

EAST RIDGE SUBDIVISION REGULATIONS

APPROVED BY PLANNING COMMISSION
JUNE 9, 2003

Amended through September 2009

**EAST RIDGE
SUBDIVISION REGULATIONS**

TABLE OF CONTENTS

ARTICLE 1	1
GENERAL PROVISIONS	1
101 TITLE	1
102 INTENT OF REGULATIONS	1
103 PURPOSES	1
104 AUTHORITY	2
105 JURISDICTION	2
106 INTERPRETATION, CONFLICT AND SEPARABILITY	3
107 SAVING PROVISION	3
108 ENFORCEMENT, VIOLATIONS, AND PENALTIES	3
109 AMENDMENTS	4
110 FEES FOR PROCESSING PLATS	4
111 APPLICATION FOR VARIANCES	4
112 APPEAL	5
ARTICLE 2	6
SUBDIVISION PROCEDURE	6
201 GENERAL PRINCIPLES	6
202 MAJOR SUBDIVISIONS	6
203 SPECIAL REQUIREMENTS	7
204 ADMINISTRATIVELY APPROVED SUBDIVISIONS	8
205 ADMINISTRATIVELY APPROVED SUBDIVISIONS WITH VARIANCES	9
206 CORRECTIVE PLATS AND REVISED PLATS	10
207 TRANSPARENT COPY OF THE FINAL PLAT OR CORRECTIVE PLAT OR REVISED PLAT AND OTHER COPIES TO BE RECORDED	12
208 PERFORMANCE BONDS	14
209 INSPECTION	14
210 EFFECT OF APPROVAL AND RECORDING OF FINAL PLATS	15
ARTICLE 3	16
DESIGN STANDARDS	16
301 GENERAL PRINCIPLES	16
302 STREETS	16
303 REQUIREMENTS, ACCESS, FRONTAGE, DEPTH & AREA	23
304 MISCELLANEOUS LOT REQUIREMENTS	26
305 PROPERTY CORNERS	26
306 DRAINAGE	27
307 EASEMENTS	28
308 EROSION AND SEDIMENTATION CONTROL	29
309 SANITARY SEWAGE DISPOSAL SYSTEMS	29
310 Water Facilities	30
311 FLOOD HAZARDS	31
ARTICLE 4	33
PRELIMINARY PLAT REQUIREMENTS	33
402 STATEMENTS TO BE INCLUDED ON THE PLAT	35
403 INFORMATION REQUIRED IN ADDITION TO THE PRELIMINARY PLAT	36
ARTICLE 5	38
FINAL PLAT REQUIREMENTS	38
501 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT	38
502 STATEMENTS TO BE INCLUDED ON THE PLAT	41
504 INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR ALL PLATS	43

ARTICLE 6 44
DEFINITIONS 44

ARTICLE 7 52
ENACTMENT AND REPEAL 52
701 ENACTMENT, EFFECTIVE DATE 52

APPENDIX

1. Typical Cross Section for Streets 55
2. Mountable Extruded Concrete Curb Detail 56
3. Concrete Curb and Gutter Specifications. 57
4. Intensity, Duration and Frequency of Rainfall 58
5. Sheet Size and Stamp Block 59
6. Cul-de-sac, Minimum Dimensions 60
7. Lot Depth 61

**ARTICLE 1
GENERAL PROVISIONS**

101 **TITLE**

Regulations establishing the minimum requirements for the design standards of subdivisions; for the surveying and platting requirements thereof; providing for certain preliminary and final plat requirements, and for the submission, review, and approval of same; for the recording of the final plat; defining certain terms used herein; providing for the administration and enforcement and the penalties for violation thereof; providing for the means and adoption and amendment; repealing all regulations, resolutions, ordinances and/or codes in conflict herewith.

101.1 **Short Title**

These regulations shall be known as the:

Subdivision Regulations of the City of East Ridge

102 **INTENT OF REGULATIONS**

102.1 It is hereby declared to be the policy of the City of East Ridge to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City of East Ridge pursuant to the General Plan of the City of East Ridge for the orderly, planned, efficient, and economical development of the City of East Ridge.

102.2 Land to be subdivided shall be of such character that it can be used safely for building or other purposes without danger to health or peril from fire, flood, or other menace.

102.3 The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the General Plan, and the capital budget and program of the City of East Ridge and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, General Plan, and capital budget and program of the city of East Ridge.

103 **PURPOSES**

The regulations are adopted to provide for the harmonious Development of the City of East Ridge; for the coordination of roads within the subdivided land with other existing or planned roads or with the state or regional plan or with the plans of municipalities in or near the region; for adequate open spaces 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 scatter or premature subdivision of land as would involve danger or injury to health, safety or prosperity by reason of the lack of water supply, drainage, transportation or other public services or would necessitate an excessive expenditure of public funds for the supply of such services.

104 **AUTHORITY**

The authority for these regulations has been established by virtue of the powers vested by the State of Tennessee in TCA Sections 13-3-401 through 13-3-411 and TCA Sections 13-4-301 through 13-4-309.

104.1 **Approving Agency**

In accordance with the provisions of T.C.A. Sections 13-3-402 and 13-4-302 (2) (Public Acts of Tennessee, 1935, as amended, and provisions of these regulations shall be administered by the CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION and the CITY MANAGER

The Planning Commission does hereby exercise the power and authority to review, approve, and disapprove plats for the subdivision of land within the limits of the City of East Ridge which show lots, blocks, or sites with or without new streets or highways.

104.2 Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the Regional Planning Commission and to the Municipal Planning Commissions in T.C.A. 13-3-402 and T.C.A. 13-4-302. The developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economic development of the City of East Ridge and to the safety and general welfare of the future lot owners in the subdivision and the community at large. (The T.C.A sections 13-3-402 and 13-4-302 are both included since one deals with Municipal Planning Regulations and the other deals with Regional Planning Regulations, which encompasses the unincorporated portions of Hamilton County).

105 **JURISDICTION**

105.1 These subdivision regulations shall apply to all subdivisions of land, as defined herein, located within the limits of the unincorporated area of the City of East Ridge.

105.2 “Subdivision” means the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.” (See T.C.A. 13-4-301)

105.2.1 These regulations shall not apply to: (See T.C.A. 13-4-407, 13-4-408, 13-3-401 and 13-4-301)

- (a) Any subdivision, the plat of which has been recorded prior to February 14, 1935, or
- (b) The subdivision of land which will produce tracts of land, all of which are greater than five (5) acres in size which do not require new street or utility construction.
- (c) The moving of a lot line to add property to a contiguous parcel of land, so long as the area being transferred is not necessary to create a buildable lot

and the legally required frontage of the remaining parcel is not reduced to a level below regulation requirements, shall not constitute a subdivision as defined by the Tennessee Code Annotated, therefore, a plat is not required. (Amended 8-14-2006)

106 **INTERPRETATION, CONFLICT AND SEPARABILITY**

106.1 In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

106.2 **Conflict with Public and Private Provisions**

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

106.2.2 **Private Provisions**

These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction.

106.3 **Separability**

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

107 **SAVING PROVISION**

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, by lawful action of any local government, except as shall be expressly provided for in these regulations.

108 **ENFORCEMENT, VIOLATIONS, AND PENALTIES**

108.1 No plat of a subdivision of land lying within the limits of the City of East Ridge shall be filed for record, or recorded, until it shall have been approved by the Planning Commission, and such approval be endorsed in writing on the plat by the secretary of Commission or his duly appointed representative. (See T.C.A. 13-3-402 and 13-4-302)

108.2 The County Register shall not receive, file, nor record a plat of a subdivision without the approval of the Planning Commission, and the County Register so doing shall be deemed guilty of a misdemeanor, punishable or other misdemeanors as provided by law. (See T.C.A. 13-3-402 and 13-4-302)

- 108.3** Any plat of a subdivision recorded by the County Register without the approval of the Planning Commission shall be void.
- 108.4** No changes, erasures, modifications, or revisions shall be made on any plat of a subdivision after the plat has been endorsed by the secretary of the Planning Commission unless said plat is first resubmitted to the Planning Commission.
- 108.5** Whoever, being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the municipal planning commission and obtained its approval as required by these regulations and before such plat be recorded in the office of the County Register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer of other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The City of East Ridge through its City Attorney or other official designated by the East Ridge City Commission may enjoin such transfer or sale or agreement by action for injunction. (See T.C.A. 13-4-306)

109 **AMENDMENTS**

These regulations may be amended by the Chattanooga-Hamilton County Regional Planning Commission at a regular or called meeting. Before the adoption of any amendment, a public hearing shall be held by the Planning Commission, thirty (30) days notice of the time and place of which shall be given by one (1) publication in a newspaper of general circulation in Hamilton County. (See T.C.A. 13-3-403 and 13-4-303)

110 **FEES FOR PROCESSING PLATS**

The Planning Commission may require a fee for each subdivision plat submitted for review.

111 **APPLICATION FOR VARIANCES**¹

The developer or surveyor or surveyor/engineer who wishes to request a variance from the requirements of these subdivision regulations shall submit a letter to the Chattanooga-Hamilton County Regional Planning Commission with his plat. The letter shall:

- (a) State precisely the item(s) for which a variance is being requested,
- (b) State the practical difficulty or unnecessary hardship that would be caused by adhering to these regulations,
- (c) State the design alternative(s) that was consider to eliminate the need for the variance(s), and the reason(s) that the design alternative(s) is not practical, and
- (d) State the detrimental effect to the subdivision or the community if the variance is not granted.

111.1 **Planning Commission Action of Variance Requests**

In the Planning Commission's actions on subdivision plats, the Planning Commission shall approve, approve with modifications, defer, or disapprove the

request for variances before acting on the individual plat. The Planning Commission may grant variances from these regulations in cases where the Planning Commission determines:

- (a) That unusual physical or other conditions exist which would cause practical difficulty or unnecessary hardship if these regulations are adhered to, and
- (b) that the granting of a variance will not be detrimental to the public interest, and
- (c) that the variance will not be in conflict with the intent and purpose of these regulations.

111.2 Any variance that is granted, and the justification for granting the variance, shall be in writing in the minutes of the Planning Commission.

111.3 In the event that a variance is denied, the reason(s) for denial shall be stated in writing in the minutes of the Planning Commission.

112 **APPEAL**²

Any person, firm, or corporation who believes that he has been aggrieved by a decision of the Planning Commission in approving, denying, deferring, or granting a conditional approval of a plat may present their petition to a court of competent jurisdiction.

¹ The Planning Commission realizes that it cannot write regulations that would cover every conceivable circumstance that could arise in the development of a subdivision. There is a need to allow variances. However, the variances should not be granted just because the developer wants to do something contrary to the design standards established in these regulations. The procedures listed under Section 111 will help the Planning Commission to determine why a variance is necessary, what choices were considered to alleviate the need for the variance, and why the granting of the variance would not have a detrimental effect on the subdivision or community.

² No action by any governmental agency should be final without some method of appeal being granted to anyone who feels that he has been aggrieved by a decision of that agency, therefore, the method of appeal is spelled out here.

ARTICLE 2 SUBDIVISION PROCEDURE

201 **GENERAL PRINCIPLES**

Any person desiring to subdivide any lot, tract or parcel of land, or to change or rearrange any line dividing two or more lots, tracts or parcels of land within the City of East Ridge shall comply with the procedures established in these regulations; except for those cases exempted in Art. 1, Section 105.2.1.

201.1 The developer or surveyor or surveyor/engineer is urged to consult the Planning Commission staff in the earliest concept stages of development to get advice concerning zoning regulations, flood regulations, the General Plan, etc., affecting the site and subdivision procedures.

201.2 Soil Study

The Health Department may require a soil study for any subdivision that is not proposed to be connected to a sanitary sewer system. The developer or surveyor or surveyor/engineer should consult with the Health Department to determine if a soil survey is needed.

201.3 The developer or surveyor or surveyor/engineer is urged to consult with the Hamilton County GIS Department regarding proposed street names, plat drafting guidelines, electronic filing requirements, and other aspects of plat production. The GIS Department cannot and will not provide guidance of the nature provided by the Planning Commission or Health Department staffs.

← - - - - Formatted: Bullets and Numbering

202 **MAJOR SUBDIVISIONS**

202.1 Standard Procedure

The developer or surveyor or surveyor/engineer shall submit the required number of preliminary and final plats to the Hamilton County GIS Department staff along with the computer-aided drafting (CAD) file used to produce the plat. The deadline for the submittal of both the preliminary and the final plat is the 10th calendar of the month for the plat to be acted upon by the Planning Commission at the next month's Planning Commission meeting. If the 10th day of the month falls on a weekend or a holiday, the deadline is the next working day. The CAD file will be used only for the purpose of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered on a single 3.5-inch floppy disk formatted for use in computers utilizing the Microsoft Windows operating system. Acceptable CAD file formats are AutoCAD version 12 or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required plat copies and electronic file will result in rejection of the filing. If the filing is rejected by the Hamilton County GIS Department staff as being incomplete, that agency, at its discretion, may either return the filing to the applicant without further review or forward it to the Planning Commission staff along with a note describing the deficiency. Only complete applications should normally be presented to the Planning Commission for approval or rejection; however, when it serves the public interest to present an incomplete application to the Planning Commission, this restriction may be waived at the discretion of the Hamilton County GIS Department staff.

If the filing is rejected by Hamilton County GIS Department staff and returned to the applicant without further review, then there is no submittal of the plat under TCA 13-4-304. Since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply.

202.2 Special Procedure

In special situations the developer or surveyor or surveyor/engineer may elect to submit the preliminary plat and the final plat simultaneously. The two plats may be approved simultaneously if the Health Department, the City of East Ridge, the Planning Commission staff, and all other affected agencies and/or utilities have no objections. Generally, this procedure will apply only if:

- (a) The soil survey (if required) has been submitted with the plat, and
- (b) the streets (if any) have been staked.

Any developer proposing to use this Special Procedure should consult or have his surveyor or surveyor/engineer consult with the Planning Commission staff at an early stage.

202.3 Planning Commission Action

The Planning Commission will act to approve, deny, defer or conditionally approve the preliminary and final plats. The developer and the subdivision surveyor or surveyor/engineer will be notified of the Planning Commission's action.

