

APPENDICES

APPENDIX A—APPENDIX B--APPENDIX C

LAST UPDATED June 10, 2019

APPENDIX A

A. JURISDICTION

The rules and regulations governing the construction of roads and streets shall apply within the White House Planning Region.

SECTION I

GENERAL

A. PURPOSE

The purpose of the Subdivision Regulations and the City's Municipal Code is to establish standards of design and construction, including construction procedures and quality of materials, that are adequate to assure the safety, convenience, and welfare of the people within the planning jurisdiction.

B. APPROVALS

All construction plans shall be prepared and submitted to the City Engineer. The content and submission procedure shall be as set forth in SECTION II, PLANNING.

C. ACCEPTANCE

Acceptance for public maintenance of any facilities or improvements located within any subdivision may only be accomplished by formal action of the governing body in the manner established in Subsection 3-101.7, Basic Regulations and the City's Municipal Code. Any approval of plans, etc., submitted in conformance with these provisions, shall not in any manner bind or presuppose acceptance of these facilities by the governing body.

D. RESPONSIBILITY FOR COMPLIANCE

In all matters involving enforcement of, or compliance with, the provisions contained herein, and the City's Municipal Code, the subdivider (as defined in Basic Regulations, Section 6-102) is considered as the party legally responsible for performance; and the use of engineers, contractors, or other agents shall in no way diminish or absolve the subdivider of this basic responsibility.

SECTION II

PLANNING

A. PLAN PREPARATION

All construction plans for improvements within land subdivisions shall be prepared by engineers registered to practice within the State of Tennessee. The plans shall bear the stamp and signature of the individual responsible for their preparation.

B. CONTENT

The information set forth in Section 5-103, Basic Regulations, shall be required upon each and every plan submitted hereunder. In any instance where special conditions may warrant, additional data may be required.

C. SUBMISSION, REVIEW, AND APPROVAL

When the plans are complete, with all required data entered thereon, they shall be submitted to the City Engineer for review and comment prior to formal presentation before the planning commission. If the City Engineer finds that the plans are in order and all required information is presented, he shall forward the plans to the planning commission for review and approval. Should any disagreement between the City Engineer and the subdivider (or his engineer) arise as to the nature of, or requirement for, any particular improvement or facility, the plans may be forwarded to the planning commission for arbitration of the dispute.

Action by the planning commission may come in the form of unconditional approval of the plans as submitted, conditional approval, or disapproval. Should the commission's action come in the form of conditional approval, the applicant may modify and resubmit the plans to the City Engineer for further review. Should the City Engineer find that the conditions established by the commission have been met, he may so certify in which instance the plans shall be considered approved. Should the commission act to conditionally approve the plans and no subsequent action is pursued by the subdivider (or his engineer) for a period of six (6) months following the date on which action was taken by the planning commission, the plans shall become null and void and any subsequent action shall require submission of new plans.

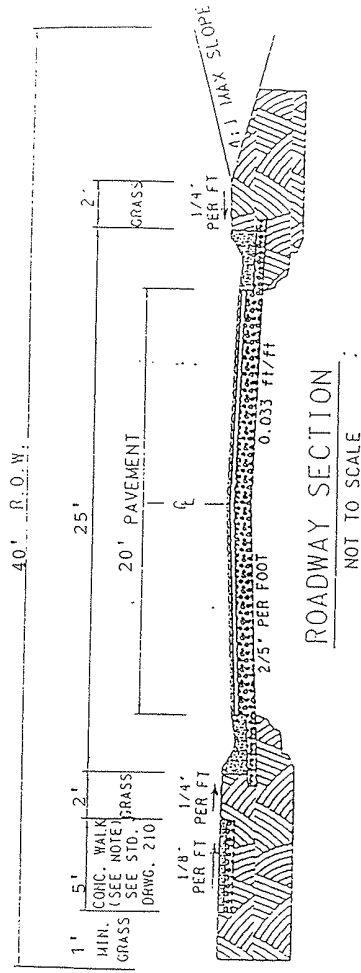
D. ACTION UPON APPROVAL

Once the plans and preliminary subdivision plat have received approval, construction may begin.

(Amended by Resolution, November 13, 2001)

SECTION III TYPICAL
SECTIONS

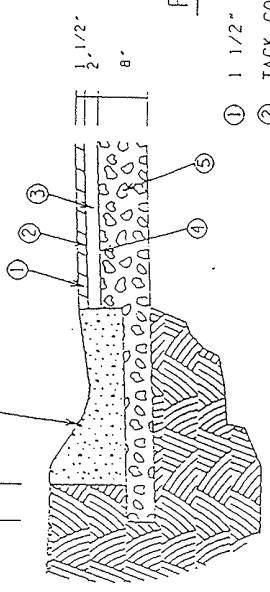
- SD-101 LOW AND MEDIUM DENSITY URBAN RESIDENTIAL ACCESS LANE SD-
- 102 LOW DENSITY RURAL RESIDENTIAL ACCESS LANE
- SD-103 LOW/MEDIUM DENSITY URBAN RESIDENTIAL ACCESS STREET SD-
- 104 HIGH DENSITY URBAN RESIDENTIAL ACCESS LANE/STREET SD-105
LOW DENSITY RURAL RESIDENTIAL ACCESS STREET
- SD-106 NONRESIDENTIAL ACCESS STREET
- SD-107 LOW AND MEDIUM DENSITY URBAN RESIDENTIAL COLLECTOR STREET SD-
- 108 HIGH DENSITY URBAN RESIDENTIAL COLLECTOR STREET
- SD-109 LOW DENSITY RURAL RESIDENTIAL COLLECTOR STREET SD-
- 110 NONRESIDENTIAL COLLECTOR STREET
- SD-111 LOW AND MEDIUM DENSITY RESIDENTIAL URBAN ARTERIAL STREET SD-
- 112 HIGH DENSITY URBAN RESIDENTIAL ARTERIAL STREET
- SD-113 LOW DENSITY RURAL RESIDENTIAL ARTERIAL STREET SD-
- 114 NONRESIDENTIAL ARTERIAL STREET
- C-1 STANDARD CUL-DE-SAC DETAIL
- C-2 STANDARD OFFSET CUL-DE-SAC DETAIL C-3
SPECIAL CUL-DE-SAC DETAIL
- C-4 TYPICAL INTERSECTION DETAIL



ROADWAY SECTION
NOT TO SCALE

NOTE: SIDEWALK NOT REQUIRED ON PERMANENT DEAD-END STREETS LESS THAN 300' IN LENGTH

MOUNTABLE CURB WITH GUTTER
SEE STANDARD DRAWING ST-202



PAVING SCHEDULE

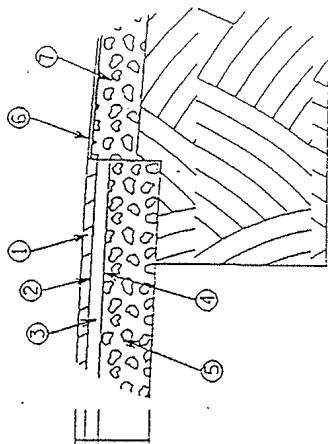
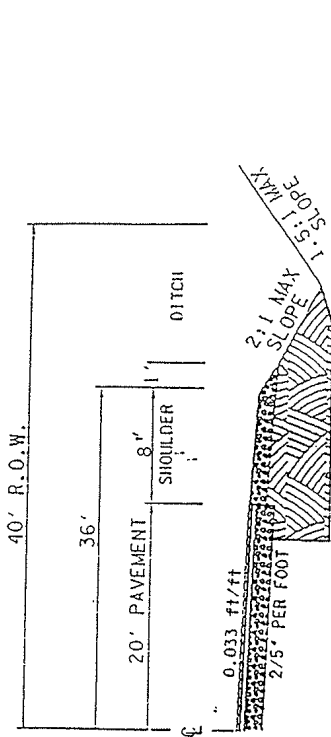
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- ② TACK COAT (SS-1)
- ③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- ④ PRIME COAT (RS-2)
- ⑤ 8" STONE (GRADING D PUG MILL MIX)

PAVEMENT COURSES
NOT TO SCALE

**LOW AND MEDIUM DENSITY
URBAN RESIDENTIAL ACCESS LANE**

TYPICAL ROADWAY SECTIONS
LOW DENSITY
RURAL RESIDENTIAL ACCESS LANE

SD - 102



PAVING SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
 - ② TACK COAT (SS-1)
 - ③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED) 8"
 - ④ PRIME COAT (RS-2)
 - ⑤ 8" STONE (GRADING D PUG MILL MIX)
- SHOULDER**
- ⑥ DOUBLE BITUMINOUS SURFACE TREATMENT
 - ⑦ 7" CRUSHED STONE BASE

