

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- This comment must remain open until sureties are posted. Any unposted sureties associated with this development from site plan COF#5744 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

If not previously calculated for this site, sureties for the following to be determined by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water: TBD
- II. City Sewer: TBD
- III. Streets (including private streets): TBD
- IV. Street Access (separate surety): TBD
- V. Sidewalks: TBD
- VI. Drainage: TBD
- VII. Green Infrastructure: TBD
- VIII. ITS Elements: TBD

Applicant shall provide the completed excel file with quantities.

Applicant shall be informed that sureties are posted to approved site plans until final plat is approved. Upon final plat approval, any remaining, unposted, sureties will be transferred as a condition of approval. All sureties shall be posted prior to obtaining a building permit.

2. C. Final Plat

- The previous comment "Applicant shall indicate all proposed easements associated with stormwater BMP's" was not completely addressed. The bioretention area must be located in an easement and there must be an access easement provided to the bioretention area. Sewer line "B" must be no less than 10 feet from the boundary of the easement to the center of the sewer line.

3. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" until the site plan is approved.

4. C. Final Plat

- Per Note 22 on the Overall Concept Plan, the applicant shall complete and obtain acceptance of the remaining improvements to Lewisburg Pike (generally between Poplar Street and Old Peytonsville Road) prior to obtaining the Certificate of Occupancy for the Grocery store building. The applicant shall use the approved plans to calculate the sureties using the City of Franklin Surety Calculation tool at <http://www.franklintn.gov/government/engineering/development> and post them with TDOT.

Planning

General Comments

5. Owner affidavit

- Applicant shall provide a signed ownership affidavit or signed owner signature block