The Planning Commission cannot defer action on a subdivision unless the developer has agreed to such a deferral in writing.

202.4 Effect of Approval of the Preliminary Plat

Approval of the Preliminary Plat does not constitute approval of the subdivision, nor does it guarantee approval of the final plat. Approval of the preliminary plat indicates general approval of the arrangement of streets, lots, and drainage as a guide to the preparation of the final plat.

After the approval of the preliminary plat, and after consultation with the governmental engineer, the developer may start construction of the streets and other improvements.

202.5 Reasons for Denial of a Plat

The Planning Commission may deny a plat for any of the following reasons:

- (a) Failure of the plat to conform to the standards set out in these regulations,
- (b) Approval of the plat would be detrimental to the public safety, health, or general welfare,
- (c) Approval of the plat would not be in the best interest of the local government.

203 SPECIAL REQUIREMENTS

203.1 Streets Graded and Staked

The streets in the subdivision shall be staked before the Final Plat is submitted.

The streets will have centerline, off set or lot corner stakes.

203.2 Deed Restrictions, Protective Covenants and Home Owners Association

If applicable, the Planning Commission may require that one copy of deed restrictions, protective covenants, and/or the document setting up a homeowners association that the developer proposes to impose on the subdivision be filed with the final plat.

203.3 Geologic Survey

If applicable, the Planning Commission may require that a geologic survey be made of the subdivision and that the geologic survey be submitted to the Planning Commission staff before the Planning Commission proceeds with the review process.

204 ADMINISTRATIVELY APPROVED SUBDIVISIONS

204.1 Limits of Applicability

For a subdivision to qualify for an administrative review and approval, the following requirements must be met:

1. The subdivision must front on an existing accepted public street and must not require construction of any new public streets, except that subdivisions with three or less lots obtaining access by means of an easement may be administratively approved.
2. The subdivision must contain no adverse topography, drainage or soil conditions.
3. The subdivision must not require the extension of public water or sewer lines.
4. The subdivision must not require a variance from the adopted subdivision regulations of the community.
5. The staff shall have the right and responsibility to withhold administrative approval and refer plats to the attention of the Planning Commission in any situation where the various reviewing agencies, utilities or other interested parties are in disagreement; or in cases involving unusual land features or patterns of development.
6. The proposed subdivision must not contain three or more contiguous flag lots to be platted by a single developer or his assigns.
7. The proposed subdivision must not contain ten (10) or more new lots.
(Added 9-14-2009)

204.2 Procedure for Administratively Approved Subdivisions

204.2.1 The plat is drawn to final plat standards and submitted to the Hamilton County GIS Department staff. There is no deadline for this kind of plat.

204.2.2 The applicant can submit a filing in several ways. Submit two (2) paper copies if the plat was not prepared using CAD and is otherwise not available in electronic form. If the plat was prepared using CAD or is otherwise available in electronic form, submit either the CAD file on an acceptable computer medium or as an attachment to an electronic mail note. The applicant may choose to submit two (2) paper copies of any plat, but these are not required with CAD submittals. A CAD file submittal will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disk formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCAD version 12 or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required CAD file, delivery of fewer than

two (2) paper copies if an electronic filing is not made, or delivery of unacceptable materials will result in rejection of the filing by the Hamilton County GIS Department staff. If the filing is rejected by the Hamilton County GIS Department staff, then there is no submittal of the plat under TCA 13-3-404. Since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply.

204.2.3 The Hamilton County GIS Department staff reviews the paper copies, CAD file, or electronic file, as appropriate, to ensure that all required elements are present and legible, that the plat and electronic files, if submitted jointly, are consistent and that the location data are correct. Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Planning Agency staff. The Planning Agency staff reviews the submittal. If paper copies are submitted, one paper copy is returned to the developer, surveyor, or other appropriate person by the Planning Agency staff. Planning Agency staff response to plats submitted only by electronic means shall be electronically transmitted.

205 **ADMINISTRATIVELY APPROVED SUBDIVISIONS WITH VARIANCES**

205.1 The plat is drawn to final plat standards and submitted to the Hamilton County GIS Department staff by the 24th of a month for review at the next month's Planning Commission meeting. If the 24th falls on a weekend or a holiday, the deadline is the next working day. A variance request per Section 111 is submitted to the Planning Commission staff.

205.2 The applicant can submit a filing in several ways. Submit two (2) paper copies if the plat was not prepared using CAD and is otherwise not available in electronic form. If the plat was prepared using CAD or is otherwise available in electronic form, submit either the CAD file on an acceptable computer medium or as an attachment to an electronic mail note. The applicant may choose to submit two (2) paper copies of any plat, but these are not required with CAD submittals. A CAD file submittal will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disk formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCAD version 12 or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required CAD file, delivery of fewer than two (2) paper copies if an electronic filing is not made, or delivery of unacceptable materials will result in rejection of the filing by the Hamilton County GIS Department staff, then there is no submittal of the plat under TCA 13-3-404, since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply.

205.3 The Hamilton County GIS Department staff reviews the paper copies, CAD file, or electronic file, as appropriate, to ensure that all required elements are present and legible, that the plat and electronic files, if submitted jointly, are consistent, and that the location data are correct. Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Planning Agency staff. The Planning Agency staff reviews the submittal. If paper copies are submitted, one paper copy is returned to the developer, surveyor, or other appropriate person by the Planning Agency staff. Planning Agency staff response to plats submitted only by electronic means shall be electronically transmitted.

The Planning Commission will act to approve, deny, defer or conditionally approve the plat. The developer and subdivision engineer/surveyor or surveyor will be notified of the Planning Commission's action.

The Planning Commission will not defer a subdivision unless the developer has requested this in writing.

206 CORRECTIVE PLATS AND REVISED PLATS

206.1 Purpose

To facilitate the re-recording of existing plats with minor corrections or amendments.

206.2 Qualifications for Corrective Plats and Revised Plats

Minor shifting of lot lines.

The addition or changing of easements.

Changes in notations on the original recorded plat.

Any other changes which will not increase the number of lots or their suitability for development.

206.3 Corrective Plat and Revised Plat Procedure

206.3.1 The plat is drawn to meet corrective and revised plat requirements stated below and submitted to the Hamilton County GIS Department staff. There is no deadline for this kind of plat.

206.3.2 The applicant can submit a filing in several ways.

Submit two (2) paper copies if the plat was not prepared using CAD and is otherwise not available in electronic form. If the plat was prepared using CAD or is otherwise available in electronic form, submit either the CAD file on an acceptable computer medium or as an attachment to an electronic mail note. The applicant may choose to submit two (2) paper copies of any plat, but these are not required with CAD submittals. A CAD file submittal will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disk formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCad version 12 or later, MicroStation 95, and ArcView shapefile format. Failure to supply the required CAD file, delivery of fewer than two (2) paper copies if an electronic filing is not made, or delivery of unacceptable materials will result in rejection of the filing by the Hamilton County GIS Department staff. If the filing is rejected by the Hamilton County GIS Department staff, then there is no submittal of the plat under TCA 13-4-304, since the plat is not considered to be submitted, the "30-day" deadline in TCA 13-4-304 does not apply.

206.3.3 The Hamilton County GIS Department staff reviews the paper copies, CAD file, or electronic file, as appropriate, to ensure that all required elements are present and legible, that the plat and electronic file, if submitted jointly, are consistent,

and that the location data are correct. Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Planning Agency staff. The Planning Agency staff reviews the submittal. If paper copies are submitted, one paper copy is returned to the developer, surveyor, or other appropriate person by the Planning Agency staff. Planning Agency staff response to plats submitted only by electronic means shall be electronically transmitted.

206.4 Corrective Plat and Revised Plat Requirements

The following are the minimum requirements for corrective plats and revised plats

- 206.4.1 Subdivision Name that reflects the change, (e.g. Re-subdivision of Lots 25 through 29 and Lots 43 and 44, Highland Estates).
- 206.4.2 Purpose statement that tells exact purpose of the plat and/or change, (e.g., Purpose of Plat: To abandon and show new property lines between lots 25 through 29, and to abandon the drainage easement and relocate it as shown in lots 43 and 44. See ROHC book____, Page____for previous recording and for other notes and restrictions).
- 206.4.3 Vicinity Map.
- 206.4.4 Certification of Ownership, address(es), telephone number(s) and signature(s) of all property owners involved. (amended 4-12-2009)
- 206.4.5 Certification of Accuracy of Survey, seal, address and signature of plat surveyor or surveyor / engineer.
- 206.4.6 Plat Labeled Corrective Plat or Revised Plat.
- 206.4.7 The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.
- 206.4.8 Show individual lot areas of all lots.
- 206.4.9 Dimensions, bearings, error of boundary closure, curve functions, source of water supply, utility easements, drainage easements,lot numbers, etc. lot numbers, etc., if applicable.
- 206.4.10 Additional Information – (e.g., power, telephone, gas, water, environmental health service, etc.) may be required and/or approved prior to submittal of the “cronaflex” and/or recording.
- 206.4.11 Deed book and page number of the property subdivided.
- 206.4.12 Graphic Scale, North Point, Date.
- 206.4.13 Show the parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the “Tax Map Number.”
- 206.4.14 Show the location of existing sanitary sewer lines on or adjacent to the site. If sanitary sewers are available to all lots note “Sewer available by HCWWTA”.

- 206.4.15 Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc.
- 206.4.16 Show any road intersection within 100' of the site.
- 206.4.17 Submit closure data on the boundary of the property being subdivided to the Hamilton County GIS Office.
- 206.4.18 The Corrective or Revised Plat shall be drafted so that good, clear, legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Hamilton County GIS Office may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions.
- 206.4.19 Add the following note: "Local Government does not certify that utilities or utility connections are available". (added 3-12-2007)

207 TRANSPARENT COPY OF THE FINAL PLAT OR CORRECTIVE PLAT OR REVISED PLAT AND OTHER COPIES TO BE RECORDED

207.1 Requirements of Submittal

All plats shall have a minimum .004" thick transparent plastic film copy made by xerographic methods and printed in reverse on the back side of the material submitted to the Hamilton County GIS Department staff. Plats cannot be stamped unless this type of material is submitted.

207.1.1 In addition to the minimum .004" thick transparent plastic film copy made in the way specified in Section 207.1.1 above, the Registrar requires that there be at least three other copies with original signatures. One of these other copies can be on any transparent material and two can be black line paper or xerographic copies or all three copies can be black line paper or xerographic copies.

207.1.2 In addition to the transparent plastic film copy and other copies to be recorded, all major subdivisions and any other plats developed using CAD are to submit a copy of the CAD file to the Hamilton County GIS Department. The CAD file will be used only for purposes of creating document images and updating official maps. The electronic file will be treated as a trade secret for purposes of protecting it from disclosure to competitors. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disk formatted or as an electronic mail attachment. Acceptable CAD file formats are AutoCad version 12 or later, Microstation 95, and ArcView shapefile format.

207.2 Time of Submittal

The transparent plastic film copy and other copies to be recorded for a Major Subdivision or an Administratively Approved Subdivision with Variances are submitted after the Planning Commission has approved the final plat. The transparent plastic film copy and other copies to be recorded for an Administratively Approved Subdivision, a Corrective Plat or a Revised Plat are submitted at any time after the approvals and changes required by the Planning Commission staff have been done.

207.3 Procedure

207.3.1 The Hamilton County GIS Department staff reviews the minimum .004" thick transparent plastic film copy made by xerographic methods and printed in

reverse on the back side and other copies to be recorded and stamps them. The GIS Department staff review consists of checking the plat and electronic file to ensure that all required elements are present and legible, the plat and file are consistent, street names shown are correct and consistent, and location data are correct. Any deficiencies will be noted on a copy of the plat, which will be returned to the applicant for correction. If acceptable, the plat will be signed by Director of the GIS Department or his designated representative. The GIS Department requests that the surveyor draw the appropriate signature block on the transparent plastic film copy and other copies to be received (Amended 4-12-2004).

- 207.3.2** The transparent plastic film copy and the other copies to be recorded are circulated for signatures by the Health Department, if necessary, the East Ridge City Manager, and the Hamilton County Water and Wastewater Treatment Authority (HCWWTA), if necessary, or their designated representatives.
- 207.3.3** Before the East Ridge City Manager or his designated representative can sign the transparent plastic film copy and other copies to be recorded, he or his designated representative shall determine that the improvements have been installed and accepted in accordance with the final plat and with the standards of the City of East Ridge.
- 207.3.4** If all of the lots are served by existing, functioning public sanitary sewers or public sanitary sewers to be installed by the developer before the plat is recorded, the Health Department does not sign the copies to be recorded. If the above does not apply, the Health Department must sign the transparent plastic film copy and other copies to be recorded before they can be recorded. If the Health Department must sign the transparent plastic film copy and other copies to be recorded, then, before the Health Department can sign the transparent plastic film copy and other copies to be recorded, the Health Department Officer shall determine that all conditions necessary to protect the public health have been complied with, including, but not limited to, State Health Department Regulations and the Regulations of East Ridge in relation to sanitary sewage disposal.
- 207.3.5** If available or bonded public sanitary sewers are maintained by the Hamilton County Water and Wastewater Treatment Authority (HCWWTA), the plats to be recorded must be signed by a representative of the HCWWTA
- 207.3.6** The transparent plastic film copy and other copies to be recorded are signed by Secretary of the Planning Commission or his designated representative.
- 207.3.7** Before the Secretary of the Planning Commission or his designated representative can sign the transparent film copy and other copies to be recorded, the Secretary or his designated representative shall determine that the transparent film copy and other copies to be recorded have been duly signed by the Director of the GIS Department or his representative, the Health Officer, if necessary, a representative of the Hamilton County Water and Wastewater Treatment Authority, if necessary, and the East Ridge City Manager or his designated representative, and that the transparent plastic film copy and other copies to be recorded are in substantial conformance with the approved, corrective, revised or final plat.
- 207.3.8** The transparent plastic film copy and other copies to be recorded are taken to the Registrar's Office or the GIS Office and recorded. The Registrar of GIS keeps the transparent plastic film copy and two paper copies and returns the other copy or copies.

208 **PERFORMANCE BONDS**

Performance bonds are not allowed in the City of East Ridge. All required Improvements must be installed before the plat is recorded.

