City of Gallaway Tennessee

Subdivision Regulations

RE-ADOPTED JANUARY 2006

SUBDIVISION REGULATIONS

MUNICIPAL PLANNING COMMISSION

CITY OF GALLAWAY, TENNESSEE

ARTICLE I GENERAL PROVISIONS

A. PURPOSE

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

The following subdivision standards guiding the Planning Commission are designed to secure a coordinated layout with adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities and services; to promote a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity.

The following regulations set forth are the minimum standards to be adhered to by developers of lands for residential, commercial, and industrial uses, and to provide a guide for the Planning Commission and other city officials exercising their duties pertaining to the review, approval and administration of land subdivision development within the jurisdiction of the City of Gallaway.

B. AUTHORITY

These subdivision regulations and the procedures and standards set forth herein are adopted by the Planning Commission under authority granted by Tennessee Code Annotated Section 13-4-301 through 13-4-309. The Planning Commission has fulfilled the requirements set forth in these statues as prerequisite to the adoption of such standards, having filed a certified copy of the Major Street Plan in the office of the Registrar of Fayette County, Tennessee.

C. JURISDICTION

These regulations shall govern all subdivision of land within the corporate limits of Gallaway, Tennessee. Within these regulations the term "subdivision" shall mean 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 re-subdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.

Any owner of land within this area wishing to subdivide land shall submit to the Gallaway Planning Commission a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements as set forth in Article III. A copy of the certified deed shall be presented with the application for subdivision. In instances where the subdivider is not the owner a letter from the owner authorizing the subdivider to act on the owner's behalf shall be presented. Improvements shall be installed as required by Article IV of these regulations.

D. POLICY

It shall be the policy of the Planning Commission to encourage subdivision development which enhances the health, safety and welfare of the community and which optimize the use of the land while providing a prudent balance between the economic considerations of the developer and the public interest. Conversely, it shall be the policy of the Planning Commission to disapprove proposed subdivision development which is deemed to be inefficient use of land, inconsistent with the needs and character of the community, economically untimely, or otherwise not in the public interest. Further, it shall be the policy of the Planning Commission to consider each proposed subdivision development on its merits in context with existing or planned land use, population and traffic distribution, and the needs and best interest of the community; consequently, the mere compliance with the minimum standards set forth in these regulations does not grant to the developer an implicit or explicit right to subdivision approval; accordingly, the Planning Commission may require that a proposed subdivision development exceed the minimum standards to satisfy site peculiar conditions or to conform to the existing neighborhood.

E. TECHNICAL SPECIFICATIONS INCLUDED AS PART OF THE REGULATIONS

The Local Government Public Works Standards and Specifications" by the Municipal Technical Advisory Service of the University of Tennessee as amended as set forth in the Appendix is hereby adopted as the Technical Specifications of the City of Gallaway,

F. BASIC DEFINITIONS AND INTERPRETATIONS

Except specifically defined herein all words used in these regulations have their customary dictionary definitions where not inconsistent with the context.

For the purposes of these regulations and in order to carry out the provisions and intentions as set forth herein certain words, terms, and phrases are to be used and interpreted as defined hereinafter. Words used in the present tense include the future tenses; words in the singular number include the plural, and words in the plural number include the singular; the word "person" includes a firm, partnership, or corporation as well as an individual; the word "lot" includes the word plat or parcel; the word building: "structure"; and the terms "shall" and "will" are always mandatory and not directory; and the word "may" is permissive.

The following words, terms and phrases are hereby defined as follows and shall be interpreted as such throughout these regulations.

Arterial. Major highways.

Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or water ways, or boundary lines of municipalities.

Bond. Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Planning Commission. All bonds shall be approved by the PlanningCommission whenever a bond is required by these regulations.

Building. Any structure built for the upport, shelter, or enclosure of persons, animals, or movable property of any kind, and includes any structure.

Building Setback Line. A line in the interior of a lot which is generally parallel to, and a specified distance from, the street right-of-way and the lot line or lines; which creates a space between such lines in which no building shall be placed.

Buildable Area of a Lot. That portion of a lot bounded by the required rear and side yards and the building setback line.

Collector. Streets that carry traffic from .local streets to the major system of arterial streets

Contractor. An individual, partnership, corporation or other legal entity or agent thereof which undertakes the activities covered by the City of Gallaway Subdivision Regulations.

Cul-de-sac. Permanent dead-end streets with a turnaround provided at the dead-end.

Dedication. The setting aside of land and/or improvements for a particular use.

Design Plat. A map of a proposed subdivision showing the lot sizes, and layout, location and sizes of streets and used as an aid in discussing the design of the proposed subdivision.

Developer. An indivdual, partnership, corporation, or other legal entity or agent thereof which undertakes the activities covered by these regulations. In as much as the subdivision plan drawings are merely a necessary means to the end of assuring satisfactory development, the term " developer" includes " subdivider", "owner" or "builder" even through the persons and their percise interests may vary at different project stages.

Easement. The right to use another person's property but only for a limited and specifically named purpose, the owner generally continues to make use of such land since he has given up only certain, and not all, ownership rights.

Easement Area. A strip of land over, under, or through which an easement has been granted.

Easement, Travel. The right granted by the owner of land to another party by deed or prescription, to allow access across one parcel of land to another. For the purposes of these regulations any easement created for this purpose shall have a minimum width of fifty (50) feet, serve as access to only one lot and be permanently recorded in perpetuity. An easement serving more than one lot shall be considered a private street.

Easement, Utility. The right granted by the owner of land to allow utility facilities to be constructed, maintained or perserved. Utility easements shall I include, but is not limited to, easements for storm drainage, water lines, sewer lines, electric power lines, and pipe lines.

Engineer. The City Engineer of Gallaway, Tennessee.

Engineering Plat. A map of the proposed subdivision including engineering design drawings of streets, drainage and utilities.

Final Plat. The map or plan or record of a subdivision and any accompanying material as described in these regulations.

Floodplain. An area of a river or stream, together with appropriate adjacent land, established to insure adequate and safe drainage.

Frontage. That side of a lot abutting on a street and ordinarily regarded as the front of the lot.

Grade. The slope of a road, street, or other public way, specified in percentage (%) terms.

Health Department. Fayette County Health Department.

Highway Department. Tennessee Highway Department.

Improvements. Physical changes made to the raw land and structures on or under the land surface in order to make the land more usable for man's activities. Typical improvements in these regulations would include but not be limited to grading, street pavement, curbs, gutters, drainage ditches, storm and sanitary sewers, street name signs, and street trees.

Individual Sewage Treatment Facility A sewage disposal system developed to function on an individual sewage treatment facility.

Local Streets. Streets that provide access to property abutting the public right-of-way. (Also known as minor streets.)

Lot. A parcel of land which is or may be occupied by a building and its accessory building or use, customarily incidental thereto, together with such yards or open spaces within the lot lines as may be required by these regulations.

Lot Corner. A lot of which at least two (2) adjoining sides abut on a street, provided that the interior angle at the intersection of two such sides is less than one hundred thirty-five (135) degrees.,

Lot Area. That dimension of a lot or portion of a lot abutting on a street excluding the side dimension of a corner lot.

Lot Depth. The average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

Lot Frontage. 'That dimension of a lot or portion or a lot abutting on a street excluding the side dimension of a corner lot.

Lot Lines. The lines bounding a lot as defined herein.

Lot Number. The official number assigned to a lot for identification purposes.

Lot Width. The width of a lot at the building setback line measured at right angles to its depth.

Major Street Plan. The official plan adopted by the Gallaway Municipal Planning Commission designating types and locations of streets within the corporate limits.

Monuments. Markers placed on or in the land.

Owner. The owner of the property being subdivided or his legal agent.

Percolation Test. An examination of subsoil used in determining the acceptability of the site and the design of the subsurface system.

Planning Commission. The Municipal Planning Commission of Gallaway, Tennessee.

Private Streets. A street which has not been dedicated to the public use, and to which the general public is denied access.

Protective Covenants. Contracts between the land subdivider and lot purchaser expressing agreement covering use of the land.

Public Sewer System. A central sewer system, owned, operated and maintained by the City of Gallaway.

Public Hearing. A meeting for the review of a matter where opinions may be presented by the public. These hearings may take place during the regular Planning Commission meetings and are held according to state laws.

Public Street. A street dedicated to the public use and open to the public access.

Public Uses. Public parks, schools, and administrative, cultural and service buildings not including public land or buildings devoted solely to storage and maintenance of equipment and materials.

Public Utility. Any person, firm, corporation, municipal department or board duly authorized to furnish under state or municipal regulations to the public: electricity, gas, steam, communications, telegraph, transportation, water, or sewer.

Recreational Facilities. Country clubs, riding stables, golf courses, and other similar recreational areas and facilities including swimming pools.

Register of Deeds. Fayette County Register of Deeds.

Reserve Strip. A portion of land set aside to prevent and prohibit access to adjoining property or public thoroughfare.

Re-subdivision. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for

public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivision.

Right-of-Way. A dedication of land to be used generally for streets, alleys, or other public uses wherein the owner gives up all his rights to the property s long as it is being used for the dedicated purpose. Also, a land measurement term meaning the distance between lot property lines which generally contain not only the street pavement but also the sidewalks, grass area and utilities.

Road. For the purpose of these regulations, "road" shall be defined the same as "street".

Roadway. The portion of the street right-of-way which contained the street pavement, curb and gutter, and is used primarily as a channel for vehicular movement and secondarily as a drainage channel for storm water. In these regulations the pavement is measured from face to face of the curbs.

Sanitary Sewer System. A public or community sewage disposal system of a type approved by the State Department of Public Health.

Secretary. The person designated by the Planning Commission as its secretary.

Septic Tank. See Individual Sewage Treatment Facility.

Setback. The distance required to obtain the minimum front, side and rear yards.

Street. A general term used to describe a right-of-way which provides a channel for vehicular and pedestrian movement between certain points in the community, which may provide for vehicular and pedestrian access to properties adjacent to it, and which may also provide space for the location of underground and above ground utilities.

Street, Half. A street having width less than required by these and other appropriate regulations.

Street, Intersecting. Any street which joins another street at an angle, whether or not it crosses the other.

Street Classification. Types of streets as set forth in the Major Street Plan.

Street Furniture. Any improvements placed within the street right-of-way such as utility poles, street signs, etc.

Street Grade. The officially established grade of the street upon which a lot fronts. If there is no officially established grade, the existing grade of the street at the mid-point of the lot shall be taken as the street grade.

Street Line. The legal line between street right-of-way and abutting property.

Street Sign. The sign designating the official name of the street Subdivision. 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 subdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.

Surveyor. A qualified surveyor registered and currently licensed to practice surveying in the State of Tennessee.

Test Holes. Openings dug, bored or drilled in the ground for conducting soil tests.

Unit. A subsection of a total subdivision developed as a complete segment.

Use. The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

Way. A street or alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Yard, Front. An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the lot and extending the full width of the lot.

Yard, Side. An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

ARTICLE II PROCEDURE FOR SUBDIVISION APPROVAL

A. GENERAL

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

The procedure for review and approval of subdivisions and its documentation consists of three (3) separate steps. The first formal step is the preparation of a Design Plat submitted to the Planning Commission. The second step is the Engineering Plat which will be reviewed by the city engineer. The third step is the preparation of a Final Subdivision Plat with all the required certificates for submission to the Planning Commission. The Final Plat, once approved by the Planning Commission and signed by the Secretary of the Planning Commission becomes the instrument to be recorded by the Office of the Fayette County Register.

B. APPLICATION ADMINISTRATION AND FEES

Any owner of land lying within the area of the jurisdiction of the Planning Commission wishing to divide such land into two (2) or more lots, sites or divisions for the purpose of either immediate or future sale or building shall make application to the Planning Commission by submitting the required plans and plats of the proposed subdivision along with the application fees. Such plans and plats shall conform to the minimum standards for subdivision design as set forth in Articles III and IV of these regulations and such additional site peculiar criteria as may be deemed necessary by the Planning Commission or its technical staff.

1. Official Submission Dates and Deadlines

   All plats and plans of subdivisions shall be submitted to the Gallaway City Clerk no less than fifteen (15) days prior to the regularly scheduled Planning Commission meeting, any plat or plan submitted less than 15 days prior to the regularly scheduled Planning Commission meeting will not be considered until the subsequent meeting. (Engineering plats shall be submitted no less than thirty (30) days prior to the regularly scheduled Planning Commission meeting.)

   For the purpose of these regulations, the official submission date of a plat shall be the date of the first regular Planning Commission meeting after the plat was submitted to the Gallaway City Clerk. The statutory period

required for formal approval or disapproval shall not begin to run until that date.

2. Official Submission of Revisions to Plats

A plat that is resubmitted to the Planning Commission to be on the agenda of a subsequent Planning Commission meeting shall be accompanied by a letter reporting how revisions requested by the Planning Commission or staff have been resolved.

The resubmitted plat and accompanying letter shall be submitted to the Gallaway City Clerk no less than fifteen (15) days prior to the regular Planning Commission meeting.

3. Required Submission

Prior to commencing any street improvements, substantial grading, installation of utilities or any horizontal construction the developer shall submit plans to obtain the approval of the indicated agencies as follows:

a. A Design Plat to the Planning Commission in accordance with Section "C" of this article.

b. An Engineering Plat to the City Planner and the Planning Commission in accordance with Section "D" of this article.

The water and sewer plans shall also be approved by the Tennessee Department of Public Health.

Upon approval of the Engineering Plat by the Planning Commission, the developer may commence construction to the grades and elevations required by the approved Engineering Plat. No construction of structures shall commence until after approval has been given the final plat nor shall any building permits be issued.

c. A final plat to the Planning Commission in accordance with Section "E" of this article.

4. Certified Copy of Deed Required

A certified copy of the deed for property proving ownership of the land to be subdivided or the deed and a letter authorizing the applicant to act on the owner's behalf will accompany all subdivision applications.

5. Application Fees

The schedule of subdivision application and review fees are listed in the appendix.

The cost for the City Engineer's review of the engineering plat shall be defrayed by the applicant. The applicant shall also be responsible for the cost

C. DESIGN PLAT

The Design Plat is the initial formal plat for a proposed subdivision and shall include the full area of the proposed subdivision though the subdivision may be developed in stages. The purpose of the Design Plat is to insure that the proposed subdivision conforms with the zoning ordinance and all related plans and regulations. The developer should consult with the planning staff, and review the city's drainage plan, water and sewer maps and Future Land Use Plan prior to submitting the Design Plat.

1. Submission of the Design Plat

After consultation with the Planning Commission and/or staff, but not less than fifteen (15) days prior to the meeting at which the Planning Commission shall consider the Design Plat, the developer shall submit to the Gallaway City Clerk at City Hall, fourteen (14) copies of the plat drawn to a scale of not less than one inch equals one hundred feet (1" = 100') together with the applicable fee.

2. Contents of the Design Plat

The Design Plat shall meet the minimum standards of design as set forth in Article III and shall give the following information:

a. The proposed subdivision's name and location.

b. The name (s), address(es) and phone number(s) of the owner or owners and of the designer of the Design Plat.

c. Date, approximate north point, and graphic scale.

d. The location of existing property lines, streets, buildings bridges, rights-of-way and easements and drainage ditches.

e. The location, dimensions and names or proposed streets, alleys and lots.

f. Present zoning classification both on lot to be subdivided and adjoining land.

g. The area of the smallest, largest and average lot.

h. The acreage of the land to be subdivided.

i. Location map showing the relationship of the subdivision site to the City.

j. In addition to the required information, the following information, through not required, would assist in design review and would help avoid late redesign and engineering expense:

(1) Contours at vertical intervals of not more than two (2) feet.

(2) Location and line size of closest existing water and sewer lines.

3. Planning Commission Review will be indicated.

If revisions to the Design Plat are requested by the Planning Commission, the developer shall submit the revised Design Plat to the Planning Commission. The revised plat shall be submitted fifteen (15) days prior to the Planning Commission meeting.

4. Effect of Approval on Subsequent Plat Submissions

The approval of the Design Plat by the Planning Commission will not constitute acceptance of the Engineering Plat and will not be indicated on the Design plat.

5. Expiration of Approval

The approval of the Design Plat shall lapse unless a final plat based thereon is submitted within one (1) year from the date of such approval, unless, an extension of time is applied for and granted by the Planning Commission.

D. ENGINEERING PLAT

The Engineering Plat is a fully engineered design of all or part of the proposed subdivision in sufficient detail for the local and state review agencies to determine compliance with the public works construction standards, state public health regulations and other applicable regulations.

1. Submission of Engineering Plat

After the Design Plat has been approved and thirty (30) days prior to the Planning Commission meeting at which it is to be considered, the developer shall submit seven (7) copies of the Engineering Plat, including all plans and profiles and eight (8) additional copies of the Engineering Plat which are drawn to a scale of not less than one inch equals one hundred feet (1" = 100') to the Gallaway City Clerk.

2. Conformance With the Design Plat

If, in the process of completing the Engineering Plat, it becomes necessary to redesign the subdivision, a revised design plat will have to be submitted to the Planning Commission for their review.

3. Contents of Engineering Plat

The Engineering Plat shall, at least, meet the minimum design standards in Article III, meet the construction standards included herein and as a supplement and conform substantially to the design plat.

a. The engineering plat shall contain the following information for the whole subdivision even when the subdivision is to be developed in phases or sections.

(1) The proposed subdivision's name and location, the name(s) and address(es) and phone number(s) of the owner or owners, and the name, address and phone number of the designer of the plat who shall be an engineer.

(2) Date, approximate north point and graphic scale.

(3) The location of existing and platted property lines, existing streets, building, water courses, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, the present zoning classification, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners of subdivisions.

(4) 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.

(5) Contours vertical intervals of not more than two (2) feet except when specifically not required by the Planning Commission All new developments greater than fifty (50) lots or five (5) acres, whichever is lessor, shall include base flood elevation data. If any portion of the land being subdivided is subject to flooding, the plat will show the limit and elevation of the 100-year floodplain.

(6) The acreage of the land to be subdivided.

(7) Location sketch map showing relationship of subdivision site to area and town.

(8) A comprehensive drainage plan which shall include, but not be limited to, an analysis of the drainage area, a storm water routing plan showing maximum quantities of flow and maximum rates of flow before and after development.A map of the drainage area in which the subdivision is located shall be included with the drainage plan and shall include the drainage structures leading to and from the subdivision with their sizes. The scale of the required map can be less than one inch equals one hundred feet (1" " 100')'

(9) The location and sizes of proposed water and sewer lines.

b. When the subdivision is developed in phases or sections, the following information is required for the phase or section to be developed. When the subdivision is not developed in phases, the following information is required for the whole subdivision.

