

SUBDIVISION REGULATIONS

of the

DYERSBURG, TENNESSEE REGIONAL PLANNING COMMISSION

(Hereafter referred to as the Planning Commission)

ARTICLE I. PURPOSE, AUTHORITY, DEFINITIONS AND JURISDICTION

A. Purpose

Land subdivision is the first step in the process of community development. Once land has been cut up into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future property owners that subdivisions 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 provide for the harmonious development of the planning region; to secure a coordinated layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under authority granted by Sections 13-3-401 through 13-3-411 and Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The Planning Commission has fulfilled the requirements set forth in these statutes are prerequisite to the adoption of such regulations. A certified copy of the Dyersburg, Tennessee Major Street and Road Plan was filed in the office of the Registrar of Dyer County, Tennessee on June 21, 1956.

C. Definitions

Except as specifically defined herein, all words used in these regulations have their customary dictionary definitions where not inconsistent with the context. For the purpose of these regulations certain words or terms are defined as follows:

The term "shall" is mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

Name of Subdivision _____

Easement: the right given by the owner of land to another party (either public or private) for a specific, limited use of that land,.

Easement, Vehicular: the right granted by the owner of land to another party by deed or prescription, to allow vehicular access across one parcel of land to another parcel provided that that parcel is being used for the same land use activity as the parcel giving access.

Easement, Utility: the right granted by the owner of land to another party to allow utility facilities to be constructed maintained, or preserved. Utility easements shall include, but are not limited to, easement for storm drainage, water lines, sewer lines, electric power lines and pipe lines.

Floodway: areas along the Forked Deer River and Lewis Creek and other streams in the planning region which must be left unobstructed in order to preserve the flood carrying capacity of the stream and its flood plain without appreciably increasing the height of the floodwaters.

Health Authority: the Director of the city, county, or district health department having jurisdiction over the community health, or his duly authorized representative.

Lot: a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or record of survey map or as described by metes and bounds, and intended for transfer of ownership or for building development. For the purpose of these regulations, the term does not include any portion of a dedicated right-of-way.

Planning Commission: the Dyersburg Municipal-Regional Planning Commission>

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

- a. Major Thoroughfare -streets designated as such on the Dyersburg, Tennessee Major Road Plan.
- b. Secondary Thoroughfare - collector street which carries traffic from local streets to major thoroughfares.
- c. Minor Residential Street - a neighborhood street used primarily for access to the abutting properties.
- d. Alley - a minor way used for service access to the back or side of properties otherwise abutting on a street.

- e. Cul-de-sac - a local street with only one outlet, sometimes called a "dead-end" street. A permanent cul-de-sac is a "dead-end" street for which there are no plans for extending and no need for extending.

Subdivider: the person, firm or corporation having such a proprietary interest in the land to be subdivided as will enable him to authorize the maintenance or proceedings to subdivide such land under this Ordinance, of the authorized agent, persons, firm or corporation for the purpose of proceeding under these regulations.

Subdivision: the division of a tract or parcel of land into two (2) or more lots, sites or other divisions requiring new street or utility construction, or any division of less than 5 acres, for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and, when appropriate to the context, relates to process of resubdividing or to the land or area subdivided.

D. Jurisdiction

These regulations shall govern all subdivision of land within the Corporate limits of Dyerburg, Tennessee as now or hereafter established and within the Dyersburg, Tennessee Planning Region as established by resolution of the Tennessee State Planning Office. Within these regulations the term "subdivision" shall mean "the division of a tract or parcel of land into two or more lots , sites, or other divisions requiring new street or utility construction or any division of less than 5 acres, for the purpose, whether immediate or future, or sale or building development, and includes resubdivision of the land or area subdivided". Any prospective subdivider owning land located within the Dyersburg Planning Region shall submit his subdivision plat to the Dyersburg Regional Planning Commission. The plat is to be submitted according to the procedures outlines in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV of these regulations.

ARTICLE II. PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of two separate steps. The initial step is the preparation and submission of a preliminary plat of the proposed subdivision to the planning commission. The second step is the preparation and submission to the planning commission of a final plat together with required certificates. The final plat becomes the instrument to be recorded in the Office of the County Registrar when duly signed by the Secretary of the Planning Commission.