209 **INSPECTION**

209.1 The East Ridge City Engineer, or his designated representative, shall be responsible for inspecting roads, drainage structures, drainage ways or easements, etc., to assure proper completion and construction of all improvements in accordance with the plat and these regulations.

209.2 The East Ridge City Engineer may appoint such inspectors as he may desire. Inspection will be extended to all parts of the work and to the preparation and manufacture of the materials to be used. An inspector is placed on the work to keep the Cite Engineer informed as to the progress of construction and the manner in which it is being done; also to call to the attention of the contractor any infringement upon the plans and specifications.

209.3 The East Ridge City Engineer will have authority to reject defective material and to suspend any construction that is being improperly done. The inspectors will not be authorized to revise, alter, enlarge or relax the provisions of these regulations nor will they be authorized to approve or accept any portion of the completed work not in accordance with plans and specifications.

209.4 The Contractor may request written instructions from the City Engineer upon any important items which lie within the inspectors' jurisdiction.

209.5 Where, in the opinion of the City Engineer, or called for in the specifications, tests of material shall be made by and at the expense of the Contractor unless otherwise provided. Tests, unless otherwise specified, are to be made in accordance with the latest standard methods of the American Society for Testing Materials. The Contractor shall provide such facilities as the City Engineer may require for collecting and forwarding samples and shall not use the materials represented by the samples until tests have been made. The Contractor, in all cases, shall furnish the required sample without charge.

209.6 The Contractor shall furnish the City Engineer with every reasonable facility for ascertaining whether or not the work as preformed is in accordance with the requirements and intent of the approved subdivision plans. If required by the City Engineer, the Contractor shall at any time before acceptance of the wok remove or uncover such portions of the finished work as may be directed for inspection. After inspection, the Contractor shall restore said of the work to the conditions required by the specifications. Any work done or materials used without suitable supervision or inspection by the City Engineer (Inspector) may be ordered removed and replaced at the Contractor's expense. The City Engineer shall inspect the work of the Contractor as soon as practical after notice (written notice preferred) to the City Engineer.

209.7 Work done without lines and grades having been given; work done beyond the lines or not in conformity with the grades shown on the plans or as given; work done without proper inspection will be done at the contractors risk and, at the City Engineers option, may be rejected. Upon failure of the contractor to satisfactorily repair or to remove and replace, if so directed, rejected or condemned work or materials immediately after receiving notice from the City

Engineer, the City Engineer shall, after giving written notice to contractor, have authority to reject the work.

209.8 The East Ridge City Engineer shall make or cause to have made final inspection of all work in the contract or any portion thereof as soon as practicable after the work is completed and ready for acceptance. If the work is not acceptable to the City Engineer at the time of final inspection, he shall inform the contractor as to the particular defects to be remedied before final acceptance can be made.

210 **EFFECT OF APPROVAL AND RECORDING OF FINAL PLATS**

Final approval, signing of the transparent copy and recording of the plat in the Registrar's Office shall not be an acceptance by the public or governmental jurisdiction of the offer of dedication of any street, or other public way, or open space shown upon the Final Plat.

The effect of recording of the plat is for recording purposes only. Recording enables the developer to sell lots subject to any conditions specified or referred

ARTICLE 3 DESIGN STANDARDS

301 GENERAL PRINCIPLES

301.1 Design with the land

Subdivisions should be planned to take advantage of the natural topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, to minimize the destruction of top soil and trees, and to preserve such natural features as water course, unusual rock formations, large trees, sites of historical significance, and other assets which, if preserved, will add attractiveness and value to the subdivision and community.

302 STREETS

302.1 Street Construction

Streets shall be constructed in accordance with the typical cross section shown in Appendix 1.

302.1.1 Grading

Before grading is started, the areas between the proposed slopes shall be cleared of all trees, stumps, roots, weeds, logs, heavy vegetation, and other objectionable matter, and shall be grubbed to a depth below the proposed grade in cuts and the natural ground in fills so as to expose suitable subgrade. The objectionable matter shall be removed from within the right-of-way limits and disposed of in such a manner that it will not become incorporated within the fills, nor in any manner hinder proper operation of the storm drainage system.

All suitable material may be used in the construction of embankments or at any other place needed. If rock is encountered, it shall be removed to a depth of not less than 12" below the subgrade of the road bed. Where boulders are encountered, they shall be removed 6" below the proposed subgrade.

Prior to road construction, all underground work that is to be within the roadway shall be completed. This includes all drainage, sewerage, water, telephone, electrical, and other utility mains to the end that the completed roadway will not be disturbed for the installation of any utility main. All utilities under paved areas are to be backfilled with stone.

302.1.2 Subgrade

The subgrade shall be prepared to the lines and grades as designed and staked by the Subdivision surveyor or engineer/surveyor to correspond to the cross section of the bottom of the base as indicated on the typical cross section approved by the City Engineer.

After the subgrade has been appropriately prepared and shaped, it shall be thoroughly rolled and then clipped with a grader until final lines and grades are obtained. Water shall be added to the subgrade if the material is dry and will not readily compact under the roller. All material so determined by the City Engineer to be acceptable and all soft yielding material that does not readily compact under the roller shall be removed. All holes or depressions caused by the

removal of this material shall be replaced with suitable material and rolled under until compacted to the satisfaction of the City Engineer. The subgrade shall be compacted to 95% standard proctor to conform with the accepted cross section and grade. Subgrade density tests shall be conducted by a local testing laboratory approved and licensed by the State of Tennessee and shall be furnished at the expense of the Developer. A minimum of one subgrade density test for every 500 feet of roadway will be required with the locations determined in the field by the City Engineer.

302.1.3 Embankments

Any street, upon which an embankment is to be constructed, having more than a 3 to 1 slope, shall be plowed or scarified completely and rolled thoroughly with a sheep-foot roller, if applicable. Each layer of embankment formation shall be compacted before the formation of the next layer is begun.

Each layer of embankment is to be constructed with a thickness not to exceed 8", and shall be compacted at optimum moisture content to 95% standard proctor.

If, in the event any section of embankment appears not satisfactory in respect to compaction, the developer or contractor will be required to have a compaction analysis performed by a recognized authority and the repair work carried out as directed by this analysis.

302.1.4 Base

Before the base operation is begun, the City Engineer will make an inspection of the subgrade. Approval of the subgrade is required prior to the placing of any base material. The base shall be construction of crushed stone 33 p (T.B.R.), or put mill mix.

The crushed stone shall be applied at the rate of 110 pounds per square yard per inch of thickness. Compaction shall be attained with a pneumatic roller, sheeps-foot roller, or other similar compacting equipment. The minimum thickness shall be 8" compacted, where, in the opinion of the City Engineer, the subgrade is sufficient to use this amount. If specified by the City Engineer, more compacted crushed stone shall be required.

Weight tickets shall be furnished to the City Engineer. The crushed stone shall be placed with approved spreader box or approved method at the discretion of the City Engineer. Then the stone shall be laid out to the lines and grades of the roadway and thoroughly rolled until a bond has formed and the excess moisture is gone. Alternate clipping with the grader and rolling shall be performed until true lines and grades are attained.

302.1.5 Prime

After the base course has been thoroughly compacted and worked to the lines and grades as shown on the typical cross section, it shall be dampened if necessary.

Prime alternates are as follows:

<u>Type and Grade</u>	<u>Application Temperature</u>
R.C. - 1	90° - 110°
R.C. - 2	120° - 150°
A.E. - 1	100° - 125°

The type and grade of prime material shall depend on the condition of the base course and shall be designated by the City Engineer.

Rate of application shall be .25 to .35 gallons per square yard.

If RT-1 or 2 is used, there shall be a curing period before the surface treatment is begun. The length of curing period shall depend on the season of the year and weather conditions. The City Engineer shall determine when the prime is cured and the surface treatment can be started.

Immediately after the prime material has been applied, mineral aggregate (size 15 or 16) shall be spread at the rate of 25 to 30 pounds per square yard. Then a steel wheel roller shall roll the aggregate into the prime material. Seasonal limitations are from March 1 to December 1.

302.1.6 Surface

A two (2) inch thick asphaltic concrete surface course shall be applied over the prime.

The asphalt and mineral aggregate for this item shall conform to the Tennessee Department of Highway's Specification, Item 411E, Traffic Bound Surface Course. All paving equipment will be approved by the City Engineer.

302.1.7 Seasonal Limitations of Asphalt:

The outside temperature away from artificial heat and in the shade will be 40° and rising for plant mix. Plant mix road will be 220 pounds per square yard. Weight tickets shall be furnished to the City Engineer.

302.1.8 Record Street Design

The developer or surveyor/engineer shall submit to the City Engineer's Office acceptable record street design plans including detailed design of entrance islands, right-of-way islands, split roads, cul-de-sac islands, drainage pipes and other drainage facilities in roads and curb to curb paving width.

302.2 Street Classification, Right-of-Way Widths, and Pavement Widths

302.2.1 Classification

Streets are classified as major streets, collector streets, local residential streets, short cul-de-sacs and split streets. (See Article 6, Definitions).

302.2.2 Right-of-Way

The right-of-way for a street is the area between facing lots and offered to the City of East Ridge for use by the public.

302.2.3 Pavement Width

The pavement width shall be measured from the inside face of the curb to the inside face of the curb.

302.2.4 All streets proposed by the developer shall be built at least to the standards specified in the chart below. These widths may be increased or decreased where necessary by the Planning Commission or the City Engineer.

<u>Classification</u>	<u>Right-of-way Width in feet</u>	<u>Pavement Width in feet</u>
Major streets	100'	80' (6 lanes and 1 turn lane)
Minor Arterials	80'	58' (4 lanes and 1 turn lane)
Collector Street	60'	44' (4 lanes)
Local Street	50'	26'
Short Cul-de-sacs (See Article 6, Definition)	40'	22'
Split Streets (Appendix A-1)	60' Min.	18' each level

302.2.4.1 See the most recent map “Functional Classification System for the Chattanooga Urbanized Area” to determine the classification of individual streets.

302.2.5 Cul-de-Sacs

302.2.5.1 Cul-de-sac turnarounds (See Appendix 6)

Cul-de-sac turnarounds shall be designed and built according to at least the following standards:

Cul-de-sacs without a planted median:

<u>Type of Cul-de-sac</u>	<u>Right-of-way Radius</u>	<u>Pavement Radius</u>
Regular Cul-de-sacs	50'	40'
School bus Cul-de-sacs (See 302.8)	60'	50'
Short Cul-de-sac	40'	30'

Cul-de-sac with a planted median:* (See Appendix A-5)

<u>Type of Cul-de-sac</u>	<u>Right-of-way Radius</u>	<u>Max Radius for Planted Median</u>	<u>Pavement Width on all sides</u>
Regular Cul-de-sac	50'	20'	20'
School Bus Cul-de-sac	60'	22'	28'

*The developer may be required to install facilities to reduce maintenance, at the discretion of the City Engineer.

302.2.5.2 If a cul-de-sac is of a temporary nature and a further extension into adjacent land (owned by the developer) is planned, then the roadway of the turnaround outside of the normal paving width may be gravel, and the property in the turnaround right-of-way outside of the normal right-of-way width shall be a temporary

easement for the City of East Ridge. The temporary cul-de-sac easement is automatically abandoned when the street is extended into the adjacent land and accepted by the City of East Ridge. When the temporary cul-de-sac turn-around is extended, the developer shall repair any broken pavement, install the required curbs and gutters on the regular paving width of the street and restore the shoulder (front yard).

302.2.6 Widths of existing streets

Subdivisions platted along existing accepted streets shall dedicate additional right-of-way, if necessary, to meet at least the minimum street right-of-way width requirements specified in Sections 302.2. and 302.2.4

302.2.6.1 If the subdivision is located on both sides of the existing street, at least the minimum right-of-way width shall be dedicated and the East Ridge City Engineer may require that drainage facilities in the street shall be improved to the point that increased runoff caused by the development of the subdivision shall be accommodated.

302.2.6.2 If the subdivision is located on only one side of the existing street, at least one-half of the minimum right-of-way (measured from the center line of the existing right-of-way) shall be dedicated and the East Ridge City engineer may require that drainage facilities in the street shall be improved to the point that increased runoff water caused by the development of the subdivision shall be accommodated.

302.2.6.3 The East Ridge City Engineer or the East Ridge City Manager or their designated representatives may permit an easement to substitute for required dedication or may wave dedication requirements where, in his opinion, the City of East Ridge does not desire dedication of additional right-of-way for any reason.

302.3 Street Extensions

302.3.1 Extensions of Existing Platted Streets

The arrangements of streets in new subdivisions shall provide for the continuation of existing, proposed, or platted streets in adjoining areas, where feasible, as determined by the Planning Commission.

302.3.2 Future or Proposed Street Right-of-Way

Street rights-of-way marked "future street", "future right-of-way", "proposed street", or "proposed right-of-way", etc., shall not be considered to be dedicated to the City of East Ridge. Ownership of these rights-of-way is retained by the developer. The developer of adjacent land who wishes to gain access through a future or proposed street shall negotiate to purchase the proposed street or right-of-way from the current property owner and shall construct said street.

302.3.3 Half Streets

Dedication of one-half (1/2) of the rights-of-way (half streets) for streets proposed along the boundaries of a subdivision shall be prohibited.

302.4 Curves and Sight Distances

302.4.1 Horizontal Curves

The minimum degree of curvature (d) for horizontal curves are to be in accordance with the latest edition of the American Association of State Highway Officials Policy on Geometric Design of Urban Highways. The minimum length of centerline radius shall be 100'

302.4.2 Vertical Curves

Every change in grade shall be connected by a vertical curve designed and constructed in accordance with the A.A.S.H.O. book referred to above. In general no sight distance of less than 200 ft. on vertical curves shall be allowed.

302.5 Street Intersections

302.5.1 Angle of Intersection

The center line of all streets shall intersect at as nearly a ninety-degree angle as possible, but the angle of intersection shall not be less than seventy-five (75) degrees nor greater than one hundred five (105) degrees.

302.5.2 Centerline Offset of Adjacent Intersections

The use of four-way intersections of local streets with local streets shall be discouraged where possible, and the use of T-intersections shall be encouraged. Regardless of the type of intersections employed, however, the centerlines shall be aligned (four-way intersection) or offset up to ten (10) feet or more than one hundred twenty-five (125) feet.