(1) Plans and profiles of proposed utility layouts (sewers, water, and electricity) showing feasible connections to the existing or any proposed utility systems.

(2) A grading plan showing the existing contours in dashed lines and the finished contours in solid lines plotted at vertical intervals of not more than two (2) feet. Contours shall be extended fifty (50) feet beyond property boundary.

(3) Development plans for drainage structures and channels with the hydraulic data used in designing and sizing such structures and channels, the water surface profiles in open channels at peak flow and peak backwater conditions. The limits of the drainage design parameters shall be determined by the City Engineer.

(4) Plan and profile sheets showing all engineering data necessary for construction of proposed streets, storm drainage controls for surface and ground water, and utility layout (water and sewer) and showing all connections to existing and/or proposed streets, storm drainage, and utility systems. The street profiles shall be plotted along the centerline showing the existing and finished grades, and sewer locations, drawn to a scale of not less than one inch equals one hundred feet (1" = 100') vertical. Typical street cross sections shall be shown.

(5) Erosion Control Plan which shall include adequate plans showing all erosion and sediment control measures or other protective devices to be constructed in connections with or as a part of the proposed work, such as, retaining walls, cribbing and vegetative practices.

4. Estimate Cost of Improvements by City Engineer

While the City Engineer is reviewing the Engineering Plat, an estimate of the cost of installing all improvements in the subdivision will be developed and presented to the Planning Commission. This cost should include anticipated inflation during the one-year plat approval period.

5. Planning Commission Review

Within thirty (30) days after submission of the engineering plat,the Planning Commission shall review and indicate approval, disapproval, or approval subject to modifications. A certification of action shall e issued by the Planning Commission noting approval, modifications to which the approval is subject, or if disapproved, a list of reasons for disapproval.

If modifications are requested by the Planning Commission or staff, the developer shall submit the revised Engineering Plat, along with a letter addressing the revisions requested, no less than thirty (30) days prior to the Planning Commission meeting.

6. Expiration of Approval

The approval of the engineering plat shall lapse unless a final plat based thereon is submitted within one (1) year from the date of such approval unless an extension of time is applied for and granted by the Planning Commission.

7. Commencing Construction Prior to Final Approval

After Planning Commission approval, the contractor may commence the grading, installation of utilities and streets in accordance with the public works standards and subject to inspection by the City Engineer. No construction of structures and no building permit shall be issued prior to final plat approval.

E. FINAL PLAT

The Final Plat is the culmination of the land subdivision process. When approved and duly recorded as provided by law, the Final Plat becomes a permanent public record of the survey of the lots or parcels, rights-of-way, easement and public lands, and the restrictive covenants as may be applicable to the lots or parcels within the boundary of the subdivision. As such, it serves as a criticl instrument in the sale and transfer of real estate, in the dedication of rights-of-way, easements, and public lands, and in future land survey of the properties contained in or adjoining the subdivision.

1. Submission of Final Plat

a. The developer shall submit fourteen (14) copies of the Final Plat to the Gallaway City Clerk no less than fifteen (15) days prior to the Planning Commission meeting at which it is to be considered. The Final Plat shall conform substantially to the approved Engineering Plat.

b. The original of the Final Plat shall be in black permanent ink on a sheet of moisture resistant drawing cloth or drafting film, twenty inches by twenty-four inches (20" x 24"), to a scale of one inch equals one hundred feet (1" = 100'). If more than one (1) sheet is required, an index sheet of the same size shall be filed and shall show a key map of the entire area being platted. The separate sheets of the Final Plat shall be keyed alphabetically and shall match lines with the adjoining sheets.

2. Contents of Final Plat

The Final Plat shall include the following information:

a. The lines of all streets and roads, 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.

b. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and curved property lines that are not the boundary of curved streets.

c. All dimensions to the nearest one hundredth 100th) of a foot and bearings to the nearest minutes.

d. Location and description of monuments.

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

f. Date, title, name and location of subdivisions and streets and the location and ownership of adjoining unsubdivided property.

g. Date, title, name and location of subdivision, graphic scale, and true north point.

h. Any restrictive covenants which are to apply to lots or other parcels within the subdivision.

3. Certificates Required on Plat

The following certificates are required on the plat (forms are in the appendix):

a. Certification showing that applicant is the landowner and dedicates streets, rights-of-way utilities and any sites for public use to Gallaway;

b. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments;

c. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments;

d. Certification of receipt of a letter from Tennessee Department of Health of their approval of water and sewage system plans signed by the City Engineer;

e. Certifiation of approval of installation of streets, water and drainage or a note stating the amount of sufficient financial surety

to insure completion of all required improvements signed by the City Engineer;

f. Certification of approval to be signed by the Secretary of the Planning Commission.

4. Planning Commission Review

Within thirty (30) days after submission of the Final Plat, the Planning Commission shall review and indicate approval, disapproval, or approval subject to modifications. A certification of action shall be issued by the Planning Commission noting approval, modifications to which the approval is subject, and if disapproval, a list of reasons for disapproval.

5. Effect of Final Plat Approval

Approval of the Final Plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public ways or grounds, until all water, sewer, streets, drainage, and other improvements shall have been installed, approved, and accepted by the City of Gallaway.

6. Recording of the Approval Final Plat

Upon approval of the Final Plat by the Planning Commission, the developer shall submit to the City Clerk the original and one (1) copy of the Final Plat. The Secretary of the Planning Commission shall attest to approval by signing the appropriate certificate on the original and copy of the plat. The Secretary of the Planning Commission shall deliver the original to the City Clerk who shall record the approved plat in the Office of the Register of Fayette County, Tennessee, and shall note the date, plat book and page number of recording on the file copy of the plat.

7. Minor Subdivisions

All divisions of land into four (4) or less lots, building sites, or other divisions for the purpose, whether immediate o r future, of sale or building development, and where appropriate to the context relates to the process of subdividing or to the land or area subdivided. The following are not included within this definition. All divisions of land involving a new street; and change in an existing street, or the extension of water, sewer or gas lines.

ARTICLE III. GENERAL REQUIREMENTS AND STANDARDS OF DESIGN

A. GENERAL DESIGN CONCEPTS

Land subdivision design is a compromise among competing and often conflicting objectives. Users of these regulations should recognize that land subdivision is far more than a means of marketing land;the first step in the process of building a community. Once land has been divided into lots, streets established, utilities installed and buildings constructed, correction of defects is costly and difficult. Moreover, the development pattern is permanently ingrained in the community and unlikely to be changed. Ultimately, subdivided land becomes a public responsibility requiring the maintenance of improvements and the provisions of public services. Additionally, for the sake of future owners and the community, subdivided lands should not only be presently marketable, but should remain competitive with future developments, thereby presenting a stable and liquid investment. Therefore, the interests of the public , the developer, and future owners are served by adherence to sound concepts and standards of design. To achieve the desired objectives, all subdivisions within the City of Gallaway must conform to the following four (4) basic design concepts.

1. External Factors

   Subdivision design must provide for external factors of community-wide concern including the proper extension of major streets, extensions of utilities, preservation of major drainage channels and related floodlands, and the reservation of needed school and park sites. Additional external factors to be considered include proximity to local, community, and regional shopping centers; to places of employment; to educational and recreational facilities; and to public transportation.

2. Land Use

   Subdivision design must be related to the proposed and existing land uses. The layout of a subdivision is inseparable from the use to which the land is to be put. Moreover, adjacent land use patterns must be considered. Some uses, such as parks, certain institutional uses, and bodies of surface water, may be used in the design to create value. Others, such as railroads, power lines and associated easements, poorly subdivided lands, and unsightly strip commercial developments, may require special design techniques to minimize their depreciatory effect on property values.

3. Natural Environment

Subdivision design must give due consideration to the natural environment. Areas of natural beauty, such as fine stands of trees and prominent terrain, should be conserved by the design.

Low areas subject to flooding or areas of unsuitable soil or ground water conditions should not be put to residential use.

4. Internal Details

Subdivision design must give attention to internal design details including the proper layout of the streets, utilities, needed open space, and list and adjustment of the design to topography and soil capabilities of the land. A major aspect of internal detailing is careful attention to drainage.

B. WATER DRAINAGE

Storm water drainage is a major aspect of land subdivision design; however, it should not dominate over other important design considerations. Nevertheless, considerable attention must be given to drainage design because of the potentially disastrous effects on life and property resulting from defective design. Accordingly, no land subdivision shall be approved within the City of Gallaway, unless a detailed drainage plan for such subdivision has been submitted to and approved by the City Engineer and the Planning Commission. The following principles are to be applied to all drainage design for land subdivision within the City of Gallaway.

1. Internal Regulation of Drainage

The amount and rate of water from all sources leaving a subdivision or other developed areas shall not be significantly different after development unless approved by the City Engineer.

2. Drainage System Design

The storm water drainage system shall consist of a major and a minor element. The major element, which will operate infrequently, shall be designed to prevent the loss of life and significant property damage from any reasonable, foreseeable, rainfall event. The minor element, operating frequently, shall provide for an acceptable degree of convenient access to property during and after frequent, normal rainfall events.

C. STREET LAYOUT

The layout or arrangement of streets is the singularly, most important aspect of subdivision design. To a large extent, it determines the effectiveness of the drainage system. Additionally, the street layout determines the shape, size, and

orientation of building sites and, to a major extent, the character and beauty of residential neighborhoods and the attractiveness of non-residential developments.

