

SUBDIVISION REGULATIONS

**CITY OF PIPERTON,
TENNESSEE**

Effective October 13, 2020

Prepared by the
PIPERTON PLANNING COMMISSION

John Henszey, Chairman

Mayor Henry Coats, Vice-Mayor Mike Binkley, Bob Archer, Mimi Ragon

	L. Public Use of Service Areas	53
	M. Zoning or Other Regulations	55
Article V	Prerequisite to Final Approval	56
	1. Monuments	
	2. Improvement Guarantees	
	3. Construction Surety Instrument Reduction	
	4. Release of Construction Surety	
	5. Recordation of Plat	
Article VI	Enforcement and Penalties for Violations	59
Article VII	Adoption and Effective Date	61
Appendices		62
	Platting Certificates	
	Typical Street Cross Sections	70

Subdivision Regulations

OF

Piperton, Tennessee Municipal Planning Commission (here-after referred to as the Planning Commission).

ARTICLE I: Purpose, Authority, Jurisdiction and Definitions

A. Policy and 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 has been 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 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 regulations 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 services and 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 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 Piperton.

It is the policy of the Planning Commission to review plats and proposed subdivision developments for conformity to the Comprehensive Plan, the Land Use Plan/Map, the Major Road Plan, the Capital Improvements Program, the Storm Water Design Standards, and the Zoning Ordinance of Piperton, Tennessee, and to require conformity as a condition of plat approval.

It is the policy of the Planning Commission to encourage subdivision development which enhances the health, safety and welfare of the community and that optimizes 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.

As a part of its review, the Planning Commission may require that other studies, reports, and/or documentation during the review process including but not limited to Traffic Impact Studies, Stormwater Management Reports, water and sewer calculations, and geotechnical investigations. These studies may result in the requirement of offsite improvements to be addressed, in part or in full, by the Applicant/Developer.

Further, it shall be the policy of the Planning Commission to consider each proposed subdivision development on its merits in context with existing or future anticipated 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.

These regulations are adopted for the following purposes:

1. To promote the public health, safety and general welfare of the jurisdictional area.
2. To guide the development of the jurisdictional area in accordance with the adopted policies and land use development plans and maps, considering the suitability of nonresidential and public areas and having regard for the most beneficial land use in such areas.
3. To provide for adequate light, air, and privacy; to secure safety from fire, flood and other dangers and to prevent overcrowding of the land and undue congestion of population.
4. To enhance the character and economic stability and encourage the orderly, beneficial development of the jurisdictional area.
5. To conserve the value of land, buildings and improvements throughout the jurisdictional area and to minimize detrimental conflicts among the uses of land and structures.
6. To guide public and private policy and action providing for transportation, water, sewerage, schools, recreational areas and other public requirements and facilities.
7. To provide for the most beneficial relationship between the uses of land and buildings and the efficient traffic movement throughout the jurisdictional area.

8. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions; to further the orderly layout and use of land; and to insure proper legal descriptions and proper monumenting of land.
9. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
10. To prevent the pollution of air, streams and ponds; to assure the adequacy of drainage facilities; to safeguard the water table and to preserve the integrity, stability, beauty and value of the jurisdictional area.
11. To preserve the natural beauty and topography of the jurisdictional area and to insure appropriate development with regard to these natural features.
12. To provide for open spaces through efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the zoning ordinance.
13. To encourage subdivision design which would maximize the conservation of all forms of energy.

B. Authority

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

C. Jurisdiction

These regulations shall govern all subdivision of land lying within the corporate limits of the City of Piperton, Tennessee, as now or hereafter established. Within these regulations, the term "subdivision" means the division of a tract or parcel of land into two (2) or more lots, sites or other divisions requiring new street or utility construction, or any division of five (5) acres or less for the purpose, whether immediate or future, of sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of re-subdivision or to the land or area subdivided. The term "utility construction" contained in the foregoing sentence does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site or other division to existing utility mains. No land shall be subdivided within the corporate limits of the municipality until the subdivider submits necessary plans and plats as required by these regulations, obtains City approval of such documents, files the approved final plat with the Fayette County Register of Deeds, and otherwise complies with all

requirements herein.

D. Interpretation, Conflict, and Severability

Interpretation

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for promotion of the public health, safety, and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

Conflict with Public and Private Provisions

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

Private Provisions These regulations are not intended to abrogate any easement, covenant, or other private agreement or restriction; provided, that where these regulations are more restrictive or impose higher standards than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where any private provision exceeds the standards set forth herein, such shall be considered a private contract between the parties of interest, and, as such, is beyond the jurisdiction of the City of Pipeston.

Severability

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

E. Saving Provision

These regulations shall not be construed as abating any action now pending under, or by virtue of prior Subdivision Regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the municipality under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation by lawful action of the governing body, except as expressly provided for in these

regulations.

F. Definitions

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 "plot" or "parcel"; the word "building" includes the word "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.

Alley - A private access road to the back or side of a property otherwise abutting a street.

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

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

Base Flood - The flood having a one percent chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood." The base flood is the national standard used by the National Flood Insurance Program (NFIP) and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs).

Base Flood Elevation - The computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium.

Base Map - A map having sufficient points of reference, such as state, county or municipal boundary lines, streets, easements, and other selected physical features to allow the plotting of other data.

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

Building - Any structure designed or built for the support, enclosure, shelter or protection of persons, animals, chattels or property

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 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.

Capital Improvements Program - A proposed schedule of future projects, listed in order of construction priority, together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government operating expenses, for the purchase, construction, or replacement of the physical assets of the community are included for the purpose of these Subdivision Regulations, in the Piperton Capital Improvements Program.

Capped System - A completed water supply and/or sewerage system put in place for future use.

Cluster - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive features.

Cluster Subdivision - A form of development for single-family residential subdivisions that permits a reduction in lot area and bulk requirements, provided there is no increase in the density permitted under a conventional subdivision and the resultant area is devoted to open space.

Common Elements - Any portion of a condominium which is held in common by owners of condominium units. These elements may be either general common elements or limited common elements, as defined below.

General Common Elements - Any of the common elements of condominium which are held in joint ownership by all owners of the condominium.

Limited Common Elements - Any of the common elements of a condominium which are reserved for use by the owner of a particular condominium unit or group of units.

Community Association - A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.

Comprehensive Plan - A comprehensive long-range plan is intended to guide the growth and development of a community or region and one that includes analysis,

recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use. For the purpose of these Subdivision Regulations, the Piperton Comprehensive Plan.

Condominium - A form of ownership of less than the whole of a building or system of buildings under the provisions of Title 66, Chapter 27, Tennessee Code Annotated, which provides the mechanics and facilities for formal filing and re-coordination of divided interests in real property, whether the division is vertical or horizontal.

Condominium Subdivision - The subdivision of property through the establishment of a condominium or horizontal property regime.

Horizontal Condominium Subdivision - A subdivision where each unit occupies some ground space.

Vertical Condominium Subdivision - A subdivision of a multi-story building in which one (1) or more units do not occupy ground space.

Condominium Unit - A space conveyed by separate title and located within a condominium structure.

Construction Plans - The maps or drawings of a subdivision showing the specific location and design of improvements to be installed in the subdivision in accordance with these regulations submitted to the Planning Commission for approval.

Contractor - An individual, firm, or corporation with whom an owner or authorized agent has executed a work agreement.

Culvert - A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk or public way.

Curb - A stone or concrete boundary usually marking the edge of the roadway or paved area.

Curvilinear Street System - A pattern of streets which is curved.

Dedication - Gift or donation of property by the owner to another party.

Density - The number of families, individuals, dwelling units, or housing structures per unit of land.

Design Specifications - Written descriptions of a technical nature of materials, equipment, construction systems, standards, and workmanship required for a project intended for local government ownership or maintenance.

Developer - The legal or beneficial owner of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land, and 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 though the persons and their precise interests may vary at different project stages.

Double Frontage Lot - A lot having a frontage on two (2) non-intersecting streets as distinguished from a corner lot.

Drainage - (1) Surface water runoff; (2) the removal of surface water or ground water from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drainage Area - That area in which all of the surface runoff resulting from precipitation is concentrated into a particular stream.

Drainage System - Pipes, swells, natural features and man-made improvements designed to carry drainage.

Dry Lines - See "capped system."

Dwelling Unit - One or more rooms designed as a unit for occupancy by one (1) family for cooking, living, and sleeping purposes.

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

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

Enforcing Officer - The building inspector or such person designated by the City Manager to be responsible for enforcing the provisions of these regulations.

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

Equal Degree of Encroachment - The delineation of floodway limits so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the floodplain along both sides of a stream for a significant reach.

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

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

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

Flood - A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Flood Frequency - The statistically determined average for how often a specific flood level or discharge may be equaled or exceeded.

Flood Hazard Boundary Map - An official map on which the boundaries of the floodplain areas having special flood hazards have been delineated.

Flood Hazard or Flood-prone Area - The maximum area of the floodplain that, on the average, is likely to be flooded once every one hundred (100) years (i.e., that has a one (1) percent chance of being flooded in any year).

Flood Insurance Rate Map - The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

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

Floodplain Management Program - The overall program of corrective and preventive measures for reducing flood damage, including, but not limited to emergency preparedness plans, flood control works, building code regulations, health regulations, Zoning Ordinance regulations and these Subdivision Regulations.

Flood Profile - A graph showing the water surface elevation or height of a particular flood event for any point along the longitudinal course of a stream. The flood profile is determined through the use of standard open-channel hydraulic calculations.

Flood Proofing - Any combination of structural and non-structural additions, changes, or adjustments to properties and structures which reduce or eliminate potential flood damage to lands, water facilities, sanitary facilities and other utilities; structures; and contents of buildings; and which prevent pollution of floodwaters from such natural or man-made sources.

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

Floodway Encroachment Limits - The lines marking the limits of floodways on official federal, state and local floodplain maps.

Floodway Fringe - The area adjoining a watercourse which, although not lying within a floodway, has been or may hereafter be covered by a one hundred (100) year flood.

Frontage - That side of a lot abutting a public way ordinarily regarded as the front of the lot. It shall not be considered as the ordinary side of a corner lot.

General Plan - The official statement of the Planning Commission which sets forth major policies concerning future development of the jurisdictional area and meeting the provisions set forth in Sections 13-3-301, and 13-3-302, Tennessee Code Annotated. For the purposes of these regulations the General Plan shall consist of the Land Use Plan and the Major Road Plan.

Governmental Agency - Any public body other than the governing body.

Governing Body - The chief legislative body of any government.

Governmental Representative - An outside person or designated local official or employee authorized to act on behalf of the governing body in making determinations regarding legal, public works, planning, community development, or other public business.

Grade – The ground elevation used for regulating the height of buildings. The ground elevation shall be the average of the finished ground elevations at the front of the building.

Grade, Finished - The final elevation of the ground surface after development.

Grade, Natural - The elevation of the ground surface in its natural state, before man-made alterations.

Grading - Any stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

Health Department - The Fayette County Health Department.

Highway Department - The Fayette County Highway Department.

Homeowners Association - A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

Horizontal Property Act - "The Tennessee Horizontal Property Act" as codified in Title 66, Chapter 2, Tennessee Code Annotated.

Improvements - Physical changes made to 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 Disposal System - A septic tank, seepage title sewage disposal system, or any other sewage treatment device other than a public treatment system approved by the appropriate governmental representative.

Internal Subdivision Boundary - All points within a subdivision which do not constitute external boundaries.

Interstate or Limited Access Highway – A freeway or expressway providing a traffic way for through traffic, in respect to which, owners or occupants of abutting properties or lands and other persons have no legal right of access to or from the traffic way, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Joint Ownership - The equal estate interest of two or more persons. Joint ownership among persons shall be construed as the same owner for the purpose of imposing Subdivision Regulations.

Jurisdictional Area - Planning boundary(s) established in keeping with Sections 13-3-102, 13-3-201 and 13-3-301, Tennessee Code Annotated.

Land Development Plan/ Map - An element of the general plan which sets out a plan or scheme of future land usage.

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

Land Use Plan - A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes. For the purpose of these Subdivision Regulations, the Piperton Municipal Land Use Plan.

Legal Counsel - The person designated by the governing body to provide legal assistance for the administration of these and other regulations.

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

Lot, Corner - A lot situated at the intersection of two (2) or more public ways.

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 of a lot abutting on a street excluding the side dimension of a corner lot.

Lot Improvements - Any building, structure, place, work of art, or other object or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

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 or Road - A public way which is classified as a collector or arterial public way according to these regulations or by the Major Road Plan for the jurisdictional area.

Major Road Plan - The plan adopted by the Planning Commission, pursuant to Sections 13-3-402 and 13-4-302, Tennessee Code Annotated, showing, among other things, the general location, character and extent of public ways... (and) the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways. For the purpose of these Subdivision Regulations, the Piperton Major Road Plan as recorded at the Fayette County Register of Deeds Office.

Major Subdivision - All subdivisions not classified as minor subdivisions including but not limited to subdivisions of three (3) or more lots or subdivisions of any size requiring any new or improved road, the extension of government facilities, or the creation of any public improvements, or containing any flood prone area.

Metes and Bounds - A method of describing the boundaries of land by directions and distances from a known point of reference.

Minor Subdivision - Any subdivision containing two (2) lots and does not require the construction or installation of new streets, public utilities or other improvements.

Monuments - Markers placed on or in the land.

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

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

One Hundred-Year Flood - A flood having an average frequency of occurrence of once in one hundred (100) years, although it may occur in any year. It is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Owner - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having title to or sufficient proprietary interest in the real property to seek subdivision or development of that property.

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

Performance Bond - See Surety Instrument.

Perimeter Street - Any existing street to which the parcel of land to be subdivided abuts on only one side.

Planning Commission - A public planning body established pursuant to Title 13, Chapter 2 or 5, Tennessee Code Annotated, to execute a partial or full planning program within authorized area limits. For the purpose of these Subdivision Regulations, the Piperton Municipal Planning Commission.

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

Premise(s) - A tract of land together with any buildings or structures which may be thereon.

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

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

Public Safety Facilities - The buildings, equipment and grounds of the City of Piperton Fire and Police Departments.

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

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 law.

Public Uses – Facilities such as, but not limited to parks, schools and offices owned and operated by governmental bodies.

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

Public Way - Any publicly owned street, sidewalk, or lane right-of-way which provides for movement of pedestrians or vehicles.

Reach - A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach generally includes the segment of the flood hazard area where flood heights are influenced by a man-made area or natural obstruction.

Rectilinear Street System - A pattern of streets that is characterized by right angle roadways, grid pattern blocks and four-way intersections.

Register of Deeds - Fayette County Register of Deeds.

Regulatory Flood - The one hundred (100) year flood.

