

SUBDIVISION REGULATIONS
OF
CITY OF OAK HILL, TENNESSEE, MUNICIPAL PLANNING COMMISSION
(HEREAFTER REFERRED TO AS THE PLANNING COMMISSION)

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SECTION ONE: GENERAL PROVISIONS

- 1.1 Title - These regulations shall hereafter be known and cited as the Subdivision Regulations of the City of Oak Hill, Davidson County, Tennessee.
- 1.2 Purpose - The subdivision of land is the initial step in the process of orderly community development. Once land has been divided into streets, blocks and lots and publicly put to record, the correction of defects, deficiencies and errors is costly and time consuming. Because of these factors it is in the best interest of the general public, the land developer and future owners if the subdivision has been accomplished in accordance with sound planning and proper minimum standards of design. The establishment of sound planning practices and proper minimum design standards will help promote the health, safety and economic welfare of the entire community with subdivisions prepared under such guidelines within the City of Oak Hill, Tennessee.
- 1.3 Authority - These subdivision regulations are adopted by the Planning Commission pursuant to the authority and powers granted by Sections 13-4-308 through 13-4-309, Tennessee Code Annotated.
- 1.4 Jurisdiction - These subdivision regulations shall apply to all subdivisions, as herein defined, located within the City of Oak Hill, Tennessee. No land shall be subdivided within the jurisdictional area until the subdivider submits a plat as required by these regulations, obtains Planning Commission approval of the plat, and files the approved plat with the county register.
- 1.5 Previously Approved Subdivisions
 - 1.5.1 Unexpired Preliminary Approval - The approval granted on any plat prior to the effective date of these regulations shall remain in force and effect for the time period stipulated by the regulations under which the approval was first granted.
 - 1.5.2 Expired Preliminary Approval - In any instance in which the period of preliminary approval shall have passed with some portion of the subdivision not having received final approval, and the applicant wishes an extension of the preliminary approval, the Planning Commission may:
 - (1) Permit the remaining portion of the subdivision to be constructed and to receive approval under provisions set forth in the regulations whereby preliminary approval was originally granted, or
 - (2) Stipulate that the plat is null and void and that a new plat be presented subject to the provisions of these regulations.

In making this determination, the Planning Commission shall consider all pertinent facts available to it. The current state and active pursuit of construction and development activities within the subdivision shall be given due consideration in the course of the Planning Commissions deliberation on this question.

1.6 Amendments

1.6.1 Enactment - For the purpose of providing for the public health, safety, and general welfare the Planning Commission may from time to time amend these regulations. Before the adoption of any amendment to these regulations, a public hearing thereon shall be held by the Planning Commission, thirty (30) days notice of the time and place of which shall be given in a newspaper of general circulation.

1.6.2 Codification and Distribution - Subsequent to the adoption of any amendment to these regulations, such amendment shall be incorporated into the text of these regulations in the following manner:

- (1) Replacement pages shall be prepared incorporating the new or changed language. Each such new or replacement page shall have the amendment number and shall be dated so as to indicate the date of the last revision of the page.
- (2) In Section Seven of these regulations, each adopted amendment shall be numbered consecutively and printed on pages separate from any other amendment and in a manner which fully states any language deleted from these regulations and any language added and the place in the text of each such change.

1.7 Design Modifications

1.7.1 General - Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a design modification may be granted from these regulations; provided, such modification shall not have the effect of nullifying the general intent and purpose of these regulations and provided, further, that the Planning Commission shall not consider modifications unless it shall make findings based upon evidence presented to it in each specific case that:

- (1) The granting of the design modification will not be detrimental to the public safety, health, or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located.
- (2) The conditions upon which the request for a design modification is based are unique to the property for which the variance is sought and are not applicable generally to other property.

- (3) Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
- (4) The design modification will not in any manner alter the provisions of the land development plan, the major street or road plan, or the zoning ordinance.

Where the Planning Commission concludes that the purpose of these regulations may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, it may approve other design modifications to these regulations.

- 1.7.2 Conditions - In approving design modification, the Planning Commission may impose such conditions as in its judgment will secure substantially the objectives, standards, and requirements of these regulations.
- 1.7.3 Procedures - Each and every design modification of these subdivision regulations sought by a subdivider shall be specifically applied for in the numerical order of the subdivision regulations, in writing by the subdivider in letter form. Any condition shown on the plat, which would require a design modification, shall constitute a grounds for disapproval of the plat unless such special application for modification is made. In approving a variation from these regulations, the Planning Commission shall state fully in the minutes the grounds for the variation and all of the facts upon which the decision is made.

SECTION TWO: PROCEDURES FOR PLAT APPROVAL

2.1 General Procedure

In seeking to subdivide land a property owner or his agent shall:

- 2.1.1 Consult informally with the City Manager at a pre-application conference to become familiar with these regulations, the major road plan, and other official plans or public improvements which might affect the area to be subdivided. Applicant shall provide a preliminary plat or conceptual plan for discussion of the proposed area to be subdivided.
- 2.1.2 Prepare a preliminary plat and submit same to the Planning Commission at least thirty (30) days prior to the meeting at which it is to be considered, said plat to be prepared in accordance with Sections Three and Five hereof.

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2.2 Improvements

2.2.1 Following the approval of the preliminary plat by the Planning Commission, the subdivider may commence installation of improvements upon acceptance by the City of Oak Hill of the final construction plans and issuance of a building permit.

2.2.2 Following the guarantee of, or installation of improvements, the final plat shall be submitted to the Planning Commission in accordance with the requirements of Section Four hereof. The Planning Commission shall examine said plat and if: (a) it is in accordance with the approved preliminary plat or any approved revisions thereof, and (b) the Planning Commission has at hand the appropriate written approval of the installation by the developer with proper bonds or deposits, then the Commission shall approve said plat within 30 days of the Official Submission Date.

2.3 Official Submission Date - For the purpose of these regulations. The date of the regular meeting of the Planning Commission at which the public hearing on the final subdivision plat, including any adjourned date thereof, is closed, shall constitute the official submittal date of the plat at which the statutory period required in Section 13-4-304, Tennessee Code Annotated, for formal approval or disapproval of the plat shall commence.

2.4 Policy on Flood-Prone Areas - In determining the appropriateness of land subdivision at any site containing a flood-prone area, the Planning Commission, in reviewing any plat, shall consider the following:

- (1) The danger to life and property due to the increased flood heights or velocities, either potential or actual, caused by subdivision fill, roads, and intended uses.
- (2) The danger that intended uses or improvements may be swept onto other lands or downstream to the injury of others.
- (3) The adequacy of proposed water supply, sanitation, and drainage systems, and the ability of these systems to function under flood conditions.
- (4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage upon the individual owner.
- (5) The importance of the services provided by the proposed facility to the community at large.
- (6) The requirements of the subdivision for a waterfront location.
- (7) The availability of alternative locations not subject to flooding for the proposed subdivision and land uses.

- (8) The compatibility of the proposed uses with existing development or development anticipated in the foreseeable future.
- (9) The relationship of the proposed subdivision to the land development plan and the flood-plain management program for the area.
- (10) The safety of access to the property for emergency vehicles in times of flood.
- (11) The expected heights, duration, velocity, rate of rise, and sediment transport of the flood waters expected at the site.
- (12) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, public ways, and bridges.
- (13) The effect of the proposed subdivision upon the governing body's participation in the National Flood Insurance Program.

No subdivision or part thereof shall be approved by the Planning Commission if proposed levees, fills, structures, or other features within the subdivision will individually or collectively, increase flood flows, heights, duration, or damages. The regulatory limits (the one hundred-year flood level) shall be determined from the latest approved flood study for the jurisdictional area, and any subsequent revisions thereto.

In any instance in which the Planning Commission determines that a proposed subdivision may affect the flood height, velocity, or duration in any flood-prone area outside its jurisdiction, the Planning Commission will require the developer to coordinate review of the development plans with the appropriate governmental agencies of the affected areas.

In approving plats for subdivision of land containing flood-prone areas, the Planning Commission will require that development proceed in such a way that property lying within any floodway, as defined by these regulations, will be maintained in a manner as prescribed by the zoning ordinance. The Planning Commission will require the developer to make all reasonable efforts so that development within any floodway fringe area (within the one hundred-year flood level) be protected adequately against potential flood hazards by the methods prescribed in Section Four of these regulations.

The Planning Commission will disapprove the subdivision of any land containing a flood-prone area when the Planning Commission determines that subdivision plats are not consistent with the policy stated in this section.

2.5 Omission of Preliminary Plat

A Subdivider may omit the submission of a preliminary plat submitting only a final plat for
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minor subdivisions provided the following conditions must be met:

- (1) The proposed subdivision does not contain more than four (4) lots, sites, or divisions.
- (2) All public improvements set forth in Section Six are already installed. (Any construction, installation, or improvement of public improvements shall require the submission of a preliminary plat as prescribed by Section Three).
- (3) The Subdivider has consulted informally with the City Manager and it is agreed upon by the Planning Commission Chairman (or his/her designate) that a preliminary plat is unnecessary.

SECTION THREE: PRELIMINARY PLAT

3.1 Application Procedure and Requirements - The applicant shall file with the Planning Commission a preliminary plat except as otherwise provided for in Section 2.5 hereof. The failure of the applicant to satisfy the requirements of this section with full and correct information shall be cause for disapproval of a preliminary plat. The preliminary plat shall be prepared in accordance with Section Five and:

- (1) Be presented to the Secretary of the Planning Commission at the offices of the City of Oak Hill at least thirty (30) days prior to the regular meeting of the Planning Commission and be accompanied by the required fee.
- (2) Include all land which the applicant proposes to subdivide and all land immediately adjacent, extending 100 feet therefrom, or of that directly opposite thereto, extending 100 feet from the public way frontage of such opposite land. The lot pattern of surrounding development shall be shown within that area located within 500 feet of the proposed development.
- (3) Be accompanied by a minimum of fifteen (15) copies of the preliminary plat as described herein.

3.2 Administrative Review - An administrative review meeting shall be conducted on the preliminary plat, and any exhibits submitted in conformance with these regulations. This review shall include the City Manager and any other appropriate governmental representative. The review shall be held prior to the regularly scheduled Planning Commission meeting at which the plat is to be reviewed.

With professional assistance, as necessary, the subdivider shall prepare a report, on any proposed subdivision containing or abutting a flood prone area. Such report shall estimate the discharge of the regulatory flood; determine the specific flooding threat at the site of the

proposed subdivision; and indicate whether the subdivision is located in a floodway or floodway fringe area by:

- (1) Calculation of water surface elevations and regulatory flood protections based upon a hydraulic analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
- (2) Computation of the floodway required to convey the regulatory flood without increasing natural flood heights of the regulatory flood.

3.3 Notice of Hearing - The Planning Commission shall hold a hearing as required by Section 13-4-304, Tennessee Code Annotated, on each plat brought before it.

3.4 Preliminary Approval - After the Planning Commission has reviewed the preliminary plat, any exhibits, and the results of administrative review, the applicant shall be advised of any required changes. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary plat within thirty (30) days after date of the regular meeting of the Planning Commission at which the hearing on preliminary approval, including adjourned date thereof, is closed.

A certificate of preliminary approval shall be issued by the Secretary of the Planning Commission upon demand, and the applicant may proceed to apply for final subdivision plat approval in the manner prescribed by Section Four of these regulations.

After the Planning Commission approves, conditionally approves, or disapproves the preliminary plat, one copy of the proposed preliminary plat shall be returned to the developer with the date of approval, conditional approval, or disapproval thereon. If a preliminary plat is disapproved, the Planning Commission shall state specific reasons for disapproval which shall be entered into the minutes of the meeting.

3.5 Public Improvements - The Planning Commission may require that all public improvements be installed and dedicated prior to the signing of the final subdivision plat by the Secretary of the Planning Commission. If the Planning Commission does not require that all public improvements be installed and dedicated prior to signing of the final subdivision plat, an adequate performance bond shall be required. The amount of such bond shall be established by the Planning Commission based upon the recommendation of the City's Consulting Engineer or by receipt of cost bids from two (2) or more independent contracting firms equal to the cost of all necessary improvements plus twenty percent (20%) to cover inflation. It is the subdividers responsibility to furnish these estimates to the Planning Commission.

Such bond amounts shall be submitted by the applicant at the time of application for final subdivision plat approval. The Planning Commission shall require the applicant to indicate on the plat all public ways and improvements to be dedicated; all districts for water, fire, and utility improvements which shall be required to be established or extended; and any other special requirements deemed necessary by the Planning Commission in order for the subdivision plat to conform to the zoning ordinance and the land development plan for the

jurisdictional area.

A maintenance bond shall be required by the City of Oak Hill as referenced in Section 4.7.3.

- 3.6. Effective Period of Preliminary Approval - The approval of a preliminary plat shall be effective for a period two (2) years at the end of which time final approval of the subdivision plat must have been obtained from the Planning Commission, although the preliminary plat need not have been signed and filed with the county register. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to submit a new plat for approval subject to any zoning provisions and the subdivision regulations currently in effect. Prior to the expiration of the preliminary approval and upon proper request by the developer, the approval may be extended for not more than one (1) year if the Planning Commission deems such to be advisable based upon progress made in developing the subdivision.
- 3.7 Zoning Regulations - Every plat shall conform to any existing zoning regulations and subdivision regulations applicable at the time of proposed final approval, except that any plat which has received preliminary approval shall be exempt from any subsequent amendments to such zoning ordinance or these regulations rendering the plat nonconforming as to bulk, use, or development standards, provided, that final approval is obtained within the effective period of preliminary approval, as extended, set forth in Section 3.6, herein.

SECTION FOUR: FINAL PLAT

- 4.1 Application Procedure and Requirements - A subdivider shall file with the Planning Commission a final plat. The failure of the applicant to satisfy the requirement of this section with full and correct information shall be cause for disapproval of a final plat. The plat shall be prepared in accordance with this the following:
- (1) Include the entire subdivision, or section thereof, for which final approval is sought.
 - (2) Be accompanied by a minimum of fifteen (15) copies of the final subdivision plat as described herein.
 - (3) Comply substantially with the preliminary plat, where such plat is required.
 - (4) Be presented to the Secretary of the Planning Commission at least thirty (30) days prior to the regular meeting of the Commission at which it is to be considered.
 - (5) Be accomplished by formal irrevocable offers of dedication to the public of all public streets and uses, utilities, parks, and easements, in a form approved by legal counsel, as applicable. (The subdivision plat shall be marked with a notation indicating the formal offers of dedication as shown in Appendix B of

these regulations).

- (6) Be prepared to issue a performance bond, if required, in a form satisfactory to legal counsel and in an amount adequate to complete the required improvements. It shall include provisions that the principal of the bond shall comply with all the terms of the resolution of final subdivision plat approval, as determined by the Planning Commission, including, but without limitations, the performance of all required subdivision and off-site improvements, and that all improvements and land included in the irrevocable offers of dedication shall be dedicated to the governing body free and clear of all liens and encumbrances on the premises.
- (7) Be accompanied by written assurance from any public utility companies serving the area of the subdivision that necessary utilities will be installed and by proof that the applicant has submitted petitions in writing for the creation or extension of any utility districts as required by the Planning Commission upon preliminary plat approval.
- (8) Be accompanied by the following documentation, if the final plat contains common maintenance elements such as detention ponds, entry signage, drainage easements, etc. for approval by the City of Oak Hill:

Note: No portion of the platted site is to be under common ownership.

- (a) Plans for improvement and maintenance of the open space or facilities located thereon. (Note: This particularly applies to drainage and detention structures.)
- (b) Articles of incorporation and bylaws of the home owners association or other legal entity charged with improving or maintaining the open space or facilities, and declaration of covenants and restrictions pertaining to each and every property within the subdivision.
- (c) Declaration of covenants and restrictions pertaining to open space and facilities which assure the continued use of said facilities for the purpose intended.

4.2 Endorsement of Notations - The notations and certifications required by Appendix B, of these regulations to appear upon the final plat shall be endorsed by appropriate officials and other persons prior to application for final subdivision plat approval, except that the certificate of Planning Commission approval shall be signed at the time specified in Section 4.5.1 of these regulations.

4.3 Hearing and Decision on Final Plat - The Planning Commission shall hold a hearing as required by Section 13-4-304, Tennessee Code Annotated, on each final plat brought before it. The Planning Commission shall, within thirty (30) days after the Official Submittal Date

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of the plat, approve, modify, or disapprove the final subdivision plat by resolution, which shall set forth in detail any conditions to which the approval is subject, or reasons for disapproval.

Failure of the Planning Commission to act upon a plat within the prescribed time shall be deemed approval of the final plat, and in such event, a certificate of approval, entitling the subdivider to proceed shall be issued upon demand, by the Secretary of the Planning Commission. The applicant, however, may agree to an extension of the time for Planning Commission review.

The City of Oak Hill Planning Commission approval of the final plat shall expire after a period of one (1) year. If the final plat is not recorded within the year the developer may request the approval be extended prior to the expiration date. The Planning Commission may extend approval for a period not to exceed one (1) year if it deems such to be advisable based upon progress made in developing the subdivision.