1. Conformity to the Major Street Plan

The location and width of all streets and roads shall conform to the official Major Street Plan and any other plans of the City of Gallaway.

2. Relation to Adjoining Street System

The arrangement of streets in a subdivision shall provide for the continuation of existing streets in adjoining subdivisions (or their proper projection when adjoining property is not subdivided). The width shall be the same or greater than the existing street, but, in no case, less than the minimum width required. The arrangement of streets shall be such as to provide for future extension of utilities and storm water drainage, to prevent creation of severed parcels of land, and to cause no undue hardship on owners of adjoining properties.

3. Relation to Existing Topography

The arrangement of streets in a subdivision shall make optimum use of the existing natural topography by designing the layout around the natural drainage routing and by carefully adjusting the streets to the topography so as to minimize grading and drainage problems. Collector streets should generally follow valley lines. Land access streets should cross contours at right angles. Side hill street locations are to be avoided where possible.

4. Relation to Land Use Density

The arrangement of streets shall, insofar as is practical, optimize the total length of streets such that the cost per lot or building site for the construction and maintenance of streets, underground utilities, and other improvements are minimal. The use of cul-de-sacs in a subdivision may be an effective means of optimizing land use density relative to other improvements.

5. Relation of Street Elevation to Drainage

Surface street elevation, at all points, shall be set to preclude periodic inundation due to the overflow of constructed or natural open channels, or due to local storm water runoff which has a flow depth exceeding the curb height. Where curb and gutter are not required, no appreciable amount of runoff water shall be permitted on streets. Street elevation may be raised by fill embankment, providing such embankment does not result in flooding of lots or building sites within the subdivision, nor in increased flood heights upstream and downstream. Drainage openings through roadbed embankments shall not impede the flow of water, except where

such embankment is an integral part of a planned detention basin requiring regulated outflow. In no case shall flooding of residential lots or building sites be permitted by design.

6. Street Right-of-Way

Street right-of-way, measured from lot line to lot line, shall be as shown on the Major Street Plan; or if not shown on such plan, shall be not less than listed below. (In cases where topography or other physical conditions make a street of the minimum required width impracticable, the Planning Commission may modify the above requirements by not more than ten (10) percent of the specified width. In no case shall the street widths be modified solely for the purpose of increasing t6he area of marketable land, nor to accommodate a land use which might otherwise be inappropriate.)

a. Major Thoroughfare . . . . . 80-150 feet
b. Thoroughfare. . . . . .80 feet
c. Major Collector Street . . . . . 68 feet
d. Minor Collector Street. . . . . .60 feet
e. Commercial Access Streets . . . . . 60 feet

Commercial access streets are land access streets which are primarily intended to p provide access to commercial and industrial properties, to office parks, and to any significant volume of traffic.

f. Residential Street . . . . . .50 feet

Single-family residential streets are land access streets, which are primarily for access to abutting residential properties, and which are designed to discourage through traffic.

g. Dead-end Street (cul-de-sac). . . . . 50 feet

Cul-de-sacs are permanent, dead-end streets which may provide access to commercial, industrial, or residential properties, and which are designed to prevent future extension.

h. Marginal Access Street . . . . . 50 feet

Marginal access streets are minor land access streets which are normally parallel to and adjacent to arterial streets and highways, which provide access to abutting properties (usually office, commercial or industrial uses), and which are designed to provide

protection from through traffic and to provide maximum control of ingress and egress onto heavily travelled thoroughfares.

7. Additional Width on Existing Streets

   a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

   b. Where the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way measured from the center line of the existing right-of-way shall be provided.

   c. A non-residential subdivision abutting and having access on a residential street shall provide the total additional right-of-way required for a commercial access street.

8. Restriction of Access

   a. Where a subdivision fronts on an arterial street or highway, or where a non-residential use abuts on a street opposite a residential use area, the Planning Commission may require that frontage be provided on a marginal access street. Double frontage shall not be permitted between any residential or major street and a marginal access street.

   b. For residential subdivisions bordering on an arterial street or highway, the Planning Commission may require, in lieu of a marginal access street, that "through" and "corner" lots be provided with double frontage on both the arterial street or highway and a single-family residential street. In this case, the right of vehicular access to the arterial street or highway shall be permanently dissolved and such dissolution shall be noted permanently on the Final Plat of the Subdivision.

9. Street Alignment and Grades

   In setting the alignment and grades for streets, due consideration shall be given to storm drainage. In general, the depth of flow in gutters and the allowable spread of water shall be consistent with the functional classification of the street. Arterial streets shall be designed to remain virtually free of water. Deeper flows and wider spreads may be tolerated on collector and land access streets. Street alignments and grades shall be designed so that, during severe rainfall events, the collector and land access streets can serve as open channels supplementary to the minor, normally piped, storm drainage system without flooding the adjoining lots or building sites; therefore, midblock sags in street grades are to be avoided and grades are to be set so as to generally parallel storm sewer

gradients. During frequent normal rainfall events, appreciable runoff shall not be permitted to flow across intersections. The rate of flow for runoff contained on streets shall not normally exceed ten (10) feet per second.

10. Maximum Street Grades

Grades on arterial and major collector streets shall not exceed seven (7) percent. Grades on all other streets shall not exceed ten (10) percent.

11. Horizontal Curves

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be Introduced. On streets sixty (60) feet or more in width, the centerline radius of curvature shall not be less than one hundred (100) feet. In all cases, horizontal curves shall be designed to provide a minimum of two Hundred (200) feet of sight distance between any two points within the paved street surface.

12. Vertical Curves

Every change in street grade shall be connected by a vertical curve designed to afford a minimum sight distance of two hundred (200) feet as measured from a driver's eyes, which are assumed to be four and one-half (4 l/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Vertical curves shall be of standard parabolic design.

13. Intersections

a. The angle of intersection between two major streets or between a major street and a land access street shall, generally, be a right angle, but, in no case, shall such intersection be less than eighty (80) degrees of arc. All other street intersections shall be as near a right angle as possible, but, in no case, less than seventy-five (75) degrees of arc.

b. Property line radii at street intersections involving an arterial or collector street shall be not less than thirty-five (35) feet. All other intersections shall have property line radii of not less than twenty-five (25) feet.

14. Tangents

A tangent street segment shall be introduced between reverse or compound curves, where necessary, to provide a minimum sight distance of 200 feet between any two points within the paved street surface. Between reverse curves on arterial and collector streets, a tangent of not less than one hundred (100) feet in length shall be provided.

15. Street Jogs and Offsets

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

16. Dead-end Streets

a. Cul-de-sacs designed to have one end permanently closed shall be no more than six hundred (600) feet long. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eight (80) feet and a street right-of-way diameter of at least one hundred (100) feet. The Planning Commission may approve an alternate design to meet unusual site conditions.

b. Where the Planning Commission determines a need for future access to adjacent properties, proposed subdivision streets segments provided to the boundary of the subdivision at locations specified by the Planning Commission. Such extensions or additions shall be designed as temporary turnarounds having paved area with a diameter equal to the width of the required street right-of-way.

17. Street Names

Proposed streets which are obviously in alignment with other already existing streets and named shall bear the names of existing streets. In no case shall the name for a proposed street duplicate an existing street name irrespective of the suffix used, i.e., street, avenue, boulevard, drive, parkway, cove, court, or place.

18. Alleys

Alleys may be provided to serve the rear of lots or building sites used for commercial or industrial purposes, Alleys shall not be provided in any solely residential block. Re-subdivision of land for residential use in areas where alleys existing shall provide for vacation of such alleys.

D. BLOCKS

Block configuration within a subdivision is essentially determined by the street layout; thence, it must be considered concurrently with the alignment of streets.

1. Block Length

Blocks shall be not less than three hundred (300) feet nor more than fifteen hundred (1,500) feet in length measured centerline to centerline of street, except as the Planning Commission may deem necessary to secure efficient use of land or desired features of street pattern. The Planning Commission may require one or ten (10) feet in width extending entirely across the block at locations deemed necessary.

2. Block Width

Blocks shall be wide enough to allow two (2) rows of lots except where double frontage or open space is provided or required, or where prevented by topography or other physical conditions of the site. In such cases, the Planning Commission may permit a single row of lots.

E. LOT LAYOUT

In general,all lots within a subdivision shall have about the same area. Minimum lot areas and frontages are specified in the Gallaway Zoning Ordinance; however, a subdivision plan should not be predicted solely upon producing a maximum density. The lot layout plan should give balanced consideration to the natural topography of the tract being subdivided, to the conservation and preservation of the natural environment, to the provision of adequate open space, to the enhancement of the character and beauty of the community, to the optimization of "lot density to improvements" ratio, and to the protection of life and property.

1. Adequate Building Sites

Each lot shall contain a building site not subject to flooding or oth4r hazards as defined in Section G of this article; and, such site shall be outside the limits of any easements, rights-of-way, building lines, side yards, rear yards, buffers, screens, or landscaped areas which are existing.

2. Arrangement of Lots

Where practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines. Each lot shall front on a public street or road which has a right-of-way width of not less than fifty (50) feet. Where lots abut on an arterial street; double frontage, marginal access or other acceptable arrangements shall be made to control ingress and egress onto such streets from the individual lots.

3. Minimum Size of Lots

The size, shape, and orientation of lots or building sites shall be as the Planning Commission deems appropriate for the intended use and

topography of the site, for adjoining land uses, and for the protection of life and property on 11,400 sq. ft. whichever is greater.