Regulatory Flood Protection Elevation - The elevation of the regulatory flood plus one foot of freeboard to provide a safety factor.

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 the subdivision of land.

Right-of-Way - A strip of land occupied or intended to be occupied by a public way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, or for another special use. The usage of the term "right-of-way" for land platting purposes, shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and shall not be included within the dimension areas of such lots or parcels.

Road - see street.

Roadway - The portion of the street right-of-way which contains 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.

Sale or Lease - Any immediate or future transfer of ownership, including contract of sale or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, or other written instrument.

Same Ownership - Ownership by the same person, corporation, firm entity, partnership, or unincorporated association or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Sanitary Sewer System - A public or community sewage disposal system of a type approved by the State Department of Conservation and Environment.

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

Septic Tank - See Individual Sewage Disposal System.

Setback - The distance between a building wall, edge of a structure or overhang of a building, whichever extends out the farthest and the nearest to a right-of-way of a public way, or the distance required to obtain the minimum front, side and rear yards.

Sketch Plat - A concept plan for design purposes. It may be used to discover all factors which may have an impact on a proposed development. The submittal of a sketch plan is optional.

Slope - the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Special Flood Hazard Map - The official map designated by the Federal Insurance Administrator to identify floodplain areas having special flood hazards.

Staff Assistant to the Planning Commission - The person(s) employed by the local governing body to assist the Planning Commission in planning and land use regulation activities.

Start of Construction - For purposes of subdivision control, any alteration of the original surface area of the land, from and after the date of adoption of these regulations.

Street or Road: A way for vehicular traffic, whether the road is designated as an avenue, arterial, collector, boulevard, road, highway, street, expressway, lane, alley, or other way, and for the purpose of these regulations streets are divided into the following categories:

1. Arterial – A street that primarily serves through traffic. Access to abutting properties is a secondary function. They provide a high operating speed and level of service
2. Collector – A street that serves a dual function accommodating shorter trips and feeding arterials. They provide some degree of mobility and also serve abutting property. They typically have intermediate design speeds and level of service.
3. Cul-de-sac or Dead-end-Street: A local street with only one outlet for which there are no plans or need for extension.
4. Local Connector: A street that has relatively short trip lengths and because property access is their main function, there is little need for mobility or high operating speeds.
5. Marginal Access Street: A street which is constructed parallel and adjacent to an arterial street for the purpose of providing access to abutting properties and protection from through traffic.

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 midpoint of the lot shall be taken as the street grade.

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

Street Sign - The sign designating the official name of the street.

Structure - Anything constructed above or below ground.

Subdivider - Any person who (1) having an interest in land causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plot in a subdivision or who (3) engages, directly or indirectly, or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development in a subdivision or any interest, lot, parcel site, unit, or plot in a subdivision or who (4) is directly or indirectly controlled by or under direct or indirect common control with any of the foregoing.

Subdivision - "Subdivision" means the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres 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 re-subdividing or to the land or area subdivided. (See Section 13-3-401 and 13-4-301, Tennessee Code Annotated)

Subdivision Agent - Any person who represents or acts for or on behalf of a subdivider or developer in selling, leasing, or developing or offering to sell, lease, or develop any interest, lot, parcel, unit, site or plot in a subdivision, except in an instance where only legal counsel is provided.

Surety Instrument - Any form of security, including a cash deposit, surety bond, collateral, property or letter of credit in an amount and form satisfactory to the Planning Commission, such security to bind the one posting the bond to perform required acts, such as constructing subdivision improvements with the condition that the security shall be forfeited if such acts are not performed.

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

Temporary Improvement - Any improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the surety for completion of required improvements.

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

Topography - The configuration of a surface area showing relative elevations.

Twenty-five Year Flood - A flood having an average frequency of occurrence of one in twenty-five (25) years.

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.

Water Surface Elevation - The heights in relation to mean sea level expected to be reached by floods of various magnitudes and frequencies at pertinent points in the floodplain.

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

Yard, Front - A yard extending across the entire width of the lot between the front yard and the nearest part of the principal building. On corner lots, the yards adjacent to both streets shall be front yards.

Yard, Rear - A yard extending across the rear of a lot between the side lot lines and being the required minimum horizontal distance between the rear lot line and the rear building line. On all lots, except corner lots, the rear yard shall be opposite the front yard. On corner lots, the rear yard shall be defined at the time the building permit is issued.

Yard, Side - A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side building line.

Zoning Ordinance or Resolution - A statute, legally adopted pursuant to Title 13, Chapters 4 or 7, Tennessee Code Annotated, for the purpose of regulating by district, land development or use for a designated area. For the purpose of these Subdivision Regulations, the Piperton Municipal Zoning Ordinance.

ARTICLE II: PROCEDURE FOR MAJOR SUBDIVISION APPROVAL

The procedure for review and approval of a subdivision plat consist of three (3) separate steps, one of which is optional. The initial step is the preparation of and submission to the Planning Commission's technical staff a sketch plat of the proposed subdivision. This step is optional. The second step is the Preliminary Plat, which will be reviewed by the City Planner, City Engineer and the Planning Commission. The third step is the preparation and submission to the Planning Commission of a Final Plat together with required certificates. This Final Plat becomes the instrument to be recorded in the office of the County Register when duly signed by the secretary of the Planning Commission. Along with the Final Plat submission, the subdivider shall concurrently submit the construction plans to the City Engineer for review.

The subdivider shall consult with the Planning Commission's technical staff for advice and assistance prior to the preparation of the preliminary plat. This will enable him to become thoroughly familiar with these regulations, the Major Road Plan and other official plans or improvements which may affect the area. Such informal review may prevent unnecessary revisions.

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission wishing to divide such land into two or more lots, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing to re-subdivide for this purpose, shall submit a plan of such proposed subdivision to the Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for recording. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner as specified in the following section of this article. No plat of a subdivision of land within the planning jurisdiction shall be filed or recorded by the Fayette County Register of Deeds without the approval of the Planning Commission as specified herein.
2. Before any construction begins or plats reviewed or approved, the subdivider will pay the City of Piperton the appropriate subdivision fees. Other development and connection fees, which include recording fees, water development fees, water connection fees, sewer connection fees, and subdivision inspection fees, shall also be paid by the subdivider, with final approval being contingent upon payment in full of all required fees. The schedule for these fees are available from the Planning Commission's technical staff.
3. For the purposes of determining the time requirements of Section 13-4-304, Tennessee Code Annotated, for both major and minor subdivisions, the date of the meeting of the Planning Commission at which the public hearing on approval

of a preliminary, or final subdivision plat, including any adjourned date thereof, shall constitute the official submission date of the plat at which the statutory period for formal approval, conditional approval, or disapproval of the respective preliminary, or final subdivision plat shall commence to run.

B. Sketch Plat (optional)

The sketch plat is to be a concept plan for design purposes and should be used to discover all factors which may have an impact on the proposed development and to advise the subdivider of various possibilities before substantial amounts of time and money have been invested in a very detailed proposal which may contain elements contrary to these regulations.

1. The Planning Commission's technical staff will perform an administrative review of the sketch plat and meet with the subdivider to discuss pertinent issues as they relate to the potential subdivision of property.
2. For the purposes of Tenn. Code Annotated § 13-4-304, sketch plat review and comments shall not be the initial consideration of the application for approval or disapproval by the Planning Commission.

C. Preliminary Plat

The Preliminary Plat is the initial formal plan for a proposed subdivision which may be of such extent that development and installation of improvements must be accomplished incrementally over an extended period. Regardless of the extent of a proposed subdivision, large or small, the developer should consult informally with the Planning Commission and technical staff for advice and assistance before the preparation of the Preliminary Plat. Such consultation will assist the developer in gaining familiarity with these regulations, the Major Road Plan and other official plans or public improvements which might affect the area, and should preclude unnecessary and costly revisions.

1. Plat Submission
 - a. In accordance with Section 13-4-304, Tennessee Code Annotated, the Planning Commission shall approve or disapprove the Preliminary Plat within sixty (60) days after the initial consideration of the plat by the Planning Commission meeting in a regularly scheduled session, unless at the end of the sixty-day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the sixty-day period, in which case the plat shall be approved or disapproved after the interrupted sixty-day period at the next regularly scheduled meeting of the commission; otherwise, the plat shall be deemed approved and a certificate to that effect shall be

issued by the Planning Commission on demand. The applicant for the Planning Commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period. When a plat has been filed with the appropriate officials of the Planning Commission, the plat shall be placed on the agenda of the planning commission within thirty (30) days of the filing or the next regularly scheduled Planning Commission meeting after the thirty-day period. The applicant may waive in writing the time frame requirement for the appearance of the plat on the agenda.

- b. Any plat submitted to the commission shall be accompanied by mailing labels containing the names and addresses of all property owners within 500 feet of the limits of the development application.
- c. No plat shall be acted upon by the commission without affording a hearing thereon. A notice of the time and place of the hearing shall be sent by mail to those within the notification area no less than 5 days before the date fixed for such hearing. T.C.A. 13-4-304(c)
- d. The ground of disapproval of any plat shall be stated upon the records of the commission. T.C.A. 13-4-304(b)

2. Plat Content

- a. The Preliminary Plat shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV shall give the following information insofar as possible.
 - (1) The proposed subdivision name and location, the name(s) and address(es) of the owner or owners, and the name of the designer of the plat who shall be a licensed engineer or surveyor.
 - (2) Date, approximate north point, and graphic scale.
 - (3) The location of existing and platted property lines, existing streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, the present zoning classification, if any, on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
 - (4) The limits of the 100-year flood plain, floodway, and current FIRM Panel number on which the subject property is located

as designated and delineated by FEMA. Base Flood Elevation(s) shall also be shown.

- (5) The locations and other dimensions of the proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines, and utilities.
- (6) The plat shall carry the signature and seal of an engineer who shall be registered in the State of Tennessee.
- (7) Existing contours in dashed lines plotted at vertical intervals of not less than two (2) feet. Contours shall be extended one hundred (100) feet beyond property boundary. The general location of all tree covered areas within the proposed subdivision.
- (8) The areas designated and delineated by FEMA on the current NFIP FIRM, as “floodway” area(s), and “Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood” shall be shown.
- (9) A master 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, as well as any upstream contributing areas shall be included with the drainage plan and shall include the drainage structures leading to the subdivision with their sizes.
- (10) A separate narrative addressing feasible extension of utility services for the proposed development, including but not limited to water, sanitary sewer, electric, and gas services.
- (11) Additional information as required (refer to Preliminary Plat checklist).
- (12) Certificates required to be included on the Preliminary Plat are Certificates of Accuracy of Engineering and Design, Certificate of Ownership, and a Certificate of Approval by the Planning Commission. Examples of these certificates are shown in Appendix II. The authorized signatures for the engineering and design and ownership certificates shall be obtained by the developer prior to submission of the Preliminary Plat.

- (13) The approval granted on any Preliminary Plat approved by the Planning Commission prior to the effective date of these regulations shall remain in force and effect for the time period stipulated by the regulations under which such approval was first granted and as amended prior to adoption of this revision.
- (14) Any subdivision, or the first phase thereof, not receiving Final Plat approval by the Planning Commission within two (2) years from the date of preliminary approval may proceed only by the granting of an extension by the Planning Commission.
- (15) The construction standards existing at the time of Preliminary Plat Approval shall apply for a period of seven (7) years, after which time current standards shall apply unless a variance is granted by the Planning Commission.

D. Final Plat

1. The Final Plat shall conform substantially to the Preliminary Plat as approved; and, if desired by the subdivider, it may constitute only that portion of the approved Preliminary Plat which he proposes to record and develop at the time, provided however, that such portion conforms to all requirements of these regulations.
2. The plat shall be drawn to the scale of one inch equals 100 feet or larger on sheets not larger than 24 x 36 inches.
3. In accordance with Section 13-4-304, Tennessee Code Annotated, the Planning Commission shall approve or disapprove the Final Plat within sixty (60) days after the initial consideration of the plat by the Planning Commission meeting in a regularly scheduled session, unless at the end of the sixty-day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the sixty-day period, in which case the plat shall be approved or disapproved after the interrupted sixty-day period at the next regularly scheduled meeting of the commission; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the Planning Commission on demand. The applicant for the Planning Commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period. When a plat has been filed with the appropriate officials of the Planning Commission, the plat shall be placed on the agenda of the planning commission within thirty (30) days of the filing or the next regularly scheduled Planning Commission meeting after the thirty-day period. The applicant may waive in writing the time frame requirement for the appearance of the plat on the agenda.

4. Any plat submitted to the commission shall contain the name and address of a person to whom notice of hearing shall be sent; and no plat shall be acted upon by the commission without affording a hearing thereon, notice of the time and place of which shall be sent by mail to such address not less than five (5) days before the date fixed for such hearing.
5. The Planning Commission may provide for the preliminary approval of a plat prior to any infrastructure improvements but such approval shall not be entered on the plat per Section 13-4-303(b)(2), Tennessee Code Annotated.
6. 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 way or ground.
7. The ground of disapproval of any plat shall be stated upon the records of the commission. T.C.A. 13-4-304(b)
8. The Final Plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line whether curved or straight, and including north point. This shall include the radius, central angle and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimension to the nearest one hundredth (100th) of a foot and angles to the nearest second.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivision and streets and the location and ownership of adjoining un-subdivided property.
 - f. Date, title, name and location of subdivision, graphic scale, and magnetic north point.
 - g. Vicinity map showing site in relation to surrounding area.
 - h. Additional information as required (refer to Final Plat checklist).

9. The following certification shall be presented with the Final Plat:
 - a. Certificate of Ownership and Dedication.
 - b. Mortgagee Certificate (if applicable)
 - c. Certificate of Survey
 - d. Certification by Fayette County Soil Conservation if applicable.
 - e. Certificate of Adequacy of Storm Drainage
 - f. Certification of Accuracy of Engineering and Design
 - g. Certificate of Approval, City Engineer
 - h. Planning Commission Certificate
 - I Board of Mayor and Commissioners Certificate (ROW Dedication and Acceptance)
 - j. Certificate of Approval of Suitability of Solis for Septic Tanks
 - k. Certification of Declaration of Covenants and Restrictions and Maintenance of Common Areas and Facilities
 - l. Recording Certificate
 - m. Certificate of Property Assessor

Copies of all certificates are available from the Planning Commission's technical staff.

10. Along with the Final Plat submission, the subdivider shall concurrently submit the construction plans prepared by an engineer who shall be registered in the State of Tennessee to the City Engineer for review. The construction plan set shall include, but not be limited to:
 - a. A cover sheet with an index.
 - b. All Final Plat sheets at a size and scale as described in Article II, Section D.
 - c. The standard City of Pipeston title block on all plan sheets (except for the Final Plat), signed and sealed by the appropriate design professional.