302.5.3 Corner Radii

Curb radii at street intersections shall not be less than twenty-five (25) feet. Right-of-way radii at street intersections shall not be less than twenty-five (25) feet. If, because of exceptional conditions, a modification is granted permitting an angle of intersection, less or greater than the standards of Section 302.6.1, then the minimum radii shall be increased or decreased to afford good design and safety. The East Ridge City Engineer or The East Ridge City Manager or their designated representatives may wave the requirement for dedication of corner right-of-way on existing streets if, in his opinion, the City of East Ridge does not desire dedication.

302.5.4 Grades Approaching Intersections

Street grades approaching intersections shall not exceed four (4) percent for a distance not less than that shown in the following table, measured from the edge of pavement of the intersecting street:

Types of Intersecting Streets Distance in Feet	
On local at local, includes all other street types not given below.....	30'
On local at collector	35'
On local at major	35'
On collector at local	35'
On collector at collector	60'
On collector at major	60'

302.6 Street Grades

In general, roads shall be planned to conform to existing topographic conditions. Grades on major streets shall not exceed eight (8) percent. Grades on other streets shall not exceed fifteen (15) percent.

302.6.1 Cul-de-sac Grades

302.6.1.1 Maximum Grade in the Radius of Cul-de-sac Streets

The maximum grade in the radius of cul-de-sac streets shall not exceed ten percent. The maximum grade in the radius of cul-de-sac streets shall be a minimum of two percent less than the grade of the land in its pre-construction state where the grade of the land is between four and twelve percent.

302.6.1.2 Measurement of Maximum Grade in the Radius of Cul-de-sac Streets

The maximum grade in the radius of cul-de-sac streets is to be measured along the proposed centerline of the roadway extended through the center of the cul-de-sac radius.

302.6.1.3 Maximum Cross-Slope Grade in the Radius of Cul-de-sac Streets

The maximum cross-slope in the cul-de-sac radius shall not exceed three percent. The cross-slope of the cul-de-sac radius is to be measured on a line 90 degrees to the centerline of the roadway extended to pass through the centerline of the roadway extended to pass through the center of the cul-de-sac radius.

302.7 Street Pattern

All subdivisions shall provide for convenient access and circulation. No lot in each unit or phase of a subdivision may be more than one thousand three hundred (1300) feet from a potential school bus route that does not require school buses to back up*. This shall be accomplished by one or more of the following:

- (a) looped street patterns
- (b) turn-arounds designed for school buses at "midpoints" in long cul-de-sacs, or
- (c) cul-de-sac turn-arounds designed for school buses. (See 302.3.5)

*State law requires that school buses must come within ¼ mile (1320') of the residence of every school child. Therefore, if a school bus cannot make a "loop" in its run through a subdivision, it must turn around somewhere. The "somewhere" must not be more than 1300 feet from any resident. The turnaround can be at the end of the cul-de-sac, or at some point not more than 1300 feet from the end

302.8 Street Names

302.8.1 Continuation of Streets

New streets that are in, or essentially in, alignment with an existing street shall be given the name of the existing street.

302.8.2 Duplication

The name of a new street shall not duplicate or approximate, by means of spelling, pronunciation, or by use of alternate suffixes or prefixes (such as North, South, Lane, Way, Drive, Court, Avenue or Street) any existing or platted street name in Hamilton County, or any other street name in the subdivision.

302.8.3 Approval of Street Names

No street names shall be used unless approved by the GIS Department.

302.8.4 Length of Street Names

The length of street names shall not exceed 13 (thirteen) characters including any abbreviations and spaces but excluding suffixes. Any exceptions must be approved by the GIS Department.

302.9 Street Signs

Street and Name Signs must be of a type approved by the City of East Ridge. And shall be installed by the developer

302.10 Curbs

302.10.1 Asphalt Curbs

Asphalt curbs will not be permitted.

302.10.2 Concrete Curbs

Concrete curbs are required and shall be constructed in accordance with the specifications in Appendix 2 or Appendix 3.

302.10.3 Back fill

The developer shall have back fill, topsoil, seed and mulch on both sides of the street to the top of the curb.

302.10.4 The homebuilder shall be responsible for repair of any damage to streets, roads, gutters, curbs and drainage easements to the satisfaction of the East Ridge City Engineer when the damage was caused during construction of the building.

302.11 Sidewalks and Pedestrian Ways

302.11.1 In residential and non-residential subdivisions, sidewalks or pedestrian ways are not required. In the event the developer desires to install sidewalks or pedestrian ways, they shall meet the following requirements:

302.11.2 In residential areas, sidewalks for pedestrian ways shall be portland cement concrete, four (4) inches thick and four (4) feet wide with two (2) inch crushed stone base.

302.11.3 In commercial areas, sidewalks shall be concrete, six (6) inches thick and six (6) feet wide with a two (2) inch crushed stone base.

303 REQUIRED ACCESS, FRONTAGE, DEPTH AND AREA FOR ALL LOTS

303.1 Required Access for Residential Lots

All residential lots shall have frontage on an existing, City accepted and City maintained public street or road. Residential lot access by private road or easement or unopened street only shall not be permitted.

303.2 Required Access for Non-Residential Lots

All non-residential lots shall have frontage on an existing, City accepted and City maintained public street or road except that the East Ridge City Engineer or City Manager may permit any non-residential lot to obtain access by means of a private road or private easement provided the requirements mentioned in 303.2.1 thru 303.2.3 below are met.

303.2.1 Easements or rights-of-way used for access shall be shown on the subdivision plat along with all engineering data necessary to locate the easement on the ground.

303.2.2 Easements or rights of way used for access shall provide readily apparent physical means of pedestrian and vehicular access from the lot onto the public street or road.

303.2.3 Easements or rights-of-way used for access shall be further defined and described by notes added to the plat which set forth the limits of public liability and responsibilities to properties and citizens which are served by such access ways. These notations shall include, but shall not be limited to the following:

- A. The permanent access easement is to be privately maintained by the owners and not by the City of East Ridge
- B. The owners are responsible for providing for all desired utilities and services to the public road. The City of East Ridge is not responsible for providing services beyond the limits of the public road.

303.3 Lot Frontage for Residential Lots

303.3.1 Lot frontage on the street or private easement for residential lots shall conform to the minimum lot frontage required by the East Ridge Zoning Ordinance

303.3.2 Lot frontage on cul-de-sac turn-arounds or short radius curves may be less than the lot frontage required by the East Ridge Zoning Ordinance provided that the lot has the required minimum lot frontage at (1) the rear of the required front yard, or (2) the building setback line as shown on the plat, or (3) in case of a flag lot, the narrowest part not in that part that extends to the street.

303.3.3 The minimum lot frontage on the street or private drive or easement for a residential flag lot shall not be less than twenty-five (25) feet, (except in cases where an existing structure(s) and its required side yard could not be accommodated, then the width shall not be less than fifteen (15) feet) capable of being used for ingress and egress.

303.4 Lot Depth for Residential Lots

The minimum lot depth for residential lots shall conform to the minimum lot depth required by the East Ridge Zoning Ordinance.

303.5 Flag Lots

303.5.1 Purpose Statement

Flag lots are intended to be used for access to property which otherwise would prove infeasible or impractical to access with a public road. Flag lots are intended to be used to preserve the natural features or to create more beautiful building sites. Use of flag lots is not intended to abrogate standard subdivision development when it is feasible to construct public roads.**303.5.2Criteria for Platting Three or More Flag Lots on a Single Tract of Land:**

- A. Topographic considerations (e.g., steep terrain, slopes greater than 15 percent presence of sink holes or natural depressions, drainage ravines or water courses geologic features)
- B. Irregular land configurations and ownership patterns
- C. Limited public road frontage
- D. Existing land use
- E. Excessively deep lots

303.5.3 In proposed subdivision, the Planning Commission staff and East Ridge City Engineer shall determine the appropriateness of platting multiple flag lots based on the above criteria.

303.5.4.1 The minimum lot frontage on the street or private drive or easement for a residential flag lot shall not be less than twenty-five (25) feet, (except in cases where an existing structure(s) and its required side yard could not be accommodated, then the width shall not be less than fifteen (15) feet) capable of being used for ingress and egress.

303.6 Lot Area for Residential Lots

303.6.1 The minimum lot area for residential lots shall be as specified in the East Ridge Zoning Ordinance. The Health Department may require additional lot area for any residential lot which uses a septic tank and field lines for sewage disposal.

303.6.2 For lots served by septic tank systems, any area separated from the building site by a drainage easement, and the drainage easement, (except the standard five (5) foot drainage easements along the side and rear lot lines), shall not be included in the minimum lot area. Areas subject to flooding, or standing water during brief periods of high rainfall, or with seasonally high water tables, as determined from a soil survey, shall not be included in the minimum lot areas. This regulation may be varied by the Health Department.

303.6.3 Lots that do not have public water furnished must be a minimum of 25,000 square feet, and be approved by the Health Department.

303.7 Lot Frontage, Depth and Area for Non-residential Lots and Community Lots

There shall be no minimum lot frontage, depth or area for non-residential lots and community lots except as required by the Health Dept. or the East Ridge City Engineer.

304 **MISCELLANEOUS LOT REQUIREMENTS**

304.1 **Lot Lines**

304.1.1 Generally, side lot lines should be straight and perpendicular to the street, or radial to street curves or the center of cul-de-sac turn-arounds.

304.1.2 Side lot lines may be at an angle to the street (more nearly parallel to the contour lines on steep land) to reduce driveway and lot grades.

304.1.3 Lot lines should follow drainage ways or easements (where practical) rather than leaving a portion of the lot separated from the main body of the lot by a drainage way or easement.

304.1.4 Corner radii at street intersections shall be twenty-five (25) feet, unless shown on the plat.

304.2 **Flag Lots**

Flag lots may be allowed by the Planning Commission in accordance with Section 303.5

304.3 **Building Setback Lines**

All lots shall have a usable building site area exclusive of the building setback (yard areas) as required by the East Ridge Zoning Ordinance, or as required by the Planning Commission and shown and labeled on the lots on the plat

304.4 **Lots Divided by County or State Lines**

The division of lots by county or state lines shall be avoided, where possible.

304.5 **Reserve Strips and Remnants Prohibited**

304.5.1 There shall be no reserve strips controlling access to streets or any parcel of land.

304.5.2 No remnants of property shall be left which do not conform to lot requirements, or which are not required for a private or public utility purpose, or which are not accepted by the City of East Ridge and/or any other public body, or home owners' association for an appropriate use.

305 **PROPERTY CORNERS**

305.1 All lot corners shall be marked with iron pins not less than one-half (1/2) inch in diameter and minimum of eighteen (18) inches long and driven so as to be flush with the finished grade.

305.2 All iron pins shall be permanently installed prior to the signing of the cronaflex by the City of East Ridge. Boundary monuments shall be installed on the exterior of the entire subdivision for major subdivisions but need not be installed on the boundaries or each unit in phase subdivisions. If monuments and pins are not installed prior to the time that the cronaflex is ready for signing, the developer may post a bond with the City Engineer in an amount sufficient to ensure that the monuments and pins can be installed.

305.3 For residential subdivisions with more than 25 lots and any development over 25 acres, at least two of the concrete monuments required under § 305.1 shall be

designated as control monuments and located with a ratio of precision of no less than 1:20,000 in Tennessee State Plane coordinates in the North American Datum of 1983 (NAD83). The intent of these location coordinates is to position the subdivision on the surface of the Earth and the final plat on the official Hamilton County property maps. The monuments shall be separated by sufficient distance to allow them to locate the entire boundary property.

306 **DRAINAGE**

306.1 **Responsibility of the City Engineer**

The East Ridge City Engineer will determine if a subdivision meets the drainage provisions of these regulations.

306.2 **General**

The design of the storm water drainage system for the subdivision shall include the entire watershed affecting the subdivision, and shall be extended to a watercourse or ditch which is adequate to receive the drainage of surface water.

The developer may choose to accommodate any additional runoff or increased rate of runoff caused by his development by limiting the rate of runoff with ponding or other methods approved by the City Engineer or by specified improvements to downstream off-site drainage ways, easements, or structures.

306.3 **Responsibility for Construction**

The developer of the subdivision shall be responsible for the construction of all improvements to the drainage system shown on the plat.

306.4 **Design and Construction**

306.4.1 The "Rational Method" shall be used for determining the amount of runoff from a drainage area. The method used to determine tile (pipe) sizes shall be approved by the City Engineer. A "ten-year storm" shall be used with the above.

306.4.2 In no case shall a cross drain be less than fifteen (15) inches in inside diameter. Pipe shall be laid with the spigot-end pointing downstream and with the ends fitted and matched to provide tight joints and a smooth uniform invert.

306.4.3 In the event that rock is encountered in the trench, the rock shall be removed at least four (4) inches below the grade of the bottom of the pipe and replaced with crushed rock or other suitable material approved by the City Engineer.

306.4.4 Where drainage structures with stormwater flow in excess of the capacity of a 42" diameter concrete pipe or equivalent, as determined by Section 306.4.1, are to be placed, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee.

306.4.5 A H-20 highway loading shall be the minimum pipe structural requirement

306.5 **Storm Drainage in Streets**

All streets shall be provided with an adequate storm drainage system, which shall serve as a part of the total storm drainage system. This system shall be designed to carry roadway, adjacent lane, and building storm water drainage. The system shall include any necessary open or covered ditches, pipes, culverts, intersectional drains, drop inlets, catch basins, bridges, head walls, etc., to permit the proper drainage of all surface water. This system shall be used for storm

drainage only. Where there are long grades on the street, catch basins and relief pipes shall be provided at intervals in accordance with accepted engineering practice. The design of drainage facilities shall be in accordance with accepted engineering practices.

306.6 Off-Street Storm Drainage Systems

When the drainage system is outside of the road right-of-way, the subdivider shall provide and prepare a drainage easement according to accepted engineering practices.

306.6.1 The size and location of all off-street watercourses and/or ditches running through the subdivision shall be enclosed, or left open, in accordance with considerations for public safety and accepted engineering practices.