4. Building Setback and Yard Requirements

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

Voltage Line	Minimum Building Setback
46 KV	37 ½ feet
69 KV	50 feet
161 KV	75 feet

5. Large Tracts or Parcels

Where land is subdivided into larger parcels than ordinary building sites, such parcels shall be arranged to allow for future opening of streets and for logical re-subdivision. In no case shall this be construed to allow the creation of severed parcels.

6. Lot Drainage and Grading

Where possible, lots shall drain toward the street or toward both the street and the rear lot lines. In case of drainage to the rear lot line, lateral drainage along rear lot lines shall be required, necessitating careful attention to grading. Where necessitated by the topography, side yard drainage may be required, in which case it may be necessary to increase minimum side yard requirements. Terracing of lots, particularly in a residential subdivision, shall be avoided unless essential for erosion control or to reduce the velocity of runoff.

F. OPEN SPACE AND EASEMENTS

No single aspect of subdivision design contributes more to the attractiveness and value of a subdivision development than the effective use of open space. The provision of open space and easements, preferably designed for multiple uses, is an essential consideration in the planning and design of both residential and non-residential subdivisions.

1. Conformity to Land Use Plans

Where a school, park, playground or access to water frontage, shown on an official land use map or plan adopted by the Planning Commission, is located wholly or partially within the proposed subdivision, the Planning

Commission may require the reservation, for a period not to exceed six (6) months from final plat approval, of needed open space within the tract being subdivided; however, such reservation shall not exceed twenty-five (25) percent of the gross area of said tract.

2. Open Space for Control of Storm Water Runoff

Where necessary, design of permanent and temporary ponding shall be an integral part of subdivision design. Such design shall consider opportunities to create open space landscaped areas for ponding while at the same time considering dual uses, such as public neighborhood parks and playgrounds or private recreational areas.

3. Easements for Open Channel Drainage

Each open channel, natural or constructed, shall be provided an easement of width sufficient to accommodate major runoff events. Such an easement shall also provide for operation of construction and maintenance equipment, erosion control, insect vector control, landscaping, and operations of any water-level flow control structures.

4. Easements for Utilities

Except where alleys are permitted for this purpose, utility easements with a minimum width of five (5) feet shall be provided along with rear lot lines. Utility easements with a minimum width of five (5) feet shall be provided along all front lot lines. Where required to permit efficient layout of utilities or to provide access to rear lot lines, utility easement not less than five (5) feet in width shall be provided along side lot lines. Where deemed necessary, the Planning Commission may require utility easements to have a width to a maximum of fifteen (15) feet. Unless approved by the Planning Commission, no landscape plantings except for lawn grasses and other appropriate ground cover vegetation, shall be permitted within a required utility easement. Planting restrictions within utility easements shall be noted on the Final Plat.

5. Conservation and Preservation of Community Assets

For all types of land uses, due consideration shall be given to providing open space needed to conserve notable features of the natural environment such as large trees, watercourses, and prominent scenic terrain. Adequate provision shall be made to prot3ect and preserve historical sites or similar community assets which add to the attractiveness and value of property.

6. Private Use Open Space

Open space may be reserved for private use contingent upon residency or employment; however, such open space will not become the responsibility of the City of Gallaway, rather the owners or members of an owner's association shall have full responsibility for all care, preservation, and maintenance of the grounds and facilities contained within the reserved open space. An appropriate provision, declaring the responsibilities of the owner or owner's association and absolving the City of Gallaway of any responsibility for private use open space, shall be included in the covenants and restrictions of the subdivision.

7. Preservation of Open Space

Once an area has been designated as a greenbelt, landscaped area, buffer, screen or other permanent open space, whether for public or private use, it shall not be encroached upon by any building, structure, or parking area, and shall be so noted on the Final Plat of the subdivision.

G. SUITABILITY OF L AND

The Planning Commission shall not approve the subdivision of any land where it has been found that, in the public interest, the land is not suitable for subdivision development of the type proposed. Any land use which may result in increased upstream or down stream flooding, endanger health, life, or property or aggravate downstream erosion, sedimentation or pollution shall not be approved for subdivision. Any land within a proposed subdivision which is unsuitable for the intended use shall be reserved for open space or other compatible uses which will not be endangered by any inherent hazard of the site.

1. Residential Land Use

Land, which is subject to flooding or which has unsuitable soil or ground water conditions, shall not be subdivided for any type of residential use.

2. Building Site Suitability

No lot or tract intended for use as a building site shall be permitted where a natural or man-made condition, or adjacent to such lot or tract, may endanger the integrity of any building or structure erected on the site.

ARTICLE IV. PREREQUISITES TO FINAL SUBDIVISION APPROVAL

A. GENERAL REQUIREMENTS

As a condition precedent to the final acceptance of any subdivision, subdivision addition or resubdivision, every subdivision developer shall be required to grade and improve streets and other public ways to install survey monuments, utilities, curbs, sidewalks, sewer, water mains, storm water inlets, surface and ground water drainage channels and structures, and buffer screens, and to prepare and plant landscaping in accordance with these regulations and the Technical Specifications of the City of Gallaway. In lieu of the completion of such improvements, prior to final subdivision acceptance, the City of Gallaway Board of Commissioners may accept a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the City of Gallaway those monies necessary to the actual construction and installation of such improvements within a period specified by the City of Gallaway Board of Commissioners and as expressed in that bond.

B. SUBDIVISION DEVELOPMENT CONTRACT

At the discretion of the City of Gallaway and Board of Commissioners, the City of Gallaway may enter into a development contract with a subdivision developer. Other provisions of these regulations notwithstanding, prior to final subdivision plat approval, a subdivision development contract between the developer and the City of Gallaway must have been approved and signed and sealed by the Mayor and Board of Commissioners and all required deposits of funds shall have been made by the developer with competent negotiable instruments.

C. SURVEY MONUMENTS

Permanent and semi-permanent survey monumentation is an essential by-product of the land subdivision process. Such monumentation facilities resurvey of the lands contained within the subdivision and provides survey control points for future casdastral and cartographic surveys and mapping. Each subdivision developer shall provide, at his expense, all survey monumentation and documentation specified herein.

1. Permanent Monuments

   Concrete monuments four (4) inches in diameter or four (4) inches square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where 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 identify properly the location and shall be set flush with the finished grade.

2. Semi-permanent Monuments

a. All corners in the Subdivision not set with a permanent monument shall be marked with an iron rod not less than five-eights (5/8") inch in diameter and twenty-four (24") inches long, and set flush with the finished grade of the surrounding surface.

b. Upon completion of subdivision development, these metal rods shall be protected by one (1) or more flagged guard stakes.

3. Unauthorized Survey Marks

Survey reference marks, benchmarks, witness marks, or auxiliary corners which are unsightly or damaging to curbs, gutters, sidewalks, driveways, and street pavements, shall not be permitted. Any such unauthorized marks and corners shall be removed or repaired by the developer at his expense, prior to the final approval of the subdivision plat.

a. Survey Documentation

The developer shall provide to the City Engineer, prior to the final plat approval, a detailed description of all new and recovered permanent survey monuments lying within or on the boundary of the subdivision. Each description shall include:

i. A physical description of the monument.

ii. construction for locating the monument with respect to a fixed prominent land mark.

iii. Survey data in addition to that shown on the final plat which shall, when available, consist of adjusted plane coordinates and elevation, survey precision and accuracy, and datum to which coordinates and elevation refer.

D. STORM DRAINAGE

The developer shall construct and install, at his expense within the subdivision, all channels, ditches and structures with sufficient hydraulic capacity to control stormwater run-off and emergency groundwater originating within and upstream of the subdivision. Drainage improvements also included proper building site and lot grading, and erosion and insect control.

1. Drainage Channels and Structures

   a. The size and quantity of drainage channels and structures shall conform to the drainage plan approved for the subdivision. The required drainage facilities include all underground pipe, inlets, catch basins, manholes, open-channel ditches, and porous pipe and french drains.

   b. All storm drainage pipe shall be reinforced concrete pipe. The maximum size of underground storm sewer shall be sixty (60) inch diameter and the minimum size shall be fifteen (15) inches in diameter.

   c. All open channel drainage requiring a cross-sectional area of one-hundred (100) square feet or less shall be contained in paved ditches. Where cross sections in excess of one hundred (100) square feet are required, the developer shall pave the ditch to the required cross section and provide an easement wide enough to contain the paved ditch in those instances where the ditch joins an existing downstream paved ditch. Where the downstream ditch is not paved, the developer may either (1) pave that ditch to the required cross section and provide the appropriate easement of, (2) improve the ditch and provide sufficient easement and capacity for drainage, bank stabilization and for access for maintenance equipment.

2. Insect Vector Control

   All drainage channels and structures shall be constructed to eliminate breeding areas for mosquitoes and other insect pests. Other improvements such as widening, deepening, relocating, clearing, protecting or otherwise improving steambeds and other water courses which may be required of the developer within the subdivision for the control of mosquitoes and other public health nuisances, shall be provided in accordance with the standards and requirements of the City Engineer and the Fayette County Health Department.

3. Lot and Building Site Drainage

   a. The developer shall provide to each builder within the subdivision a detailed, coordinated grading plan designed to ensure proper drainage of all lots and building sites. Lot and site grading by individual builders shall conform to the coordinated grading plan furnished by the subdivision developer

b. All lots and building sites within the subdivision shall be graded to provide drainage away from all principal use buildings, and all accessory use buildings, covering two-hundred (200) square feet or more of the lot or site. A minimum of 3.3 percent slope shall be required to provide positive drainage of front yards to adjacent streets, or to an adequate drainage system. Deviations from this requirement may be allowed for unusual topographic conditions only with prior approval of the City Engineer.