- d. 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 a minimum of one hundred (100) feet beyond property boundary.
- e. Any portion of the land to be subdivided within the one-hundred (100) year flood elevation and floodway, the limit and actual elevation shall be shown.
- f. Detailed plans of proposed sanitary sewer and water design and connections to existing or proposed systems. A combination utility plan shall be provided and all on and off-street plan and profiles. The combination utility plan shall also identify existing wells, septic tanks, and drain fields. Where such connections are not feasible, the plans shall include the designs for any proposed individual water supply and/or sanitary sewer systems that have been approved by the Fayette County Health Department and the City of Piperton.
- g. Street plan and profile sheets showing all engineering data necessary for construction of proposed streets, storm drainage, controls for surface and ground water, and sanitary sewer; and showing all connections to existing and/or proposed streets, storm drainage, and sanitary sewer systems. The street profiles shall be plotted along the top of curb showing the existing and finished grades, and sewer locations, drawn to a scale of not less than one inch equals fifty feet (1" = 50') horizontal and one inch equals five feet (1" = 5') vertical. Typical street cross sections shall be shown.
- h. A tree survey and preservation plan provided as a combination plan which illustrates tree species, caliper size, and location of all trees eight (8) inches in diameter or larger may be required at the request of the Planning Commission's technical staff. A tree plan identifying all major stands of trees shall be provided, and an effort shall be made to preserve signature trees in the course of engineering design. In addition, the plan shall illustrate utilities, rights of way, easements and grading contour lines.
- i. A comprehensive drainage plan which shall include, but not be limited to, an analysis of the drainage area, a storm water runoff routing plan showing maximum quantities of flow and maximum rates of flow before and after development plans for drainage structures and channels with the hydraulic data used in designing and sizing such structures and channels, and the water surface profiles in open channels at peak flow and peak back water conditions. The limits of the drainage design parameters shall be determined by the City Engineer.

ARTICLE III: Procedure for Minor Subdivision Plat Approval

Whenever a proposed subdivision contains two (2) lots and does not require the construction or installation of new streets, utilities or other improvements, the following procedures for review and approval of the subdivision shall apply. The subdivider may submit only a Final Plat in securing plat approval provided that the plat submitted complies with all the requirements stated below. However, if any corrections or modifications are needed, the Planning Commission shall disapprove the plat and require that it be resubmitted for approval.

Before any construction begins or plats reviewed or approved, the subdivider will pay the City of Piperton the appropriate subdivision fees. Other development and connection fees, which include recording fees, water development fees, water connection fees, sewer connection fees, and subdivision inspection fees, shall also be paid by the subdivider with final approval being contingent upon payment in full of all required fees. The schedule for these fees is available from the Planning Commission's technical staff.

1. A plat shall be presented to the Piperton Planning Commission. The Final Plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house number, reservations for easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimension to the nearest hundredth (100th) of a foot and angles to the nearest second.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsplit property.
 - f. Date, title, name and location of subdivision, graphic scale, and magnetic north point.
 - g. Vicinity map showing site in relation to area.

- h. The most recent recorded deed book number and page number for each deed constituting part of the property being platted.
2. The following certification shall be presented with the plat:
- a. Certificate of Ownership and Dedication.
 - b. Mortgagee Certificate (if applicable)
 - c. Certificate of Survey
 - d. Certification of Accuracy of Engineering and Design
 - e. Certificate of Approval, City Engineer
 - f. Planning Commission Certificate
 - g. Board of Mayor and Commissioners Certificate (ROW Dedication and Acceptance)
 - h. Certificate of Approval of Suitability of Soils for Septic Tanks
 - i. Certification of Declaration of Covenants and Restrictions and Maintenance of Common Areas and Facilities
 - j. Recording Certificate

Copies of all certificates are available from the Planning Commission's technical staff.

ARTICLE IV: General Requirements and Minimum Standards of Design

Every subdivision developer shall be required to grade and improve streets, and to install sewers, storm drainage, and water mains in accordance with specifications established by the Planning Commission. The adopted requirements, whether in local regulations or in the follow standards, shall govern.

A. Streets

1. General Layout

The street pattern shall be based upon the following general design criteria:

- a. provide for adequate vehicular access to all properties within the development;
- b. provide street connections to adjacent properties to ensure adequate traffic circulation within the general area;
- c. provide a local residential street system which discourages through traffic and provides adequate access for fire, police, and other emergency vehicles;
- d. provide a sufficient number of continuous streets that connect with arterials and are adequately sized to accommodate the present and future traffic demands of an area; and,
- e. provide streets in accordance with the Major Road Plan.

2. Street Classifications

- a. Interstates - Streets and highways with the sole purpose of carrying through traffic with the highest degree of mobility and safety. These roads have controlled access and provide no direct access to abutting properties.
- b. Major Arterial - Streets and highways serving major metropolitan activity centers, the highest traffic volume corridors, the longest trip desires, and a high proportion of total urban area travel on a minimum of mileage. Service to abutting land should be subordinate to the provision of travel service to major traffic movements. This system carries the major portion of trips entering and leaving an urban area, as well as the majority of through movements desiring to bypass the central town.
- c. Minor Arterial - Street and highways interconnecting with and augmenting the principal arterial system and providing service to trips of moderate length at a somewhat lower level of travel mobility. The system places

more emphasis on land access and distributes travel to geographic areas smaller than those identified with the higher system. It includes all arterials not classified as major or freeway.

- d. Collectors - Streets penetrating neighborhoods, collecting traffic from local streets and channeling it into the arterial systems. A minor amount of through traffic may be carried on collector streets, but the system primarily provides service access and carries local traffic movements within residential neighborhoods, or commercial and industrial areas. It may also serve local bus routes. Collector streets may be further classified as follows:
 - i. Major Collector -Streets serving commercial and industrial areas, or large volumes of residential traffic. All streets serving nonresidential areas shall be classified as major collectors.
 - ii. Minor Collector -Streets serving low and moderate volumes of residential traffic, and cul-de-sacs and streets serving office uses generating less than 1,000 vehicular trips per day.
- e. Locals -Residential streets not classified in a higher system, primarily providing direct access to abutting land and to collector streets. They offer the lowest level of mobility and usually carry no bus routes. Service for through traffic is deliberately discouraged. Except as noted herein, streets within this category shall be public except as specifically approved by the City of Piperton.
 - i. Cul-de-sac - Streets which are dead ends having only one end open for vehicular access and serves only abutting properties.
 - ii. Local Street - Single family residential streets are land access streets that are primarily for access to abutting residential properties and which are designed to discourage through traffic.
 - iii. Dead-end Street (Cul-de-sac) - Cul-de-sacs are permanent dead-end streets which may provide access to commercial, industrial or residential properties, and are designed to prevent future extension.
 - iv. Marginal Access Street -Marginal access streets are 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 traveled thoroughfares.
 - v. Alleys -Alleys are used primarily for service access to the back or side of properties otherwise abutting on a street. Where permitted, alleys may

serve in lieu of otherwise required utility easements. Alleys shall be private ways, except as approved by the Planning Commission as public.

Note – Copies of approved street cross sections are available from Planning Commission Staff.

3. Existing Streets (Dedication and Improvement).

All proposed development, (including major subdivisions, and site improvements encompassing multi-family residential; commercial; office; and industrial land use) that adjoin existing streets shall dedicate and improve, where applicable, additional right-of-way to meet the minimum street right-of-way and pavement width requirements.

- a. The entire right-of-way and pavement width, where applicable, shall be provided where any part of the proposed development is located on both sides of the existing street.
- b. Where the proposed development is located on only one side of an existing street, one-half (1/2) of the required right-of-way and pavement width, measured from the centerline of the existing roadway or right-of-way, shall be provided, where applicable.
- c. The Board of Mayor and Commissioners, based on the recommendation of the Planning Commission, shall reserve the right to accept a cash payment in lieu of construction when the construction of applicable street improvements at the time of development is not desirable.

4. Access and Connectivity

Subdivisions shall require sufficient external access points to the existing or future roadway network and shall be provided as follows:

- a. Any residential subdivision of greater than 100 lots or dwelling units shall include at least two access points. The Planning Commission may require a second point of access for a subdivision of fewer than 100 lots if it's determined necessary for the health, safety, and welfare of the City of Piperton.
- b. Residential subdivisions of 200 or more lots or dwelling units shall provide three separate access points. Where three or more access points are required, the Planning Commission may waive the requirement for immediate construction of more than two access points, provided that subdivision phasing and design illustrates the additional required connections.

- c. Developments may be required by the Planning Commission to have a greater number of access points than provided for above to ensure adequate and reasonable emergency access.
- d. These standards may be waived by the Planning Commission during approval of the subdivision plat where limited frontage, natural features (slope, topography), or similar circumstances preclude the required connections and there is no substantial impact noted regarding emergency service delivery. An alternate public emergency access roadway may be provided to satisfy the requirements above with approval of the Planning Commission and the Fire Chief.
- e. When a tract fronts on an arterial, the Planning Commission may require such lots to be provided with frontage on a marginal access road.
- f. A temporary 24' all-weather construction access road and/or may be required by the Planning Commission or City Engineer during the construction phase of any development. The access may be required for the separation of residents from construction activity, the protection of public streets from damage by heavy construction equipment, or for public emergency access. A construction access road, when built to full City standards, may be considered an additional access point if approved by the Planning Commission and the City Engineer.
- g. Existing streets in adjoining areas shall be continued in a new or expanding subdivisions. Whenever connections to anticipated or proposed surrounding streets are required by these regulations, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. Temporary turnarounds may be required to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles.
- h. Dead-end street shall be a maximum of 1,000 linear feet provided that all structures are sprinkled. All dead-end streets shall have a minimum 50-foot radius as measured from the center of the turn-a-round to the edge of asphalt. The Planning Commission may approve an alternative designed turn-a-round with the approval of the City Engineer and Fire Chief.

5. Street Grades

The minimum grade for a public street is 0.5 percent. Grades on arterial streets shall not exceed seven (7) percent. Grades on other streets, except in commercial and industrial subdivisions, may exceed seven (7) percent but not twelve (12) percent. The maximum grade through intersections shall be four

(4) percent. This maximum grade shall extend a minimum of 50 feet in each direction from the end of the radii.

6. Curves

a. Horizontal Curves

The minimum centerline radius permitted for each street classification is shown below:

Major Arterial.....	1,400 feet
Minor Arterial.....	1,125 feet
Major Collector.....	825 feet
Nonresidential Cul-de-sac.....	400 feet
Minor Collector.....	400 feet
Marginal Access.....	250 feet
Local.....	150 feet
Cul-de-sac.....	150 feet

b. Vertical Curves

The criteria for minimum lengths of vertical curves for various street types are shown below:

Street Classification	"K" Factor* Crest Curve	"K" Factor* Sag Curve
Local	30	40
Collector	80	70
Arterial	145	100

*Horizontal distance in feet required to effect a one (1.0) percent change in grade where:

$K=L/A$, where L=Horizontal length in feet of parabolic vertical curve and A=Algebraic difference in joining (tangent) grades in percent.

7. Intersections

a. Spacing: Intersections on the same side of a street shall be spaced a minimum of three hundred (300) feet apart, measured from centerline to centerline.

- b. Angle: The angle of intersection between the centerline of two streets shall be as close to ninety (90) degrees as possible. Refer to Figure 1 for the minimum permitted angle of centerlines for the various street intersections.

- c. Offset - The centerline of two streets intersecting the road on opposite sides shall be offset as shown and illustrated in Figure 2. Offset dimension "D" between intersections is categorized by the type of facilities involved. If the two legs creating the offset are different types of facilities, the shorter of the offset dimension "D" shall apply.

FIGURE 1

MINIMUM INTERSECTION ANGLE
MINIMUM TANGENT LENGTHS
MINIMUM HORIZONTAL CURVES (H-C)
MINIMUM RADIUS

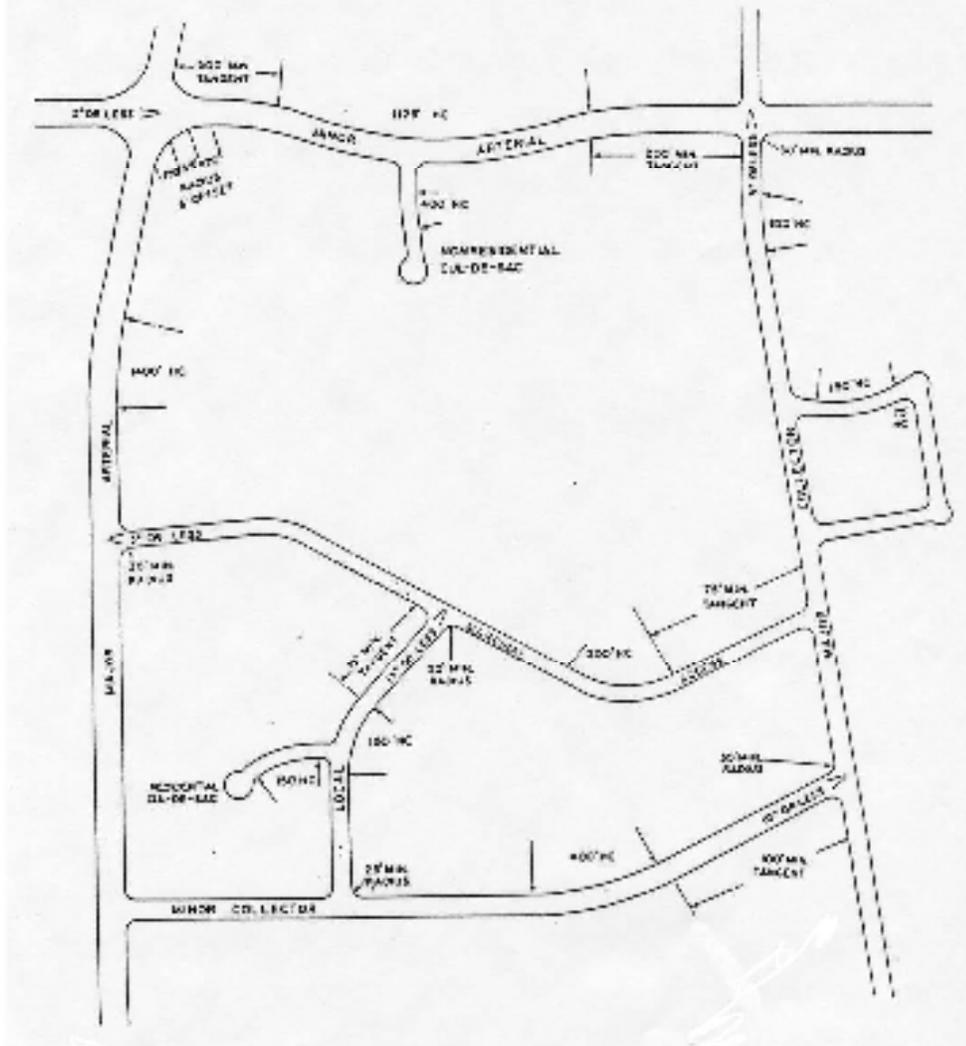
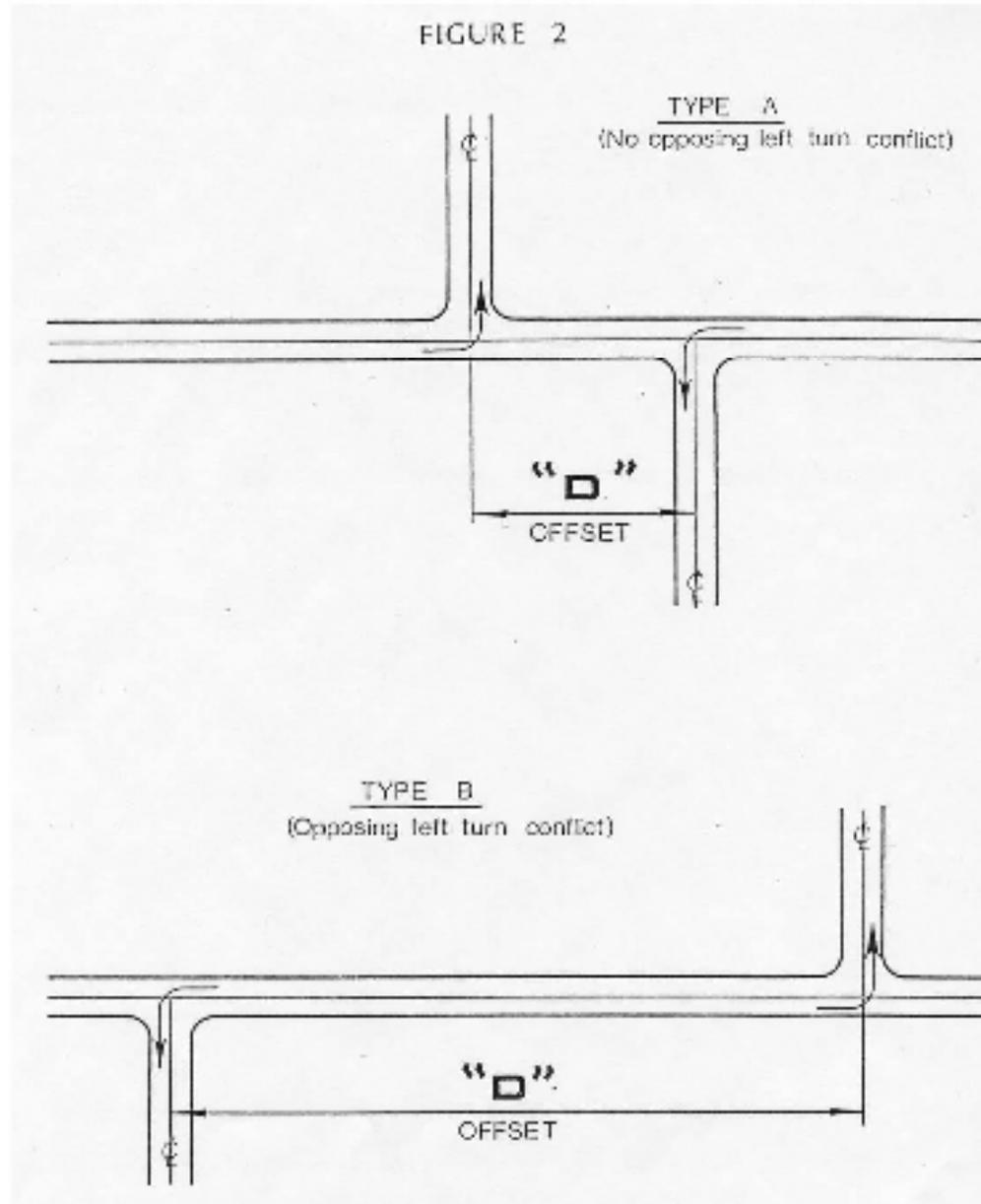


FIGURE 2



8. Clear Sight Triangle

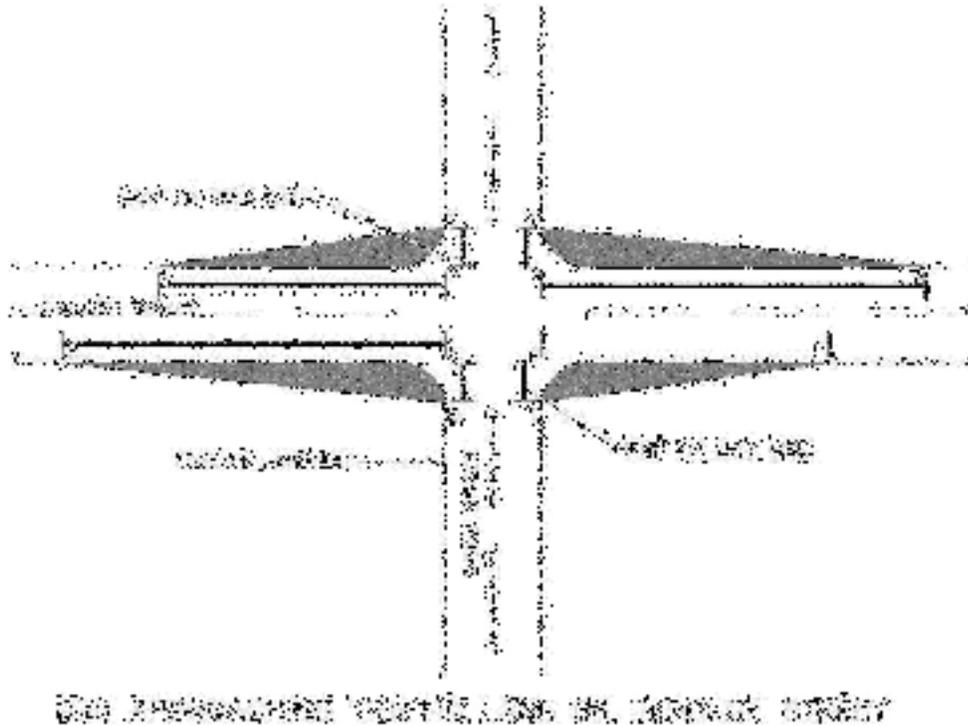
Areas around all intersections shall be kept clear of sight obstructions. Listed below are various types of intersections and the regulations applicable to each. No sight obstruction may be in the area to be kept clear. A sight obstruction is considered any object whose height is greater than three (3) feet above the grade of the respective centerlines of the intersecting street, driveway, or vehicular access easement. For approach speeds greater than 40 mph, or when such conditions are warranted by the City Engineer, sight distance shall meet the most recent AASHTO standards.

- a. Type 1 intersection – A Type 1 intersection is one in which 2 streets converge in any configuration where 1 street is controlled with either a stop or yield sign (minor street) and the other street is not controlled by a stop or yield sign or other control device.

The objective of a Type 1 intersection is to allow traffic at the stop sign or approaching the yield sign on the minor street to see the approaching traffic on the through street and to allow traffic on the through street to see the approaching traffic on the minor street.

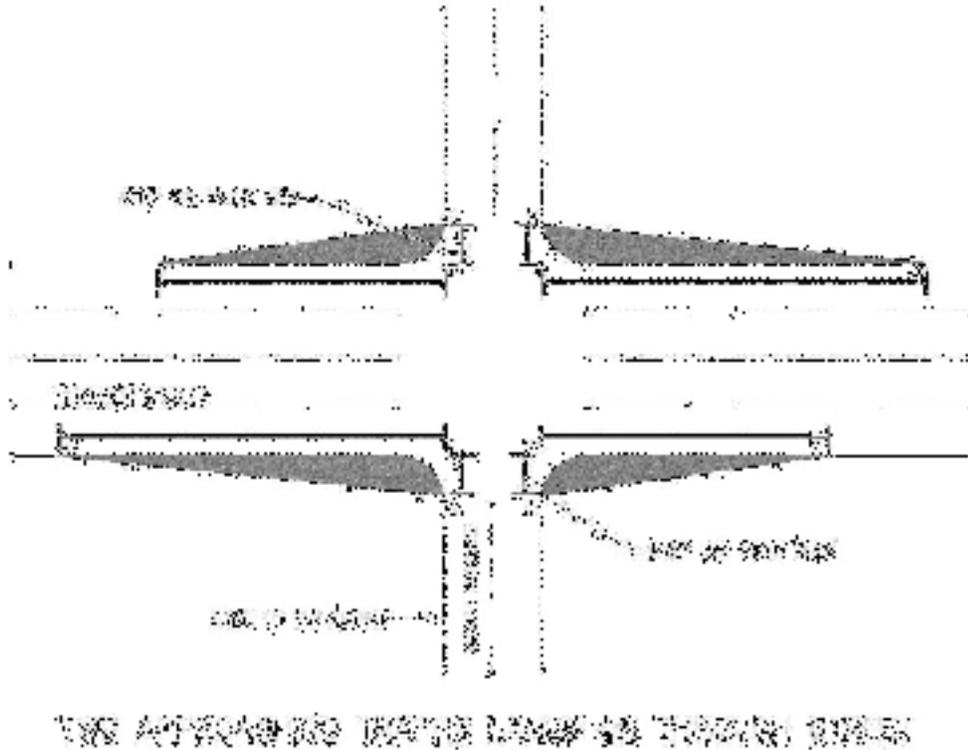
The dimensions of the area that must be clear of sight obstructions depends on whether the minor street is controlled by a stop or yield sign, the posted speed on the through street, and the number of through traffic lanes on the side of the through street closest to the minor street.

The area that must be kept clear is in the shape of a triangle at the corner of the intersection. Below are two diagrams and tables that will establish the length of two sides of the triangle. Connecting the end points of these two sides establishes the area to be kept clear of sight obstruction.



Type of Sign Controlling Intersection	Posted Speed of Through Street	Length of Side in Feet			
		A-B	A-C	D-E	D-F
Minor Street Controlled by Stop Sign	20-25 MPH	13'	175'	14'	105'
	30 MPH	14'	200'	14'	130'
	35 MPH	14'	250'	14'	160'
	40 MPH	14'	275'	14'	180'
Minor Street Controlled by Yield Sign	20-25 MPH	24'	190'	24'	140'
	30 MPH	24'	230'	24'	170'
	35 MPH	24'	280'	24'	205'
	40 MPH	24'	320'	24'	240'

TYPE 1 INTERSECTION



Type of Sign Controlling Intersection	Posted Speed of Through Street	Length of Side in Feet			
		A-B	A-C	D-E	D-F
Minor Street Controlled by Stop Sign	20-25 MPH	13'	175'	14'	75'
	30 MPH	14'	200'	14'	110'
	35 MPH	14'	250'	14'	125'
	40 MPH	14'	275'	14'	125'
Minor Street Controlled by Yield Sign	20-25 MPH	24'	190'	24'	105'
	30 MPH	24'	230'	24'	130'
	35 MPH	24'	280'	24'	130'
	40 MPH	24'	320'	24'	180'

TYPE 2 INTERSECTION

- b. Type 2 intersection – A Type 2 intersection is an intersection in which a driveway or private point of access serving a non-residential use enters a street.

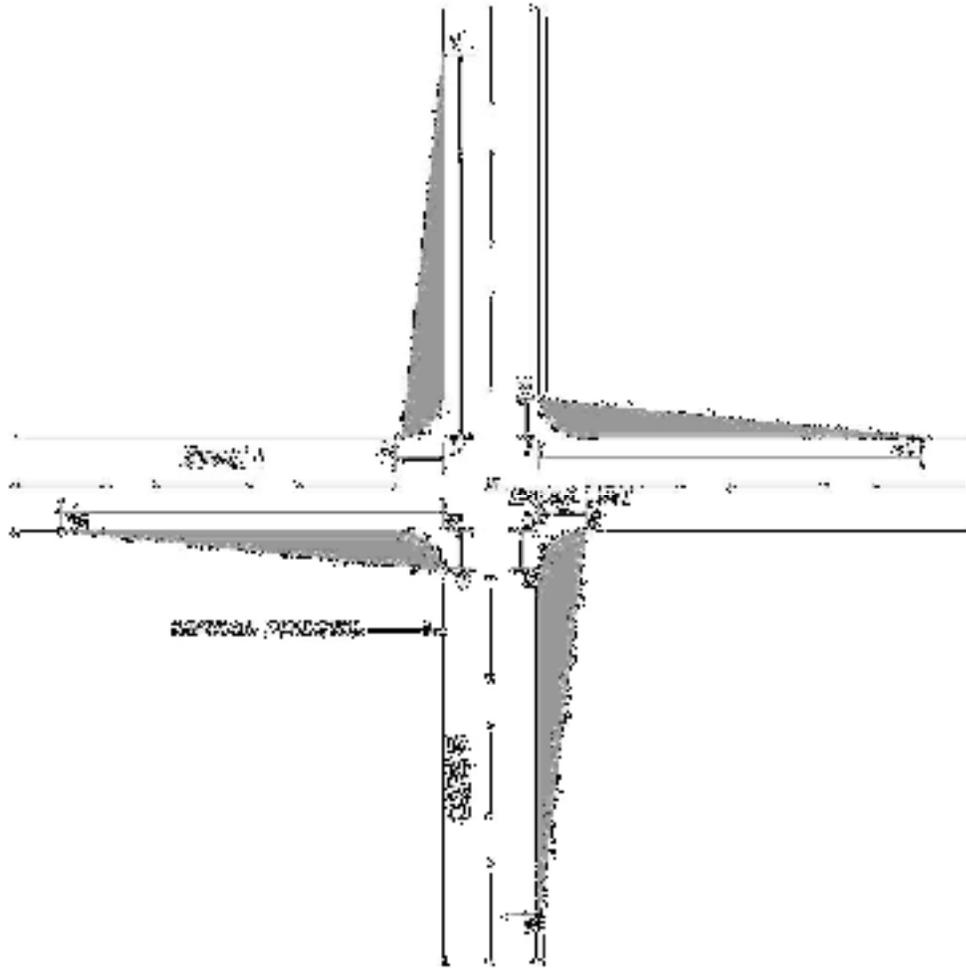
The object at these intersections is to allow traffic coming out of the driveway or point of access to see approaching traffic.

These intersections are regulated as Type 1 intersections as if the driveway or point of access is the minor street controlled with a stop sign, and the street is the through street.

- c. Type 3 intersection – A Type 3 intersection is one in which all streets are controlled by a traffic light. The object at these intersections is to allow traffic that could turn on a red light to see approaching traffic and to allow traffic with a green light to see traffic that could turn on a red light.

