where either side lot line is less than fifty (50) feet; the average of the depths to the rear lot corner.

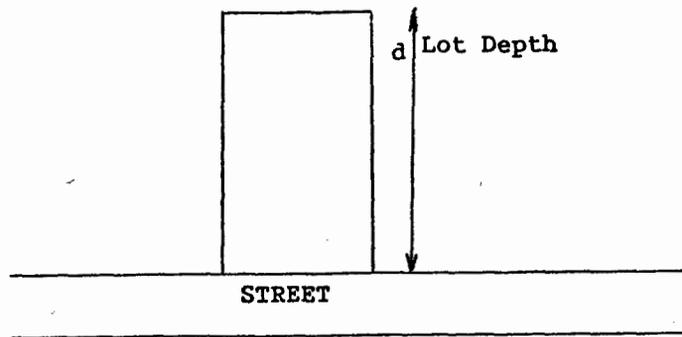
- c. Lots that are generally rectangular, or trapezoidal where one side lot line is less than fifty (50) feet, or triangular; the average of the dept of the long side lot line and the length of a line perpendicular to the street but seventy-five (75) feet away from side measured above. (Note: the lot width must be at least seventy-five (75) feet to make this measurement.)
- d. Lots with irregular front or rear lot lines; the average of the shortest side lot line and a line to the portion of the rear lot line that is closest to the street.

636. Lot of record: A designated tract of land as shown on a recorded plat or tax map on record in the Registrar's Office or the Assess of Property's Office prior to February 14, 1935.

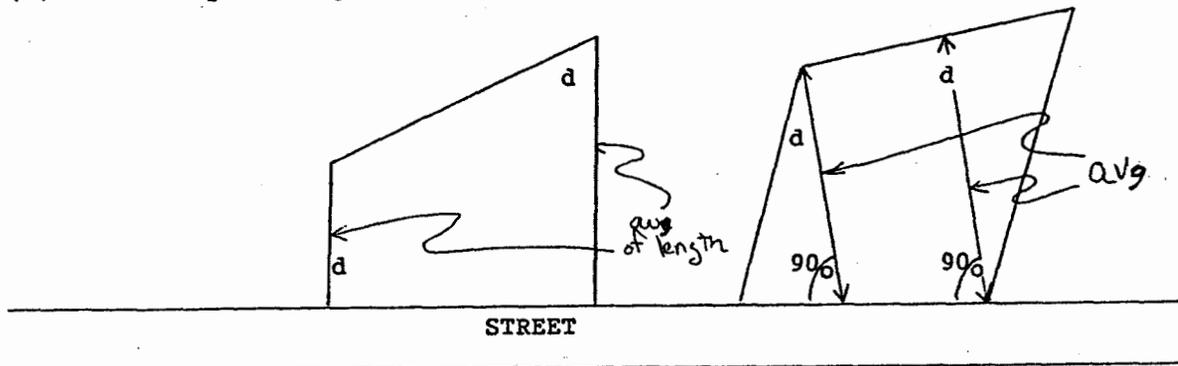
EXAMPLES: LOT DEPTH

d = depth

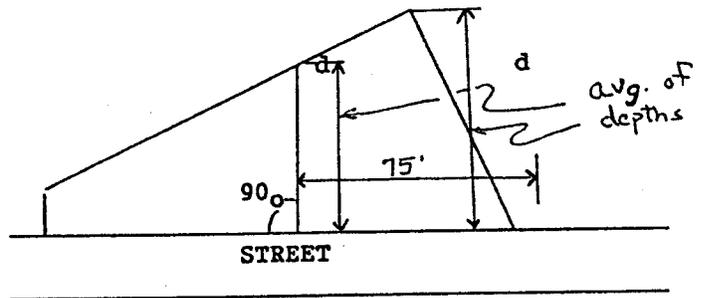
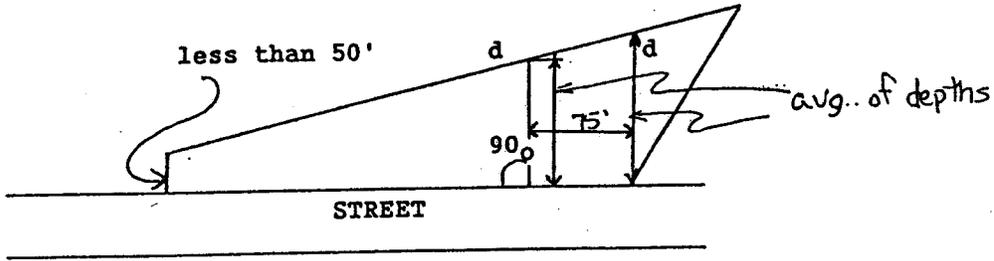
(a) Rectangular Lots