PAVEMENT COURSES

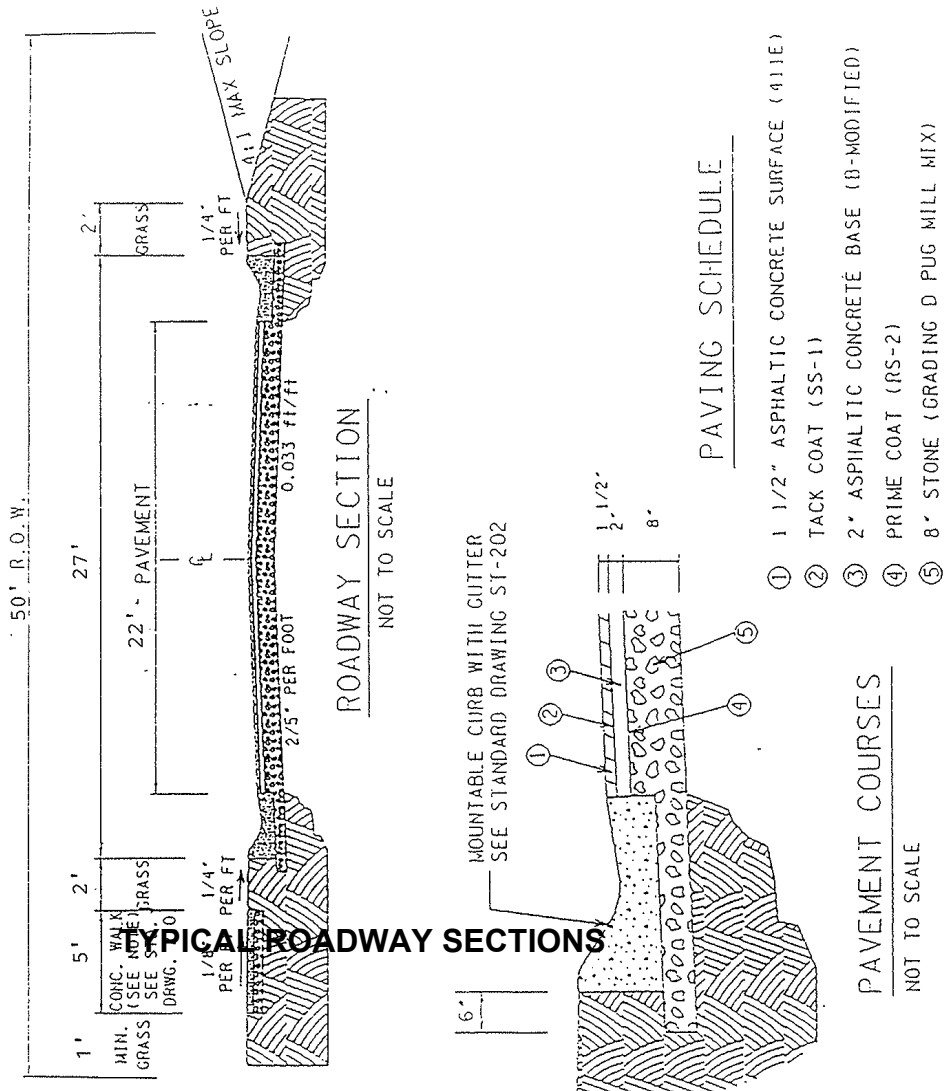
NOT TO SCALE

LOW DENSITY RURAL
RESIDENTIAL ACCESS LANE

TYPICAL ROADWAY SECTIONS

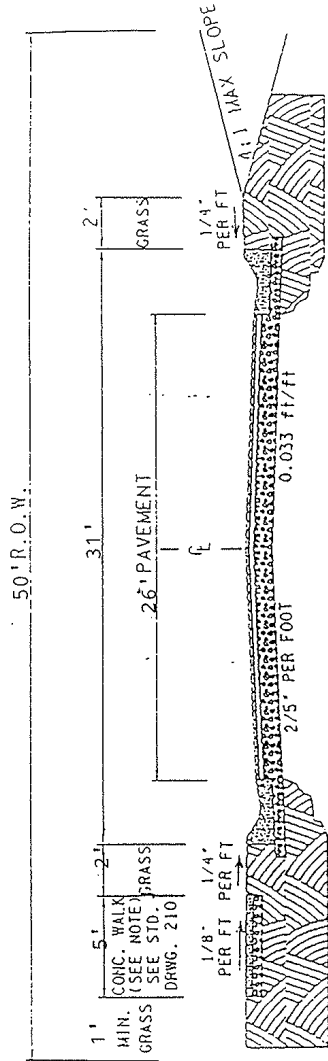
LOW AND MEDIUM DENSITY URBAN RESIDENTIAL ACCESS STREET

SD - 103

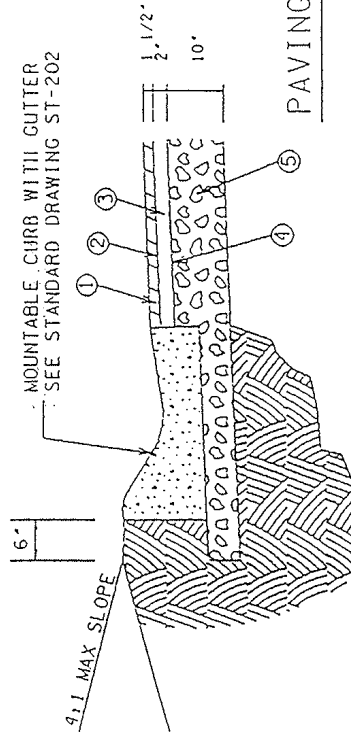


HIGH DENSITY URBAN RESIDENTIAL ACCESS LANE/STREET

SD- 104



ROADWAY SECTION
NOT TO SCALE



- PAVING SCHEDULE
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
 - ② TACK COAT (SS-1)
 - ③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
 - ④ PRIME COAT (RS-2)
 - ⑤ 10" STONE (GRADING D PUG MILL MIX)

PAVEMENT COURSES
NOT TO SCALE

HIGH DENSITY URBAN RESIDENTIAL ACCESS LANE/STREET

SD-104

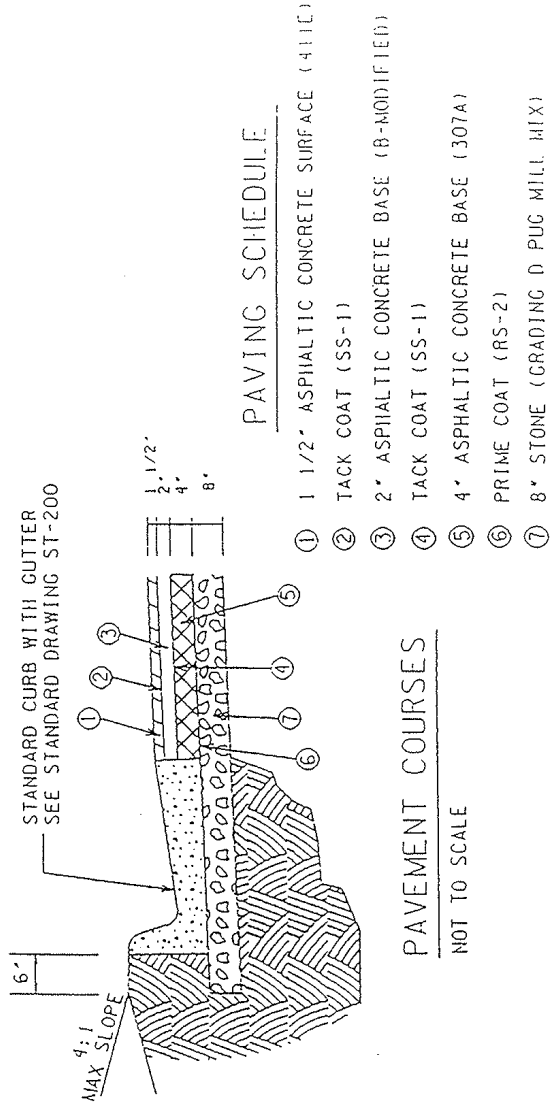
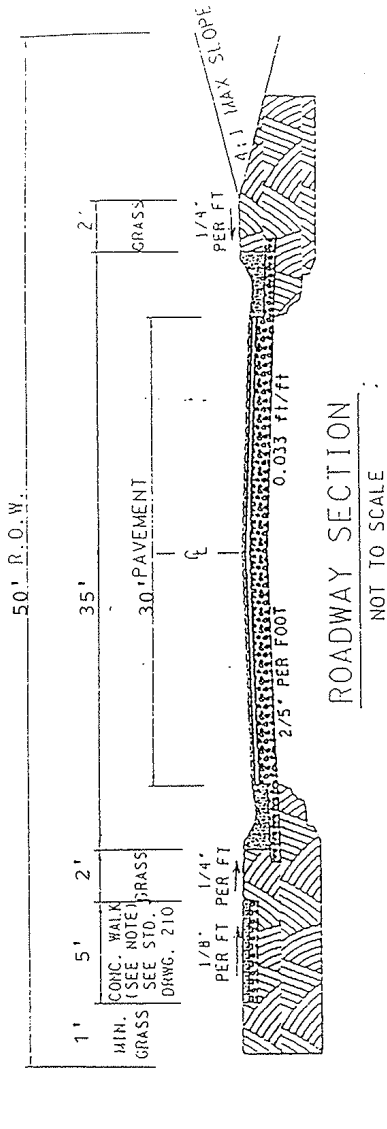
LOW DENSITY RURAL RESIDENTIAL ACCESS STREET

SD-105

TYPICAL ROADWAY SECTIONS

NON-RESIDENTIAL ACCESS
STREET

SD - 106



PAVING SCHEDULE

- ① 1 1/2\"/>
- ② TACK COAT (SS-1)
- ③ 2\"/>
- ④ TACK COAT (SS-1)
- ⑤ 4\"/>
- ⑥ PRIME COAT (RS-2)
- ⑦ 8\"/>

PAVEMENT COURSES

NOT TO SCALE

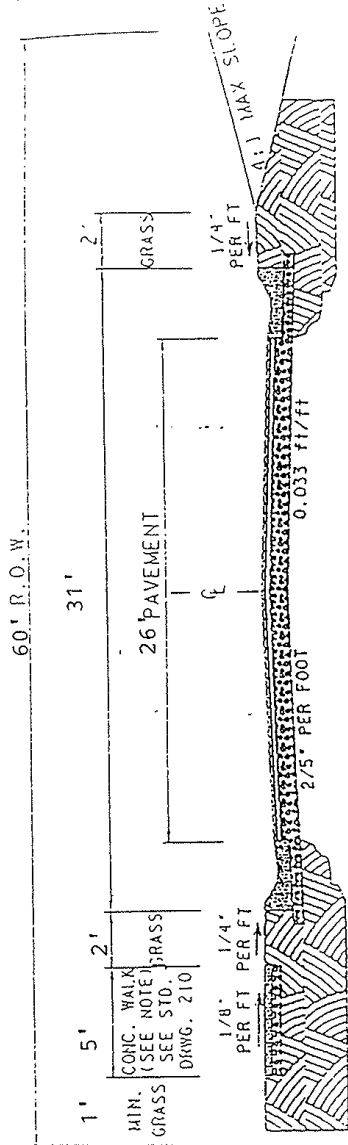
NON-RESIDENTIAL ACCESS STREET

SD-106

TYPICAL ROADWAY SECTIONS

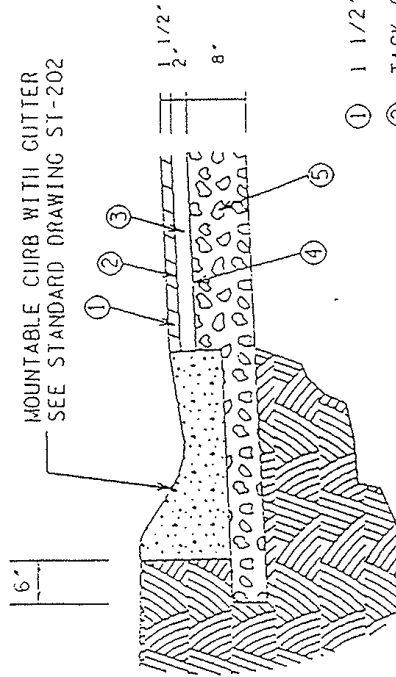
LOW AND MEDIUM DENSITY URBAN RESIDENTIAL COLLECTOR STREET

SD - 107



ROADWAY SECTION

NOT TO SCALE



NOTES:

- (A) SIDEWALK REQUIRED ONLY ON ONE SIDE OF STREET

PAVING SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- ② TACK COAT (SS-1)
- ③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- ④ PRIME COAT (RS-2)
- ⑤ 8" STONE (GRADING D PUG MILL MIX)

PAVEMENT COURSES

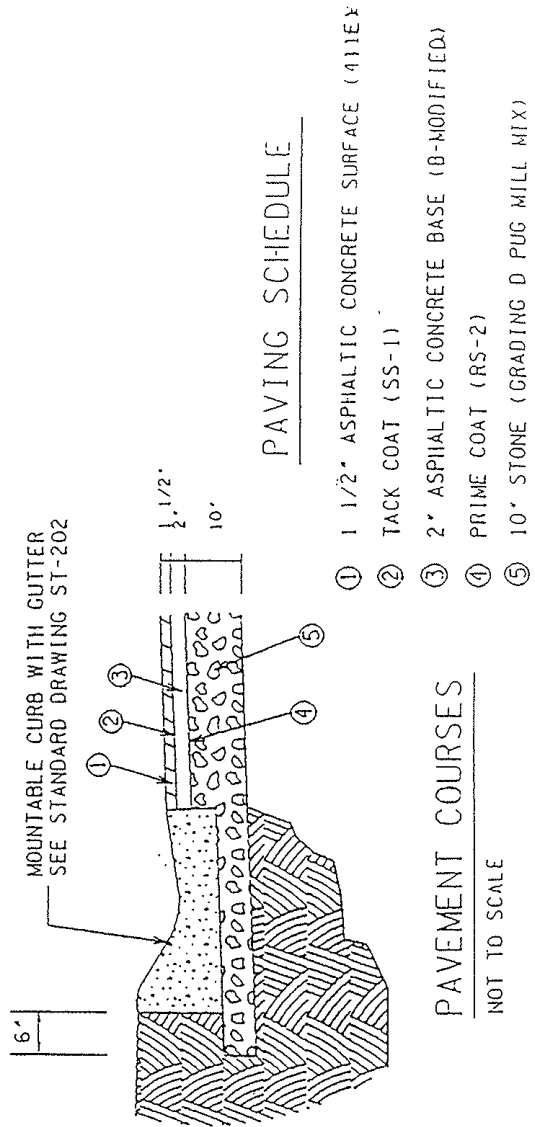
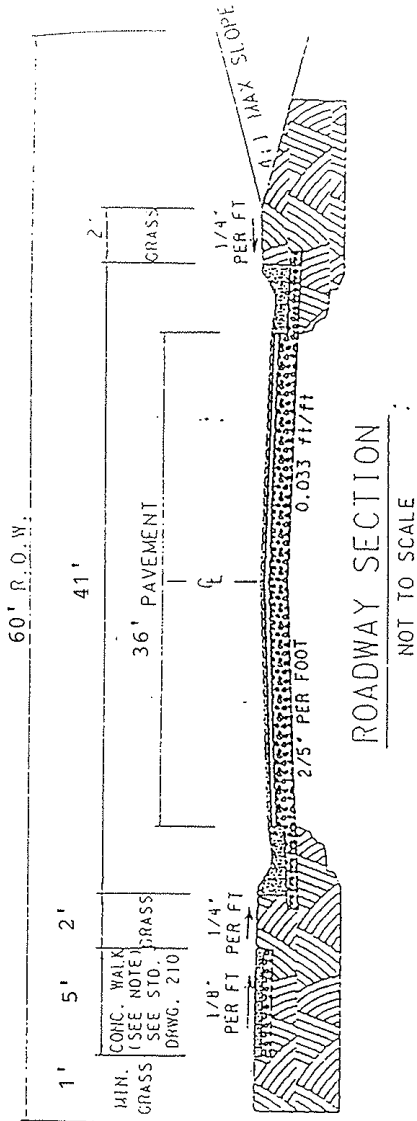
NOT TO SCALE