The areas that must be kept clear of sight obstructions are in the shape of a triangle, one at each corner of the intersection.

The dimensions of these areas depend on the speed of the two streets. Below is a diagram and table that will establish the length of two sides of these triangles. Connecting the end points of these two sides will establish the area that must be kept clear of sight obstructions at each corner of the intersection.



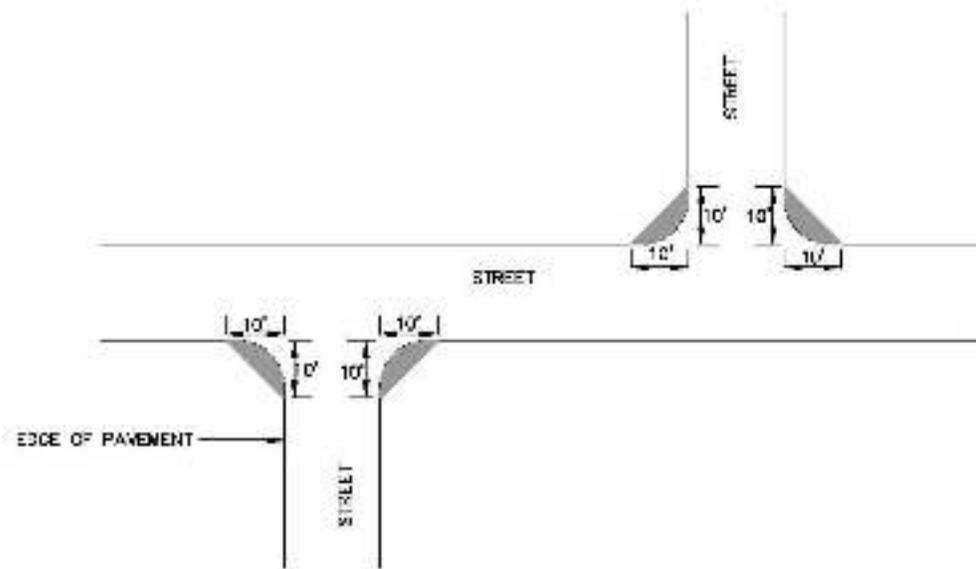
Intersecting Streets	Posted Speed of Through Street	Length of Side in Feet	
		A-B and D-E	A-C and D-F
Street 1	20-25 MPH	13'	175'
	30 MPH	14'	200'
	35 MPH	14'	250'
	40 MPH	14'	275'
Street 2	20-25 MPH	13'	175'
	30 MPH	14'	200'
	35 MPH	14'	250'
	40 MPH	14'	275'

TYPE 3 INTERSECTION

- d. Type 4 Intersection – A Type 4 intersection is one in which two streets converge in any configuration and both streets are controlled by stop signs.

The object at these intersections is to allow traffic stopped at the stop sign to see traffic stopped at the stop signs in every approaching traffic lane.

The areas that must be clear of sight obstructions are in the shape of triangles, one at each corner of the intersection. Two sides of each triangle are ten feet long as measured along the edge of pavement. Connecting the ends of these two sides defines the area that must be clear of sight obstructions.



TYPE 4 INTERSECTION

For intersections not specifically regulated in the above referenced examples, the City Engineer shall establish the clear sight area on a case by case basis.

9. Corner Radii

The minimum edge of pavement radii for the various street intersections are shown below:

Intersection Type	Minimum Corner Radii
Arterial w/ Arterial	170-55-170-6 Offset
Arterial w/ Collector	30 ft
Arterial w/ Local	30 ft
Collector w/ Collector	30ft
Collector w/ Local	25 ft
Local w/ Local	25 ft

10. Tangents

- a. The minimum centerline tangents permitted on approach to intersections are shown below:

Intersection Type	Tangent Length
Arterial w/ Arterial	300 ft
Arterial w/ Collector	200 ft
Collector w/ Arterial or Collector	100 ft
Collector w/ Local	75 ft
Local w/ Local or other	75 ft

- b. Tangents between curves - Between curves there shall be a centerline tangent not less than three hundred (300) feet in length on arterials, and one hundred (100) feet on all collector streets. No tangent is required on local or cul-de-sac streets.

11. Dead-end Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than eight hundred (800) feet long. Those located in commercial or industrial subdivisions shall be provided at the closed end with a turn-a-round having a minimum roadway diameter of one hundred and thirty (130) feet. Other subdivisions shall be provided at the closed end with a turn-a-round having a minimum right-of-way diameter of one hundred (100) feet and a minimum roadway diameter of eighty (80) feet.
- b. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets in commercial or industrial subdivisions shall be provided with a temporary

turn-a-round having a roadway diameter of at least one hundred and thirty (130) feet. Those in other subdivisions shall be provided with a temporary turn-a-round having a roadway diameter of at least eighty (80) feet.

12. Private Roads

a. GENERAL PROVISIONS

1. Private roads may be permitted where the subdivider demonstrates that private ownership, control and maintenance of road facilities is integral to the design and function of the subdivision/development; that any private road has been designed to standards provided herein; that provisions have been made for the continuing and adequate maintenance of such roads; that the private roads in the development will not interrupt or jeopardize the continuous circulation of vehicular traffic in the general area.
2. All proposals for the construction of new private roads shall be approved by the City of Piperton Planning Commission, and when applicable, the City of Piperton Board of Mayor and Commissioners.

b. PRIVATE ROAD DESIGN CRITERIA

1. There are no specified minimum geometric design standards for curvature of a private road, however, all private road shall be designed to provide safe and convenient access to all properties within the subdivision/development as determined by the City Engineer;
2. Private roads shall be constructed to equal or exceed the base materials, compaction, and final surfacing standards for public streets as provided in the City of Piperton Technical Specifications Manual, except as otherwise provided herein.
3. Private roads shall be a sufficient width to accommodate fire and other emergency vehicles; and shall, in no instance, be less than the following:

TYPE	SURFACE IMPROVEMENT WIDTH
With Curb & Gutter	22'
Without Curb & Gutter	18'

4. Private roads shall be separated from the public street system to discourage vehicular traffic from public streets;
5. The length of dead end private roads shall be governed by the same criteria for public streets provided in Article IV (12) of the Subdivision Regulations;
6. The turnaround radius for any dead end private road shall not be less than forty (40) feet. The design of any turnaround is subject to the approval of the City of Pipeston Fire Department;
7. Private drives shall adequately provide for storm water drainage. Drive way culverts and pipes for stream crossings must be sized for the passage of applicable design storm, as determined by the City Engineer, and be able to withstand the anticipated loads of emergency vehicles without deforming.
8. A minimum vertical clearance of 13 feet, 6 inches shall be maintained on all private roads.
9. Parking shall not be permitted on private roads;
10. A minimum appurtenant utility easement of 30 feet shall be established along all private roads;
11. Each lot created on a private road shall have a minimum of 20 feet of frontage on said private road;
12. All liability associated with the upkeep and maintenance of private roads shall be borne by the landowners, subdivider, or property owners association.
13. Continued maintenance of approved private drives must be provided by the property owners association. Upon written notification from the Fire Chief, or designated representative, any cited roadway deficiencies must be corrected within thirty (30) days of receipt of said notification.

14. Proposals for private roads must be accompanied with binding agreements that assure the completion, and continued existence and maintenance of said private road. At a minimum, the subdivider shall provide for a property owners association document that provides for an undivided interest of the private road to each affected property owner, and clearly delineates responsibilities for common use and maintenance of the private road.
15. Before final plats for developments containing private roads are approved, the subdivider shall provide for approval by the City of Pipeston copies of the applicable property owners association document. The property owners' association document shall be recorded simultaneously with the final plat and the instrument number noted on the final plat.
16. In no instance shall a private road that does not meet minimum City of Pipeston standards for a public road be accepted and/or maintained as a public right-of-way.

c. ADDITIONAL CRITERIA FOR UNPAVED PRIVATE ROADS

1. In addition to the applicable construction standards provided herein, any unpaved private road must conform to the minimum construction standards for the passage of emergency vehicles, based on the applicable Fire Code Access requirements provided below:
 - i. Have an all-weather surface (at least a six-inch thick layer of compacted crushed stone);
 - ii. Adequately provide for storm water drainage. Pipes for stream crossings or storm water drainage must be sized for the appropriate design storm, and be able to withstand the anticipated loads of emergency vehicles without deforming.
2. The Planning Commission shall reserve the right to limit the number of lots with proposed access to unpaved private drives.
5. Lots created on unpaved private roads shall not be further subdivided until such time as the road is brought into compliance with the additional construction criteria for private roads provided herein.

13. Improvements

The Developer shall construct all streets, roads, and alleys at his or her expense to the approved alignments, grades, cross sections, and standards according to the Subdivision Regulations and City of Piperton Technical Specifications. Deviations due to site peculiar conditions shall be identified and must be approved by the Planning Commission during the plat approval process. Where streets, roads and alleys are constructed under, over or adjacent to existing electric transmission lines or over gas transmission lines, each such occurrence shall be reviewed on a case-by-case basis with respect to adequate distances and clearances between pavement surfaces and transmission lines, associated structures and appurtenances. Such reviews shall be performed by all relevant and affected parties. A record of all such reviews shall be submitted to the City Engineer for final review and approval.

14. Driveways and Curb Cuts

Driveway access to and from streets must be constructed in accordance with City standards as outlined below:

a. Residential Driveways

- i. Location of Driveway Access Points - At the street right-of-way, residential driveways must be spaced at least 20 feet from any other driveway on the same lot, but not nearer than 0.0 feet to any side lot line. Distances are measured from the edge of the driveway apron. The minimum corner clearance from the curb line or edge of pavement of intersecting streets must be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of right-of-way lines, whichever is greater. The radius of the driveway must not encroach on the minimum corner clearance. No lot may have more than one driveway per street frontage unless the frontage allows for a circular driveway.
- ii. Use of Residential Property for Access - Land which is zoned as a residential district may not be used for driveway purposes to any land which is located in a nonresidential or mixed use district.

b. Driveways for Multifamily-Apartment and Nonresidential Uses

- i. Unless otherwise approved or required by the City Engineer, a platted lot shall be permitted only one driveway. Such determination shall consider site design, pedestrian and vehicle circulation, adjacent uses, topography, speed of traffic on the road being exited from, and other such

considerations. Where required, driveways shall be contained wholly within the property frontage or as part of a joint access easement with an adjacent platted property.

- ii. Unless approved or required by the Planning Commission, the permitted driveway for a corner lot shall connect to the street with the lower roadway classification except that no access shall be permitted to a local single family residentially zoned street without approval by the City Engineer.
- iii. Additional driveways may be considered by the City Engineer in consultation with the City Planner. The table below is intended to provide criteria that will be used in making a determination. In addition, evaluation shall consider the minimum driveway spacing and location requirements are met as follows, or where analysis has determined size and configuration of a single driveway cannot accommodate the traffic.

Site Frontage	Permitted Driveways
600 feet of frontage or less	1
601 feet to 1200 feet of frontage	2
1201 feet of frontage or greater	3 or more

- iv. Driveways for multi-family-apartment and nonresidential uses must extend a minimum of thirty (30) feet into the property from the lot line abutting the street before the edge of the driveway may be intersected by a parking lot space, aisle, or drive. The minimum length of the driveway may be increased by the City Engineer if it is determined that anticipated traffic volumes and commonly accepted and applied traffic engineering principles justify the need for longer, controlled storage lanes.

c. Curb Cut/Driveway Apron Approval

Curb cuts and the installation of driveway aprons shall be approved by the Building Official for single-family residential lots and the City Engineer for non-single family residential lots. Curb cuts and driveway aprons which access State Routes shall be approved by TODT and the City of Piperton. Curb cuts and driveway aprons shall be installed in a manner which insures positive drainage to the street.

15. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of the existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the

use of the suffix street, avenue, boulevard, driveway, place or court. Street names must also be approved by Fayette County 911. Through its index list of street names on file, the Planning Commission can assist the subdivider in avoiding duplication.

16. Alleys

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

B. Grading

All streets, roads and alleys shall be graded by the subdivider so that pavements and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with special approval of the Planning Commission. Where streets are constructed under or adjacent to existing electric transmission lines, or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

1. Preparation. Before grading is started the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
2. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below subgrade.
3. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clay, etc., shall be removed from the development site. The fill shall be spread in layers and compacted.

C. Storm Drainage.

An adequate system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. The developer should consult the City of Piperton Technical Specification when developing a storm drainage system.

To determine proper drainage facilities, the Planning Commission shall require the developer to outline the entire drainage area leading to the proposed construction along with a map showing the various roads and parcels and indicating the general flow of the surface water by means of arrows running with the flow. Any existing storm drainage system shall be shown with the size, grade, and elevations of the pipes and of the inlets. Also, the area tributary to the various pipes of the inlets shall be outlined and the number of acres contained in each, indicated by figures adjacent to the inlet to which they are applicable. If it is deemed necessary by the Planning Commission the drainage diagram as set forth above shall include the drainage system below the proposed subdivision to a distance to be determined by the City Engineer.

D. Paving

1. Pavement Base. After preparation of the subgrade the road bed shall be surfaced with material of no lower classification than crushed rock, gravel, or stone. The developer shall consult the City of Piperton Technical Specifications for the required pavement base.
2. Asphalt Wearing Surface. After completion of the stone roadway the developer shall be required to apply a prime coat wearing surface. This shall consist of hot asphalt and be applied directly to the base course. The thickness of the asphalt on all streets shall not be less than two (2) inches.

E. Curbs and Gutters

The subdivider shall provide curbs and gutters on all streets (except major arterial streets) within the subdivision where water and sanitary sewers are available and the average lot width is less than 175 feet. However, if lots are platted with widths of 175 feet or more and later resubdivided into lots with widths less than 175 feet, curbs and gutters shall be required for approval of the final plat of the resubdivision. Also, if lots are platted with widths of 175 feet or more, and the deed restrictions of the subdivision do not restrict the land usage to single-family residential then curbs and gutters shall be required. Six (6) inch concrete curbs with twenty-four (24) inch integral concrete gutters shall be required on collector streets. If hydraulics permit, a standard concrete rolled curb or concrete valley gutter may be used on streets requiring 32 or less feet of pavement. The subdivider will not be required to install curbs and gutters on an existing paved public street except as stated above.

Undeveloped rights-of-way shall be improved with relation to curbs and gutters by the subdivider.

F. Sidewalks

Concrete sidewalks shall be provided by the subdivider on both sides of all streets which require curb and gutters. The developer should refer to the City of Piperton Technical Specifications for sidewalk construction standards.