4.4 Vested Rights - No vested rights shall accrue to any plat by reason of preliminary or final approval until the actual signing of the plat by the Secretary of the Planning Commission. All requirements, conditions, or regulations adopted by the Planning Commission, applicable to the particular subdivision or to all subdivisions generally, shall be deemed a condition of approval for any subdivision prior to the time of the signing of the final plat by the Secretary of the Planning Commission. Where the Planning Commission has required the installation of improvements prior to the signing of the final plat, the Planning Commission shall not modify unreasonably the conditions set forth in the resolution of final approval.

4.5 Signing and Recording of Subdivision Plat

4.5.1 Signing of Plat

- (1) When a bond is required, the Secretary of the Planning Commission shall endorse approval on the plat after the bond and amount have been submitted and approved by the City of Oak Hill.
- (2) When installation of improvements is required, the Secretary of the Planning Commission shall endorse approval on the plat after all conditions of the resolution have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required public facilities have been installed in a manner satisfactory to the governing body as shown on certifications by the appropriate governmental representative(s) that necessary land dedications and improvements have been accomplished.
- (3) When restrictive covenants are required a recorded copy shall be submitted for verification.
- (4) When the conditions of this section are satisfied, the Secretary of the Planning Commission shall sign the permanent reproducible original of the

subdivision plat.

4.5.2 Recording of Plat – All plat recordings will be transacted by the City of Oak Hill. The subdivider shall supply the Secretary of the Planning Commission the original plat, two (2) mylar copies and one reproducible slick for recording with the County Registers Office. The subdivider will be required to pay a fee to the City of Oak Hill for this service. If the subdivider registers the plat with the Davidson County Register of Deeds rather than the City of Oak Hill registering the plat, said plat shall become null and void. The subdivider must resubmit all required materials and begin the approval process with the Oak Hill Planning Commission again, after waiting a minimum period of six (6) months. The resubmission will be subject to a fee double the original fee for registration to the City of Oak Hill.

4.5.3 Phasing of Subdivision Plats - Prior to granting final approval of a final subdivision plat, the Planning Commission may permit the plat to be divided into two (2) or more phases and may impose such conditions upon the filing of each section as it may deem necessary to assure the orderly development of the subdivision.

The Planning Commission may require that a performance bond be in such amount as is commensurate with the phase or phases of the plat to be filed and may defer the remaining required performance bond principal amount until the remaining phases of the plat are offered for filing. Such authorized sections must contain at least one third of the total number of lots contained in the proposed plat unless a specific waiver of this requirements is granted by the Planning Commission.

4.6 Improvements and Performance Bond - A letter of credit may be required in place of a performance bond at the sole discretion of the City of Oak Hill.

4.6.1 Completion of Improvements - Before the final subdivision plat is signed by the Secretary of the Planning Commission as specified in Section 4.5.1 of these regulations, all applicants shall complete, in accordance with the Planning Commissions decision and to the satisfaction of the appropriate governmental representative, all public street, sanitary, and other improvements, including lot improvements on the individual lots of the subdivision, as required in these regulations and as approved by the Planning Commission, and shall dedicate such improvements to the governing body free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

4.6.2 Performance Bond - The Planning Commission at its discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plat by providing that, as an alternative, the applicant post a bond at the time of submission for final subdivision approval in an amount estimated by the Planning Commission as sufficient to guarantee to the governing body the satisfactory construction, installation, and dedication of the incomplete portion of required improvements.

Such performance bond, or letter of credit, shall comply with all statutory requirements and shall be satisfactory to legal counsel for the City of Oak Hill as to form, sufficiency, and manner of execution, as set forth in these regulations. The period within which required improvements must be completed shall be specified by the Planning Commission in the resolution approving the final subdivision plat and shall be incorporated in the bond and shall not exceed one (1) year from date of final approval unless a longer period is specifically authorized by the Planning Commission.

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

- 4.6.3 Temporary Improvements - The applicant shall build and pay for all costs of temporary improvements required by the Planning Commission and shall maintain them to a reasonable satisfaction for the period specified by the Planning Commission. Prior to construction of any temporary facility or improvement, the applicant shall file with the governing body a separate suitable bond for temporary facilities, which shall ensure that the temporary facilities will be properly constructed, maintained, and removed.
- 4.6.4 Costs of Improvements - All required improvements shall be made by the applicant at his expense. Any provisions for reimbursement by the governing body or any utility agency shall be stipulated clearly in the provisions of any bond.
- 4.6.5 Failure to Complete Improvements - In subdivisions for which no performance bond has been posted, if the improvements are not completed within the period specified by the Planning Commission in the resolution approving the plat, the approval shall be deemed to have expired. In those cases in which a performance bond has been posted and required improvements have not been installed within the terms of such performance bond, the governing body thereupon may declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared to be in default.
- 4.6.6 Acceptance of Dedication Offers - Acceptance of formal offers of dedication of public streets, easements, and parks shall be by formal action of the governing body. Such action shall be in the form of a resolution recommended by the Planning Commission to the governing body. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply an acceptance by the local government of any public street, easement, or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

4.7 Inspection of Improvements

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4.7.1 General Procedure - The City of Oak Hill may require inspection of required improvements during construction and ensure their satisfactory completion. The cost of the inspections are to be borne by the developer and will be included in the initial permitting fees. If the appropriate governmental representative finds upon inspection that any of the required improvements have not been constructed in accordance with the governing body's construction standards and specifications, the applicant shall be responsible for completing the improvements to the required standards. Whenever the cost of improvements is covered by a performance bond, the applicant and the bonding company or other financial institution shall be liable severally and jointly for completing said improvements according to specifications.

4.7.2 Release or Reduction of Performance Bond

(1) Certificate of Satisfactory Completion - The governing body shall not accept dedication of required public improvements nor release nor reduce a performance bond until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed, and until the applicant's engineer or surveyor has certified to the Planning Commission and the appropriate governmental representative (through submission of a detailed as-built survey of the subdivision indicating location, dimensions, construction materials, and any other information required by the Planning Commission) that the layout and the line and grade of all public improvements are in accordance with the approved construction plans for the subdivision. Upon such approval and recommendation, the governing body, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Section Six of these regulations.

(2) In no event shall a performance bond be reduced below twenty-five percent (25%) of the principal amount prior to acceptance of all items covered under the bond.

4.7.3 Maintenance of Improvements - The developer shall be required to maintain all improvements including, but not limited to, all roadway, drainage systems, sod or seeded grass, headwalls, rock lining, and keep all drains open during development of a subdivision and for a period of twelve (12) months after completed to the satisfaction of the city.

The developer shall be required to file a maintenance bond with the City of Oak Hill prior to dedication of improvements. The amount will equal fifteen percent (15%) of the original development costs or as considered adequate by the city and in a form satisfactory to legal counsel. This bond will be held for a period of twelve (12) months after the date of acceptance of the public improvements to assure the satisfactory condition of the required improvements.

4.8 Issuance of Building Permits and Certificates of Occupancy for Individual Lots

- (1) In general, no Building Permit for an individual lot may be issued until after the recording of the final plat.
- (2) Where a performance bond has been required, no Certificate of Occupancy for any building in the subdivision section shall be issued prior to the completion of the improvements and the City of Oak Hill has issued the Certificate of Completion.

SECTION FIVE: GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

5.1 General Requirements - Residential subdivisions shall be designed to create desirable neighborhoods with peace, quiet safety, and beauty wherein residential values will be maintained and enhanced after full development. Because the diversity of land ownership makes it unlikely for one owner to develop a large section of the city as a unified planned neighborhood, the Planning Commission shall make use of the policies in the latest adopted comprehensive plan as the basis for ensuring unified residential development in the city.

5.1.1 Conformance to Applicable Rules and Regulations - In addition to the requirements established herein, all subdivision plans shall comply with all applicable laws, ordinances, resolutions, rules, or regulations, including, but not limited to:

- (1) All applicable provisions of Tennessee law, regulations, or policy;
- (2) Any zoning ordinance, any building and housing codes, and all other applicable laws or policies of the governing body;
- (3) The adopted general plan and major road or street plan;
- (4) The rules of the county health department and the Tennessee Department of Health and Environment;
- (5) The rules, as applicable, of the Federal Highway Administration or Tennessee Department of Transportation, if the subdivision or any lot contained therein abuts a non-local highway; and
- (6) Any requirements of the Tennessee Department of Environment and Conservation, the U.S. Army Corps of Engineers and the Federal Emergency Management Agency;
- (7) The regulations of the State of Tennessee and the Davidson County Fire Marshals with respect to street layout and fire hydrant locations (See Appendix C Item 14);

- (8) All provisions of the American with Disabilities Act; and
- (9) The standards and regulations adopted by all other boards, commissions, and agencies of the governing body, where applicable.

