

RESOLUTION NO. 2022-001

**RESOLUTION TO ADOPT PLAT CERTIFICATION REQUIREMENTS FOR
PLATS SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL**

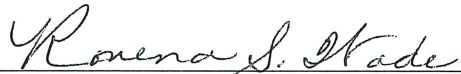
Whereas, the City of Fayetteville has written standards pertaining to certificates that must be included on subdivision plats being submitted for approval by the Planning Commission for the City of Fayetteville; and

Whereas, in order to establish uniformity in the requirements for such certificates between the City of Fayetteville and Lincoln County, Tennessee, city personnel have worked with county officials to develop a set of plat certifications to be used in both city and county plat submissions; and

Whereas, having such uniformity will create a more efficient process for those seeking to submit plats for approval.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fayetteville that the Plat Certification regulations that are attached hereto as Exhibit A to this Resolution are adopted for use by those submitting plat for approval to the Planning Commission of the city of Fayetteville.

This 22 day of March, 2022.



Rovenia Wade, Chairperson
Fayetteville Regional Planning Commission

ATTEST:



Daniel Eldridge, Secretary
Fayetteville Regional Planning Commission

PLAT CERTIFICATIONS

PRELIMINARY / SKETCH PLAT

PLANNING COMMISSION APPROVAL

Approved by the (*check appropriate jurisdiction*) ____ City of Fayetteville; ____ Lincoln County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on: _____, 20 ____

Date

Preliminary plat approval shall not constitute final plat approval for recording purposes. No construction shall begin until construction plans have been reviewed and approved by the respective Regional Planning Commission.

_____, 20 ____
Date

Secretary, Planning Commission

CERTIFICATE OF AWARENESS OF NEW PUBLIC WAYS

I hereby certify that I have reviewed this preliminary plat and that I am aware of the proposed new public way(s) as shown hereon.

_____, 20 ____
Date

City of Fayetteville Public Works Director

Lincoln County Road Superintendent

CERTIFICATE OF AVAILABILITY OF PUBLIC WATER SUPPLY

I hereby certify that (*check appropriate utility*) ____ Fayetteville Public Utilities (FPU); ____ Lincoln County Board of Public Utilities (LCBPU) has reviewed this preliminary plat and that an adequate public water supply is available for the proposed subdivision of land shown hereon. Provided, however, that all proposed lines, valves, and fittings, shall be designed and installed in accordance with the respective utility specifications. No water line work may begin until detailed construction plans have been reviewed and approved by the respective Utility and the Planning Commission.

_____, 20 ____
Date

Fayetteville Public Utility Representative

Lincoln County Board of Public Utilities

CERTIFICATE OF AVAILABILITY OF ELECTRIC POWER

I hereby certify that Fayetteville Public Utilities (FPU) has reviewed this preliminary plat and that electric power service can be provided by FPU to the proposed subdivision of land shown hereto. Provided, however, that the owner/developer complies with all applicable rules and regulations of FPU. No electric power service will be provided until all FPU requirements for electric power service have been met.

_____, 20____
Date

Fayetteville Public Utility Representative

CERTIFICATION OF FLOOD DAMAGE PREVENTION

I hereby certify that I have reviewed this subdivision plat and the plat complies with the regulations of the (*check appropriate jurisdiction*) ____ City of Fayetteville; ____ Lincoln County Flood Damage Prevention requirements.

_____, 20____
Date

City of Fayetteville Planning & Codes

Lincoln County Planning & Zoning

CERTIFICATION OF APPROVAL OF PUBLIC WAYS NAMES

I hereby certify that (1) the name(s) of any existing public way(s) shown on this subdivision plat are correct, and (2) the name(s) of any new public way(s) do not duplicate or sound similar to the name(s) of any existing public way(s).

_____, 20____
Date

LC 911 ECD Representative

CERTIFICATION OF APPROVAL FOR GAS

I hereby certify that I have reviewed this subdivision plat and adequate easements have been allowed where needed for gas lines for the subdivision. The owner/developer must comply with all applicable rules and regulations of FPU. No natural gas service will be provided until all FPU requirements for gas service have been met.

_____, 20____
Date

Fayetteville Public Utility Representative

(End Sketch – Preliminary Plat Certificates)

CONSTRUCTION SITE PLAN

CERTIFICATE OF DESIGN APPROVAL OF NEW PUBLIC WAYS

I hereby certify that I have reviewed these construction plans and that I approve the design and location of the proposed new public way(s) as shown hereon.

