

CONDITIONS OF APPROVAL:

Open Issues: 9

Engineering - Final Plat Checklist

General Issues

5. 0. General Information

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the site plan (COF 7016), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including (but not limited to) the following:

1. Green Infrastructure Easements (Many GIE areas currently shown on the final plat do not match the Site Plan)
2. Public Drainage Easements
3. Existing Public Sidewalk
4. Proposed Public Sidewalk
5. Revised curbing in ROW
6. Relocated Street Lights

zdavis@smeinc.com Comment Noted

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

Applicant shall revise the final plat to match the associated site plan (COF 7016), including but not limited to:

1. Green Infrastructure Easements (Many GIE areas currently shown on the final plat do not match the Site Plan)
2. Public Drainage Easements
3. Existing Public Sidewalk
4. Proposed Public Sidewalk
5. Revised curbing in ROW
6. Relocated Street Lights

6. Easements

joe.marlo@franklintn.gov The revised final plat shall include Green Infrastructure Easements (GIE) and Public Drainage Easements (PDE) in Lot 1001 required for this Site Plan, as well as those needed for Lot 1002 (COF #6648).

zdavis@smeinc.com Lot 1002 is owned by a separate entity and required easements will be platted at a different time. Easements for lot 1001 are currently shown

joe.marlo@franklintn.gov *Comment not adequately addressed. Easements in Lot 1002 are not being requested. The comment pertains to easements in Lots 1001 and 1003, including those in these lots necessary for the Hotel Site Plan (COF #6648).*

Applicant to revise the final plat to include easements, including Green Infrastructure Easements (GIE) and Public Drainage Easements (PDE), in Lots 1001 and 1003 required for the Site Plan for Lot 1003 (COF #7016) and the Site Plan for Lot 1002 (COF #6648).

8. Advisory Comment

lance.fittro@franklintn.gov	This is an advisory comment: As a reminder, each of the previous site plans submitted for development within Section 10 of Berry Farms Town Center (Lot 1002 - COF #6648; Lot 1003 - COF #7016; Lot 1004 - COF #6938; Lot 7099 - COF #6434) requires dedication of various easements (for access, public utilities, green infrastructure, etc) as indicated on the respective site plans. These easements are to be recorded prior to issuance of the Certificate of Occupancy for any of the structures in each of the respective lots.
zdavis@smeinc.com	comment noted
lance.fittro@franklintn.gov	This is an advisory comment: As a reminder, each of the previous site plans submitted for development within Section 10 of Berry Farms Town Center (Lot 1002 - COF #6648; Lot 1003 - COF #7016; Lot 1004 - COF #6938; Lot 7099 - COF #6434) requires dedication of various easements (for access, public utilities, green infrastructure, etc) as indicated on the respective site plans. These easements are to be recorded prior to issuance of the Certificate of Occupancy for any of the structures in each of the respective lots.

11. Urban Bioretention

joe.marlo@franklintn.gov	Show and label all urban bioretention areas within ROW.
zdavis@smeinc.com	there are no urban retention areas with thin the ROW of this plat
joe.marlo@franklintn.gov	<i>Comment not adequately addressed. There are bioretention areas in ROW associated with the lot being subdivided.</i> Show and label all bioretention areas within ROW.

13. Note

joe.marlo@franklintn.gov	Applicant to modify Note 24 to state: <i>"Maintenance of all stormwater management features, including Urban Bioretention in Right-of-Way, shall be the responsibility of the Property Owner(s) or HOA."</i> 24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
zdavis@smeinc.com	the note has been revised
joe.marlo@franklintn.gov	<i>Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on similar Site Plans have been renamed as 'Level II Bioretention'.</i> 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.

14. C. Final Plat

lance.fittro@franklintn.gov	Remove General Note #9 from the plat: 9. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
zdavis@smeinc.com	the client has indicated that this note is within their rights and is a necessity to maintain. They have requested that we keep this note on the plat

lance.fittro@franklintn.gov Applicant shall remove General Note #9 from the plat:
9. 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.

15. C. Final Plat

lance.fittro@franklintn.gov Revise General Note #19 to read (add the portion in italics):
?