Plat approval may be withheld if a subdivision is not in conformity with the above rules.

- 5.1.2 Self-Imposed Restrictions - If the owner places restrictions on any of the land contained in the subdivision greater than those required by the zoning ordinance or these regulations, such restrictions or reference thereto shall be required to be recorded along with the final subdivision plat in the office of the county register.
- 5.1.3 Monuments - Concrete monuments four (4) inches in diameter or square and three (3) feet long with a flat top shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision and at angle points and points of curve in each street. The top of the monument shall have an indented cross to properly identify the location and shall be set flush with the finished grade.
- 5.1.4 Pins - All other lot corners shall be marked with iron pins not less than three-fourths (0.75) inch in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.
- 5.1.5 Character of the Land - Land, which the Planning Commission finds to be unsuitable for subdivision for development due to flooding, improper drainage, unstable soils, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which would be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission to solve the problems created by the unsuitable land conditions. Such land shall be set aside for such uses as will not involve such a danger.
- 5.1.6 Subdivision Name - The proposed name of the subdivision shall not duplicate or too closely approximate phonetically the name of any other subdivision in the Metropolitan Nashville area. Metro Public Works Department must sign off on this name approval. The Planning Commission shall have authority to approve the name of the subdivision which shall be determined at preliminary plat approval.
- 5.1.7 Water Quality Permitting - The developer shall acquire all applicable permits from State and Federal Agencies including but not limited to U.S. Army Corp of Engineers Section 404 permit and the Tennessee Department of Environment and Conservation [^] Aquatic Resource Alteration Permit[®] (ARAP) any time that a stream or wetland is impacted by development. Road crossings, stream relocations, bank stabilization, or utility line crossings, etc. will require permitting. The developer shall

obtain a National Pollutant Discharge Elimination System Permit (NPDES) as required by law.

5.2 Lot Requirements

- 5.2.1 Lot Arrangement - The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography, flood hazards, or other conditions in securing building permits to build on all lots in compliance with the zoning ordinance and state and county public health department regulations and in providing driveway access to buildings on such lots from an approved public and or private street.

Where a lot in any flood-prone area must be improved to provide a building site free from flooding, such improvements shall be made outside the floodway by elevation or fill to at least two (2) feet above the regulatory flood protection elevation (one hundred-year flood) for a distance extending at least twenty-five (25) feet beyond the limits of intended structures and, additionally, extending a sufficient distance to include areas for subsurface sewage disposal if the lot is not to be connected to a public sanitary sewer system. Any fill shall be protected against erosion by rip-rap, vegetative cover, or other methods deemed acceptable by the Planning Commission.

- 5.2.2 Lot Dimensions - Lot dimensions shall comply with the minimum standards of the zoning ordinance where applicable. Generally, side lot lines shall be at right angles or radial to street lines.

Dimensions of the corner lots shall be large enough to allow for erection of buildings, observing the minimum front-yard setback requirements from both public way rights-of-way.

Building setbacks shall conform to the minimum standards of the zoning ordinance.

- 5.2.3 Double Frontage Lots - Double frontage and reverse frontage lots should be avoided, except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement at least twenty (20) feet wide shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right-of-access across a planting screen easement.
- 5.2.4 Soil Preservation and Final Grading - No certificate of completion shall be issued until final grading has been completed in accordance with the approved construction plan and the lot pre-covered with soil having an average depth of at least six (6) inches and containing no particles over two (2) inches in diameter over the entire area of the lot, except that portion covered by buildings or included in streets or where the grade has not been changed or natural vegetation seriously damaged.

Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide at least six (6) inches of cover on the lots and at least four (4) inches of cover between any sidewalks and curbs, and be stabilized by seeding or planting.

5.2.5 Lot Drainage - Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area which includes subsurface drainage. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

5.2.6 Erosion and Sediment Control - There shall be a minimization of changes in the rate of natural erosion and sedimentation which result from the development process. An erosion and sediment control plan shall be presented with the construction plans submitted in conformance with these regulations. Such plans shall incorporate the following principals:

- (1) clearing and grading shall be integrated with layout design;
- (2) clearing shall be minimized and existing vegetation shall be preserved to the maximum feasible degree;
- (3) grading shall be strictly limited to those areas involved in current construction activities;
- (4) disturbed areas shall be protected and stabilized as soon as possible.
- (5) all necessary measures shall be taken to control erosion onto adjacent properties and into adjacent streams or bodies of water throughout the construction period or until disturbed areas are stabilized with vegetation.
- (6) temporary measures shall include silt fence or baled hay erosion checks installed as per the details shown in Appendix E.
- (7) subsurface drainage systems, including pipe inlets and catch basins, shall be protected from erosion and siltation by baled hay erosion checks, or other approved methods until the surrounding area has been stabilized with vegetation.
- (8) adequate maintenance and inspection of erosion /siltation control structures is required to ensure proper working order. Inspections should be made periodically and after each storm event. Control structures shall be replaced and maintained as necessary.
- (9) adjacent City of Oak Hill streets and drainageways must be kept clean and

clear by the developer during construction.

- 5.2.7 Debris and Waste - No cut trees, timber debris, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on any lot or public street at the time of the issuance of a certificate of completion for the lot, and removal of such waste shall be required prior to issuance of any certificate of occupancy. Neither shall any such waste be left nor deposited in any area of the subdivision at the time of expiration of the performance bond or dedication of public improvements, whichever is sooner.
- 5.2.8 Burning - No burning of debris or waste shall be allowed within the corporate limits of the City of Oak Hill.
- 5.2.9 Blasting – It is the City of Oak Hill’s policy to discourage blasting within its corporate limits when alternative methods are available.
- 5.2.10 Fencing - Each subdivider or developer shall be required to furnish and install all fences wherever a hazardous condition may exist. Such fences shall be constructed according to standards established by the City of Oak Hill, as appropriate, and shall be noted on the final plat as to height and required materials. No certificate of occupancy shall be issued for any affected lot until such fence improvements have been installed.

5.3 Street Requirements

- 5.3.1 Conformity to the Major Thoroughfare Plan - The location and width of all streets and roads shall conform to the official Major Thoroughfare Plan.
- 5.3.2 Relation to Adjoining Street System - The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width.
- 5.3.3 Street Right-of-Way Widths - The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Thoroughfare Plan, or if not shown on such plan, shall be not less than as follows:

- (1) Arterial Streets and Highways Minimum width of
90 feet

The Planning Commission may require additional right-of-way to accommodate additional lineage, on-street parking, bikeways and medians as may be necessary and appropriate to be consistent with the Land Use Plan and Major Thoroughfare Plan.

Arterial streets are the primary streets for moving large numbers of vehicles

quickly through the City and are identified in the vehicle access control ordinance and the Major Thoroughfare Plan.

- (2) Collector Streets 60 feet

Collector streets are designed to carry traffic from minor streets to the arterial streets and typically include the principal entrance streets of a residential development.

- (3) Local Streets 50 feet

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

- (4) Dead-end streets (cul-de-sacs) for residential areas 5' wider than paved surface or no less than 50 feet radius

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

- 5.3.4 Additional Width on Existing Streets - Subdivisions that adjoin existing streets shall dedicate additional right-of-way to comply with the minimum requirements for the street under the Major Thoroughfare Plan.

When the subdivision is located on only one side of an existing street, one-half (2) of the required right-of-way, measured from the centerline of the existing roadway, or the centerline of the proposed future road alignment shall be provided, whichever is greater.

- 5.3.5 Crowns - All pavement surfaces shall drain adequately. If the pavement surface is not super elevated, the crown shall be a minimum two percent (2%) cross slope measured from the roadway centerline to the edge of pavement.

- 5.3.6 Grades - Grades on arterial streets shall not exceed seven (7) percent. Grades on collector streets shall not exceed (9) percent, grades on local streets may not exceed twelve (12) percent unless design modification is granted by the Planning Commission but shall not exceed fifteen (15) percent for more than two-hundred (200) feet in length.

For proper drainage, the minimum grade on any street shall be one (1) percent. Consistent with the intent and spirit of this section design modifications may be allowed for environmental considerations including but not limited to tree protection and minimization of site disturbance provided that in the opinion of the City=s

engineering representative, such grade does not pose a safety problem for the public.

- 5.3.7 Horizontal and Vertical Curves - Horizontal and vertical curves shall comply with the design standards set for in the American Association of State Highway Transportation Officials= Policy for the Geometric Design of Highway Systems, latest edition. Local and dead end streets shall meet a calculated 35-mile per hour (mph) minimum design speed. Design modifications to lower the design speed may be allowed if conditions warrant. If this is allowed, it will be required of the developer to have the reduced design speeds posted on the streets.