LOW AND MEDIUM DENSITY URBAN RESIDENTIAL COLLECTOR STREET

SD-107

**HIGH DENSITY
URBAN RESIDENTIAL COLLECTOR**

SD - 108



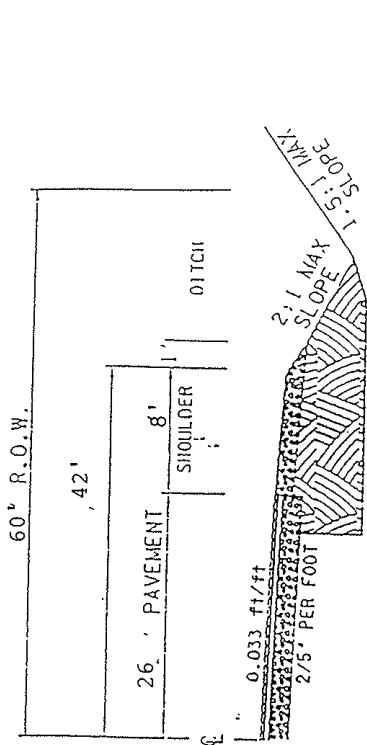
**HIGH DENSITY
URBAN RESIDENTIAL COLLECTOR STREET**

SD-108

TYPICAL ROADWAY SECTIONS

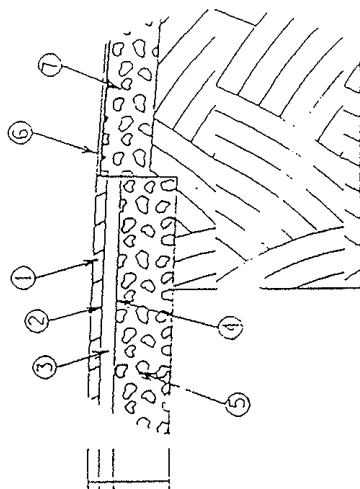
LOW DENSITY
RURAL RESIDENTIAL COLLECTOR STREET

SD - 109



PAVING SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E) 1 1/2"
 - ② TACK COAT (SS-1)
 - ③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED) 8"
 - ④ PRIME COAT (RS-2)
 - ⑤ 8" STONE (GRADING D PUG MILL MIX)
- SHOULDER
- ⑥ DOUBLE BITUMINOUS SURFACE TREATMENT
 - ⑦ 7" CRUSHED STONE BASE



PAVEMENT COURSES

NOT TO SCALE

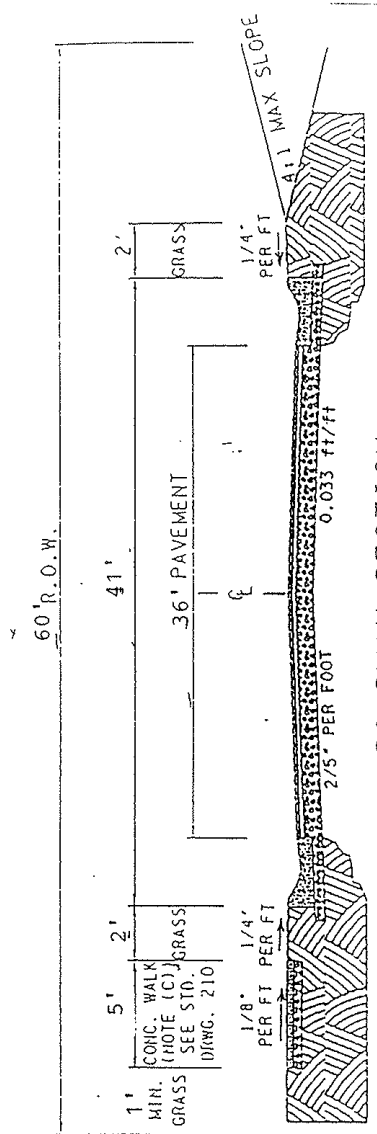
**LOW DENSITY
RURAL RESIDENTIAL COLLECTOR STREET**

SD-109

TYPICAL ROADWAY SECTIONS

NON-RESIDENTIAL
COLLECTOR STREET

SD - 110

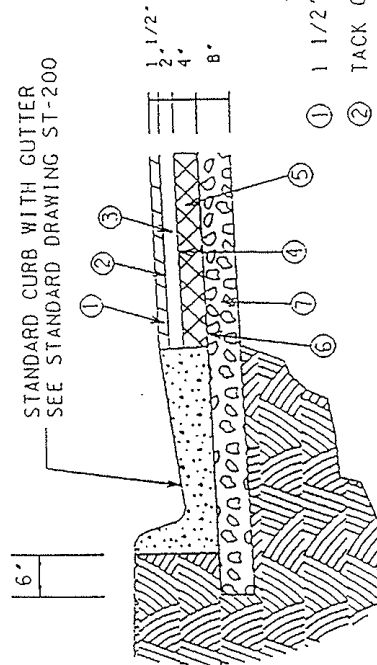


ROADWAY SECTION

NOT TO SCALE

NOTES:

- (A) SIDEWALK REQUIRED ONLY ON ONE SIDE OF STREET



PAVING SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- ② TACK COAT (SS-1)
- ③ 2" ASPHALTIC CONCRETE BASE (0-MODIFIED)
- ④ TACK COAT (SS-1)
- ⑤ 4" ASPHALTIC CONCRETE BASE (307A)
- ⑥ PRIME COAT (RS-2)

PAVEMENT COURSES

NOT TO SCALE

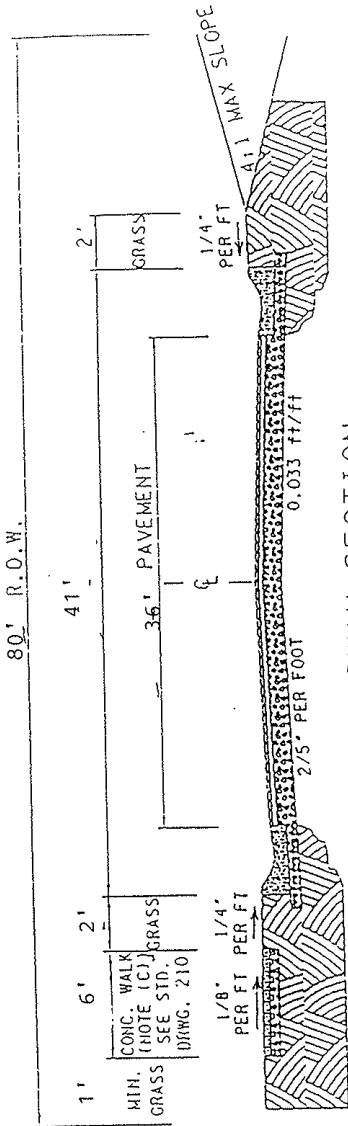
NON-RESIDENTIAL
COLLECTOR STREET

SD-110

TYPICAL ROADWAY SECTIONS

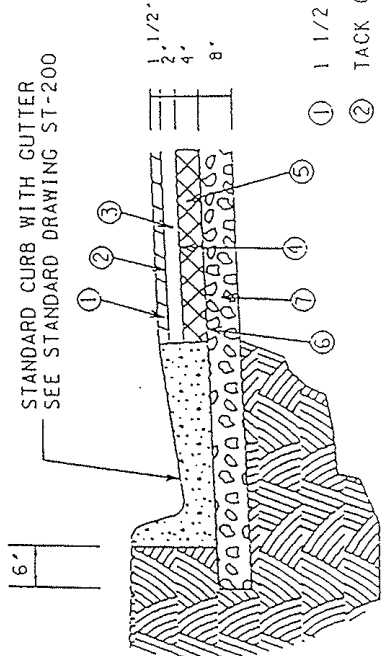
LOW AND MEDIUM DENSITY URBAN RESIDENTIAL ARTERIAL STREET

SD - 111



ROADWAY SECTION
NOT TO SCALE

NOTES:
(A) SIDEWALK REQUIRED ON BOTH SIDES OF STREET



PAVING SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411C)
- ② TACK COAT (SS-1)
- ③ 2" ASPHALTIC CONCRETE BASE (D-MODIFIED)
- ④ TACK COAT (SS-1)
- ⑤ 4" ASPHALTIC CONCRETE BASE (307A)
- ⑥ PRIME COAT (RS-2)
- ⑦ 8" STONE (GRADING D-PUG MILL MIX)

