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TOWN OF NOLENSVILLE, TENNESSEE

SUBDIVISION REGULATIONS

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SECTION I GENERAL

1.1 Title

These regulations shall be hereafter known, cited and referred to as Town of Nolensville Subdivision Regulations.

1.2 Purpose

These regulations are adopted for the following purpose, in accordance with the laws of the State of Tennessee Sections 13-4-101, 13-4-103 through 13-4-105, and 13-4-301 through 13-4-309, Tennessee Code Annotated.

1. To protect and provide for the public health, safety, and general welfare of Nolensville.
2. To guide the future growth and development of the Town in accordance with the Comprehensive Plan or any other adopted plan.
3. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
4. To protect the character and the social and economic stability of all parts of Nolensville and to provide for the orderly and beneficial development of all parts of the Town as determined to be appropriate.
5. To protect and conserve the value of land throughout Nolensville and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
6. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
7. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, reduce traffic congestion; and to insure proper legal descriptions and monumentation of subdivided land.
8. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivisions.

9. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout Nolensville in order to preserve the integrity, stability, and beauty of the community and the value of the land.
10. To preserve the natural beauty and topography of Nolensville and to ensure appropriate development with regard to these natural features.

1.3 Authority

The Subdivision Regulations of Nolensville are adopted under the authority granted by Sections 13-4-101, 13-4-103 through 13-4-105, and 13-4-301 through 13-4-309, Tennessee Code Annotated.

1.4 Jurisdiction

1. The Nolensville Subdivision Regulations shall govern all subdivision of land within the Town of Nolensville.
2. No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these subdivision regulations, and no construction of any private or public improvements shall take place or be commenced except in conformity with these regulations.

1.5 Policy

1. It is hereby declared to be the policy of Nolensville to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the Town pursuant to the official Comprehensive Plan of the Town for the orderly, planned, efficient and economical development of the Town.
2. The existing and proposed public improvements shall conform to, and be properly related to, the proposals shown in the Comprehensive Plan, Official Zoning Map, and the Capital Improvements Program and programs of the Town, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the Zoning Ordinance, the Official Zoning Map, the Comprehensive Plan, Capital Improvements Program and programs of the Town of Nolensville.

1.6 Enactment

In order that land may be subdivided in accordance with these purposes and policies, these subdivision regulations are hereby adopted.

1.7 Interpretation, Conflict and Separability

1. 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.
2. It is established that these regulations are not intended to interfere with, abrogate or annul any regulations, statutes or laws. In any case where these regulations impose restrictions different from those imposed by any other provision of these regulations, or any other regulation, law or statute, whichever provisions are more restrictive or impose higher standards shall control.
3. It is established that these regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of 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.
4. If any part or provision of these regulations or application thereof 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 all controversy in which such judgment was rendered. The remainder of these regulations shall be considered valid and in force.

1.8 Saving Provisions

These regulations shall not be construed as altering, modifying, vacating or nullifying any action now pending or any rights or obligations obtained by any person, firm, or corporation by lawful action of the Town prior to the adoption of these regulations.

1.9 Reservations and Appeals

Upon the adoption of these regulations according to law, the Subdivision Regulations of Nolensville, Tennessee adopted December 2, 1999, as amended, are hereby repealed in their application to the Town of Nolensville.

1.10 Amendments

These regulations may be amended, as the public health, safety and general welfare require. A public hearing on all such amendments shall be held by the Planning Commission in a manner provided by 13-4-303, Tennessee Code Annotated.

1.11 Conditions

Regulation of the subdivision of land and the requirement of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the Town. The applicant must comply with such conditions outlined in these regulations in order to conform to the physical and economical development, as well as the safety and general welfare, of the planning region's present and future population.

1.12 Re-subdivision of Land

1. For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the Planning Commission by the same procedure, rules, and regulations as for a subdivision as specified herein.
2. Whenever a parcel of land is subdivided and there are indications that such land will eventually be re-subdivided into smaller parcels, the Planning Commission may require dedication of future streets and easements, as it deems necessary for the opening and extension of future streets.

1.13 Vacation of Plats

1. Subject to the following provisions, any plat or any part of any plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated and,
2. No such instrument may be recorded until the planning commission approves it in like manner as plats of the subdivisions. Any such instrument, which abridges or destroys any public rights to the use of any streets, alleys or other improvements, shall also be submitted to the Board of Mayor and Alderman for approval and,

3. Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in like manner as plats of subdivision; and being duly recorded or filed shall operate to destroy the force and the effect of the recording of the plat so vacated, and to direct all public rights in the streets, alleys, and public grounds, and all dedications laid out or described in such plat, except as may be reserved in such instrument and,
4. When lots have been sold, the plat may be vacated in the manner herein provided, by all the owners of lots in such plat joining in the execution of such writing.

1.14 Variances

1. Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations or purposes thereof, it may approve variances to these subdivision regulations. Such variances shall not have the effect of nullifying the intent and purpose of these regulations.
2. Variances shall not be approved unless a finding is made by the Planning Commission based on evidence presented to it in each specific case that each of the following criteria are satisfied:
 - (a) The granting of the variance will not be substantially detrimental to the public good;
 - (b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
 - (c) Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of these regulations or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, peculiar and exceptional practical difficulties or undue hardship would result;
 - (d) The variance will be consistent with the general community character of the subdivision;
 - (e) The variance will not in any manner undermine the provisions of the Zoning Ordinance, Official Zoning Map, Comprehensive Plan, Major Thoroughfare Plan, or Capital Improvements Program of Nolensville.

- (f) The variance shall not be a self-created hardship.
- 3. The Planning Commission may require such conditions as it deems necessary in order to substantially secure the objectives of the standards or the requirements of these regulations.
- 4. Any petition for variance shall state in writing the reasoning on which the variance is justified. This shall be submitted to the Planning Commission at the time that the preliminary plat is filed. The petition shall state fully the grounds for the applications and all of the facts relied upon by the petitioner.
- 5. If a variance is approved by the Planning Commission, it shall be so noted both in the minutes of the Planning Commission and on the final plat.

1.15 Enforcement

- 1. No plat or plan of a subdivision located within the planning jurisdiction shall be filed or recorded by the Williamson County Register of Deeds until said plat or plan has received final approval in writing by the Nolensville Planning Commission as provided in Section 13-4-304, Tennessee Code Annotated.
- 2. No board, public officer, or authority shall accept, lay out, open, improve, grade, pave, or light any public way, lay or authorize the laying of water mains or sewers, or construct or authorize the construction of other facilities or utilities in any public way located within the area of planning jurisdiction unless such streets 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 location and lines to a street shown on a subdivision plat approved by the Nolensville Planning Commission, or on a street plan made and adopted by the Commission as provided in Section 13-4-307, Tennessee Code Annotated.

1.16 Penalties

- 1. No County Register shall receive, file, or record a plat of a subdivision within the planning jurisdiction without the approval of the Nolensville 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 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 Nolensville Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate county register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The Town, through its attorney or other official designated by the Town Board of Aldermen, may enjoin such transfer or sale or agreement by action or injunction. Any building, structure or facility erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building, structure and the Town Attorney or other official designated by the Town Board of Aldermen may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-306, Tennessee Code Annotated.

SECTION II DEFINITIONS

2.1 Usage.

1. For the purpose of these regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth in this section. Where words within these regulations have not been defined, the standard dictionary definition shall prevail.
2. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; and words in the plural include the singular.

2.2 Words and Terms Defined.

Alley - A thoroughfare, either used as such or shown on any recorded description of the subject parcel(s), which is not more than 30 feet wide and which affords only a secondary means of access to abutting property.

Agent, Applicant, Developer, Subdivider - The owner of land proposed to be subdivided or his representative. One who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision. Consent shall be required from the legal owner of the land.

Approved Financial Institution- A bank or financial institution acceptable to the Town. The financial institution shall have a B or better rating from Moody's or Standard & Poors or its successors in the rating business. The approved financial institution shall have a branch office located within the State of Tennessee and within 100 miles of the town limits of the Town of Nolensville and said office shall be authorized to accept a demand or call on the securing document.

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

Building - Any structure that encloses a space for sheltering any occupancy.

Capital Improvements Budget and Program - A schedule of all 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 for the community are included.

Driveway Easement - A twenty-five (25) foot wide easement from a public road for ingress and egress to no more than *two (2) lots*.

Easement - Authorization by a property owner for another party to use or otherwise control one or more property rights for a specified purpose of any designated part of his property.

Escrow - A deposit of cash with the Town in lieu of posting a performance or maintenance bond.

Fire Area – The floor area, in square feet, used to determine the required fire flow.

Fire Flow – The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting.

Final Plat - Map or plan of record of a subdivision and any accompanying material, as described in these regulations.

Flood Way Fringe - The area of the floodplain lying outside of the floodway but still lying within the 100-year floodplain.

Floodplain - Those areas along streams or swales inundated by a 100-year flood, comprised of the floodway and flood way fringe areas, as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM), or defined by a more current floodplain survey or study.

Floodway - The channel of a river or other watercourse and the adjacent land areas required to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Grade - The slope of a road, other public facility or terrain generally specified in percentage terms.

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

Maintenance Bond - A security required of developers, applicants, builders, contractors or subcontractors, as appropriate, to cover any damage to required improvements resulting from construction activities and to maintain the improvements pending final acceptance by the Town of Nolensville.

Major Thoroughfare Plan - A transportation plan, entitled the *Nolensville Major Thoroughfare Plan*, adopted by the Nolensville Board of Mayor and Alderman pursuant to Section 13-3-402 and 13-4-302, Tennessee Code Annotated, showing, among other things, the general location, character and extent of arterial and

collector streets.

Major Subdivision - Any subdivision consisting of five (5) or more lots as defined herein.

Mayor or His Designee - The officer or other designated authority, or their duly authorized representative, charged with the administration and enforcement of this code.

Minor Revision of Plat - An adjustment to the final plat that will not impact proposed or existing public improvements involving two (2) or fewer building lots.

Minor Subdivision - A subdivision, as herein defined, that involves four (4) lots or less.

Monument - A permanent (concrete) surveying appurtenance that is utilized to verify elevation.

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

Owner - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to, or sufficient proprietary interest in, the land sought to be subdivided under these regulations.

Performance Bond - An agreement and security to assure construction of roads, water and sewer systems or other public improvements in a form specified by these regulations.

Pre-Application Conference - An informal meeting held between an applicant, the, the Town Planner, the Town Engineer and/or any other appropriate Town officials to discuss the requirements of plat approval.

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

Private Road Standard – A road that is owned and maintained by private owners or private property owners association. A private road shall be approved by the Town. The Town shall impose the requirements for private roads and/or gated communities. The Town shall determine the technical standards to include easement width, typical section and pavement section. Refer to Section V for additional information.

Public Road Standard - As designated in *Appendix F* and as defined herein these

regulations. Standards vary with type of road. Must meet Town standards for base, sub-base and asphalt courses noted herein.

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

Registered Architect - An architect certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Section 62-202, Tennessee Code Annotated, to practice in Tennessee.

Registered Engineer - An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Section 62-202, Tennessee Code Annotated, to practice in Tennessee.

Registered Land Surveyor - A land surveyor certified and registered by the State Board of Land Survey Examiners pursuant to Section 62-1803, Tennessee Code Annotated, to practice in Tennessee.

Registered Landscape Architect - Landscape architect certified and licensed by the State Board of Landscape Architects pursuant to Section 62-203, Tennessee Code Annotated, to practice in Tennessee.

Resubdivision - 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 subdivisions.

Right-of-Way - A strip of land occupied or intended to be occupied by public facilities such as a road, sidewalk, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water main, sanitary or storm sewer line or for another special use. Rights-of-way are publicly owned areas of land not to be confused or interpreted as easements.

Road Right-of-Way Width - The distance between property lines measured at right angles to the centerline of the road.

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

Setback - The distance a structure must be built from a lot line or road right-of-way. Required setbacks are also referred to as yards.

Sketch Plan - A generalized concept plan of subdivision offering information in regard to proposed improvements and natural features of the property in question

prepared prior to preliminary plat to save time and expense in discussing the general form of the plat and the objectives of these regulations.

Slope - The deviation of the land surface from the horizontal per unit horizontal distance changed, generally expressed in percent, i.e. vertical rise or fall per foot dividing the horizontal distance between contour lines into the vertical interval of the contours as required by the appropriate 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 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, related to the process of re-subdividing or to the land or area subdivided.

Substandard Road - Substandard meaning of less pavement, right-of-way width or construction technique as is required by these regulations for the applicable class of road.

Town – Town of Nolensville

Utility - Any construction of public roads, public water, public drainage, public sanitary facilities, or any other improvement that is or will be dedicated to public use.

Variance - Permission to depart from the literal requirements of these regulations granted pursuant to Section 1.14.

SECTION III
SUBDIVISION APPLICATION PROCEDURE, APPROVAL PROCESS
AND PLAT SPECIFICATIONS

3.1 General Procedure.

1. Classification of Subdivisions

Whenever any subdivision of land is proposed, and before any permit for erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedures:

a. Minor Subdivision

(i) Minor Subdivisions are those which consist of four lots or less

(ii) Minor Subdivisions are subject to the following steps of approval:

a. Pre-application conference.

b. Final plat.

(iii) For purposes of this definition, any further subdivision of the lots and/or tracts making up a minor subdivision, both original and new that results in five (5) or more total lots, within twelve (12) months will require that the subdivision will be subject to review as a Major Subdivision by the Planning Commission, and subject to all criteria accompanying such a request.

b. Major Subdivision

(i) Major Subdivisions are those consisting of five or more lots.

(ii) Major Subdivisions are subject to the following steps of approval:

a. Pre-application conference

b. Sketch Plan

c. Preliminary Plat

d. Final Plat

2. Official Submittal Dates

a. For the purpose of these regulations, the date of the regular meeting of the Planning Commission at which the preliminary or final approval of the subdivision plat is considered shall constitute the official submittal date. The Planning Commission shall approve, approve with conditions, or disapprove said plats within thirty (30) days of the said date. Failure to act within the thirty (30) day period, except as agreed to by applicant, shall constitute approval of the subdivision. The official submittal date shall not occur until the staff

deems such application to be complete.

3. Standard Format for Final Plats
All final plats shall conform to the format noted in Appendix B.
4. Filing Fees for Plat Approval
A filing fee shall accompany any application submitted for preliminary and final approval of a subdivision plat. No subdivision plat shall be considered for Planning Commission action without the required fees being submitted the Town.
5. Re-approval of Final Plats
If a performance bond and necessary surety have not been posted within the required time period established in Section 3.2.5 of these Regulations, or if a final plat has not been recorded with Williamson County Register of Deeds within the prescribed time period of Section 3.2.5, a re-approval will be necessary. A re-approval final plat fee shall be required equal to the original final plat fee.
6. Reconsideration Fee
Failure of an applicant to appear before the Planning Commission for an item requiring notice to adjacent property owners or a public hearing shall be charged a \$20.00 fee for reconsideration to be doubled each time the applicant should fail to appear. Reconsideration of any other item when no representative was present will require an additional fee equal to the original fee. The Town may waive these fees if sufficient notice is given so that property owners can be notified or if the applicant could not attend for reasons beyond his control.

3.2 Specific Procedure

1. Pre-application Conference
Prior to minor subdivision approval or preliminary approval for a major subdivision, the applicant and/or his representative is encouraged to discuss with the Town Engineer, Town Planner and any other appropriate Town officials the requirements of the Zoning Ordinance and Subdivision Regulations. At that time, the officials will identify the approval process under which the Planning Commission will consider the proposal.
2. Sketch Plan
 - a. Prior to submission of preliminary plat, a sketch plan may be required for consideration by the Planning Commission, depending upon the type of-subdivision.
 - b. The review of the sketch plan should focus on the appropriateness of

the subdivision from the viewpoint of timing, location and zoning. Thorough consideration should be given to the requirements that will have to be met for access, utilities, drainage and other improvements, reservations and dedications. Filing fees for plat approvals should be reviewed, as should the plat approval process. The sketch plan review is intended to establish the direction and basis for the subdivision proposal before substantial amounts of time and money have been invested in a very detailed proposal that may contain elements, which do not conform to these regulations.

- c. The sketch plan should conform to the requirements herein and the additional specifications in Appendix A.
- d. The sketch plan with the information indicated above shall be submitted to Planning Staff at least twenty-eight (28) days prior to consideration of the sketch plan by the Planning Commission. Planning Staff shall determine whether all information pertinent to review has been provided and within ten (10) days of commencement of the above-noted review period shall notify-the applicant that either:
 - i) additional information is required to the extent, in staff's opinion, that staff will not have adequate time to review the additional information; therefore the application will not be placed on a Planning Commission agenda; or
 - ii) the sketch plan has been accepted for consideration and shall be reviewed by the Planning Commission at its next meeting.
- e. Planning Staff will prepare a recommendation as to the appropriateness of the subdivision as it relates to access, utilities, drainage and other improvements, reservations and dedications for Planning Commission consideration. Review comments by the Planning Commission will not constitute acceptance of the preliminary plat and will not be indicated on the sketch plan.
- f. All sketch plans must submit the necessary plans for the Preliminary Plat stage of the approval procedure, as identified herein, within six (6) months of the review date of the Planning Commission. Failure to do so will mandate that the sketch plan must be re-submitted to the Planning Commission for review, and consideration of any changes in conditions-upon which the original review was based.

3. Preliminary Plat

- a. Prior to submission for final approval of a major subdivision plat, a preliminary plat shall be required by the Planning Commission.
- b. An application for preliminary plat approval shall be submitted to

Planning Staff at least twenty-eight (28) days prior to the meeting of the Planning Commission at which the subdivision will be considered. All filing fees will be due with this submittal.

- c. The preliminary plat shall conform to the requirements herein and the additional specifications in *Appendix A*.
- d. The Planning Staff shall determine whether all information pertinent to the review has been provided and within ten (10) days of commencement of the above-noted review period shall notify the applicant that:
 - i) additional information is required to the extent, in staff's opinion, that staff will not have adequate time to review the additional information; therefore the application will not be placed on a Planning Commission agenda; or
 - ii) the preliminary plat has been accepted for consideration and shall be reviewed by the Planning Commission at its next meeting.
- e. Upon receipt of all required information for preliminary plat approval, the Planning Staff shall prepare a recommendation to the Planning Commission regarding outright approval, approval with changes or conditions (such as the need for approved grading and erosion control plans prior to site construction work commencing), deferral, or disapproval of the plat. To aid in the review of the proposed subdivision, the Town may arrange a field trip with the applicant to inspect the site. Additionally, the Town shall notify adjacent property owners by U.S. Mail at least seven (7) days before the date on which the Planning Commission will consider the subdivision.
- f. The Planning Commission shall within thirty (30) days from the date of first consideration of the subdivision approve, approve with changes or conditions, or disapprove the preliminary plat. Upon approval, a copy of the meeting minutes shall be provided to the developer, with all changes or conditions noted therein. The applicant shall in turn provide the Town with two (2) additional copies of the approved plat with all changes and conditions included thereon.
- g. Preliminary plat approval of a subdivision plat shall be effective for one (1) year.

