

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

21. C. Final Plat

lance.fittro@franklintn.gov The proposed access easement for sidewalk to be added is now shown on the plat (thank you), however, Applicant shall adjust the easement location for the future sidewalk to allow for the 6' grass strip shown in Typical Section TS-6 - Low Volume Local Street rather than the sidewalk being at back-of-curb as currently shown.

The applicable street typical section for this location, TS-6, can be found at:
<https://www.franklintn.gov/government/departments-a-j/engineering/transportation/franklin-transportation-street-technical-standards/franklin-transportation-street-technical-standards-1364>

Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov These fees are \$4,304 per unit or dwelling. The bold information below shall be placed on the plat and should read:

Fees in Lieu requested
1unit x \$4,304=\$4,304 due at the final plat

These fees shall be paid prior to recording the plat.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
III. Public Sidewalk	\$ 6,000

For the construction of a 5' wide sidewalk along street frontage.

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

17. Note 4

joseph.bryan@franklintn.gov Applicant shall revise rear setback to 15' to comply with R-6 Zoning in the Zoning Ordinance.