Vertical curves shall be designated with the following K-values, for a 35 mph design speed, crest vertical curve K-value of 40; sag vertical curve, K-value of 50. The City may allow adjustments to lower K-values when justified for environmental considerations including but not limited to tree protection and minimization of site disturbance provided that in the opinion of the City's Consulting Engineer, such grade and curve does not pose a safety problem for the public.

- 5.3.8 Intersections - All streets shall intersect as closely as possible to a ninety (90) degree angle. The minimum tangent length at the intersecting street shall be 50 feet for local streets and 150 feet for arterial, collector, and commercial/service institutional streets. Property line radii at street intersections shall not be less than twenty-five (25) feet.

The subdivision developer shall ensure sufficient sight distance as per the current AASHTO requirements.

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

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

5.3.11 Cul-de-sac and Temporary Dead-end Streets

- (1) Minor terminal streets or courts designed to have one end permanently closed (cul-de-sac) shall be no more than seven hundred fifty (750) feet long unless necessitated by topography. A permanent cul-de-sac shall be measured from the radius return of the nearest intersecting street.
- (2) Where, in the opinion of the Planning Commission, it is desirable to provide for future street access to adjoining property, such temporary dead-end streets shall be extended by dedication of right-of-way and construction of the roadway to the boundary of the adjoining property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet and shall be bonded with the overall improvements of

the subdivision.

- (3) When a road is approved as a temporary dead-end, eventual connection or road extension to or through an adjoining tract of land as indicated by the Planning Commission, then a sign shall be erected and maintained by the Subdivision Homeowners Association stating Temporary Dead-End Road, Subject to Extension at some future date.

5.3.12 Street Names - The naming of the streets within a proposed subdivision shall be the responsibility of the applicant. All proposed street names must be approved by the Metropolitan Department of Public Works before submittal to the Planning Commission. Following staff review and recommendation, the Planning Commission shall have final authority to approve or disapprove the names of all streets appearing on the plat.

- (1) Proposed streets which are obviously in alignment with others already existing and named, or which may eventually connect shall bear the names of those existing streets.
- (2) In no case shall the name for proposed streets duplicate existing street names. Proposed street names shall not be spelled the same as, nor be phonetically similar to, the names of existing streets in the area.
- (2) Street names and types shall be carried, without change across intersections. All proposed street names shall be submitted to the Metro Public Works Department for approval of the time the Preliminary Plat is submitted.
- (4) The application for the street addresses shall be made through the City of Oak Hill's office. These addresses will be issued by the Metro Department of Public Works. Street addresses will also be provided on the final plat.

5.3.13 Blocks

- (1) Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth but should not be less than two-hundred-twenty feet of width. Exceptions to this prescribed block width may be permitted in blocks adjacent to major public streets, railroads, or waterways.
- (2) The lengths, widths, and shapes of blocks shall be determined with due regard for the following:
 - (a) Provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - (b) Zoning requirements as to lot sizes and dimensions;
 - (c) Needs for convenient access, circulation, control, and safety of

- vehicular and pedestrian traffic;
 - (d) Limitations and opportunities of topography.
- (3) Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than four-hundred (400) feet, except as the Planning Commission deems necessary to secure efficient use of land or desired features of the public way pattern.

5.4 Private Street Requirements

5.4.1 General Requirements – Private streets will be allowed at the sole discretion of the Oak Hill Planning Commission.

- (1) Each preliminary plat, final plat, or revised final plat for a private street and gated subdivision as provided for in this article shall require the approval of the Planning Commission. All private streets within a subdivision shall be identified on the final plat as access easements for the benefit of all lots in the subdivisions. All property within the access easements shall be owned by the platted lot owner and maintained by the property owners association. Property encumbered by these access easements shall not be counted toward the individual lot acreage requirements as set forth in the current Oak Hill Zoning Ordinance.
- (2) All public utility and drainage easements within a private street subdivision shall be formally dedicated on the final plat at locations and widths acceptable to the City of Oak Hill, Metro Water Services and other affected utilities. The plat shall provide for access to employees of the city and all utilities providing service to the subdivision, when acting in the course of their employment, to enter such easements and all vehicle access easements; and to maintain all public utilities and facilities lying therein.
- (3) It is the City of Oak Hill's policy to discourage gated subdivisions. If approval of a gated subdivision is to be requested it must be addressed with the submission of the preliminary plat. No public street may be gated.
- (4) A private street and gated subdivision shall not cross any existing collector or arterial street as designed on the City's most recent thoroughfare plan or prevent the construction of such future streets as identified in the plan. No private street and gated subdivision shall be permitted in a location that would prevent vehicle access to future subdivision on tracts adjacent to the site if such tracts, in the determination of the Planning Commission, lack sufficient alternative access. In addition, a private street and gated subdivision shall not disrupt or prevent the reasonable establishment of public pedestrian connections between adjacent subdivisions, public streets, churches and public parks.

- (5) No school, park, church, or other public facility shall be located within a private street subdivision unless it is fully accessible to the general public from a public right-of-way and conforms to all Conditional Use permitting and the City Master Plan requirements.

5.4.2 Technical Requirements

- (1) Design, construction, and inspections of all roadways, curbing, drainage, street lighting, utilities, and traffic control devices in a private street subdivision shall conform to the same technical requirements for the public streets of these regulations.

All street and other improvements shall be completed and certified to be in compliance with the approved plan before approval of the final plat by the Planning Commission. For any final plat approved prior to the completion of roads and other improvements, the Planning Commission shall require a performance bond to be posted in an amount sufficient to assure completion of the work. The performance bond shall not be reduced or released until all improvements have been deemed to be in compliance with the above technical standards and have been released to the property owners association for maintenance responsibility.

- (2) No gates or guardhouses for a private road subdivision shall be placed on public right-of-way. All gates and guardhouses shall be located at least fifty (50) feet from a public right-of-way. Guardhouses and gate structures shall be approved by the City Manager shall include a typical system, acceptable to the City, for immediate emergency access to the subdivision. At minimum, gates shall be constructed to permit opening in emergencies by bolt-cutters or breakaway panels. Under no circumstances shall the City or emergency service providers be responsible for the repair of any damage to the gates or structures associated with an emergency response into the subdivision.
- (3) Prior to subdivision completion, a Subdivision-Gated Layout & Access Plan will be submitted to the Oak Hill City Official.
- (4) Additional Requirements - The Planning Commission may impose such additional requirements for private streets and gated subdivisions as may be necessary to carry out the intent of these subdivision regulations.

SECTION SIX: DEVELOPMENT REQUIREMENTS FOR CERTIFICATE OF COMPLETION

6.1 Generally - A perfectly prepared and recorded subdivision plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. The proper installation of public improvements by the Subdivider allows the community to avoid a potential tax liability by having to correct substandard improvements. The following tangible improvements, or provision for their estimated cost, are required before final plat approval and recording in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

6.2 Required Improvements - Every subdivision developer shall be required to grade and improve streets, and to install paving, curbs, gutters, monuments, street lighting, signage and pavement markings, sewers, storm water systems, water mains and fire hydrants in accordance with specifications established by the Planning Commission. Where specifications adopted by local authorities conflict with regulations set forth herein, the more stringent shall govern.

6.2.1 Road and Street Specifications Grading, Site Work, and Pavement Construction.

Purpose - In the interest of improving the quality of public road construction and decreasing future maintenance requirements, the City of Oak Hill, Tennessee (hereinafter referred to as the City) shall require the following specifications in the design and construction of public roads.

6.2.2 Scope - These specifications include minimum criteria for the design and construction of public roads and authorized private roads within the City of Oak Hill, Tennessee.

6.2.3 General

- (1) Engineer: The term Engineer as hereinafter used will refer to the City=s authorized engineering representative.
- (2) Developer/Contractor Responsibilities: No design requirement or testing and monitoring as outlined herein shall relieve the Developer/Contractor from his responsibility to provide a stable roadway in compliance with the specifications.
- (3) Items Not Specifically Covered: Construction of items not specifically covered herein shall conform to the Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

6.2.4 Design Requirements

- (1) Definitions: Pavement refers to all components of the roadway section above the subgrade. Pavement includes the mineral aggregate base, bituminous

plant mix base course, if any, and the asphaltic concrete wearing surface.

- (2) Subgrade: Subgrade refers to the top section of the prepared roadbed upon which the pavement section is placed.
- (3) Minimum Pavement Section Design:
Thickness of Mineral Aggregate Base: 8 inches in 2-4" lifts
Bituminous Plant Mix Base (Binder): 2 inches
Thickness of Asphaltic Concrete Wearing Surface: 1 1/4 inches
(Note: All depths are compacted measurements.)