4. Construction Plans

Construction plans shall be prepared for all improvements required by these regulations. Plans shall be drawn to scale of no more than fifty (50) feet to an inch. Plans shall be in compliance with the specifications in these regulations. Approval of plans must precede actual construction, and no final plat shall be considered by the Planning Commission until the required plans have been approved. The construction plans shall be prepared and stamped by a licensed engineer engaged in the practice of civil engineering.

The following shall be the minimum information to be shown on the construction plans. Additional information may be required.

- a. Profiles showing existing and proposed elevations along public ways.
- b. Where a proposed road intersects an existing public way or ways, the elevation along the center line of the existing public way within three hundred (300) feet of the intersection.
- c. Approximately radii of all curves, lengths of tangents, and central angles on all public ways.
- d. Proposed public ways, as required by the Planning Commission; where such required, horizontal stationing shall be fifty (50) foot intervals and cross-sectional elevations shall be to an accuracy of one tenth (/10) foot vertical on a line at right angles to the center line of the public way at the following points: the center line of the public way, each property line, and points twenty-five feet inside each property line.
- e. Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage easements, rights-of-way, manholes, and catch basins.
- f. The location of public way signs, striping and traffic control items.
- g. The location, size and invert elevations of existing proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility system.
- h. Exact location and size of all water, fire hydrants, gas or other underground utilities or structures.
- i. Location, size, elevation and other appropriate description of any existing facilities or utilities, including but not limited to, existing public ways, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, and features noted on the land development plan or major street or road plan.
- j. The water elevations of adjoining lakes or streams and the approximate high and low-water elevations of such lakes and streams shall be shown. All elevations shall be referred to the U.S.G.S. datum plane.
- k. If the subdivision borders a lake, river, or stream, the distance and bearings of a meander line established not less than twenty (20) feet

back from the ordinary high-water mark of such waterways.

- l. The developer shall prepare for any portion of a subdivision containing a flood prone area, or an area known to be subject to flooding, information necessary for the Planning Commission to determine the suitability of the particular site for the proposed development, as follows:
 1. Plans in triplicate drawn to scale showing the nature, location dimensions, and elevation of any part of the subdivision within a flood prone area; existing or proposed structures of building sites, fill, storage of materials and flood proofing measures, as specified in these regulations; and the relationship of the above to the location of the stream channel, floodway, floodway fringe, the regulatory flood elevation, and the regulatory flood protection elevation;
 2. A typical valley cross-section showing the channel of the stream,
 3. Elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information, if required by the Planning Commission;
 4. Surface-view plans showing elevations and contours of the ground;
 5. Pertinent structures, fill or elevations of public ways water supply, sanitary facilities, solid types, and other pertinent information required by the Planning Commission; and
 6. Specifications for building construction and materials, flood proofing filling dredging, grading, storage of materials, water supply, and sanitary facilities.
- m. Contours at the same vertical interval as on the preliminary plat.
- n. In addition to the other requirements of this section, construction plans for condominium subdivisions shall contain “as built” drawings of all underground utilities, regardless of proposed ownership and the construction design of all public facilities which are proposed for dedication to the governing body.
- o. A notation of construction plans approval by appropriate persons or governmental representatives.
- p. Title, name, address, stamp and signature of engineer who prepared the plans.
- q. Date of plans, including any revision dates.
- r. An erosion and sediment control plan shall be prepared for each development required to submit construction plans. Such plan shall demonstrate the manner in which the general principles for erosion and sediment control set out in these regulations and the Zoning Ordinance on the site covered by the construction plans.

5. Final Plat

- a. After a proposed major subdivision has been approved and improvements made in accordance with the approved preliminary plat, or bond adequate in form and amount to assure the completion of the required improvements has been established, a final plat may be prepared and presented to the Planning Commission for final approval. In cases of minor subdivisions, preliminary plat approval is not necessary. Only final plat approval is required for minor subdivisions.
- b. An application for final plat approval shall be submitted to Planning Staff at least twenty-eight (28) days prior to the meeting of the Planning Commission at which the subdivision will be considered. All filing fees will be due with this submittal.
- c. Final plats for each subdivision type shall be submitted in conformance with the requirements herein and the additional specifications noted below:
 - i) Minor subdivision final plats shall be submitted in conformance with *Appendix A*.
 - ii) Major subdivision final plats shall be submitted in conformance with *Appendix A*.
- d. In the case of the major subdivisions, 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.
- e. The Planning Staff shall determine whether all information pertinent to the review has been provided and within ten (10) days of commencement of the above-noted review period shall notify the applicant that:
 - i) additional information is required to the extent, in staff's opinion, that staff will not have adequate time to review the additional information; therefore the application will not be placed on a Planning Commission agenda; or
 - ii) the final plat has been accepted for consideration and shall be reviewed by the Planning Commission at its next meeting.
- f. The Planning Commission shall within thirty (30) days from the date of first consideration of the subdivision approve, approve with changes or conditions, defer or disapprove the final plat unless an extension of this time is agreed to by the applicant.

- g. After approval has been given, one (1) print on mylar sized 18" x 24" for recording, together with prints for distribution, shall be furnished by the approved applicant.
- h. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the Town and the dedication of any *roads* or other public right-of-way, easement or ground.
- i. Required bond, if any, shall be posted within ninety (90) days after approval of final plat. The plat shall be registered with the Williamson County Register of Deeds within ninety (90) days after the bond has been posted if required, or if no bond is required, ninety (90) days after approval. To record a final plat the applicant shall provide to the Town the original tracing and three (3) blue line prints. The Town will coordinate and have these documents recorded in the Williamson County Register of Deeds Office. The applicant shall pay all costs related to recording of the Final Plat. Additional prints or mylars of the Final Plat shall be provided as requested by the Town. No lots shall be sold from any plat until recorded. Failure to record the final plat within one (1) year of the date of Planning Commission approval shall void the approval of the final plat.
- j. Unless otherwise provided by these regulations, consideration of preliminary and final plats for major subdivisions shall not occur at the same meeting.

6. Minor Revision to Final Plat

- a. To facilitate minor revisions to final plats that have been previously approved by the Planning Commission, the Town Planner shall have the authority to approve the revision upon the concurrence and execution of the plat by the Secretary of the Planning Commission.
- b. A minor revision to final plat is defined as an adjustment that will not impact proposed or existing public improvements involving two (2) or fewer building lots.
- c. The following procedure shall be used:
 - i) Before submission of the application and the revised final plat, the applicant shall present a sketch of the proposed revisions to the Town Planner. The Town Planner will review the revisions and within ten (10) days shall determine if they are in fact "minor revisions".
 - ii) After determination that the revision is a "Minor Revision", the applicant shall submit the revised final plat or other appropriate document, utilizing, *Appendix A*. The plat shall use the same

format as an original final plat except that it shall state that it is a revision and the certificates from the town engineer, the state environmental department and the utility district shall be eliminated from the plat, as applicable.

- iii) The Town Planner shall have at least ten (10) working days to review and dispose of the application for revised final plat approval. If the Town Planner determines that certain information pertinent to the review is lacking, the Town shall notify the applicant in writing within the initial ten (10) day review period of such deficiency and shall hold the application in abeyance until the additional information is provided. Upon receipt of all required information, certificates, and fees, and upon the determination by the Town Planner that the revised final plat meets the regulations in every respect, the Secretary of the Planning Commission may sign said plat on behalf of the Planning Commission and release it for recording.
- iv) The plat may then be recorded at the Williamson County Register of Deeds Office. All revised plats approved and released in this manner shall then be reported to the Nolensville Planning Commission at its next regular meeting and the Planning Commission shall acknowledge such administrative approval.

SECTION IV
ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

4.1 Improvements and Performance Bond

1. Completion of Improvements

Before the final subdivision plat is signed by the Secretary of the Nolensville Planning Commission, all applicants shall be required to: (1) complete (in accordance with the Planning Commission's requirements and based on the recommendations of all affected departments of the Town of Nolensville and other relevant entities) all of the street, water, sanitary, landscaping and other improvements, including lot improvements as required in these regulations and as specified in the final plat, and (2) dedicate all public improvements to the Town of Nolensville and/or appropriate utility free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

2. Performance Bond

- a. The Planning Commission at its discretion may waive the requirement that the applicant complete and dedicate all public improvements and landscaping prior to the signing of the final subdivision plat, and that, as an alternative, the applicant post a performance bond at the time of the applications for final approval in an amount estimated by the Town Engineer as sufficient to secure to the Town of Nolensville and/or utility the satisfactory construction, installation and dedication of the uncompleted portion of required improvements required pursuant to these regulations, including all necessary off-site improvements. The performance bond shall describe the performance agreement and must be secured by a Letter of Credit (see *Appendix D*), or a certified check from an approved financial institution. Additionally, the Planning Commission shall consider previous performance and/or maintenance by the applicant in its deliberations to grant a waiver.

The bond and supporting securing document shall be forwarded to the Town for review and approval. Upon determination that these documents are acceptable, the Town Attorney shall affix his signature to the performance bond and return both documents to the Planning Commission Secretary, who will then notify the applicant that the plat may be recorded.

- b. Such performance bond shall comply with all statutory requirements and shall be satisfactory as to form, sufficiency, and manner of execution as set forth in these regulations. The period within which required improvements must be completed shall be specified by the

Planning Commission and incorporated in the bond, and shall not exceed two (2) years from date of recording of final plat. The Planning Commission shall review the bond as to progress at least once a year. The Planning Commission may extend the completion date set forth in the bond for a period of two (2) more years. Any extension of the performance period may necessitate an increase in the bond amount.

- c. Reduction or Release of Performance Bond or Surety - A surety securing a performance bond may be reduced one (1) time by the Planning Commission when at least 50 percent of the public improvements, and the landscaping, has been completed. The performance bond, and the surety securing it, may be released by the Planning Commission upon acceptance of the public improvements and/or the landscaping. No performance bond shall be reduced to less than thirty (30) percent of its original full face amount irrespective of the estimated cost of completing the improvements. The costs incurred in connection with a request for reduction of the surety or release of the performance bond and surety, including engineering inspection fees, legal fees, etc., shall be borne by the applicant, regardless of whether his request is ultimately granted.

If the applicant requests an extension of any performance bond or maintenance bond because of inadequate completion, then an extension fee of One Thousand and 00/100ths (\$1,000.00) Dollars or one (1%) percent of the bond amount, whichever is greater, will be paid by the applicant. If the Town requests the extension because it would be in the best interest of the Town, this fee shall be waived.

- d. Failure to Complete Improvements - In cases where a performance bond has been posted and required improvements and landscaping have not been installed within the terms of such performance bond, the Nolensville Planning Commission may declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development, or "build-out," at the time the bond is declared to be in default. The Planning Commission if no building has occurred or lots sold, per Section 1.13 of these regulations may consider vacation of the plat.

Further, the Planning Commission shall notify the Town Planner that the performance bond for the subject subdivision is in default and that no additional building permits may be issued for remaining lots in subject subdivision. The Secretary of the Planning Commission shall also issue a notice that the subject subdivision is in default; said notice shall be recorded in the Register's Office of Williamson County, Tennessee. In the event the subject subdivision is thereafter

found not to be in default for any reason, prompt notice shall be given to the Nolensville Town Planner and said notice is to be recorded in the Register's Office of Williamson County, Tennessee.

Should the bond(s) and supporting surety not be renewed or extended as approved by the Planning Commission prior to fourteen (14) days of the expiration date, or if the new documentation is not in accordance with the requirements set forth herein, then the bond will be assumed to be in default and will be "called" in its full amount by the Secretary of the Planning Commission. The applicant is responsible for renewing the surety before its expiration.

4.2 Inspection of Improvements

1. A pre-construction conference between the applicant, Town Engineer and any affected department head shall be held prior to any work being initiated. The applicant shall furnish an itemized construction schedule giving dates for performing each portion of the work, including the implementation of the soil erosion prevention and sedimentation control plan. Erosion prevention and sediment control features and facilities shall be constructed and/or placed by the applicant & inspected by the Town prior to issuance of a grading permit. A grading permit from the Town will then be required prior to commencement of any work.
2. It shall be the responsibility of the applicant to properly notify the Town Engineer and each affected Town department to inspect the required improvements, which will eventually become the maintenance responsibility of that department. All required improvements which will not be the responsibility of a specific department of the Town shall be inspected by the Town Planner with assistance, as necessary, from other departments and the Town Engineer, or the affected utility company or affected entity. Upon inspection, if any of the required road improvements have not been constructed in accordance with these regulations, applicable construction standards and specifications, the applicant shall be responsible for completing the improvements. Whenever a performance bond covers the cost of improvements, the applicant and the bonding company shall be severally and jointly liable for completing the improvements according to specifications.
3. Inspection of improvements by Town representatives shall not be the basis of the applicant's evaluation of the work performed by his contractors. The Town vigorously encourages that the applicant retain a licensed engineer to oversee work and certify compliance with approved plans and specifications.

4. Prior to release of the performance bond the applicant shall be required to provide a letter from the applicant's design engineer indicating that the applicant's design engineer has inspected the project and attesting that it has been constructed as per the approved design. This letter shall be signed and sealed by the applicant's design engineer.
5. Incidental improvements and appurtenances not constructed under the performance bond (i.e. driveway pipes and headwalls), shall be included in the building performance bond as specified in Section 4.5.

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements and landscaping until the Town of Nolensville accepts them for maintenance. A maintenance bond, secured by a Letter of Credit, or a certified check from an approved financial institution, to guarantee the roads, shoulders, signage, ditches and/or drainage system and all other improvements shall be required of each applicant for a minimum period of twenty-four (24) months or until accepted by the Board of Aldermen, if acceptance occurs prior to expiration of the bond period. If not accepted prior to expiration of the bond, or upon imminent expiration, then the bond may be extended for twelve (12) month periods until accepted, or called. The maintenance period will begin only after the water, and all in-ground utilities are installed, and the road and shoulder base, the binder, erosion prevention & sediment control, re-vegetation, and the drainage system for the roads have been properly constructed. The maintenance bond shall be for a minimum of 30% of the actual construction cost of the original bond amount. At 80% build out, at the end of the maintenance bond period, or when considered appropriate by the Planning Commission, the applicant shall complete the shoulders and lay the Surface Course. The release of the maintenance bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedication by the Board of Aldermen.

The Planning Commission may accept funds from the applicant at the end of the maintenance period, and concurrently with acceptance of the improvements by the Board of Aldermen, in lieu of placement of the Surface Course and Double Bituminous Surface Treatment of shoulders. The amount of funds to be accepted by the Planning Commission shall be determined by the Town Engineer. All funds allocated for each development shall be placed in a Subdivision Escrow Account that will draw interest. All funds provided for a specific subdivision and interest accrued from the original fund shall be used on that subdivision only and the Town shall determine the time and use of those funds after recommendation by the Planning Commission. The Planning Commission will determine the time and advisability of allowing this option based upon the conditions of the improvements, the potential for future development and recommendations of the Town Engineer.

4.4 Acceptance of Dedication Offers

Acceptance of formal offers of dedication of public right of ways, places and improvements to the Town of Nolensville shall be by the Board of Aldermen after review by the Town Engineer and the Planning Commission. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply the acceptance by the Town of Nolensville of any public ways, places or improvements shown on the plat. The Planning Commission shall require said plat to be endorsed with appropriate notes to this effect.

4.5 Building Performance Bonds

1. The builder shall be required to post with the Town a continuous non-revocable surety bond in the amount of five thousand dollars (\$5,000.00) per lot or permit prior to issuance of a building permit. This requirement shall apply to all situations, which require the issuance of a building permit and qualify for payment of the Nolensville privilege tax in accordance with the Town of Nolensville Adequate Facilities Tax of 1997. This bonding will be used to ensure adherence to all building codes requirements (including such items as underpinning and decking), proper installation of any required landscaping, and correction to any damage caused to the road and drainage system and/or other installed improvements such as headwalls, pipes and driveways as well as re-vegetation and property monumentation. Property monumentation shall be in place for a lot prior to issuing of a building permit and shall be re-verified prior to the issuance of a Certificate of Occupancy. The builder shall be responsible for erosion prevention and sediment control and keeping roads mud and dirt and debris free relative to the specific lot.
2. The bond shall be released upon satisfaction of all requirements for issuance of a building permit.
3. As an alternative for those builders who would find it more convenient to post a one-time bond to cover extensive activity, a continuous, non-revocable surety bond in the amount of \$30,000 may be posted to cover up to fifteen (15) outstanding building permits at any time. Should a builder wish to exceed fifteen (15) building permits outstanding (for which no occupancy permit had been issued), then additional permits would require bonding on an individual basis (five thousand dollars [\$5,000.00] each), or by the posting of an additional thirty thousand dollar (\$30,000.00) bond. Similar requirements would apply to permits in excess of thirty (30), and all fifteen (15) unit increments thereafter. This bond would be released when the last structure they intended to build, and for which they had received a building permit, had

received its occupancy permit.

4. The form, content, and providing institution of the above bonds shall be in accordance with the bond and surety requirements established in the Nolensville Subdivision Regulations, Section III, or may be satisfied by a properly licensed surety provider utilizing the form in *Appendix E*.

SECTION V
REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

5.1 General Improvements

1. Conformance to Applicable Rules and Regulations

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules, and regulations.

- a. All applicable statutory provisions.
- b. The Comprehensive Plan, the Zoning Ordinance, the Nolensville Major Thoroughfare Plan, adopted utility plans, and the capital improvements budget and program.
- c. The special requirements of these regulations and any rules of applicable Town of Nolensville and State agencies.
- d. The rules of the State Department of Transportation when the subdivision or any lot contained therein abuts a state highway or connecting street.
- e. As a minimum the regulations of the State Department of Environment and Conservation pertaining to water mains and sanitary sewer design and construction as well as on-site sewage disposal systems.

Plat approval may be withheld when a subdivision is not in conformity with the above guide or policy and purposes of these regulations established in Sections 1.2 and 1.5.

Any proposed subdivision which is not substantially in conformity with the planned growth as presented in the Comprehensive Plan, the Nolensville Major Thoroughfare Plan, the Zoning Ordinance and the capital improvements budget and program, or adopted utility plans shall be subject to disapproval on the grounds that it is premature and does not conform to existing plans.