G. Water Supply System

Where a public water system is accessible, the subdivider shall connect with the system and provide a connection or connections to each lot. Where a public water supply is not accessible, a water well or other source may be used upon approval by the health authority and the Planning Commission. In such cases if the subdivision is expected to be served by a public water supply system in the future, the Planning Commission may require installation of improvements which would allow systems when it becomes available (i.e. dry lines).

Water mains properly connected with the community water supply or with an alternate supply approved by the county health authority shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. The developer should refer to the City of Piperton Technical Specifications for water line construction standards. The minimum size for water mains will be eight (8) inches. Fire hydrants will be placed no further apart than 500 feet or in accordance with the policy set by the City Commission.

The size of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the Planning Commission and shall conform to accepted standards of good practice for municipal and county water systems.

H. Sanitary Sewers

Where it is required that lots connect to a public sewer system, sanitary sewers shall be installed in such a manner as to serve adequately all the lots with connection to the public system. Gravity mains shall be a minimum of 8 inches and force mains shall be a minimum of 4 inches.

Where it is not required that lots be connected with a sewerage system, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the health authority. In such cases, if the subdivision is expected to be served by a public sewerage system in the future, the Planning Commission may require installation of improvements which would allow the subdivision to be connected to the public system when it becomes available.

I. Erosion Control

Erosion control such as seeding for gentle slopes, grass sod for sharper slopes and special grading and terracing, shall be provided by the subdivider to the specifications of the Fayette County Soil Conservation District. Some of the problem areas to be considered in the formulation of a plan are road banks, road fills and ditches, drainage ditches, sewer lines, borrow pits and spoil areas. Upon completion of all other required improvements, the performance bond may be reduced or a new bond substituted to secure the obligation with respect to erosion control requirements.

J. Handicap Ramps

In both residential and commercial subdivisions where sidewalks, curbs or gutters are required, the subdivider shall install handicap ramps at all crosswalks so as to make the transition from street to sidewalk easily negotiable for physically handicapped persons in wheelchairs and for other persons who may have difficulty in walking the required step up or down from curb level to street level.

All such ramps shall be constructed or installed in accordance with Americans with Disabilities Act guidelines.

K. Lots

1. Adequate Building Sites

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

2. Arrangement

In so far as is practical, side lot lines shall be at right angles to straight street lines or radial or curved street lines. Each lot must front on a public or private street or road which has a right-of-way width of no less than fifty (50) feet.

3. Minimum Size

The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated. The Planning Commission may require sizes above the normal minimum requirement if such is necessary to maintain harmony with the surrounding area. Minimum lot sizes shall conform to the requirements of applicable zoning laws; and, in addition, where lots are proposed with individual well and/or septic tank disposal fields, they shall conform to the standards of the Health authority.

4. Building Setback Lines

- a. All lots or tracts shall have at least the minimum front, side, or rear yard that is required by the Piperton Zoning Ordinance. To accommodate conditions peculiar to a site, such as side yard drainage, the Planning Commission may require an increase in the yard requirements for a given lot or tract.
- b. In the case of electric transmission or distribution lines where easement widths are not definitely established there shall be a minimum building setback line from the center of the transmission or distribution line as follows:

<u>Voltage of line</u>	<u>Minimum building setback</u>
13 KV	12 feet
46 KV	37 1/2 feet
69 KV	50 feet
161 KV and over	75 feet

5. Corner Lots

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

L. Public Use of Service Areas

Due consideration shall be given to the allocation of areas suitably located and of adequate size for public service areas.

1. Easements for Utilities

The Planning Commission shall require easements, not exceeding 12 feet in width, for poles, wires, conduits, cables, storm and sanitary sewers, gas, water and heat mains or other utility lines along all rear lot lines, along side lot lines and front lot lines if necessary, or if advisable in the opinion of the Planning Commission. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.

2. Community Assets

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

3. Public Open Space

- a. In all proposed residential developments in zoning districts RC, R-1, CD-O, and MUPD and any future residential and/or mixed use zoning districts, the planning commission and the Mayor and Board of Commissioners of Piperton may require dedication to the city, free and clear of all liens and encumbrances, land to be used for recreational purposes. Provision for such dedication shall be included in the design plans submitted to the planning commission for preliminary approval of such residential and/or mixed use development.

4. Suitability of Land

The Planning Commission shall not approve the subdivision of land if from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for plating and development purposes of the kind proposed.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

If needed, the Planning Commission may require the subdivider to furnish detailed flood and soils information for the particular area before deciding whether or not such subdivision development can occur.

5. Large Tracts of Parcels

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

6. Non-Residential Subdivision

Subdivision of land for non-residential purposes shall conform to the provisions of these regulations which are appropriate to the planning of other subdivisions unless special requirements are specified. In addition to the general principles and standards, the applicant shall demonstrate to the satisfaction of the Planning Commission that the street, parcel and block pattern proposed is specifically adopted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed.

- a. Proposed parcels shall be suitable in area and dimensions to the types of development anticipated. They shall be large enough for necessary street parking and for loading requirements.
- b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated.
- c. Special requirements may be imposed with respect to street, curb, gutter, and sidewalk design and construction.
- d. Special requirements may be imposed with respect to the installation of public utilities, including water, sewers, and storm water drainage.
- e. Every effort shall be made to protect adjacent areas from potential nuisance from a non-residential subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
- f. Streets carrying non-residential traffic, especially truck traffic shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

M. Zoning or Other Regulations

"No final plat of Land shall be approved unless it conforms to the Zoning Ordinance".

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

ARTICLE V: Prerequisite to Final Approval

1. Monuments

- a. A minimum of two (2) permanent survey monuments shall be positioned within the subdivision, and certified by a licensed, Tennessee Professional Land Surveyor. Said monuments shall be constructed of dense portland cement, and located at points, determined by the City Engineer, in the exterior boundary of the subdivision.
- b. All other lot corners shall be marked with iron pipe not less than three-fourth (3/4) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.
- c. Each permanent monument shall be accompanied by survey data illustrated on the final plat providing state plane coordinates, elevation, and datum to which the coordinates and elevation refer.
- d. An AutoCad file shall be provided so the GIS Department can verify that this project is on Tennessee State Plane NAD83 coordinate system. All recorded plats are to label the Northing & Easting of all property corners with the same (Tennessee State Plane NAD83) coordinate system.

2. Improvement Guarantees

In order to ensure that the work will be completed in accordance with approved construction drawings and applicable specifications, all public and private improvement proposed in conjunction with any subdivision must be covered by adequate security.

The applicant shall post approved security with the City of Piperton. The approved security shall include the types of security specified herein. Approved security shall be accompanied by a development agreement whereby the applicant agrees to make and install the improvements in accordance with the approved construction drawings and applicable specifications also to ensure completion of the work.

a. Types and Amount of Security

Subject to the standards and requirements of this Article and acceptance by the City of Piperton, the following types of security may be accepted for purposes of guaranteeing completion of improvements required by these regulations:

- (1) Irrevocable Standby Letter of Credit. The letter of credit shall be obtained at a financial institution acceptable to the City Attorney and show the City of Piperton as beneficiary. The letter of credit shall be effective for one (1) year and automatically renewable for one-year periods with no effort on the part of the City. Should the financial

institution decide not to renew the letter of credit, the institution shall notify the City in writing ninety (90) days prior to its expiration date by certified mail return receipt requested at which time the City can draw up to the full face value of the letter of credit. Any litigation concerning this letter of credit shall be held before a Court of appropriate jurisdiction in Fayette County, Tennessee.

If the construction cost for internal improvements (within the property boundary) is estimated to be greater than \$100,000.00, the Developer may provide a Letter of Credit for the full estimated cost of the public and private improvements or provide a Letter of Credit for \$100,000.00.

If the construction cost for internal improvements (within the property boundary) is estimated to be less than \$100,000.00, the Developer shall be required to provide a Letter of Credit for the estimated cost of the public and private improvements.

A Letter of Credit shall be provided for the full amount of the estimated cost of the required external public improvements (outside the property boundary) and other required improvements (whether onsite or offsite) determined to be critical components relating to the City's infrastructure designed to serve multiple properties.

A Letter of Credit may be revised during the contract period when approved by the Board of Mayor and Commissioners.

- (2) Cash that will be deposited in a liability account.
- (3) Assignment of Certificate of Deposit that is to be held by the City as collateral to assure completion of project.

3. Construction Surety Instrument Reduction/Conversion

Upon the applicant reaching a level of "Substantial Completion" as defined in the development agreement, and as a condition of Final Plat approval and as requirement prior to the Final Plat recording, the existing \$100,000 security shall be converted to an amount sufficient to ensure the completion of the remaining public and/or private improvements.

Upon the applicant reaching a level of "Final Acceptance", the security shall be converted to an amount sufficient to provide a one-year warranty on the cost of any remaining improvements and a portion of the road improvements. At this juncture, there still may be additional public or private improvements that may be required,

such as, but not necessarily limited to landscape, entry features, amenities, or sidewalks. The amount of the security shall be sufficient to ensure completion (100% cost) of any remaining public and/or private improvements, and 50% of the cost of the final surface coat of asphalt.

4. Release of Construction Surety

The construction surety instrument shall not be released until the City of Pipeperon, through its designated agent(s), has inspected all of the required improvements, and has determined that all improvements have been satisfactorily completed in accordance with the Development Contract and Construction Plat(s), and the City of Pipeperon has approved a resolution officially accepting all required improvements.

5. Recordation of Plat

The Final Plat shall be recorded in the Fayette County Register's Office in accordance with the approved Development Contract.

ARTICLE VI: Enforcement and Penalties for Violations

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land are provided by State Law in the authority granted by Public Acts of the State of Tennessee.

A. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the area of planning jurisdiction shall be admitted to the land records of the county or received or recorded by the County Register of Deeds until said plat or plan has received final approval in writing of the Planning Commission as provided in Section 13-4-302 of the Tennessee Code Annotated.
2. No board, public officer or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the planning region unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its locations and lines to a street shown on a subdivision plat approved by the Planning Commission, or on a street plan made and adopted by the Planning Commission as provided in Section 13-4-307, Tennessee Code Annotated.

B. Penalties

1. No County Register shall receive, file or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Section 13-4-302, 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. Section 13-4-306, Tennessee Code Annotated provides 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 exhibition of or by other use of a plat of such subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required by this Act and before such plat be recorded in the office of the County Register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties.
3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the Building Inspector or the solicitor of the municipality or other official designated by the chief legislative body 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.

C. Variances

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

ARTICLE VII: Adoption and Effective Date

- A. Before adoption of these subdivision standards a public hearing as required by Section 13-4-303, Tennessee Code Annotated, was afforded any interested person or persons and was held on _____.
- B. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: October 13, 2020_ Resolution No. 20-226_____

Effective: October 13, 2020

APPENDIX

PLATTING CERTIFICATES

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owner (signature)

Date

Title (if acting for partnership of corporation)

NOTARY’S CERTIFICATE (OWNER)

**STATE OF TENNESSEE
COUNTY OF FAYETTE**

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned _____ and _____ qualified, _____ personally appeared _____ (printed name of owner) with whom I am personally acquainted and who, upon oath, acknowledge himself to be owner of the _____ (printed name of subdivision), and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof, I hereunto set my hand and affix my seal this ____ day of _____, 20 ____

Notary Public

My Commission expires: _____

MORTGAGEE CERTIFICATE

We, the undersigned, _____ (printed name of mortgagee) mortgagee of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the streets, rights-of-way utilities, easements, and rights of access as shown to the City of Piperton forever and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee (signature)

Date

NOTARY’S CERTIFICATE (MORTGAGEE)

**STATE OF TENNESSEE
COUNTY OF FAYETTE**

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned _____ and _____ qualified, _____ personally appeared _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledge himself to be _____ (title) of the _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereunto set my hand and affix my seal this _____ day of _____, 20 ____

Notary Public

My Commission expires: _____

CERTIFICATE OF SURVEY

I, _____ (printed name) a Professional Land Surveyor, registered in the state of Tennessee, do hereby certify that I have surveyed the lands embraced within the _____ (printed name of the subdivision) lying within the corporate limits of the City of Piperton, Tennessee; and further certify that the survey of lands embraced within said subdivision have been correctly monumented in accordance with the Subdivision Regulations of the City of Piperton, Tennessee and applicable laws of the State of Tennessee.

Professional Surveyor

Date

(SEAL)

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, _____ (printed name), a Professional Civil Engineer, registered in the state of Tennessee, do hereby certify that I have designed all storm water drainage for the _____ (printed name of 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.

Professional Engineer

Date

(SEAL)

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, _____ (printed name), a Professional Civil Engineer, registered in the state of Tennessee, do hereby certify that the engineering and designs governing the construction of the _____ (printed name of the subdivision) are true and correct, and conform to the requirements set for in the Subdivision Regulations and Technical Specifications of the City of Piperton, Tennessee.

Professional Engineer

Date

(SEAL)

CERTIFICATE OF APPROVAL OF MINOR SUBDIVISION, CITY ENGINEER

I, _____ (printed name of signer) do hereby certify that this plat of minor subdivision meets the requirements of the City of Piperton’s Subdivision Regulations, Zoning Ordinance, and the specific conditions imposed on this plan of subdivision.

City Engineer

Date

CERTIFICATE OF APPROVAL OF MAJOR SUBDIVISION, CITY ENGINEER

I, _____ (printed name of signer) do hereby certify that this plat of subdivision and associated engineering design and construction documents meet the requirements of the City of Piperton’s Subdivision Regulations, Technical Specifications, and Zoning Ordinance, and the specific conditions imposed on this plan of Subdivision.

City Engineer

Date

RECORDING CERTIFICATE

I, _____ (printed name of signer) do hereby certify that all required applicable development fees have been paid.

City Recorder

Date

CERTIFICATE OF PROPERTY ASSESSOR

Approved for Recording.

Fayette County Property Assessor

Date

PLANNING COMMISSION CERTIFICATE (MAJOR SUBDIVISION)

I, _____ (printed name of signer) do hereby certify that the City of Piperton Planning Commission has approved this plat of subdivision for recording.

Planning Commission Secretary

Date

PLANNING COMMISSION CERTIFICATE (MINOR SUBDIVISION)

I, _____ (printed name of signer) do hereby attest that the City of Piperton Development Staff has certified to me that this plat of minor subdivision the requirements of the City of Piperton’s Subdivision Regulations, Zoning Ordinance, and the specific conditions imposed on this plan of subdivision, and I do further hereby approve this plat of subdivision for recording.

Planning Commission Secretary

Date

PLANNING COMMISSION CERTIFICATE (ROW DEDICATION PLAT)

I, _____ (printed name of signer) do hereby certify that the City of Piperton Planning Commission has approved this plat of rights-of-way dedication for recording.

