

CONDITIONS OF APPROVAL:

Addressing

[3546111-CAROTHERS_CROSSING_EAST_PLAT_2016-0302.pdf](#)

1. Addressing

- The applicant shall remove the lot number 2 that is labeled on lot 4. Contact Lori Jarosz at lori.jarosz@franklintn.gov to receive the additional addresses. All addresses are required to be on all plats.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- The previous comment, "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):
 - 0-12' depth: 20' exclusive easement on center
 - 12'-20' depth: 30' exclusive easement on center
 - Depths greater than 20' require prior approval from Engineering/Water Management Departments
 - Provide adequate separation between the water line and the sewer line and the fire hydrants and the sewer line. This separation depends on the depth of the sewer line. "

was not completely addressed. Other plans submitted in this area, such as COF 4667 offsite improvements, have indicated two 12" water mains north of Liberty Pike. Provide the location of the 12" Mallory Valley water main in this area as well as the 12" Milcrofton Utilities water main. There is also a 12" water main crossing Carothers to this property. Verify that this water line will not continue across lot 1 and lot 3 east to west or provide an easement.

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage for the PUD and for each outparcel. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan.

Planning

General Comments

4. Final Plat

- Applicant shall record Final Plat #5978 before this final plat can be approved. Applicant shall add Book/Page number of recorded plat (COF#5978) to the voids, vacates, supercedes note on this final plat before this plat will be approved Post PC.