

SIGNAL MOUNTAIN

SUBDIVISION REGULATIONS

Adopted by Signal Mountain Planning Commission on June 6, 1991

Section 302.1 Added on May 6, 1993
Sections 614(2) and 614(4) Added on January 6, 1994
Section 309 Added on March 3, 1994
Section 674 Added on March 3, 1994
Section 204(2) Amended on November 6, 1997
Section 303(d) Added on January 28, 1999
Section 403(7) Added on January 28, 1999
Section 503(6) Added on January 28, 1999
Section 310 Added on April 6, 2000
Various Sections Added on July 6, 2000

SIGNAL MOUNTAIN SUBDIVISION REGULATIONS

TABLE OF CONTENTS

	Page
Article 1, <u>GENERAL PROVISIONS</u>	
101 Title	1
102 Intent of Regulations	1
103 Purposes	2
104 Authority	2
105 Jurisdiction	3
106 Interpretation, Conflict and Separability	3
107 Saving Provision	4
108 Enforcement, Violations, and Penalties	4
109 Amendments	5
110 Fees for Processing Plats	5
111 Application for Variances	5
112 Appeal	6
Article 2, <u>SUBDIVISION PROCEDURE</u>	
201 General Principles	7
202 Major Subdivisions	8
203 Special Requirements	9
204 Corrective Plats and Revised Plats	10
205 Transparent Copy of the Final Plat or Corrective Plat or Revised Plat	12
206 Performance Bonds	15
207 Acceptance of Public Improvements by Council	16
208 Subdivision Development Contract	16
209 Inspection	16
210 Effect of Approval and Recording Final Plats	17
Article 3, <u>DESIGN STANDARDS</u>	
301 General Principles	18
302 Streets	18
303 Required Access, Frontage, Depth and Area	19
304 Miscellaneous Lot Requirements	20
305 Monumentation	21
306 Erosion and Sedimentation Control	21
307 Sanitary Sewage Disposal Systems	22
308 Water Facilities	23
309 Setback and Elevation Requirements on Unmapped Watercourses	25
310 Sidewalks on New Public and Private Streets	25
Article 4, <u>PRELIMINARY PLAT REQUIREMENTS</u>	
401 Specifications for and Content of the Preliminary Plat	28
402 Statements to be Included on the Plat	30
403 Information Required in Addition to the Preliminary Plat	31

Article 5, **FINAL PLAT REQUIREMENTS**

501	Specifications for and Contents of the Final Plat	34
502	Statements to be Included on the Plat	37
503	Information Required in Addition to the Final Plat	38

Article 6, **DEFINITIONS** 41

Article 7, **ENACTMENT AND REPEAL** 51

APPENDIX

1.	Sheet Size and Stamp Block	A-1
2.	Drainage Calculation Table	A-2
3.	Manual on Uniform Traffic Control Devices	A-3