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 other divisions, requiring new street or utility construction or any division of less than five (5) acres for the purpose, either immediate or future, of sale or building development, or wishing to resubdivide 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 record. 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 specified in the following section of this Article. No plat of a subdivision of land within these areas of jurisdiction shall be filed by the County Registrar without the approval of the planning commission.
2. The subdivider should consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Street and Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.
3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if the following conditions constituting a minor subdivision have been or are met:

Pre-Certification Criteria for the Final Plat of a Minor Subdivision

In order to obtain placement on the official agenda of the Dyersburg Municipal-Regional Planning Commission as Minor Subdivision, the subdivider must receive advance certification from the City Engineer that each of the subsequent provisions have been met:

1. That the subdivision involves no more than three (3) lots out of an original tract of less than five (5.0) acres, or no more than one (1) lot and a remaining tract of 5 acres or greater, which does not require the extension or improvement of utilities or roads. (Resolved June 14th, 1988).
2. That each proposed lot (in instances where there is to be more than one lot and a remaining tract of 5 acres or more) fully fronts on a public right-of-way that meets the current standards, i.e., fifty (50) foot minimum width and containing an improved street/road. Or, in instances where the width of the public right-of-way upon which the proposed lot fronts is less than that required by the Major Road Plan or the required minimum of 50' (40' for cul-de-sacs), the subdivide may still utilize the minor subdivision process if the subdivider/property owner(s) dedicates the remainder of the required public right-of-way
3. That the improved street/road in front of each lot fully conforms to the current minimum street/road construction standards of the governmental entity (i.e. City, County, or State) that owns the right-of-way and/or has maintenance jurisdiction over the street/road improvements. Or, in instances where curb and gutter is absent, the subdivider must agree to provide curb and gutter improvements across the entire frontage of each proposed lot(s) and must demonstrate such agreement by graphically designating the extension of said curb and gutter on the plat.
4. That all reasonable and appropriate drainage improvements have already been made during the development of adjoining properties and/or the construction of the boundary street/road, or the developer/subdivider has placed sufficient restrictions and/or stipulations on the plat to reasonably insure against future drainage and/or flooding problems, (i.e. building setbacks, drainage easements, minimum finished floor, building shape and/or location) and no additional drainage measures are required. (Resolved, June 14th, 1988).
5. That public water and sewer service is fully available to each of the proposed lots in compliance with current standards. In instances where a distance of 5400 feet or greater (along public right-of-way) exists between the location of operational fire hydrants, the subdivider/developer must agree to provide the required fire hydrant. Note: the addition of fire hydrants to conform to current standards, shall be considered a normal, incidental part of water line extension. (Resolved, June 14th, 1988).
6. Any construction, installation, or upgrading of any public improvements, (barring the extension of curb and gutter, dedication of the required public right-of-way or the provision of fire hydrants), shall initially require the submission and approval of a Preliminary Plat as prescribed by Section B of Article II, and subsequently, the submission and approval of the final plat as

prescribed by Section C of Article II of the Dyersburg Subdivision Regulations.

Advance certification of the pre-existence and adequacy of all required public improvements or of the pre-arrangement to acceptably provide said improvements (upon posting of a bond in sufficient amount as determined by the City Engineer to cover the installation of the required improvement) must issue from the City Engineer as permission to proceed according to the provisions herein for the Minor Subdivision process.

B. Preliminary Sketch Plat

1. At least fourteen (14) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Secretary of the planning commission four (4) copies of a preliminary sketch plat of the proposed subdivision in order to allow the planning commission technical staff and utilities heads time to review and prepare recommendations to the planning commission. The subdivision plat shall be drawn to a scale of not less than one inch equals one hundred (100) feet. At the time of such submission, the Secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary sketch plat to the Secretary of the planning commission or the receipt issued by the Secretary of the Planning Commission shall constitute submission of the preliminary sketch plat for consideration by the planning commission.
2. The sketch plat which 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:
 - a. The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a licensed surveyor or certified engineer approved by the planning commission.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements, the present zoning classification if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

- d. A construction plan which shall include: 1) a complete drainage plan showing all improvements including all proposed streets, easements, storm sewers, swales, ditches, reserved areas and lot drainage, 2) a plan and profile of all streets showing typical cross sections of proposed roadways, swales and ditches as well as both existing and proposed finished grades of paved rights-of-way and special ditches as well as both existing and proposed finished grades of paved rights-of-way and special ditches, and details of all structures which are part of the physical improvements in the subdivision. All proposed drainage structures including manholes, catch basins, junction boxes, pipe storm drains, ditches, and other drainage facilities including headwalls shall be shown on the plan and profile.
- e. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads and to an original corner of the original survey of which it is a part – or a key map showing relation of subdivision to well-known streets, railroads, and water courses in all directions to a distance of at least one-half mile. Suggested scale: one inch equals 2,000 feet
- f. Plans of proposed utility layouts (sanitary and storm sewers, water, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practical any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
- g. The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines and utilities.

CHECK LIST FOR
PRELIMINARY PLAT CONSIDERATION

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner of Record _____ Address _____

Tel. _____

Subdivider _____ Address _____

Tel. _____

Surveyor _____ Address _____

Date submitted for preliminary approval _____

Check List

4 copies submitted 14 days prior to meeting.

Name of subdivision.