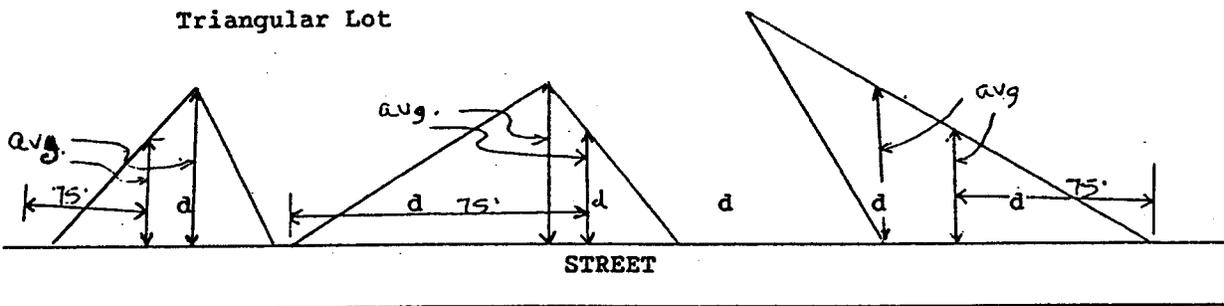
(b) Generally Rectangular or Trapezoidal



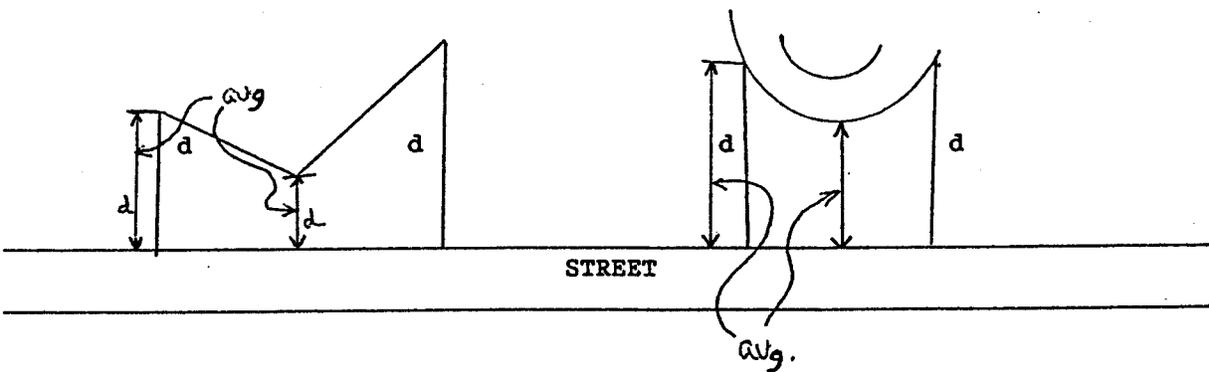
(c) Generally Rectangular or Trapezoidal, One Side Less Than 50'



