

SUBDIVISION REGULATIONS

Last revision date November 20, 2020

Table of Contents

- ARTICLE I - PURPOSE, AUTHORITY AND JURISDICTION..... 1
 - A. Purpose..... 1
 - B. Jurisdiction..... 2
 - C. Definitions..... 3
- ARTICLE II - PROCEDURE FOR PLAT APPROVAL..... 5
 - A. General..... 5
 - B. Preliminary Plat..... 7
 - C. Final Plat..... 11
- ARTICLE III - GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN..... 17
 - General:..... 17
 - A. Streets..... 17
 - B. Blocks..... 23
 - C. Lots..... 24
 - D. Parking Facilities..... 25
 - E. Public Use and Service Areas..... 26
 - F. Suitability of the Land..... 27
- SECTION I SUBDIVISIONS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS..... 28
 - A. DEFINITIONS:..... 28
 - B. APPROVAL BY OTHER AGENCIES:..... 28
 - C. LOT SIZE:..... 28
 - EVIDENCE OF SATISFACTORY SOILS AREA ON PLAT PRIOR TO RECORDING:..... 28
- ARTICLE IV - DEVELOPMENT PREREQUISITE TO FINAL APPROVAL..... 30
 - A. Required Improvements..... 30
 - 1. Monuments..... 30
 - 2. Storm Drainage..... 31
 - 3. Street Construction Specifications..... 33
 - 4. [Deleted 4-13-78]..... 33
 - 5. Sidewalks..... 33
 - 6. Driveways..... 34
 - 7. Installation of Utilities..... 34
 - 8. Water Supply System..... 35
 - 9. Accessibility of Sewer and/or Water Supply System..... 35
 - 10. Sanitary Sewers and Septic Tanks..... 36
 - B. Recommended Improvements..... 36
- ARTICLE V SURETIES, VARIANCES AND LEGAL STATUS..... 39
 - A. Guarantee in Lieu of Completed Improvements..... 39
 - B. Variances..... 39
 - C. Application of Variances and Modifications..... 40
 - D. Other Regulations..... 40
 - E. Amendments..... 40
 - F. Separability and Severability..... 40
- ARTICLE VI ENFORCEMENT AND PENALTIES FOR VIOLATIONS..... 41
 - A. Enforcement..... 41
 - B. Penalties..... 41
- ARTICLE VII ADOPTION AND EFFECTIVE DATE..... 43
 - A. Public Hearing..... 43
 - B. Adoption and Effective Date..... 43

SUBDIVISION REGULATIONS
OF
WILSON COUNTY REGIONAL PLANNING COMMISSION

The subdivision regulations controlling the subdivision of land in Wilson County, Tennessee planning region are adopted under the authority granted by Sections 13-301 through 13-311, Tennessee Code Annotated, which provisions are hereby made a part thereof. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations, having filed a certified copy of the Major Street and Road Plan in the office of the Register of Wilson County, Tennessee. Now, therefore, the following subdivision regulations are hereby adopted, the public welfare requiring it.

ARTICLE I - PURPOSE, AUTHORITY AND JURISDICTION

A. Purpose

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

The following subdivision regulations guiding the planning commission are designed to provide for the harmonious development of the regional area and its environs; to secure a coordinated layout of roads with other existing or planned roads in or near the region; for adequate open space for traffic, light, air, and recreation; for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the avoidance of population congestion; and for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity as set forth under the provision of Section 13-303, Tennessee Code Annotated.

B. Jurisdiction

These regulations shall govern all subdivision of land within the Wilson County, Tennessee Planning Region as established by resolution of Tennessee State Planning Commission under the provision of Section 13-202 Tennessee Code Annotated. Within these regulations the term "subdivision" shall include subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

Any owner of land within the Wilson County Planning Region wishing to subdivide land shall submit to the planning commission a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV of these regulations.

The following are not defined as subdivisions: a division of land into tracts greater than five (5) acres in size not involving any new streets or easements of access; testamentary division of property; partnership division of property between two or more owners of an undivided interest by court order.

C. Definitions

Adjacent Parcel/Adjacent Lot- Either term can be used interchangeably for the purposes of the subdivision regulations in specific relation to use of either of the terms adjacent parcel or adjacent lot. The terms refer to a piece of property situated in direct contact with another property. No roads or other property, lot or parcel may be between the properties in such a way as to totally disconnect them from one another if they are to be considered adjacent parcels or adjacent lots as applied in these subdivision regulations. **[4-16-10]**

Alley: deleted **[6-1-90]**

Board: The chief legislative body of the county (County Court).

Critical Lots: Any lot having an existing or proposed topographic slope of less than one and one-half percent (1.5%) or more than (15%) and any other lot deemed by the County Engineer to have unique drainage, topographic, or environmental circumstance as to warrant more detailed evaluation prior to issuance of a building permit. This may include but not be limited to lots in which the ground water table is found to be within five feet (5') of the surface. Such lots will typically be evidenced by the natural occurrence of aquatic/wetlands loving vegetation and animal life and habitat (crayfish, crayfish holes, cat tails, button bush, poison sumac, etc.) **[10-17-10]**

Engineer: A Registered Professional Engineer in good standing in the State of Tennessee.

Final Plat: The completed subdivision plat in form for approval and recording.

Floodway: The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. "Floodway" may also be referred to as "regulatory floodway". **[6-1-90]**

Lot: A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record of survey map or by metes and bounds, for the purpose of sale or lease to, or separate use of, another.

Planning Commission: The Wilson County Regional Planning Commission, a legal agency of the County and established by the State Planning Commission as provided by law.

Plat: includes plat, plan, plot, or re-plot.

Preliminary Plat: A tentative plat of a proposed subdivision for presentation to the planning commission for its consideration.

Roadway: That portion of a street between the regularly established curb lines, or that part of a street **[6-1-90]** devoted to vehicular traffic.

Sidewalk: That portion of a street not included in the roadway, and devoted in whole or in part to pedestrian traffic.

Street: A public thoroughfare which has been dedicated to and accepted by Wilson County for public use. **[6-1-90]**

Arterial Street: A continuous highway or system of highways which connects cities and concurrently absorbs collector traffic. **[6-1-90]**

Center Line of Street: That line surveyed and monumented by appropriate governmental authority as the center of a street. If such line has not been surveyed, it shall be that line running midway between the outside curbs or accepted boundaries, such as ditches or fence lines of such streets. **[6-1-90]**

Collector Street: An urban street which collects traffic from minor streets and feeds it into the arterial system. **[6-1-90]**

Cul-de-sac or Dead-end Street: A minor street with only one outlet.

Marginal Access Street: **[deleted 6-1-90]**

Minor Street: A street used primarily for access to abutting properties. A minor street is not intended to carry through traffic. **[6-1-90]**

Subdivider, Applicant or Developer: Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land, whether described by metes and bounds or by any other description, for the purpose, whether immediate or future, of sale of building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

Surveyor: A qualified Registered Land Surveyor in good standing with the State Board of Registration.

ARTICLE II - PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of three (3) separate steps. The initial step is the early informal consultation with the planning commission technical staff for advice and assistance. The second step is the preparation and submission to the planning commission of a preliminary plat of the proposed subdivision. The third step is the preparation and submission to the planning commission of a final plat together with required certificates. This final plat becomes the instrument to be recorded in the office of the county register when duly signed by the secretary of the planning commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to divide such land into two (2) or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, or who wishes to re-subdivide for this purpose, shall submit a plan of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these standards and shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the county register without the approval of the planning commission as specified herein.

The following are not defined as subdivisions: A division of land into two or more tracts for only agricultural purposes which does not involve the construction of a street or road or the creating of an easement of access; Testamentary Division of Property; partnership division of property between two or more owners or an individual interest by court order.

2. In order to secure review and approval by the planning commission of a proposed subdivision, the prospective sub-divider shall, prior to the making of any street improvements or installations of utilities submit to the planning commission a preliminary plat as provided in Section B of this Article. On approval of said preliminary plat he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section C of this Article and the improvements set forth in Article IV. In no case shall a preliminary plat be presented in sections.

3. A sub divider may omit the submission of a preliminary plat where a proposed subdivision is of such small size and contains so few lots as to present no engineering or planning problems. The planning commission may require submitting only a final plat, if all of the following conditions are met:
 - a. The proposed subdivision does not contain more than five (5) lots, sites, or divisions.
 - b. All public improvements as set forth in Article IV are already installed. (Any construction, installation, or improvement of public improvements shall require the submission of a preliminary plat as prescribed by Section B of this Article).
 - c. The sub divider has consulted informally with the planning commission technical staff for advice and assistance, and it is agreed upon by the planning commission that a preliminary plat is unnecessary, prior to submission of the final plat and its formal application for approval.
4. Where a proposed re-subdivision upgrades or maintains relatively constant lot sizes or conditions, the planning commission may approve said re-subdivision on only a final plat if all the conditions of 3 above are met.
5. The Wilson County Regional Planning Commission will deny without prejudice any application where applicants have named the Wilson County Planning Commission, the Wilson County Board of Zoning Appeals or any other branch of Wilson County Government as defendant in pending litigation related to their respected application to the Wilson County Planning Commission. With direction of the County Attorney the Planning Commission may take action that results in settling of any pending litigation. This clause will take effect when timelines have been exhausted under state law. [03.21.2014]

B. Preliminary Plat

1. At least fifteen (15) days **[2-12-87]** prior to the meeting at which it is to be considered, the sub divider shall submit to the secretary of the planning commission Nine (9) copies **[9-16-11]** of any required preliminary plat of a proposed subdivision drawn to a scale of not less than one (1) inch equals one hundred (100) feet. At least three (3) of the above prints must be submitted in accordance with scaling requirements listed above. The remaining submitted copies shall be submitted on not less than 11" X 17" scaled reductions of the larger copies required. **[09-16-11]** The fee for submitting a preliminary plat shall be set by the Wilson County Commission. **[11-12-87]** at the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary plat to the secretary of the planning commission nor the receipt issued by the secretary of the planning commission shall constitute submission of the preliminary plat for consideration by the planning commission.

[Paragraph deleted 11-17- 06]

2. The preliminary plat shall be presented to the planning commission at its next meeting by the secretary or the acting secretary of the planning commission for approval, disapproval, or approval subject to modification. Failure to present the preliminary plat by the secretary or the acting secretary shall not relieve the planning commission of its responsibility to consider said plat.
3. The preliminary plat, which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV, shall give the following information insofar as possible:
 - a. The proposed subdivision's name and location, the name(s) and address(es) of the owner or owners, including the name, address and telephone number of a trustee or contact person **[8-13-87]**, the name(s) and address(es) of adjacent property owner(s), the civil district in which the subdivision is located, the tax map and parcel number, present tract designation according to official records in the office of the appropriate recorder, and the name of the designer of the plat who shall be a surveyor **[6-1-90]** approved by the planning commission.
 - b. Date, approximate north point, and graphic scale.

- c. The location of existing and proposed property lines, streets, water courses, railroads, sewer lines, water lines, drainpipes, bridges, culverts, and easements for existing utilities or other features. Existing features shall be distinguished from those which are proposed. In addition, the present zoning classification, if any, of the land to be subdivided and of adjoining property owners or subdivisions shall be indicated.
- d. Plans of proposed sewer and water systems showing connections to the existing or any proposed utility systems, and the locations of fire hydrants. **[10-2-75]** When such connections are not practical, as determined in accordance with Subsection A.11 of Article IV, any proposed individual water supply and/or sewage disposal system must be approved by the Wilson County Health Department.
- e. The proposed street names, and the locations and dimensions of proposed streets, **[6-1-90]** easements, parks and other open spaces, reservations, lot lines, building setback lines, and utilities. A note stating that streets will be built to the road specifications in force at the time of construction. **[8-13-87]**
- f. Contours at vertical intervals of not more than five (5) feet, except when specifically not required by the planning commission.
- g. Subsurface conditions on the tract, if required by the planning commission: location and results of tests made to ascertain subsurface soil, rock, and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five (5) feet; and location and results of soil percolation tests, if individual sewage disposal systems are proposed.
- h. The acreage of the land to be subdivided; bearings and dimensions of property boundary. **[6-1-90]**
- i. Location sketch map showing relationship of subdivision site to area shall be shown on or accompany the preliminary plat. This sketch map shall show all existing subdivisions, streets, and tract lines of acreage parcels, easement abutting the proposed subdivision.
- j. Location of the 100-year flood plain; location of the floodway. **[6-1-90]**

k. Standard Notes: **[6-1-90]**

Federal Flood Note: This property is not (is) in an area designated as a special flood area, as shown on Community Map/Panel Number _____/_____, effective date _____.

Where a stream appears on a USGS 7 1/2 minute quadrangle map as a blue line, the following note shall appear: "No alteration of this (these) stream(s) shown will occur prior to written approval being granted by the appropriate authorities."

4. Within thirty (30) days after submission of the preliminary plat to the planning commission for consideration, the planning commission shall review it. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved subject to modifications, the nature of the required modifications shall be indicated.
5. If a plat is disapproved, a new plat may be presented as though no previous plat had been submitted. If a plat is approved, or approved subject to modifications, and the sub divider desires to make substantial modifications, other than those already required by the planning commission, a new preliminary plat must be submitted and is subject to the same regulations and procedures as though no previous plat had been submitted, except that a certification to the effect that the previous plat has been withdrawn must be submitted. If a plat is approved subject to modifications, four (4) copies of the revised plat must be submitted to the planning staff prior to submittal of the final plat. The revised plat shall show the date of revision. **[7-9-87]**
6. One copy of the preliminary plat will be retained in the planning commission files; one copy shall be returned to the sub divider with any notations at the time of approval or disapproval and the specific changes, if any, required; one copy to each of the following: Staff Representative, Street or Road Commissioner, Utility System.
7. Failure of the Planning Commission to act on the preliminary plat within sixty (60) days after submission shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission. **[6-1-90]**
8. The approval of the preliminary plat by the planning commission shall not constitute acceptance of the final plat; and such approval shall not be indicated on the preliminary sketch plat.
9. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year from the date of such approval; provided, however, that and extension of time is not applied for and granted by the planning commission.

10. If the subdivision is to be developed and submitted as final plats in portions or sections of the preliminary plat, the sections must be identified by alphabetical or numerical **[6-1-90]** characters, following the name of the subdivision as initially submitted or as approved on preliminary. At no time shall less than one section be submitted for final approval. **[6-1-90]**
11. No subdivision shall use the name of an existing subdivision except as noted in Subsection 10 above.
12. If the subdivision to be developed has previously been approved under a different name, the plat shall include the note, "Formerly approved as _____ Subdivision." **[7-9-87]**
13. Approval of a preliminary plat shall not constitute approval of road grading and drainage plans. Each preliminary plat shall include the note, "Road construction shall not begin without approval of the Wilson County Road Department." **[7-9-87]**

C. Final Plat

- 1-A. The final plat shall conform substantially to any preliminary plat as approved; and, if desired by the sub divider, 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 and that those portions presented for final approval were shown as identified sections on the preliminary plat. **[10-2-75]**
- 1-B. General Drainage Plans for the entirety of a subdivision, as presented on preliminary plat, must be submitted to the County Engineer (or Wilson County Planning Department's reviewing engineer) for review and approval no later than two weeks prior to the planning commission submittal deadline for a final plat. **[12-17-04]**
- 1-C. Where General Drainage Plans are required, or where more than one acre of land is to be disturbed by land development activities related to subdivision, Site grading and land disturbance work shall not commence on a proposed subdivision site until such time as general drainage plans and related water quality controls and devices have been approved by the County Engineer or designated storm water official. **[12-17-04]**
2. If the final plat submitted is a section of the preliminary plat, the final plat shall be titled the same as the preliminary plat followed by an alphabetical section designation. The developer must present one or more complete sections of a preliminary plat for final approval. A sketch map showing the sections already approved and developed, the section(s) for which final approval is being sought, and the sections which are yet to be developed shall be drawn on each section being presented for final approval. **[10-2-75]**
3. Subsection C.1 of this Article shall not apply **[6-1-90]** when a final plat is submitted in accordance with Subsection A.3 and A.4 of this Article.
4. At least fifteen (15) days **[2-12-87]** prior to the meeting at which it is to be considered, the sub divider shall submit Nine (9) prints, **[9-16-11]** together with street profiles or other plans that may be required by the planning commission. At least three (3) of the above prints must be submitted in accordance with requirement six, stated below regarding size and scaling of plats. The remaining submitted copies shall be submitted on not less than 11" X 17" scaled reductions of the larger copies required. **[9-16-11]** The fee for submitting a final plat shall be set by the Wilson County Commission. **[11-12-87]** At the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the final plat to the secretary of the planning commission nor the receipt issued by the secretary of the planning commission shall constitute submission of the final plat for consideration by the planning commission.

5. The final plat shall be presented to the planning commission at its next meeting by the secretary or the acting secretary of the planning commission for consideration for approval or disapproval. Failure to present the final plat by the secretary or the acting secretary shall not relieve the planning commission of its responsibility to consider said plat.
6. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets not larger than eighteen (18) by twenty-four (24) inches. **[6-1-90]** When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical or numerical **[6-1-90]** order as a key.
7. When the plat has been approved by the planning commission, one copy shall be returned to the sub divider, with the approval of the planning commission certified thereon, for filing with the county register as the official plat of record. One copy shall be retained in the record of the planning commission and one copy each as follows: Staff Representative, Road or Street Commissioner, Utility System, and County Tax Assessor.
8. The planning commission shall approve or disapprove the final plat within sixty (60) days **[6-1-90]** after its submission for consideration. Failure of the planning commission to act on the final plat within sixty (60) days **[6-1-90]** shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning commission.
9. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground. A final plat must be recorded within two (2) years **[11-9-96]** after approval by the Planning Commission or it becomes void. Any plat approved prior to June 1, 1990 must be recorded prior to June 1, 1991 or it becomes void. **[6-1-90]**
10. The final plat shall show:
 - a. The lines of all streets and roads; the size and location of any water and sewer mains; the locations of all fire hydrants; **[10-2-75]** lot lines; building setback lines, any easements for rights-of-way provided for public services, utilities, and the disposal of surface water, the limitation and/or dimensions of all easements; lots numbered in numerical order; any areas to be dedicated to public use, and any sites for other than residential use, with notes stating their purpose and limitations. A note stating that streets will be built to the road specifications in force at the time of construction. **[8-13-87]**

- b. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, block line, and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
- d. Location and descriptions of monuments.
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining un-subdivided property.
- f. Date, title, name and location of subdivision, graphic scale, and true north point.
- g. Location sketch map showing site in relation to area.
- h. The civil district in which the subdivision is located, the tax map and parcel number, the total acreage of the subdivision, individual lot sizes, the remaining acreage and road frontage of the tract being subdivided, and the name of the surveyor designing the subdivision. **[2-12-87]**. When the size of a lot is less than one (1) acre, the lot size shall be provided in square feet. **[6-1-90]**
 - (i) The names and address of owner/developer, including the name, address and telephone number of a trustee or contact person **[8-13-87]**; deed book and page number; centerline dedication for existing rights-of-way.
- i. Location of the 100-year flood plain; location of the floodway; descriptions of monuments to locate flood plain/floodway boundary; Minimum finished floor elevations for lots in the flood plain (or subject to local flood hazard). **[6-1-90]**
- j. Size and location of culverts. **[11-19-11]**
- k. All yards and setbacks required by the Wilson County Zoning Ordinance shall be shown. There shall be a utility and drainage easement (a minimum of ten (10) feet in width) along all side (rear as necessary) lot lines. Primary, secondary, and tertiary septic disposal areas shall be shown as directed by the Wilson County Health Department. **[6-1-90]**
- l. Location, description, and elevation of bench mark(s) within the subdivision. **[6-1-90]**

m. Standard Notes. Federal Flood Note: This property is not (is) in an area designated as a special flood area, as shown on Community Map/Panel Number _____/_____, effective date _____. Where a stream appears on a USGS 7 1/2 minute quadrangle map as a blue line, the following note shall appear: "No alteration of this (these) stream(s) shown will occur prior to written approval being granted by the appropriate authorities." **[6-1-90]**

n. Where a subdivision plat abuts a tract that is at least 15 acres in size and on Greenbelt Status, as defined by the State of Tennessee and to be determined by local property assessor's records, at time of planning commission approval; the following mandatory statement shall be placed on the plat submitted for recording: **[3-18-05]**

Residents or occupants of this development are hereby notified that active agricultural/forestry production or a working farm exists as within this general vicinity at present. As such, livestock, poultry, swine, fertilizer, agricultural/forestry equipment and other agriculture/forestry related materials and activities may produce strong odors, loud or incessant noise, and dust. **[3-18-05]**

o. Critical lots, as defined in Article 1, section C of these regulations shall be labeled clearly on the face of the plat along with the following note:

Critical lots as indicated hereon must submit an individualized grading, sediment control, and stabilization plan to the County Engineer for review and stamp of approval prior to issuance of a building permit. Said plan shall be stamped by a State of Tennessee Licensed professional engineer (Civil or Geotechnical) with a note of certification as to the soundness and stability of proposed structures on the property. An outline of the requirements for this required critical lot plan can be found in the appendix of the Wilson County Subdivision Regulations. **[10-17-06]**

11. The following certificates shall be presented with the final plat:
(See Appendix)
 - a. Certification showing that applicant is the land owner and dedicates streets, rights-of-way, and any sites for public use. (See Appendix)
 - b. Certification by surveyor to accuracy of survey and plat and placement of monuments. (See Appendix)
 - c. Certification by authorized approving agent that utility systems, private or otherwise, have been installed in accordance with government requirements. (See Appendix)
 - d. Certification by authorized approving agent that the sub divider has complied with one of the following alternatives: (See Appendix)
 - (1) Installed all improvements in accordance with the requirements of the regulations, or
 - (2) deleted 11/20/2020
 - e. Certification of approval to be signed by the secretary of the planning commission. (See Appendix)
 - f. Certification of approval of Streets to be signed by an executive representative of the Road Commission or other appropriate overseeing road network/public works entity.
 - g. Certification of approval County Engineer/Stormwater Official to be signed by the County Engineer or other appropriate Stormwater Administrator.
 - h. Certification of proposed street naming and subdivision addressing by Wilson County Emergency Communications E-911 Official. (See Appendix D) This signature must be received upon satisfactory completing of all other required signature blocks on the face of the plat save the Certificate of Approval for recording. **[12-21-12]**
12. If a plat is approved subject to modifications, four (4) copies of the revised plat must be submitted to the planning staff prior to recording. The revised plat shall show the date of revision. **[7-9-87]**

13. All major plats, meaning any proposed plats which require preliminary plat submittal, submitted for consideration by the Planning Commission must have a minimum of four points which shall form a closed polygon that encompasses the entire project submitted. These points shall be indicated on the plat along with the bearings and dimensions back to the major corners of the proposed subdivision. Adequate location specifications shall be provided to said corners on the ground by the coordinate system. Additional points which permit definition of sub-polygons within the project will be acceptable and desirable. These points must be defined in terms of a geographic coordinate system which may be one or more of the following: Universal Transverse Mercator (UTM), zone 16 Latitude-Longitude (LAT-LON), shown in degrees-minutes-seconds or degrees and decimal fractions of a degree, Tennessee State Plane coordinates projected in North American Datum 1983 (NAD83). The preferred coordinate system is Tennessee State Plane Coordinate System. The coordinate system selected must maintain a minimum precision corresponding to the following standards for each individual coordinate type, for both X- and Y-coordinates:
- a. UTM: each coordinate pair must be defined to the nearest tenth of a meter: for example, a coordinate of “(557,447.3, 2,961,928.7)”
 - b. LAT-LON: Degrees-minutes-seconds format: each coordinate pair must be defined to the nearest hundredth of a second; for example, a coordinate of “(N 36° 22' 34.07”, 5W 86° 14' 53.64)” Degrees and decimal fraction format: each coordinate pair must be defined to the nearest millionth of a degree; for example, a coordinate of “(N36.376131°, W 86.248233°)”
 - c. Tennessee State Plane: each coordinate pair must be defined to the nearest tenth of a foot; for example, a coordinate of “(525,042.7, 1,826,294.1)” These coordinates may be presented in a tabular format on the plat, similar to curve data tables.

In addition to the paper copies required, this DWG file, Microstation file, or other ESRI software compatible file shall be submitted in a recordable media format or emailed to a designated representative of the Planning Commission Staff. The above listed coordinate system chosen by the surveyor/designer must be indicated on the file and/or disk submitted, as well as the hard copy submitted.

The purpose of these requirements is to facilitate the input of new development plats into the Planning Commission’s computerized Geographic Information System for analysis, assessment of impact, storage and retrieval.

For the purposes of improving state and federally required storm water system and road system inventory databases; any required road plans and general storm water/drainage plans for a particular residential subdivision shall be required in the above listed compatible computer format(s) with enough information to determine readily on the ground how these plans have been or are to be installed. **[4-15-05]**

ARTICLE III - GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

General:

Subdivisions shall be designed to create desirable neighborhoods with peace, quiet, safety, and beauty wherein high residential values may be maintained over a long period of time. Generally, such neighborhoods shall be bounded by major streets with an elementary school and neighborhood park at their center. Because the diversity of land ownership makes unlikely the creation of an entire neighborhood by one owner, the planning commission shall make preliminary neighborhood studies of existing and potential residential areas of Wilson County. Preliminary subdivision plans shall conform to such studies in the event such are available and in the event such studies have been approved by resolution of the commission.

A. Streets

1. Conformity to the Official Thoroughfare Plan

The location and width of all streets and roads shall conform to the latest official Wilson County Regional Thoroughfare Plan and Lebanon Street Plan.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street, whichever is greater.

Where 50 lots or more are proposed in a subdivision of property, or where the County Road Commission staff or County Engineering staff deem it otherwise necessary a traffic study conducted by traffic engineer or other person qualified to do such work in the State of Tennessee shall be submitted with required road and drainage plans for evaluation, at a minimum a center turn lane and acceleration and deceleration lanes will be mandatory where more than fifty (50) residential lots are proposed to access the existing road system by intersection. The County Road Commission may review and approve alternate road plans and designs that meet the intent of addressing existing or future congestion. (08.21.2015)

3. Street Elevation

The planning commission may require where necessary profiles and elevations of streets for areas subject to flood. Fill may be used for streets provided such fill does not unduly increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights. Street elevations should be no lower than two (2) feet below the elevation of the highest flood of record.

4. Street Classifications per Current Adopted Major Thoroughfare Plan, a listing of affected existing roads (Proposed Future Roads may also be affected) and associated required Right-of-Way Widths. (revised 10.21.2018)

Interstate Grade Road - ROW needs, and Lane needs determined by State and Federal Authorities as applicable.

Principal Arterial - (Ex: US 70, US 231, Hwy 109, S. Mt. Juliet Road., Hobson Pike).

Projected Road Section 4 lanes with a center turn lane or Boulevard section. (5 lanes total plus shoulders)

Standard ROW Requirement at Subdivision of Property 80'
(40' from center of ROW)

ADDITIONAL RIGHT OF WAY DEDICATION MAY BE REQUIRED FOR PROPERTIES ADJACENT TO ROADS CLASSIFIED AS PRINCIPAL ARTERIALS FOR THE ACCOMODATION OR IMPLEMENTATION OF REQUIRED SUB ARTERIAL FRONTAGE ROADS. USE OF EXISTING ROADWAYS CLASSIFIED AS SUB ARTERIAL FRONTAGE ROADS OR FUTURE EXTENSION OF SUCH ROADWAYS ACROSS ADJACENT PROPERTIES WILL BE REQUIRED ON NEW SUBDIVISIONS OF PROPERTY THAT ARE CURRENTLY FRONTING UPON A ROAD CLASSIFIED AS A PRINCIPAL ARTERIAL.

Minor Arterial - (Ex: Cainsville Road, Carthage Highway, Central Pike Division Street, Hartsville Pike, Saundersville Road, Sparta Pike)

Projected Road Section 4 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section (4 lanes total plus shoulders)

Standard ROW Requirement at Subdivision of Property 60'
(30' from center of ROW.)

Major Collector- (EX: Academy Road, Benders Ferry Road, Cairo Bend Road) N. Cairo Bend Road., Chicken Road, Coles Ferry Pike, Couchville Pike, Linwood Road, Nonaville Road, North Green Hill Road, Old Lebanon Dirt Road, Saundersville Ferry Road, Statesville Rd/SR 267, Stewarts Ferry Pike, Trammel Lane/SR265, Trousdale Ferry Pike, Vesta Road)

Projected Road Section 2 lanes with shoulders or 3 lanes with Center Turn Lane or Boulevard section at entrances to major development or major intersections. (3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.)

Standard ROW Requirement at Subdivision of Property 60'
(30' from center of ROW.)

Minor Collector _____(EX. Adams Lane, Beasley's Bend Road, Bell Road, Berea Church Road, Burton Road, Cedar Forest Road, Cedar Grove Road, Double Log Cabin Road, Fellowship Road, Gladeville Road, Greenvale Road, Hamilton Chambers Road, Harkreader Road, Holloway Road, Holmes Gap Road, Horn Springs Road, Jug Creek Road, Logue Road, Leeville Road, Liberty Hill Road, Lindsley Road, Lone Oak Road, Mann Road, Manners Road, Maple Hill Road, McCrary Road, Mires Rd., Logue Road, Murphy Lane, Needmore Road, North Commerce Road, North Milton Road, Rock Springs Road, Rocky Branch Road, Rutland SW, Salem Road, Sherrilltown Road, Shorter Road, Simmons Bluff Road, South Commerce Road, Spain Hill Road, Swindell Hollow Road, Tater Peeler Road, Tracy Road, Underwood Road, Vanderbilt Road, Young Road,

Projected Road Section 2 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section at entrances to major development or major intersections.

(3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property 50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

Sub-Arterial Frontage Roads -

(EX: Old Murfreesboro Rd. and future extensions, Old Laguardo Rd. and future extensions, Woods Ferry Rd. and future extensions; Future extensions of these frontage roads or driveways)

USE OF THESE EXISTING ROADWAYS OR FUTURE EXTENSION OF SUCH ROADWAYS ACROSS ADJACENT PROPERTIES WILL BE REQUIRED ON NEW SUBDIVISIONS OF PROPERTY THAT ARE CURRENTLY FRONTING UPON A ROAD CLASSIFIED AS A PRINCIPAL ARTERIAL.

This classification is being used to accommodate ease of movement between adjacent properties along a Principal Arterial route and reduce the need for travel by local traffic on the parallel principal arterial route when undertaking local trips.

Projected Road Section 2 lanes with shoulders or 3 lanes with center turn lane or Boulevard section at entrances to major development or major intersections.

3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property 50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

This classification intent may also be accommodated by private driveways that connect adjoining properties within and adjacent to particular commercial or residential development. However, either Public ROW dedication 50' width or Public Ingress/Egress/Cross Access Easement dedication of at least 30' width must be made at time of subdivision development to the satisfaction of County development review staff.

Local Standard Roads -

Consists of all County roads that are not otherwise classified on the Major Thoroughfare Plan Map.

Standard ROW requirement - 50' (25' from center of ROW)

5. Additional Right-of-Way Width on Existing Streets

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

6. Restriction of Access

Where property is to be used for residential purposes along a major street the arrangement shall be such that the lot's rear yards abut the major street or, in lieu of this, marginal access streets may be provided. A five foot brick, masonry, wooden, or chain link fence shall be erected along the rear lot lines of lots abutting major streets and no curb cuts or access points for driveways shall be permitted.

Similar treatment, but without walls or fences, shall be provided along railroads. In these situations, if it deems appropriate, the planning commission may require a rear yard deeper than the minimum.

7. Street Grades

Grades on major streets and roads shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but not ten (10) percent.

8. Horizontal Curves

SEE WILSON COUNTY ROAD COMMISSION STANDARD ROAD AND DRAINAGE SPECIFICATIONS FOR SUBDIVISIONS

9. Vertical Curves

SEE WILSON COUNTY ROAD COMMISSION STANDARD ROAD AND DRAINAGE SPECIFICATIONS FOR SUBDIVISIONS

Profiles of all street showing natural and finished grades drawn to a scale of not less than one inch equals one hundred (100) feet horizontal, and one inch equals twenty (20) feet; vertical, may be required by the Planning Commission.

10. Intersections SEE WILSON COUNTY ROAD COMMISSION STANDARD ROAD AND DRAINAGE SPECIFICATIONS FOR SUBDIVISIONS

11. Tangents SEE WILSON COUNTY ROAD COMMISSION STANDARD ROAD AND DRAINAGE SPECIFICATIONS FOR SUBDIVISIONS

12. Street Jogs

Street jogs with center line offsets of less than one hundred (100) feet shall not be allowed. AS APPROVED WITH WILSON COUNTY ROAD COMMISSION STANDARD ROAD AND DRAINAGE SPECIFICATIONS FOR SUBDIVISIONS

13. Dead-End Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be not more than five hundred (500) feet long **and shall be no shorter than one hundred fifty (150) feet long [8-13-87]** unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eight (80) feet and a street right-of-way diameter of at least one hundred (100) feet or the planning commission may approve an alternate design.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips

There shall be no private streets platted in any subdivision. Every lot in subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

Notwithstanding any other provision of the Wilson County Subdivision Regulations, a lot in a gated community as defined in the Wilson County Zoning Ordinance shall not be required to have fifty (50) feet of frontage on a public road. **[1-21-05]**

15. Street Names

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

16. Alleys Deleted [6-1-90]

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the planning commission may require one or more public cross walks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two (2) rows of lots except where reverse frontage on major streets and roads is provided or where prevented by topographical conditions or size of the property; in which case the planning commission will approve a single row of lots of minimum depth.

C. Lots

1. Adequate Building Sites

Each lot shall contain a building site outside the limits of any existing easement or building setback lines required in Subsection 4 of this Section and above the elevation of the record flood. Fill may be used to raise such site to flood free elevation.

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curve street lines. Each lot must front fifty (50) feet except those lots fronting on the turn-around of a cul-de-sac (dead-end) street shall have a minimum of 30 feet frontage. **[3-11-76]**

3. Minimum Size

The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer and/or a public water supply system are reasonably accessible, the sub divider shall connect with such system or systems and provide connections to each lot. Where such systems are not available, as determined in accordance with Section A.9 of Article IV, an alternate method of sewage disposal or water supply may be used, if it meets all applicable public health regulations. In no case shall any septic disposal field be permitted to extend onto another lot. **[6-1-90]**

Notwithstanding the above, on a case by case basis, the Planning Commission may allow a septic disposal system and/or field to extend onto another lot by easement provided the Applicant/Owner demonstrates ALL the following:

- [1.] That the lot requiring the septic disposal system is an existing lot of record.
- [2.] That denial of an easement for a septic disposal system, would be a great hardship upon the Applicant/Owner.
- [3.] That the Wilson County Health Department has denied a permit for approval of an on-site sub-surface septic disposal system.
- [4.] That all reasonable alternative remedies allowed by the Tennessee Department of Environment and Conservation have been exhausted.
- [5.] That an approved site for a septic disposal system is located on an adjacent parcel of property; and that an approved site for a septic disposal system is located on an adjacent parcel of property - **See definition of adjacent parcel/adjacent lot** in Article 1 of these regulations. **[amended 4-16- 10]**
- [6.] That no other less drastic alternative is available.

Once the Owner/Applicant has met requirements set out above to the satisfaction of the Planning Commission, the Owner/Applicant and the Grantor of the Easement must then submit proposed easements and plats to the Planning Commission.” **[amended 6-4-93]**

Lots within the Wilson County Planning Region are governed by the following provisions:

3a (1) Residential lots within the Wilson County Planning Region will conform to the lot requirements for residential zones as outlined in the Zoning Ordinance Wilson County, Tennessee. **[10-13-77]**

3a (2) The minimum size of residential lots to be served by a private source of water supply shall not be less than one hundred twenty five (125) feet **[10-13-77]** wide at the building setback line nor less than one acre in area; however, the county health officer after investigation of soil conditions, proposed sewerage system and depth of groundwater may require a minimum lot width and size in excess of these standards.

4. Building Setback Lines and Side Yards

A. deleted **[6-1-90]**

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

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
7.2 KV	15 feet
13.0 KV	25 feet
46.0 KV	37.5 feet
69.0 KV	50 feet
161.0 KV	75 feet

5. Corner Lots

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

D. Parking Facilities

1. In residential areas where apartment type projects are contemplated, off-street parking shall be provided according to the Wilson County Zoning Resolution.
2. In other than residential districts, adequate space for off-street parking shall be provided for the type of use contemplated and loading docks or other facilities shall be provided for motor and rail carriers, subject to the approval of the planning commission.

E. Public Use and Service Areas

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

1. Public Open Spaces

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

2. Easements for Utilities

Easements, not less than ten (10) feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines shall be placed along all side and rear lot lines. **[6-1-90]** Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.

Where Pad-mount electrical transformers are being used for the purposes of underground electric service, these easements shall be expanded to be at least Twelve (12) feet from the front side of the transformer pad (where the access Panel Door will be located). A note shall be included on all final plats, where applicable, that underground electrical service is being provided. A second note or diagram shall be provided on the face of the plat which outlines the necessary 12 foot easement from the front access panel and the ten foot easement outlined in this section above for all other sides of the transformer pad. A third note shall be added stipulating that easement areas surrounding transformer pads shall be maintained clear of dense vegetation (other than grass or similar low growing ground cover) or other obstacle or debris ALL PAD MOUNTED TRANSFORMERS MUST BE LOCATED WITHIN A UTILITY EASEMENT AS OUTLINED WITHIN THIS PARAGRAPH. **[12-21-12]**

Whenever any stream or important surface drainage course is located in any area which is being subdivided the sub divider shall show the stream and top of bank locations and provide an adequate easement and or buffer as determined by the County Engineer along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the stream. If there is no County Engineer the Planning Commission shall make the final decision. **[11.18.11]**

3. Community Assets

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

F. Suitability of the Land

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses that may increase flood hazard; endanger health, life, or property; or aggravate erosion. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Fill may be used to raise the land in areas subject to flood provided the fill proposed does not restrict the flow of water and unduly increase flood heights.

G. Large Tracts or Parcels

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

H. Group Housing Developments

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

SECTION I SUBDIVISIONS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS [2-17-06]

A. DEFINITIONS:

SUBSURFACE SEWAGE DISPOSAL SYSTEM - also referred herein as “SSD System(s)”; a system, other than a public or community system, which receives sewage. Included within the scope of this definition are: septic tank absorption systems, privies, chemical toilets, and other similar systems. However, a subsurface sewage disposal system does not include a sewerage system regulated under T.C.A. Sections 68-221-101 et.seq. and 68-3-101 et.seq.

B. APPROVAL BY OTHER AGENCIES:

No proposed subdivision shall be approved by the local or regional planning commission until the plans have been approved by the Tennessee Department of Environment and Conservation Division of Groundwater Protection.

C. LOT SIZE:

Lots shall be large enough to construct and duplicate a sewage disposal system as approved by the State of Tennessee Department of Environment and Conservation Division of Groundwater Protection. The size of the lot may limit the type, size, and location of structures which can be built on the lot. All lot sizes must conform also with the requirements set forth in the local zoning ordinance.

EVIDENCE OF SATISFACTORY SOILS AREA ON PLAT PRIOR TO RECORDING:

- a. Before recording the plat, adequate suitable soil to accommodate primary and secondary disposal sites will be located on the plat with all accompanying notes. There shall be no construction, utilities, driveways, cutting or filling in the designated areas. Any disturbance of these areas shall void approval of the lot.
- b. Where a lot(s) with an existing SSD system is shown on a plat being reviewed for plat approval, Wilson County hereby adopts Option 1 of the State of Tennessee Department of Environment and Conservation Policy Memorandum # SSD-019-16, entitled “POLICY ON PLAT APPROVAL OF A LOT(S) WITH AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM”, as the County review policy. Option 1 is stated in Memorandum #SSD-019-16 as follows:

“When a lot(s) with an existing SSD system is shown on a plat being reviewed for plat approval,” ...

“The lot(s) is evaluated and either approved or disapproved based on the following information:

- a) A soils evaluation of the duplicate area shall be prepared by an approved soils consultant.
- b) Adequate duplicate area of suitable soil must be available for the existing structure.
- c) The existing SSD system shall be accurately located on the plat by the developer or surveyor.
- d) An inspection letter (CN-0875) addressing the current status of the SSD system shall be completed, attached to the plat and referred to in the plat restrictions.

When inspection letter reveals that the existing SSD system is malfunctioning, the system shall be repaired in accordance with the Regulations to Govern Subsurface Sewage Disposal Systems while maintaining adequate duplicate area of suitable soil.”

ARTICLE IV - DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

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

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, and install monuments, sewers, storm water inlets, and water mains in accordance with specifications established by Wilson County. Where the planning commission determines that the public welfare requires the installation of curbs, gutters and/or sidewalks the developer shall be required to make such improvement. **[11-18-11]**

Where specifications adopted by local authorities conflict with regulations set forth herein, the more stringent shall govern.

1. Monuments

- a. All lot corners shall be marked with iron pins with a survey identification cap not less than one half (1/2) inches in diameter and eighteen (18) inches long and driven so as to be flush with the finished grade. **[11-18-11]**
- b. At least one (1) permanent elevation benchmark shall be installed in each subdivision within 500 feet of any lot with a finish floor elevation required due to flooding. It shall reference the source of the elevation which shall be the survey datum used for the official Flood Insurance Rate Map (FIRM) governing the affected lots. **[11-18-11]**
- c. At least one elevation benchmark shall be installed in each subdivision section requiring road construction. **[11-18-11]**

2. Storm Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc. shall be provided for the proper drainage of all surface water.

Drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by rational, SCS methods or as determined by County Engineer but in no case shall the pipe be less than Road Commission minimum standards. Cross drains shall be built on straight line and grade, and 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. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. **[11-18-11]**

Where subdivisions are proposed and road cross drains inlet or outlet at a natural or man-made drain, swale, or ditch that continues in direction that transports water/stormwater outside of the road right of way; adequate piping of drainage shall continue to a distance of 40 feet beyond the front yard setback line of the adjoining lots on the downstream side. Said pipes shall continue to have at least one foot of cover over the top of the pipe with headwalls (or pipe junction structures where applicable) installed at each terminus of the pipe. Pipe material must meet requirements outlined within the Wilson County Road Commission specifications and Wilson County Subdivision specifications. Exceptions to this requirement shall be granted at the discretion of the Wilson County Engineer. Exceptions to this requirement may also be granted where blue line streams cross under a road or where a box culvert is required to transport water under a road. Road Grading Drainage and Stormwater Management Plans initially submitted during subdivision proposal, shall reflect the above stated requirements. **[9-17-04]**

All subdivision design shall include provisions to insure a maximum zero percent increase in run-off peak discharges and velocity from pre- to post-development; particularly where storm water travels off-site. Detention, retention and other drainage controlling mechanisms shall be designed into each subdivision to the satisfaction of the County Engineer to insure that this aspect of subdivision design and drainage modification is attained. **[9-17-04] [11-18-11]**

In an effort to protect storm water quality and educate the public about where storm water drains to; the following statement should be pre-cast, or otherwise pre-labeled onto every storm drainage structure and/or storm sewer man hole: "DO NOT DUMP, DRAINS TO RIVER."

Examples of these details are provided for in the appendix of the subdivision regulations and are considered widely available from storm drainage structure manufactures. If in certain instances, a pre-cast storm water structure is not available with this message indicated upon its visible face, or the developer is building structures on site rather than using pre-cast structures; the sub-divider/developer must indicate in construction plans how the label will be achieved and receive approval from the County Engineer for their proposed labeling method. Similar messages that meet the intent of this regulation may also be approved by the County Engineer. **[12-17-04]**

In an effort to protect storm water quality and protect the public from incorrectly constructed crawl spaces, Foundations, and/or basements, the following note shall be added to each residential subdivision plat:

“To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on the lots proposed within this subdivision shall be constructed with positive drainage, draining away from the exterior of the structure, at the following minimum threshold: 5% for a minimum distance of 10 feet from the perimeter of the structure.”

The County Engineer will be responsible for insuring this note is placed on all residential plats and enforcement thereafter. **[07-20-07]**

3. Street Construction Specifications

Roads shall be constructed to comply with the Wilson County Subdivision Specifications for Roads. **[6-1-90]**

Where 50 lots or more are proposed in a subdivision of property, or where the County Road Commission staff or County Engineering staff deem it otherwise necessary a traffic study conducted by traffic engineer or other person qualified to do such work in the State of Tennessee shall be submitted with required road and drainage plans for evaluation, at a minimum a center turn lane and acceleration and deceleration lanes will be mandatory where more than fifty (50) residential lots are proposed to access the existing road system by intersection. The County Road Commission may review and approve alternate road plans and designs that meet the intent of addressing existing or future congestion. (08.21.2015)

4. [Deleted 4-13-78] replaced by above statement

“An AASHTO compatible traffic sign that meets the approval of the Wilson County Road Commission Staff shall be installed at the terminus of all roadway stub-outs/temporary turn around that connects to adjacent tracts of land for the purposes of providing future roadway connections as development occurs.

Said Sign shall read as follows:

THIS IS A TEMPORARY TURN AROUND FUTURE CONNECTIONS PLANNED

The Road Commission Staff may approve and accept similar sign messages that meet the intent of this resolution. **[07.20.07]**

5. Sidewalks

For the safety of pedestrians and of children going to school, installations of sidewalks on one side or both sides of the street will be required on arterial streets or highways, in the vicinity of schools, and in other locations where the planning commission considers sidewalks to be needed. In other locations sidewalks may be omitted.

Sidewalks shall be located in the street right-of-way not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas sidewalks shall be ten (10) feet wide and four (4) inches thick.

6. Driveways

All driveways for houses to be built by the developer shall be cut and drained, including necessary culverts, bridges, ditches, etc., for the proper drainage of all surface water.

For the purpose of regulating the construction, alteration, location, and repair of driveway. The Rules and Regulations for Constructing Driveways as prepared and adopted by the State of Tennessee Department of Transportation [10-13-77] is hereby made a part of this regulation.

7. Installation of Utilities

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

Utility lines including but not limited to electric communications, street lighting and cable television shall be required to be placed underground unless it is established that the installation is impractical or economically unfeasible.

Except for street lighting, the sub divider is responsible for complying with the requirements of this section and he shall make the necessary arrangements with the utility companies for the installation of such facilities.

In order to establish economic unfeasibility the sub divider shall present to the planning commission an approximate cost estimate, prepared by the pertinent utility company, of the underground system in comparison to overhead distribution with a statement of proportions absorbed by the utility company and costs assessed to the sub divider. Where economic unfeasibility is proven to the satisfaction of the planning commission and the underground requirement waived, the location of such utilities shall be specified by the utility department having jurisdiction.

The requirements of this section are designed to reduce safety hazards, improve the appearance of the community and assist in enhancing and stabilizing property values; however, in the case of low-cost housing, care should be exercised so that any increased costs will not put the overall costs of the units beyond the financial reach of those for whom they are designed to serve.

The requirements of this section do not apply to temporary service facilities used for construction purposes only.

8. Water Supply System

Water mains properly connected with the community water supply system or with an alternate supply approved by the county health officer shall be constructed in such a manner as to serve adequately for both domestic use and fire protection, all lots shown on the subdivision plat.

- a. Mains of less than six (6) inches in diameter but not less than four (4) inches in diameter may be installed along dead-end streets and looped streets, provided the dead-end street is not over five hundred (500) feet in length and provided the looped street is no more than one thousand (1000) feet long. The planning commission shall determine where water mains less than six (6) inches in diameter may be placed.
- c. An adequate system of fire mains shall be provided as part of the development. Every attempt shall be made to establish a gridiron layout, preferably "looped" with a minimum of dead-end lines. Fire hydrants shall be so spaced at no greater than 700 feet apart **[10-2-75]** so that adequate fire protection to all buildings can be provided; and shall be so located that they will be accessible, protected from traffic hazards, and will not obstruct walks, roadways, or parking facilities.
- c. Connections to the water system shall be installed for every lot in a subdivision so that future connections will not require digging up or tunneling under streets or interruption to service to other connections on the system.

9. Accessibility of Sewer and/or Water Supply System

When a proposed subdivision is not directly adjacent to an area served by a public sewer or water supply system, the planning commission shall determine the accessibility of the nearest system or systems and determine whether the subdivider must make connections. The planning commission may seek the advice of other government officials, and/or qualified consultants prior to making this determination.

10. Sanitary Sewers and Septic Tanks

- a. Where a planning commission determines that a subdivision does not have to connect to an existing water supply or sewerage system, lots must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the county health officer, or an authorized representative.
- b. Sanitary sewer connections to dwellings shall not be less than six (6) inches in diameter; short laterals shall be six (6) inches; and all other lines shall be eight (8) inches and larger, depending on anticipated flow.

13. Street Name Signs

Street names should appear at all intersections. Upon request, the planning commission will aid the sub divider with specifications for the construction, placement, and setting of such signs. **[2-12-87]**

B. Recommended Improvements

Although not required by these regulations, the planting of street trees and installation of street name signs are considered duties of the sub divider as well as good business practice.

1. Street Trees

Deleted [2-12-87]

2. Street Name Signs

Appropriate street signs also add sales value to land subdivisions and enable strangers, delivery concerns, and even potential lot buyers to find their way around. Street names should appear at all intersections. Upon request, the planning commission will aid the sub divider with specifications for the construction, placing, and setting of such signs.

14. Tree Protection and Replacement

[9-19-08)

Required Tree replacement within Riparian Buffer Zones

Riparian Buffer Zones are hereby, defined for purpose of these subdivision regulations as the area delineated by an imaginary line 25 feet from the top of bank of each side of a blue line stream as indicated on a USGS quad map or as determined by the County engineer, the Tennessee Department of Environment and Conservation, the Tennessee Wildlife Resources Agency, or the US Army Corps of Engineers.

For major subdivision developments (subdivision developments of 5 lots or more), any tree above 6" diameter at breast height (DBH) that falls within a Riparian Buffer Zone must be indicated on the subdivision plat or in separate tree survey as prepared by a licensed surveyor. Any tree above 6" DBH that is removed from riparian zones must be replaced at full value prior to acceptance of public facilities (roads, open space, etc.) within the subdivision. The applicant may include the proposed removal and replacement of such trees in an open space plan or in a separate tree replacement plan if there is no open space plan required. In the case of inadvertent or intentional violation of this requirement after subdivision plat approval but prior to public facilities acceptance, the developer must make arrangements for tree replacement prior to acceptance of public facilities within the development. The County Engineer and Storm Water Coordinator will be responsible for enforcement of this provision as it is intended to further protect our natural water resources and pre-existing streams and aquatic life.

In cases, where utilities are being located or extended within these riparian buffer zones for the purpose of service to a new subdivision, the developer of the subdivision shall be responsible for any resultant required tree replacement as required by work of utility companies/contractors within the riparian buffer zones within the confines of the subdivision development.

Furthermore, the developer shall make private lot restrictions enforceable by the developer supporting such criterion should lots be sold to private entities/homebuilders as any violation of the subdivision regulations indicated here-in prior to acceptance of public facilities will be enforced upon the developer by the County Engineer and County Storm Water Coordinator. Special care should be taken to maintain existing species where those species indicate a harsh growing environment for new plant stock or where the trees in existence have a significant aesthetic and soil stabilizing impact that may prove difficult to replace. Local examples include Cedar Trees (Juniperus Virginiana), Bodock or Osage Orange Trees (Maclura pomifera) and tap rooted species such as various Hickories (Carya spp.), Beeches Fagus grandifolia), and Oaks(Quercus spp.) particularly when found in a localized grove or stand.

Required tree replacement may be conducted in an incremental fashion to better insure survivability. For instance, one 6" DBH tree removal must be replaced by 6" of diameter tree stock. This can be accomplished by one 6" dbh tree or three 2"-2.5" trees (measured six inches above the root ball) or 6 1"-1.5" trees (measured six inches above the root ball).

Under no circumstances shall tree replacement stock be counted that falls below 1" diameter (measured 6" above the root ball).

All new trees planted shall meet and must be installed according to American Standard for Nursery Stock criterion.

A developer may receive replacement credit at inch per inch value for preservation of any specimen trees (above 6" diameter at breast height) elsewhere on their development site outside of the riparian buffer zones. In order to achieve this credit or offset, the developer must indicate within the comprehensive drainage plans packet and adequately implement tree protection measures as reviewed and approved by the County Engineer/ Storm Water Coordinator.

All tree surveys, proposed tree protection details, proposed tree removals, tree reclamation plans, and any proposals for tree preservation credit must be submitted as a part of the comprehensive drainage plan package for review and approval by the county engineer/storm water coordinator.

ARTICLE V SURETIES, VARIANCES AND LEGAL STATUS

A. Guarantee in Lieu of Completed Improvements

In the event it is decided by the planning commission that the requirements set out in these regulations need not immediately be met by the sub divider, the requirements may be modified by the execution of an agreement with the sub divider that such improvement shall be installed and constructed. A letter of credit shall be required to insure the fulfillment of the agreement. A letter of credit may be renewed one time for one year. **[11-18-11]**

No final subdivision plat shall be approved by the planning commission or accepted for record by the county register of deeds until the improvements listed shall be constructed in a satisfactory manner and approved by the local approving agent, or in lieu of such prior construction, the planning commission has accepted a letter of credit **[11-18-11]** at least in an amount equal to the estimated cost of installation of the requirement improvement, whereby improvements may be made and utilities installed without cost to the county **[6-1-90]** in the event of default of the sub divider. In determining the adequacy of particular bonds, the planning commission may seek the advice of other government officials and/or qualified consultants prior to acceptance of same. (Section 13-303, Tennessee Code Annotated).

B. Variances

Variances may be granted under the following conditions:

1. Where the sub divider can show that strict adherence to these regulations would cause unnecessary hardship, due to conditions beyond the control of the sub divider, or
2. Where the planning commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent. Any variance thus authorized shall be stated in writing in the minutes of the planning commission with the reasoning on which the departure is justified as set forth, or
3. In granting modifications or variances the planning commission must attach such other reasonable conditions as will in the judgment, justify such modification or variances and still maintain substantially the objective of the regulations.

C. Application of Variances and Modifications

Each and every variance or modification of these subdivision regulations sought by a sub divider shall be specifically applied for in the numerical order of the subdivision regulations, in writing by the sub divider in letter form. Any condition shown on the plat which would require a variance or modification shall constitute grounds for disapproval of the plat unless such special application for modification or variance is made.

D. Other Regulations

Whenever there is a discrepancy between the minimum regulations noted herein and those contained in other official regulations, the highest standard shall apply. No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

E. Amendments

The planning commission may from time to time adopt amendments that will tend to increase the effectiveness of these subdivision regulations or expedite the approval of subdivision plats. These subdivision regulations and amendments thereto may be changed or amended by the planning commission after a public hearing by giving a 30-day notice in a newspaper of general circulation.

F. Separability and Severability

Should any section or provision of these regulations be for any reason held void or invalid, it shall not affect the validity of any other section or provision hereof which is not itself void or invalid.

ARTICLE VI ENFORCEMENT AND PENALTIES FOR VIOLATIONS

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

A. Enforcement

1. No plat or plan of a subdivision of land into two (2) or more lots located within the area of planning jurisdiction shall be admitted to the land records of the county or received or recorded by the county register of deeds until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-302, Tennessee Code Annotated.
2. No board, public office, or authority shall light any street, lay or authorize the laying of water mains or sewers or the construction of other facilities or utilities in any street located within the area of planning jurisdiction, unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission, or on a thoroughfare plan made and adopted by the commission as provided in Section 13-306, Tennessee Code Annotated.

B. Penalties

1. The county register shall not receive, file or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Section 13-302, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-310, Tennessee Code Annotated, provide 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 land without having first submitted a plat of such subdivision to the planning commission and obtained its approval as required before such plat be recorded in the office of the 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 instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The county through its county attorney or other official designated by the Quarterly County Court may enjoin such transfer or sale or agreement by action or injunction.

3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure; and the building inspector or other official designated by the chief legislative body and the county attorney or other official designated by the Quarterly County Court may bring action or enjoin such erection or cause it to be vacated or removed as provided in Section 13-311, Tennessee Code Annotated.

ARTICLE VII ADOPTION AND EFFECTIVE DATE

A. Public Hearing

Before adoption of these subdivision regulations, a public hearing as required by Section 13-303, Tennessee Code Annotated, was afforded any interested person or persons and was held on _____. Notice of such hearing was announced in the Lebanon Democrat, being of general circulation within the planning region on _____, and stating the time and place of the public hearing.

B. Adoption and Effective Date

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

Adopted by planning commission: _____
Chairman Date

Effective Date: February 1, 1973

Attest: _____
Secretary

Re-adopted as modified and effective date.

Effective Date: January 17, 2003

Attest: _____
Chairman

Revised: November 20, 2020

Sign-off **certificates for all final plats.** Please incorporate the following certifications with any future submissions.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of way limits of the road.

Date_____ Owner_____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date_____ Registered Surveyor_____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS (revised 8-18- 06)

I hereby certify that the following utility systems are outlined or indicated hereon have been installed in accordance with current local and/or state government requirements or the appropriate surety has been provided.

Water System

Date_____ Authorized Signature_____

.....

PUBLIC SEWER SYSTEM [8-18-06]

The Public Sewer Provider hereby certifies that is has obtained the appropriate state and/or federal wastewater permits for the public wastewater system to serve the building lots shown on this plat and that it will be responsible for the operation and maintenance of the wastewater system installed to service the said lots.

The Public Sewer Provider accepts the dedication of all easements and installations relating to wastewater service which are shown on this plat or appropriate surety has been provided.

This the _____ day of _____, 20_____.

Signature of Authorized Agent of the Public Sewer Provider

Designated Public Sewer Providing Agency (Please Print)

.....
CERTIFICATE OF APPROVAL OF STREETS (08.21.2015)

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

Date _____ Name & Title _____

.....
CERTIFICATE OF ACKNOWLEDGEMENT OF UTILITY BOND deleted 11.20.2020

.....
Certificate of Approval of Sewer System added 11/20/2020

I hereby certify (1) that the sewer system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or (2) that a Letter of Credit in the amount of \$_____ has been placed with the City of Lebanon Public Works Department to assure completion of all required sewer improvements in case of default.

Date _____ Name and Title _____

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH RESTRICTIONS _____ [amended 9-16-11]

Approval is hereby granted for lots _____ defined as _____ Wilson County Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

_____ Date _____ Environmental Specialist, Division of Ground Water Protection

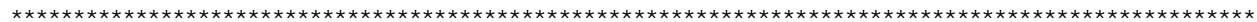


CERTIFICATE FOR APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission _____

THIS PLAT IS VOID UNLESS RECORDED BY _____



COUNTY ENGINEER/STORM WATER OFFICIAL'S CERTIFICATE [added 12-17-2004]

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water quality related requirements have been designed for in a manner which meets Wilson County Subdivision requirements and other Wilson County Land Use regulations.

Date _____ (County Engineer/Designated Storm water Official) _____



[added 4-20-07; revised 12-21- 12]

Certification of Property Numbers and Street Names

I hereby certify that the property numbers assigned herein conform to Wilson County Emergency Communications District (E-911) policies and the street name(s) conform to the Inter-local Agreement for non-duplication.

_____ Wilson County Emergency Communications E-911 District _____ (Date)

SUBDIVISION RECORD
PRELIMINARY PLAT

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner _____ Address _____ Tel. _____

Agent _____ Address _____ Tel. _____

Surveyor _____ Address _____ Tel. _____

Date submitted for preliminary approval _____

CHECK LIST

Copies submitted as required prior to meeting.

Drawn to required scale.

Name, location, owner and surveyor

Date, north point, and graphic scale.

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

Names of adjoining property owners and/or subdivisions.

Plans of proposed utility layouts.

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

Profiles of streets at required scales

Contours at not more than 5' intervals.

Acreage of land to be subdivided.

Conforms to general requirements and minimum standards of design.

Approved _____ to proceed to final plat. Subject to following modifications:

_____ Date

Variances granted: _____

Disapproved: _____ for following reasons: _____ Date _____

Signed: _____
Secretary of Planning Commission

FINAL PLAT

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner _____ Address _____ Tel. _____

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

CHECK LIST

Submitted within specified time from preliminary approval. ____

Copies submitted as required prior to meeting. ____

Drawn to a scale of _____ equals _____ on sheets not larger than _____ X _____
(inches) (feet) (inches) (inches)

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

Reservations, easements or other non-residential areas.

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 minute.

Lot lines, alley, building setback lines. _____ Lines and names of all streets and roads. _____

Lots numbered in numerical order. _____ Names, location of adjoining properties. _____

____ Certificate of Ownership and Dedication. _____ Certificate of Accuracy.

____ Certificate of Approval of Water _____ Certificate of public sewer system
(if applicable)

____ Certificate of Approval of Streets _____ Certificate of utility bond
(Road Commission, if applicable)

____ Certificate of subsurface sewage disposal _____ Certificate of Approval for Recording

____ Certificate County Engineer/Stormwater Official _____ Certificate Wilson Emergency
Communications (E-*911)

Proposed deed restrictions if no a zoned area. _____

Conforms to General Requirements and Minimum Standards of Design. ____

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

Approved for Recording Date _____ Variances granted: _____

Disapproved: _____ for the following reasons: _____

Signed: _____ Secretary of the Planning Commission

Critical Lot Plan Checklist -

Applicants for development of **Critical lots** as defined and referenced by these Wilson County Subdivision Regulations must submit the following information to the Wilson County Engineer prior to receipt of a building permit from the Wilson County Building Inspector:

- A. A survey of the existing conditions/details of the proposed development and statement or illustration of feasibility of construction on the lot as follows:
 - a. Critical lot plans shall BE DRAWN AT A SCALE OF 1"=20'-0"
 - b. The critical lot plan shall show existing conditions to a point 10 feet beyond the property line.
 - c. Proposed and existing topography shall be shown at 2 foot intervals at a minimum. More detailed contour intervals may be accepted or required by the County Engineer.
 - d. The location and elevation of the edge of curb or edge of pavement fronting the lot and elevation of the driveway at the house.
 - e. Lot dimensions, easements, setbacks, etc which exist or are proposed on the property (setbacks must comply with recorded plat of property).
 - f. Notation of significant features such as blueline streams, drainage ways, wetlands, sinkholes, marshes, caves, springs, rock outcroppings, and flood plain information.
 - g. Proposed footprint of buildings to be erected on the property along with finished floor elevations (FFE), including FFE for garages.
 - h. Proposed retaining walls with top and bottom of wall elevations labeled. County Engineer may also request additional specifications in writing, as needed.
 - i. Specified and illustrated methods for stabilization of the lot including temporary measures for construction purposes and permanent stabilization methodology.
 - j. The name, address, and phone number of the professional responsible for the design of the Critical lot Plan.
 - k. The name, address, and phone number of the owner of the lot.
 - l. The name, address, and phone number of the builder that will be working on the site.
 - m. One of the above three individuals must be designated as the primary contact on the face of the plan.
 - n. Any other information the County Engineer deems reasonably necessary in the thorough evaluation of such critical lots.

- B. Critical Lot Plan Review: Three copies of the Critical lot plan shall be submitted to the County Engineer for review. The Critical lot plan shall be reviewed and stamped approved with signature of the County Engineer within fourteen (14) days of submittal or the County Engineer will notify the primary contact in writing of the plan's disapproval along with reasoning for such or some outline of items which need to be addressed in order to gain approval. **[10-17-06]**