The Asphalt wearing (surface) course shall not be placed for a minimum of one year, or until such time as seventy-five percent (75%) of the anticipated building construction has been completed upon application and approval of the City.

- (4) Alternate pavement sections will be considered if supporting computations and engineering design data are submitted. Supporting data shall include information regarding the engineering characteristics of the soil, such as moisture-density relationship, Atterberg limits, California Bearing Ratio, grain size analysis, etc. Thickness designs shall be prepared by a registered professional engineer experienced in designing pavements based on geotechnical engineering data.
- (5) Geologic Hazards: Any areas which present geologic hazards, such as roads to be constructed on steep slopes, must be investigated by a qualified geotechnical engineer, experienced in designing the type of project in question.

6.2.5 Clearing and Grubbing - All vegetation, topsoil and deleterious or unstable materials must be removed from the road construction areas. All roots, larger than one-half inch in diameter, must also be grubbed out and removed.

6.2.6 Proof rolling - Immediately before beginning fill placement in areas to be filled, once fill has been placed and immediately before applying the aggregate base in cut areas, the subgrade must be proof rolled using a heavily loaded pneumatic-tired vehicle such as a loaded dump truck. This proof rolling must be observed by the City or its designee and any soft or unstable areas delineated thereby, must be undercut to stable ground and backfilled with approved fill. The area must be proof rolled again until a satisfactory result is achieved determined by the City.

6.2.7 Fills - Fill must consist of either soil, rock, or an approved soil/rock mixture free from roots, wood, organic matter, rubble and any other deleterious material. Fills shall be constructed to provide positive drainage during all phases of construction.

- (1) Soil fill must be free of rock fragments over six inches in maximum dimensions and must have a minimum dry density when compacted of 95 pounds per cubic foot.

Soil fills must be placed in ten (10) inch lifts maximum, and compacted to at least 95% of its maximum dry density as determined by ASTM D-698 (Standard Proctor). Soil fill must be stable after compaction, regardless of compaction percentage. Adequate compaction will be verified by institution density tests performed by the City's designated inspector. (See 6.2.6)

- (2) Rock fill shall consist of durable, clean, well-graded shot rock or crushed stone. The maximum dimension of rock fragments used in the rock fill shall be eighteen (18) inches.

Rock fills shall be placed in lifts not to exceed thirty (30) inches and shall be compacted with heavy steel-wheeled or tracked vehicles. Adequate compaction will be judged in the field by City's designee based on stability of the fill in place.

- (3) An approved soil-rock mixture shall consist of soil interspersed in a well-graded mixture of rock fragments no larger than twelve (12) inches in maximum dimension. The soil-rock mixture shall be placed in lifts not exceeding twelve (12) inches in maximum thickness and compacted with tamping rollers until the soil portion of the mass is compacted to at least 95% of its maximum dry density as determined by ASTM D-698. The soil portion of the mass shall be within +/- 2% of its optimum moisture content during placement. Compaction will be verified by in-place density tests where possible, but if excessive rock fragments prevent density tests, adequate compaction will be judged by the City's designee based on the stability of the mass under the influence of heavy construction equipment. (See 6.2.6)

The contractor shall furnish samples suitable for determining moisture density relationship of all soil types to be used in fills. These samples shall be furnished at least one week in advance of their use on the project. The contractor shall contact the City to allow inspection of the sampling procedures if he so desires.

- 6.2.8 Excavations - If excavations are left exposed to the weather for extended periods of time after they are brought to grade, and/or if deterioration of the sub-grade has occurred by either wetting or drying, appropriate corrective actions must be taken. Corrective action shall consist of scarifying and re-compacting the subgrade, or by use of other measures as deemed appropriate by the city.

- 6.2.9 Mineral Aggregate Base Course - The subgrade must be prepared stable and level

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and be approved by the City, or its designee shortly before placement of the base course begins. The mineral aggregate base shall consist of hard, durable crushed limestone. The gradation for mineral aggregate base shall be: Class A aggregate, Grading D, as specified by Section 903.05 of the Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition. The mineral aggregate base shall be spread by a mechanical spreader or other approved method, which will prevent segregation. The mineral aggregate shall be spread in lifts no greater than four (4) inches in thickness and compacted to a minimum density of 95% ASTM D-968 Standard Proctor of the solid volume of the material.

Any damage to the base course during construction, including raveling, loss of density, or loss of material due to construction traffic shall be repaired by replacing and re-compacting the base.

6.2.10 Prime Coat - A bituminous prime coat shall be applied uniformly on the surface of the base at a minimum rate of 0.3 - 0.35 gallons per square yard. The prime coat shall conform to Section 904-03 of TDOT Standard Specification for Road & Bridge Construction. Aggregate for cover material must be placed uniformly onto the freshly applied prime coat at a rate of 8-12 lbs per square yard by a mechanical spreader. The cover material must conform to Section 903-13 of the TDOT Standard Specifications for Road and Bridge Construction.

6.2.11 Asphaltic Concrete Hot Mix -

- (1) Bituminous Plant Mix Base (Binder): The bituminous plant mix base shall comply with Section 903.06 of the Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction, for B modified mix.
- (2) Tack Coat: The bituminous Tack Coat shall be applied uniformly on the power cleaned surface at a rate of 0.02 -0.03 gallons per square yard. The Tack Coat shall be Grade AE-3 or SS-1.
- (3) Surface Course: The pavement surface course shall consist of asphaltic concrete surface (Hot Mix) Grading AE@ in compliance with Section 411 of Tennessee Department of Transportation Standard Specifications.
- (4) Equipment - The contractor shall provide all necessary equipment for the proper installation of the asphalt surface treatments as outlined in the Tennessee Department of Transportation Standard Specifications - Section 411.04, Equipment.
- (5) Guarantee: The Developer/Contractor shall warrant the performance of the roadway for a period of not less than one year from its formal acceptance by

the City. Any pavement sections exhibiting distress during the guarantee period shall be replaced with asphalt hot mix for the full width and depth of the original pavement section. The driving surface must be smooth and comply with the Tennessee Department of Transportation Ridability Special Provision.

- (6) Construction Traffic: As much as is practicable, roadways shall not be paved until heavy construction traffic thereon can be minimized.

6.3 Other Required Improvements

6.3.1 Minimum Pavement Widths - Minimum pavement widths shall be as follows:

- (1) Local Residential Streets 11' min. lane w/2' shoulders or 24 feet w/curb
- (2) Dead-end Streets (cul-de-sacs) 40 feet radius minimum
- (3) Collector Streets 12' minimum lanes/w 4' shoulders
or 24 feet w/curb
- (4) Arterial Streets - widths to vary based upon the standards set forth in the Major Road Plan.

6.3.2 Curbs - (optional) The Subdivider shall provide twenty-four feet of pavement if wishing to use either mountable curb or curb and gutter on roadways. Alternative designs may be considered by the Planning Commission at the Preliminary approval.

6.3.3 Sidewalks - (optional) Sidewalks shall be ADA compliant. Please reference Metro Davidson County minimum standards.

6.3.4 Storm Drainage - Storm Drainage shall be designed in accordance with the requirements set for in the Metropolitan Government of Nashville and Davidson County - Stormwater Management Manual or that of the adjacent municipal entity. To the extent possible, construction and installation of drainage structures and facilities will be scheduled as soon as possible in the construction phase.

All submittals shall include drainage calculations and detailed hydraulic analysis of detention ponds. Detention ponds shall be utilized as temporary sediment basins where possible during construction. An engineer's certification confirming approved design volume to be provided to Oak Hill's designee prior to issuing Certificate of Completion.

6.3.5 Installation of Utilities - After grading is completed and approved and before any base is applied, all underground utility work B water mains, sewer mains, gas mains, electric lines, street lighting conduit, cable television, telephone, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All utilities shall be installed outside of the right-of-

way, within dedicated private easements, unless otherwise impractical to do so and approved by the Planning Commission.

6.3.6 Water Supply System - Trunk lines properly connected with the public water supply system or with an alternate supply approved by the Board of Commissioners and the Tennessee Department of Environment and Conservation shall be constructed in such a manner as to serve adequately, for both domestic use and fire protection, all lots shown on the subdivision plat.