4. Non-Residential Development Drainage Requirements

Commercial and industrial development shall have all drainage structures designed by the retention and slow release method. The design calculation for such structures shall be submitted to the City Engineer for approval prior to construction. The drainage design should be such as to accommodate the amount of rainfall in a ten (10) year storm without pooling in the parking lot longer than four (4) hours.

E. STREET IMPROVEMENTS

The developer shall construct all public and private streets, roads and alleys at his expense to the approved alignments, grades and cross sections. Deviations due to site peculiar conditions may be allowed only with prior approval of both the Planning Commission, Department of Public Works and the City Engineer.

1. Special Precautions

Where streets are constructed under or adjacent to existing electric transmission lines or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure. All street grading shall be done in a manner which will not disturb the structure nor result in erosion endangering the structure. In the case of electric transmission lines, the clearance from the pavement surface to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

2. Minimum Pavement Width

a. Arterial Streets . . . . . .not paved by the developer

b. Collector Streets . .. . 40 feet

c. Minor Residential Streets . . . . . 30 feet
(Most minor streets in residential
developments involved parking
and.or considerable traffic)

d. Marginal Access . . . . . 24 feet

e. Loop Streets . . . . . 24 feet

f. Dead-end Streets (cul-de-sac). . . . . .24 feet
Maximum length 600 feet or
15 dwelling units)

3. Roadway Subgrade Preparation

a. Clearing and Grubbing

Before roadway grading for public or private streets and access easements is started, the entire right-of-way area shall be cleared of all stumps, brush, roots, all trees not intended for preservation, and all other objectionable materials, the cleared and grubbed material shall be disposed of in a legal manner, generally away from the construction site. (See Section 2100 of the Technical Specifications.)

b. Excavation

During construction, roadbed excavations for public or private streets and access easements should be maintained in a smooth condition with sufficient slope to ensure adequate drainage under all weather conditions. All obstructions such as roots, stumps, boulders and other similar materials, shall be removed to a depth of two (2) feet below subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12") inches below subgrade. All loose material in the roadway shall be compacted in the manner prescribed by the City Engineer. (See Section 2210 of the Technical Specifications.)

c. Embankment

All suitable material from roadway excavations for public and private streets or access easements may be used in construction of roadway embankments. Excess or unusable materials shall be legally disposed of away from the construction site. The fill material used in the construction of embankment shall be spread in layers not to exceed six (6") inches loose and shall be compacted at optimum moisture content by a sheep foot roller or other compaction equipment approved by the City Engineer. During construction, embankments shall be maintained in a smooth

condition with sufficient slope to ensure adequate drainage under all weather conditions.

4. Pavement Base Course

After preparation of the subgrade, the roadbed for public, private streets or access easements shall be surfaced with an approved material conforming to the Technical Specifications of the City of Gallaway. Gravel base material shall be hard, durable road type gravel with size gradation, from two (2") inches down to dust fines. After compaction, the gravel base shall be at least six (6") inches thick or more. Prior to the issuance of a building permit, the base shall be installed. The maintenance of the base will be the developer's responsibility. (See Section 2215 of the Technical Standards.)

5. Roadway Surfacing

The road or street surface for public or private streets or access easements shall consist of two (2") inches of approved asphalt (per Section 2513 of the Technical Standards).

Before laying asphalt, a prime coat of bituminous shall be uniformly applied at a rate of .40 to .60 gallons per square yard. The base course shall be allowed to settle for a minimum period of six (6) months prior to surfacing.

The Planning Commission may specify additional requirements for road improvements warranted by soil conditions or the type and amount of traffic.

F. ENVIRONMENTAL PROTECTION AND PRESERVATION

Protection and preservation of the environment, particularly its natural features such as ground cover, trees, soils, and watersheds are an essential element of subdivision design. The developer shall provide at his expense, all erosion control revegetation planting, and protection for existing vegetation.

1. Erosion Control

a. During all phases of subdivision development, positive measures shall betaken to minimize erosion by wind and water. Where necessary, appropriate erosion protection shall be provided to prevent interference with drainage and roadways buildup of eroded soil and associated debris. Such eroded material shall be promptly removed by the developer and where necessary streets shall be cleaned at the developer's expense.

b. Erosion control measures to be accomplished by the developer shall consist of appropriate landscaping, grading, mulching, seeding, sprigging, sodding, tree planting, and construction of erosion check dams. Specific measures required shall be as approved or directed by the Planning Commission.

G. SIDEWALKS, CURBS, GUTTERS AND HANDICAP RAMPS

The developer shall install, at his expense, all sidewalks, curbs and gutters, curb cuts and driveway aprons and handicap ramps within the subdivision and within the right-of-way of all existing streets bordering the subdivision and within the right-of-way of all existing streets bordering the subdivision.

1. Sidewalk Locations

For the safety of pedestrians and of children at play or enroute to school, sidewalks shall normally be required on both side of the streets. Sidewalks shall be located in the street right-of-way immediately adjacent to the right-of-way line.

2. Minimum Sidewalk Widths and Cross Section

All sidewalks shall have a thickened edge cross section with the main slab not less than four (4") inches thick. For proper drainage, all sidewalks shall have one-fourth (1/4") inch per foot slope toward the adjacent street. Sidewalks shall conform to the following minimum widths:

a. Single-family Residential Sidewalk . . . . . .4 feet

b. Multi-family . . . . . 5 feet

c. Commercial Non-residential Sidewalk . . . . 5 feet

3. Curbs and Gutters

Curbs and gutters shall be permanent integral type six (6") inch concrete curbs with twenty-four (24") inch concrete gutters.

4. Handicap Ramps

In all subdivisions where sidewalks are required, handicap ramps shall be installed at all crosswalks to as to make the transition from street to sidewalk easily negotiable for physically handicapped persons in wheelchairs and for others who may have difficulty in making the step p or down from curb level to street level. This requirement is not subject to waiver.

5. Curb Cuts and Driveway Aprons

All curb cuts and the installation of driveway aprons shall be approved by the City Engineer and shall be in a manner which ensures positive drainage to the street. An expansion joint with filler shall be provided at each edge of the driveway apron where it abuts the curb and gutter.

6. Quality of Concrete

All sidewalks, curbs, and gutters, handicap ramps and driveway aprons shall be constructed of high quality durable portland cement concrete. The concrete shall be ready-mixed, air entrained, 3,000 lb. concrete. All concrete shall be Class A and shall be placed, cured, and tested in accordance with the Technical Specifications of Gallaway, Section 2528.

7. Waiver for Installation of Sidewalks

The Planning Commission may, upon application of the subdivision developer, waive the requirements for sidewalks. Such waivers shall be granted only under the following conditions provided that the safety of pedestrians and children is not a factor.

a. Where a park, railroad or other use on one side of a street makes a sidewalk non-essential.

b. Where ninety (90%) percent of the lots in a residential subdivision exceed an area of one (1) acre, the requirement for sidewalks may be waived.

H. INSTALLATION OF UTILITIES AND SANITARY SEWERS

After roadway grading is completed and approved, and before any base course is applied, all of the underground work on water mains, sewers, etc., and all service connections shall be installed completely and approved throughout the length of the roadway and across the flat section.

1. Water Supply System

a. Water mains in the subdivision shall be connected to the city water system. The water system in the subdivision will be looped so as to provide adequat3e water pressure for fire protection. The water mains will be a minimum of six (6")) inches with fire hydrants no further apart than five-hundred (500'_) feet apart. A greater line size may be required when it is determined that future development

will require the additional size. (See Section 2721 and 100 of the Technical Standards.)

b. All water mains installed within the subdivision shall be designed to minimize the infiltration of flood water.

c. The developer shall be responsible for installing individual lot services to property line consisting of connection to water main, service tubing, curb stop and meter box.

d. All water supply system construction plans and specifications shall be approved by the area office of the Tennessee Department of Public Health, Environmental Health Services, prior to any construction in accordance with Section 68-13-102, Tennessee Code Annotated, copies of comments and certificates of approval from the above agency shall be forwarded to the City of Gallaway.

2. Sanitary Sewer Systems

a. Sanitary sewers shall be installed by the developer. Sewer lines shall be a minimum of eight (8) inches in diameter for gravity lines and shall be a minimum of four (4) inches for force mains. The Planning Commission may require greater line sizes, pumping stations or other design modifications upon recommendation by the City Engineer. The sewer system will connect into the city system. All subdivisions within the city limits will be required to connect to the system at their expense. All systems shall be designed to minimize or eliminate infiltration of flood water. (See Section 2722 and 200 of the Technical Standards.)

b. The developer shall be responsible for installing individual lot services to property line consisting of connection to main and service pipe with plug.

c. All sewer line construction plans and specifications shall be approved by the area office of the Tennessee Department of Public Health , Environmental Health Services, prior to any construction in accordance with Section 68-13-102, Tennessee Code Annotated. Copies of comments and certificates of approval from the above agency are required and shall be forwarded to the City of Gallaway.

I. SCREENING AND LANDSCAPING

Where required by the Planning Commission and these Regulations, fences and vegetative screening and landscaping shall be provided along the perimeter of certain developments to protect residential districts from undesirable views lighting, noise, and other adverse influences. Other landscaping may e required for open space reserved as a part of the storm drainage system, for recreational areas, and for erosion control and preservation of environment and of historical landmarks.