_____, 20____
Date

City of Fayetteville Public Works Director

Lincoln County Road Superintendent

PLANNING COMMISSION APPROVAL

Approved by the (*check appropriate jurisdiction*) ____ City of Fayetteville; ____ Lincoln County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.

Date

Plat approval shall not constitute final plat approval for recording purposes. It is the owner's/developer's responsibility to obtain any other local, state, or federal approvals as may be required.

_____, 20____
Date

Secretary, Planning Commission

CERTIFICATION OF DESIGN OF WATER / SEWER SYSTEMS

I hereby certify that the (*check appropriate utility*) ____ Fayetteville Public Utilities (FPU); ____ Lincoln County Board of Public Utilities (LCBPU) has reviewed these construction plans and that the design meets requirements and adequate easements have been allowed where needed for water and sewer (if applicable) lines for the subdivision. Provided, however, that all proposed lines, valves, and fittings, shall be installed in accordance with the appropriate utility specifications. Construction plans approved by the Tennessee Department of Environment and Conservation (TDEC) shall be provided to the appropriate utility prior to commencing the water system work where a public sewer system is not available. No water or sewer service will be provided until all requirements have been met.

_____, 20____
Date

Fayetteville Public Utility Representative

Lincoln County Board of Public Utilities

CERTIFICATE OF AVAILABILITY OF ELECTRIC POWER

I hereby certify that Fayetteville Public Utilities (FPU) has reviewed this construction/development plan. The owner/developer shall comply with all applicable rules and regulations of FPU. No electric power service will be provided until all FPU requirements for electric power service have been met.

_____, 20____
Date

Fayetteville Public Utility Representative

CERTIFICATE OF OWNERSHIP and DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number ____ Page ____ in the Lincoln County Register's office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 20____
Date

Owner (list multiple owners individually)

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "_____" Land Survey as defined pursuant to Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:_____.

_____, 20____
Date

Registered Land Surveyor- Number _____

CERTIFICATE OF APPROVAL OF NEW PUBLIC WAYS

I hereby certify that all designated public ways, drainage improvements (easements, culverts, etc.) and other supplemental improvements (curbs, sidewalks, street signs, etc.) on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the (check appropriate jurisdiction) ____ City of Fayetteville; ____ Lincoln County Subdivision Regulations.

_____, 20____
Date

City of Fayetteville Public Works Director
Lincoln County Road Superintendent

OR

CERTIFICATE OF BOND POSTING FOR NEW PUBLIC WAYS

I hereby certify that a Performance Bond has been posted with the (check appropriate jurisdiction) ____ City of Fayetteville; ____ Lincoln County Regional Planning Commission to guarantee completion of all required public way improvements shown hereon in case of default.

_____, 20____
Date

City of Fayetteville Public Works Director
Lincoln County Road Superintendent

CERTIFICATE OF APPROVAL OF PUBLIC WAY NAMES

I hereby certify that (1) the name(s) of any existing public way(s) shown on this subdivision plat are correct, and (2) the name(s) of any new public way(s) do not duplicate or sound similar to the name(s) of any existing public way(s).

_____, 20____
Date

Lincoln Co. 911 ECD Representative

CERTIFICATION OF FLOOD DAMAGE PREVENTION

I hereby certify that I have reviewed this final subdivision plat, and the plat complies with the (*check appropriate jurisdiction*) ____ City of Fayetteville; ____ Lincoln County Flood Damage Prevention requirements.

_____, 20____
Date

City of Fayetteville Planning & Codes

Lincoln County Planning & Zoning

CERTIFICATION OF APPROVAL OF WATER / SEWER SYSTEMS

I hereby certify that I have reviewed the water and sewer system plans for this subdivision and adequate easements have been allowed where needed for water and sewer (if applicable) lines for the subdivision. The owner/developer must comply with all applicable rules and regulations of (*check appropriate utility*) ____ Fayetteville Public Utilities (FPU); ____ Lincoln County Board of Public Utilities (LCBPU) and Tennessee Department of Environment and Conservation. No water or sewer service will be provided until all requirements have been met.

_____, 20____
Date

Fayetteville Public Utility Representative

Lincoln County Board of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the (*check appropriate jurisdiction*) ____ City of Fayetteville; ____ Lincoln County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the County Register.

_____, 20____
Date

Secretary, Planning Commission

(End Final Plat Certificates)