2. Self-Imposed Restrictions

If the applicant places restrictions on any of the land within a subdivision other than those required by the Zoning Ordinance of Nolensville or these regulations, such restrictions or reference thereto may be required, by the Planning Commission, to be indicated on the subdivision plat, or the Planning Commission may require that restrictive covenants be recorded with the Williamson County Register of Deeds Office.

3. Plats Straddling Governmental Boundaries
Whenever access to the subdivision is required across land in another local government, the Planning Commission may request assurance from the local government attorney that access is legally established, and from the local government engineer that the access road is adequately improved, or that a performance bond has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal or county boundary lines.

4. Monuments
The applicant shall place permanent reference monuments in the subdivision as required herein and certified by a land surveyor licensed in Tennessee. Generally, subdivisions shall be surveyed and laid out based on a system of coordinates to reduce the number of monuments required and enhance future surveying within and adjacent to the subdivision. Such survey shall be tied to the Tennessee State Plane Coordinate System.
 - a. All permanent reference concrete monuments shall meet the specifications established in *Appendix C*. Other references, in addition to the concrete monuments shall conform to the Tennessee State Board of Registration for Land Surveyors Minimum Standards.

 - b. In all major subdivisions, permanent concrete reference points shall be located and identified as follows:
 - i. A concrete monument shall be placed at each corner along the external boundary of the subdivision.
 - ii. Concrete monuments shall be placed at each intersection and at locations as determined by the Town.
 - iii. Additional concrete monuments may be required wherever necessary to maintain line-of-sight between monuments to ensure the capability to locate other points on the final plat or as determined to be necessary by the Town Engineer.
 - iv. All other angle points, points of curvature, changes in radii of curvature, and other significant reference points shall be located with concrete monuments.
 - v. In cases where the 100-year floodplain encroaches on the property, permanent benchmark(s) shall be established and depicted upon the final plat. The number and location shall be coordinated with the Town Engineer.

 - c. In minor subdivisions, concrete monuments shall be placed on a common line within this subdivision. Additional concrete monuments may be required wherever necessary to maintain line-of-sight between monuments to ensure the capability to locate other points on this final plat.

5. Character of the Land
Land which the Planning Commission finds to be unsuitable for subdivision or development due to natural resources, flooding, improper drainage, steep slopes, rock formations, unstable soils or geologic conditions, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the applicant and approved by the Planning Commission, upon recommendation of the State Department of Environmental and Conservation, Town Engineer or other agency, to solve the problems posed by the unsuitable land conditions. Such land shall be set aside for uses that will not involve a danger. Evaluation criteria to determine land suitability outlined in the Zoning Ordinance of Nolensville shall be utilized.

6. Subdivision Names and Street Names
The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in Nolensville. The naming of subdivisions shall be primarily the responsibility of the applicant; however, the Planning Commission shall have final authority for the naming of subdivisions. Subdivision and street names shall conform and be approved by Williamson County Emergency Communication District.

5.2 Lot Improvements

1. Lot Arrangement
The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography, drainage or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance and applicable health regulations and in providing driveway access to buildings on such lots from an approved street. Where topography would affect the suitability of a proposed lot as a building site, such lot shall be evaluated according to the criteria of the Zoning Ordinance of Nolensville.

2. Lot Development
To enhance the visual quality of a subdivision, protect certain natural environment features, create or maintain vistas, properly orient development to climatic conditions, or provide variations in the pattern of open space in the subdivision, the Planning Commission may require on the final plat building envelopes, variable setbacks, or other reasonable yard requirements which may be more restrictive than those established in the Town Zoning Ordinance.

3. Lot Dimensions
All lots created shall conform to, at minimum, the dimensional requirements of this Regulation and the Zoning Ordinance. In general, all side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for erection of buildings observing the minimum yard requirements and obstruction prohibition regulations for all uses as established in this Regulation and the Zoning Ordinance. The minimum lot size, maximum lot size (where applicable), road frontage, and setback requirements shall conform to that of the zoning restrictions of the appropriate classification as designated in the Zoning Ordinance with the most restrictive requirements prevailing in each situation.

Lot width, at the front yard setback line shall conform to dimensions stipulated in the Zoning Ordinance. The depth and width of lots reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use contemplated, as established in the Subdivision Regulations and the Zoning Ordinance.

4. Double Frontage Lots
Double frontage and reverse frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.
5. Access to Lots
Lot access from arterial and collector roads shall be avoided wherever possible to limit traffic hazards along such roads. The Planning Commission shall approve any permitted access directly to arterial and collector roads. Where lots are permitted to access solely from such roads, driveways shall be designed and arranged so as to avoid requiring vehicles to back into traffic. Common driveways are permitted as stipulated in the Zoning Ordinance. Driveway curb cuts shall conform to the standard drawing in Appendix F.
6. Soil Preservation, Grading, Seeding
In order to preserve soils and prevent unnecessary erosion of lots created, both the area of and the time during which the development and individual lots are exposed to potential erosion shall be kept to the minimum possible. During site preparation and construction of facilities to be dedicated to the public, it is the responsibility of the applicant to maintain stable soil conditions of lots draining to public areas. All unsold lots affected by grading and clearance during preparation of the subdivision shall be properly stabilized prior to approval of the final plat or release of the performance

bond. Also all pertinent requirements of the Zoning Ordinance of Nolensville must be met.

7. Lot Drainage

All lots shall be laid out so as to provide positive drainage away from all building areas and individual lot drainage shall be coordinated with the general drainage system for the area in compliance with the Zoning Ordinance of Nolensville.

8. Debris and Waste

Commercial dumpsters shall be provided on site by the bonded developer and homebuilders for debris and waste. No debris or waste material caused by construction, to include home building, shall be left in any area of the subdivision at the time of expiration of the maintenance bond. Underground burial of construction, demolition or other waste is not permitted at any location within the subdivision. All such material shall be disposed of at a State approved disposal facility. Removal may also be required in areas in which substantial build-out/occupancy has occurred. Owners, developers and homebuilders must clean and maintain lots and project areas during the development of the subdivision and according to Town of Nolensville Municipal Code and Ordinances and regulations. This shall include erosion prevention and sediment control.

Burning shall be in accordance with Town of Nolensville Municipal Code and Ordinances and shall meet all the provisions and requirements of the fire code as adopted by the Town of Nolensville. Burning shall be accomplished in accordance with the permit issued by the Town and under the conditions approved by the Nolensville Volunteer Fire Department and the Town Building Official.

9. Fencing

Each subdivider and/or applicant shall be required to furnish and install fencing wherever the Planning Commission determines that a need exists. The fences shall be constructed according to standards or designs approved by the Planning Commission, and shall be noted as to height and materials on the final plat.

10. Bodies of Water

If a tract being subdivided includes a body of water, lot lines shall be drawn so that the entire body of water is controlled in one of the following ways:

- a. Ownership and control shall be vested in one property owner within the subdivision, in which case the parcel containing the body of water may also be a building site, provided other requirements of these regulations and the Town Zoning Ordinance are met.

- b. An agreement is reached whereby the property owners within the subdivision all have an equal undivided interest in the parcel containing the body of water.
- c. Where the body of water is or will be an integral component of the publicly controlled storm water drainage system, public rights to the parcel shall be secured through dedications or fee simple ownership. When less than fee simple public rights are secured, an agreement shall be reached which clearly delineates subdivision property owners' rights to use of the body of water, and limits of public and private maintenance, responsibilities and liabilities, and such agreement shall be noted on the final plat.
- d. However control of the body of water is determined, an access route to the body of water shall be reserved by easement for the use of emergency and maintenance vehicles.

11. Mailboxes

Residential subdivision of lots with an average lot width of 65' or less shall group a minimum of two mailboxes per post or structure. Mailboxes shall be located on the property line common to the lots it serves. Clustering of mailboxes in small lot developments is encouraged.

5.3 Roads

1. General Requirements

These requirements shall apply to roads within or providing principle access to proposed subdivisions.

- a. Lot Access and Frontage - No subdivision shall be approved unless each lot created conforms to, at minimum, the dimensional requirements of this Regulation and the Zoning Ordinance.
- b. The Planning Commission at its discretion may approve a minor subdivision on a substandard road (road not meeting subdivision road standards) provided: (1) such road existed at the time these regulations were adopted and (2) the Planning Commission receives adequate assurances that the road is at, or will be improved to subdivision standards defined herein. In its deliberation, the Planning Commission shall consider the number of building sites served, the density of development served, the potential development (on existing vacant legal building sites), and the potential for additional subdivision of land accessible by the substandard road.

- c. Where a publicly maintained road, which is to be the principal access to a proposed subdivision is inadequate, the Planning Commission shall require assurances for the necessary upgrading of the access road as a condition of approval of the final plat.
- d. All required public road improvements and newly constructed roads shall be constructed in accordance with the Nolensville Roadway and Drainage Regulations and Procedures which are a part of these Subdivision Regulations. (*See Appendix F.*)
- e. Topography and Arrangement:
 - i. All streets shall be arranged so as to obtain the maximum number of building sites at or above the grades of the streets. Grades of streets shall relate as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. See Roadway & Drainage Specifications for specific design standards.
 - ii. All streets shall be properly integrated with the existing and proposed system of arterial and collector streets as shown on the Nolensville Street Plan and other planning and design documents.
 - iii. Local streets shall be laid out to relate as much as possible to the topography; and to permit efficient drainage and utility systems. The proposed street system shall extend existing streets in adjacent subdivisions.
 - iv. Proposed street rights-of-way shall be extended to the boundary lines of the tract, unless otherwise specifically approved by the Planning Commission. See Section 5.3.1.h.iii, herein.
 - v. In areas of extreme topography such as hilltops and ridgelines, upon recommendation by the Town Engineer, a road with a reduced cross-section may be utilized.
 - vi. In commercial and industrial developments, the streets and other access ways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.
 - vii. Streets shall be designed to discourage excessive speed or through traffic by the use of street calming measures that may include offsetting street intersections, minimizing long straight sections of streets or other traffic control devices approved by the Planning Commission.

- f. Blocks
 - i. Blocks should have sufficient width to provide for two (2) tiers of lots of appropriate depth. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major thoroughfares, railroads, waterways, or blocks in which the rear lot lines abut an unsubdivided tract of land.
 - ii. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated. Block lengths in residential areas shall not exceed the lengths established in the Zoning Ordinance, nor be less than four hundred (400') feet in length. In general, intersections of local streets and collectors with arterials should be at least 1,000 feet apart.
 - iii. In blocks, the Planning Commission may require the reservation of an access easement and paved trail through the block to accommodate pedestrian or bicycle traffic to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

- g. Access to Arterial and Collector Roads

Where a subdivision borders on or contains an existing or proposed arterial or major collector road, the Planning Commission shall have the discretion to limit access to such streets by one of the following:

 - i. The subdivision of lots such that the back yard abuts the arterial or collector and the lot fronts onto a parallel local street. No access shall be provided along the rear property line of such lots and the Standard C Buffer Yard (see Zoning Ordinance) shall be provided along this street frontage.
 - ii. A marginal access or service road which is separated from the primary arterial or major collector by a landscaped planting strip of no less than forty (40) feet and having access thereto at suitable points. Plantings within this area shall be equivalent to 75% of the Standard A Buffer Yard requirements (see Zoning Ordinance)

- h. Road Names

The naming of roads within a proposed subdivision shall be primarily the applicant's responsibility; however, the Planning Commission and Williamson County Emergency Communications District shall approve the names of all roads shown on the final plat following staff examination.

 - i. Roads that are or are planned to be a continuation of an existing road shall bear the same name.

- ii. The name of new roads shall be sufficiently different in spelling and sound so as not to be confused with existing roads anywhere in Nolensville, or nearby areas of Williamson County. The applicant should obtain the help of the Town.
- iii. Road name suffixes shall be determined according to the following formula:

Close - a short cul-de-sac less than 100' in length
 Park - a short cul-de-sac less than 100' in length
 Place - a short cul-de-sac less than 100' in length
 Way - a short cul-de-sac less than 100' in length
 Terrace - a short cul-de-sac less than 300' in length
 Lane - a non-through street over 300' in length
 Court - a short cul-de-sac less than 500' in length
 Trail - a through street between two roads with no other side streets
 Pass - a through street between two roads, with no other side streets
 Road - through street or connector
 Drive - through street or connector
 Street - through street or connector
 Boulevard - through street with at least four lanes
 Avenue - through street with at least four lanes
 Highway - through street over two miles long

- iv. Proposed road names shall be submitted upon approval of preliminary plat. At that time, street addresses shall be assigned by Williamson County Emergency Communication District for inclusion on the final plat.

- i. **Road Name and Regulatory Signs**
 The provision of necessary road regulatory signs, striping and traffic control devices for publicly maintained roads related to a subdivision shall be the responsibility of the applicant with approval of the town engineer. Intersection/stop/yield and other required signage shall be installed prior to the issuance of the first building permit. Road name and regulatory signs shall conform to the MUTCD & Appendix F. The Planning Commission may approve alternative decorative road name signs if a written agreement is made by a homeowner association to maintain and replace such signs if damaged.
- j. **Reserve Strips**
 Reserve strips may not be created adjacent to a proposed street so as to deny access from adjacent property to such street, except as permitted by the Planning Commission.

k. Construction of Roads and Dead-End Roads

- i. Construction of Roads - The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is possible for convenient movement of traffic, effective fire protection, efficient provision of utilities and where such continuation is in accordance with adopted plans. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. An appropriate temporary turnaround and signage may be required where deemed necessary in accordance with 5.3.K.1.iii. following.
- ii. Permanent Dead-End Roads - When a road does not extend to the boundary of the subdivision and its continuation (immediately or in the future) is not required by the Planning Commission for access to adjacent property, its terminus normally shall be of sufficient distance from such boundary to allow for appropriate development of the intervening land. A permanent turnaround shall be provided at the end of all permanent dead-end roads. Circular turnarounds shall be provided whenever possible; however, where appropriate, other types of turnarounds may be approved. In predominately developable areas where connection of local roads is not restricted because of topographic or environmental constraints, the following table shall govern maximum cul-de-sac length:

TABLE V-1

	Maximum Length
1.5 acres	1500'
1.0 acre	1000'
0.5 acre or less	700'

In cases of significant topographic or environmental constraints, the Planning Commission may waive these maximum lengths.

All cul-de-sac roads shall provide landscaped islands at the turnaround. At a minimum, landscaped islands shall be grassed and contain at least three (3) 2"-2.5" canopy trees. More specific standards are contained within *Appendix F* of these Regulations.

All permanent dead-end roads shall be so designated with appropriate signage on the roads. Long dead-end roads, particularly those with sub-roads, may require additional signs.

To promote a continuous pedestrian network, the Planning Commission may require a paved walkway within a 15' easement, which shall be in addition to the building setbacks, to connect an existing or future street or walkway.

iii. Temporary Dead-End Roads - When a road is approved as a Temporary Dead-End and the Planning Commission indicates eventual connection to adjoining property, then such dead-end shall meet the following criteria:

- * No permanent turn-around area shall be provided. The road shall be built to the edge of the property line with temporary turn-around area provided.
- * A barricade shall be erected with a sign of permanent construction stating "Future Through Street, Subject to Extension by the Town of Nolensville for Traffic Safety and Public Access". Said signage's lettering shall be a minimum of 1.5" in size.

Temporary dead-ends may exceed the length noted in Table V-1, as approved by the Planning Commission.

All temporary dead-ends shall be so designated with appropriate signage at the entrance to the roads. Long dead-end roads, particularly those with sub-roads, may require additional signs.

If an applicant is required to extend a temporary cul-de-sac to obtain proper traffic circulation, the Planning Commission may require the applicant to construct sidewalks on the former temporary cul-de-sac to insure safe pedestrian circulation.

iv. Access to Publicly Maintained Roads - Within a proposed subdivision, no new roads shall be accepted for public maintenance when such roads are not directly accessible by an existing publicly maintained road.

1. Construction of fences, gates, entrance walls, or other obstructions deemed hazardous to the motoring public shall not be permitted in the road right-of-way. The Town staff shall make determination of hazardous conditions.

2. Design Hierarchy

There is, hereby, established a design hierarchy according to street function. The purpose of the hierarchy is to establish clear functional guidelines and limitations to be utilized in the design of streets.

a. New Roads

Each proposed new street shall be classified and designed for its entire length to meet or exceed the minimum standards for one of the following street types:

- i. Access Lane
- ii. Alley
- iii. Private Road
- iv. Local Road
- v. Collector Road
- vi. Arterial Road

b. Existing Roads

Each Road abutting or affecting the design of a subdivision or land development that is not already classified on the Major Thoroughfare Plan shall be classified according to its function, design and use by the Planning Commission at the request of the applicant during the plan review process. The classification of existing roads shall include the hierarchy of Section 2 a, above, and may also include classifications of higher order as determined by the adopted Major Thoroughfare Plan.

c. Traffic Volume Calculations

i. Trip Generation Rates

The following chart shall be used to determine the anticipated average daily traffic level of proposed residential development.

HOUSING TYPE	AVERAGE WEEKDAY TRIP GENERATION RATES (ADT PER DWELLING UNIT)
Single Family Detached Dwellings	8 trips
Cluster or Town Houses	7 trips
Garden Apartments (1-4 story)	6 trips
Retirement Complex	3.5 trips

ii. Volume Calculations

Calculation of traffic volumes shall be accomplished by using the following formula:

$$\text{(Factor for Dwelling Unit Type) X (Number of units Receiving) = Design ADT Access from the Road}$$

3. Residential Road Design Criteria and Service Restrictions

The material contained herein is intended to provide information as to the intended function, design capacity and service limitations of the various road types as they pertain to residential property. The order of presentation proceeds from the smallest capacity road to the greatest. For each road identified within the hierarchy, the following design elements are presented:

- Road Function
- Design Capacity and Service Restrictions
- Road access Criteria

a. Access Lane

- i. Road Function - A residential access lane is a looped road that provides access to abutting properties, it shall be designed to carry no more traffic than that generated by those properties that gain direct access from the road.
- ii. Design Capacity and Service Restriction - Each access lane shall be designed to serve no more than ten (10) single-family dwellings. All access shall be from one side of the road only.
- iii. Road Access - Access lanes may intersect or take access from any road type. Both ends of a loop road, however, must intersect the same road and be laid out to discourage through traffic.

b. Private Road

A road that is owned and maintained by private owners or private property owners association. A private road shall be approved by the Town. The Town shall impose any additional requirements for private roads and/or gated communities as may be necessary to carry out the intent of the Town's subdivision regulations, Zoning Ordinance and the Town's Municipal Code. The Town shall determine the technical standards to include easement width, typical section and pavement section.

i. General Requirements

Each concept plan, preliminary plat, final plat, or revised plat for a private street and/or gated subdivision that will include a private road shall require the approval of the Planning Commission. All private streets within the subdivision shall be identified on the final plat as access easements for the benefit of all lots in the subdivisions. All property within the access easements shall be owned and maintained by the private owners or property owners association. All public utility

and drainage easements within the private road subdivision shall be formally dedicated on the final plat, at locations and widths acceptable to the Town and other affected utilities. The plat shall further provide that employees of the Town and all utilities providing service to the subdivision, when acting in the course of their employment, shall have the right to enter such easements and all vehicle access easements, and to maintain all public utilities and facilities lying therein.