1. Residential Development

   Where residential developments have lots which have double frontage on public streets (alleys excepted), there shall be continuous screening along the rear line of th4ese lots. Visibility areas required for traffic safety as designated by the City Engineer shall not be screened.

2. Other Landscaping

   The Planning Commission may specify to the developer those areas within the subdivision which require landscaping. The developer shall present, for Planning Commission approval, detailed landscaping plan and planting schedule.

J. TECHNICAL SPECIFICATIONS INCLUDED BY REFERENCE

The Technical Specifications of the City of Gallaway, as set forth in the Appendix of the Subdivision Regulations, are included in all of the foregoing requirements of this article and these regulations by reference. Unless these regulations state otherwise, deviations to the Technical Specifications of Gallaway may be allowed only with the prior approval of the City Engineer, Planning Commission, and the City of Gallaway Board of Commissioners.

K. PERFORMANCE BOND IN LIEU OF COMPLETED IMPROVEMENTS

The subdivision developer shall, subject to the approval of the Planning Commission, furnish to the City of Gallaway a construction performance bond. The amount and terms of the bond shall be as determined by the City Engineer and approved by the Planning Commission in accordance with Section 13-4-303, Tennessee Code Annotated. The amount of the bond will be equal to the cost of installation of the improvements plus one year's inflation.

1. Reduction of Bond Upon Partial Completion

Upon completion of the major improvements, and upon final inspection and acceptance by the City Engineer, the developer may reduce the amount of the performance bond or he may substitute a new bond to secure the obligation with respect to uncompleted or unaccepted improvements The residual improvements shall normally to limited to such items as erosion control, revegetation, landscaping and plantings,and to those improvements such as sidewalks, handicap ramps, and curb cuts and driveway aprons which are deferred pending completion of building construction in those instances where the developer is also the builder.

2. Enforcement of Bonds

Failure of the developer to comply with any or all parts of these regulations subsequent to final subdivision plat approval shall be grounds for issuance of a stop work order by the City Engineer and enforcement of the performance bond by the City of Gallaway.

ARTICLE V. VARIANCES, APPEALS AND AMENDMENTS

A. VARIANCES

Variances to the general requirements, design standards and extent of improvements required by these regulations may be granted or imposed by the Planning Commission. All requests for variances shall be submitted in writing. The Planning Commission may grant or impose variances under the following conditions:

1. Hardship

   Where it can be shown that strict adherence to the provisions of these regulations would cause unnecessary hardship, a variance may be granted except that in no case shall this be construed to permit subdivision of land which is unsuitable or otherwise inadequate for the intended use, nor to permit waiver of any requirements which are necessary to the protection of life or property.

2. Site Peculiar Conditions

   Where the Planning Commission determines that the topography or other site peculiar conditions warrant, and departure from these regulations would not destroy their intent, a variance may be granted or required. In this regard, the Planning Commission may impose additional requirements and higher standards to cope with site peculiar conditions. Any variance thus authorized shall be stated in writing in the Minutes of the Planning Commission with the reasons justifying the variance.

B. APPEALS

For matters falling within the scope of the regulating powers granted to the Planning Commission by Sections 13-4-302 and 13-4-303, Tennessee Code Annotated, any person or persons, or any board, taxpayer, department, board or bureau of the city aggrieved by any decision, finding or interpretation of the Planning commission may seek review by a court of record of such decision, finding or interpretation, in the manner provided by the laws of the State of Tennessee. Decisions, findings and interpretations of the Planning Commission with regard to the standards and extent of improvments required for subdivision approval shall in all instances be final administrative decisions other appeals shall be as follows:

1. City of Gallaway Board of Commissioners

Matters submitted to the Planning Commission pertaining to the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, place of property may upon disapproval by the Planning Commission be overruled by the City of Gallaway Board of Commissions by a majority vote of its membership.

C. AMENDMENTS

The procedures, policies, design standards, requirements and restrictions set forth in these Regulations may from time to time be amended, supplemented, changed, or rescinded by the Planning Commission. Before adoption of any amendment a public hearing thereon shall be held by the Planning Commission in accordance with Section 13-4-303, Tennessee Code Annotated. At least thirty (30) days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the city.

ARTICLE VI. LEGAL STATUS PROVISIONS

A. POWERS OF THE PLANNING COMMISSION

These regulations are in accordance with the provisions of Chapter 4, Title 13, Tennessee Code Annotated, which grants to the Planning Commission the powers to regulate the subdivision of land within the City of Gallaway. In accordance with Section 13-4-103, Tennessee Code Annotated, the Planning Commission, its members and employees, in the performance of its work, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon. The code further provides that, in general, the Planning Commission shall have powers as may be necessary to enable it to perform its purposes and to promote municipal planning.

B. ENFORCEMENT OF SUBDIVISION REGULATIONS

The enforcement of these regulations is provided for by State law in the authority granted by public acts of the State of Tennessee.

1. Submission of Subdivision Plat for Approval

   No plat of subdivision of land into two (2) or more lots or tracts located within the City of Gallaway, shall be admitted to the land records of Fayette County or received or recorded by the County Register of Deeds until such plat shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the Secretary of the Planning Commission as provided in Section 13-4-302, Tennessee Code Annotated.

2. Acceptance of and Improvements of Unapproved Streets

   No board, public official, or authority shall accept, lay out, open, improve, grade, pave or light any street or lay or authority water mains or sewers or connections to be laid in any street within the City of Gallaway unless such shall have otherwise received the legal status of a public street prior to adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the Planning Commission as provided in Section 13-4-307, Tennessee Code Annotated; however, the City of Gallaway Board of Commissioners may locate and construct or may accept any other street, provided that the Ordinance or other measure for such location and construction or for such acceptance be first submitted to the Planning Commission for its approval, and if disapproved by the Commission, be passed by a majority of the entire membership of the City of Gallaway Board of Commissioners; and a street approved by the Planning Commission or constructed or accepted by said majority vote after disapproval by the Commission, shall have the

status of an approved street as fully as though it had been originally shown on a subdivision plat made and adopted by the Commission.

3. Issuance of Building Permits

No building permit shall be issued and no building shall be erected on any lot within the City of Gallaway unless the street giving access to the lot upon which said building is proposed to be p laced, shall have been adopted or open as or shall have otherwise received the legal status of a public street prior to the adoption of these regulations or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Planning Commission or on a street plat made and adopted by the Commission, or with a street located or accepted by the City of Gallaway Board of Commissioners as provided in Section 13-4-308, Tennessee Code Annotated. A building permit may be issued on a lot shown on a subdivision plat, approved by the Planning Commission, provided that the roadbed base has been applied and the subdivision development is substantially complete.

C. COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of these regulations occurs, or is alleged to have occurred, any person may file a written complaint stating fully the causes and basis thereof. Such complaint shall be filed with the City. He shall record properly such complaint, investigate, take necessary action within his authority or refer the complaint to the City Attorney and other official designated by the City of Gallaway Board of Commissioners. A report of all violations of these regulations shall be included in the minutes of a regular meeting of the Planning Commission.

D. PENALTIES FOR VIOLATION

The penalties for the filing or recording of a plat, transfer or sale of land, and erection of a building, in violation of these regulations, are provided for by State law on authority granted by Public Acts of the State of Tennessee

1. Recording of Unapproved Subdivision Plat

No County Register shall receive, file, or record a plat of a subdivision within the City of Gallaway without the approval of the Planning Commission as required in Section 13-4-302, Tennessee Code annotated, and any County Register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

2. Transfer or Sale of Land Without Prior Subdivision Approval

Section 13-4-306, Tennessee Code Annotated, provides that whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of such subdivision or such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the Office of the Fayette 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 transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The City of Gallaway through its City Attorney or other official designed by the City of Gallaway Board of Commissioners, may enjoin such transfer or sale, or agreement by action or injunction.

3. Unlawful Structures

Any building erected or to be erected in violation of these regulations shall be deemed an unlawful structure, and the Building Inspector or the City Attorney of the City of Gallaway Board of Commissioners, may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308, Tennessee Code Annotated.

E. PROVISIONS OR REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application,.the provisions of these regulations shall be held to be minimum requirements, adopted for the public interest and orderly development of the City of Gallaway. Wherever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or deed restrictions, the most restrictive, or that imposing the higher standards shall govern.

ARTICLE VII. SEVERABILITY

Should any section or provision of these Subdivision Regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

ARTICLE VIII. ADOPTION AND EFFECTIVE DATE

A. PUBLIC HEARING

Before adoption, amendment, revisions, or rescission of all or part of these Subdivision Regulations, a Public Hearing as required by Section 13-4-303, Tennessee Code Annotated, was afforded any interested person or persons.

B. EFFECTIVE DATE

The attachment of the Planning Commission's subdivision jurisdiction and these Subdivision Regulations, shall be in full force and effect from and after their adoption and effective date. The effective date of any amendment, revision or rescission of these Subdivision Regulations shall be the date such amendment, revision or rescission have been adopted by the Planning Commission.

Adopted by the Planning Commission _____day of _____

_____

Chairman, Gallaway Planning Commission

Attest:_____

Secretary

APPENDIX

FINAL PLAT CERTIFICATES

CERTIFICATE OF SURVEY

I, (Printed Name of Signer), _____do hereby, certify that I am a registered (Professional Civil Engineer) (Land Surveyor), and that I have surveyed the lands, embraced within the plat or map designed as _____a subdivision all lying within the corporate limits of the City of Gallaway, Tennessee; said plat or map a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Subdivision regulations of the City of Gallaway, I further certify that the survey of the lands embraced within said plat or map has been correctly monumented in accordance with the Subdivision Regulations of the City of Gallaway, Tennessee

In witness whereof, I, the Said (printed name of signer), (Professional Civil Engineer) (Land Surveyor)hereunto set out by hand and affix my seal the _____day of _____, 19____.