Triangular Lot



(d) Irregular Front or Rear Lot Line



637. Lot types: Terminology used in these regulations with reference to corner lots, interior lot, through lots, and reversed frontage lots is as follows:
1. Corner lot: A lot located in the intersection of two or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
 2. Interior lot: A lot other than a corner lot with only one frontage on a street.
 3. Through lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
 4. Reversed frontage lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
638. Major street: See Street (Section 661).
639. Major street plan: See General Plan.
640. Major subdivision: See Subdivision, Major.
641. Monuments: Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot corners, boundary lines, corners and points of change in street alignment. (See Article 3, Section 305)
642. Non-residential lot: a lot intended to be used for purposes other than residential and accessory uses; such as for commercial or industrial development.
643. Non-residential subdivision: A subdivision intended to be used for purposes other than residential, such as for commercial or industrial development. Such subdivision shall comply with the applicable provisions of these regulations.
644. Offer of dedication: The act of granting land or streets to an entity, such as a government, association, person, etc. The offer of dedication shall not constitute the acceptance of such land or streets by the local government, association or person.
645. Ordinance: Any legislative action, however denominated, of a local government which has the force of law, including any amendment or repeal of any ordinance.
646. Owner: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.
647. Performance bond: See Bond and Article 2, Section 206.
648. Planning Commission: The Signal Mountain Planning Commission - a municipal Planning Commission created in accordance with T.C.A. 13-4-302 which serves as the municipal Planning Commission for the Town of Signal Mountain. The term "Planning Commission" as used in these regulations may refer to the Signal Mountain Planning Commission or its staff as appropriate.

649. Plat: The map, plan or drawing on which the developer's plan of a subdivision of property is presented to the Planning Commission for approval, and after such approval, to the Registrar of Hamilton County for recording. "Plat" includes plat, replat, plan, plot or replot.
650. Plat designer: An individual or firm that surveyed and designated the preliminary plat, final plat and "Cronaflex". Only a registered engineer or surveyor may prepare the final plat and Cronaflex and sign the same. (See Section 501.3)
651. Public Right-of-Way: Land owned by a government, but developed and reserved for the public's use. (See Right-of-Way, Section 656)
652. Reserve strip: A remnant of land created by the subdivision of contiguous land.
653. Residential lot: A lot intended to be used for residential and accessory uses.
654. Residential subdivision: A subdivision intended to be used for residential and accessory uses.
655. Resubdivision: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map, or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.
656. Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "Right-of-Way" for land platting purposes shall mean that every Right-of-Way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such Right-of-Way and not included within the dimensions or areas of such lots or parcels. Right-of-Way intended for streets, crosswalks, water mains, sanitary sewers, storm sewers, storm drains, shade trees, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such Right-of-Way is established.
657. R.O.H.C.: Registrar's Office of Hamilton County.
658. Sale of lease: Any immediate or future transfer of ownership or any possessory interest in land, including contract of sale, lease, devise, interstate succession, or transfer, or an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, lease devise, interstate succession, or other written instrument.
659. Setback line: A line established by the Subdivision Regulations and/or the Signal Mountain Zoning Ordinance, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said codes.
- 659.1. Sewer available: This note on a plat means that every lot has an existing functioning sanitary sewer on that lot or in a street adjacent to that lot or that a bond has been submitted to install sanitary sewers that meet this standard. If only certain lots on a plat meet this standard, the note can indicate the lots which meet this standard. (Added 7-6-2000)

660. Staging: The development of tracts of land in phases, each of which is a part of the total area.
661. Street: Any public right-of-way designed for vehicular movement, except alleys, dedicated to and accepted by the local government. "Street" includes the full width of the right-of-way between property lines as well as the traveled portion thereof. "Street" includes "road", "highway", or any other designation of public right-of-way designed for vehicular movement.
1. Street, dedicated: A street shown on a subdivision plat which has been dedicated to the local government, but which has not yet been accepted by the local government.
 2. Street, collector: A street, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets. Collector streets include those streets designated as Collector Streets on the General Plan or any other plan adopted by the Signal Mountain Planning Commission.
 3. Street, cul-de-sac: A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
 4. Street, freeway: A divided, multi-lane street with full control of access designed to move large volumes of traffic at high speeds.
 5. Street, frontage: A street adjacent to a freeway or a major arterial, separated therefrom by a median, and providing ingress and egress from abutting property.
 6. Street, local: A street primarily for providing access to residential, commercial or other abutting property.
 7. Street, major: A street which serves the major movements of traffic within and through the community as shown on the latest adopted Major Street Plan of the General Plan, or any other plan adopted by the Signal Mountain Planning Commission.
662. Subdivider: Any person who (1), having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2), directly or indirectly, sells, leases, or develops, or offers to sell, lease or develop, or advertises for sale, lease or development, any interest, lot, parcel site, unit, or plat in a subdivision, or who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease or development if a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision and who (4) is directly or indirectly controlled by, or under direct, or indirect common control with any of the foregoing. (See also Applicant and Developer)
663. Subdivision: See Article 1, Section 105.2.
1. Subdivision, Corrective Plat: See Article 2, Section 204.