306.6.2 The developer shall protect all drainageways from erosion and sedimentation. Swales shall be seeded or sodded. All open channels or ditches shall be lined with rock and mortar, concrete, or other materials approved by the City Engineer when the grade of the channel or ditch is less than one (1) percent or more than six (6) percent, or when deemed necessary by the City Engineer.

306.7 Materials Specifications

Material specifications for all drainage projects shall be in compliance with the specifications of the East Ridge City Engineer

306.8 N.P.D.E.S. Permit

For their own information, developers should note that Federal regulations require an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit for subdivision development anywhere in the United States that involves one acre or more or development that is less than one acre if it is part of a larger common plan of development. This permit is obtained from the State of Tennessee and is enforced by the State. (Amended 3-12-2007, 9-14-2009)

306.9 Local Permits

A development that involves one acre or more or development that is less than one acre if it is part of a larger common plan of development requires permits from the Hamilton County Water Quality Program. (Added 9-14-2009)

307 EASEMENTS

307.1 The Planning Commission may require utility easements. Generally, the Planning Commission staff will consult local utilities before requiring utility easements.

307.2 Drainage Easements

A five (5) foot drainage easement, unless a wider or narrower easement is specifically required, shall be reserved along the inside of all side and rear lot lines, except that a ten (10) foot drainage easement shall be reserved along the lot lines that are the exterior boundaries of the subdivision plat.

In the event that two or more lots are combined or used as one lot, the drainage easements adjacent to the interior lot line(s) are considered to be eliminated, unless the drainage easement is shown on the plat.

The drainage easement shall not apply in cases where zoning regulations do not require setbacks from the property lines.

307.3 Drainage easements shall be maintained by the developer until sold and from that time on maintained by the property owner.

307.4 Other Easements

The Planning Commission may require other easements to be shown on the plat, where necessary.

308 EROSION AND SEDIMENTATION CONTROL

← - - - - Formatted: Bullets and Numbering

308.1 Subdivisions must comply with the adopted storm water rules and regulations enforced by the Hamilton County Water Pollution Control Program. (Amended 3-12-2007)

308.1.1 All subdivisions must comply with the adopted Hamilton County Water Quality Program Rules and Regulations administered by the Hamilton County Water Quality Program. (Added 9-14-2009)

308.2 RESERVED

308.3 Review by the Hamilton County Water Quality Program

Major subdivisions must be reviewed by the Hamilton County Water Quality Program as a part of the subdivision review process. The Hamilton County Water Quality Program may require Water Quality Easements, detention areas, detention facilities, detailed drawings and specifications of drainage detention improvements, drainage calculations or anything else they determine is necessary to comply with the Hamilton County Water Quality Program Rules and Regulations. (Added 9-14-2009)

308.3 Covenants for Major Subdivisions

In major subdivisions the Hamilton County Water Quality Program will require that covenants which specify that all lot owners are responsible to maintain Water Quality Easements, detention areas, detentions facilities and other drainage related areas and facilities be recorded before the subdivision plat is recorded. (Added 9-14-2009)

309 SANITARY SEWAGE DISPOSAL SYSTEMS

309.1 Public Sewer Systems

All lots must have the East Ridge public system available. If the East Ridge public sewer system is not available to any lot the developer must install at his expense a public sewer line or lines to serve all lots. The developer is responsible for all design and construction costs for new sewer lines. Public sewer line extensions must be designed by an Engineer licensed to practice in the State of Tennessee and must meet City of East Ridge design standards.

If new public roads are to be constructed and public sewers are to be extended in addition to the new public roads the plat must be stamped by an engineer licensed to practice in the State of Tennessee. Show the address of the engineer and he must sign a statement on the plat that he reviewed or designed all new public sewer lines shown on the plat and that the design meets proper engineering criteria.

All public sewer line extensions are subject to review and approval by the East Ridge City Engineer and the State of Tennessee.

The East Ridge City Engineer or the East Ridge City Commission as appropriate may make exceptions from the public sewer requirements.

These regulations do not supercede any other City of East Ridge regulations pertaining to the design, financing or installation of sewers, nor do they supercede any regulations pertaining to the payments of fees to the City of East Ridge to pay for the installation of sewers.

309.1.1 Record Sewer Plans

The developer or surveyor/engineer shall submit to the East Ridge City Engineer's Office acceptable record sanitary sewer plans and profiles to include the location of each lot's access or tap-on point when sanitary sewers are installed. The City Engineer may require a bond in an amount and form sufficient to complete these record plans if they have not been submitted and approved when the transparent plastic film copy and other copies of the final plat to be recorded are signed.

309.2 Private Sewer System

Private sewer systems with private sewer treatment plants are not allowed in the City of East Ridge.

309.3 Individual On-Site Subsurface Sewage Disposal Systems (Septic Tanks and Field Lines)

Individual on-site subsurface sewage disposal systems are not allowed in the City of East Ridge unless approved by the East Ridge City Engineer or the East Ridge City Council as appropriate.

309.3.1 Rules and Regulations to Govern Subsurface Sewage Disposal Systems, Hamilton County, Tennessee requires that for subdivisions using on-site, subsurface sewage disposal systems "No proposed subdivision shall be approved by the State Planning Office, a local or regional planning commission or other agency authorized to approve subdivisions until the plans for such subdivisions have been approved by the health authority."

309.3.2 Rules and regulations to Govern Subsurface Sewage Disposal Systems, Hamilton County, Tennessee requires an acceptable soil survey for subdivisions using on-site, subsurface sewage disposal systems before preliminary approval.

310 Water Facilities

310.1 Public Water Supply

310.1.1 Where a public water main is accessible, the developer shall install, or cause to be installed, adequate water facilities (including fire hydrants) subject to the specifications and approval of the Division of Water Quality Control, Tennessee Department of Public Health, the local water company or utility district, and local fire authority having jurisdiction.

310.1.2 Water supply lines are to be located at least ten (10) feet from septic disposal systems and sewer lines.

310.2 Individual Wells

If a public water system is not available, as determined by the Planning Commission, individual wells may be used, subject to the standards and approval of the Chattanooga-Hamilton County Health Department. Wells are to be located uphill and at least fifty (50) feet from any septic disposal system and sewer lines.

310.3 Fire Hydrants

The developer shall install fire hydrants on all new streets/roads or private easements of all major subdivisions except:

- (1) those served by individual wells
- (2) subdivisions that meet the requirements given below based on existing fire hydrants
- (3) subdivisions that meet the requirements given below based on proposed fire hydrant locations on existing streets.

Fire hydrants shall be located no more than 1000 feet apart (measured along the street) of any structure. The location of all fire hydrants shall be approved by the East Ridge Fire Dept. and/or the Planning Commission.

Fire hydrants shall be not less than a three-way hydrant with two 2 ½ inch nozzles with National Standards threads, and with one large hydrant opening with a 4 ½ inch nozzle with National Standard threads.

311 FLOOD HAZARDS

311.1 Flood Requirements

The subdivision shall conform to the flood requirements for both lots and subdivision of the East Ridge Zoning Ordinance.

311.2 Additional Flood Information Required

Where appropriate, the Floodway Borders (Floodway line and the 100 Year Flood line) shall be shown on the plat. Also, a note shall be added to the plat stating the base flood (100 Year Flood) elevation.

311.3 Minimum Street Elevations

All streets shall be at an elevation which is not lower than the base flood elevation (100 Year Flood elevation), except that in the case of a street that is not the only access into and out of a specific area, the street may be at an elevation which is not lower than two (2) feet below the base flood elevation.

311.4 Utilities in Floodable Areas

311.4.1 Sewers

Sewers and manholes constructed below the 100 Year Flood elevations shall be watertight. All manholes shall be constructed so that the manhole covers are not below the base flood elevation.

311.5

Setback and Elevation Requirements on Unmapped Watercourses

Due to the potential flood hazard on property adjacent to an unmapped watercourse draining 300 acres or more above the property under construction, the Planning Commission may require that each unmapped watercourse draining 300 or more acres be investigated by a professional engineer and the elevation of adjacent structures with setbacks from the centerline of the watercourse marked on the subdivision plat. The minimum elevation of the proposed structure shall be determined on the basis of a 100 year storm elevation water level. The minimum setback shall be determined by an evaluation of the unmapped watercourse based on the erosion potential of the watercourse and lot elevation as determined by the engineer. All subdivisions adjacent to an unmapped watercourse draining 300 or more acres and for which 100 year storm elevation calculations were required shall have a certification by a professional engineer which reads as follows:

I _____ have made a flood hazard study of the subdivision and the drainage area above it and all affected lots within this subdivision are marked with a minimum building elevation. A benchmark of public record for reference is noted on the plat, and established on the subdivision. Unmarked lots have been determined to not require a minimum building elevation.

SEAL Name _____ P.E. # _____

**ARTICLE 4
PRELIMINARY PLAT REQUIREMENTS**

401 SPECIFICATIONS FOR AND CONTENT OF THE PRELIMINARY PLAT

The subdivider or surveyor or surveyor/engineer shall submit to the Hamilton County GIS Department copies of the Preliminary Plat drawn to a minimum scale of one inch equals one hundred feet, which shall contain the following information:

- 401.1** Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton County, or any PUD in Hamilton County. Plat labeled "Preliminary Plat."
- 401.2** The full name and mailing address with zip code (telephone number requested) of the owner(s) and/or developer(s).
- 401.3** The name and mailing address with zip code, and telephone number of the person, firm, or organization preparing the Preliminary Plat.
- 401.4** North point, and scale.
- 401.5** A vicinity map, showing the following features, if applicable, within an area large enough to locate the subdivision:
 - 401.5.1** Outline of proposed subdivision and north point.
 - 401.5.2** Location and name of all principal roads, streets, railroads, water courses, etc.
 - 401.5.3** State, county, or municipal boundaries shown and labeled.
 - 401.5.4** Name and/or shown an easily identifiable landmark (store, road intersection, creek, etc.) and shown the number of miles (to the nearest tenth) from the landmark to the site.
- 401.6** The boundary line of the proposed subdivision drawn to scale and showing all bearings and distances, including existing road curve functions and dimensional data.
 - 401.6.1** Parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is commonly referred to as the "Tax Map Number."
 - 401.6.2** The location of control monuments on the on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane coordinates
- 401.7** Lots drawn and numbered in a logical numerical order, showing the approximate dimensions of lots. (Where parallel lot lines exist, the distances may be dittoed.) Every parcel of land within the subdivision should have a lot number. Subdivisions developed in phases or units are to continue numbering the lots, and not start with lot number 1 for each new unit. The use of lot numbers by block, in which lot numbers are repeated in each block, is prohibited.

- 401.7.1** Show the size of each lot.
- 401.8** The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, shown the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner's name.
- 401.9** Show the location, widths, and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, on or adjacent to the subdivision.
- 401.9.1** Proposed street names shall not duplicate or closely approximate, phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.
- 401.9.2** Show the station numbers for all proposed streets. Station numbers shall begin at a known existing and reproducible street centerline.
- 401.9.3** Split Road Cross Sections - - A typical cross section of all split roads in the subdivision shall be shown on the preliminary plat, if applicable.
- 401.10** Drainage
- 401.10.1** Show the size, location, outline and direction of water flow at all high and low points of all existing and proposed drainage easements in and adjacent to the subdivision. Show the number of acres drained and the flow in cubic feet per second into the subdivision at the high point of the drainage easement.
- 401.10.2** If drainage areas and/or easements are to be relocated, show the new location; label "relocated"; and state the treatment of the new drainage area and/or easement. If drainage areas in the subdivision are to be filled, label "to be filled," and show and label existing and proposed finished contours within the area to be filled and within the area to be cut.
- 401.10.3** Show size, location, number of acres drained, and direction of water flow in tiles (pipes) in and adjacent to the subdivision. (See section 306.4.1 for determination of pipe size.) Show water flow in cubic feet per second for all pipes (tiles) to be installed by the developer.
- 401.10.4** Show direction of water flow at all high and low points on all existing and proposed roads in and adjacent to the subdivision.
- 401.10.5** Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc.
- 401.10.6** Show the location and label any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision.
- 401.11** **Utilities**
- 401.11.1** For all existing and proposed water lines, show size, location of lines, and outline and size of easements (if applicable) in and adjacent to the subdivision.
- Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.
- Show the location of all existing fire hydrants in and within five hundred (500) feet of the subdivision

- 401.11.2 For all existing and proposed gas lines and mains, show size, location, name of mains, and outline of easements (if applicable) in and adjacent to the subdivision.
- 401.11.3 For all existing electrical and telephone lines and easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- 401.11.4 For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, direction of flow, outlines of easements, manholes, and invert elevations in and adjacent to the site.

If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.

If a sewage treatment plant of any type is to be constructed on and/or to serve the subdivision, state whether the plant will be public or private. If the plant is to be publicly owned, operated and maintained, place the offer of dedication on the plat. If the plant is to be privately owned, operated and maintained, add a statement concerning the method of operation and maintenance to the plat.

- 401.12 Natural contours at five foot intervals or less (sea level elevations only). The plat designer shall field check for accuracy of the contour lines if he has obtained the information from sources other than his own. The surveyor or engineer/surveyor shall establish a benchmark on the site from mean sea level datum or other specified by the County Engineer. A temporary benchmark is to be established on a location shown on the preliminary plat. A permanent benchmark is to be established on a permanent concrete boundary monument of a major subdivision with location shown on the final plat. Source of elevation data must be indicated on the preliminary plat. See Section 402.4 for examples of the required statements. Existing and finished contours within the areas to be cut or filled, if the cut or fill is more than three (3) feet.
- 401.13 Contour line or limit of 100-year flood and/or Floodway Zone (Valley Zone), if applicable. Unless the developer or the plat designer has consulted with the staff prior to the submission of the Preliminary Plat, the staff shall delineate pertinent flood information on the plat during the review of the plat.
- 401.14 Municipal, county, state boundaries, water courses, railroads, etc., in and adjacent to the subdivision.
- 401.15 The Preliminary Plat shall be drafted so that good, clear, legible prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot pattern or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions.

402 STATEMENTS TO BE INCLUDED ON THE PLAT

- 402.1 Present zoning of tract, and zoning applied for, if applicable.
- 402.2 Source of water supply. If public water supply is not available; state nearest location, size of line, utility company's name, and whether water supply will be from wells.
- 402.3 Number of acres subdivided.

