

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

kevin.long@franklintn.gov The previous comment

"Any changes to the concurrent Final Plat COF# 6722 (Berry Farms Reams-Fleming Tract PUD Sub, final plat) should be reflected on this final plat."

shall remain open as further corrections are made to the concurrent plat.

8. C. Final Plat

joe.marlo@franklintn.gov *Comment to remain open until complete.*

Prior to One Stop approval, Applicant shall provide reference to the previous recorded plat being voided, vacated and superseded with this plat (provide correct plat book and page number reference). Be specific that only portions on the previous plat as related to these lots are being voided/vacated/superseded.

10. Advisory Comment

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the site plan (COF 6723), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

13. C. Final Plat

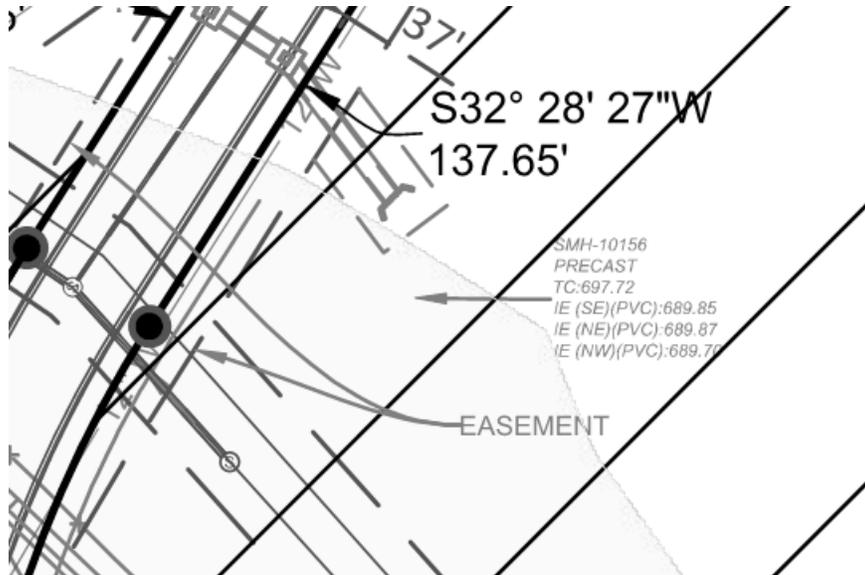
lance.fittro@franklintn.gov The previous comment, "Applicant to show and label the top of bank lines, and show, label, and dimension stream and wetland buffers. Reference approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements where applicable." does not appear to have been completely addressed.

The centerline of Five Mile Creek is clearly shown and labeled (thank you), but what appears to be top-of-bank of the creek is not labeled, what appears to be the outline of a wetland or its buffer is not labeled, and there do not appear to be any stream buffers for Five Mile Creek shown or labeled. Applicant shall show and label all of the features requested on the plat.

15. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar" has been partially addressed by converting the color line work shown previously. However, a substantial amount of grayscale linework and hatching remains which shall be shown as black line work. Grayscale 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.

One example is the Flood Zone AE / Floodway Fringe Overlay line which is shown with a light gray line and very light gray fill. At a minimum, the line itself should be black so that it may be easily discerned on reproduction of the plat from the recorded mylar.



16. C. Final Plat

lance.fittro@franklintn.gov Applicant to provide a shared parking agreement for the off-site parking spaces required to serve the developed Lot 6. The shared parking agreement shall be recorded prior to One Stop submittal of the Final Plat, and the recorded book and page number referenced on both the Site Plan (COF #6723) and associated Final Plat (COF #6724).

23. C. Final Plat

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

Applicant to revise final plat to show FFO lines.

24. Legibility

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

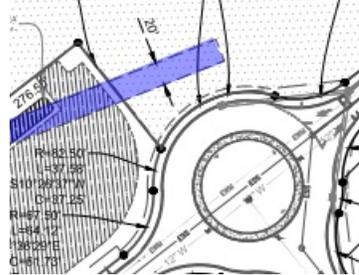
Applicant to shift text out of hatched regions for legibility. One example of many is shown below.



25. Easement

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

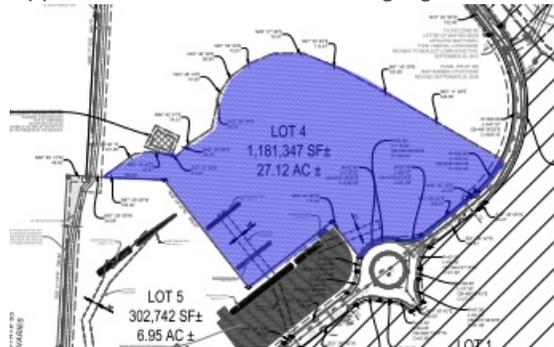
Applicant to label the drainage easement highlighted below.



26. Easement

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

Applicant to label the easement highlighted below.



27. C. Final Plat

joe.marlo@franklintn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts (associated with this development from site plan [COF #6723 \(Berry Farms Reams Fleming PUD Subdivision, Site Plan, Section 2, Lot 5\)](#)):

I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ 10,000
IV: City Streets	\$ 32,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 107,000
XI: Green Infrastructure	\$ 1,018,000

*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.*

[Edited By Kevin Long]

Stormwater

General Issues

22. Plats

jeff.willoughby@franklintn.gov Not addressed

Show and label riparian zones and widths