Drawn to a scale of not less than one inch equals 100 feet.

Name and address of owner of record, subdivider and surveyor.

North point, graphic scale and date.

Vicinity map showing location and acreage of subdivision.

Boundary lines by bearing and distances.

Names of adjoining property owners and/or subdivisions.

Location of all existing physical features on land and nearby properties.

Names, locations and dimensions of proposed streets, alleys, easements, parks and reservations, lot lines, etc.

Block numbers and lot numbers.

Plans of proposed utility layouts showing connections to existing or proposed utility systems.

All building restriction and yard setback lines.

Present zoning classification, if any, on land in subdivision and adjacent land.

Cross-section and centerline street profiles at suitable scales as may be required by Street Superintendent and/or Planning Commission.

Conforms to general requirements and minimum standards of design.

Percolation tests have been made and proposed sewage systems have been approved.

Disapproved _____, 19____, because of incompleting items above or other reasons as stated: _____

Signed: _____
Secretary of Planning
Commission

- h. Contours at vertical intervals of not more than five feet, except when specifically not required by the planning commission.
 - i. The acreage of the land to be subdivided.
 - j. Actual closure computations for the boundary traverses. Such boundary traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
 - k. Drainage calculations for both the current stormwater runoff flows (in cubic feet per second) and the anticipated runoff flows (in cubic feet per second) after development as well as any other drainage information deemed necessary by the Commission.
3. Within thirty (30) days after submission of the preliminary sketch plat, the planning commission will review it and indicate its approval, disapproval, or

approval subject to modifications as a basis for the preparation of the final plat. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.

4. The approval of the preliminary plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
5. Failure of the planning commission to act on the preliminary sketch plat within sixty (60) days after being presented at a planning commission meeting in accordance with subsections B.1 and B.2 of this Article will be deemed approval of this plat, and a certificate to that effect shall be issued by the commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period.
6. One copy of the sketch plat will be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
7. The approval of the preliminary sketch plat shall lapse unless a final plat based thereon is submitted within one year from the date of such approval unless an extension of time is applied for and granted by the planning commission.
8. If the subdivision is going to be developed and submitted as final plats in portions of the preliminary plat, the portions must be designated and titles in alphabetical characters.
9. No subdivision shall use the name of an existing subdivision except as noted in Article II, subsection B.8.

C. Final Plat

1. The final plat shall conform substantially to the preliminary sketch plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations. If a proposed subdivision fronts upon an existing public road, the planning commission may waive the requirements for preliminary approval, and permit the developer to submit only a final plat.
2. In order to allow the planning commission's technical staff and utilities' personnel time to review and prepare recommendations to the planning commission, the final plat shall be submitted to the planning commission at least fourteen (14) days prior to the meeting at which it is to be considered.

The subdivider shall submit six (6) copies (black and white prints or blue line prints), together with street profiles or other plans that may be required by the planning commission. At the time of such submission a receipt acknowledging said submission shall be issued.

3. The final plat shall be presented to the planning commission at its next meeting by the Secretary or Acting Secretary of the planning commission for consideration for approval or disapproval.
4. The plat shall be drawn to a scale of one inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches or of an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
5. When the final plat has been approved by the planning commission one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the County Registrar as the official plat of record.
6. The planning commission shall approve or disapprove the final plat within thirty (30) days after its submission. Failure of the planning commission to act on this final plat within these sixty (60) days shall be deemed approval of it. If the plat is disapproved the grounds for disapproval shall be stated upon the records of the planning commission.
7. 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.
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, 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 dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 - f. Date, title, name and location of subdivision, graphic scale, and north point.
 - g. Location sketch map showing site in relation to area.
 - h. All boundary traverses including lot and block traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
9. The following certificates shall be presented with the final plat:
- a. Certification showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use (see Appendix B).
 - b. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments (see Appendix B).
 - c. Certification by the city or county health officers when individual sewage disposal or water systems are to be installed (see Appendix B).
 - d. Certification by the city engineer or other designated person that the subdivider has complied with one of the following alternatives:
 - 1. Installation of all improvements in accordance with the requirements of the subdivision regulations, or
 - 2. Posting of security bond or cash bond in sufficient amount to assure such completion of all required improvements (see Appendix A).
 - e. Certification of approval to be signed by the Secretary of the planning commission (see Appendix B).

CHECK LIST FOR
FINAL PLAT CONSIDERATION

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner of Record _____ Address _____

Tel. _____

Preliminary approval granted: _____ Submitted for FINAL
approval _____
date _____

CHECK LIST

Submitted within one year from date of preliminary approval.

6 copies submitted 14 days prior to meeting.

Name of subdivision.

Drawn to a scale of 1" equals 100' on sheets not larger than 18 by 24.

Name and address of owner of record, subdivider and surveyor.