402.4 Source of Topo Quotation

- (a) If the topo was obtained from a source other than an actual field survey, use the following quote:

"Topo was obtained from (source) and has been field verified to insure its accuracy."

Examples of (source): Interpolated TVA quadrangle, Chattanooga quadrangle, Daisy quadrangle, etc.; aerial topo map-Atlantic Aerial Survey; etc.

- (b) If the topo was taken from an actual field survey, use the following quote:

"Topo was obtained from an actual field survey dated _____ conducted by _____. Elevations were determined from benchmark or monument located at _____, elevation _____."

402.5 If Community Lot(s) are shown, note the following:

"No building permit is to be issued for a residential, commercial, or industrial building on the Community Lot. Lot to be used for recreational purposes only. Maintenance to be assumed by the developer until lot is deeded to home owners in the subdivision, or to a homeowners association.

402.6 A statement of the proposed use of the lots (e.g. single-family dwellings, two-family dwellings, multiple-family dwellings, commercial development, industrial development, etc.).

402.7 Special notations and information, if required.

403 **INFORMATION REQUIRED IN ADDITION TO THE PRELIMINARY PLAT**

403.1 Road Profiles

Four copies of the vertical road profiles of all roads to be constructed in the subdivision shall be submitted with the preliminary plat. The vertical road profiles shall show the road name, station numbers, the existing ground lines, the proposed centerline grade, percent grades, vertical curves, street intersections, and drainage structures; all drawn to a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

403.2 Sanitary Sewer Profiles, if required.

Four (4) copies of the vertical sanitary sewer profiles of all sanitary sewers to be constructed in and for the subdivision shall be submitted with the preliminary plat. The vertical sanitary sewer profiles shall show the identification of the sewer line, manhole locations and numbers, invert elevations, percent grades and direction of flow, underground utilities, drainage structures, and the natural and finished grades; all drawn at a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

If the sewer line(s) go through an adjacent owner's property, include one of the following:

- (a) Put the deed book and page number(s) of the recorded easement

that allows the developer and/or city to install and maintain a sewer line through the adjoining property and submit a copy of the recorded document to the Planning Commission staff with the rest of the information required, or

- (b) Put a statement on the plat that allows the developer and/or city to install and maintain a sewer line through the adjacent owner's property in the location as shown on the subdivision plat, and signed by the adjacent owner.

403.2.1 The sanitary sewer profiles shall have the signature and seal of an engineer licensed to practice in the State of Tennessee.

403.2.2 The sanitary sewer profiles and the vertical road profiles may be shown together. If this is done, four (4) copies of the combined vertical profiles shall be submitted with the preliminary plat.

403.3 Requests for Variances

Requests for variances shall be submitted in writing with the submittal of the preliminary plat, in accordance with Article I, Section 111.

403.4 Existing Utilities and Railroads

The Planning Commission may require that a letter be submitted with the preliminary plat from the affected utility or railroad approving the proposed crossing of the utility, utility easement or railroad by any street, driveway, field lines or other utility, etc.

ARTICLE 5
FINAL PLAT REQUIREMENTS

501 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT

The developer or his representative shall submit to the Hamilton County GIS Department, copies of the Final Plat, drawn to a minimum scale one inch equals one hundred feet (1" = 100'). (See Section 202.1) Sheet size and stamp block shall conform to the specifications shown on Appendix 6. The GIS Department requests that the surveyor draw the appropriate signature block on the final plats. (Amended 4-12-2004).

The Final Plat shall be drafted so that good, clear legible, prints, copies or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Hamilton County GIS Department staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions or which fails to contain all required elements.

The Final Plat shall include the following information:

501.1 Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton County, or any PUD in Hamilton County. The most recent recorded deed book number and page number for each deed constituting part of the property being platted. Plat labeled "Final Plat."

501.2 The full name, mailing address, with zip code, and telephone number of the owner(s) and/or developer(s) of record. (Amended 4-12-2004)

Deleted: and
Deleted: {
Deleted: requested

501.3 The name, full mailing address, zip code, telephone number, and seal (to include license number) of the Registered Land Surveyor preparing the plat. Where sanitary sewer lines are to be extended or where drainage structures with storm water flows in excess of the capacity of a 42" diameter concrete pipe or equivalent, as determined by Section 306.4.1, are to be placed, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee. In no instance will a plat be accepted that does not contain the seal of a Registered Land Surveyor licensed to practice in the State of Tennessee.

501.4 The date of plat preparation and revisions, north point, and scale—both written and graphic.

501.5 A vicinity map showing the following features, if applicable, within an area large enough to locate the subdivision:

501.5.1 Outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).

501.5.2 Location and name of all principal roads, streets, railroads, water courses, etc.

501.5.3 State, county, or municipal boundaries, shown and labeled.

- 501.5.4** Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) and show the number of miles (to nearest tenth) from the landmark to the site.
- 501.6** The boundary lines of the subdivision shall be determined by an accurate survey in the field, to include a closed traverse. The boundary survey shall close with an error of closure to exceed 1:5000.
- 501.6.1** Show parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the "Tax Map Number."
- 501.6.2** The location of control monuments on the boundary line of the proposed subdivision showing the horizontal position in Tennessee State Plane coordinates.
- 501.7** Lots drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new unit. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited.
- 501.7.1** Sufficient data to readily determine and reproduce on the ground the Location, bearing, and length of every lot line and boundary line, whether curved or straight. This shall include the radius, central angle (delta), length of curve, and tangent distance for the curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.
- 501.7.2** Minimum building setback lines, other than those required by the local zoning regulations, shall be shown and labeled on the lot(s).
- 501.7.3** Show location of the boundary monument benchmark for major subdivisions (see 401.12).
- 501.7.4** Show the size of each lot.
- 501.8** The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.
- 501.9** Show the location, widths, and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision. Show any street or street intersection within 100' of the site.
- 501.9.1** Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name. All proposed new street names must be approved by the Hamilton County GIS Department.
- 501.9.2** Sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every street line, whether curved or straight. This shall include the radius, central angle, (delta), length of curve, and tangent distance for the center line of curved streets and curved property lines. The point of

curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner.

501.9.3 Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc.

501.10 Drainage

501.10.1 Show the size, location, and outline of all existing and proposed drainage easements in and adjacent to the subdivision.

501.10.2 If drainage areas and/or easements are to be relocated, show the new location, label "relocated," and state the treatment of the new drainage area and/or easement.

501.10.3 Show size, location, number of acres drained in tiles (pipes) in the subdivision.

501.10.4 Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc.

501.10.5 Show the location and label any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision.

501.11 Utilities

501.11.1 Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.

Show the location of all proposed fire hydrants in the subdivision.

501.11.2 For all existing and proposed electrical, telephone, water, gas and other utility easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.

501.11.3 For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, outlines of easements, manholes, and invert elevations in and adjacent to the site.

If sanitary sewers are not available on or adjacent to the site, but are required by the City of East Ridge, state the nearest location and size of line of nearest sanitary sewer.

If a sewage treatment plant is to be constructed to serve the subdivision, state whether the plant will be public or private. If the plant is to be publicly owned, operated, and maintained, place the offer of dedication on the plat. If the plant is to be privately owned, operated, and maintained, add a statement concerning the method of operation and maintenance of the plant, which may be a statement of the book and page number where the documents are recorded. (See Section 503.3).

501.11.4 Show the location of existing sanitary sewer lines or adjacent to the site. If sanitary sewers are available to all lots, note "Sewer available by HCWWTA"

501.12 Contour line or limit of 100 year flood and/or Floodway District (Valley Zone), each labeled, if applicable.

501.13 Municipal, county, state boundaries, water courses, railroads, etc., on and adjacent to the subdivision.

- 501.14** The boundaries of all property (including access to said property) which is to be dedicated for public use, with the purpose indicated thereon.
- 501.15** The boundaries of all property (including access to said property) which is to be reserved by deed restrictions or protective covenants in the deeds for the common use of the property owners in the subdivision, e.g., "community lot." Show the ROHC book and page numbers on the plat for all appropriate recorded documents.
- 502** **STATEMENTS TO BE INCLUDED ON THE PLAT**
- 502.1** Present zoning of tract.
- 502.2** Local Government does not certify that utilities or utility connections are available. (Amended 3-12-3007)
- 502.3** Plat labeled, "Final Plat."
- 502.4** Number of acres subdivided.
- 502.5** Certification of Ownership and Dedication of Rights-of-Way
 "I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple."
- 502.6** Dedication of Land, if applicable:

 Add to the above: ". . . and dedicate the lots so specified on the plat to (governmental jurisdiction)."
- 502.7** "The City of East Ridge is not responsible to construct or maintain drainage easements" (Applies only to subdivisions where drainage easements are shown).
- 502.8** Special Setbacks, if applicable.

 A. "There is a minimum 25 ft. fieldline setback from all drainage easements shown."

 B. "There is a minimum 25 ft. fieldline and building setback from all sink hole(s) shown."
- 502.9** Engineer's Statement of Design—on plat and the first sheet of sewer profiles. (If applicable)

 "I, hereby, certify that I have designed all drainage structures, with stormwater flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets proper engineering criteria." * (Signature)

 *This note should refer only to the facilities designed by the engineer, i.e., if the plat has no sewers and only one drainage structure designed by an engineer, the statement should refer only to the specific structure designed by the engineer.

- 502.10 Certification of Survey**
 "I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is 1 per _____ as shown hereon." (Signature of Surveyor)
- 502.11** If Community Lot(s) are shown, note the following:
 "No building permit is to be issued for a residential, commercial, or industrial building on the 'Community Lot.' The 'Community Lot' is to be used for recreational purposes only. The maintenance of the 'Community Lot' is to be assumed by the developer until the lot is deeded to the homeowners in the subdivision, or to a homeowners association. The City of East Ridge is not responsible to construct or maintain any ground facility or building on any Community lot."
- 502.12** "This plat re-subdivides deeds _____ R.O.H.C."
- 502.13** "This subdivision has been (will be) developed according to the design standards of the Subdivision Regulations of the City of East Ridge."
- 502.14** Special notations and information, if required.
- 502.15** When a plat shows future or dedicated right-of-way for the future extension of a cul-de-sac, add the following note:
 "Approval of this plat does not imply that East Ridge will approve any subsequent development using roads, rights-of-way, or easements shown on this plat."
- 502.16** RESERVED
- 502.17** Statements to be included on the plat for Major Subdivisions with Water Quality Easements (Added 9-14-2009)
- 502.17.1** Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered or changed in any way without permission from the Hamilton County Water Quality Program.
- 502.17.2** The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
- 502.17.3** Local Government is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- 502.17.4** The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
- 502.17.5** The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
- 503** **INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR MAJOR SUBDIVISIONS**
- 503.1** A letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the design of the extension of the water lines, if applicable.

503.2 A letter from a Division of Sanitary Engineering, Tennessee Department of Public Health, approving the design of the sewer lines, if applicable.

NOTE: This letter must be preceded by a letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the site for the location of the sewage treatment facility and establishing effluent limits for the discharge.

503.3 Documents pertaining to the operation and maintenance of privately owned sewage treatment facilities, if applicable.

503.4 The streets or roads in the subdivision shall be at least staked before the Final Plat is submitted.

503.5 **Requests for Variances**

Requests for variances, if applicable, shall be submitted in writing with the submittal of the Final Plat, in accordance with Article I, Section 111, unless the variance was granted in the approval of the preliminary plat.

503.6 **House Locations and Building Setback Lines**

Suggested house locations and building setback lines may be required by the Health Department and should then be shown on the plat. The actual house location may, however, deviate from the area shown on the plat if the location is approved by the Health Department.

If suggested house locations are shown on the plat, a note should be added to the plat showing the symbol for the house location, and wording similar to the following: "House should not be greater than _____ feet from its closest side lot line as shown (see plat for exceptions, if applicable)," and/or "Building setbacks and suggested house locations may be changed with written permission on the Health Department."

503.7 Storm Water Runoff calculations if required by the Hamilton County Water Quality Program. (Added 9-14-2009)

504 **INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR ALL PLATS**

504.1 The surveyor shall submit closure data on the boundary of the property being surveyed to the Hamilton County GIS Department.

ARTICLE 6

DEFINITIONS

WORDS AND PHRASES

For the purposes of these regulations, certain terms, words, and phrases are defined as follows:

Words with a masculine gender include the feminine gender.

Words used in the future tense include the present.

Words used in the present tense include the future.

Words used in the singular include the plural.

Words used in the plural include the singular.

The word "may" is permissive.

The words "ordinance" and "regulations" are used interchangeably.

The word "person" includes a firm, association, corporation, organization, partnership, trust, company, and an unincorporated association of persons such as a club, as well as an individual.

The words "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

APPLICANT: The owner of land proposed to be subdivided, or his representative. Consent shall be required from the legal owner of the premises.

BLOCK: A parcel of land that is normally bounded by streets or bounded by streets and the exterior boundary of a subdivision.

BASE FLOOD: The flood having a one percent change of being equaled or exceeded in any given year - - commonly referred to as the '100-Year Flood.' (See also, 'High Water Stage')

BOND: Any form of security (including a cash bond, surety bond, cashier's check, collateral, property, or instrument of credit) in an amount and form satisfactory to the City of East Ridge for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans. (See Article 2, Section 208)

BUILDING INSPECTOR OR OFFICIAL: A qualified inspector from the City of East Ridge who is designated by the City of East Ridge to enforce the East Ridge Zoning Ordinance.

CAD: Computer-aided drafting; a.k.a., computer-aided design

CAPITAL IMPROVEMENTS PROGRAM: A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Any major projects requiring the expenditure of public funds, over and above the annual East Ridge operating expenses, for the construction or replacement of the physical assets of the community may be included.

CITY ATTORNEY: The licensed attorney designated by the East Ridge City Government to provide legal assistance to the City of East Ridge.

CITY ENGINEER: The licensed engineer designated by the City of East Ridge to administer these regulations or his designated representative.

CITY MANAGER: A person appointed by the East Ridge City Commission to be the chief administrative official of the City of East Ridge or his designated representative.

CONTROL MONUMENT: A survey maker used to position the remaining boundary survey corners on the surface of the earth. A type of monument.

CORRECTIVE PLAT: A plat used to record minor changes to a recorded plat. (See Article 2, Section 206.)

