

# ARTICLE 5 | PREREQUISITES TO FINAL PLAT APPROVAL

## **A. GENERAL REQUIREMENTS**

As a condition precedent to the approval of the final plat, in accordance with TCA Section 13-4-303, the Planning Commission will require the installation of all improvements including, but not limited to, the grading and improvement of roads and streets, and the installation of all survey monuments, utilities, water mains and surface and ground water drainage channels and structures, or will accept, in lieu of the completion of such improvements, a surety instrument in an amount and with surety and conditions satisfactory to the Planning Commission.

## **B. FINAL PLAT REQUIREMENTS**

Prior to the Secretary of the Planning Commission signing the certificate of approval on the final plat, the Secretary will ensure that:

1. Every lot depicted on the plat has access to public water or has approval from the Lincoln County Health Department for a subsurface water system.
2. Every lot depicted on the plat has access to a public waste water system, private waste water system or has been approved by the Lincoln County Health department for a subsurface waste disposal system.
3. Every lot has access to a public road either directly or indirectly through a 50' permanent access easement.
4. All property and improvements to be dedicated to the public, including but not limited to, street right-of-ways, utility easements, water lines, sewer lines and sidewalks will be duly noted on the plat by the proper authority.
5. All required improvements have been satisfactorily installed or a surety instrument in sufficient amount has been posted securing to the Planning Commission the actual construction and installation of the improvements.

## **C. SURETY INSTRUMENT IN LIEU OF COMPLETED IMPROVEMENTS**

The Planning Commission, at its discretion, may waive the installation of the final coat of asphalt prior to the signing of the Final Plat by providing that the subdivision subdivider/developer furnish a construction surety instrument to the Fayetteville Regional Planning Commission showing the Planning Commission as the beneficiary. The amount of the surety instrument will equal the cost of the installation of the final coat of asphalt and any required warranty period. The surety instrument will be effective for one year with renewal for one year with no effort on the part of the City of Fayetteville. Terms of the surety instrument will be as determined by the Planning Commission or its designated representative in accordance with Section 13-4-403, Tennessee Code Annotated and will and

be approved by the Planning Commission, provided the instrument is satisfactory to legal counsel as to form, sufficiency, and manner of execution. The period within which the required improvements must be completed will be specified by the Planning Commission when approval of the Final Plat is granted and will be incorporated into the surety instrument.