

ARTICLE 5

GENERAL REQUIREMENTS FOR ROADS AND OTHER RIGHTS-OF-WAY

Section 5.01. Conformance to Adopted Major Thoroughfare Plan. All roads and other features of the Major Thoroughfare Plan of McMinn County, Tennessee, shall be platted by the subdivider in the location and to the dimensions indicated on the Major Thoroughfare Plan adopted by the Planning Commission.

Section 5.02. Continuation of Existing Roads. Existing roads shall be continued at the same or greater width, but in no case less than the required width.

Section 5.03. Road Connections. Where proposed roads are to adjoin existing roads, the developer must make the connection at his expense and meet all road design requirements set forth in these regulations.

Section 5.04. Road Elevations. The Planning Commission may require, where necessary, profiles and elevations of roads in areas subject to flood, as defined in these regulations. Fill may be used for roads provided such fill does not unduly increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights. The minimum road elevation shall be no lower than the elevation for a flood of 50-year frequency of occurrence.

The authority for establishing the 50-year frequency of occurrence flood elevation shall be the Tennessee Valley Authority's Flood Control Branch.

Section 5.05. Road Names. The road names shall require the approval of the Planning Commission. Roads that are obviously in alignment with roads already existing and named shall be given the name of the existing road. Lot numbers shall be assigned to all parcels and shown on the final plat. Lots on the left side of the road while traveling north or west shall have odd numbers. Lots on the right side of the road while traveling south or east shall have even numbers. Roads that are obviously in alignment with roads already existing shall continue the existing numbering system. Before assigning any road or lot a number, the developer shall first contact the E-911 Director of McMinn County in order to locate the correct road number.

Section 5.06. Restriction of Access. When a tract fronts on an arterial or highway, the Planning Commission may require such lots to be provided with frontage on a marginal access road or may require reverse frontage lots.

Section 5.07. Alleys. Alleys may be required at the rear of all lots used for multi-family, commercial or industrial developments but shall not be provided in one-and-two family residential developments unless the subdivider provides evidence satisfactory to the Planning Commission of the need for alleys.

Section 5.08. Requirements for Permanent Vehicular Easements. A permanent easement may be permitted under certain conditions. These easements shall meet the following minimum requirements and any special conditions attached by the Planning

Commission, and the requirements and special conditions for the easement shall be placed on the final plat for recording.

- a. A permanent easement shall be of a required width of no less than fifty (50) feet. However, the planning commission may require greater widths if necessary to meet any special conditions present on a plat.
- b. Permanent easement providing legal access to more than four lots shall be improved to meet the road construction standards established in Section 10 of the McMinn County Subdivision Regulations. A permanent easement providing legal access to four lots or fewer shall meet those same standards, minus the hot mix or double bituminous road-surfacing requirement as listed in Section 10.06. Requirements of Section 10 pertaining to these standards are as follows:

REQUIRED SITE IMPROVEMENTS BEFORE FINAL PLAT APPROVAL

Prior to the approval of a final plat, an agreement shall be reached between the subdivider or his agent and the county government with regard to the installation of any road improvements or utility construction called for in the subdivision plat. The subdivider shall be required to have installed at his expense the following improvements.:

NOTE: The subdivider at his expense, may contract with the county or any Tennessee licensed construction company to install the necessary improvements. Lists of said companies may be obtained from the State of Tennessee or the McMinn County Highway Department.

Monuments.

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

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

- a. Preparation. Before grading is started the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
- b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be sacrificed to a depth of twelve (12) inches below the subgrade. This provision applies to the roadway and not necessarily to the entire right-of-way width.
- c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches or at other places as needed. Excess materials, including organic materials, soft clays etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped.

Required Inspections During Road Construction. Before road construction begins the developer shall contact the McMinn County Commissioner of Highways as notification and to discuss pre-construction project specifics. While road construction is taking place, inspections shall be made by the Road Superintendent before, during and after each step or process and prior to the next course or procedure. The Commissioner of Highways or Registered Engineer shall check the width, depth and crown of the road among other things. Weight tickets showing the type, class, and weight of gravel and surfacing material shall be furnished to the road superintendent after the completion of each step.

Street or Road Base. Mineral Aggregate 303-02 shall be compacted to a minimum of three (3) inches. The road width shall be no less than twenty (20) feet with three (3) graveled shoulders on each side. When the base is completed, the developer must notify the Commissioner of Highways or registered civil engineer for inspection.

Storm Drainage. An adequate drainage system including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. The size of the culvert shall be determined by the McMinn County Road Superintendent. Cross drains should be provided to accommodate all natural water flow and shall be of sufficient length to permit a full width roadway and the required slopes. The size and location of cross drains shall be determined by the U.S. Soil and Water Conservation Service, but in no case shall they be less than twelve (12) inches in diameter. All storm drainage contained in pipes or culverts under the roadway shall have endwalls, headwalls, or rip-rap with a concrete apron wall where necessary to prevent erosion. The size and location of cross drains shall be determined by a licensed engineer, architect, or surveyor if the Commissioner of Highways determines that the development is of such size as to require it, but in no case shall they be less than twelve (12) inches in diameter. If drainage engineering data is compiled for the development, copies of said data shall be furnished to the Commissioner of Highways.

NOTE: Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matches to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one (1) foot below the roadbed.

- c. Permanent easement improvements shall be maintained either by the owner, a legally established home-owner's association, or other similar group approved by the planning commission, and not by the Government of McMinn County. The legal documents establishing the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat and deed for each property.
- d. All desired utilities are the responsibility of the owner, a legally established home-owner's association, or other similar group approved by the planning commission. The Government of McMinn County is not responsible for providing services beyond the limits of a public road.
- e. If, at any future date, a permanent easement is submitted for acceptance as a public street or road, it shall be submitted to the planning commission for approval. In considering the easement for approval as a public street or road, the planning commission shall require the improvements to the easements to meet the minimum street construction standards in effect at the time the request for public acceptance is made.
- f. The permanent easement must have access to a public road, but shall not connect between two (2) or more public roads.
- g. No lot shall be bought or sold, or deed transferred, until all permanent vehicular easement requirements have been met.

Section 5.09. Reserve Strips. There shall be no reserve strips controlling access to roads, except where the control of such strips is definitely placed with the county under conditions approved by the planning commission.

Section 5.10. Easements. Easements having a minimum width of ten (10) feet shall be provided where deemed necessary along each side or rear lot line for utility lines and underground mains and cables. Easements of the same or necessary greater width shall be required along the lines of, or across lots, where necessary for the extension of existing or planned utilities.

Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm-water or drainage right-of-way of adequate width. Parallel roads may be required by the Planning Commission in connection therewith.