A private road and/or gated subdivision shall not cross any existing collector or arterial road as designated on the Town's most recent thoroughfare plan nor prevent the construction of such future roads as identified in the thoroughfare plan. No private road and/or gated subdivision shall be permitted in a location that would prevent vehicular access to future subdivisions on tracts adjacent to the site if such tracts, in the determination of the Planning Commission, lack sufficient alternative access. In addition, a private road and/or gated subdivision shall not disrupt or prevent the reasonable establishment of public pedestrian and bikeway connections between adjacent subdivisions, public streets, churches and public parks.

A private road and/or gated subdivision having more than 150 dwelling units shall have a minimum of two vehicular access points to a public road and a minimum of three vehicular access points if the subdivision has more than 300 dwelling units.

No school, park, church, or other public facility shall be located within a private road subdivision unless it is fully accessible to the general public from a public right-of-way.

ii. Technical Requirements

Design, construction and inspection of all roadways, curbing, drainage, street lighting, utilities and traffic control devices in a private road subdivision shall conform to the technical requirements of the Town.

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

No gates or guardhouses for a private road subdivision shall be placed

on public right-of-way. All gates and gatehouses shall be located at least 50 feet from a public right-of-way. Guardhouses and gate structures shall be approved by the Town and the local Fire Chief and shall include a standard system, acceptable to the Town, for immediate access to the subdivision. At a minimum, gates shall be constructed to permit opening in emergencies by breakaway panels and/or other methods approved by the Town. Under no circumstances shall the Town or emergency service providers be responsible for the repair of any damage to gates or structures associated with an emergency response into the subdivision.

iii. Additional Technical Standards

One or Two Lot Private Road Subdivision

For a private road subdivision that serves a total of 1 or 2 homes a minimum 25-foot easement shall be provided. This type of development shall only be permitted in the Estate Residential (ER) zoning district and within a Farm House Cluster development.

Three to Six Lot Private Road Subdivision

For a private road subdivision that serves 3 to 6 (maximum) homes a minimum 20-foot wide gravel road 6-inches thick shall be provided within a minimum 25-foot easement. Engineer designed drainage calculations and drainage facilities shall be provided to the Town for approval. Plans shall be provided for the Town's approval. Road signs shall be installed by the developer and shall designate the road as a "Private Road". This shall be coordinated with Williamson County Emergency Communication District. The developer shall construct the private road before recording the final plat and before building permits will be issued. This type of development shall only be permitted in the Estate Residential (ER) zoning district and within a Farm House Cluster development.

Seven or More Lot Private Road Subdivision

For a private road subdivision that serves 7 or more homes the roadway standards shall be equal to the public roadway standards and requirements of the Town.

c. Local Roads –

- i. Road Function - Local Roads are designed to provide access to individual properties as well as access to the higher classification road network. The local road provides for neighborhood circulation and may carry neighborhood traffic and through movements. Local roads differ in their design depending upon their location. The rural residential road is designed to maintain the rural character of the area or neighborhood. It is designed as a paved ditch-section roadway, with DBST shoulders for

emergency parking and open roadside ditches for drainage. The urban residential road performs the same function as the rural road except within an urban environment. The urban residential road is designed as a curb-section roadway.

- ii. Design Capacity and Service Restriction – The local road is designed to convey an average daily traffic (ADT) volume in the range of five hundred (500) to one thousand (1,000).
- iii. Road Access – If the total design traffic exceeds five hundred (500) ADT, a local road shall be provided with no fewer than two (2) access intersections to roads of higher classification in the road hierarchy. For local roads with less than five hundred (500) ADT, one access intersection to a road of higher order is allowed.

d. Collector Road

- i. Road Function – The collector road provides limited access to individual properties and collects and distributes neighborhood traffic from residential roads to community collector and arterial roads.
- ii. Design Capacity and Service Restriction – The collector road is designed for roads where the anticipated traffic volumes range from one thousand (1,000) to 3000 trips per day. Whenever possible, collector roads shall be designed to have no residential lots fronting directly on them. When this is not possible, the amount of residential frontage shall not exceed the limits set forth in the accompanying chart. In addition, only lots having frontages of one hundred (100) feet or more may front lots for turnaround so that vehicles will not have to back onto collector roads.

PERCENT OF THE TOTAL LENGTH OF RESIDENTIAL COLLECTOR ROADS, WHICH MAY HAVE RESIDENTIAL LOTS FRONTING ON AND TAKING ACCESS FROM THE COLLECTOR ROAD

ADT Level	1000-1999	1200-1599	1600-1999	2000+
% of allowable access frontage	20%	10%	5%	0%

e. Arterial Road

- i. Road Function- Arterial Roads collect and distribute higher volumes of traffic from collector roads and provide connections to state and inter-state roadways. Arterials are not appropriate for the residential hierarchy but is

listed herein to identify this roadway classification which an applicant may be responsible for providing and/or constructing in whole or part and incorporating into their project.

- ii. Design Capacity – The Arterial Road is designed for anticipated higher traffic volumes Arterial Roads shall be designed to have no residential lots fronting directly on them. The typical section and pavement thickness to be used shall be as determined by the Town; this shall include Right-of-Way width required for the Arterial Road.

**TABLE 1
GENERAL DESIGN STANDARDS FOR STREETS**

	RESIDENTIAL ROAD	NON-RESIDENTIAL ROAD
Design Speed (MPH)		
Access Lane	N/A	N/A
Local Road	30	N/A
Collector Road	35	30
Arterial Road	To Be determined by the Planning Commission	
<hr/>		
Maximum Percentage Grade		
Access Lane	14 %	N/A
Local Road	12 %	7 %
Collector Road	7 %	7 %
Arterial Road	To Be determined by the Planning Commission	
<hr/>		
Minimum Percentage Grade		
All Roads	1%	1%
<hr/>		
Horizontal and Vertical		
Vehicle curves are to be designed as per AASHTO standards for various design speeds and slopes		
<hr/>		
Maximum Super elevation		
Foot/Foot	0.08	0.08
<hr/>		
Minimum Tangent Between Reverse Curves (feet) and at Intersections		
Access Lane	N/A	N/A
Local Road	50	100
Collector Road	100	100
Arterial Road	To Be determined by the Planning Commission	
<hr/>		
Minimum Stopping Sight Distances (In Feet)		
Access Lane	N/A	N/A
Local Road	200	250
Collector Road	250	N/A
Arterial Road	To Be determined by the Planning Commission	
<hr/>		
Minimum Sight Distance (in feet)*		
Access Lane	N/A	N/A
Local Road	150	200
Collector Road	200	N/A
Arterial Road	To Be determined by the Planning Commission	
Intersection	Across Corners 100 feet back	Across Corners 100 feet back
<hr/>		
Maximum Grade At Intersections		
Access Lane	6 %	N/A
Local Road	5 %	3 %
Collector Road	3 %	N/A
Arterial Road	To Be determined by the Planning Commission	
<hr/>		
* The sight distance is measured from a point 4-1/2 feet above the center line of the roadway surface to a point 4 inches above the center line of the roadway surface.		

4. Design Standards

- a. General Requirements – In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access for emergency services, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the minimum design standards for public roads designed herein and in the Roadway and Drainage Specifications are required.
- b. Minimum Design Standards – All public roads shall be designed to meet or exceed the minimum standards per AASHTO, unless otherwise varied by the Planning Commission after consultation with the Town Engineer. The classification of the road will be a factor in determining the minimum speed.
- c. Minimum curb or edge of pavement radius shall be determined according to the specifications for the road of higher classification in the road system hierarchy, as specified below:

MINIMUM RADIUS OF RETURNS AT ROAD INTERSECTIONS

STREET CLASSIFICATION	*MINIMUM RETURN RADIUS
Lane	10 feet
Local Road	15 feet
Residential Collector	20 feet
Community Collector	30 feet
Higher Order Roads	As determined by Town Engineer
<p>*This is minimum. The actual spacing shall be determined by the Town Engineer based upon the traffic characteristics of the higher order road.</p>	

- d. Road Surfacing and Improvements – All road pavements, shoulders, drainage improvements and structures, curbs, and turnarounds shall conform to all construction standards contained in the Nolensville Roadway and Drainage Specifications and Procedures outline in Appendix F which are a part of these regulations. After the roadway surface course has been placed any excavation and/or trenching must be approved by the Town Engineer. Boring under roadways for utilities and/or milling of asphalt and resurfacing of roadways may be required. The Town’s intent is to enhance aesthetics, minimize unsightly pavement patches and enhance long term road stability.
- e. Excess Rights-of-Way – Right-of-Way widths in excess of the standard designed in these regulations shall be required whenever, due to topography,

additional width is necessary to provide adequate earth slopes. Such slopes shall no be in excess of three to one.

f. Intersections

- i. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet there from. Not more than two (2) streets shall intersect at the same location unless specifically approved by the Planning Commission.
- ii. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than 150 feet shall not be allowed.
 - iii. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, a leveling area not to exceed 3% in grade shall be required. The leveling area of roads approaching residential collectors or community collectors shall be 50' or greater from edge of pavement. Lower classification roads leveling area approaches may be 25' or greater.
 - iv. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the applicant shall eliminate these obstructions in connection with the grading of the public right-of-way to the extent deemed necessary to provide adequate sight distance.
 - v. All intersections are subject to the provisions of the Zoning Ordinance as it relates to clear view of intersecting streets.

g. Acceleration and Deceleration Lanes

- i. Deceleration or turning lanes may be required by the Town along existing and proposed roads as determined by a traffic impact study required by these regulations, or the Zoning Ordinance.
- ii. Deceleration Lanes Shall Be Designed to the Following minimum Standards:
 1. The lane width shall be the same as the required width of the roadway moving lanes.
 2. The lane shall provide the full required lane width for its full length. It shall not be tapered within the minimum length requirements.

3. The minimum lane length shall be as follows:

Design Speed of Road	Minimum Deceleration Lane Length
30 mph	165 feet
40 mph	230 feet
50 mph	310 feet

iii. Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Town Engineer.

5. Road Dedications and Reservations

- a. Private Streets - There shall be no private streets platted in any subdivision unless approved by the Planning Commission as provided in the Zoning Ordinance
- b. Widening and Realignment of Existing Roads and Intersection Improvements - Where a subdivision borders an existing narrow road or when the plan indicates the realignment or widening of a road that would use some of the land in a proposed subdivision, the applicant shall be required to provide for the land necessary for such widening or realignment and, in the case of a local road, may be required to improve such widened or realigned road. Depending on potential traffic generated, existing roads must be brought up to the standards defined herein.

When the additional traffic generated by a proposed subdivision necessitates off-site improvements, such as road widening or intersection improvements, the applicant shall be required to complete the improvements. When it can be demonstrated that the proposed subdivision will only partially contribute to the need for off-site improvements, the Planning Commission may require a pro-rata contribution.

- c. Dedication of New Roads - Prior to final approval of a subdivision plat or release of the maintenance bond (whichever occurs last) all public roads shall be completed and offered for dedication. Formal acceptance shall be in accordance with use Regulations.

6. Minimum Requirements for Issuance of Building Permits
No building permits shall be issued until the applicant has completed construction of the road subgrade and 4-inches of pug-mill stone base as defined herein, and installation of the stormwater drainage system, domestic water, fire hydrants & water supplies for fire protection and sanitary sewer mainlines as defined herein. Building permits may only be issued upon inspection by the Town Engineer confirming that this requirement has been met, and receipt by the Town Planner of notice that such installation has occurred. If the roadway will need to be trenched, coordination with the Town Engineer is required. The applicant, builder and utility will be responsible for providing access and emergency access across any trench.
7. Residential Driveways
Driveways to residential lots shall provide a smooth transition to the public road to avoid scrapping and dragging of vehicles. Driveways shall be constructed to accommodate sidewalks, where applicable. Lots with slopes greater than 15 % shall have an individual lot site plan approved by the Building Official. The plan shall be drawn to scale, provide existing contours, proposed contours, address drainage and include erosion prevention & sediment control features. Driveways shall not be located within the radius return area of the curb line at intersections.

5.4 Curbs

1. General Requirements

Curbs shall be provided on all streets except those designated by the Planning Commission to have open roadside drainage swales or ditches. Curbs shall be constructed in accordance with drawings of Appendix F. Curbs in residential areas may be mountable type without integral gutter. Curbs in commercial and industrial areas or on streets routinely carrying commercial or industrial traffic shall be barrier type, at least six (6) inches in height at the curb face. Barrier curbs with integral gutter shall be used in areas designated by the Planning Commission.

5.5 Drainage, Storm Sewers and Floodplain

1. General Requirements

The Planning Commission shall not approve any plat of subdivision which does not make adequate provisions for storm or flood water runoff channels or basins which as a minimum insures that the site runoff rate during and after construction does not increase above that which was existing prior to

construction and that flooding, erosion, and sedimentation upstream and downstream will not increase.

- a. The review and approval of drainage plans and calculations for proposed subdivisions shall be the responsibility of the town engineer and such approval shall be based on the requirements in the Roadway & Drainage Specifications of Nolensville (*Appendix F*) and the Zoning Ordinance of Nolensville.
- b. The review and approval of drainage plans should generally include the following:
 - i. The type of stormwater management facilities proposed (i.e., open drainage versus storm sewers). This shall include temporary and permanent erosion prevention and sediment control measures and plans.
 - ii. The off-site impacts both upstream and downstream from the development.
 - iii. On-site or off-site improvements necessary to accommodate upstream drainage.
 - iv. Possible problems due to localized poor drainage or features such as sinkholes or wetlands.
 - v. No construction shall be performed in such a manner as to materially increase the degree of flooding in its vicinity or in other areas whether by flow restrictions, increased run-off or by diminishing retention capacity.
 - vi. Applicants will coordinate their drainage plans with any existing drainage plans or studies within the Town, Williamson County or other adjacent jurisdiction.
 - vii. Funds-in-lieu of detention for Town-funded off-site facilities may be required as an acceptable alternative to the construction of developer-funded on-site drainage facilities, as recommended by the town engineer.

2. Dedication of Drainage Easements

- a. General Requirements

Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Whenever possible, it is desirable that the drainage way be maintained by an open channel with landscaped banks and adequate width for maximum potential flow.
- b. Drainage Easements

- i. Where topography or other conditions make inclusion of drainage facilities within the road right-of-way impractical, perpetual unobstructed easements of appropriate width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be carried from the road to a natural watercourse or to other drainage facilities.
- ii. The applicant shall dedicate, either in fee simple or by drainage or conservation easement, land on both sides of existing watercourse, to a distance to be determined by the Planning Commission. When appropriate, maintenance of these easements will be the responsibility of the owner and/or homeowners' association.
- iii. Along waterways, low-lying land subject to flooding or periodic overflow during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as areas for drainage.

3. Soil Erosion and Sedimentation Control

In all proposed subdivisions the applicant, owners, contractors and homebuilders shall give careful consideration to erosion prevention and sediment control. Such consideration shall include those steps necessary to prevent erosion and control sediment during the development of the subdivision, and the design of the subdivision and drainage system so as to avoid subsequent erosion problems after the subdivision is completed. This shall also apply to homebuilders and builders performing construction on any individual lot or tract. Applicants, Owners, Developers and Contractors are responsible for performing work in compliance with the Town Of Nolensville Municipal Code and Ordinances & Regulations as well as the Tennessee Sediment and Erosion Control Handbook, State and Federal Regulations.

- a. Prior to approval of the preliminary plat, the Planning Commission shall require a soil erosion prevention and sedimentation control plan to minimize pollution during construction of the subdivision. This shall address both temporary and permanent features and measures. After this plan is prepared, such plan shall be approved by the town engineer prior to the initiation of any grading or construction work within the subdivision.

In addition, it is the responsibility of the applicant and/or homebuilders to develop soil erosion prevention and sedimentation control plans for each building lot. These plans shall prescribe minimum standards that the lot developer will be expected to meet. Failure to adhere to these minimum standards will result in a "stop

work order" being issued to the applicant and/or the homebuilder until erosion/siltation control is installed and remedial work and clean-up has been performed to the satisfaction of the Town. The applicant and individual lot owners/builders shall maintain effective erosion prevention and sediment control for both temporary and permanent features and measures.

b. Improvements for permanent Erosion Control

The Planning Commission may require, as necessary, structural or other improvements designated to prevent or minimize long term erosion and siltation from within the subdivision. All required improvements shall be included in the performance bond. In determining appropriate improvements for controlling erosion and siltation, the town engineer and the Soil Conservation Service shall be consulted extensively. It is the applicant and homebuilders responsibility to install, inspect, maintain, replace and supplement erosion prevention and sedimentation control features and measures.

4. Floodplain

The Planning Commission shall not approve the subdivision of land if, in its opinion, building or structures would be damaged by floodwaters.

Structures built on land subdivided within the 500-year floodplain as recognized in the studies mentioned above shall have a minimum elevation on the floor occupied by its inhabitants, of three (3) feet above the 100-year floodplain. This shall be noted on the final plat by means of building envelopes and elevations for such building sites. In addition, all requirements of the Zoning Ordinance of Nolensville shall be met.

5.6 Water Facilities

1. General Requirements

- a. No subdivision shall be approved until provisions are made for an adequate water supply for domestic use.
- b. Where public water is available, the responsible utility vendor must provide a letter stating the availability of water to serve the subdivision.
- c. Where the subdivision affects or is affected by a major water facility, the Planning Commission and Town Engineer shall determine the extent of the applicant's financial responsibility in the provision of the facility. Major water facilities, which will be of primary benefit to the applicant, will be the applicant's responsibility solely. Off-site

water system improvements may be required of the applicant to ensure adequate water service to the subdivision.

