

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. Plat to Match Site Plan

joe.marlo@franklintn.gov As the Final Plat is to match the approved Site Plan, the Final Plat cannot be approved until the revised Site Plan has been approved.

2. C. Final Plat

lance.fittro@franklintn.gov The note is fine, but the referenced Stormwater Ordinance 2001-53 does not speak to easement widths on stormwater infrastructure.

As per repeated advisement at the Site Plan stage for this section of Ladd Park as well as several previous sections, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties.

3. Stamp

joe.marlo@franklintn.gov Plat is to be stamped by the Registered Land Surveyor.

4. C. Final Plat

lance.fittro@franklintn.gov Reforestation area now shown within Open Space Lot 2046 shall be placed within a Green Infrastructure Easement to ensure preservation of the trees planted therein for meeting stormwater quality requirements.

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6027 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Issues

6. Final Plat Match Site Plan

brad.baumgartner@franklintn.gov Applicant shall address that the final plat must match the approved site plan before the plat can be approved for recording.

Water/Sewer

2016029plat-FIRST SUBMITTAL- 2-7-17.pdf

7. Sanitary sewer

ben.mcneil@franklintn.gov Applicant has labeled the depths of the sanitary sewer main, with the depths over 12', the sewer easement must be at 30'. Applicant shall revise.