North point, graphic scale and date.

Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.

Reservations, easements or other non-residential areas.

Dimensions to the nearest 10th of a foot and angles to the nearest minute.

Lot lines, alleys, building setback lines.

Location and description of monuments.

Names, locations of adjacent properties.

Lines, names and widths of all streets and roads.

Lots numbered in numerical order and blocks lettered alphabetically.

Location sketch map with flooded areas outlined.

Certificate of ownership and dedication.

Certificate of approval of water and sewerage systems and streets/utilities.

Certificate of preparing engineer or surveyor (surveyor only in the instance of a minor plat).

Proposed deed restriction if not a zoned area.

Conforms to general requirements and minimum standards of design.

Required physical improvements have been made or bond posted in the amount of \$_____.

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Thoroughfare Plan

The location and width of all streets and roads shall conform to the Official Major Thoroughfare Plan which includes the Major Street Plan within the municipality and the Major Road Plan within the remainder of the planning region.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

3. Access Streets and Permanent Easements to Subdivision Boundaries

Sufficient access streets or permanent easement (as defined within the Dyersburg Subdivision Regulations) shall be provided in subdivisions to permit harmonious development of the area.

4. Street Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Thoroughfare Plan and shall be not less than as follows:

a. Arterial Streets and Highways80 - 150 feet as may be required.

Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Major Thoroughfare Plan.

b. Collector Streets60 feet

Collector streets are those which carry traffic from minor streets to the major system or arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development.

c. Minor Residential Streets50 feet

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

- d. Dead-end Streets (cul-de-sac)50 feet

Cul-de-sacs are permanent dead-end streets or courts not to exceed six hundred (600) feet or fifteen (15) dwelling units, designed so that they cannot be extended in the future.

- e. Alleys20 feet

Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

- f. Permanent easement, vehicular50 feet

5. Additional Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the center line of the existing roadway, shall be provided. In no case shall the resulting right-of-way be less than fifty (50) feet.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

7. Street Grades

Grades on major streets shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but shall not exceed twelve (12) percent.

8. Horizontal Curves

Where a deflection angle of ten (10) degrees or more in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the center line radius of curvature shall not be less than three hundred (300) feet; on other streets, not less than one hundred (100) feet.

9. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4 1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the planning commission.

10. Intersections

Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees.

To permit the construction of a curb having a desirable radius, property line radii at all street intersections shall not be less than twenty (20) feet. Where the angle of the street intersection is less than ninety (90) degrees, the planning commission may require a greater radius.

11. Tangents

A tangent of at least one hundred (100) feet long shall be introduced between reverse curve on arterial and collector streets.

12. Street Jogs

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

13. Dead-end Streets

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than six hundred (600) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least

one hundred (100) feet or the planning commission may approve an alternate design such as the T or Y backaround.

- 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 to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips

There shall be no reserve strips controlling access to streets or utilities.

15. Drainage

All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage as shall be approved by the planning commission. Where it is the opinion of the planning commission that water cannot be adequately discharged by surface drainage, the planning commission may require the installation of a storm sewer system.

16. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of suffix street, avenue, boulevard, driveway, place, or court. Through its index list of street names on file, the planning commission can assist the subdivider in avoiding duplication.

17. Alleys

Alleys shall be provided to the rear of all lots used for commercial and industrial 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. Blocks

1. Length

Blocks shall not be less than four hundred (400) nor more than twelve hundred (1200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length, the planning

commission may require one or more public cross walks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

C. Lots

1. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of fifty (50) feet upon a public street, road or permanent easement which is not less than fifty (50) feet in width. The planning commission has the authority to reduce this on cul-de-sacs to no less than thirty-five (35) feet.

2. Minimum Sizes

Residential lots shall meet the lot width and lot area requirements of the Zoning Ordinance. In the absence of a Zoning Ordinance, residential lots shall not be less than seventy-five (75) feet wide at the setback building line nor less than ten thousand (10,000) square feet in area. Other lot size requirements follow:

- a. Lots not served by public water and sanitary sewer systems shall be at least twenty thousand (20,000) square feet in area or of a size specified by the county health authority to adequately accommodate both a fresh-water well and septic tank on the same lot. The minimum distance between the septic tank and fresh-water well shall be one hundred (100) feet. Where individual septic tanks are used on lots served by a public water system, minimum lot size shall be fifteen thousand (15,000) square feet. Individual situations will be considered in which health standards may require greater lot size than the standards contained herein.
- b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

3. Building Setback Lines and Yard Requirements

- a. A building line (setback line) meeting the front yard setback requirements of the Zoning Ordinance shall be established on all lots. In the absence of a Zoning Ordinance, the front yard setback shall be a minimum of thirty (30) feet from the street right-of-way lines. Other minimum setback lines shall be as follows:

From the side property line15 feet

From rear property line30 feet

From side property line which abuts a minor street (corner lot)...30 feet

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

Voltage of Line Minimum Building Setback

46 KV 37 1/2 feet

69 KV 50 feet

161 KV and over 75 feet

4. Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the Zoning Ordinance or building setback lines as outlined above.

5. Double and Reverse Frontage Lots

Double frontage lots should be avoided, except where essential to provide separate residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. Reverse frontage lots shall have a depth of not less than one hundred and fifty (150) feet. A planted evergreen screen easement at least ten (10) feet wide, across which there shall be no right of access, shall be provided along the line of lots abutting a traffic artery or other incompatible land use.

6. Flood-Free building lots

Each lot in a subdivision shall contain a flood-free building site which shall be outside of the limits of any existing easement and/or the building setback lines as required by these regulations.

In areas subject to flood where no fill is proposed, no building line shall be located any closer to a water course, drainageway, stream or channel than the edge of the area subject to flood. In areas where fill is used to raise the elevation of the building site, the fill shall extend streamward twenty-five (25) feet beyond the limits of any structure erected thereon, but no fill shall be placed in the floodway. Any development within the Corps of Engineers flood plain shall have this statement recorded on the final plat.

D. Public Use and Service Areas

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas.

1. Public Open Space

Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten (10) percent of the gross area of water frontage of the plant, for park, school or recreation purposes.

2. Easements for Utilities

a. Drainage and utility easements shall be provided on each side and rear lot line where deemed necessary by the planning commission. The easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision. Where drainage is proposed to cross any lot at any point other than the side or corner of the lot, the plat shall indicate the size of the pipe necessary to carry the proposed runoff. Each cul-de-sac shall have provisions for a fifteen (15) foot utility easement extending therefrom to prevent dead-end water mains. Easements of the same or a greater width may be required along the lines of or across lots where necessary for the extension of existing or planned utilities.

b. Storm Sewer

Where in the opinion of the planning commission the flow of water cannot be accommodated with surface drainage, storm sewers may be required. The planning commission shall determine, on the basis of the watershed and the probable runoff, the size of the storm sewers. In ascertaining the size of the storm sewers, the planning commission may call upon its technical staff or any public or private agency to assist it in its determinations. The developer shall conform to standard design details furnished by the City Engineer's office in the construction and installation of catch basins, culverts, and all other components of the drainage system.

3. Water Supply and Sewerage Connections

Where a public water supply or public sewerage system is reasonably accessible, the subdivider shall indicate a connection with such water supply or sewerage system and a water and sewerage connection for each lot with such material and to such size and length as shall be approved by the planning commission. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the future, an alternate method of water supply and sewage disposal may be indicated and shall be approved in writing by the county health officer.

4. Community Assets

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

E. Suitability of the 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 platting and development purposes of the kind proposed.

This includes land which is:

- I. Physically unsuitable because of flooding, bad drainage, steep slopes, rock formations, unsuitable soil, and other features which may endanger health, life, or property, aggravate erosion, increase the flood hazard, or necessitate expenditure of public funds for supply and maintenance of services and/or

which other public agencies have investigated and found to be not in the best interest of the public.

2. Unsuitably located by reason of being scattered or premature subdivision of land which would involve danger or injury to the health, safety, property, or economic utilization because of lack of or adverse effect on water supply, schools, proper drainage, good transportation, or other public services or facilities that would necessitate an excessive expenditure of public funds for supply or maintenance of such services or elimination of danger.
3. Subject to flooding because of its proximity to the stream or because of low elevation. In applying this provision, land below the elevation of the 100 year base flood will be considered subject to flood. The elevation(s) will be determined from the Corps of Engineers charts, "High Water Profiles, Forked Deer River, Lewis Creek, in the vicinity of Dyersburg, Tennessee, August 1968.

If a subdivision is proposed within one hundred (100) feet of a stream for which detailed flood data has not been published, the planning commission shall require detailed flood information for the particular area before deciding whether or not such subdivision development can occur.

F. Standards for Subdivision Proposals

1. Base flood elevation data shall be required and shall be provided by the subdivider for subdivision proposals and other proposed development which is greater than the lesser of fifty lots of five acres.
2. All subdivision proposals shall be consistent with the need to minimize flood damage.
3. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
4. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazard.

G. Large Tracts or Parcels

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

H. Group Housing Developments

A comprehensive group housing development, including large scale construction of housing units and mobile home sites together with necessary drives and ways of access, may be approved by the planning commission, although the design of the project does not include standard street, lot, and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

I. Mobile Home Subdivisions

The planning commission may approve a subdivision with lots designed and established exclusively for mobile homes. A mobile home is a detached single family dwelling unit with the following characteristics: (a) designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems, (b) designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels, and (c) arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities and the like. Mobile home subdivisions shall meet the following standards:

1. The minimum tract size for a mobile home subdivision shall be five (5) acres.
2. The minimum lot sizes, setbacks, and yard requirements shall be the same as those established in this Article.

J. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship, or
2. 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. Any variance thus authorized and the reasons therefor shall be stated in writing in the minutes of the planning commission.

K. Zoning or Other Regulations

No final plat of land within the force and effect of an existing Zoning Ordinance will be approved unless it conforms with such 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 IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community from a potential tax liability. The following tangible improvements are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, and to install curbs, monuments, sewers, storm water inlets and water mains, in accordance with specification established by the Dyersburg Regional Planning Commission. Where specifications adopted by local authorities conflict with standards as set forth in these subdivision regulations, the higher set of standards, as determined by the planning commission, shall govern. These requirements and standards apply to both newly developed streets and those existing streets which lack some or all of the improvements required under these regulations.

1. Monuments

- a. Concrete monuments four (4) inches in diameter or square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monuments shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
- b. All other corners and points shall be marked with iron pipe or solid steel rod not less than one-half (1/2) inch in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Grading

All streets, roads and alleys shall be graded or filled horizontally to the full width of their rights-of-way by the subdivider or developer. Due to special topographic conditions, deviation from the above will be allowed only with special approval of the planning commission.

- a. Preparation. Before grading is started the entire right-of-way area shall be cleared of all trees, stumps, roots, brush and other objectionable material.
- b. 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.
- c. 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 clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed six (6) inches loose and compacted by a sheep's foot roller. Unless another method of preparation of the subgrade is approved by the planning commission, the subgrade shall be constructed as specified in Section 203, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works - January 1, 1968, and latest revision thereto. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, and where water is used to assist compaction the water content shall not exceed the optimum of moisture.

3. Storm Drainage

An adequate drainage system, including storm sewers, necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than fifteen (15) inches. Cross drains shall be built on straight line and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the road-bed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the road-bed.

Each subdivision shall be so designed and constructed to utilize drainage facilities to limit after development drainage flows, to not exceed the existing flows prior to development. This shall be calculated in cubic feet per second flow rates.

4. Roadway Improvements

- a. Base: A compacted Camden chert (or equivalent) base course six (6) inches deep and three (3) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turnarounds and access streets to adjoining properties, according to the method specified in Section 303, Standard Specifications for Roads and Bridge Construction, Tennessee Department of Highways and Public Works - January 1, 1968, and latest revisions thereto. Wetting of the stone before compaction may be done at a point of origin or on the job site at the option of the contractor. In all cases the center line of a roadway shall coincide with the center line of the right-of-way dedicated for such road or street.
- b. Curbing: Within the Town of Dyersburg and its planning region the subdivider shall provide concrete curbs and integral gutters on both sides of all new streets as indicated on the subdivision plat. Where access streets to adjoining properties are provided, curbs and gutters shall be extended to the property line. In all cases the curbs and integral gutters shall be not less than twenty-four (24) inches wide at the base, twelve (12) inches high, six (6) inches across the top of the curb, six (6) inches on the face of the curb, and a seven (7) inch thick gutter. Back fill shall be towards the curb and be higher than the curb to insure drainage of surface water into the drainage system.

One-half (1/2) inch to three-fourth (3/4) inch expansion and contraction joints for the curbs and gutters shall be placed at intervals not exceeding forty (40) feet.

- c. Prime Coat: After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Section 402, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works -- January 1, 1968, and latest revisions thereto.
- d. Wearing Surface: Within the City of Dyersburg the wearing surface shall consist of a surface course constructed with asphalt concrete, prepared with mineral aggregate, laid hot as specified under Section 411, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works --January 1, 1968, and latest revision thereto. It shall be constructed in one layer not less than two (2) inches thick to conform to the lines, grades and cross sections indicated on a plan approved by the inspecting engineer.

- e. Wearing Surface: Within the Dyersburg Planning Region but lying outside the corporate limits the wearing surface shall consist of a bituminous mat composed of between 50 and 60 pounds per square yard of mineral aggregate bonded with bituminous material as specified under Section 404, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works --January 1, 1968 and latest revisions thereto. Any equivalent or higher standard of surface treatment approved by the County Road Commissioner may also be accepted by the planning commission.

5. Minimum Pavement Width

Due to the diversity of development in the Dyersburg Planning Region ranging from sparsely populated agricultural areas to the densely populated urban areas, required widths for the surface treatment of roadways (by the developer) will necessarily vary with the character of building development and the amount of traffic encountered. Minimum widths for surface treatment of roads and streets shall be those indicated below.

- a. Arterial Streets..... (not usually paved by developer)
- b. Collector Streets.....36 feet face to face)
- c. Minor Residential Streets.....28 feet face to face)

Most minor streets in residential developments involve parking and/or considerable traffic.

