

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Final Plat Checklist

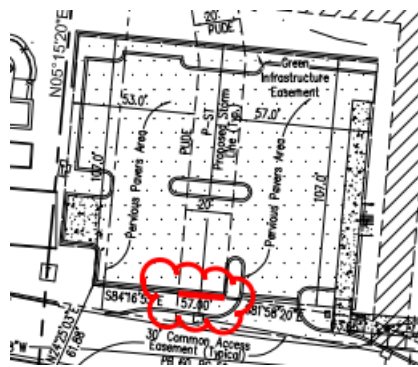
General Issues

6. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan (COF #6753) which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

8. C. Final Plat

joe.marlo@franklintn.gov Applicant to close off the GIE polygon around the pervious paver area, as indicated below.



13. Riparian Buffers

joe.marlo@franklintn.gov Comment only partially addressed.

Show riparian buffers matching the associated Site Plan (#6753), including that clouded below in blue.



Site Plan - Green
Final Plat - Red

14. C. Final Plat

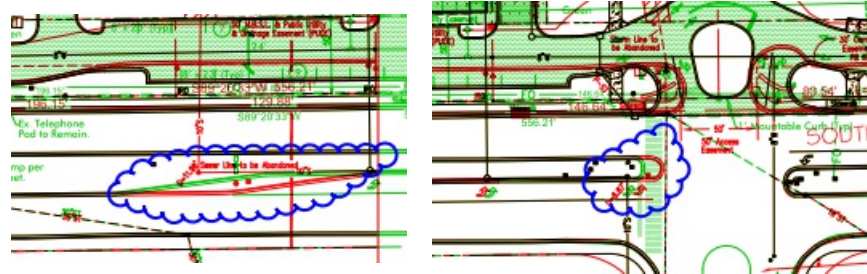
joe.marlo@franklinton.gov Comment only partially addressed as some proposed public infrastructure is still not shown, while proposed private infrastructure which was specifically not requested has been shown.

To ensure appropriate easements are provided, Applicant shall revise the plat to show proposed public infrastructure matching that shown on the associated Site Plan. Infrastructure may be noted on plat as "proposed". Public infrastructure to be shown on plat includes proposed street improvements, curb and gutter, storm infrastructure, sidewalks, multi-use trails, and extents of proposed public utilities.

Proposed private infrastructure not within ROW is not to be shown on plat.

Specifically applicant to revise the plat as follows:

1. Show proposed revisions to South Royal Oaks Boulevard as clouded in blue below.



Site Plan - Green
Final Plat - Red

2. Show proposed sidewalk and curb cuts within ROW on South Royal Oaks Boulevard.

3. Show proposed stormwater and other public utility infrastructure located within proposed public easements.

4. Remove all proposed private infrastructure from the plat that has been added in the latest submittal. This includes proposed private sidewalks, curbs, striping, storm lines, walls, etc. that are not associated with ROW or a public utility easement.

15. Lot Number

joe.marlo@franklinton.gov Comment not adequately addressed. The proposed lot number (inscribed in a circle) is requested in the comment. Generally one of the existing lot numbers is kept and all of the other lots are merged into this number.

Indicate the proposed lot number for the consolidated lot.

22. access easement

joe.marlo@franklinton.gov Comment not adequately addressed. The access easement shown on the final plat still does not match the drive shown on the associated Site Plan.

Applicant to revise the common access easement to follow the revised drive layout and connections to South Royal Oaks Boulevard shown on the associated Site Plan (#6753).

Applicant to show the portions of the previous common access easement no longer needed as to be abandoned.

27. Parcels

joe.marlo@franklintn.gov Comment not adequately addressed.

Only include parcels in the Lot Area Table and acreage that are included in this Final Plat revision (i.e. only 1 proposed lot after consolidation).

LOT AREA TABLE		
LOT	ACRAGE	SQUARE FEET
1286	2.69	117081
1287	1.08	46866
1288	1.51	65804
1289	1.19	51692
1290	1.17	50950
1291	1.05	45815

TOTAL LOTS: 6
FEET NEW STREETS: N/A
CLOSURE ERROR: 1:10000
DATE: SEPT. 4TH, 2018

34. C. Final Plat

lance.fittro@franklintn.gov Applicant shall note the portion of public infrastructure that is to be removed as to be "Removed" rather than "Abandoned" as it is shown on the plat resubmittal. The easements are "to be abandoned." The infrastructure itself is "to be removed."

36. 0. General Information

lance.fittro@franklintn.gov As stated previously, any offset agreement still being pursued must be approved by BOMA prior to resubmittal of the final plat. Once the site plan and final plat are approved, there will be no further opportunity to pursue offset agreements.

Performance Agreement and Surety

General Issues

38. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6753 \(Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 \(Rachel Springs Business Village Subdivision\)\)](#) shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

3. Domestic water

scott.andrews@franklintn.gov Applicant has failed to address comment. The applicant shall revise the signature block for water, the service area is Franklin Water Management.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS		STF
ED	I HEREBY CERTIFY:	I F
	(1) THE WATER SYSTEMS DESIGNATED IN "RACHEL SPRINGS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.	(1) T IN W (2) A IN \$ SA
TE	MILCROFTON UTILITY DISTRICT DATE	DIRE CITY

5. Utility easement

ben.mcneil@franklintn.gov Applicant failed to address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The domestic water easements shall be labeled as exclusive.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements