

TELLICO PLAINS FINAL PLAT CERTIFICATION FORMS

Form 1 **CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

Any Other Owner's Signature

Form 2 **CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Tellico Plains Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Tellico Plains Planning Commission.

Date Signed

Surveyor's Signature

Form 3A **CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION
OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH
RESTRICTIONS**

General approval is hereby granted for lots shown hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and the plans for the subsurface sewage disposal system shall be approved by the Tennessee Department of Environment and Conservation.

Date Signed

County Environmentalist or Authorized
Representative of Tennessee Department
of Environment and Conservation

Form 3B* **CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION
FACILITIES**

I hereby certify that (1) public sewage collection facilities have been installed in an acceptable manner and according to Town of Tellico Plains' specifications; or (2) a Financial Guarantee acceptable to the Tellico Plains Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Appropriate Municipal Representative
or Utility District Representative

Form 3C **EXISTING SEPTIC SYSTEM CERTIFICATE**

The existing septic system(s) is (are) located as shown on the plat as Lot(s) _____. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is (are) contained within the boundary of the individual lot(s).

Owner

Date

Form 3D **CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL**

Lot ____ has an existing septic system. In the event of the failure of the current system, a reserve area of suitable soils that can support the existing residence for subsurface sewage disposal has been designated in the area(s) shown. Cutting, filling, or alteration of the soil conditions may void this approval.

Environmental Specialist

Date

Form 4A **CERTIFICATE OF APPROVAL OF WATER LINES**

I hereby certify that (1) water lines and fire hydrants have been installed in an acceptable manner and according to the specifications of the Tellico Plains Planning Commission or (2) a Financial Guarantee acceptable to the Tellico Plains Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Appropriate Municipal Representative or
Utility District Representative

Form 4B **CERTIFICATION OF EXISTING WATER LINES, SEWER LINES, AND FIRE HYDRANTS**

I hereby certify that the water lines, fire hydrants, and sewer lines shown heron are already in place.

Utility Provider

Date

Form 5A **CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE SYSTEM, AND OTHER RELATED IMPROVEMENTS**

I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other supplemental improvements (curbs, sidewalks, regulatory signs, street signs, traffic signals, etc.) as required by the Tellico Plains Planning Commission have been installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the

Tellico Plains Planning Commission, in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Superintendent of Public Works or
Other Designee

Form 5B **CERTIFICATION OF EXISTING STREET**

I hereby certify that the street(s) shown on this plat has (have) the status of being an accepted public street(s) regardless of its (their) current condition.

Date Signed

Superintendent of Public Works or other Designee

Form 5C **CERTIFICATION OF PRIVATE PERMANENT EASEMENT
AND PRIVATE STREETS**

Certain streets or roads within this subdivision are designated as private permanent easements or rights-of-way under private ownership. It is acknowledged that said streets or roads shall be privately maintained unless and until they are improved to the county or town road standard(s) at the property owner(s) expense, have been formally offered for dedication by the owner(s), approved by the Tellico Plains Municipal/Regional Planning Commission, and accepted by the Town of Tellico Plains or the Monroe County Commission.

Owner

Date

Owner

Date

Owner

Date

Form 6 **CERTIFICATION OF STREET NAMES**

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

E-911 Coordinator

Date

Form 7 **ELECTRICAL UTILITY SERVICE CERTIFICATION**

The property shown on this subdivision plat is within the service area of _____.
The following condition(s) apply:

- Lots _____ are served by existing powerlines.
- Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Utility Provider

Date

Form 8 **CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Tellico Plains Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Tellico Plains Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Monroe County, Tennessee.

Date Signed

Secretary, _____ Municipal Regional
Planning Commission

Form 9 **NOTATION OF COMPLETION OR BONDING OF TRAFFIC IMPROVEMENTS**

The required traffic related improvements, i.e., signalization, turning lane(s), street striping, signage, deceleration and acceleration lane(s), emergency secondary access ways, etc. as indicated hereafter and may be graphically depicted on the final subdivision plat, have been constructed and completed prior to the approval of the final plat, or are bonded as an adjunct to all required street improvements as certified in Certificate Form 5A.

Form 10 **NOTATION OF GEOTECHNICAL REQUIREMENTS**

The construction of any principal structure(s) placed on lot(s) _____ shall be undertaken in strict compliance with all findings and recommendations enumerated within the required geotechnical study(ies) pertaining to said lot(s). Construction undertaken on the aforementioned lot(s) prior to the completion of the required geotechnical study(ies) appurtenant to said lot(s), or in non-conformance with required geotechnical measures shall be deemed to be a violation of the adopted subdivision regulations subject to all legal remedies and penalties cited in TCA 13-4-306. No Certificate of Occupancy shall be issued for any dwelling on any lot containing a substantial sinkhole, crest, ridge area, and/or is characterized as having an average topographic slope of greater than fifteen (15) percent, that has failed to implement the geotechnical recommendations cited within the required geotechnical report pertaining to said lot. The purpose of this measure is to ensure that the lot is an adequate building site from a standpoint of the health, safety, and welfare of all persons that will subsequently reside on said lot. Furthermore, it is the purpose of this regulation to minimize the cost of future drainage related costs to the property owner, as well as to the public-at-large while improving the quality and management of stormwater while minimizing the intrusion of building development into unique and special natural features.

Form 11 **NOTATION OF SPECIAL REQUIREMENTS FROM THE STATE GEOLOGIST AND/OR REPRESENTATIVE OF THE TENNESSEE DIVISION OF WATER SUPPLY**

The following are special requirements as apply to _____ Subdivision mandated by the Monroe County Environmentalist and/or the Tennessee State Geologist and/or representative of the Tennessee Division of Water Supply.

Form 12 **NOTATION OF WETLANDS MITIGATION DISCLAIMER**

The approval of this plat in no way indemnifies the property owner(s) from legal mitigation and legal actions that may result from the encroachment of construction or fill into designated wetlands and other sensitive environmental areas that constitute “waters of the state”. It is the responsibility of the property owner(s) to contact the staff of the applicable Regional Assistance Center of the Division of Water Pollution Control within the Tennessee Department of Environment and Conservation to determine if an Aquatic Resource Alteration Permit(s) is(are) required prior to undertaking any on-site construction. Accordingly, any construction undertaken prior to such consultation is done strictly at the risk of the property owner(s).

Form 13 **NOTATION OF STREET, WARNING, AND REGULATORY SIGN INSTALLATION**

No building permit shall be issued for any lot until street name, regulatory, and warning signs are installed and verified by the Superintendent of Public Works or other designated representative.

Form 14 **NOTATION OF RESTRICTIONS FOR DEDICATED EASEMENTS AND RIGHTS-OF-WAY**

- (1) No permanent structure such as a deck, patio, or garage, carport, or other building shall be erected within the limits of any easement shown on this plat.
- (2) No excavation, filling, landscaping or other construction shall be permitted within any designated easement shown on this plat with the exception that any easement utilized strictly for the management of stormwater drainage shall be in accordance with approved drainage and stormwater management plans.
- (3) All driveways, entrances, curb cuts, and other points of ingress and egress to the lots shown on this plat shall be in accordance with all adopted rules and regulations of the Town of Tellico Plains.
- (4) The placement of pipe within or otherwise filling of ditches within the rights-of-way shown on this plat is prohibited without the approval of the Superintendent of Public Works of the Town of Tellico Plains.

Form 15 **NOTATION OF REVERSION OF RIGHT-OF-WAY**

Land outside the normal street right-of-way constituting a portion of a turn-around on a cul-de-sac street shall automatically revert to the abutting property owner(s) at the extension of the street.