6. Permanent Easement, Vehicular

A permanent easement, as established in TCA 13-4-308, may be permitted under certain conditions. These easements shall meet the following minimum requirements and any special conditions attached by the Planning Commission, and the requirements and special conditions for the easement shall be placed on the final plat for recording.

- a. A permanent easement shall be of a required width of no less than fifty (50) feet. However, the Planning Commission may require greater widths if necessary to meet special conditions present on a plat.
- b.. A permanent easement providing legal access to more than one lot shall be improved to meet all road construction standards established in Articles III and IV of these regulations for the existing lot and all

subsequent lots having either frontage or access upon the former permanent (private) easement.

- c. Permanent easement improvements shall be maintained by the developer/owner or by a legal established home owner s association or other similar group approved by the Planning Commission. The legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
- d. If, at any future date, a permanent easement is submitted for acceptance as a public street or road, it shall be submitted to the Planning Commission for review and recommendation as a public road. In considering the easement for recommendation as a public street or road, the Planning Commission shall require the improvements to the easement to meet the minimum street construction standards in effect at the time the request for public acceptance is made. Upon certification by the City Engineer that the permanent easement meets all requirements as specified within the Dyersburg Subdivision Regulations, all roads specifications within the City's adopted Public Works Standards and has been designed in accordance with all existing City Ordinances, policies and standards and thereupon recommended by the Dyersburg Municipal Regional Planning Commission, the request for public street acceptance may then proceed for a public hearing before the Board of Mayor and Aldermen.
- e. A building permit may be issued for a building to be located on a recorded lot of record as of 4-21-87, which lot fronts on a permanent easement with access to an existing public street or road; provided, however, that any future subdivision of said lot or adjoining property shall be subject to these provisions.

7. Installation of Utilities

After grading is completed and approved and before any base is applied, all of the underground work-watermains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the float section. All driveways for houses to be built by the developer shall be cut and drained.

8. Water Supply

Water mains properly connected with the community water supply system or with an alternate supply approved by the county health officer 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.

Fire hydrants of the three-way traffic type (breakaway) shall be installed on all 6' water mains within the subdivision spaced at a distance of 500 feet (maximum) along a public right-of-way. A fire hydrant shall be provided at the end of all dead end water mains, unless in cul-de-sac area. A continuous 6" loop shall be constructed within the street section and lot line, following the radius of said cul-de-sac.

The size of water mains, the location and type of valves and hydrants, the amount of soil cover, the pipes and other features of the installation shall be approved by the planning commission upon the recommendation of the Superintendent of the Utility Department or other applicable inspection agencies, and shall conform with accepted standards of good practice for municipal water systems.

9. Sanitary Sewers

- a. Where lots cannot be economically 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 county health officer.
- b. All lots connected to the city sewerage system shall meet all requirements of the Dyersburg Utility Department.
- c. All lots connected to a sewer system shall be approved by the utility operating the system. They shall meet all requirements of the Tennessee State Department of Health and shall be approved by the Dyer County Health Department.
- d. Subdividers shall supply all data required for the installation and/or operation of the sewerage system to the Dyersburg Utility Department, Dyer County Health Department and the Tennessee State Department of Health.

10. Erosion Control

The planning commission shall require seeding or other conservation measures of all areas subject to erosion.

11. Street Name Signs and Lot Identification

Lot number and street number shall be posted by the subdivider, stenciled on the curb. Appropriate street signs add sales value to land subdivisions

and enable visitors, delivery concerns and potential lot buyers to find their way around. Street name signs shall be placed at all intersections by the subdivider, and shall be approved by the city or county authorities.

B. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the planning commission or accepted for record by the County Registrar of Deeds until one of the following conditions has been met:

- I. All required improvements have been constructed in a satisfactory manner and approved by the City of Dyersburg, Tennessee.
2. The planning commission has accepted a security or performance bond in an amount equal to the estimated cost of installation of the required improvements whereby improvements may be made and utilities installed without cost to the city or county in the event of default of the subdivider. The conditions of such security or performance bond shall provide for the installation of the improvements covered by such bond within a period of not to exceed two (2) years; provided, however that such period may be extended by the planning commission with the consent of the parties thereto if the planning commission finds that the public interest will not be adversely affected by such extension. If the planning commission shall decide at any time during the performance bond that the extent of the building development that has taken place in the subdivision is not sufficient to warrant all the improvements covered by such performance bond, that required improvements have been installed as provided in this Section in sufficient amount to warrant reduction in the face amount of said bond, or that the character and the extent of such development require additional improvements for any or all such improvements, the face value of such performance bond shall thereupon be reduced or increased by an appropriate amount so that the new face amount will cover the cost in full of the amended list of improvements.