Planning Commission Secretary

Date

BOARD OF MAYOR AND COMMISSIONERS CERTIFICATE (ROW DEDICATION ACCEPTANCE)

I, _____ (printed name of signer), do hereby certify that the City of Piperton Board of Mayor and Commissioners has accepted the dedication of rights-of-way as shown hereon.

Resolution #: _____

Mayor

Date

CERTIFICATE OF APPROVAL OF SUITABILITY OF SOILS FOR SEPTIC TANKS

I, _____ (printed name of signer) 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.

Fayette County Health Department
(Authorized Signature)

Date

CERTIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND MAINTENANCE OF COMMON AREAS AND FACILITIES

“Declaration of Conditions, Covenants and Restrictions,” applicable to _____ (printed name of subdivision/development), and described in Instrument # _____ are hereby incorporated and made a part of this plat.

All designated common areas, facilities, and amenities shall be owned and maintained by a Homeowners Association (HOA), known as the _____ (printed name of HOA), and chartered in the state of Tennessee – Charter #: _____

I (we) _____ (printed name of signer), hereby certify that I (we) am (are) the owner of the subdivision/development shown hereon, and shall be responsible for the maintenance of such areas until maintenance responsibility is transferred to the aforementioned HOA.

Owner (signature)

Date

Title (if acting for partnership of corporation)

CERTIFICATE OF APPROVAL OF PLAT RE-RECORDING, CITY ENGINEER

I, _____ (printed name of signer) do hereby certify that the purpose(s) for re-recording this plat of record, as specifically described here on, meet(s) the requirements of the City of Piperton’s Subdivision Regulations, Zoning Ordinance, and the specific conditions imposed on this plan of subdivision/development.

City Engineer

Date

PLANNING COMMISSION CERTIFICATE (PLAT RE-RECORDING)

I, _____ (printed name of signer) do hereby attest that the City of Piperton Development Staff has certified to me that the purpose(s) for re-recording this plat of record, as specifically described here on, complies with the City’s Subdivision Regulations, Zoning Ordinance, and the specific conditions imposed on this plan of subdivision/development, and I do further hereby approve this plat of subdivision for re-recording.

Planning Commission Secretary

Date

PLANNING COMMISSION CERTIFICATE (ROAD CLOSURE PLAT)

I, _____ (printed name of signer) do hereby certify that the City of Piperton Planning Commission has approved this road closure plat.

Resolution #: _____

Planning Commission Secretary

Date

BOARD OF MAYOR AND COMMISSIONERS CERTIFICATE (ROW ABANDONMENT)

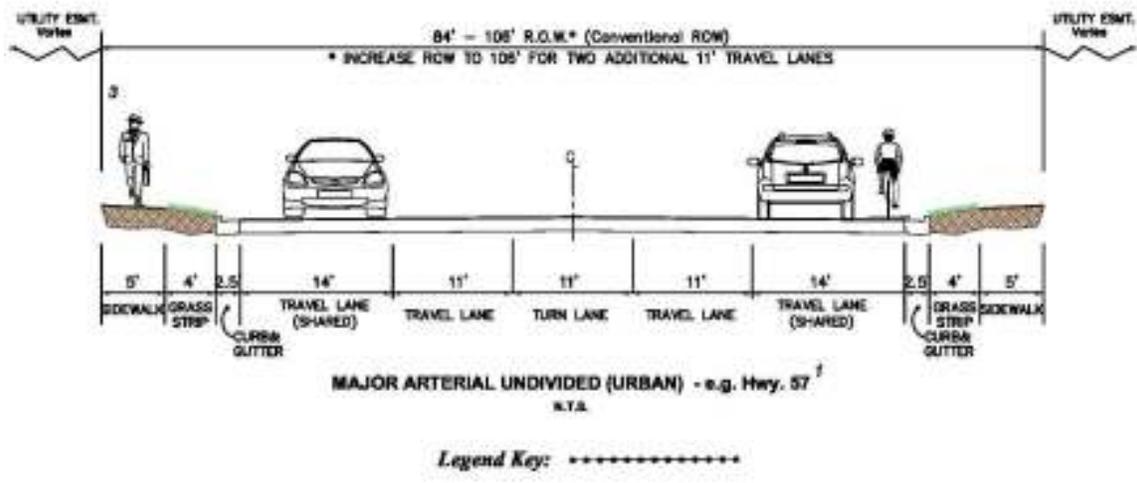
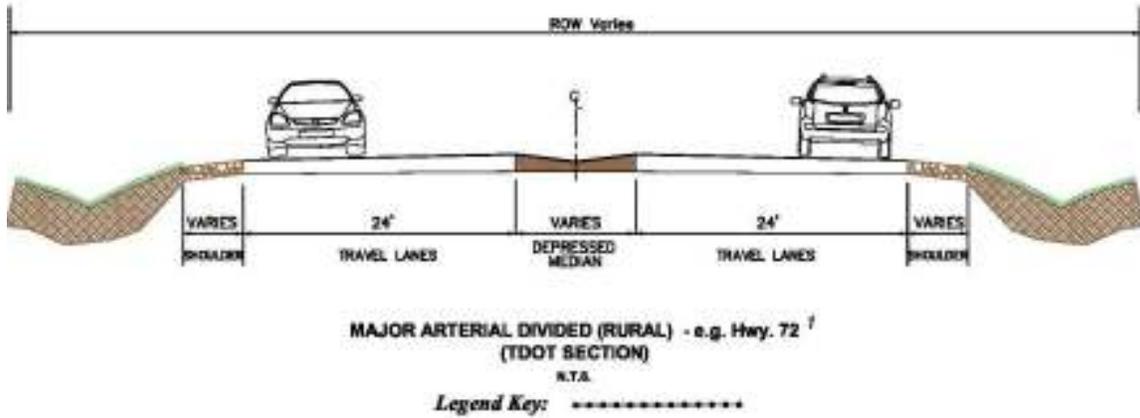
I, _____ (printed name of signer), do hereby certify that the City of Piperton Board of Mayor and Commissioners has approved the abandonment of rights-of-way as shown hereon.

Ordinance #: _____

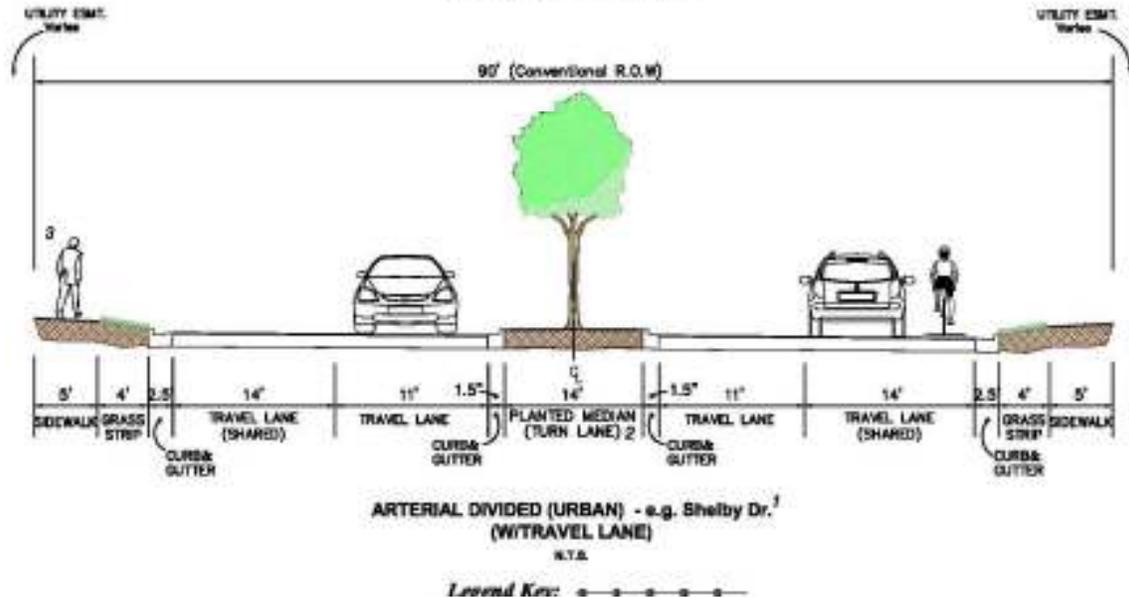
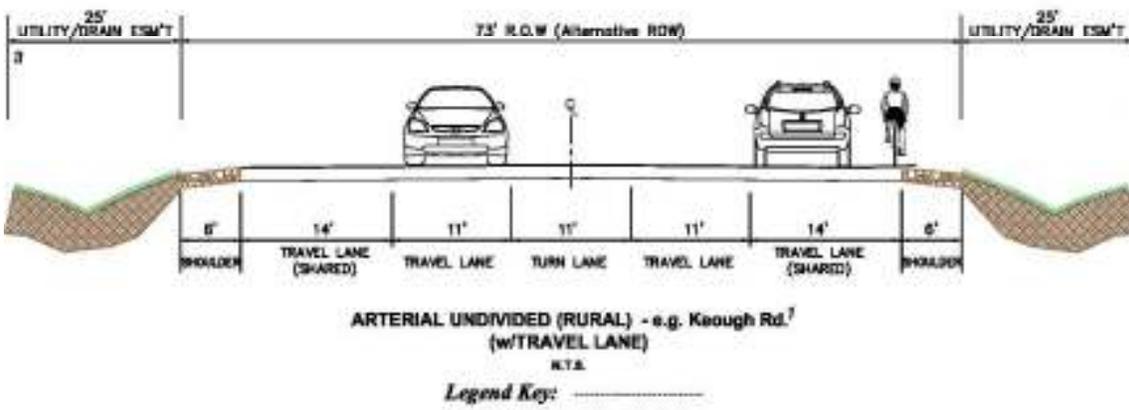
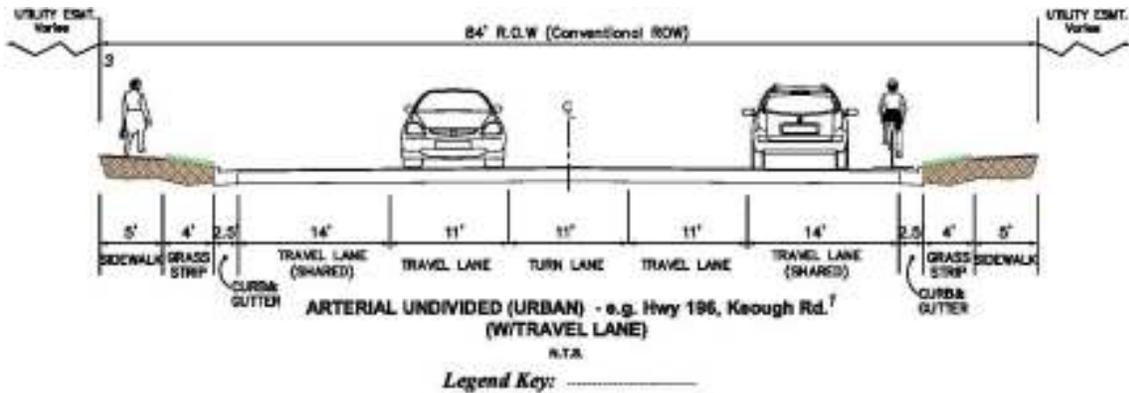
Mayor

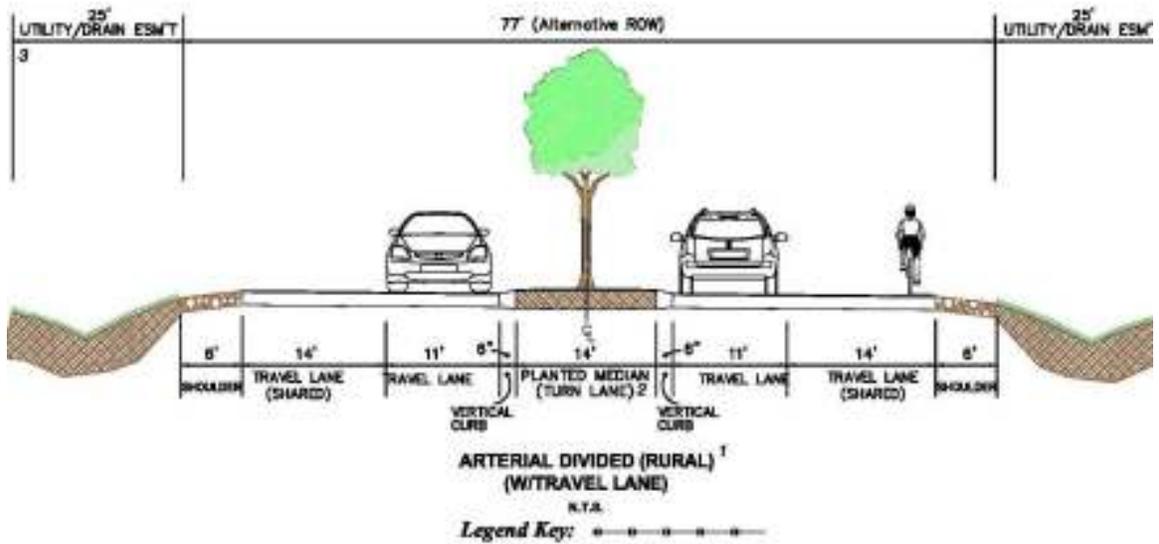
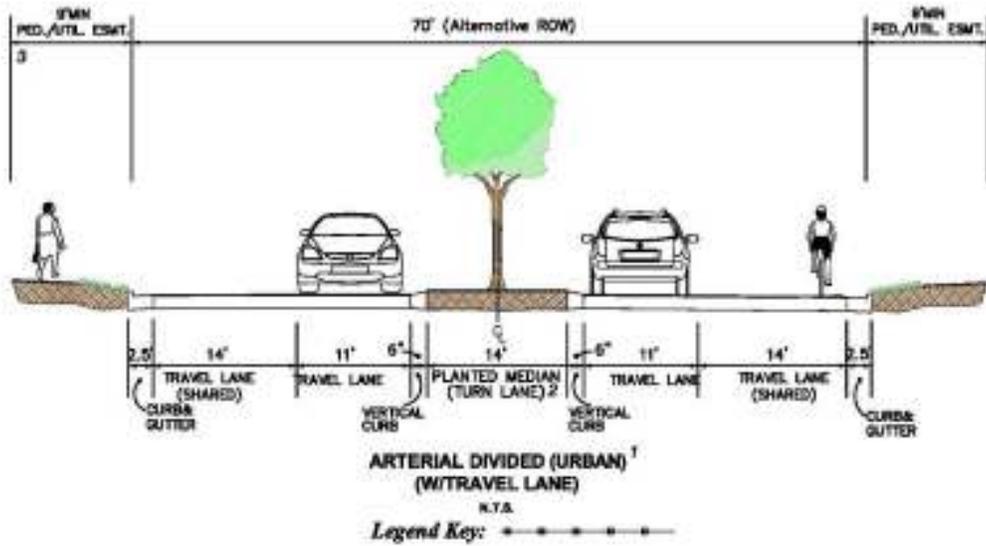
Date

