

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

joe.marlo@franklintn.gov Previous comment does not appear to have been addressed as plat still shows both grayscale and color line work.

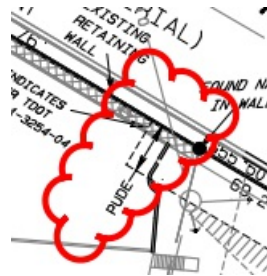
Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Color and/or grayscale/screened line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened line work.

12. Easements

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the plat.

Applicant to provide the dimension of the PUDE along State Route 96.



Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan COF no: 6508 (Anand Subdivision, site plan, revision 1, lot 4) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

15. Project number

amy.diaz-barriga@franklintn.gov

Applicant shall list COF project number 6587 on the plat.

Water/Sewer

General Issues

2. Utility easement

ben.mcneil@franklin.tn.gov Applicant failed to address issue, applicant shall label the Franklin water line and size that is shown on the property. The water line easement shall be labeled as exclusive easement.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

3. Utility easement

ben.mcneil@franklin.tn.gov Applicant failed to address issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The sanitary sewer main shall be centered in the easement.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

22. Sanitary sewer

ben.mcneil@franklin.tn.gov This comment has been added, there is a sanitary sewer main that is shown "according to Franklin GIS" applicant shall verify if the main exists and add appropriate easements as necessary.