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.*

zdavis@smeinc.com note has been revised

lance.fittro@franklintn.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

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 7016 \(Berry Farms Town Center PUD Subdivision, Section 10, Lot 1003, Site Plan \(Two Town Center\)\)](#) shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 7016:	
I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ -
IV: City Streets	\$ 10,000
V. Private Streets (includes shared access drives)	\$ 115,000
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 110,000
XI: Green Infrastructure	\$ 259,000

[Edited By Kevin Long]

zdavis@smeinc.com comment noted

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 7016 \(Berry Farms Town Center PUD Subdivision, Section 10, Lot 1003, Site Plan \(Two Town Center\)\)](#) shall be transferred to this final plat as a condition of approval.

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XI: Green Infrastructure	\$ 259,000

Water/Sewer

554716056_2019-07-08_Berry Farms - Section 10 Revision 2_Lot 1003.pdf

1. Utility sizes

ben.mcneil@franklintn.gov The applicant shall provide the size of the existing infrastructure shown on the proposed plat.

zdavis@smeinc.com sizes of utilities are now shown

The applicant has labeled the utility sizes, but the reclaim water main extending through Berry Farms Crossing is an 8", the applicant shall revise.

IN COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.
BERSHIP C/O BNS-WCO INVESTORS, LLC
SUITE 250
DE 33067
90-3550
kcat@boyle.com

815-385-4020
imeinc.com

OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING AND WATER LINES SHALL BE PLACED UNDERGROUND.

IS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT NOTICES ARE APPROXIMATE.

LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC UTILITIES BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR

ERING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL

PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

S PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER NO DOCUMENTATION HAS BEEN FOUND.

RS, INC. OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS ANGE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT

AK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 1; VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825;

IDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE ALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR

S WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WHEN LOTS, THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR ADJUSTMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN

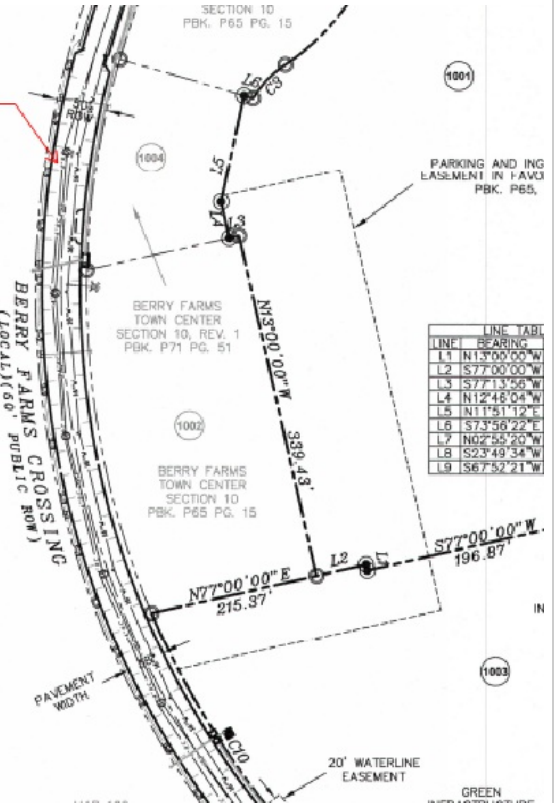
) BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.

PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE 12" SEWER MAIN, 0'-12" DEPTH REQUIRES A 20' EASEMENT AND IT; IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS FRANKLIN.

-21-2019.

ATED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY STRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE LISTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE ARE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY ON APPROVED CITY OF FRANKLIN SITE PLANS THAT MAY IMPACT WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN ANY DAMAGE, OR ALTERATIONS TO THE SITE THAT THE CITY OF CITY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE

8" reclaim waterline



LINE	BEARING
L1	N11°00'00"W
L2	S77°00'00"W
L3	S77°13'56"W
L4	N12°48'04"W
L5	N11°51'12"E
L6	S73°56'22"E
L7	N02°55'25"W
L8	S23°49'54"W
L9	S67°52'21"W