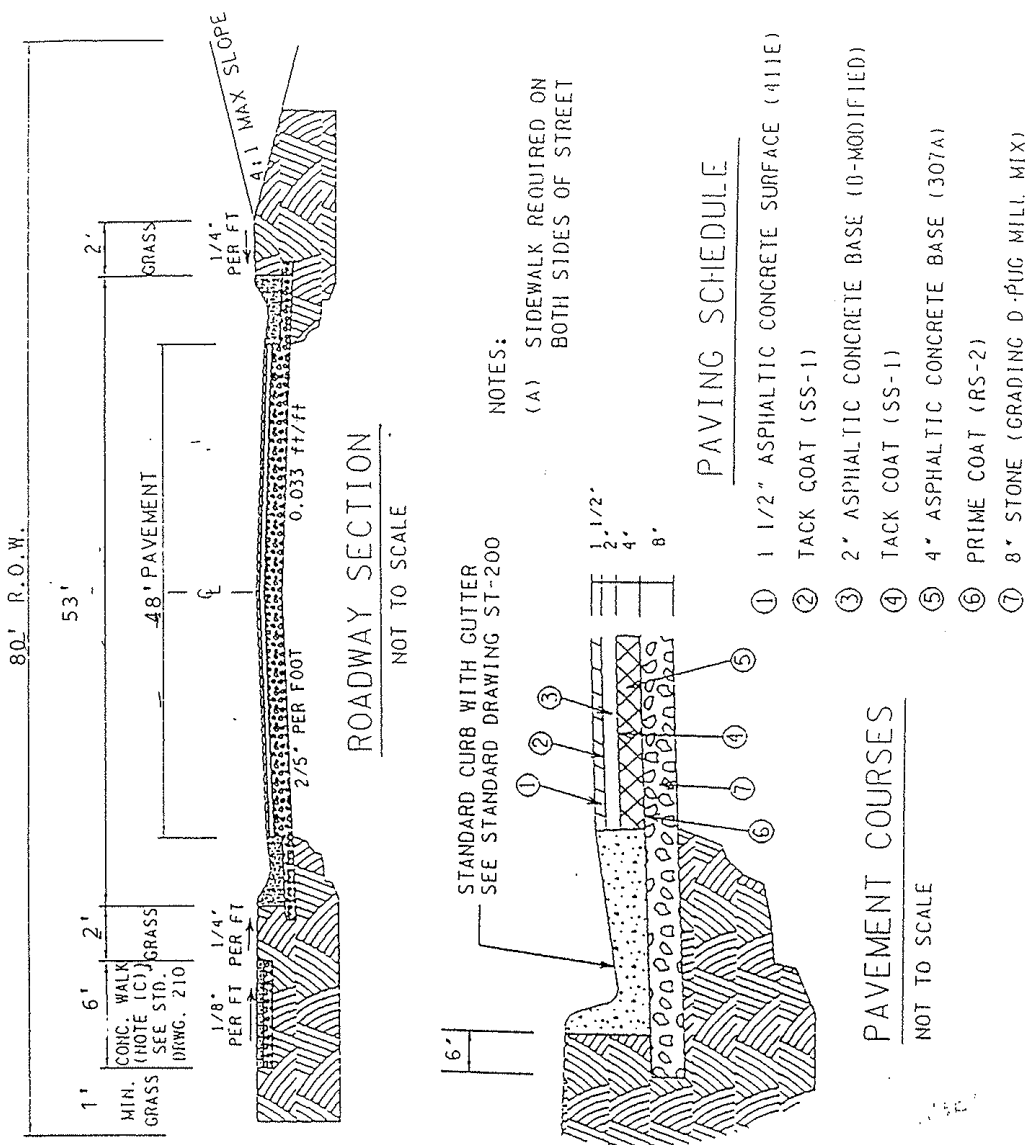
PAVEMENT COURSES
NOT TO SCALE

LOW AND MEDIUM DENSITY URBAN RESIDENTIAL ARTERIAL STREET

SD-111

TYPICAL ROADWAY SECTIONS

HIGH DENSITY
URBAN RESIDENTIAL ARTERIAL STREET

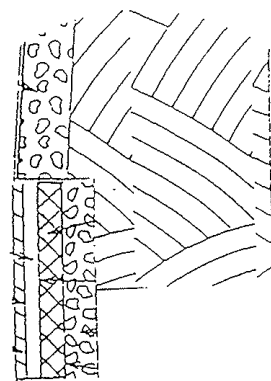
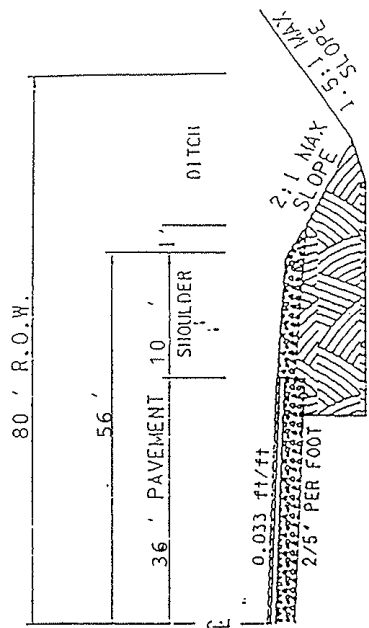


**HIGH DENSITY
URBAN RESIDENTIAL ARTERIAL STREET**

SD-112

TYPICAL ROADWAY SECTIONS

**LOW DENSITY
RURAL RESIDENTIAL ARTERIAL STREET**



PAVING SCHEDULE

- 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- TACK COAT (SS-1)
- 2" ASPHALTIC CONCRETE BASE (0-MODIFIED)
- TACK COAT (SS-1)
- 4" ASPHALTIC CONCRETE BASE (307A)
- PRIME COAT (RS-2)
- 8" STONE (GRADING 0-PLUG MILL MIX)

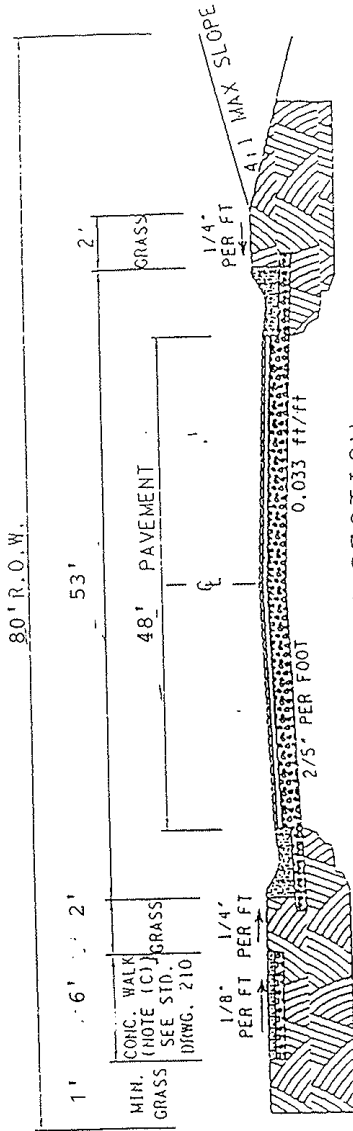
SHOULDER

- DOUBLE BITUMINOUS SURFACE TREATMENT
- 7" CRUSHED STONE BASE

**LOW DENSITY
RURAL RESIDENTIAL ARTERIAL STREET**

SD-113

Appx. 20
TYPICAL ROADWAY
SECTIONS
NON-RESIDENTIAL
ARTERIAL STREET



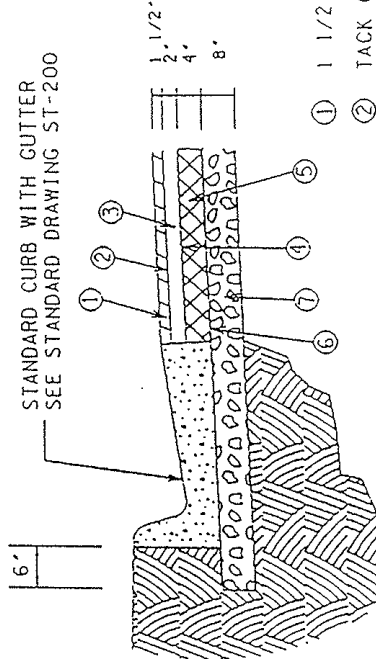
ROADWAY SECTION

NOT TO SCALE

STANDARD CURB WITH GUTTER
SEE STANDARD DRAWING ST-200

NOTES:

(A) SIDEWALK REQUIRED ON BOTH SIDES OF STREET



PAVING SCHEDULE

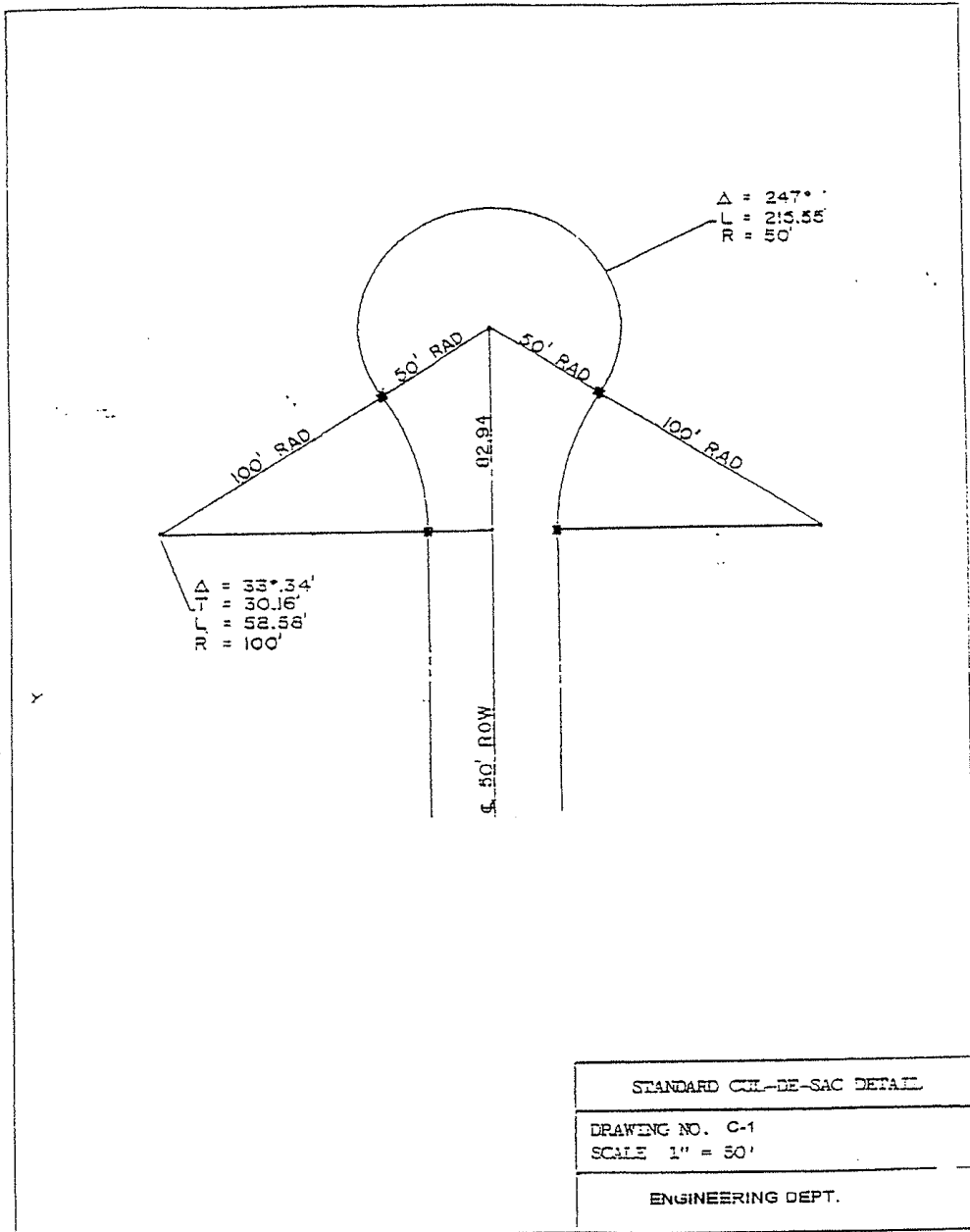
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- ② TACK COAT (SS-1)
- ③ 2" ASPHALTIC CONCRETE BASE (0-MODIFIED)
- ④ TACK COAT (SS-1)
- ⑤ 4" ASPHALTIC CONCRETE BASE (307A)
- ⑥ PRIME COAT (RS-2)
- ⑦ 8" STONE (GRADING 0-PUG MILL MIX)

