

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. Plat to Match Site Plan

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Comment adequately addressed. In addition, recent revisions to the associated Site Plan have also not been reflected on the current submittal of the final plat.

Applicant shall revise the final plat to match the associated site plan (COF 7031), including but not limited to:

1. Green Infrastructure Easements, including in Lot 1100 and two in Lot 1120.
2. Public Drainage Easements, including those at Structures D3-D4
3. Revised Street Lights

14. Urban Bioretention

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.

Applicant to label all bioretention areas within ROW as 'Bioretention' (i.e. remove the word 'Urban')

15. Note

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.

Applicant to modify Note 24 to remove the word 'Urban'.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING ~~URBAN~~ BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.

18. C. Final Plat

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Applicant shall remove General Note #8 from the plat:

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

Per Tennessee Code 13-4-302 (c):

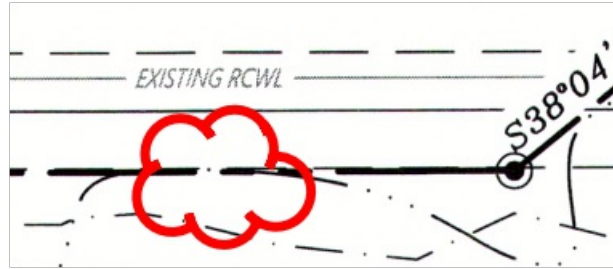
(c) No county register shall file or record a plat of a subdivision of land, or an amendment, modification, or correction to a recorded plat of a subdivision, within the municipality without the approval of the planning commission as required by this part. Notwithstanding this subsection (c), an easement or survey attached to an easement granted to the state, a county, municipality, metropolitan government, or entity of the state, county, municipality or metropolitan government, shall not constitute an amendment, modification, or correction or a recorded plat of a subdivision.

The exemption for easements to be modified by separate instrument is not applicable to private easements. Modification of easements created with the plat by means other than recording of a revised plat is not permitted.

19. Open Space Lot

[joe.marlo@franklinton.gov](mailto:joe.marlo@franklinton.gov) New lot line has been added (thank you), however the FFO appears to slightly infringe across the lot line in at least one location. (Sheet 3 of 4)

Applicant to revise new lot line between Lots 1120 and 1130 to adequately encompass all floodplain areas.



## 21. C. Final Plat

[lance.fittro@franklinton.gov](mailto:lance.fittro@franklinton.gov) Applicant shall revise General Note #19 to read:

No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

## Performance Agreement and Surety

### General Issues

## 22. Engineering Sureties

kevin.long@franklintn.gov All sureties associated with this development from site plan [COF# 7031 \(Berry Farms Town Center PUD Subdivision, Site Plan, Section 11 \(Infrastructure\) - REVISION 1\)](#) shall be transferred to this final plat as a condition of approval.

**(Sureties replace those previously assigned to COF# 6898)**

Applicant shall post sureties in the following amounts:	
<b>I. City Water</b>	<b>\$ 238,000</b>
<b>II. City Sewer</b>	<b>\$ 371,000</b>
<b>III. Public Sidewalk</b>	<b>\$ 127,000</b>
<b>IV: City Streets</b>	<b>\$ 591,000</b>
<b>V. Private Streets (includes shared access drives)</b>	<b>\$ 32,000</b>
<b>VI. Street Access</b>	<b>\$ 40,000</b>
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
<b>X: Stormwater Drainage</b>	<b>\$ 248,000</b>
<b>XI: Green Infrastructure</b>	<b>\$ 204,000</b>

*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]

## Planning

### General Issues

#### 23. Final Plat

joseph.bryan@franklintn.gov The submittal, and approval, of this plat effectively abandons the previously approved but not yet recorded plat (COF 6937), as approved by Planning Commission on 4/25/19.

#### 24. Final Plat

joseph.bryan@franklintn.gov Applicant shall record this plat with the County prior to submitting Section 11, Revision 1, Lot 1111 (COF 7032) plat to one-stop for approval. the

[554919011\\_2019-07-08\\_Berry Farms - Section 11\\_Final Plat.pdf](#)

#### 9. BZA Case No.

joseph.bryan@franklintn.gov Staff was able to locate the administrative appeal through BZA, however that was not the case no.

Applicant shall revise to COF: 6266

### 11. Setbacks

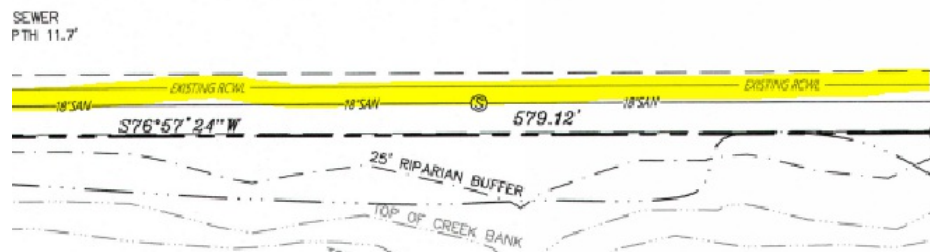
joseph.bryan@franklintn.gov Applicant shall list the specific setback numbers as determined in the Berry Farms Pattern Book.

## Water/Sewer

### General Issues

### 2. Reclaim Water

ben.mcneil@franklintn.gov The applicant shall add the size of the reclaim water main to the plat. The comment was not addressed.



### 5. Water

ben.mcneil@franklintn.gov The applicant did not address the issue, the applicant shall provide a minimum 30' water connection easement for the domestic connection to the reclaim water main. The line work shall be updated showing the configuration of the water connection.

