

## CONDITIONS OF APPROVAL:

## Open Issues: 6 These issues are currently being filtered

## Engineering - Final Plat Checklist

## General Issues

## 7. C. Final Plat

[lance.fittro@franklinton.gov](mailto:lance.fittro@franklinton.gov) The Site Plan for Section 4 of Tap Root Hills indicates lots 45-48, 53-57, 120-125, and 137-139 as Critical Lots, but does not specify which lots were designated Critical Lots for Grading vs. those that were Critical Tree Lots. Reviewing the final grading shown on the site plan for Section 4 indicates lots 45-49, 120-124, and 137-139 are to be designated as Critical Lot for Grading on the plat due to the steep slopes remaining on the lots.

Applicant shall indicate Lots 45-49, 120-124 and 137-139 as Critical Lots for Grading on the plat. Consult with the COF Landscape Architect, Jason Arnold, regarding which lots are to remain Critical Tree Lots on the plat. It will be appropriate for some lots to be designated both Critical Lots for Grading and Critical Tree Lots.

## 8. Easements

[joe.marlo@franklinton.gov](mailto:joe.marlo@franklinton.gov) Comment primarily addressed.

Applicant to show the 5-foot public drainage easement on the north side of Lot 125.



## 12. C. Final Plat

[lance.fittro@franklinton.gov](mailto:lance.fittro@franklinton.gov) The previous comment, "Provide a legend for hatching shown on the plat, including the diagonal hatching which is called out as both Landscape Easement and Tree Save Canopy on the plat, as well as being shown on areas outside the property being platted" has not been addressed on the plat.

While the explanation provided makes sense, applicant shall provide a legend for all hatching and line types used for the plat, on the plat, for the benefit of anyone who may see the printed plat without benefit of the verbal explanation of the line types and hatching used.

## Fire-Planning

## General Issues

## 23. Public Water Main

[andyk@franklinton.gov](mailto:andyk@franklinton.gov) The plat references MVUD, not MUD in multiple locations.

## Performance Agreement and Surety

## General Issues

## 1. Engineering Sureties

[kevin.long@franklin.tn.gov](mailto:kevin.long@franklin.tn.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 [COF# 6823 \(Tap Root Hills PUD Subdivision, Site Plan, Section 4, Revision 1\)](#) shall be transferred to this final plat as a condition of approval.

## Planning (Landscape)

### General Issues

#### **22. Critical Tree Lots**

[jason.arnold@franklin.tn.gov](mailto:jason.arnold@franklin.tn.gov) Applicant shall label lots 46,47 and 120-125 as Critical Tree Lots.