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I,
_____,do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for the _____subdivision to assure that neither said subdivision nor adjoining property will be damaged or the character of land use affected by the velocity and volume of water entering or leaving same.

In witness whereof, I, the said (printed name of signer)_____Professional Civil Engineer, hereunto set out by hand and affix my seal this _____day of_____, 19_____.

_____

Professional Civil Engineer
(Land Surveyor)
State of Tennessee
Certificate No._____ (SEAL)

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I, hereby certify: (1) that streets, utilities and drainage treatments have been installed in an acceptable manner and according to specifications, or (2) that a guarantee has been posted with the Planning Commission to assure completion of all required improvements in case of default.

_____19_____ _____

Date City Engineer

PLANNING COMMISSION CERTIFICATE

I, _____, do hereby certify that the City of Gallaway Planning Commission has approved this plat of subdivision for recording.

_____19_____ _____

Date Secretary, City of Gallaway
Planning Commission

OWNER'S CERTIFICATE

I, _____,the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets, easements, rights-of-way, rights of access as shown and all utilities to the City of Gallaway forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

_____

Signature of Owner

CERTIFICATE OF APPROVAL OF WATER AND SEWER LINES AND DRAINAGE SYSTEM

I,_____,do hereby certify that the plans regarding drainage systems and water and sewer layout meet the requirements of the Subdivision Regulations and Technical Specifications of the City of Gallaway.

_____19_____ _____

Date City Engineer

CERTIFICATION OF APPROVAL OF GAS LINES

I,_____,do hereby certify that the plans regarding layout meet the requirements of the Subdivision Regulations and technical specifications of the City of Gallaway.

_____19____ _____

Date City Engineer

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I, _____,do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers bearing the seal of the Tennessee Department of Public Health, which indicates said plans meet the Department's requirements, have been received.

_____19____ _____

Date Superintendent of Water & Sewer

CERTIFICATE OF APPROVAL OF SUITABILITY OF SOILS FOR SEPTIC TANKS

I,_____,do hereby certify that the soils on and below the surface of the land shown on this plat are suitable for the use of septic tanks. This certification is not to be construed as a septic tank installation permit. Septic tank installation shall require a site plan and a permit approved by the Fayette County Health Department. After the suitability of any area to be used for subsurface sewerage disposal has been approved, no change shall be made to this area unless the Fayette County Health Department is notified and a re-evaluation of the area's suitability is made prior to the initiation of construction.

_____19____ _____

Date Fayette County Health Department

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I,_____,a professional Civil Engineer, do hereby certify that the plans, engineering and designs governing the construction of this subdivision are true and correct, and conform to the requirements set forth in the Subdivision Regulations and Technical Specifications of the City of Gallaway.

_____19_____ _____

Date Professional Civil Engineer
State of Tennessee
Certificate No._____

SUPPLEMENT NO. 1

TO

LOCAL GOVERNMENT PUBLIC WORKS STANDARDS AND SPECIFICATIONS

FOR

SUBDIVISION DEVELOPMENT

CITY OF GALLAWAY, TENNESSEE

I. GENERAL

The requirements, as contained in the City of Gallaway Subdivision Regulations, shall be adhered to in conjunction with the Local Government Public Works Standards and Specifications as amended by this supplement. Where discrepancies between these documents exist, the Subdivision Regulations shall govern. The provisions set forth in this supplement shall apply only to subdivision development within Gallaway and shall not be considered as applying to other types of construction activities.

II. DEFINITIONS

For the purpose of these standards and in order to carry out the provisions and intentions as set forth herein, certain words, terms and phrases are to be used and interpreted as defined hereinafter.

Contractor: An individual, partnership, corporation or other legal entity of agent there of which undertakes the activities covered by the City of Gallaway Subdivision Regulations.

Engineer: The City Engineer of Gallaway, Tennessee

Owner: The owner of the property being subdivided or his legal agent.

A. Construction Standards

a. Section 1152 "Application for Payment" delete in its entirety.

b. Section 1310 "Construction Schedules" delete in its entirety.

c. Section 1370 "Schedule of Values" delete in its entirety.

d. Section 1380 "Construction Photographs" delete in its entirety

e. Section 1540 "Security" delete in its entirety.

f. Section 1580"Project Identification Signs" delete in its entirety.

g. Section 1590 "Field Office and Sheds" delete in its entirety.

h. Section 1700 "Contract Close Out" delete in its entirety.

2. Division 2 – Site Work

a. Section 02050 "Demolition" delete in its entirety.

b. Section 02110 "Clearing and Grubbing"

(1) Delete Part 3.05

c. Section 02210 "Grading and Excavation"

(1) Delete part 3.05

d. Section 02215 "Grading and Excavation"

(1) Change 3.07 "Compacting Aggregate" Bases Part A. "Square Yards" change to "Square feet."

(2) Delete parts 3.09, 3.10 and 3.11

e. Section 2221 "Trenching, Backfilling and Compaction"

(1) Delete Parts 3.14, 3.15 and 3.16.

f. Section 02271 "Rip-Rap"

(1) Delete part 3.05

g. Section 02305 "Boring and Jacking

(1) Delete part 3.03

h. Section 02451 "Guardrails" delete in its entirety.

i. Section 02452 "Highway Signs" delete in its entirety

j. Section 02485 "Lawn and Grass Landscaping"

(1) Delete part 3.05

k. Section 02513 "Asphaltic Concrete Paving:

(1) Delete parts 2.09, 2.10 and 2.14

(2) Change the titles for parts 3.04 and 3.05 by deleting "and cold mix."

(3) Delete parts 3.08,3.09, 3.12 and 3.13

l. Section 2515 "Portland Cement Concrete Paving"

(1) Delete part 3.10

m. Section 02528 "Concrete Curbs, Gutters and Sidewalks"

(1) Delete parts 3.07 and 3.08

n. Section 2577 "Pavement Marking"

(1) Delete part 3.04

o. Section 02713 "Water Distribution Systems"

(1) Change Part 2.04A Water Meters by deleting 1-7 and replace with "provided by and installed by the City."

(2) Change Part 2.04F Meter Boxes by deleting 1-5 and replace with "provided by and installed by City."

(3) Change Part 2.07 (Fire Hydrants and Blow-off hydrants) subpart A – Fire Hydrants by deleting 1-12 and replacing it with the following text:

(1) Fire hydrants shall be Mueller (no substitutes, must match existing hydrants) standard compression type conforming to the AWWA Specification C502, complete with: 5" minimum valve opening; 6" AWWA Specification C 111 mechanical joint inlet connection; 3 foot bury; two 2 ½" national standard fire hose thread nozzles; one City of Gallaway, Tennessee standard pumper connection nozzle; 1 ½" point-to-flat pentagon operating nut and cap nuts; and counterline direction of opening.

(2) All interior working parts of the hydrant shall be solid bronze or bronze mounted. The hydrant shall

be so designed that all interior parts can be removed without removing the stand pipe from its set position. Each hydrant shall be equipped with a drip valve that will positively drain the stand pipe when the main valve is closed. Submit cutaway view drawings prior to the purchasing hydrants.

(3) All nozzles shall be equipped with caps anchored to the standpipe with chains.

(4) Each hydrant shall be factory painted on the outside below grade line with black asphalt paint, and above grade ;with paint.. After setting paint, all parts of the hydrant above grade line as specified hereinafter.

(5) Change Subpart 2.07B 8 by deleting the text "unless otherwise specified."

(6) Delete parts 3.04, 3.10 and 3.11.

r. Section 02721 "Storm Drainage Systems:"

(1) Delete parts 3.07 and 3.08.

s. Section 02722 "Sanitary Sewer Systems:"

(1) Change Subpart 3.06 to read: The first sections of pipe entering and leaving the manhole shall be ductile iron, concrete, PUC or UCP.

(2) Delete parts 3,13, 3.14, 3.15, 3.16, 3.17, 3.18 and 3.19.

(3) Division 3 concrete:

A. Section 03001 "Concrete Work"

(1) Change part 201.B by adding: chert or river rock may not be used as a course aggregate.

(2) Change Part 2.12 by correcting Typographical error. :2: Dia Bar" should be just "2."

(2) Delete part 3.12.

3. Division 16 Electrical, delete all sections in their entirety.

B. Design Criteria

1. Section 100 Water Distribution Systems

a. Change part 104.4 "other water pipe materials" by removing "Asbestos-Cement"

Change part 107.1 by including at the end of the present paragraph "One (1) set of TDPH-WQC approval plans shall be furnished to the Water Department and one (1) set of same to be furnished to the contractor and kept on the job during construction.,

2. Section 200 "Wastewater Systems" – no changes.

3. Section 300 "Drainage Systems" – no changes.

4. Section 400 "Drainage Systems" – no changes.

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o. Section 1590 "Field Office and Sheds" delete in its entirety.

p. Section 1700 "Contract Close Out" delete in its entirety.

4. Division 2 – Site Work

p. Section 02050 "Demolition" delete in its entirety.

q. Section 02110 "Clearing and Grubbing"

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r. Section 02210 "Grading and Excavation"

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(2) Delete part 3.03

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