TYPICAL STREET CROSS SECTIONS



- 1 On-street parking prohibited
- 2 Illustrated median divides are minimums and may be increased per approved Development Plans
- 3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans

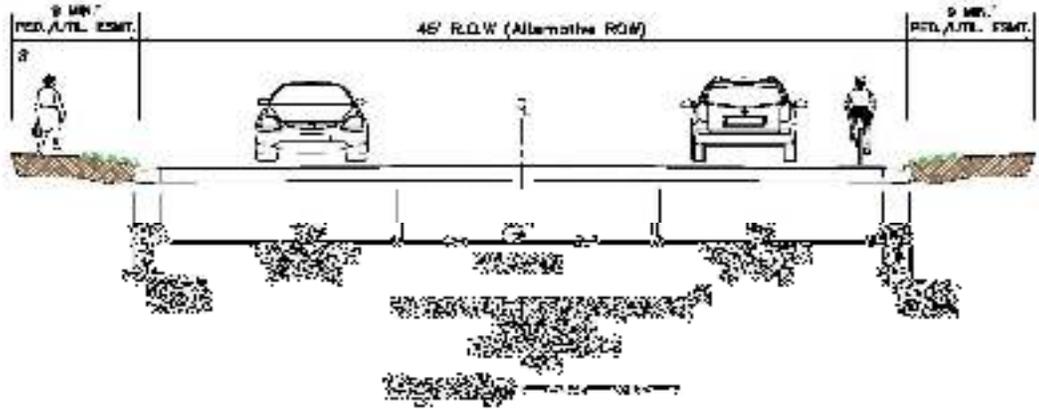
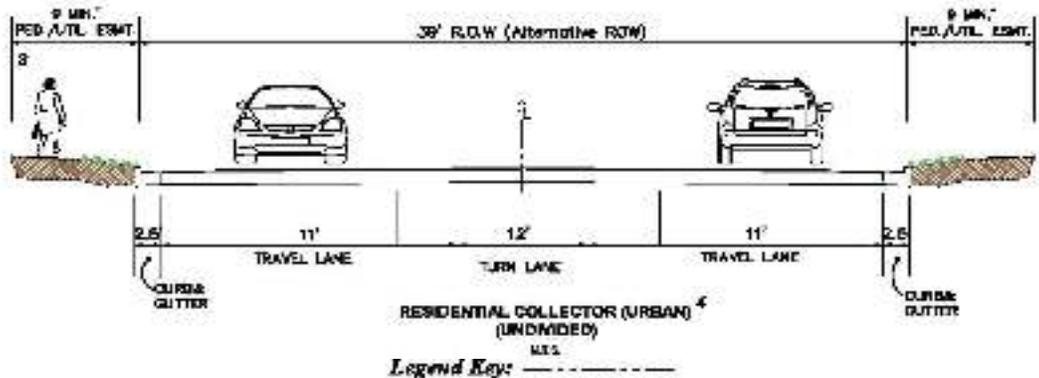




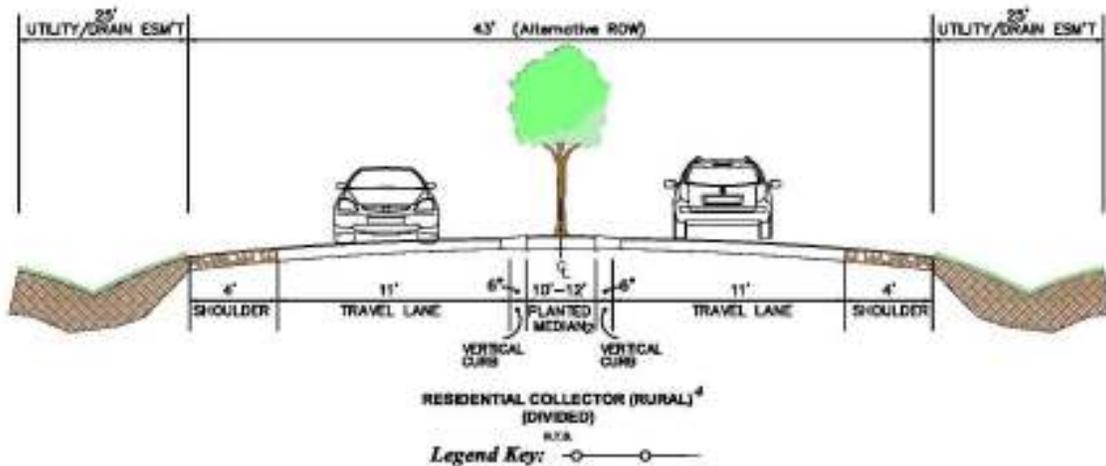
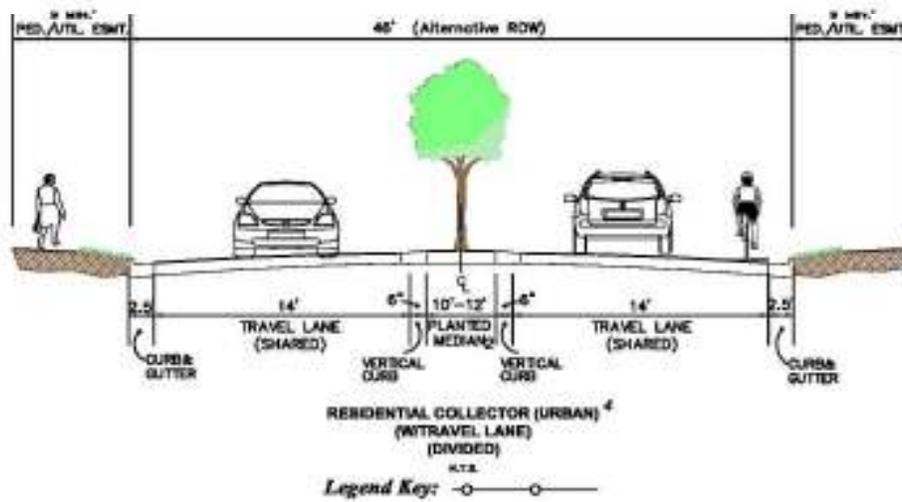
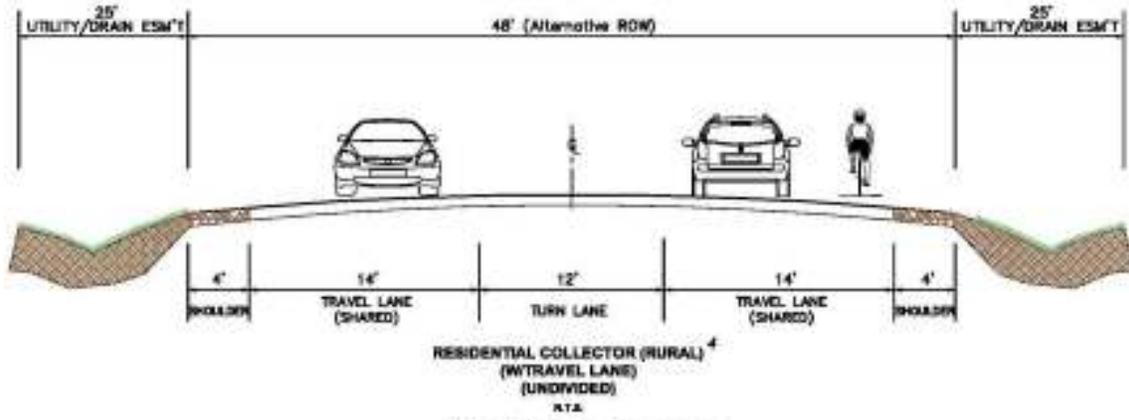
1 On-street parking prohibited

2 Illustrated median divides are minimums and may be increased per approved Development Plans

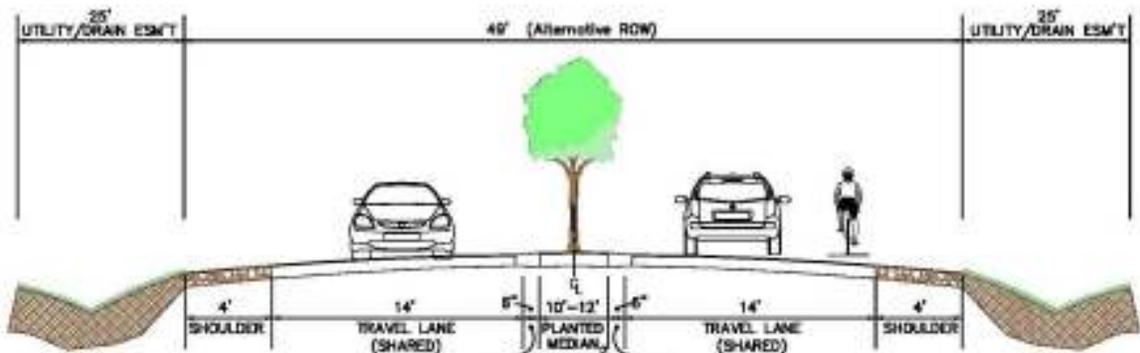
3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans



- 1 On-street parking prohibited
- 2 Illustrated median divides are minimums and may be increased per approved Development Plans
- 3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans

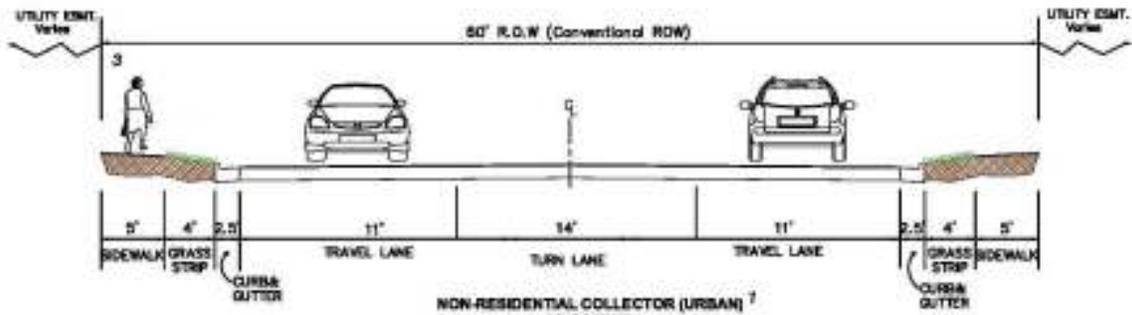


- 1 On-street parking prohibited
- 2 Illustrated median divides are minimums and may be increased per approved Development Plans
- 3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans



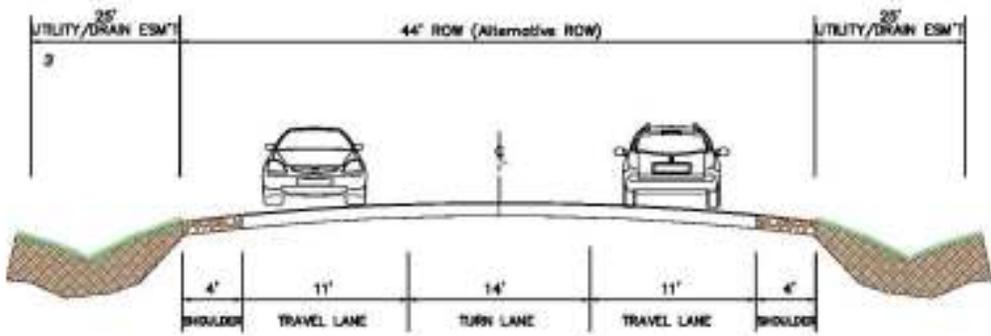
RESIDENTIAL COLLECTOR (RURAL)⁴
 (W/ TRAVEL LANE)
 (DIVIDED)
 S.T.A.

Legend Key: ○ — ○ —



NON-RESIDENTIAL COLLECTOR (URBAN)¹
 (UNDIVIDED)
 S.T.A.

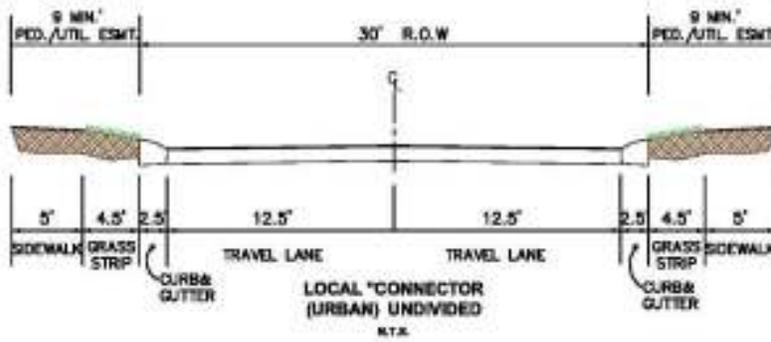
Legend Key: - - - - -



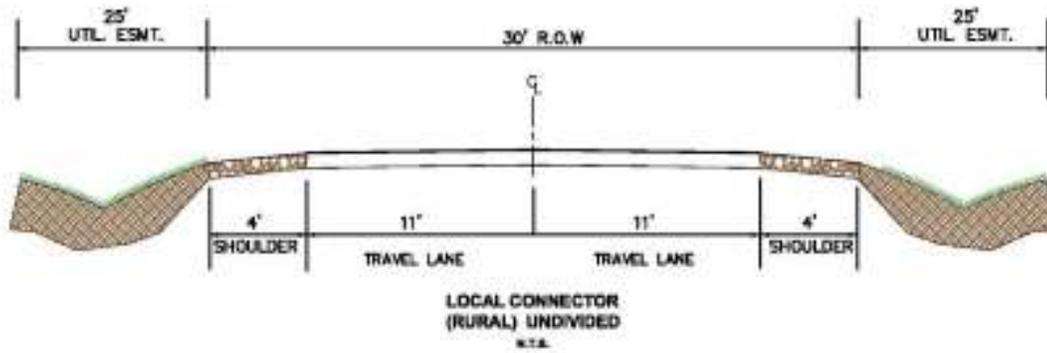
NON-RESIDENTIAL COLLECTOR (RURAL)¹
 (UNDIVIDED)
 S.T.A.

Legend Key: - - - - -

- 1 On-street parking prohibited
- 2 Illustrated median divides are minimums and may be increased per approved Development Plans
- 3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans



Legend Key:



Legend Key:

- 1 On-street parking prohibited
- 2 Illustrated median divides are minimums and may be increased per approved Development Plans
- 3 Streetscapes (i.e. grass buffers, sidewalks, landscaping) are subject to modifications per approved Development Plans