2. Subdivision, Major: Any subdivision in which few streets are to be constructed and dedicated to the public; or any subdivision requiring the extension of public water and/or sewer lines.

664. Subdivision Development Contract: A contract between the developer and the Town of Signal Mountain specifying the duties, fees and responsibilities required of the Developer by the Town any obligations to the developer by the Town. The Subdivision Development Contract may include, but is not limited to, Performance Bonds; Maintenance Bonds; impact fees; additional fees; insurance and safety requirements; water and sewer fees; erosion, dust, mud and litter control; construction related tests; infrastructure installation procedures, and any other matter deemed appropriate by the Town Manager.

665. Surveyor: A land surveyor properly licensed and registered in the State of Tennessee.

666. Surveyor/Engineer: Any person registered to practice professional engineering in the State of Tennessee and also licensed and registered to practice land surveying in the State of Tennessee.

667. Town: The Town of Signal Mountain.

668. Town Council: The Signal Mountain Town Council.

669. Town Manager: The chief administrative official appointed by the Signal Mountain Town Council pursuant to the February 6, 1990, Signal Mountain Town Charter or his designated representative. The term "Town Manager" as used in these regulations may also apply to the acting Town Manager or his designated representative.

670. Town Staff: Employees of the Town of Signal Mountain.

671. Utility, Public: A Public Utility is a business, organization, or government entity which is regularly supply the public with some commodity or service to include, but not be limited to, such commodities or services as natural gas, electricity, water, telephone, sewage collection, cable television, etc., which required the extension of lines, poles, cables, wires, pipes, etc., to individual buildings and which is being regulated for the public convenience and necessity by Federal, State, County, Town or other local government.

672. Valley (Floodway) Zone: A zone established in the Zoning Ordinance (Regulations) for the purpose of maintaining the capability of the Tennessee River, its tributaries, and adjacent lands to drain flood waters, and to regulate development in the zone.

673. Variance: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship. (See Article 1, Section 111)

674. Watercourse, Unmapped: Any watercourse other than those watercourses for which 100 year flood elevations have been mapped by the Federal Emergency Management Agency or its successor on Flood Insurance Rate Maps. (Added 3-14-94)

675. Zoning Ordinance: The Signal Mountain Zoning Ordinance.

ARTICLE 7

ENACTMENT AND REPEAL

701. ENACTMENT, EFFECTIVE DATE

These regulations shall become effective from and after the date of its approval and adoption by the Signal Mountain Planning Commission for the Town of Signal Mountain.

702. Henceforth, any other Subdivision regulations previously adopted by the Signal Mountain Planning Commission for the Town of Signal Mountain shall be deemed to be repealed.

ADOPTED:

June 6, 1991

James P. White
Chairman
Signal Mountain Planning Commission

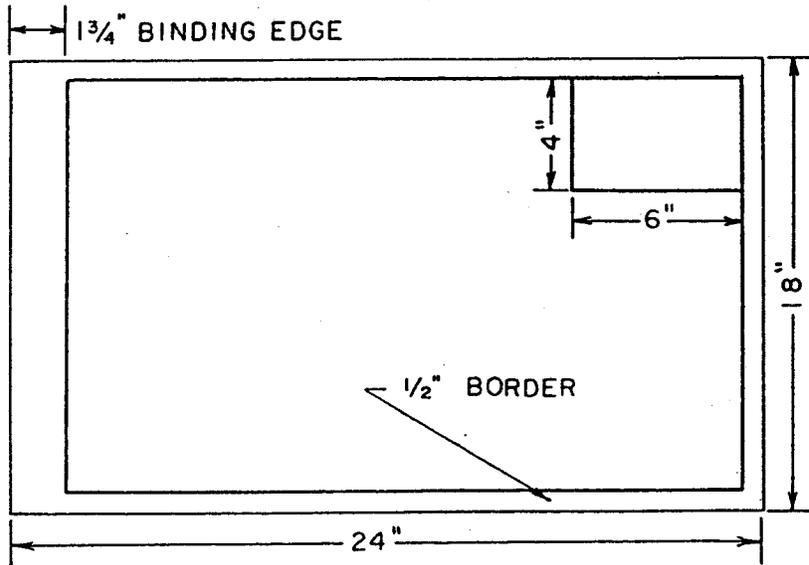
0015Z

S/D PLAT SIZES REQUIRED

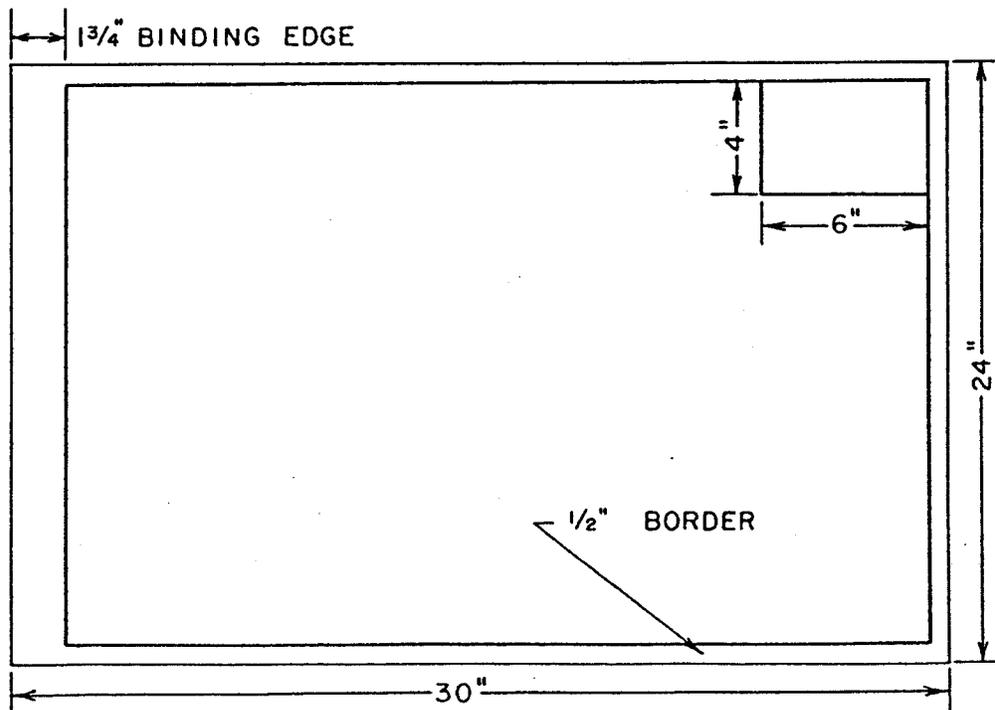
8½" X 14" Size Deleted 7-6-2000

OVERALL SIZES

18" x 24"
24" x 30"



Binding edge 1 3/4"
Border 1/2"
Stamp block 4" x 6"



MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

STOP SIGN

STOP signs are intended for use on streets where traffic is required to stop.

The STOP sign shall be an octagon with white message and border on a red background. The standard size shall be 30 inches by 30 inches. Where greater emphasis or visibility is required, a larger size is recommended. On low-volume local streets a 24 inch by 24 inch size may be used.

At a multiway stop intersection, a supplementary plate should be mounted just below each STOP sign. If the number of approach legs to the intersection is three or more, the numeral on the supplementary plate shall correspond to the actual number of legs, or the legend ALL-WAY may be used. The supplementary plate shall have white letters on a red background and shall have a standard size of 12 inches by 6 inches or 18 inches by 6 inches.

Secondary messages shall not be used on STOP sign faces.