- (1) Proof of approval from the utility providing water service shall be provided to the City prior to signing of the final plat.
- (2) An adequately sized system of water mains with sufficient flow for fire protection shall be provided as part of the subdivision. Unless alternative provisions are made for fire protection that are approved by the Fire Marshall or his designee, the minimum acceptable fire flow shall be 500 gallons per minute. Fire hydrants shall be placed in locations acceptable to the Fire Marshall or his designee to ensure that adequate fire protection to all buildings can be provided and to ensure that they will be accessible, protected from traffic hazards, and will not obstruct walks, roadways, or parking facilities. Fire hydrants shall be placed no greater than 500 feet from the center of any lot's building envelope.
- (3) For each new platted lot in a subdivision, connections to the water system shall be installed so that future connections will not require digging up or tunneling under streets or interruption to service to other connections on the systems.

6.3.7 Sanitary Sewer and Septic Tanks

- (1) Where the Planning Commission determines that a subdivision does not have to connect to an existing public water supply or sewage system, such lots shall not be granted preliminary plat approval until approval for alternative systems is granted in writing by the County Health Officer, or an authorized representative.
- (2) Sanitary sewer shall be approved and constructed as per the requirements of the providing utility and the City of Oak Hill.

6.3.8 Traffic Control, Street Markers and Warning Signage - All street signs shall conform to the requirements of the Manual for Uniform Traffic Control Devices, latest edition. Temporary signs may be installed and maintained in lieu of permanent signs until curbs are constructed and backfilled. Temporary signs must meet the same requirements for mounting height, size, and legibility as permanent signs but may be

mounted on temporary structures. The installation of temporary signs in accordance with these standards must be approved by the City Manager or his designee before authorization for building permits can be granted.

6.3.9 Street Name Signs

- (1) Installation Requirements. The developer shall purchase and install appropriate signs as designated by the City Manager. Written confirmation of this placement shall be required from the city prior to the issuance of a building permit.
- (2) Bond. Street signs and their installation will be included in the original performance bond.

Street name signs of approved type shall be installed at each subdivision intersection by the developer. Regulatory signs (intersection, speed limit, stop, yield and street markers) shall be installed prior to the issuance of any Use and Occupancy Certificate. All signs shall be approved by the City Manager or his designee to type, material, and location prior to installation.

Any decorative street name signs or regulatory signs that are installed in a subdivision are the responsibility of the homeowners association and not the City of Oak Hill. All decorative signs must comply with the requirements in the Manual for Uniform Traffic Control Devices. Approval of decorative signage must be received from the City of Oak Hill.

6.3.10 Driveways

- (1) All driveways shall be constructed so as not to impair drainage within the road right-of-way, not to allow runoff from the public street onto the private driveway, not to alter the stability of the roadway subgrade and impair or materially alter drainage of the adjacent areas. Minimum pipe diameter shall be 15-inches unless otherwise designated by the city. Headwalls shall be required on both sides of the driveway.
- (2) Residential driveway cuts shall not exceed twenty (20) linear feet in width while the width for institutional sites may vary depending on location and use. All curb cuts must have the prior approval from the City of Oak Hill.
- (3) Approval from the Tennessee Department of Transportation must be obtained for driveway access to any state route. All applicable rules of these regulations must also be followed.
- (4) Where sidewalks are located along the roadway, the driveway access must meet the Standards of the Americans with Disabilities Act. (ADA) and

should conform with the Metro Davidson County Department of Public Works requirements.

SECTION SEVEN: LEGAL STATUS

- 7.1 Authority - The enforcement of these regulations and penalties for the unapproved recordation or transfers of land are provided by State Law in the authority granted by public acts of the State of Tennessee.
- 7.2 Enforcement - The enforcement of these regulations and penalties for the unapproved recordation or transfers of land are provided by state law in the authority granted by public acts of the State of Tennessee.
- 7.2.1 No plat or plan of a subdivision of land into two (2) or more lots located within the area of planning jurisdiction shall be admitted to the land records of the City or received or recorded by the County register of deeds until said plat or plan has received final approval in writing by the Planning Commission as provided in Section 13-306, Tennessee Code Annotated.
- 7.2.2 No board, public officer or authority shall light any street, lay or authorize the laying of water mains or sewers, or authorize the construction of other facilities or utilities in any street located within the area of planning jurisdiction, unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations. (Unless such street is shown on a subdivision plat approved by the Planning Commission as provided in Section 13-306, Tennessee Code Annotated.)
- 7.3 Penalties
- 7.3.1 No county register shall receive, file, or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Section 13-302, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
- 7.3.2 Section 13-310, Tennessee Code Annotated, provides that whoever being the owner or agent of the owner of any land, transfers, or sell or agrees to sell or negotiates to sell, such land by reference to or exhibition of or by other use of a plat of subdivision to the Planning Commission and obtained its approval as required before 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 of

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transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties. The City through its city Attorney or other official designated by the Board of Commissioners, may enjoin such transfer or sale or agreement by action or injunction.

7.4 Adoption and Effective Date

7.4.1 Before adoption of these subdivision regulations, a public hearing as required by Section 13-603, Tennessee Code Annotated, was held on January 25, 2001 at the City Hall of Oak Hill, Tennessee.

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

Adopted by the Planning Commission:

Secretary, Planning Commission

Date

Effective Date

APPENDIX A: DEFINITIONS

Usage

- (1) For the purpose of these regulations certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth in this article.
- (2) Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular; the word herein means in these regulations; and the word regulations means these regulations; and the word regulations means these regulations.
- (3) A person includes a corporation, a partnership, and an unincorporated association of persons, such as a club; shall is always mandatory; a building or structure includes any part thereof; used or occupied, as applies to any land or building, shall be construed to include intended, arranged, or designed to be used or occupied.

Words and Terms Defined

Applicant - The owner of land proposed to be subdivided or his authorized representative. Consent shall be required from the legal owner of the premises.

Architect - An architect or landscape architect certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee.

Arterial Street or Road - A major public street intended to move traffic to and from major industrial areas or a route for traffic between communities or large areas and which has an average daily traffic count in excess of 3,000.

Block - A tract of land bounded by streets or by a combination of streets, public parks, cemeteries, railroad rights-of-way, or shorelines or waterways or a combination of such.

Bond- A performance security instrument with a clause, with a sum of money fixed as a penalty, binding the parties to pay the same. A Letter of Credit may be substituted for bond at the discretion of the City of Oak Hill. Also see definition for Letter of Credit.

Build-out - When certificates of occupancy have been issued for all the houses in a subdivision.

City Engineer - The City's authorized engineering representative.

City Manager - The person appointed by the Board of Commissioners to administrate the daily operations of the City.

Collector Street or Road - A major public street intended to move traffic from local streets to arterial routes. Collector routes serve a neighborhood or large subdivision (s), and normally have an average daily traffic count ranging from 1,001 to 3,000.

Construction Plan - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission, as a condition of the approval of the plat.

Cul-de-sac - A local street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement; definition includes dead-end, turn-around, or turn-about.

Developer - The owner of land proposed to be subdivided or his authorized representative.

Easement - An authorization by a property owner for the use by another, for a specified purpose, of any designated part of his property.

Engineer - An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee.

Escrow - A fiduciary agreement with the local government in lieu of actual performance and intended to assure performance. An escrow account may be provided as a bond subject to agreement of the governing body.

External Subdivision Boundary - All points along the periphery of a subdivision.

Final Subdivision Plat - The final map or drawing and accompanying materials, described in these regulations, on which the subdivider's plan of the subdivision is presented to the Planning Commission for approval and which, if approved by the commission, is recorded with the county register of deeds.

Flood-prone area - The maximum area of the floodplain that, on the average, is likely to be flooded (i.e., that has a one percent chance of being flooded in any year).

Floodplain - A land area adjoining a river, stream watercourse, bay or lake which is likely to be flooded. It is composed of a floodway and floodway fringe.

Floodway - The stream channel and adjacent overbank areas required to carry and safely discharge the 100-year flood without increasing flood levels more than one foot above natural flood level.

Floodway Fringe - The area adjoining a watercourse which, although not lying within a

floodway, has been or may hereafter be covered by a 100-year flood.

Geotechnical Engineer – A civil engineer licensed to work in the State of Tennessee whose area of expertise involves the science and practice of natural materials such as soil and rock mechanics.

Governing Body – The governing body in the City of Oak Hill is the Board of Commissioners. They are the three (3) elected officials within the City.

Grade - The slope of a public way specified in percentage terms.

Registered Land Surveyor - A land surveyor certified and registered by the State Board of Land Survey Examiners pursuant to Title 62, Chapter 18, Tennessee Code Annotated, to practice in Tennessee.

Letter of Credit – In these regulations this term means an Irrevocable Standby Letter of Credit (or a cashier's check) from an approved financial institution.

Local Street or Road - A public street intended to provide access to abutting properties and to other roads from individual properties.

