

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

24. Greenway Trail Easement

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) As discussed, in order for the off-site trail easement across the land adjacent to the project site to be considered to satisfy park land dedication requirements, applicant shall dedicate the off-site 60' riparian buffer and trail easement by separate instrument. The primary function of the dedication should be shown to be for a riparian buffer, with an allowance for the greenway trail to be field-located within that 60-foot buffer. The separate instrument shall be recorded with Williamson County, and the applicant shall reference the recorded book and page number on this plat prior to One Stop submittal.

31. 0. General Information

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) With the resubmittal of the plat for One Stop, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

Parks

General Issues

28. Parkland information

[kevinl@franklintn.gov](mailto:kevinl@franklintn.gov) The exhibit will be recorded with this plat. Therefore the exhibit shall be shown before the plat can be recorded.

If the exhibit is not present at One Stop the project will be failed until we can view exhibit.  
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

1. Engineering Sureties

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan(s) [COF# 6359 \(Rizer Point PUD Subdivision, site plan, section 5\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

29. HOA Documents

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure HOA documents are on file with the Register of Deeds and City of Franklin to satisfy the Condition of Approval from the Development Plan revision before final approval of this final plat