CRONAFLEX: A dimensionally stable material on which the final details of a proposed subdivision are affixed and recorded in the Registrar's Office (See Article 2, Section 207)

CUL-DE-SAC STREET: See Street, Cul-de-sac.

CUL-DE-SAC, SHORT: A cul-de-sac street which provides access to ten (10) or less lots, including corner lots, provided all the lots will be developed for single family houses only, the street is not an extension of a road with a wider right-of-way and the street cannot be extended due to topographic barriers (See Appendix. 6)

DEED RESTRICTIONS: A private covenant among the residents of a subdivision or development limiting the use or conditions within the subdivision or development.

DEVELOPER: Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to effect a subdivision of land here under for himself or for another.

DEVELOPMENT SERVICES: A division of the Regional Planning Agency which administers the East Ridge Subdivision Regulations.

EASEMENT: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

EASEMENT, DRAINAGE: A perpetual, unobstructed easement across property reserved to carry surface water drainage along specified routes to natural water courses. Drainage easements shall not be filled or built upon in any way that will impede the flow of surface water.

EASEMENT, OVERHEAD POWER AND COMMUNICATION: An easement for the installation, operation, inspection, maintenance, repair or replacement of overhead electric power, telephone, cable TV.. and other communication lines, cables, poles, anchors, structures, etc., and the appurtenances thereto belonging.

EASEMENT, PERMANENT: A recorded permanent easement at least 50 feet in width which provides access to a publicly accepted municipal or county street, and such permanent easement shall have been determined by the Planning Commission, and so indicated in their minutes, to be at least of such length, width, grade, surfacing, alignment, and design as to offer the same degree of public safety access and utility access.

EASEMENT, POWER AND COMMUNICATION: An easement for the installation, operation, inspection, maintenance, repair or replacement of underground, ground level or overhead electric power, telephone, cable TV, and other communication lines, cables, poles, anchors, ditches, pipes, duct, structures, manholes, etc., and the appurtenances thereto belonging.

EASEMENT, UTILITY: An easement for the installation, operation, inspection, maintenance, repair, or replacement of public utility lines, cables, poles, ditches, pipes, manholes, etc., and the appurtenances thereto belonging.

ENGINEER: Any person registered to practice professional engineering in Tennessee by the State Board of Examiners for Architects and Engineers.

FINAL PLAT: A subdivision plat prepared in accordance with the provisions herein, in which said plat is designed to be plated on record with the County Registrar after approval by the Planning Commission.

FLAG LOT: An interior lot located to the rear of another lot but with a narrow portion of the lot extending to the street. The narrow portion of the lot that extends to the street shall be suitable for ingress and egress, and shall not be included in the calculation of the minimum lot area. No part of the narrow portion of the lot shall be less than twenty-five (25) feet in width, except in cases where an existing structure(s) and its required side yard cannot be accommodated, then the width shall not be less than fifteen (15) feet in width.

FLOOD, 100-YEAR: (Base Flood Elevation) The flood having a one percent chance of being equaled or exceeded in any given year as defined by Federal Emergency Management Administration (formerly Federal Insurance Administration) in its Flood Insurance Study for the City of East Ridge.

FLOODWAY ZONE (VALLEY ZONE): The channel of a river or other water course and adjacent land areas that must be reserved in order to discharge the base flood (100 year flood) without increasing the water surface elevation.

FRONTAGE: See the East Ridge Zoning Ordinance

GIS DEPARTMENT: The agency designated by Hamilton County as the official source of electronic maps and related geographic information system support. The head of this agency is the Director of the GIS Department.

GENERAL PLAN: A plan, or any portion thereof, adopted by the Planning Commission, showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, streets, parks, schools, and other community facilities. This plan established the goals, objectives, and policies of the community.

GEOLOGIC SURVEY: Involves study of the bedrock, regolith, and ground water. Requires a detailed mapping of the rock strata and structural relationships of these units. Also, may include nature and significance of possible metallic and non-metallic mineral deposits.

GOVERNING BODY: The East Ridge City Commission.

GOVERNMENTAL ATTORNEY: The licensed attorney designated by the East Ridge City Commission to furnish legal assistance to the East Ridge City Commission.

GOVERNMENTAL ENGINEER: The licensed engineer designate by the City of East Ridge to administer these regulations. Also known as City Engineer.

GRADE: The slope of a street, or the ground, specified in percentage (%) terms.

HAMILTON COUNTY GIS DEPARTMENT: See Section 631, GIS Department, above.

HAMILTON COUNTY WATER AND WASTEWATER TREATMENT AUTHORITY (HCWWTA):
An independent authority chartered by Hamilton County Government under sections of the Tennessee Code Annotated which provides sanitary sewer service to parts of Hamilton County.

HAMILTON COUNTY WATER QUALITY PROGRAM: The agency designated to administer the Hamilton County Water Quality Program Rules and Regulations. (Added 9-14-2009)

HEALTH DEPARTMENT AND HEALTH OFFICER: The agency and person designated by the Governing Body to administer the health regulations of the local government and of the state.

HIGH WATER STAGE (base flood elevation): The high water stage as determined by the Federal Insurance Administration (Federal Emergency Management Administration) in its Flood Insurance Study for the City of East Ridge.

IMPROVEMENTS: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

LOCAL GOVERNMENT: The City of East Ridge

LOCAL STREET: See Street, Local.

LOT: A parcel of land or any combination of several lots of record, occupied or intended to be occupied by a principal building or building group as permitted in the applicable zoning ordinance or regulation, together with their accessory building or uses and such access, yards, and other open spaces as required in these regulations and the applicable zoning ordinance or regulation. If on-site waste disposal systems are used the lot must be capable of sustaining such a disposal system within the limits of the particular lot.

LOT MEASUREMENTS: Lots shall be measured and their dimensions calculated as given below.

LOT FRONTAGE: The width of the lot measured at (1) the required front yard set-back line, or (2) in the case of a flag lot, the narrowest part not in that narrow part that extends to a street.

LOT WIDTH: The width of the lot measured along a straight line between side lot lines (generally parallel to the street) and measured at: (a) the rear of the front yard required by the local zoning regulations, or (b) the building setback line as shown on the plat.

LOT DEPTH: The depth of the lot measured along a straight line(s) perpendicular to the street and measured from the street right-of-way to the rear of the lot in accordance with the most applicable of the following conditions: (See appendix 7 for examples.)

- (a) For rectangular lots; the length of the side lot line.
- (b) For lots that are generally rectangular or trapezoidal, except where either side lot line is less than fifty (50) feet; the average of the depths to the rear lot corner.
- (c) Lots that are generally rectangular, or trapezoidal where one side lot line is less than fifty (50) feet, or triangular; the average of the depth of the long side lot line and the length of a line perpendicular to the street but seventy-five (75) feet away from side measured above. (Note: the lot width must be at least seventy-five (75) feet to make this measurement.
- (d) Lots with irregular front or rear lot lines; the average of the shortest side lot line and a line to the portion of the rear lot line that is closest to the street.
- (e) Flag lots; the depth of the major part of the lot, as measured above, but excluding the narrow portion of the lot that extends to the street.

LOT AREA: The area bounded by the lot lines of a lot with the following exceptions:

- (a) the narrow portion of a flag lot that extends to a street.
- (b) for lots served by septic tanks; drainage ways and/or easements and the area separated from the main portion of a lot by a drainage way, or drainage easement.
- (c) Access easements to other lots.

LOT OF RECORD: A designated tract of land as shown on a recorded plat or tax map on record in the Registrar's Office or the Assessor of Property's Office.

LOT TYPES: Terminology used in these regulations with reference to corner lots, interior lots, and through lots, and reversed frontage lots is as follows:

CORNER LOT: A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.

INTERIOR LOT: A lot other than a corner lot with only one frontage on a street.

THROUGH LOT: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

REVERSED FRONTAGE LOT: A lot on which frontage is at right angles to the general pattern of the area. A reversed frontage lot may also be a corner lot.

MAJOR STREET PLAN: See General Plan.

MAJOR SUBDIVISION: See Subdivision, Major

MINOR ARTERIALS: This system should interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. Minor arterials, ideally, do not penetrate identifiable neighborhoods.

MONUMENTS: Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision including all corners, boundary lines and points of change of street alignment.

NON-RESIDENTIAL LOT: A lot intended to be used for purposes other than residential and accessory uses; such as for commercial or industrial uses.

NON-RESIDENTIAL SUBDIVISION: A subdivision intended to be used other than residentially, such as for commercial or industrial development. Such subdivision shall comply with the applicable provisions of these regulations.

OFFER OF DEDICATION: The act of granting land or streets to an entity, such as the government, association, person, etc. The offer of dedication shall not constitute the acceptance of such land or streets by the local government, association or person.

ORDINANCE: Any legislative action, however dominated, of a local government that has the office of law, including any amendment or repeal of any ordinance

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

PERFORMANCE BOND: Assurance that required work will be done after a plat is recorded. Performance bonds are not allowed in the City of East Ridge.

PLANNING AGENCY: A public agency which serves as the staff for the Chattanooga- Hamilton County Regional Planning Commission and other planning commissions in Hamilton County as requested. This agency also performs other planning service functions as requested by the City of East Ridge

PLANNING AGENCY STAFF: The staff of the Planning Agency

PLANNING COMMISSION: The Chattanooga-Hamilton County Regional Planning Commission, a regional planning commission created in accordance with Tennessee Code Annotated 13-3-401 and also serving as the municipal planning commission for the cities and towns listed in Article I, Section 101.1 in accordance with Tennessee Code Annotated 13-3-401. The term "Planning Commission", as used in these regulations, may refer to the Chattanooga-Hamilton County Regional Planning Commission or its staff, as appropriate

PLAT: The map, plan or drawing on which the developer's plan of a subdivision is presented to the Planning Commission for approval and, after such approval, to the Registrar of Hamilton County for recording. "Plat" includes plat, re-plat, plan, plot or re-plot.

PLAT DESIGNER: An individual or firm that surveyed and designed the preliminary plat, final plat, and cronaflex.

PRINCIPAL ARTERIALS: Significant intra-area travel; such as between central business districts and outlying residential areas, between major inner city communities, or between major suburban centers should be served by this system. Principal arterials are not restricted to controlled access routes. For principal arterials, the concept of service to abutting land should be subordinate to the provision of travel service to major traffic movements.

PUBLIC RIGHT-OF-WAY: Land owned by a government, but developed and reserved for the public's use. (See Right-of-Way, Section 656.)

PUBLIC UTILITY: See Utility, Public.

RESERVE STRIP: A remnant of land created by the subdivision of contiguous land.

RESIDENTIAL LOT: A lot intended to be used for residential and accessory uses.

RESIDENTIAL SUBDIVISION: A subdivision intended to be used for residential and accessory uses.

RESUBDIVISION: A change in a map of an approved or recorded subdivision plat.

REVISED PLAT: A plat used to record minor changes to a recorded plat.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots of parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Right-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm sewers, storm drains, shade trees or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

ROAD: Any public right-of-way designed for vehicular movement, except alleys, dedicated to and accepted by the local government. "Road" includes the full width of the right-of-way between property lines as well as the traveled portion thereof. "Road" includes "street", "highway", or any other designation of a public right-of-way designed for vehicular movement. (See 302.2)

R.O.H.C.: Registrar's Office of Hamilton County.

SALE OR LEASE: Any immediate or future transfer of ownership or any possessory interest in land, including contract of sale, lease, devise, interstate succession, or transfer, or an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat map, lease, intestate succession, or other written instrument.

SETBACK LINE: A line established by the subdivision regulations and/or zoning ordinance (resolution), generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said codes.

SEWER AVAILABLE: This note on a plat means that every lot has an existing, functioning sanitary sewer line on that lot or in a street adjacent to that lot and that every lot can access sanitary sewers by gravity flow or that a bond has been submitted to install sanitary sewers that meet this standard.

SHORT CUL-DE-SAC: See Cul-de-sac, short.

STAGING: The development of tracts of land in a piecemeal fashion to avoid adhering to a longer subdivision procedure.

STORM WATER: Storm water runoff, snow melt runoff, and surface runoff and discharge resulting from precipitation. (Added 9-14-2009)

STORM WATER RUNOFF: Flow on the surface of the ground resulting from precipitation. (Added 9-14-2009)

STREET: Any public right-of-way designed for vehicular movement, except alleys, dedicated to and accepted by the local government. "Street" includes the full width of the right-of-way between property lines as well as the traveled portion thereof. "Street" includes "road", "highway", or any other designation of a public right-of-way designed for vehicular movement. (See 302.2)

STREET, DEDICATED: A street shown on a subdivision plat which has been dedicated to the local government, but which has not yet been accepted by the local government.

STREET, COLLECTOR: This system provides both land access and traffic circulation within residential neighborhoods as well as commercial/industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate through the area to the ultimate destination. In the central business (CBD), and in other areas of like development and traffic density, the collector system may include the street grid, which forms a logical entity for traffic circulation.

STREET, CUL-DE-SAC: A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround. (See Appendix. 6)

STREET, FREEWAY: A divided, multi-lane street with full control of access designed to move large volumes of traffic at high speeds.

STREET, LOCAL: The local street system comprises all facilities not on one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher order systems. It offers the lowest level of mobility and through traffic movement usually is deliberately discouraged.

STREET, SPLIT: A street, designed to lessen road cross grades and lot grades, that has two one-way levels or street segments with a median that is a part of the right-of-way. Split streets shall have a paved turn-around of at least 40 feet in diameter at each end of the median to facilitate access to property on the reverse lane of the split street. The developer may be required to install facilities to reduce maintenance and erosion at the discretion of the City Engineer. (See Appendix1)

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

SUBDIVISION: See Article 1, Sections 105.2 and 105.2.1

SUBDIVISION, ADMINISTRATIVELY APPROVED: See Article 2, Section 204 and 205.

SUBDIVISION, CORRECTIVE PLAT: See Article 2, Section 206.

SUBDIVISION, MAJOR: Any subdivision in which new streets are to be constructed and dedicated to the public; or any subdivision requiring the extension of public water and/or sewer

lines; or any subdivision with four or more lots whose only access is an easement or private road or any subdivision with ten (1) or more new lots. (Amended 9-14-2009)

SURVEYOR: A land surveyor properly licensed and registered in the State of Tennessee

SURVEYOR/ENGINEER: Any person registered to practice professional engineering in the State of Tennessee and also licensed and registered to practice surveying in the State of Tennessee.

