

CONDITIONS OF APPROVAL:

Open Issues: 8

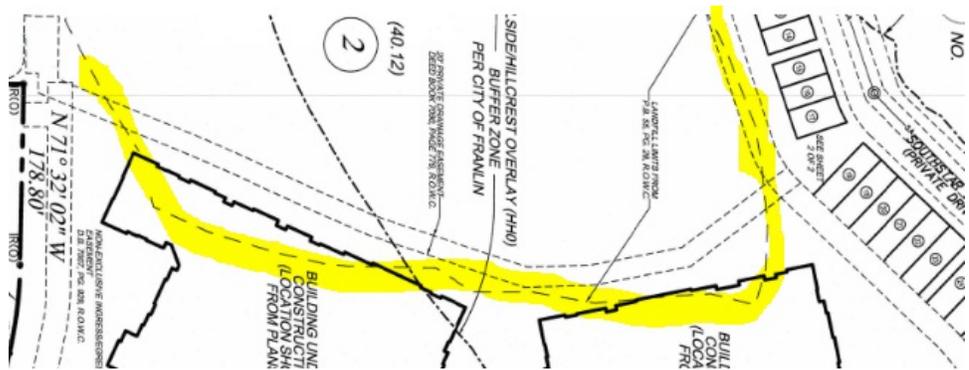
Engineering - Final Plat Checklist

General Issues

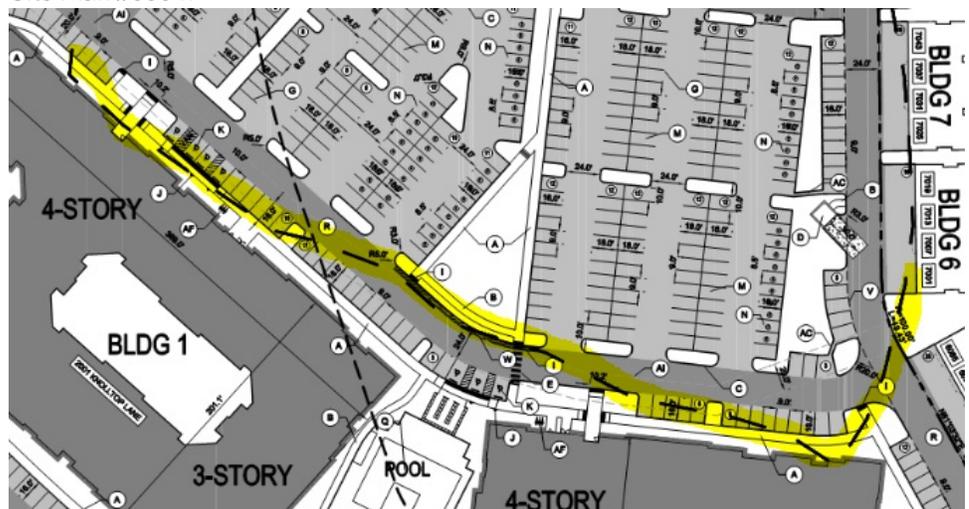
9. C. Final Plat

lance.fittro@franklintn.gov Applicant to verify location of landfill boundary vs. the proposed location of the buildings on Lot 2. As depicted, the landfill limits will extend into the footprint of the proposed buildings, but the Site Plan for Lot 2 (COF #6394) showed no overlap.

Current Plat:



Site Plan #6394:



brad.thomas@bwsc.net This item is under review, and research is being performed to verify the location of the landfill.

lance.fittro@franklintn.gov The previous comment, "Applicant to verify location of landfill boundary vs. the proposed location of the buildings on Lot 2. As depicted, the landfill limits will extend into the footprint of the proposed buildings, but the Site Plan for Lot 2 (COF #6394) showed no overlap." has not been addressed.

Applicant shall show the landfill limits such that there is no overlap between the landfill limits and the building footprints as indicated on the approved Site Plan.
[Edited By Lance Fittro]

14. C. Final Plat

lance.fittro@franklintn.gov	The land generally located north of Southstar Drive should be a separate lot as was previously indicated on the approved Preliminary Plat. This will also facilitate any planned dedication of the hillside to the City of Franklin for future maintenance and use of the proposed trail system.
brad.thomas@bwsc.net	Developer/Owner to coordinate the creation of easement to address this item.
lance.fittro@franklintn.gov	Applicant shall show the land generally located north of Southstar Drive as a separate lot as was previously indicated on the approved Preliminary Plat.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.
brad.thomas@bwsc.net	No comment.
kevin.long@franklintn.gov	<i>(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)</i> No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

Planning

[2018_05_14_STANDARD_REV2_PLAT.pdf](#)

17. Plat Note

christopher.andrews@franklintn.gov	"City of Franklin" is spelled incorrectly on face of the plat to designate the Hillside/Hillcrest Overlay District.
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[3546124_2018_06_07_STANDARD_REV2_PLAT.pdf](#)

18. Lots - Open Space Lots

christopher.andrews@franklintn.gov	Before submittal to One Stop, submitted plats shall reflect conversations with the property owner resulting in: <ul style="list-style-type: none"> • Creation of a lot for the parkland/hillside area north of Southstar Drive reflecting the lot lines that were on the preliminary plat (even though the hillside lot was labelled as part of Lot 2) • The addition of Southstar Drive into Lot 2, as well as the driveway from the interior of the multifamily parking lot to Southstar Drive • The revision back to individual lots for the open space areas between the townhouses, again, better reflecting what was shown on the preliminary plat
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Water/Sewer

General Issues

13. Utility easement

matt@m2groupplc.com	recently updated MUDEE easements along Liberty Pike need to be accurately shown.
brad.thomas@bwsc.net	No easement document found. I created a new easement per this plat.

[2018_05_14_STANDARD_REV2_PLAT.pdf](#)

1. General issues

bnutt@mvud.org

MVUD exclusive easement not shown for water line that runs along South Start Drive.

brad.thomas@bwsc.net

Added, but this easement will need to be abandoned and rerecorded.

[3546124_2018_06_07_STANDARD_REV2_PLAT.pdf](#)

16. MVUD water

bnutt@mvud.org

Developer must submit request and pay easement modification cost to MVUD for easement to be reviewed/abandoned.