Lot - A tract, plot, or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future, or transfer of ownership, or for building development.

Minor Subdivision - Any subdivision containing four (4) or fewer lots fronting on an existing street not involving any new or improved street, the extension of utilities, or the creation of any new public improvements, and not in conflict with any provisions of the adopted general plan, major road plan, zoning ordinance or these regulations.

National Flood Insurance Program - A program established by the U.S. Government in the National Insurance Act of 1968, and expanded in the Flood Disaster Protection act of 1973, in order to provide a flood insurance at rates made affordable through a federal subsidy in local political jurisdictions which adopt and enforce floodplain management programs meeting the requirements of the National Flood Insurance Program regulations. The program regulations are found at 24 Code of Federal Regulations, Chapter X, subchapter B.

Off-Site - Any premise not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

One Hundred-Year Flood - A flood having an average frequency of occurrence of one (1) percent in any year. It is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

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 real property.
Performance Bond - See definition for Bond.

Pavement – All components of the roadway section above the subgrade, including the mineral aggregate base, bituminous plant mix base course, if any, and the asphaltic concrete wearing surface.

Preliminary Plat - The preliminary drawing or drawings, described in these regulations, indicating the proposed manner of layout of the subdivision to be submitted to the Planning Commission for approval.

Public Improvement - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation or which may affect an improvement for which government responsibility is established.

Right-of-Way - A strip of land occupied or intended to be occupied by a public street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, 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 shall not be included within the dimensions or areas of such lots or parcels.

Secretary of the Planning Commission – This position is held by the Oak Hill City Manager unless otherwise designated by the Planning Commission.

Setback - The distance between a building wall and the nearest street right-of-way.

Subdivision - 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 five (5) acres or less 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 re-subdividing or to the land or area subdivided. (See Section 13-4-301, Tennessee Code Annotated.)

Subgrade - Subgrade refers to the top section of the prepared roadbed upon which the roadway pavement is placed.

Zoning Ordinance - An ordinance, legally adopted pursuant to Title 13, Chapter 4, Tennessee Code Annotated, for the purpose of regulating by district, land development or use for a designated area.

APPENDIX B: FORMS FOR FINAL PLAT CERTIFICATIONS

Quindal C. Evans 1/31/01 9:25 AM
Formatted

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book ____, Page ____, R.O.D.C., Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered, or changed so as to produce less area than hereby established until otherwise approved by the City of Oak Hill Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as on record in Book ____, Page ____, R.O.D.C., Tennessee, running with the title to the property.

Owner Name: _____

Title: _____ Date: _____

Surveyor=s Certificate

We hereby certify to the best of our knowledge, information and belief and in our professional opinion that the hereon shown subdivision plat represents a Category A @ Survey having an unadjusted ratio of precision of 1:15000 and is true an correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: _____

Tenn. Registered Surveyor No. _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City Oak Hill, Davidson County, Tennessee.

By: _____ Date: _____
Oak Hill Planning Commission

Certificate of Approval of Water and Sewer Systems

I hereby certify that: (1) the water and sewer systems designated in Subdivision have been installed in accordance with the districts specifications, or (2) a performance bond in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with Metro Water Services, to assure completion of such systems.

By: _____ Date: _____
Title: _____
Metro Water Services

Certificate of Approval of Streets and Drainage

I hereby certify that: (1) the streets and drainage designated in Subdivision have been installed in accordance with City specifications, or (2) a performance bond or Letter of Credit in the amount of \$ _____ For streets and drainage has been posted with the City of Oak Hill, Tennessee, to assure completion of such improvements.

By: _____ Date: _____
Title: _____
City of Oak Hill

APPENDIX C

PRELIMINARY PLAT CHECKLIST

The preliminary plat shall at a minimum show:

- _____ 1. The proposed name of the subdivision and all internal street names. The name(s) and address(es) of the owner or owners and the name of the designer of the plan with their State of Tennessee seal and signature.
- _____ 2. Preliminary plats shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet (1" = 100').
- _____ 3. Date, graphic scale and approximate north arrow, with north to be at top of sheet.
- _____ 4. The location of existing and platted property lines, existing streets, buildings, water courses, railroads, sewer lines, bridges, culverts, drain pipes, water mains, fire hydrants, street lights, any public utility easements or lines, the present zoning classification, on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- _____ 5. A location map of the subdivision shall be shown on the preliminary plat indicating the area within a 1,000' radius of the proposed subdivision boundaries. Suggested scale: one inch equals 1,000 feet (1" = 1000').
- _____ 6. Proposed utility layouts (sewer lines and manholes, water lines and hydrants, gas, cable television, telephone and electricity) showing feasible connections for each lot.
- _____ 7. The proposed street names, and the locations and dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, building setback lines and utilities.
- _____ 8. Topographical contours at vertical intervals of not more than five (5) feet and identification of any proposed lots with grades of 15% or more.
- _____ 9. The acreage of the land to be subdivided.
- _____ 10. Preliminary exhibits setting out the grades or profiles of the streets, the proposed type and character of all improvements, and the subdivider's proposal to the City for accomplishing the installation of required improvements.
- _____ 11. Subsurface conditions on the tract, if required by the Planning Commission: location and results of tests made to ascertain subsurface soil, including but not limited to sliding soil conditions on hillsides, rock, and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet; as well as location and results of soil percolation tests,

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if individual sewage disposal systems are proposed.

- _____ 12. If any portion of the land proposed for subdivision lies within a floodable area (i.e., floodplain or floodway) as determined by an official Flood Study Map, that portion shall be so indicated with its elevation annotated on the plan. If not within a floodable area, the following note certifying such must be added to the plan:

The property described on this plan does not lie within an area of Special Flood Hazard as delineated on the current Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, (FEMA) Community Panel Number: _____ revised: _____.

- _____ 13. Show all existing vegetation including all trees affected by construction and their sizes and type. Show any proposed screening as required by the zoning ordinance. Also, entry features should be detailed with their proposed landscape elements.
- _____ 14. Show or reference the State and Metro (Local) Fire Marshall's sign-off for this subdivision with respect to street layout and hydrant location. (See Section 5.1.1; Item 7)
- _____ 15. List and request review of any known or anticipated design modifications that will possibly be needed.
- _____ 16. Proof of water and sewer availability from the providing utility.

APPENDIX D

FINAL PLAT CHECKLIST

The final plat shall show:

- _____ 1. The plat shall be drawn at a scale of one (1) inch equals one hundred (100) feet (1"=100") on sheets sizes approved by the registers office. When more than one sheet is required, an index sheet of the same size shall also be filed showing the entire subdivision with the sheets numbered in order as a key and reference appropriate project information.

- _____ 2. The lines of all streets and roads, the size and location of any water mains and hydrants, sewer mains, manholes and other improvements, stormwater detention facilities, alley lines, lot lines, building setback lines, lots numbered in numerical order, reservations for easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations, including but not limited to, cemeteries, historically registered sites, etc.

- _____ 3. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.

- _____ 4. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.

- _____ 5. The location and description of pins, monuments, benchmark locations and elevations.

- _____ 6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

- _____ 7. Date, title, name and location of subdivisions, graphic scale, and true north point.

- _____ 8. Vicinity map showing site in relation to an area within a 1000 foot radius of the proposed subdivision boundaries.

- _____ 9. If any portion of the land being subdivided lies within a flood hazard area (i.e., floodplain or floodway) as determined by an official Flood Study Maps, that portion shall be so indicated with its elevation annotated on the plan. If not within a flood hazard area, the following note certifying such must be added to the plat.

The property described on this plat does not lie within an area of Special Flood Hazard as delineated on the current Flood Insurance Rate Map, prepared by the

Federal Emergency Management Agency, (FEMA), Community Panel
Number: _____, revised: _____.

- ___ 10. Private restrictions such as restrictive covenants and homeowners documents should be referenced on the plat only.
- ___ 11. Show location of public streets and identification of street names within the subdivision. Proof of street name approval shall be submitted with the final plat application.
- ___ 12. All required certificates as shown in Appendix B.
- ___ 13. Final Landscape requirements as necessary to satisfy the City of Oak Hill.
- ___ 14. General Notes should be included on the final plat. These should at a minimum included the following information:
 - (a) number of lots and purpose for resubdivision;
 - (b) property identification (map and parcel numbers);
 - (c) total acreage;
 - (d) flood hazard note;
 - (e) if required a note stating that "In order to build on any lot with a slope of 15% or greater it must comply with the City of Oak Hill's steep slope ordinance 87-3 Section 4-219."
- ___ 15. All outside boundary corners, breaks and key internal points (to be determined by the City of Oak Hill) are to have concrete monuments. All other property corners and break points are to have iron pins installed.