PAVEMENT COURSES

NOT TO SCALE

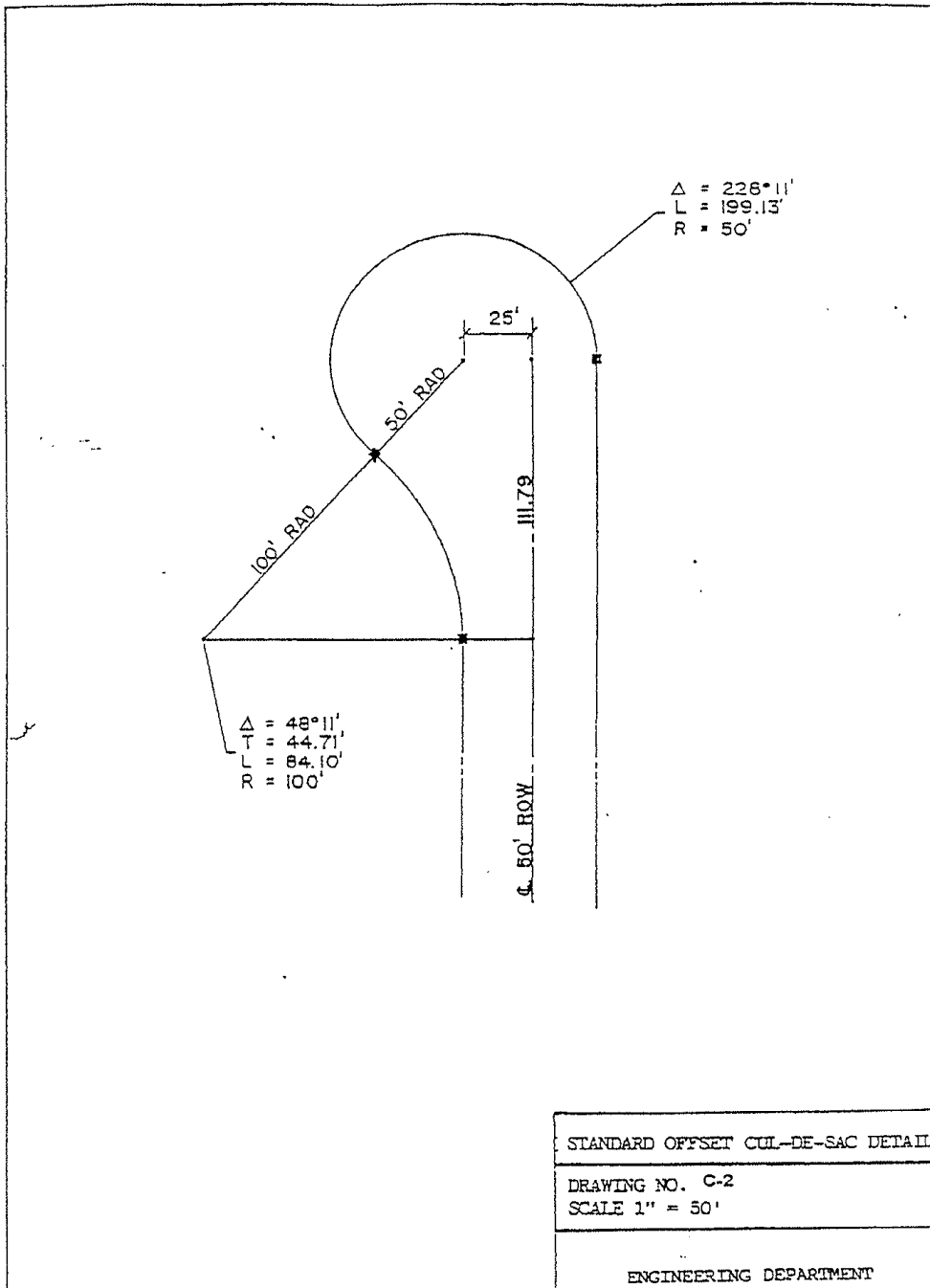
NON-RESIDENTIAL ARTERIAL STREET

SD-114

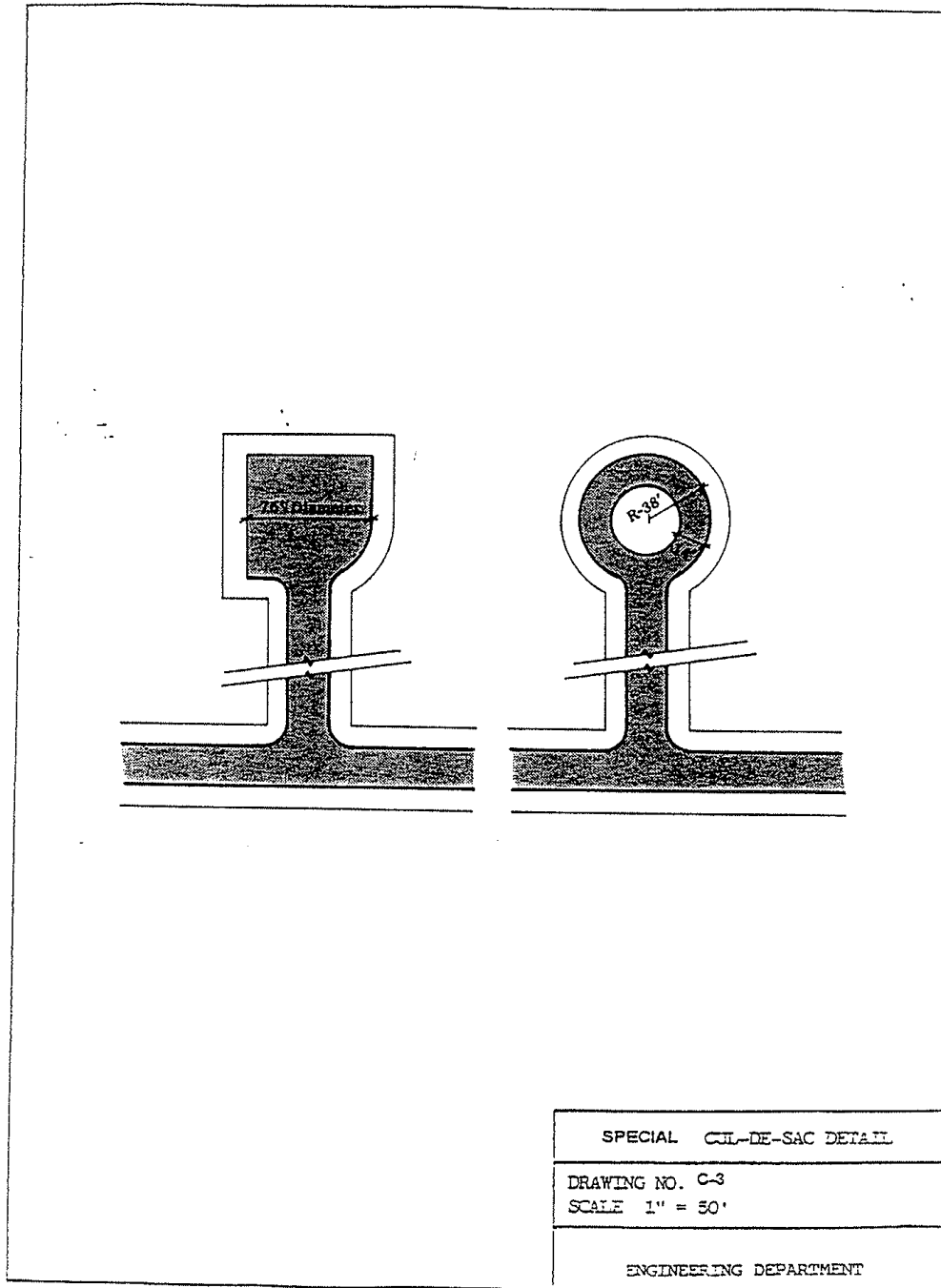


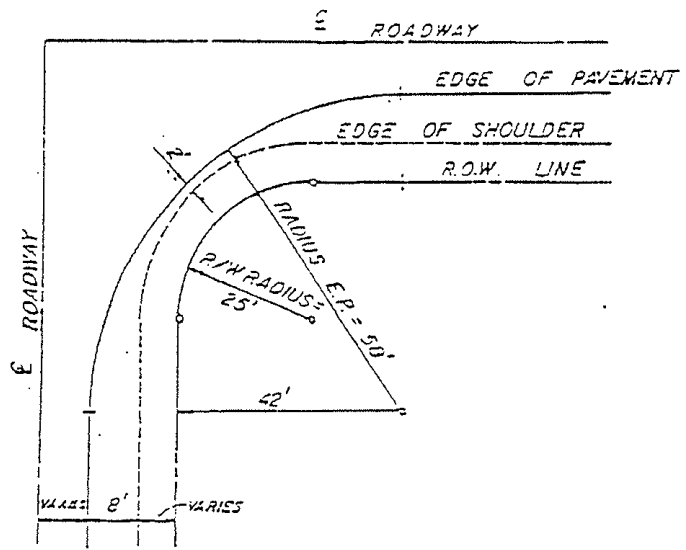
STANDARD OFFSET CUL-DE-SAC DETAIL

DRAWING C-2



SPECIAL CUL-DE-SAC DETAIL
DRAWING C-3





TYPICAL INTERSECTION DETAIL
SCALE: NONE

TYPICAL INTERSECTION & CURB DETAIL
DRAWING NO. C-4 SCALE: None
ENGINEERING DEPARTMENT

SECTION IV
MATERIALS SPECIFICATION
AND CONSTRUCTION PROCEDURES

Section A., B, C., D, E, , and F. Deleted-The City's Municipal Code includes the material specifications and construction procedures

G. STANDARD DRAWINGS

The purpose of this section is to include drawings of details for construction. These drawings are to be used in conjunction with the specifications.

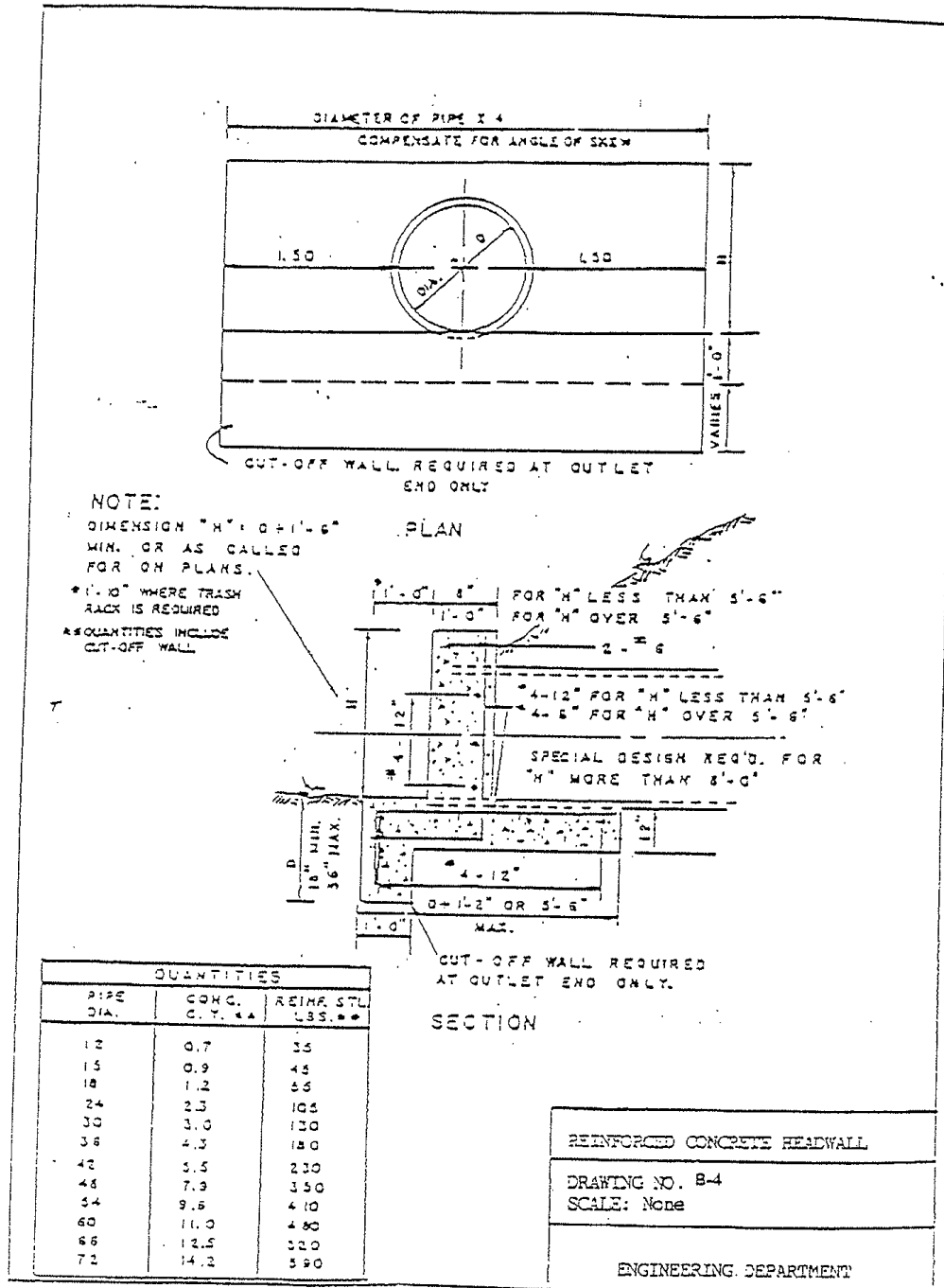
Details concerning the construction of sewer and service lines shall be referenced to the specifications for collector sewers, service lines, and house connections for White House, Tennessee.

Any special construction problems or conditions not covered by these specifications or drawings, shall be submitted to the White House Regional Planning Commission for approval.

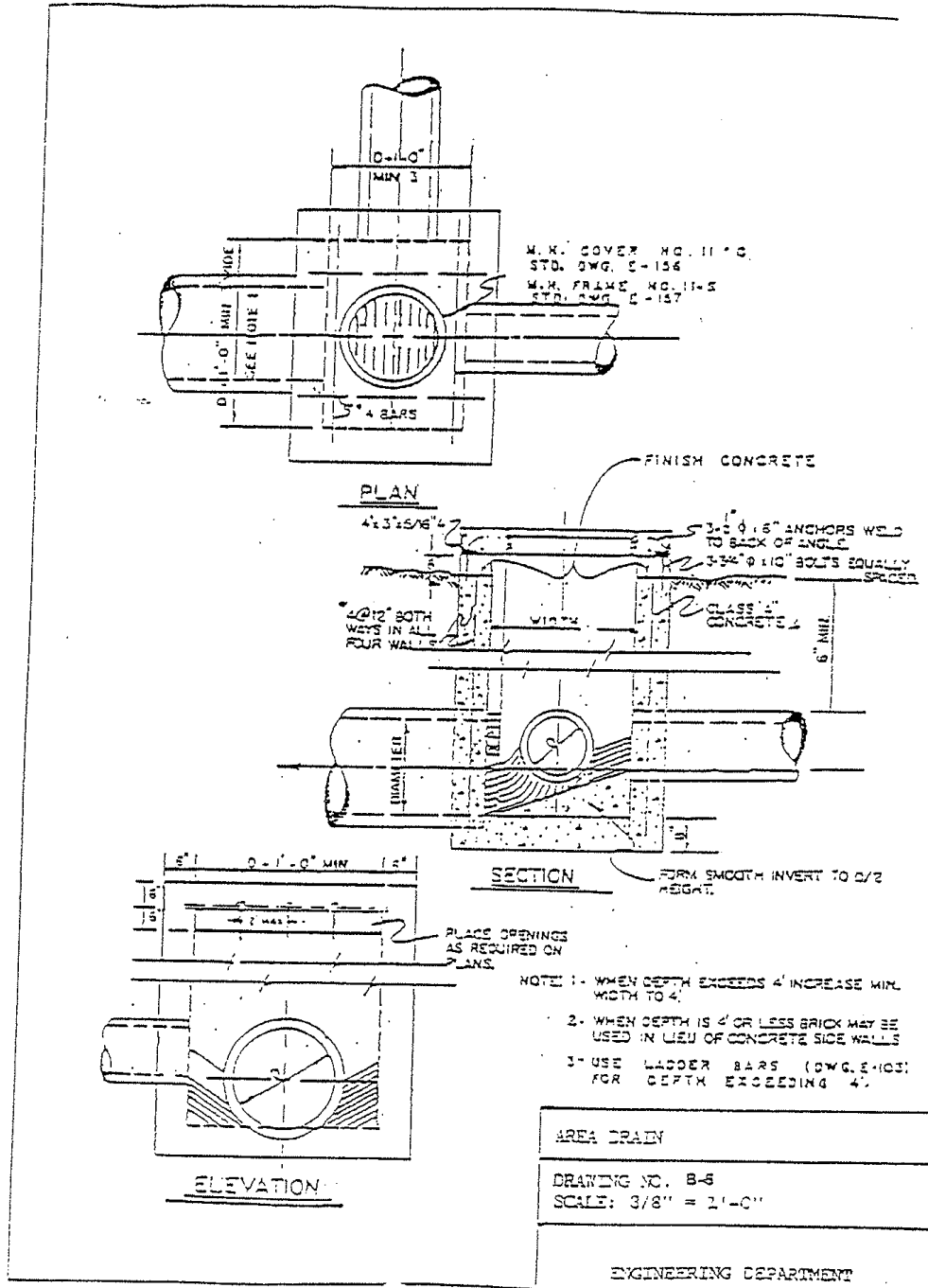
The following Standard Drawings are included in this section:

- B-6** - **Straight Endwall for Circular Pipe**
- B-7** - **Straight Endwall for Pipe Arch**
- B-8** - **Concrete Lined Ditch**
- B-9** - **Typical Stabilized Ditch Section**
- DR-130** - **Frame and Grate for Mountable Curb and Gutter**
- ST-202** - **Mountable Curb with Gutter**
- ST-210** - **Standard Concrete Sidewalk**
- DR-130** - **Frame and Grate for Mountable Curb and Gutter**

B-4 - Reinforced Concrete Headwall



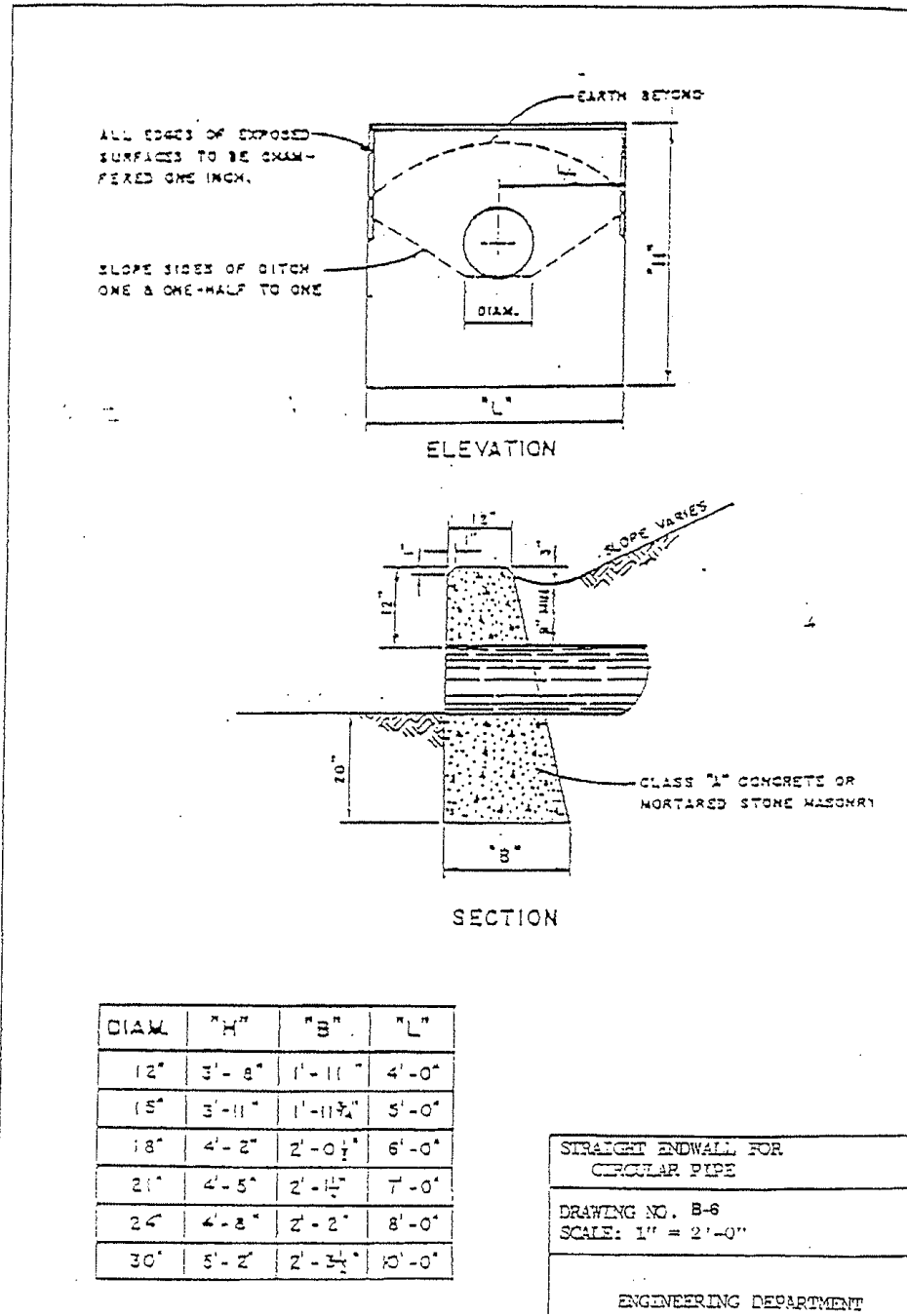
B-5 - Area Drain



Appx.-39

Appx.-43

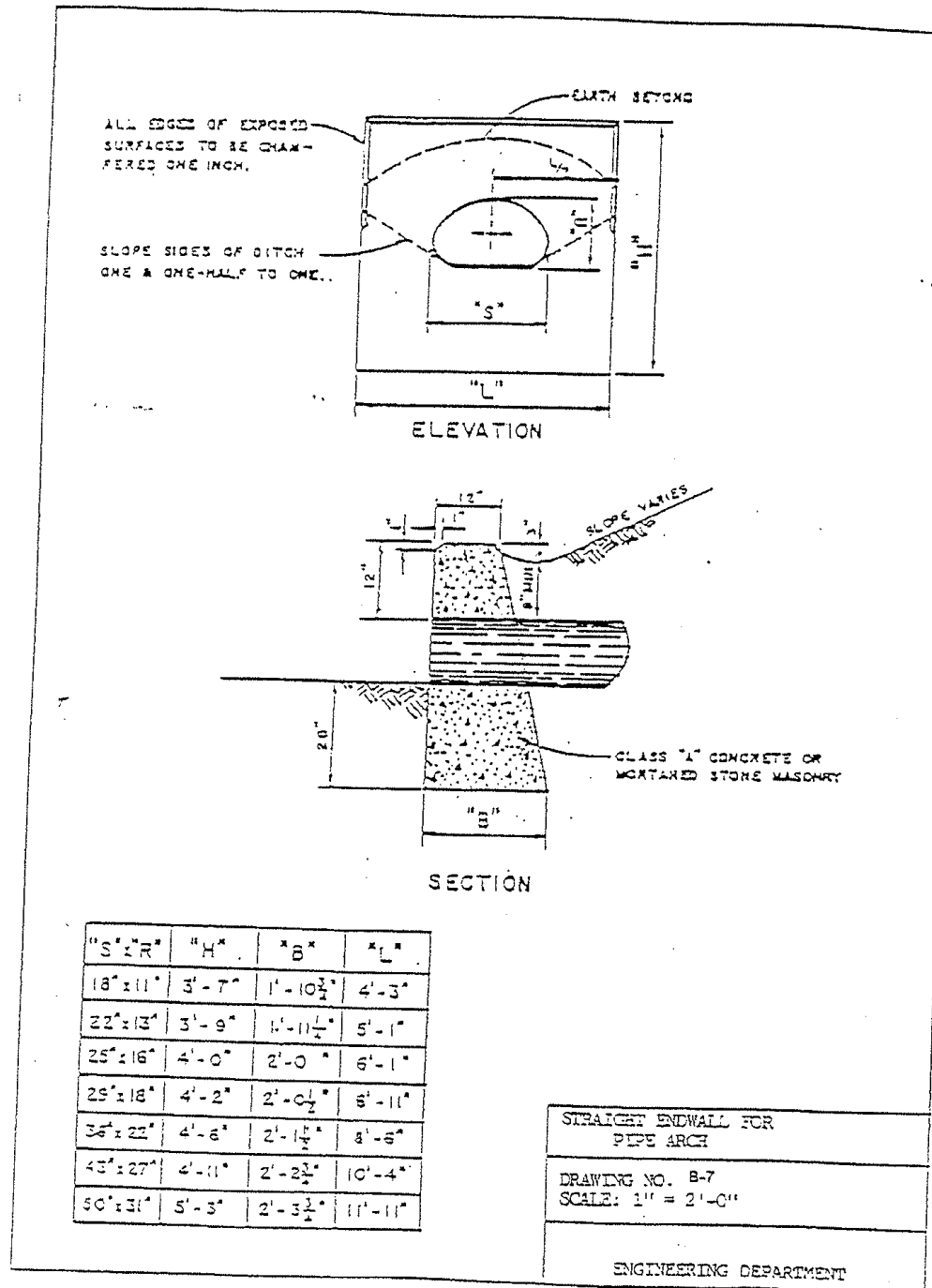
B-6 - Straight Endwall for Circular Pipe



Appx.-40

Appx.-44

B-7 - Straight Endwall for Pipe Arch

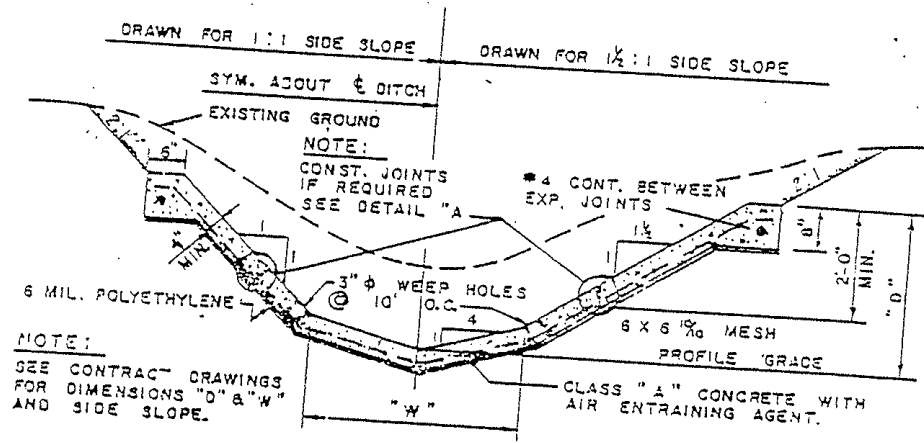


Appx.-41

Appx.-45

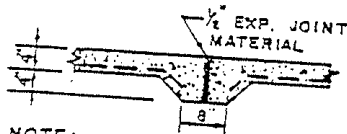
B-8 - Concrete Lined Ditch

Drawing A - 8
CONCRETE LINED DITCH
 (Not to Scale)



TYPICAL SECTION

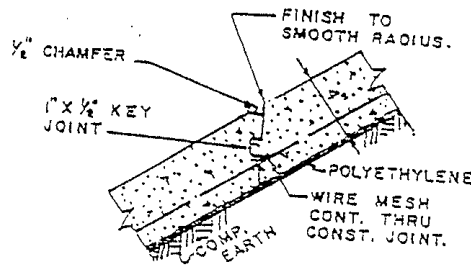
SCALE: 1" = 2'-0"



NOTE:
 EXPANSION JOINTS TO BE
 PLACED AT 40' MAX. O.C.

**TYPICAL SECTION AT
 EXPANSION JOINTS**

- NOTE:
1. TRANSVERSE GROOVE MARKING TO BE PLACED IN TOP OF CONCRETE AT 10' O.C. BETWEEN EXP. JOINTS.
 2. TOP SURFACE OF CONCRETE LINING TO HAVE A LIGHT, BROOM FINISH.

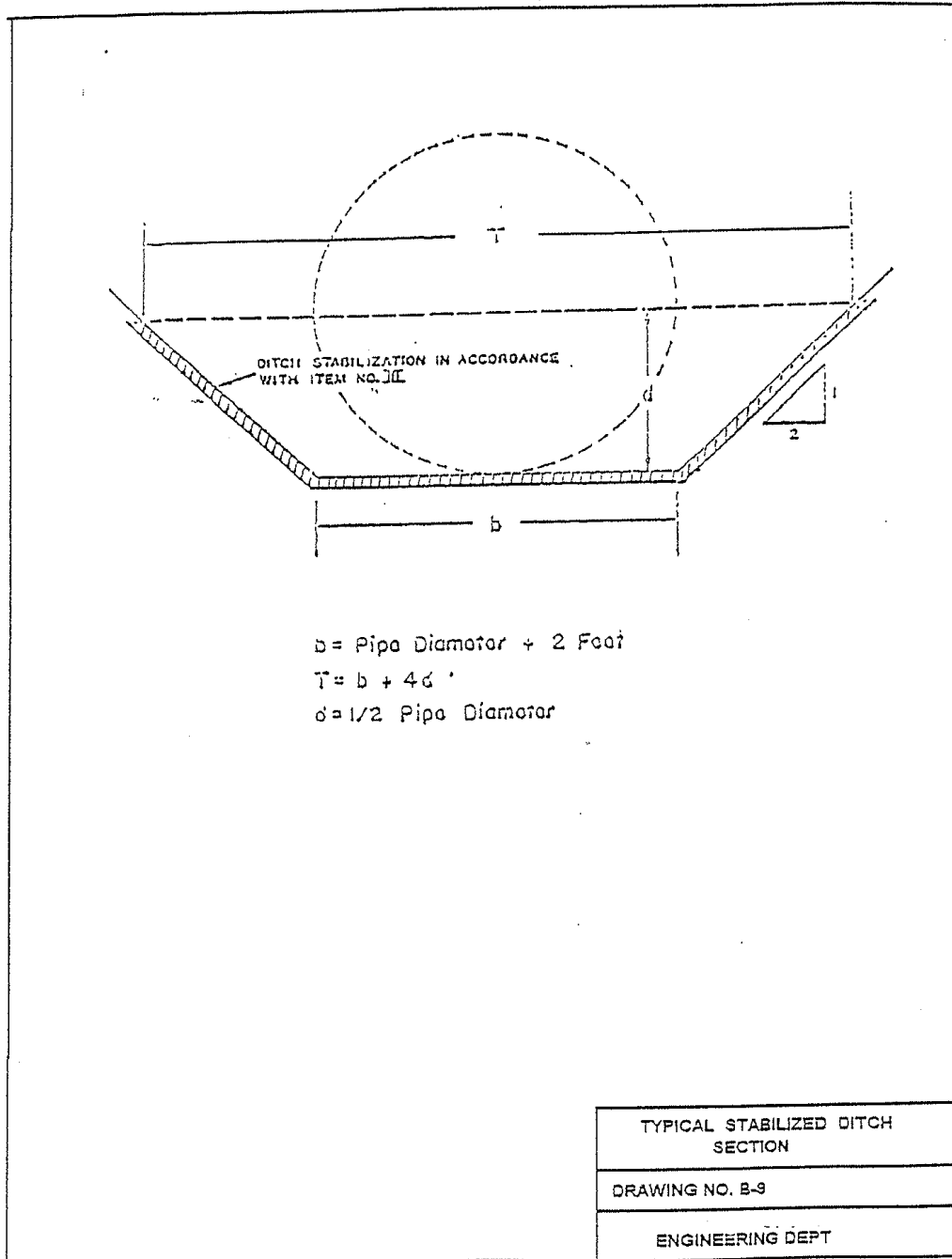


DETAIL "A"

SCALE: 1/2" = 1'-0"

CONSTRUCTION JOINTS SHALL BE USED ONLY WHERE DEPTH OF LINING PERMITS A MINIMUM DEPTH OF 2'-0" OF LINING ABOVE THE JOINTS AS SHOWN IN TYPICAL SECTION ABOVE.

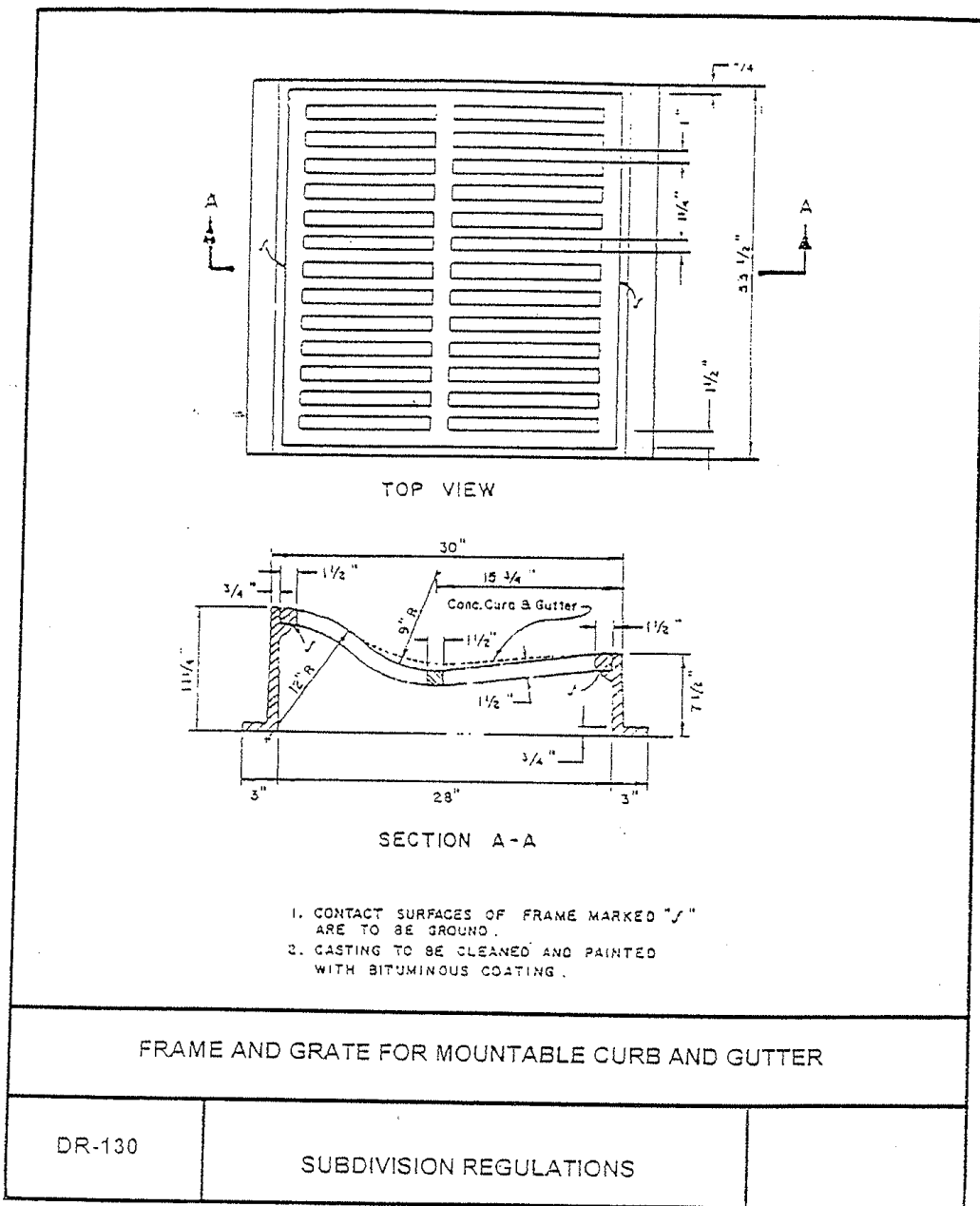
B-9 - Typical Stabilized Ditch Section



Appx.-43

Appx.-47

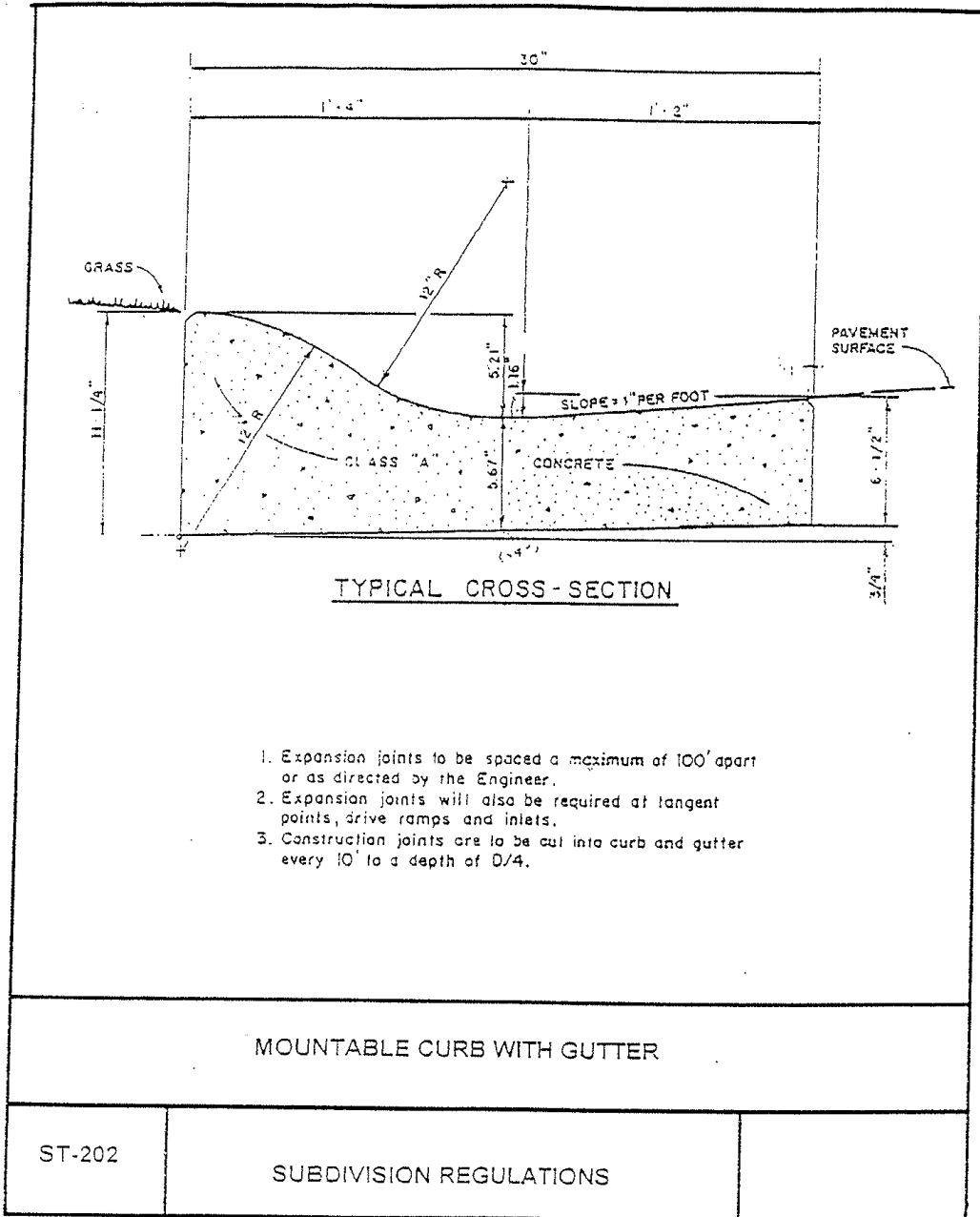
S

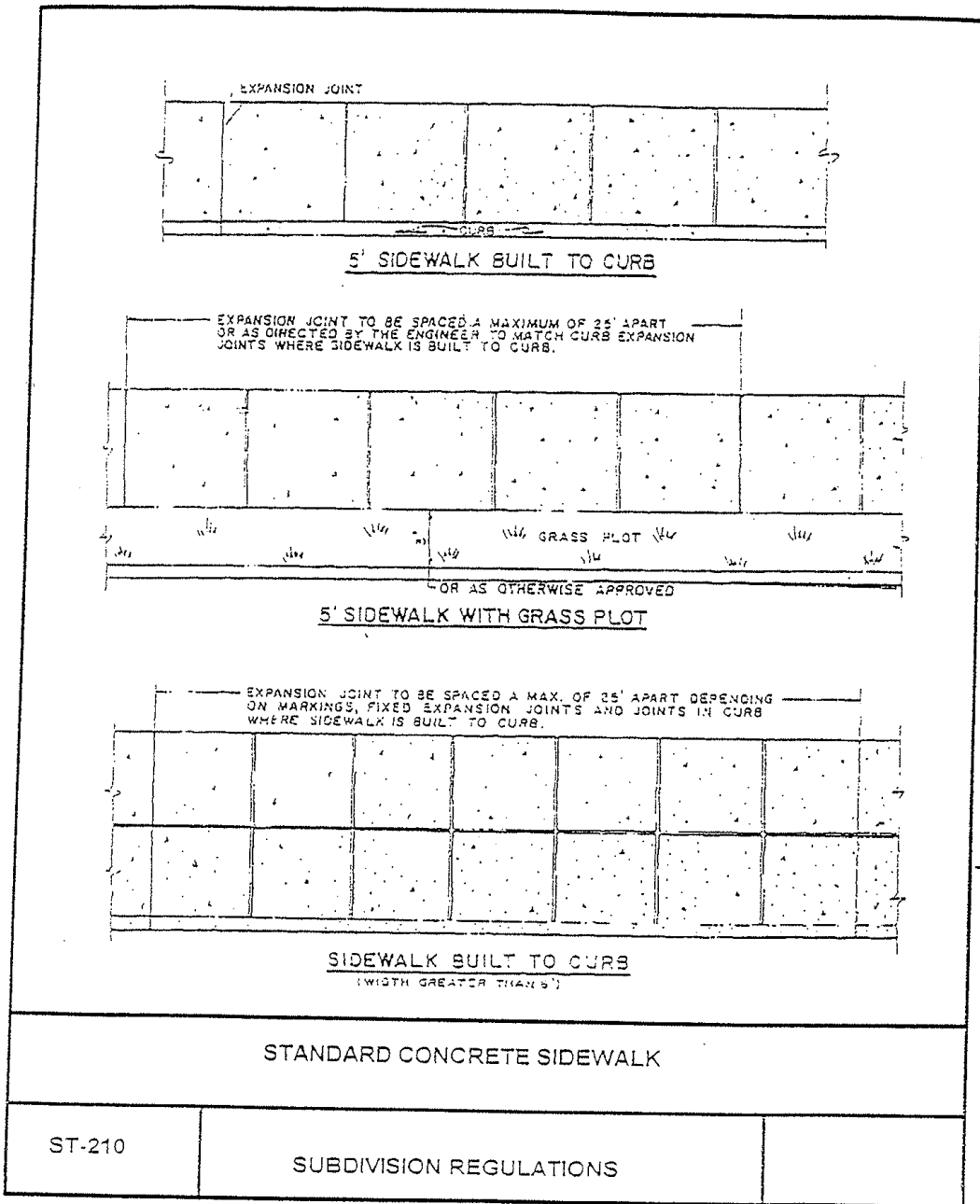


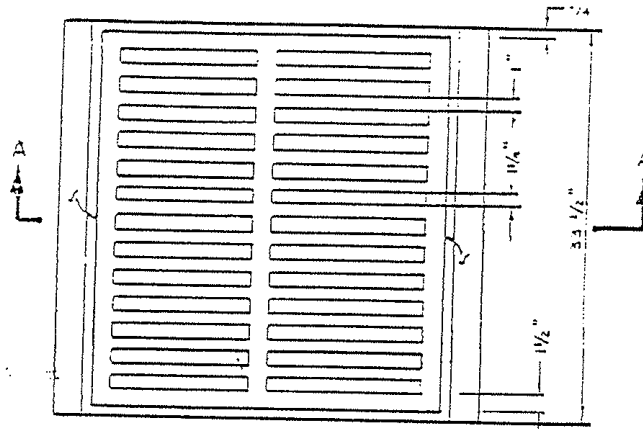
Appx.-44

Appx.-48

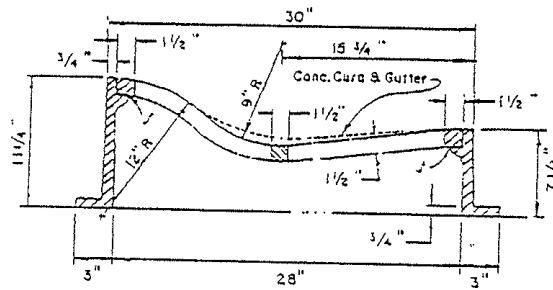
S







TOP VIEW



SECTION A-A

1. CONTACT SURFACES OF FRAME MARKED "✓" ARE TO BE GROUND.
2. CASTING TO BE CLEANED AND PAINTED WITH BITUMINOUS COATING.

FRAME AND GRATE FOR MOUNTABLE CURB AND GUTTER

DR-130

SUBDIVISION REGULATIONS

APPENDIX C

FORMS FOR PERFORMANCE BONDS

FORM NO. 1

PERFORMANCE BOND

WHITE HOUSE MUNICIPAL PLANNING COMMISSION

KNOWN ALL MEN BY THESE PRESENTS, That We, _____, as Principals, _____, State of _____, and the _____ INSURANCE COMPANY, a _____ Corporation authorized to do business in the State of Tennessee, having an office and place of business at _____, as Surety, are held and firmly bound unto the City of White House as obligee, in the sum of _____ DOLLARS (\$ _____) lawful money of the United States, for the payment whereof to the Obligee, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly to these presents:

WHEREAS, application was made to the White House Planning Commission for approval of a subdivision shown on plat entitled " _____ "

_____ filed with the building official of the City of White House on _____, 20____, said final plat being approved by the White House Planning Commission upon certain conditions, one of which is that a performance bond in the amount of _____ DOLLARS (\$ _____) is to be filed with the Planning Commission and accepted by the City of White House, upon the recommendation of the city attorney and engineer and the Planning Commission, to guarantee certain improvements as cited hereafter in the subdivision named above.

WHEREAS, there are approximately _____ feet in length and _____ feet in width in said streets and curbs, and _____ feet of _____ inch water line, and _____ feet of _____ inch sewer line, and other improvements as follows _____, not yet completed, and that the total cost of providing these facilities would be as follows:

A.	Streets and Curbs	\$ _____
B.	Water Lines	\$ _____
C.	Sewer Lines	\$ _____
D.	Other	\$ _____
	TOTAL	\$ _____

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the above named Principal shall within one (1) year from the date hereof (time may be extended for one (1) year only beyond this period by the local governing body upon the recommendation of the Planning Commission with the consent of the parties) will and truly make and perform the required improvements and construction of public improvements in said subdivision in accordance with the local government specifications and the Resolution of _____, 20 ____, then this obligation is to be void; otherwise to remain in full force and effect.

It is hereby understood and agreed that in the event that any required improvements have not been installed as provided by said resolution, within the term of this Performance Bond, the governing body may thereupon declare this bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the process thereof, the local government shall install such improvements as are covered by this bond and commensurate with the extent of building development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Principal

Principal

INSURANCE COMPANY

BY: _____
Attorney-in-Fact

BOND NO. _____

ACKNOWLEDGMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS.: _____

On this ____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be one of the firm of _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

INDIVIDUAL

STATE OF TENNESSEE

(COUNTY OF _____) SS.: _____

On this ____ day of _____, 20 ____, before me personally appeared _____, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF _____) SS.: _____

On this ____ day of _____, 20 ____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Form Number 2
Irrevocable Documentary Letter of Credit

Date

Owner/Developer:

Beneficiary: City of White House
White House Municipal Planning Commission
Billy S. Hobbs Municipal Center
105 College Street
White House, TN 37188

For Account of: **(Subdivision name and phase)**
For the coverage of: Right-of-way and storm drainage infrastructure and landscaping

Ladies and Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor available by your draft(s) drawn at sight on **(NAME OF INSTITUTION)** and accompanied by the documents specified below:

1. Beneficiary's statement signed by one of its officials reading as follows:

(COMPANY NAME) has failed to complete certain improvements and/or has failed to obtain written authorizations to release from all affected agencies for the subdivision known as **(NAME OF SUBDIVISION)**

2. Original Letter of Credit

Drafts may be drawn at: **(Name of Financial Institution)**
(Street Address)
(City, State, Zip Code)

The amount of this Letter of Credit is \$_____.

We hereby engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

This Letter of Credit will expire at the close of business on **(DATE)**

Sincerely,

Name of Financial Institution
Street Address
City, State, Zip Code
Phone
Contact

By: _____