UTILITY, PUBLIC: A public utility is a business, organization, or government entity which is regularly supplying the public with some commodity of service to include but not limited to such commodities or services as natural gas, electricity, water, telephone, sewage collection, cable television, etc., which requires the extension of lines, cables, wires, pipes, etc., to individual buildings and which is being regulated for the public convenience and necessity by federal, state or local government.

VALLEY (FLOODWAY) ZONE: See "Floodway Zone".

VARIANCE: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship. (See Article 1, Section 111 and 111.1)

WATERCOURSE, UNMAPPED: Any watercourse other than Chickamauga Lake and those watercourses for which 100 year flood elevations have been mapped by the Federal Emergency Management Administration or its successor on Flood Insurance Rate Maps.

WATER QUALITY EASEMENT: Water Quality Easement is the area defined in the Plat of Record in the Hamilton County Register's Office which has been set aside for the maintenance, repair, monitoring, or other activities for the furtherance of water quality control and protection, including an area for pedestrian or vehicular access, and within which certain activities, such as planting or construction that changes or redirects water resources within or flowing through the area, are limited and prohibited without the written consent of the Hamilton County Water Quality Program until such easement is released in writing by the Hamilton County Water Quality Program or its successor agency. (Added 9-14-2009)

ZONING REGULATIONS: The East Ridge Zoning Regulations as adopted and amended by the East Ridge City Council.

ARTICLE 7
ENACTMENT AND REPEAL

701 **ENACTMENT, EFFECTIVE DATE**

These regulations shall become effective from and after the date of their approval and adoption by the Chattanooga-Hamilton County Regional Planning Commission for the City of East Ridge.

702 Henceforth, any other subdivision regulations previously adopted by the Chattanooga-Hamilton County Regional Planning Commission for the City of East Ridge shall be deemed to be repealed.

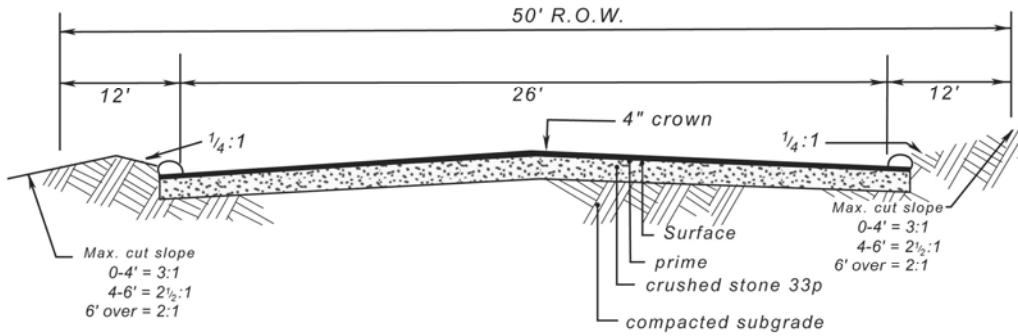
ADOPTED: June 9, 2003

Secretary
Chattanooga-Hamilton County
Regional Planning Commission

Appendix 1

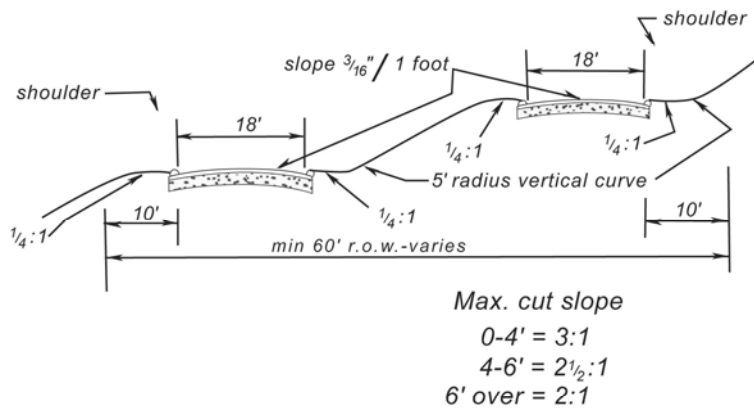
Typical Cross Section for Streets

LOCAL STREETS



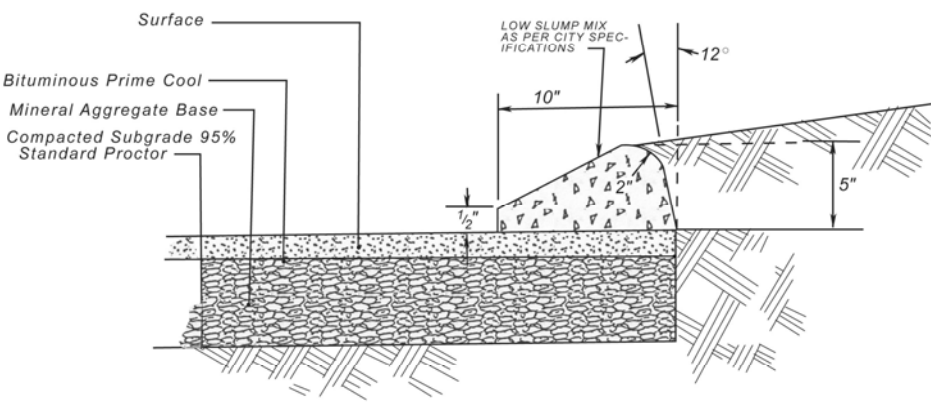
All other streets (except split streets) are similar to the above with the exception of right-of-way width and pavement width.

SPLIT STREETS



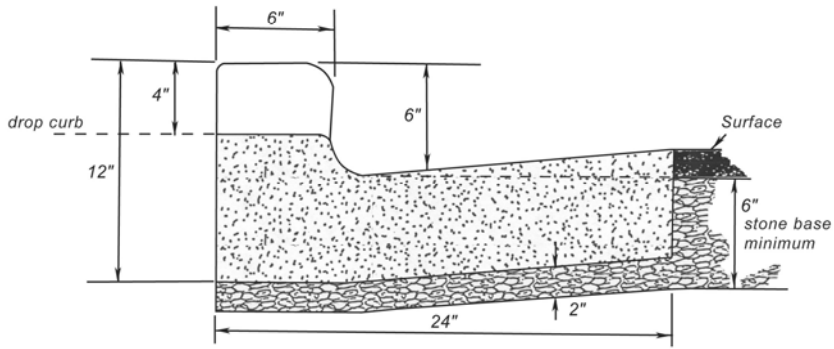
APPENDIX 2

Mountable Extruded Concrete Curb Detail

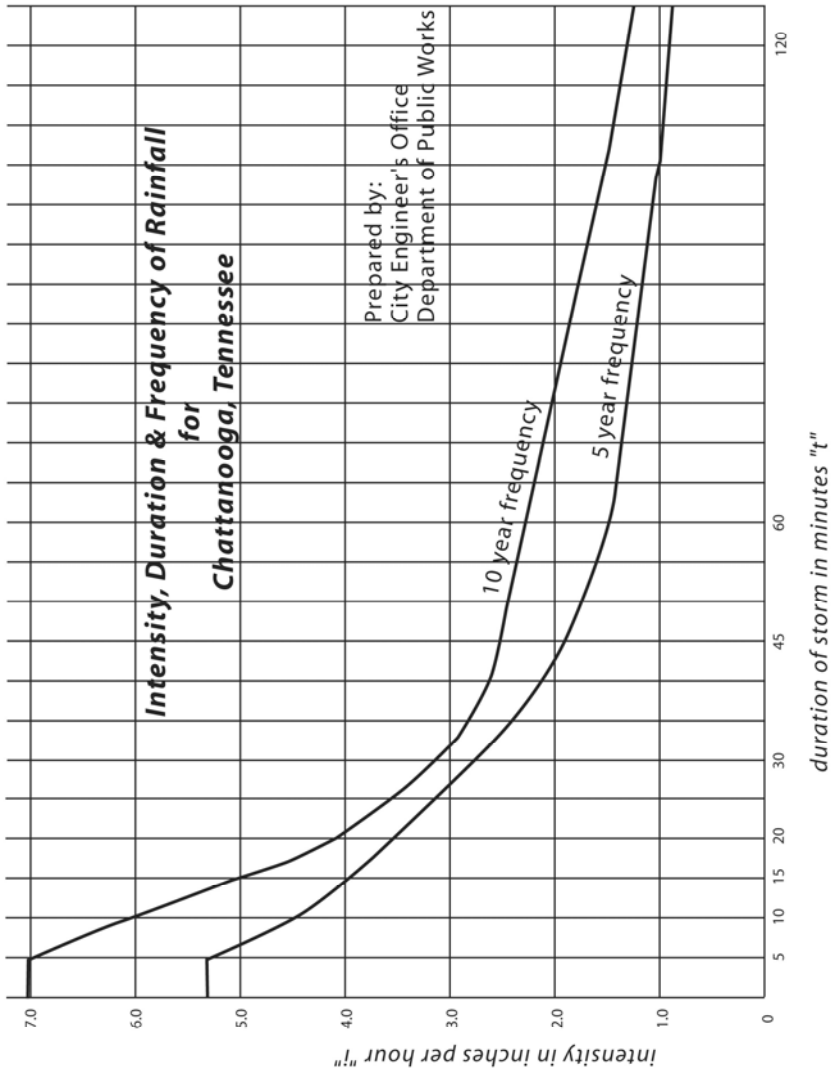


APPENDIX 3

Concrete Curb & Gutter Detail



APPENDIX 4

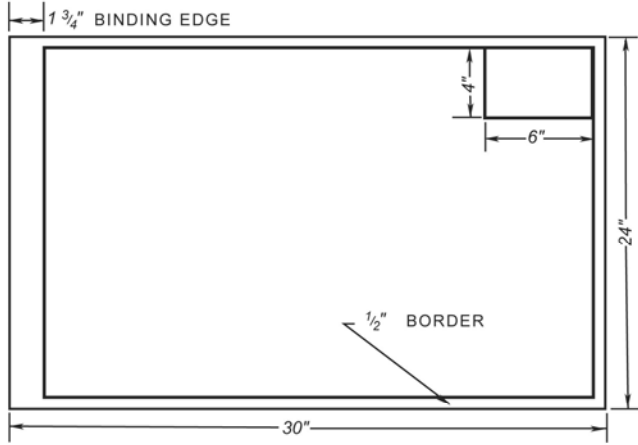


APPENDIX 5

S/D PLAT SIZES REQUIRED

OVERALL SIZE
24" x 30"

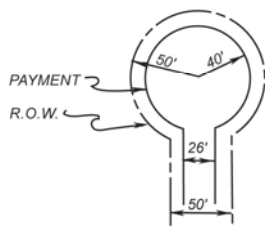
Binding edge 1 3/4"
Border 1/2"
Stamp block 4" x 6"



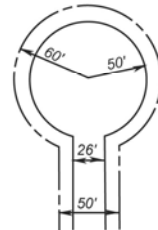
APPENDIX 6

CUL-DE-SAC MINIMUM DIMENTIONS

WITHOUT PLANTED MEDIAN:

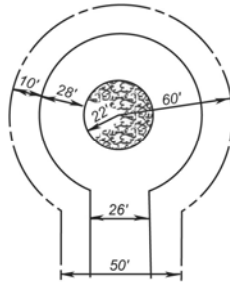
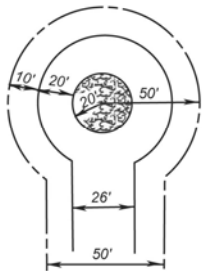


regular



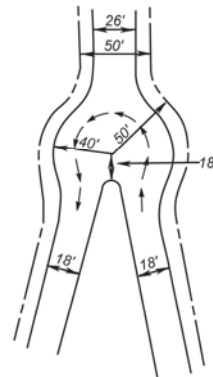
where school buses must turn around

WITH PLANTED MEDIAN:



where school buses must turn around

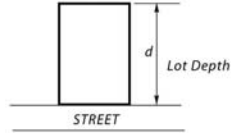
END OF SPLIT ROADS



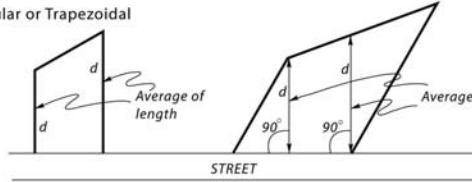
APPENDIX 7

EXAMPLES: LOT DEPTH d = depth

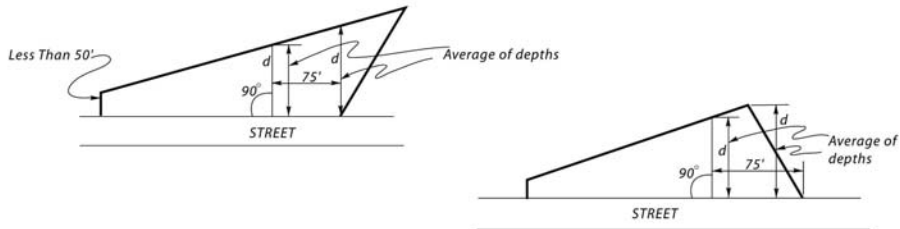
(a) Rectangular Lots



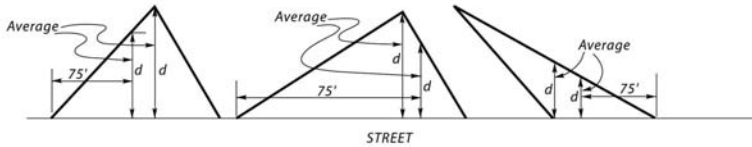
(b) Generally Rectangular or Trapezoidal



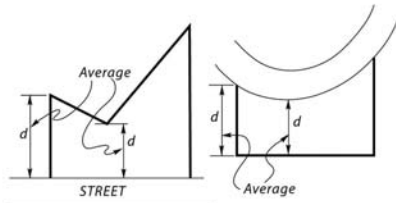
(c) Generally Rectangular or Trapezoidal, One Side Less Than 50'



Triangular Lot



(d) Irregular Front or Rear Lot Line



(e) Flag Lots