Performance bonds which are submitted in lieu of the installation of required improvements shall be in cash or made by a surety company authorized to do business in the State of Tennessee. In the case of a surety company, the performance bond shall be prepared according to the form as shown in Appendix A, said Appendix A is made a part of these subdivision regulations.

ARTICLE V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land is provided by state law in the authority granted by public acts of the State of Tennessee.

A. Enforcement

- I. No plat or plan of a subdivision of land into two or more lots located within the Dyersburg Planning Region shall be admitted to the land records of the county or received or recorded by the County Registrar of Deeds until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-4-302, Tennessee Code Annotated.

B. Penalties

- I. No county registrar shall receive, file, 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 registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Sections 13-3-410 and 13-4-306, Tennessee Code Annotated, provides that "Whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of 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 Registrar, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the process of selling or transferring shall not exempt the transaction from such penalties." In the case of the regional planning commission, Section 13-3-410 provides that the county through its county attorney, or other official designated by the quarterly county court may enjoin such transfer or sale or agreement by action or injunction.
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 and/or the county attorney or other official designated by the quarterly county court may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-3-411, Tennessee Code Annotated.

ARTICLE VI. ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the planning commission; thirty (30) days notice of the time and place of which shall be given by one publication in a newspaper of general circulation in each county lying wholly or partly in the planning region.
- B. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted _____

Effective _____

Signed _____

Secretary
Dyersburg Regional Planning
Commission

APPENDICES

APPENDIX A

PERFORMANCE BOND FORM

KNOW ALL MEN by these presents:

WHEREAS _____ Principal herein is the owner and developer of the _____ Subdivision located in Dyer County, Tennessee and _____, in surety company authorized to do business in the State of Tennessee (hereafter called the "surety"), and

WHEREAS, the plans and specifications of said subdivision showing the location, construction and installation of streets, roads, curbs and utilities and other improvements therein have been filed with the Dyersburg Regional Planning Commission for final approval, and which are referred to and made a part of this instrument, as if fully copied and set forth herein and,

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all streets, roads, sidewalks, curbs and utilities, and all other improvements in the said subdivision in accordance with the said plans and specifications now on file, pending final approval by the said planning commission.

NOW, THEREFORE, the _____, as Principal and _____, as Surety, do hereby firmly bind the Dyersburg Regional Planning Commission for and on behalf of Dyersburg, Tennessee in the sum of \$ _____ conditioned upon the performance by the Principal of its undertaking herein, and its completion of said _____ Subdivision in the construction of all the streets, sidewalks roads, curbs and all other improvements therein called for by the plans thereon and same to be completed on or before the _____ day of _____, 19_____, and upon the completion thereof this obligation to be null and void, otherwise to remain in full force and effect.

If the Principal fails to complete the construction, and the improvements of said subdivision as shown and provided for by said plans and specifications herein referred to within the time herein specified, the Commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said Commission for a period of from 30 to 90 days.

WITNESS our hands this the _____ day of _____ 19____.

WITNESS:

Principal

Surety

APPENDIX B

FORMS FOR FINAL PLAT CERTIFICATIONS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

_____, 19____
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Dyersburg Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

_____, 19____
Date

Registered Engineer or
Surveyor

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

_____, 19____
Date

County Health Officer or
His Authorized Representative

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

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

_____, 19____
Date

City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Dyersburg, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

_____, 19____
Date

SUGGESTED STEPS FOR A DEVELOPER OF A SUBDIVISION

Confer with the Planning Commission and its staff representative to become thoroughly familiar with the subdivision requirements, the major street plan and other public improvements which might affect the area to be subdivided.

Have preliminary sketch plat and all related requirements prepared by a licensed surveyor or engineer. In some instances, only a Final Plat may be required. Please see Article II, A. (3) for further information.

Discuss preliminary plat and related requirements with a staff representative. This preapplication review by a trained land planner may save the subdivider time and costly revisions as well as possible savings through better design.

Submit required copies of the preliminary plat with all related requirements to the Planning Commission for preliminary approval in advance of its regular monthly meeting.

WHEN PRELIMINARY APPROVAL HAS BEEN GRANTED:

See City Engineer or designated approving agent(s) for street and utility specifications; contact city or county health officials for septic tank specifications if public sewers are not available.

Develop subdivision according to preliminary plat and attendant construction plans and required modifications, if any. Install improvements.

Obtain certificates from utility, street, and health officials certifying that improvements have been made or that a performance bond has been posted.

Prepare final plat.

Submit final plat to the Planning Commission for approval. When approved, the planning commission secretary will sign the certificate of approval for recording.

The subdivider now records the plat with the County Register's office. He is now ready to sell his lots.

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SUBDIVISION REGULATIONS

**DYERSBURG, TENNESSEE
2000**