

Engineering - Final Plat Checklist

General Issues

6. 0. General Information

joe.marlo@franklintn.gov Comment to remain open until Site Plan is approved.

Applicant shall ensure that any modifications to the site plan (COF 6626), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

7. Access to Lot

joe.marlo@franklintn.gov Comment to remain open until complete.

Applicant to execute and record a Cross Parking and Access Agreement and show the associated plat book / page number on the Final Plat, demonstrating that Lot 1 has legal access to First Avenue South.

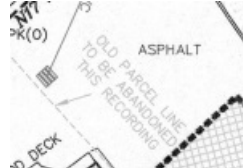
9. Shared Parking

joe.marlo@franklintn.gov Comment to remain open until complete.

Applicant to execute and record a Shared Parking agreement meeting the parking requirements shown on the associated Site Plan, and show the associated plat book / page number on the Final Plat.

11. C. Final Plat

joe.marlo@franklintn.gov Comment not adequately addressed, as grayscale is still shown. One example of multiple is shown below.

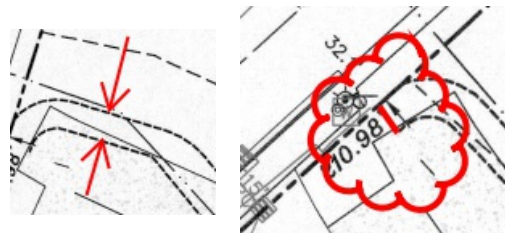


Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar.

14. Easements

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

Applicant to dimension the reduced width of the access easement near E. Main Street. Close off the easement (i.e. provide a closed shape) at the west end, as clouded below.



34. C. Final Plat

lance.fittro@franklintn.gov Due to the bank lot now being included in this plat revision, the following issue must be addressed:

The note below (general note 12 on the previous plat for the bank lot) regarding shared access must be carried over to the revised plat for the bank lot.

12. THE TRANSFER OF LOTS SHALL BE SUBJECT TO THE PROVISION OF THE SHARED- ACCESS EASEMENTS, WHICH SHALL PROVIDE FOR A GUARANTEED, UNRESTRICTED, RIGHT OF ACCESS TO ALL OWNERS PROVIDING EASEMENTS AND THAT THE OWNERS OF LOTS SUBJECT TO SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE EASEMENTS IN ACCORDANCE WITH THE APPROVED ACCESS PLAN.

The note refers to shared access for Lots 1, 2 and 3 of the First Citizens Bank of Williamson County Subdivision, and cannot be removed for the bank lot (Lot 1 on Plat Book 27 Page 145) without the agreement of the owner(s) of Lots 2 and 3. Applicant shall add the note to the General Notes with specific reference to Lot 1 on the current plat.

36. C. Final Plat

jimmy.wiseman@franklintn.gov Prior to Building Permit, the applicant shall coordinate with TDOT and follow the standard right-of-way permitting procedure.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

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 [COF# 6626 \[1st and Main Subdivision, site plan \(Mixed Use\)\]](#) shall be transferred to this final plat as a condition of approval.

Planning

20120328_2018-04-09_Final Plat.pdf

26. Project name

amy.diaz-barriga@franklintn.gov Now that lot 1 from the First Bank of Williamson County Subdivision is being added into the 101 East Main Street Subdivision, applicant shall revise the name to "101 East Main Street Subdivision, Final Plat, Revision 1, Resubdivision of Lot 2 and Inclusion of Lot 1 of the First Citizens Bank of Williamson County Subdivision".

20120328_2018-05-03_Final Plat.pdf

31. Signature Blocks

joseph.bryan@franklintn.gov Applicant shall include signature lines for both property owners.

Signature blocks shall be signed by any entities outside the City before mylar is submitted to City for final sign-off.

32. Shared Access Easements Note

joseph.bryan@franklin.tn.gov Applicant shall carry over the following note regarding shared access easements from the previous plat for the bank property recorded in PB 27 Page 145.

12. THE TRANSFER OF LOTS SHALL BE SUBJECT TO THE PROVISION OF THE SHARED- ACCESS EASEMENTS, WHICH SHALL PROVIDE FOR A GUARANTEED, UNRESTRICTED, RIGHT OF ACCESS TO ALL OWNERS PROVIDING EASEMENTS AND THAT THE OWNERS OF LOTS SUBJECT TO SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE EASEMENTS IN ACCORDANCE WITH THE APPROVED ACCESS PLAN.

Stormwater

General Issues

19. Plats

jeff.willoughby@franklin.tn.gov Note 9 has not been revised to reflect this

21. Stream Buffer

jeff.willoughby@franklin.tn.gov The riparian buffer line shall be reflected to match what was approved in the most recent variance approval.