- d. All public water mains within a subdivision shall be rated for a minimum of 200 psi and at least six (6) inches in diameter except as otherwise approved by the Planning Commission as recommended by the Town Engineer. All feeder and trunk lines shall be a minimum of six (6) inches in diameter.
- e. An adequate system of water mains shall be provided as part of the establishment to provide for adequate water and fire protection. Every attempt shall be made to establish a gridiron layout, preferably "looped" with a minimum of dead-end lines.
- f. Gate valves of the same size as the main on which it is installed shall be provided on all water lines. Gate valves shall be provided at all intersections (minimum of 2 per intersection) and at intervals of 1,000 feet or closer if required by the water utility company.
- g. Service connections shall be provided for each lot of the subdivision. A service connection shall consist of a corporation stop, a minimum of three-fourths (3/4) inch service line of sufficient length to extend to the lot line, back flow prevention valve, and a standard meter box at the lot line.
- h. All dead-end water lines shall have a one (1) inch blow-off installed.
- i. For each new platted lot in a subdivision, connections to the water system shall be installed so that future connections will not require excavation within or tunneling under streets or interruption to service in order to make system connections.

2. Existing Water System

Before taking action on a proposed subdivision, which is to be served by a public water facility, the Planning Commission shall, at the applicant's expense, determine whether the facility can adequately serve the proposed subdivision without adversely affecting service to existing customers.

No subdivision shall be approved where it will adversely affect water service to existing customers. Specifically, this refers to conditions that are below standards set by Tennessee Department of Environment and Conservation and the Town.

3. Fire Protection

To insure that there will be an infrastructure for a proper fire protection system in the future and to help facilitate such a system, water mains, valves and fire hydrants shall be installed. Fire hydrants shall have a cut-off valve installed in the lead line from the main to the hydrant.

For subdivisions that have roadways that serve more than 60 dwelling units, 2 or more ingress/egress routes for emergency vehicles should be provided when possible. Topographical and geometric configuration may affect the ability to provide more than one ingress/egress points; the number of ingress/egress points shall be coordinated with and determined by the Planning Commission.

For 1 and 2 family dwellings, the minimum fire flow shall be 1,000 gallons per minute (gpm) at a minimum flow duration of 2-hours. In certain circumstances a different fire flow might be permitted by the Town Engineer, Town Codes Official and the Fire Chief of the Nolensville Volunteer Fire Department based upon showing that a reduced fire flow is justified and reasonable. Fire flows and durations for multi-family dwellings, commercial or industrial facilities shall be determined by the Town Engineer, Town Codes Official and the Fire Chief of the Nolensville Volunteer Fire Department or their designees. A reduction in required fire flow, for single family dwellings, of 50 percent (but the fire flow shall not be less than 500 gpm), as approved, is allowed where the dwellings in a subdivision or distinct phase are voluntarily equipped with an approved automatic fire sprinkler system in accordance with the latest edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two- Family Dwellings and Manufactured Homes*.

Plans and specifications for fire hydrant location, spacing and type shall be approved by the Town Engineer, Town Codes Official and the Fire Chief of the Nolensville Volunteer Fire Department or their designees.

For residential areas one fire hydrant shall be placed at each street intersection and intermediate hydrants set 500 feet apart. No residence shall be farther than 500 feet from the nearest hydrant measured along the public access route. Fire hydrant spacing shall be measured along a road and shall be so located that the hydrants will be accessible, protected from traffic hazards, and will not obstruct walls, roadways, or parking facilities.

Where all of the dwellings in a subdivision or distinct phase are voluntarily equipped with an approved automatic fire sprinkler system in accordance with the latest edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two- Family Dwellings and Manufactured Homes*, the fire hydrants may be spaced no more than 1,000 feet apart and so

note on the Final Plat that all dwellings shall have sprinklers installed in accordance with the above referenced standard. No residence shall be farther than 1,000 feet from the nearest hydrant measured along the public access route.

4. Dedication of Facilities

All water facilities shall be constructed to the standards and specifications adopted by Tennessee Department of Environment and Conservation, applicable utility districts/companies and the Town. Water facilities serving all conventional subdivisions shall be publicly dedicated and each separate building site shall be directly served by a public water line.

5. Major Subdivisions Without Public Water

Where major subdivisions are proposed in areas where public water is not available, the following criteria must be met:

- a. Lot areas must be in excess of five acres and is only permitted in the ER Zoning District.
- b. Building envelopes must be located a minimum of 200 feet apart;
- c. The applicant must post a performance bond not to exceed \$5,000 per lot to act as surety that the lot will have potable water; and
- d. The final plat shall note a disclaimer that states in no way does this act of subdivision ensures a permanent source of potable water, and that the Town of Nolensville bears no responsibility when approving this plat that a permanent source of potable water is available.

6. Water in Minor Subdivisions

- a. Where public water is available, the responsible utility vendor must provide a letter stating the availability of water to serve the subdivision.
- b. For Minor Subdivisions one fire hydrant shall be placed at each street intersection and intermediate hydrants set 500 feet apart. No residence shall be farther than 500 feet from the nearest hydrant measured along the public access route.

Where all of the dwellings are equipped with an approved automatic fire sprinkler system in accordance with the latest edition of NFPA

13D, *Standard for the Installation of Sprinkler Systems in One- and Two- Family Dwellings and Manufactured Homes*, the fire hydrants may be spaced no more than 1,000 feet apart and so note on the Final Plat that all dwellings shall have sprinklers installed in accordance with the above referenced standard. No residence shall be farther than 1,000 feet from the nearest hydrant measured along the public access route.

- c. Lots greater than 60,000 square feet may be served by wells. Location of this well must be delineated on the final plat. If the water source is not located on subject property, the final plat shall depict an easement from which service is derived.

5.7 Sanitary Sewerage Facilities

1. General Requirements

- a. No subdivision shall be approved until provisions are made for the adequate disposal of wastewater from the site.
- b. All on-site waste disposal systems shall be approved by the Williamson County Department of Sewage Disposal Management (WCDSDM) and when required the Tennessee Department of Environment and Conservation (TDEC) The criteria for approval of on-site waste disposal systems shall be in accordance with the rules and regulations of the WCDSDM and TDEC. The standards contained in the Zoning Ordinance of Nolensville shall also apply.
- c. All lots approved solely with on-site disposal systems shall have a minimum disposal areas as determined by the WCDSDM or that determined by the TDEC, whichever is greater.
- d. All public sanitary sewer facilities shall be approved by Metro Water Services (or other respective sewer utility), the appropriate State authorities and the Town Engineer.

2. Provision of Sanitary Sewers

Once the Planning Commission determines that a proposed subdivision is in an area where public sewer service is planned, no subdivision shall be approved until the sewer requirement is satisfied.

When adequate connecting facilities are reasonably accessible, the installation of sewers within the subdivision and connection to a system shall

be required. When considering whether public sewer facilities are reasonably accessible, the following criteria are to be considered:

- a. The governmental entity or utility company providing sewer service must issue written intent to service this subdivision; and
- b. Unless otherwise waived by the Planning Commission, sewer service shall be considered reasonably available if any part of the proposed subdivision is within 1,000 feet of public sewer, and if the routing of such sewer can occur via natural drainage or other acceptable routing.

3. Standards and Dedications

All public sewer facilities shall be constructed to the standards and specifications adopted by the Tennessee Department of Environmental and Conservation, the Metro Water Services and the Town of Nolensville. All such facilities shall be dedicated to the appropriate entity. Public sewers shall include a service connection for each lot at the property line.

5.8 Sidewalks

1. General Requirements

The provision of sidewalks is a requirement on property zoned as Suburban Residential (SR), Urban Residential (UR), Commercial Services (CS), Public Institutional (PI), and Village (V) as delineated on the Official Zoning Map of Nolensville. Sidewalks shall generally be required on both sides of a street, but the Planning Commission may waive requirements for sidewalks on one or both sides of the street based on densities of development, anticipated traffic volumes and street lengths and connections. Wherever sidewalks are provided, the standards to follow shall govern. Refer to Roadway sections in Appendix F for sidewalk locations and widths.

2. General Standards

- a. All sidewalks shall be located within the proposed right-of-way whenever possible. In instances where it is not possible, the sidewalks shall be located within a designated access easement outside of the proposed right-of-way.
- b. All sidewalks shall be constructed according to the specifications provided by the applicant, in accordance with *Appendix F* of these Regulations, and approved by the town engineer.

- c. Sidewalks shall be constructed of concrete, or other masonry material (brick, stone, etc.) as approved by the Planning Commission.
- d. Sidewalk location, width and material shall be delineated on both the preliminary plat and the final plat.
- e. Sidewalks on one or both sides of the street may be eliminated at the discretion of the planning commission if: 1) significant treed areas can be saved by the elimination of such walks, and 2) an alternative pedestrian path system is provided through dedicated open space or access easements. The planning commission shall approve the width and material of any alternative pedestrian path.

5.9 Street Lights

1. General Requirements

The provision of street lights is not a requirement of these regulations within the Estate Residential (ER) and Office/Industrial (*OI*) zoning districts. In those instances where the applicant must provide street lights or determines that the provision of such is in the best interests of the subdivision, the standards to follow shall govern.

2. General Standards

- a. Specific street light standards shall be consistent with the Town's Subdivision Regulations and standards of Middle Tennessee Electric Membership Corp (MTEMC). The developer shall be responsible for purchasing and installing the street lighting. The developer shall coordinate the planning, design, construction and inspection with MTEMC. The developer shall be responsible for meeting the requirements of MTEMC.. In general, light poles installed in residential areas should be no greater than 400 feet apart and at every intersection and at cul-de-sacs. The light poles should be located 3 feet behind the curbs.
- b. Street lights shall be located within the proposed right-of-way.
- c. The street lights shall be MTEMC standard Acorn Style Fixture and 16 foot Decorative Pole. The pole shall be black, with black fixture cage and black cap. The light shall be Holophane # UAC100HP-MT-B-3-V-SD. The pole shall be Hapco #74167-05.

- d. Upon submission of a preliminary plat, the applicant shall denote the following:
 - i. The proposed location of the street lights. The final location will as determined by MTEMC and the Town staff,
 - ii. The standard drawing of the street lights to be utilized;

The Planning Commission, in their deliberations, may request additional information such as area coverage and glare associated with the proposed street light system.

5.10 Street Trees

1. General Requirements

The provision of street trees is required for all development sites, with the exception of single-family home subdivisions within the Estate Residential (ER) base zoning district. The standards to follow shall govern the provision of street trees.

2. General Standards

- a. Street trees shall be located within the proposed right-of-way, whenever possible, and as shown on the Roadway Sections of Appendix F.
- b. Street trees shall be spaced an average of 50' apart with no distance between trees greater than 75 feet apart. Street trees shall be located no closer than 3-feet behind the curb line. The planning commission may approve an informal planting arrangement.
- c. Two and one-half (2 ½") caliper canopy trees shall be used to satisfy this requirement unless they are prohibited by the local utility district due to a conflict with existing power lines. In cases where canopy trees are not allowed by the utility district, two (2) caliper under story trees shall be used. Appropriate trees shall be selected from the Recommended Tree List contained in the Zoning Ordinance.
- d. Upon submission of a preliminary plat, the applicant shall denote the following:
 - i. The proposed location of the street trees;
 - ii. The proposed species and size of the trees to be planted. A list of acceptable street trees is contained in the Zoning Ordinance of Nolensville.

- e. Street trees for a single street should generally be a single species. However each street within a subdivision should be planted with a different species to reduce the potential damage of a species-specific disease.
- f. The Planning Commission may waive street tree requirements if significant existing trees within 15' of a street ROW are saved. This waiver may be for portions of or the entire subdivision. Significant existing trees are defined as healthy 6" caliper size or greater with a large canopy and good form that have an average spacing of 50' or less. The developer may be required to provide photographs of existing trees to be counted toward this requirement.
- g. A street tree performance bond and a 1-year maintenance bond will be required to be posted by the developer. Trees shall conform with the requirements of the Zoning Ordinance and Standard Drawings of Appendix F.
- h. Installation of trees should occur only between November 1st and March 1st. The landscaping plans shall address the schedule for planting street trees, maintenance of street trees and replacement of trees.

5.11 Cable Utilities

- 1. Cable utilities shall comply with provisions of the Zoning Ordinance. In addition the following shall apply.
 - a. Provision of underground cable utilities shall be in accordance with the standards and specifications of the appropriate electric utility, telephone service provider, and when available, the local CATV franchise.
 - b. Where utilities are placed underground, the applicant's share of the cost shall be included in the performance bond if the utility does not require the applicant to pay for the cost upon commencement of the development.
 - c. Underground utilities shall be located as shown in Appendix F.
- 2. Easements
 - a. Generally, cable utilities will be constructed within the road right-of-way. When such utilities will be outside the right-of-way, permanent utility easements of sufficient width shall be required, where necessary, to ensure the adequate provision of such services.

- b. Whenever utility easements are provided along rear and side lot lines, normally such easements shall affect each abutting property equally.

5.12 Public Uses

Whenever a proposed subdivision is received by the Planning Commission, careful consideration shall be given to the need for public land in the area for parks, schools or other public uses and whether a portion of the site being considered for development is appropriate for any public use. To reserve land there shall be a defined plan in existence by an appropriate authority for use of the land.

1. Reservation of Sites for Public Use - The Planning Commission may require the applicant to reserve, for future acquisition by the Town of Nolensville, any site that the Planning Commission considers suitable and necessary for future public use.
2. Acquisition of Reserved Sites - The acquisition of land reserved by a public agency on a final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a sketch plat of the proposed development and a tentative schedule of construction. Failure by the public agency to initiate acquisition within the prescribed 12 months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations.
3. Required Open Space - Per the Town's Zoning Ordinance, a minimum of 10 percent of each site subdivided for single-family homes in the Suburban Residential (SR) zoning district shall be reserved by the developer, and maintained by a homeowner's association as permanent open space.

5.13 Trust Indenture/Homeowners Association Requirements

1. Applicability

Whenever an applicant files an application for a site to be subdivided and common areas are present, the applicant shall submit a proposed trust indenture as to all the land within the site and shall include the following:

 - A. A Board of Trustees who shall be charged with the duty, under these regulations and the trust indenture, to maintain all private streets, common areas and any other areas or structures for the common use of the tenants or owners or property within the site.
 - B. The conveyance or change of ownership or lease of any part of the tract shall be subject to the terms of this ordinance and the trust

indenture. The power conferred on the Board of Trustees by the indenture to comply with the provisions of the Zoning Ordinance and Subdivision Regulations may not be abrogated.

- C. The trust indenture shall be approved by the Planning Commission and be recorded with the Williamson County Register of Deeds prior to the recording of any subdivision and prior to the issuance of any building permit. The trust indenture shall contain a provision that no substantive change shall be made in terms of provisions of the trust indenture without the approval of the Planning Commission.

5.14 Preservation of Natural and Historic Areas and Amenities

1. General

Existing features which would add value to development and the Town as a whole, such as trees, drainage ways, streams, cemeteries, historic sites, stone fences, and similar irreplaceable assets, should be preserved to the greatest extent possible in the design of the subdivision, in addition to the natural resource and historic site preservation requirements of the Zoning Ordinance. All natural resource areas as defined in the Zoning Ordinance as well as individual large trees twelve (12) inches in caliper or larger, stone fences, historic buildings and sites and other unique site features, shall be indicated on the preliminary and final plats prior to their approval and the initiation of grading and construction.

2. Trees Planted by the Applicant

In addition to the buffer yard and landscaping requirements of the Zoning Ordinance, the Planning Commission may require the applicant to provide plantings where appropriate, such as to provide buffering otherwise not required by the provisions of the Zoning Ordinance. Such plantings shall be of a long-living variety, such as pine, oak, maple, ginkgo, native trees or other types approved by the Planning Commission.

5.15 Nonresidential Subdivisions

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, unless otherwise indicated, the applicant shall demonstrate to the satisfaction of the Planning Commission that the street, parcel, and block pattern proposed is specifically adapted to the site and uses anticipated and takes into account other uses in the vicinity.

1. Proposed commercial or industrial parcels shall be suitable in area and dimensions to the types of commercial or industrial development anticipated, and shall conform to all requirements of these Subdivision Regulations and the Zoning Ordinance.

2. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
3. Special requirements may be imposed by the Planning Commission with respect to street, curb, gutter and sidewalk design and construction.
4. Special requirements may be imposed by the Planning Commission with respect to the installation of public or private utilities, including fire protection, water, sewer, solid waste and storm drainage.
5. Every effort should be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up to existing or potential residential development, as well as provisions for the permanent landscaped buffer strip required by this Regulation and the Zoning Ordinance.
6. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

APPENDIX A

**APPLICATION FOR PRELIMINARY
MAJOR SUBDIVISION PLAT APPROVAL**

Application Date: _____ Commission Agenda Date: _____
Name of Subdivision: _____ Total Lots: _____
Location of Property: _____
Map and Parcel Number: _____ Total Acreage: _____ Zoning: _____
Owner: _____ Telephone: _____
Address: _____
Applicant (if different from owner): _____
Applicant's Address: _____ Telephone: _____
Surveyor: _____ Telephone: _____
Mail Correspondence to: _____ Fax: _____
Requested Variances (if any): _____
Applicant's Signature: _____

Preliminary Major Subdivision Plat Review Information
(check if completed or provided)

_____ 15 copies of proposed preliminary plat scaled at 1"=100' on 18" x 24" sheets, unless otherwise approved by the Town.
_____ 15 copies of proposed preliminary plat reduced to 8 1/2" x 11" format.

Existing Conditions

_____ Location sketch map, north point, date and owner's name and address provided on plat.
_____ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.
_____ Names of adjoining property owners or subdivisions identified on plat. Add adjoining property zoning classification.
_____ Provide an excerpted copy of the zoning map identifying the property being developed.
_____ Field run contour or aerial mapping with sufficient ground control with intervals of five (5) feet or less. USGS contours are not acceptable.
_____ Calculated 100-year flood elevation and indication of all property so encumbered shown on plat, if applicable. Indicate FEMA panel reference if not applicable.
_____ Show all the adjoining roadways, pedestrian ways and proposed connection locations.

Proposed Improvements

_____ Include tabular information related to zoning, bulk regulations, lot totals, linear feet of road, ROW area, lot area, open area, total subdivision area, phasing information and other related information as determined by staff.
_____ Show and label the roadways with the proposed roadway classification(s) and existing roadway classification(s).
_____ Show and label setbacks, buffers, resource protection items, floodplains and open areas.
_____ Bearings of property lines and sufficient engineering data to locate all lines, including radii, angles and tangent distances.
_____ Meets all zoning ordinance requirements for plat approval.
_____ Existing and proposed easements for rights-of-way provided for public services, utilities and access shown on plat, including dimensions and/or limitations.
_____ For existing and proposed streets and roads, include rights-of-way, street cartways and any proposed sidewalks, street trees and street lights.

- _____ Preliminary plat shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property.
- _____ Location of natural drains, site of water shed being drained and proposed major drainage features shown on plat.
- _____ Street, drainage and stormwater runoff plans approved by town engineer.
- _____ Soil erosion prevention and sedimentation control plans approved by town engineer.
- _____ Lot lines, alleys and building setback lines.
- _____ Proposed lot size in square feet and acres.
- _____ All existing buildings, fences or other structures, parks or other open spaces (including cemeteries), existing vegetation to be retained, and existing or proposed bodies of water shown on plat.
- _____ Size and location of any existing and proposed water lines & fire hydrants (existing & proposed) and sewer lines.
- _____ Primary and secondary sewerage disposal fields designated for each lot, if applicable.
- _____ Vehicular entrance to site shown on plat.
- _____ Road frontage or access easement requirements met.
- _____ Landscaping plans submitted to include location of existing trees and tabular itemization.
- _____ Notations of any self-imposed or special requirements imposed on the lots.
- _____ Additional information required by the Subdivision Regulations or the Zoning Ordinance _____

Administrative Documentation

- _____ Application fee paid.
- _____ Copy of deed.
- _____ Owner's consent to subdivide.
- _____ Petition for variance presented if variance required.
- _____ Plans for water and sewer approved by _____ utility company and the State of Tennessee.

Preliminary Major Subdivision Plat Review Status

Application has been deemed complete as of _____ (date)
 Application received planning commission approval on _____ (date) and may proceed to final plat review subject to the following modifications:

Application was disapproved by the planning commission on _____ (date) for the following reasons: _____

**APPLICATION FOR MINOR
SUBDIVISION PLAT APPROVAL**

Application Date: _____ Commission Agenda Date: _____
Name of Subdivision: _____ Total Lots: _____
Location of Property: _____
Map and Parcel Number: _____ Total Acreage: _____ Zoning: _____
Owner: _____ Telephone: _____
Address: _____
Applicant (if different from owner): _____
Applicant's Address: _____ Telephone: _____
Surveyor: _____ Telephone: _____
Mail Correspondence to: _____ Fax: _____
Requested Variances (if any): _____
Applicant's Signature: _____

Minor Subdivision Plat Review Information
(check if completed or provided)

_____ 15 copies of proposed plat scaled at 1"=100' on 18" x 24" sheets, unless otherwise approved by the Town.
_____ 15 copies of proposed plat reduced to 8 1/2" x 11" format.

Existing Conditions

_____ Location sketch map, north point, date and owner's name and address provided on plat.
_____ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.
_____ Names of adjoining property owners or subdivisions identified on plat. Add adjoining property zoning classification.
_____ Provide an excerpted copy of the zoning map identifying the property being developed.
_____ Site contour map, interval to be determined by the Town.
_____ Calculated 100-year flood elevation and indication of all property so encumbered shown on plat, if applicable. Indicate FEMA panel reference if not applicable.
_____ Location and description of monuments.
_____ Show all the adjoining roadways, pedestrian ways and proposed connection locations.

Proposed Improvements

_____ Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.
_____ Dimensions to the nearest 100th of a foot and angles to the nearest second.
_____ Meets all zoning ordinance requirements for plat approval.
_____ Any variances requested and approved and so noted on plat.
_____ Existing and proposed easements for rights-of-way provided for public services, utilities and access shown on plat, including dimensions and/or limitations.
_____ For existing and proposed streets and roads, include rights-of-way, street cartways and any proposed sidewalks, street trees and street lights.
_____ Names of all streets and roads as approved by the Town and Williamson County.
_____ Street, drainage and stormwater management plans approved by town engineer.
_____ Soil erosion and sedimentation control plans approved by town engineer.

- _____ Lot lines, alleys and building setback lines.
 - _____ Proposed lot size in square feet and acres.
 - _____ Proposed lots numbered in numerical order.
 - _____ All existing and proposed buildings, fences or other structures, parks or other open spaces (including cemeteries), existing vegetation to be retained, and existing or proposed bodies of water shown on plat.
 - _____ Location and information on existing and proposed landscaping, buffer areas and screening.
 - _____ Size and location of any existing and proposed water and sewer lines.
 - _____ Primary and secondary sewerage disposal fields designated for each lot, if applicable.
 - _____ Road frontage or access easement requirements met.
 - _____ Fire hydrants (if required) located properly.
 - _____ Notations of any self-imposed or special requirements imposed on the lots.
 - _____ Additional information required by the Subdivision Regulations or the Zoning Ordinance:
-
-
-

Administrative Documentation

- _____ Application fee paid.
- _____ Copy of deed.
- _____ Certificate of Ownership and Dedication (signed). (See *Appendix B.*)
- _____ Error of closure statement certifying the survey has an accuracy of 1:10,000 or less.
- _____ Certificate of Accuracy (signed). (See *Appendix B.*)
- _____ Plans for water and sewer approved by _____ utility district and the State of Tennessee. (See *Appendix B.*)
- _____ Location of vehicular entrance approved by pertinent controlling authority.
- _____ If open space is proposed, one copy of declaration of covenants or master deed for access to and maintenance of proposed common areas.
- _____ Required physical improvements installed or bond posted in the amount of \$ _____ for roads and drainage; \$ _____ for water and \$ _____ for sewer; and \$ _____ for landscaping.
- _____ Certificate of Approval for Recording (unsigned). (See *Appendix B.*)

Minor Subdivision Plat Review Status

Application has been deemed complete as of _____ (date)
 Application received planning commission approval on _____ (date) subject to the following modifications: _____

Application was disapproved by the planning commission on _____ (date) for the following reasons: _____

**APPLICATION FOR FINAL
MAJOR SUBDIVISION PLAT APPROVAL**

Application Date: _____ Commission Agenda Date: _____
Name of Subdivision: _____ Total Lots: _____
Location of Property: _____
Map and Parcel Number: _____ Total Acreage: _____ Zoning: _____
Owner: _____ Telephone: _____
Contact: _____ Telephone: _____

Applicant's Signature: _____

Final Major Subdivision Plat Review Information
(check if completed or provided)

_____ 15 copies of proposed plat scaled at 1"=100' on 18" x 24" sheets, unless otherwise approved by the Town.
_____ 15 copies of proposed plat reduced to 8 1/2" x 11" format.

Existing Conditions

_____ Location sketch map, north point, date and owner's name provided on plat.
_____ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.
_____ Names of adjoining property owners or subdivisions identified on plat.
_____ Location of permanent benchmark if property is within 100-year floodplain.
_____ Location and description of monuments.

Proposed Improvements

_____ Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.
_____ Dimensions to the nearest 100th of a foot and angles to the nearest second.
_____ Conforms substantially with approved preliminary plat.
_____ Any variances requested and approved and so noted on plat.
_____ Existing and proposed easements for rights-of-way provided for public services, utilities and access shown on plat, including dimensions and/or limitations.
_____ For existing and proposed streets and roads, include rights-of-way, street cartways and any proposed sidewalks, street trees and street lights.
_____ Names of all streets and roads as approved by the Town and Williamson County.
_____ Street, drainage and stormwater management plans approved by town engineer.
_____ Soil erosion and sedimentation control plans approved by town engineer.
_____ Lot lines, alleys and building setback lines.
_____ Proposed lot size in square feet and acres.
_____ Proposed lots numbered in numerical order.
_____ Street addresses assigned by the Town shown on each lot.
_____ All existing and proposed buildings, fences or other structures, parks or other open spaces (including cemeteries), existing vegetation to be retained, and existing or proposed bodies of water shown on plat.
_____ Size and location of any existing and proposed water and sewer lines.
_____ Primary and secondary sewerage disposal fields designated for each lot, if applicable.
_____ Road frontage or access easement requirements met.
_____ Schedule of driveway culvert sizes, if applicable.

- _____ Fire hydrants (if required) located properly.
 - _____ Landscaping plans approved.
 - _____ Signage plans approved.
 - _____ Notations of any self-imposed or special requirements imposed on the lots.
 - _____ Additional information required by the Subdivision Regulations or the Zoning Ordinance:
-

Administrative Documentation

- _____ Application fee paid.
- _____ Copy of deed.
- _____ Two copies of approved preliminary plat.
- _____ Certificate of Ownership and Dedication (signed). (See *Appendix B*.)
- _____ Error of closure statement certifying the survey has an accuracy of 1:10,000 or less.
- _____ Certificate of Accuracy (signed). (See *Appendix B*.)
- _____ Plans for water and sewer approved by _____ utility district and the State of Tennessee. (See *Appendix B*.)
- _____ Location of vehicular entrance to site approved by pertinent controlling authority.
- _____ If open space is proposed, one copy of declaration of covenants or master deed for access to and maintenance of proposed common areas.
- _____ If construction has commenced, certification that construction plans for the affected infrastructure have been approved by the appropriate official(s) and the percent of work completed to date.
- _____ Required physical improvements installed or bond posted in the amount of \$ _____ for roads and drainage; \$ _____ for water and \$ _____ for sewer; and \$ _____ for landscaping.
- _____ Certificate of Approval for Recording (unsigned). (See *Appendix B*.)

Final Major Subdivision Plat Review Status

Application has been deemed complete as of _____ (date)
 Application received planning commission approval on _____ (date) subject to the following modifications: _____

Application was disapproved by the planning commission on _____ (date) for the following reasons:

**APPLICATION FOR MINOR
REVISION TO FINAL PLAT**

Application Date: _____ Commission Agenda Date: _____
Name of Subdivision: _____ Section: _____ Lot: _____
Map and Parcel Number: _____ Total Acreage: _____ Zoning: _____
Owner: _____ Telephone: _____
Contact: _____ Telephone: _____
_____ Fax: _____

Applicant's Signature: _____

Minor Revision to Final Plat Review Information
(Items required on the plat or in conjunction with Final Plat submittal.)

- _____ 15 copies of proposed plat scaled at 1"=100' on 18" x 24" sheets, unless otherwise approved by the Town.
- _____ 15 copies of proposed plat reduced to 8 1/2" x 11" format.

Existing Conditions

- _____ Location sketch map, north point, date and owner's name provided on plat.
- _____ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.
- _____ Names of adjoining property owners or subdivisions identified on plat.
- _____ Calculated 100-year flood elevation and indication of all property so encumbered shown on plat, if applicable. Indicate FEMA panel reference if not applicable.
- _____ Location and description of monuments.

Proposed Improvements

- _____ Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.
- _____ Dimensions to the nearest 100th of a foot and angles to the nearest second.
- _____ Existing and proposed easements for rights-of-way provided for public services, utilities and access shown on plat, including dimensions and/or limitations.
- _____ For existing and proposed streets and roads, include rights-of-way, street cartways and any proposed sidewalks, street trees and street lights.
- _____ Names of all streets and roads as approved by the Town and Williamson County.
- _____ Street, drainage and stormwater management plans approved by town engineer.
- _____ Soil erosion and sedimentation control plans approved by town engineer.
- _____ Lot lines, alleys and building setback lines.
- _____ Proposed lot size in square feet and acres.
- _____ Proposed lots numbered in numerical order.
- _____ All existing and proposed buildings, fences or other structures, parks or other open spaces (including cemeteries), existing vegetation to be retained, and existing or proposed bodies of water shown on plat.
- _____ General location of existing and proposed landscaping, buffer areas and screening.
- _____ Size and location of any existing and proposed water and sewer lines.
- _____ Primary and secondary sewerage disposal fields designated for each lot, if applicable.
- _____ Road frontage or access easement requirements met.
- _____ Fire hydrants (if required) located properly.
- _____ Notations of any self-imposed or special requirements imposed on the lots.

_____ Additional information required by the Subdivision Regulations or the Zoning Ordinance:

Administrative Documentation

- _____ Application fee paid.
- _____ Copy of deed.
- _____ Two copies of plat being revised.
- _____ Certificate of Ownership and Dedication (signed). (See *Appendix B.*)
- _____ Error of closure statement certifying the survey has an accuracy of 1:10,000 or less.
- _____ Certificate of Accuracy (signed). (See *Appendix B.*)
- _____ Plans for water and sewer approved by _____ utility district and the State of Tennessee. (See *Appendix B.*)
- _____ Location of vehicular entrance approved by pertinent controlling authority.
- _____ If open space exists, one copy of declaration of covenants or master deed for access to and maintenance of proposed common areas.
- _____ Certificate of Approval for Recording (unsigned). (See *Appendix B.*)

Minor Revision to Final Plat Review Status

Application has been deemed complete as of _____ (date)
Application received planning commission approval on _____ (date) subject to
the following modifications: _____

Application was disapproved by the planning commission on _____ (date) for the following
reasons: _____

**APPLICATION FOR SKETCH
PLAT APPROVAL**

Application Date: _____ Commission Agenda Date: _____
Name of Subdivision: _____ Total Lots: _____
Location of Property: _____
Map and Parcel Number: _____ Total Acreage: _____ Zoning: _____
Owner: _____ Telephone: _____
Address: _____
Applicant (if different from owner): _____
Applicant's Address: _____ Telephone: _____
Engineer/Surveyor: _____ Telephone: _____
Mail Correspondence to: _____
_____ Fax: _____
Requested Variances (if any): _____
Applicant's Signature: _____

Sketch Plat Review Information
(check if completed or provided)

_____ Four copies of proposed plat scaled at no smaller than 1"=200'.
_____ 15 copies of proposed plat reduced to 8 1/2" x 11" format.

Existing Conditions

_____ Location sketch map, north point, date and owner's name and address provided on plat.
_____ Zoning district, map and parcel number, and total acreage of original tract being subdivided shown on plat.
_____ Names of adjoining property owners or subdivisions identified on plat. Add adjoining property zoning classification.
_____ Provide an excerpted copy of the zoning map identifying the property being developed.
_____ Site contour map interval at no more than 5' unless approved by the Planning Commission.
_____ Notation of any existing legal rights-of-way or easements, or encumbrances affecting the properties.
_____ Approximate 100-year flood line for portion of property so encumbered shown on plat, if applicable. Indicate FEMA panel reference if not applicable.
_____ Show all the adjoining existing roadways, pedestrian ways and proposed connection locations.

Proposed Improvements

_____ General roadway and lot patterns.
_____ Proposed Phasing if any.
_____ Vicinity map of the property.
_____ Date and approximate north arrow.
_____ Name, address and phone number of the property owner(s).
_____ Name, address and phone number of the developer.
_____ Name of the sketch plat designer.
_____ Proposed Zoning Classification.
_____ Fire hydrants (if required) located properly.

Administrative Documentation

_____ Application fee paid, if any.

Sketch Plat Review Status

Application has been deemed complete as of _____ (date)

Application received planning commission approval on _____ (date) subject to the following modifications: _____

Application was disapproved by the planning commission on _____ (date) for the following reasons: _____

APPENDIX B

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book _____, Page _____, R.O.W.C., Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be make to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

_____, 19_____
Date

Owner

Title (if acting for partnership or corporation)

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the town engineer.

_____, 19_____
Date

Registered Land Surveyor

Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date

Williamson County Department of Sewage Disposal Management

Note: WCSDSM will require other site specific notes and information to be added to the final plat.

Certificate of Approval of Streets and Drainage

I hereby certify: (1) that all streets and drainage facilities designated on this final subdivision plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.

Town Engineer

Date

Town Planner

Certificate of Approval of Subdivision Name and Street Name

I hereby certify that the Williamson County Emergency Communications District has approved the subdivision name and street names.

Director, Williamson Co. Emergency Communications

Date

Certificate of Approval of Utility Systems

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System _____, 19____

Name, Title, and Agency of
Authorized Approving Agent

Sewer System _____, 19____

Name, Title, and Agency of
Authorized Approving Agent

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, 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 Williamson County Register.

_____, 19____
Date

Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____.
Date

Private Driveway Notation

This road is to be built and maintained jointly by all owners taking access from this private driveway, and is not intended to become a public road. The Town of Nolensville may, at their discretion, agree to accept this road into the Town Street System if all property owners agree to (1) petition the Town for a public road and (2) build or pay for upgrading to Town specifications in effect at the time of the request.

Town Engineer

Town Town Planner

Any owner(s) of lots currently taking access from this private driveway must sign below, thereby acknowledging awareness of the above maintenance statement and awareness that access via this private driveway is limited to seven (7) lots.

Owner Signature(s)

Tax Map & Parcel Number of Lot

Date

Deed Book & Page

CERTIFICATION OF COMMON AREAS DEDICATION

_____ in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within _____, for recreation and related activities.

Name of Subdivision

The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

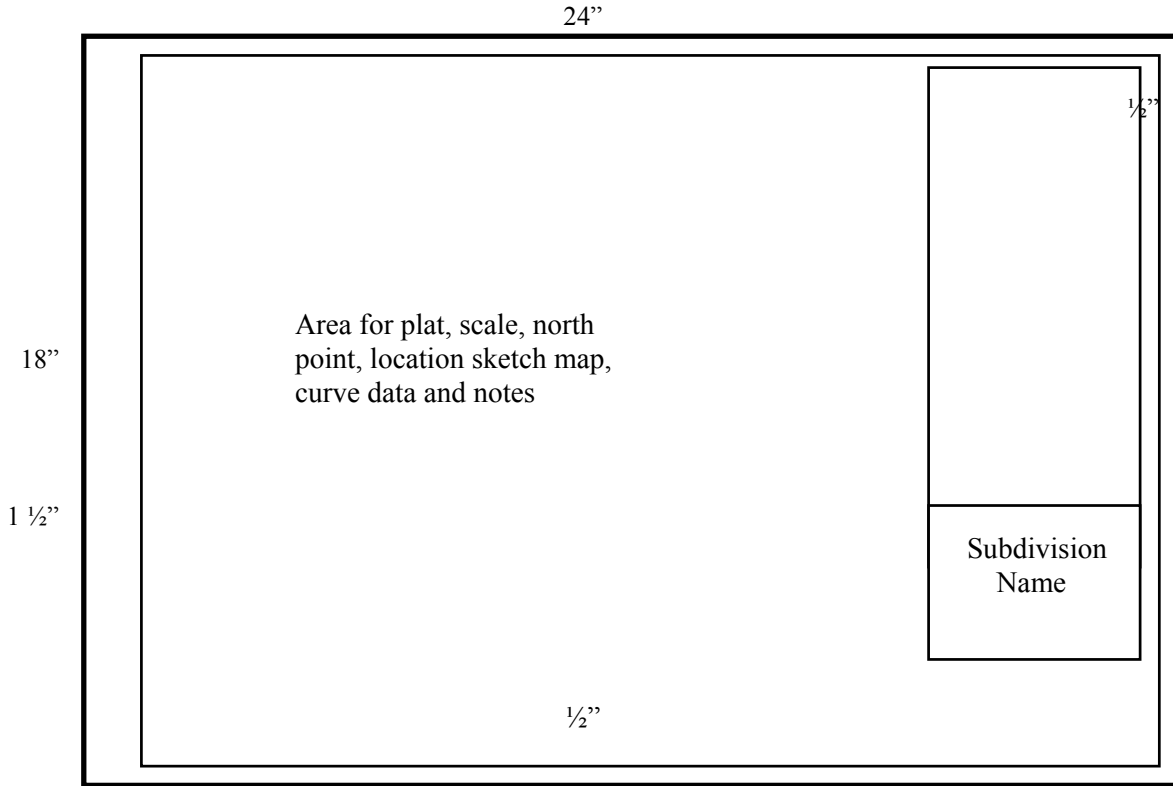
“Declaration of Covenants and Restrictions”, applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date

Owner

APPENDIX C

FINAL PLAT LAYOUT



APPENDIX D

**LETTER OF CREDIT FORM
NOLENSVILLE PLANNING COMMISSION**

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

Date of Issue _____
Credit Number of Issuing Bank _____
Credit Number of Advising Bank _____
Advising Bank _____
Accountee _____
Beneficiary, Mail to _____
Performance Date _____
Latest Date for Negotiation _____
Maximum Amount _____

We hereby issue this documentary letter of credit in your (the beneficiary's) favor which is available against your drafts at _____ drawn on _____
_____ Bank, Credit Number _____
accompanied by the following document: A certificate of default signed under oath by the Secretary of the Nolensville Planning Commission certifying that the accountee has not complied with the terms of the agreement between the planning commission and the accountee and the amount of approximate damage to the local government, which amount shall be identical to the face amount of the accompanying draft.

We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the terms of this letter of credit that such drafts of documents will be duly honored upon presentation to us.

The amount of each drawing must be endorsed on the reverse of this letter of credit by the negotiating bank.

The advising bank is requested to advise this letter of credit without engagement of their part.

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

Date of Issue _____
Credit Number of Issuing Bank _____
Bank Customer _____
Beneficiary, Mail to _____
Performance Date _____
Latest Date for Negotiation _____
Maximum Amount _____

We hereby issue this irrevocable letter of credit in favor of the Town of Nolensville for the account of _____ (hereinafter referred to as bank customer) which is available against your drafts at sight up to the aggregate amount of \$ _____ drawn on _____ Bank, Credit Number _____ accompanied by the following document: A certificate of default signed under oath by an official of the Town of Nolensville certifying that the bank customer has not complied with the ordinances and/or regulations of the Town of Nolensville and the terms of the agreement between the Town of Nolensville and the bank customer and the amount of approximate damage to the local government, which amount shall be identical to the face amount of the accompanying draft.

We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the terms of this letter of credit that such drafts of documents will be duly honored upon presentation to us.

The amount of each drawing must be endorsed on the reverse of this letter of credit by the negotiating bank.

This Letter of Credit shall be subject to and governed by the laws of the State of Tennessee.

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank

_____ Agent's Phone
Affix Seal and
Attach Agent's Power of Attorney

Phone _____

Fax Number _____

BOND REQUIREMENTS	
1-5 Houses	\$5,000 Each
6 or More Houses	\$30,000

Effective date of bond _____

APPENDIX E

MAINTENANCE BOND FOR

KNOW ALL MEN BY THESE PRESENTS that _____, as Principal, _____, as Surety, pursuant to a Letter of Credit dated _____ are bound unto the Town of Nolensville for the use and benefit of all present and future lot owners within the hereinafter named subdivision, in the amount of _____ (\$_____) for payment of which well and truly to be made, we bind ourselves, successors and assigns jointly and severally by these presents.

THE CONDITION OF THIS BOND is that, WHEREAS, the Principal submitted a final plat of a subdivision known as _____ for approval by the Williamson County Planning Commission, which approval was a condition precedent to the right of the principal to have such plat and plan recorded in the Register's Office of Williamson County, Tennessee; and

WHEREAS, the Williamson County Planning Commission was unwilling to approve said plat for registration until all required improvement and facilities were constructed, installed and completed, especially including, but not limited to, the construction of roadways, grading, drainage, erosion control, revegetation, signage and striping, pins and concrete monuments, engineering and miscellaneous items, or until a bond was executed and filed with said Planning Commission providing for and securing to the public the actual construction and installation of said improvements and facilities; and

WHEREAS, the Principal commenced construction of said roads and improvements and desired to have said plat of said subdivision recorded in the Register's Office of Williamson

County, Tennessee, so as to provide for the orderly development and transfer of the property in said subdivision; and

WHEREAS, the estimated cost of construction, installation and completion of the required improvements and facilities was _____ Dollars (\$_____) and the said Planning Commission did, in lieu of the prior construction of said improvements and facilities, accept such bond and approved said plat for registration as it was authorized to do by Tennessee Code Annotated Section 13-4-302 and 303; and

WHEREAS, the Town of Nolensville succeeded to the rights and interests of Williamson County and took jurisdiction over said project, which has been built, but is still under maintenance.

WHEREAS, the Town of Nolensville requires that a proper maintenance bond be executed and filed with the Town of Nolensville to guarantee the condition of the roads, culverts, facilities, and other improvements constructed by the Principal which are related to the road, culverts, and facilities within said subdivision; and

NOW THEREFORE, if the Principal shall within six (6) months from the date hereof maintain and complete all of said improvements and facilities above mentioned as shown on said final plat and in particular shall maintain and complete all roadways, grading, drainage, erosion control, revegetation, signage and striping, pins and concrete monuments, engineering and miscellaneous items in proper and workmanlike manner to the satisfaction of the Town of Nolensville Planning Commission and Town Engineer, and until final acceptance of said roads, drainage culverts and facilities, etc. by the Town of Nolensville, this obligation shall be void; otherwise it shall remain in full force and effect for the Town of Nolensville Planning

Commission for the purposes set forth herein subject to the applicable provisions of Tennessee Code Annotated.

IN THE EVENT the Town of Nolensville Planning Commission in its sole discretion, determines that the Principal has failed to meet the conditions specified herein and has failed to perform the obligations of this bond, the Town of Nolensville and its Planning Commission may draw a draft or drafts on said Letter of Credit for such amounts as it may, at its sole discretion, determine to be proper. The Principal hereby acknowledges that it is liable for all obligations stated in this maintenance bond.

EXECUTED at _____, Tennessee this _____ day of _____, 2002.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and state, the within named _____, with whom I am personally acquainted (or who established his identity with adequate identification) and who upon his oath acknowledged himself to be _____ of _____, the within named bargainer, a _____, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by his own as such _____.

Witness my hand and official seal at office on this _____ day of _____, 2002.

Notary Public

My Commissions Expires: _____

PERFORMANCE BOND FOR _____

KNOWN ALL MEN BY THESE PRESENTS that _____, a
_____ a Principal, and Letter of Credit # _____
Issued by _____, as Surety, are bound unto the Town of Nolensville for
the use and benefit of the Town of Nolensville Planning Commission, and for the use and benefit of all
future lot holders within the hereinafter named subdivision, in the amount of \$ _____ for
payment of which well and truly to be made we bind ourselves, successors and assigns jointly and severally
by these presents.

The condition of this bond is that, WHEREAS, the Principal has submitted a
_____ known as _____
For approval by the Town of Nolensville Planning Commission, which approval is a condition precedent to
the right of the Principal to have such plat and plan recorded in the Registers office of Williamson County,
Tennessee; and

WHEREAS, the Town of Nolensville Planning Commission is unwilling to approve said plat for
registration until all required improvements and facilities are constructed, installed and completed,
especially including, but not limited to, the construction of roadways, grading, drainage, erosion control,
revegetation, signage and striping, pins and concrete monuments, engineering and miscellaneous items, or
until a bond is executed and filed with said Town of Nolensville Planning Commission providing for and
securing to the public the actual construction and installation of said improvements and facilities; and

WHEREAS, the principal has commenced construction of said roads and improvements and
desires to have said plat of said subdivision recorded in the Resisters Office of Williamson County,
Tennessee, so as to provide for the orderly development and transfer of the property in said subdivision;
and

WHEREAS, the estimated cost of construction, installation and completion of the required
improvements and facilities is \$ _____ and the said Planning Commission may, in lieu
of the prior construction of said improvement and facilities, the said Commission is willing to accept such
bond and approve said plat for registration as it is authorized to do by Tennessee Code Annotated section
13-4-30.

NOW THEREFORE, if the Principal shall within twelve (12) months from the date hereof construct, install and complete all of said improvements and facilities above mentioned as shown on said final plat and in particular shall build, construct and complete all roadways, grading, drainage, erosion control, revegetation, signage and striping, pins and concrete monuments, engineering and miscellaneous items in proper and workmanlike manner to the satisfaction of the Town of Nolensville Planning Commission and Town Engineer, and following approval shall then execute and file a proper maintenance bond guaranteeing said roads, drainage culverts and facilities, etc., for a period of time of not less than twelve (12) months and continuing until acceptance of said roads, drainage culverts and facilities, etc. by the Town of Nolensville, in the amount of not less than thirty percent (30%) of the actual construction costs, as required by the Planning Commission and Town Engineer this obligation shall be void; otherwise it shall remain in full force and effect for the Town of Nolensville Planning commission for the purposes set forth herein subject to provisions of Tennessee Code annotated.

IN THE EVENT, the Planning Commission determines that the Principal has failed to meet the conditions and has failed to perform the obligations of this bond it may draw a draft or drafts on said Letter of Credit for such amounts as it may determine to be proper.

EXECUTED at Nolensville, Tennessee, this _____ day of _____ 200__.

By: _____

APPENDIX F

**SPECIFICATIONS FOR SUBDIVISION
ROADWAY & DRAINAGE CONSTRUCTION
INCIDENTAL TO
LAND DEVELOPMENT IN
NOLENSVILLE, TENNESSEE**

ADOPTED BY:

NOLENSVILLE PLANNING COMMISSION

Roadway and Drainage Regulations and Procedures

1. PROCEDURE

A. After Approval of the Preliminary Plat

The developer will need to obtain a copy of these regulations and the following steps will be followed for an expedient review and approval of the plans.

1. The developer will submit to the Town Engineer the detailed construction plans for the section or sub-section of work to be accomplished.
2. The plans will be submitted with all pertinent supportive data and calculations in order to facilitate a quick review by the Town Engineer. Such supportive data shall include but not be limited to drainage work sheets, drainage computations, drainage maps, flood maps, up gradient and down gradient facilities, etc.
3. The data to be included and shown on the plans is noted herein. Additional data may be required by the Town Engineer.
4. Upon review and approval of the road and drainage plans by the Town Engineer, 5 sets will be stamped, signed, dated and issued. Two sets will be returned to the developer (developer can provide additional sets if developer needs more than 2 sets returned). The developer must have one signed set available at the construction site.
5. The distribution of the stamped plans will be this:
Town Engineer - 1 set
Town Public Works – 1 set
Town Building Official - 1 set
Developer - 2 sets (or more if additional sets provided).
6. No final plats and plans will be heard for approval by the Planning Commission until an approved set of road and drainage plans have been obtained by the developer for the section being readied for recording.
7. Bonding: Initial bond for performance period shall be two (2) years from date of bond issuance. Extension will be at the discretion of the Planning Commission and only for extenuating circumstances beyond the control of the developer.
8. The asphalt binder course shall be in place for a minimum of one year before going on a maintenance bond.
9. If a developer completes improvements before Final Plat approval, the maintenance bond period shall be a minimum of two (2) years, reviewed annually.

II. ROAD CLASSIFICATION - BY USE

A. Classification

Roads shall be classifications are defined in the subdivision regulations.

B. Typical Sections

Supplementing these regulations are the attached typical roadway sections. Curbs in residential areas may be mountable type without integral gutter. Curbs in commercial and industrial areas or on streets routinely carrying commercial or industrial traffic shall be barrier type. Barrier curbs with integral gutter shall be used in areas designated by the Planning Commission. Curbs shall be provided on all streets unless the Planning Commission decides that open roadside drainage with a drainage swale or ditch is more appropriate.

Sidewalks are not required in the Estate Residential (ER) or Office/Industrial (OI) zoning districts, but street right-of-way measurements shall not change in these areas.

Outlined are the minimum dimensions for each class and type of roadway cross-section.

III. ROADWAY CONSTRUCTION PLAN REQUIREMENTS FOR NEW SUBDIVISIONS AND OTHER DEVELOPMENTS IN NOLENSVILLE, TENNESSEE

The construction plans shall be submitted to the Town Engineer as a bound set and shall consist of a Title Sheet, Detail Sheets, a Traffic Plan (including temporary and permanent signage and pavement markings), a Grading and Drainage Plan, Plan and Profile Sheets and any other information required for proper review of the proposed construction.

A. Title and Cover Sheet Shall Include:

1. Name of Development
2. Name and Address of Developer(s)
3. Name and Address of Engineer and Surveyor
4. Professional Engineer's and Surveyor's Stamp and Signature
5. Location Map

B. Detail Sheets Shall Include:

1. Headwalls
2. Bridges
3. Typical Road Sections
4. Typical Ditch Sections
5. Pipe and Culvert Details
6. Any other structures or construction requirements of special detail
7. Sidewalk Details.
8. Landscape Details.
9. Lighting Details.
10. Erosion Prevention and Sedimentation Control Plans
11. Stormwater Facilities to include detention facilities and water quality facilities.
12. Signage and Pavement Markings
13. Other details needed by the Town Engineer

C. Traffic Plan Shall Include:

1. A layout of the roads at a scale no less than 1"=100'.
2. The width of all proposed and existing rights-of-way and pavements.
3. The proposed location of all traffic signs, warning signs, regulation signs required, street signs, pavement markings, etc.

D. Grading and Drainage Plans to Include:

1. A complete plan of the proposed development of scale no less than 1-inch equals 100-feet. This plan is to include complete contours of intervals no greater than two (2) feet. Horizontal datum is NAD 83. Vertical datum is NGVD 88. A north arrow will be shown on the plan. The source and date of the contour should be noted.
2. All proposed roads and lot patterns, with roadway shown on the road plans.
3. A detailed typical section indicating type of road construction proposed.
4. All drainage structures, including inlets, catch basins, junction boxes, culverts, cross drains, headwalls and drainage ditches, shall be shown in size, type and material. Details of the structures shall be included with these plans. Ornamental entrances and structures will be examined on an individual basis.
5. All proposed drainage ditches, channel changes or improvements shall be shown with typical section, slope, exact location and length of change or improvements indicated.
6. Where ditch section is used, the stabilization of roadside ditches will be required and shall be shown with length, grade location and method(s) of stabilization.
7. All off-road fill areas will be indicated as such, with the limits and elevation indicated on each lot affected.
8. At least one permanent Bench Mark location will be indicated, within the development, with the proper elevation and description of same. This shall be a concrete monument or as approved by the Town Engineer.
9. Design of the storm drainage system shall be based on the following requirements:
 - a. Runoff shall be calculated in accordance with projected land use upstream and downstream of drainage ways. Such projected land use will be obtained from the Town of Nolensville and the Williamson County Planning Commission where necessary.
 - b. The rational method may be used in all drainage calculations. Other methodology may be used upon approval by the Town Engineer before calculations are submitted. Some studies may require methodologies specified by the Town Engineer.
 - c. In the computation of storm runoff, the coefficients of runoff should be noted on the drainage plan. Provide tabular summary and supporting data with the calculations. Provide narrative descriptions, tabular summaries and drainage maps.

- d. The rainfall intensity used will be the year frequency return discharge indicated in the Zoning Ordinance and the Subdivision Regulations, and investigated for a one hundred (100) year discharge. Supportive time of concentration data will be submitted.
10. Easements shall be dedicated for all drainage ditches. The entirety of each ditch including the side slopes shall be within the easement. The ditch shall be fully stabilized in accordance with these roadway specifications, so that its location and geometry will be permanent. Each easement shall be dedicated on the final plat of record and shall be dimensioned in such a fashion that it can be reproduced on the ground with certainty. Any proposed ditch shall be constructed within the dedicated easement and any existing ditch shall be located in the field and an easement of sufficient width dedicated. The width and location of all easements shall meet the approval of the Town Engineer.

E. Plan and Profile Sheets

The plan profile sheets submitted with the grading and drainage plans shall include the following:

1. Detail plans for streets shall be plotted on plan and profile sheets to a scale of not less than 1"=100' horizontal, and not less than 1"=10' vertical. Mixing of scales within a set of plans is discouraged.
2. The street plan section shall include the street plotted to the proper scale with stationing shown; the stationing should match that shown on the profile section.
3. Profile section shall be plotted to the same scale as heretofore mentioned, and shall include the proposed centerline finish grade profile, in addition to the existing centerline profile.
4. Where curb type development is to be used, existing ground profiles at twenty-five (25) feet left and right of centerline will be shown as to station and elevation.
5. All vertical control points on or pertaining to the proposed centerline profile such as P.V.C., P.V.I. and P.V.T. point, all low points, and street intersections, shall be shown as to station and elevation.
6. All percent grades and vertical curve data, both balanced and unbalanced, shall be shown.
7. All drainage structures incidental to the street construction shall be shown giving the stationing, skew and type. A detail of the type structures shall be included with these plans.
8. Invert and top grade elevations on all catch basins and inlets shall be shown in addition to flow line elevations, stations and percent grades on all cross drains and pipe between inlets and catch basins.
9. Drainage arrows shall be shown indicating the intended direction of flow throughout the plan, including all off-road localized drainage.
10. Where ditch section is used, the stabilization required for the roadside ditches shall be shown with both the length and type stabilization required.

11. Where special structures, such as box culverts, bridges or junction boxes are proposed in the development, detailed plans showing all dimensions, reinforcement, spacing, sections, elevations and other pertinent information necessary to complete said detailed plans shall be submitted to the Town Engineer as part of the bound set of construction plans.
12. Limits of construction, phase lines and section lines shall be indicated on the plans.
13. Erosion prevention, sedimentation control location and details shall be shown.

F. Review

Omission of any of the heretofore mentioned requirements for detailed plans shall deem these plans as being incomplete and shall be returned to the developer or his engineer, for completion before review.

G. Revision of Plans

Should, prior to or during construction, necessary changes be anticipated that would constitute a revision of the plans already approved by the Town Engineer, said plans shall be revised with said changes shown, and resubmitted, in triplicate, along with a letter stating why such changes are believed necessary. The Town Engineer shall have the right to re-review the entire set of plans in light of these requested changes.

H. Pre-Construction Conference

A pre-construction conference between the applicant, Town Engineer and any affected department head shall be held **prior to any work being initiated**. The applicant shall furnish an itemized construction schedule giving dates for performing each portion of the work, including the implementation of the soil erosion prevention and sedimentation control plan. The developer will provide the Town with a copy of the developer's Storm Water Pollution Prevention Plan (SWPPP). Erosion prevention and sedimentation controls shall be installed after the Pre-Construction meeting; this is a prerequisite to the Town releasing the developer for construction. A release from the Town will then be required prior to commencement of any work beyond installation of erosion prevention and sedimentation controls. The Town will inspect the erosion prevention and sedimentation controls prior to issuing the release.

I. Construction

The Town Engineer and Town Planner will be notified in writing by the developer seven (7) days prior to the date that work on the proposed development is to start.

IV. SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION PROCEDURES

The general procedure for building the subdivision roads required in these regulations shall begin with the clearing of the rights-of-way. After the placement of all utilities and drainage structures and the approval of the subgrade, and the subgrade shall be placed in maximum lifts of four (4) inches. The stone base shall be brought to grade with the proper crown before compaction tests are taken. The dimensions and compaction requirements of the typical section are minimums and shall be met or exceeded. After the base has been approved by the Town Engineer, the procedure shall be as follows depending on the typical section approved for construction.

Any reference to the Tennessee Highway Specifications shall refer to the *Tennessee Department of Transportation Bureau of Highways Nashville Standard Specification for Road and Bridge Construction*, March 1, 1995 edition and any further amendments or additions. The State of Tennessee Department of Transportation Bureau of Planning and Development Division of Design and Structures *Standard Roadway and Structure Drawings* with updates or revisions is hereby adopted as part of these regulations in addition to the standards specified herein, with these standards to be used as directed or approved by the Nolensville Town Engineer or his authorized representative.

Ditch Section: The stone base shall be primed for the width of the pavement. All loose stone and any debris shall be swept from the surface before the binder course is placed. After the placement of the binder course, the shoulders shall be dressed and sealed with a double bituminous surface treatment at the instruction of the Town Engineer or his authorized representative. At 80% completion of the development or the last paving season before the end of the maintenance period, the surface course shall be applied. The shoulders shall then be dressed with oil and chips until there is a smooth transition from the pavement surface to the shoulders.

Curb Section: The stone base shall be primed in its entirety. The curbs shall be laid directly on the primed surface or binder dependent upon the curb section approved for use and allowed to cure. Earth shall be placed behind all curbs so that within four (4) feet of the curb, the ground slopes toward the roadway shall be swept from the primed surface and the binder course shall be laid from curb to curb. At 80% completion of the development or the last paving season before the end of the maintenance period, the surface course shall be applied.

A. Drainage

The overall drainage of the road or network of roads will be coordinated with, and approved by, the Town Engineer. Size and lengths of cross drains and driveway culverts, where required, shall be determined to be consistent with the following minimum requirements:

- For driveway culverts, a minimum diameter of eighteen (18) inches, and a minimum length of twenty (20) feet;
- For cross drains, a minimum diameter of eighteen (18) inches.

Reinforced concrete pipe shall conform to minimum standard for Class III reinforced pipes.

HDPE shall be equivalent to ADS N-12 and approved by the Town Engineer. HDPE is **not** acceptable for use under roadway crossings.

A.S.T.M. C-76 corrugated metal pipes (is **not** acceptable for use under roadway crossings) shall meet the following minimum gage requirements:

Pipe Size

For Cross Drains	<u>18" 24" 30"</u> 14 gage	<u>36" 42" 48" 54"</u> 12 gage	<u>60" 66" 72"</u> 10 gage
For Driveway	<u>18" 24" 30"</u> 14 gage	<u>36" 42" 48"</u> 12 gage	<u>54" 60" 66" 72"</u> 10 gage

For pipes smaller than 48 inches in diameter, a minimum cover of one foot is required at subgrade. A minimum cover of two feet at subgrade is required for pipes 48 inches in diameter and larger.

Roadside ditches shall be built to a grade that will provide good drainage, and in no case shall the slope of the ditch be less than 0.5 percent (a fall of 0.5 foot in 100 feet).

Cross drains and driveway pipes 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 the 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. Headwalls will be constructed at both ends of cross drain and driveway pipes in accordance with these regulations.

All drainage ditches shall be stabilized to prevent erosion.

B. Stabilization of Ditches

All open ditches shall be stabilized in accordance with the following requirements:

Upstream	Seed	Sod	Concrete Lined
18"	Grades less than 3.0%	Grades 3.0-12.0%	Grades exceeding 12.0%
21", 24"	Grades less than 1.5%	Grades 1.5-7.0%	Grades exceeding 7.0%
30", 36"	Grades less than 1.0%	Grades 1.0-4.0%	Grades exceeding 4.0%
42", 72"	-----	Grades 2.5% or less	Grades exceeding 2.5%

Note: Where culverts empty into ditches with grades exceeding the grade of the culverts, the minimum requirements set forth above may not be satisfactory. In this case, the treatment shall be specified by the Town Engineer or his representative.

1. Concrete Lining - Ditches that require lining with concrete shall be lined to a height above the bottom of the ditch no less than one-half (1/2) the diameter of the nearest culvert (upstream). However, in no case shall the lining extend less than one foot above the bottom of the ditch.

Lined ditches shall be constructed of Class "B" concrete (3000 psi, 28 day strength). The lining shall be firmly bedded and securely attached to adjacent drainage structures. Concrete mixture used will be such as to attain a smooth, monolithic and reasonably water tight lining, and be placed upon a firm subgrade which will be void of all objectionable matter (grass, roots, etc.).

The finished lined ditch shall conform to designated lines and grades and shall add rather than detract from the appearance of the roadway.

2. Sodding - Ditches that require sodding shall be sodded to a height above the bottom of the ditch not less than one-half (1/2) the diameter of the nearest culvert (upstream). However, in no case shall the sod extend less than one foot above the bottom of the ditch.

The sod shall consist of a live, dense, well-rooted growth of permanent grasses, free from Johnson grass, Nut grass and other objectionable grasses, and suitable for the soil in which it is to be placed. The sod shall be eight (8) inches wide, not less than eighteen (18) inches long and have at least three (3) inches in thickness of soil in its roots. The sod shall be placed only when the soil is moist and favorable to growth. No sodding shall be done between November 1st and April 1st unless otherwise directed by the Town Engineer. The area to be sodded shall be constructed to the designated lines and grade, and the surface loosened to a depth of not less than three (3) inches with a rake or other device. If necessary, it shall be sprinkled until saturated at least one inch in depth and kept moist until the sod is placed thereon. It will not be required but it is recommended that immediately before placing the sod, commercial fertilizer (6-12-12) shall be uniformly applied at the rate of 18 pounds per 1,000 square feet.

However, the Town Engineer will hold the developer responsible for an acceptable stand of grass in the ditches for stabilization.

The sod shall be placed on the prepared surface with the edges in close contact and shall be pounded into place with wooded tamps, or other satisfactory equipment. On steep slopes, pinning or pegging will be required to hold the sod in place.

3. Seeding - The area to be seeded shall be constructed to the proper line and grade, and the surface loosened to a depth of not less than three (3) inches with a rake or other device. After the top three (3) inches of soil has been rendered loose, friable, and reasonably free from large clods, rocks, large roots or other undesirable matter, lime and fertilizer shall be carefully worked into the soil in the following amounts:

- Agricultural Limestone (85% calcium carbonate equivalent, 85% through a 10-mesh screen, 50% through a 40-mesh screen) three (3) tons per acre (140 pounds per 1,000 square feet)
- Commercial Fertilizer (6-12-12): 1,300 pounds per acre (30 pounds per 1,000 square feet)

Seeds shall be uniformly sown on the prepared seedbed in accordance with the following schedule, and raked, drilled or harrowed approximately one-quarter (1/4) inch into the soil.

Seeding Mixtures

	Rural Areas		Urban Areas	
	%	Total Lbs./Acre	%	Total Lbs./Acre
August 1 - October 15 (best Time for sending)				
Tall Fescue	70	80	70	80
Unhulled Bermuda Grass **	20		20	
Creeping Red Fescue	5		5	
White Dutch Clover	5		5	
October 15 - May 1				
Unhulled Unscarified serices lespedeza (March 1 - May 1)	40	120	80	
Use Scarified seed	50			
Creeping Red Fescue	5		5	
White Dutch Clover	5		5	

* Recommended jointly by Soil Conservation Service, Tennessee Agricultural Extension Service and Tennessee Agricultural Experiment Station.

** Where Bermuda Grass is objectionable, omit it and increase tall fescue to ninety (90%) percent.

C. Headwall Requirements

All headwalls for cross drains and driveway pipe shall be poured in place concrete (Class "A", 4000 psi @28 days).

Concrete headwalls shall not be less than twelve (12) inches thick for pipes eighteen (18) inches through thirty (30) inches, and shall be adequately reinforced for pipe larger than thirty (30) inches.

Length of wingwalls and height of headwalls for all pipes shall be determined by the amount of fill, the size of pipe and the general conditions surrounding the pipe.

If decorative or ornamental headwalls are desired, approval of such structures shall be given by the Town Engineer upon review and such headwalls should be shown in detail on the plan.

Headwalls for driveway pipe on each individual lot will be inspected and approved by the Town Engineer or his authorized representative prior to or concurrently with the town Town Planner for issuance occupancy permit.

Headwalls for cross drains shall be as designated by the Town Engineer.

Headwalls for driveways shall conform to specifications and dimensions as in the Town details or as approved by the Town Engineer.

D. Curbs

Curbs are permitted which meet the following specifications or as approved by the Planning Commission:

1. Concrete
Concrete Strength (20 day): 4,000 psi
Maximum Slump: 1 ½ inch
Gradation of Aggregate (river gravel)

Sieve Size	Percent Passing
#4	96 - 100
#8	80 - 100
#16	55 - 80
#30	45 - 65
#50	10 - 25
#100	2 - 7

Concrete shall be cured by covering with burlap, cotton or jute mats or sacking, which is kept moist for a period of at least five (5) days, or by the application of a liquid membrane to prevent evaporation losses. In the latter case, the material and method of application shall be approved by the Town Engineer.

2. Alignment - Curbs shall vary from the specified alignment (on the plans) not more than 0.10 foot.
3. Typical Standard Curb Section - Unless otherwise directed by the Town Engineer, standard curbs shall conform to the Town's typical section(s). Curbs shall be continuous across driveways, and shall be recessed to provide an entranceway of four (4) inch thickness. Curb sections at driveways must meet the satisfaction of the Town Engineer.

E. Clearing and Grubbing

Before grading is started, the entire street right-of-way, including side slopes, shall be cleared of all objectionable matter, such as trees, stumps, roots, weeds, heavy vegetation, debris, etc.; disposal of this material will be in accordance with current local, state or federal regulations.

F. Preparation of Subgrade

1. Fill material shall be evenly and uniformly spread in layers not to exceed eight (8) inches in thickness over the entire width and thickness of the embankment section. Each layer shall be thoroughly rolled with an approved sheeps foot or pneumatic tired roller. If, in the opinion of the Town Engineer, the soil is too dry, water will be added by a pressure distributor or other approved method. Soils which are too wet will be allowed to dry before compaction and further filling is attempted.
2. Fills shall be compacted to 95 percent of the maximum dry density according to standard proctor density (ASTM-D-698-70) material used. Subgrade density tests shall be conducted by a local testing laboratory, approved by the town and licensed by the State of Tennessee, and shall be furnished at the expense of the developer and submitted directly to the Town Engineer. A minimum of one subgrade density test for every 500 feet of roadway will be required. The developer shall be billed by the town for the cost of all tests and site inspections by the Town Engineer and consultants and shall remit payment before the approval of the subgrade can be given by the Town Engineer.
3. If rock is encountered, it shall be removed to a depth of at least twelve (12) inches below the subgrade of the road, and suitable backfill material will be used to build the cut section up to proposed grade.
4. The finished subgrade shall provide for super-elevation and crown of the roadway.
5. Pavement/subgrade drainage systems may be required by the Town Engineer.

G. Base and Paving

1. Typical Section - The type base and surface to be used shall be shown on the approved plans and shall not vary from the typical roadway sections of these specifications. The placement of all base and surface materials shall be at the expense of the developer. Test of the subgrade required under Section IV, F of these specifications, by a private testing laboratory, shall be submitted to the Town Engineer prior to placement of the base course.
2. Crushed Stone Pug Mill Mix to be Used In Roadway Base Construction

- a. After the subgrade has been inspected and approved by the Town Engineer or his authorized representative, a base shall be constructed of the width and thickness indicated in the roadway typical sections.
- b. Description: Crushed stone base (Pug Mill Mix) shall consist of a base course constructed with an approved mixture of crushed stone, water and calcium chloride, bonded by rolling and/or vibratory compaction; maintained under traffic; and in conformance with the lines, grades and cross sections as indicated on the plans.
- c. Scope: These specifications cover the quality, gradation and mixing of materials composing Pug Mill Mix to be used in roadway base courses.
- d. Materials: All materials used in this construction, in addition to the general requirements of these specifications, unless otherwise stipulated, shall conform to the technical specifications as set forth below:

Aggregates for Mineral Aggregate Base and Surface Courses shall be crushed stone, together with such material as manufactured sand or other fine materials naturally contained, or added thereto as needed to conform with these specifications.

- (1) The aggregate for mineral aggregate base and surface courses shall consist of hard durable particles or fragments of stone, slag, gravel, or chert, and other finely divided mineral matter. Individual materials shall meet the requirements specified below:
- (2) Crushed stone shall be free of silt and clay. The coarse aggregate portion of the stone shall have a percentage of wear of not more than fifty, and when subjected to five alternations of the sodium sulfate soundness test, the weighted percentage of loss shall not exceed fifteen.
- (3) Crushed slag shall be free of silt and clay and shall meet the quality requirements of crushed stone. It shall be reasonably uniform in density and shall have a dry-rodded weight of at least seventy pounds per cubic foot.

The composite gradation of this aggregate shall be as follows:

Total Percent by Weight, Passing Sieves

Grading	1 1/2"	1"	3/4"	3/8"	No. 4	No. 16	No. 100
D	100	85-100	60-95	50-80	40-65	20-40	9-18

- (5) Calcium Chloride will be incorporated in the crushed stone aggregate base material mixture at a rate of approximately 0.06 bag of Type Two (2) (concentrated) per ton of aggregate (based upon a bag weight of 80 pounds this will be approximately 5 pounds of calcium chloride used per ton of aggregate). Calcium chloride used shall conform to the requirements of AASHO M-144.
- (6) Water shall be incorporated in the crushed stone aggregate base material mixture during the mixing operation in the amount necessary to provide a moisture content satisfactory for compacting. Water used in the mixing process shall be reasonable

clean and free of oil, salt, acid, alkali, sugar, vegetable matter, or other substances injurious to the finished product. Water will be tested in accordance with AASHO T 26. Water known to be of potable quality may be used without test. Where the source of water is relatively shallow, the intake shall be so enclosed as to exclude silt, mud, grass or other foreign materials.

The mixture shall be deposited uniformly on the subgrade from spreader boxes in a minimum of two equal layers. After each layer is deposited, it shall be smoother to grade and cross-section with a power grader and rolled.

The compacted dry weight per cubic foot of material in each layer shall not be less than 98 percent of that determined as an average of maximum compaction for the material in use. The determination of the average maximum compacted dry weight pounds per cubic foot shall be calculated by multiplying the Specific Gravity of the mineral aggregate by 53. This compacted density requirement shall apply regardless of the type of compaction used. Testing shall be conducted by a State licensed testing laboratory, approved by the Town, and shall be at the expense of the developer. Test results shall be submitted to the Town Engineer for approval. The developer shall be billed by the Town for the cost of all tests and site inspections by the Town Engineer and consultants and shall remit payment before approval of the base stone can be given by the Town Engineer. **The crown, width, depth and grade of the base stone shall be approved by the Town Engineer prior to testing for compaction.**

3. Paving Specifications and Procedures

The base, prepared as outline herein, shall be sprinkled lightly with water to settle any loose dust. A bituminous prime coat shall then be applied as specified below. After the crushed stone base and prime coat has been inspected and approved by the Town Engineer or his authorized representative, the base shall be primed, tacked and the asphaltic concrete binder course shall be placed as indicated on the roadway typical section with the specifications at outlined below. After the binder course has been inspected and approved by the Town Engineer or his authorized representative, a tack coat with specifications as stated below shall be applied and asphaltic concrete paving, surface mix will be installed as indicated in the roadway typical sections with the specifications as outlined below. The Town may employ an engineering firm to inspect the hot mix material at the plant and at the project site to certify that hot mix meets regulations. The developer shall pay for the engineering service.

The specifications for material and construction procedures for asphaltic concrete paving, grading binder course shall be as specified in Section 307, all subsections and special provisions pertaining thereto of the *Tennessee Department of Transportation Bureau of Highways Nashville Standard Specifications for Road and Bridge Construction* March 1, 1995 edition and any further amendments or additions (TDOT Spec.). The specification for material and construction procedures for Prime Coat shall be as specified in Section 402 and all subsections and special provisions pertaining thereto of TDOT Specs. The specifications for material and construction procedures for surface course shall be as specified in Section 411, all subsections and special provisions pertaining thereto of the TDOT Specs. The specifications for the Tack Coat between the surface course and the binder course shall be as specified in Section 403 all subsections and special provisions pertaining thereto of the TDOT Specs.

H. Signs and Markings

The developer shall furnish and install all roadway signs and pavement markings. These shall include signs for warning, regulation, the direction of traffic and the proper labeling of streets. The developer shall provide temporary and permanent signage and markings in accordance with Town requirements and MUTCD.

1. Street name signs shall be placed at every intersection. The name plate shall be 6" x 24" or 6" x 30" as required by the length of the street name. The lettering shall be 4" capitals, reflective silver on a green background engineering grade reflective sheeting. The name plate shall be of 0.80 - 0.100 aluminum. The name plate or plates, as necessary, shall be placed by use of a properly fitting adapter on a 2 ½" round galvanized post or a two (2) pound per foot painted U-Channel railroad steel post.
2. Traffic warning, and regulation signs shall be placed as required at all appropriate intersections of on the roadside in accordance with the Traffic Plan which shall be submitted to the Town Engineer to the approved with the construction plans. The size and placement of all traffic signs and markings shall conform to the requirements of the *Manual of Uniform Traffic Control Devices (MUTCD) for Streets and Highways* published by the U.S. Department of Transportation, Federal Highway Administration.

I. Inspection

The Town Engineer or representative shall be responsible for inspection of roadway and drainage improvements. The developer shall pay for costs related to inspection of roads, drainage and other facilities before the final plat can be recorded or bonds released.