

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

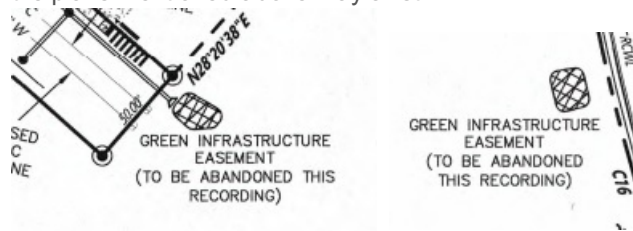
Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to site plan COF #7017 (Apartment Lots 1100, 1110, 1120-1122), COF #7018 (Office Lot 1111), and final plat COF #7033 (Section 11 Revision 1), none of which have passed final approval at One Stop, are reflected on this final plat.

Because the bioretention areas in the future development portion of Lot 1120 are still shown to be constructed, the associated Green Infrastructure Easements are still required. These may be relocated as necessary in conjunction with a site plan and further plat revision for the future development of Lot 1120, but cannot be abandoned with this plat. While this is one example, other inconsistencies between this plat and the plans mentioned above may exist:



[Edited By Lance Fittro]

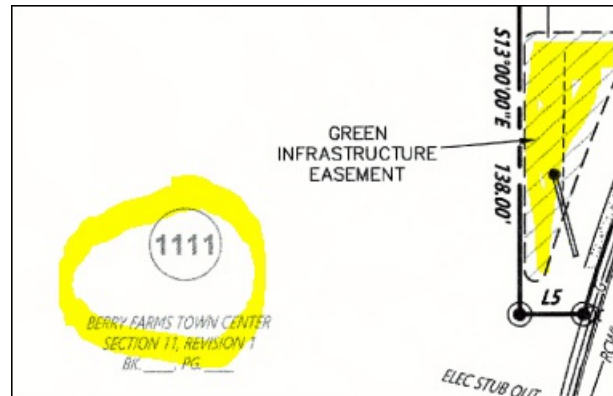
13. C. Final Plat

lance.fittro@franklintn.gov Applicant shall coordinate location and width of sidewalk running along streets depicted on the plat with those shown on the associated site plans for the lots being platted. Any portion of the sidewalk which falls outside of the ROW shall be shown within a public access easement on the plat with the property owner or owner's association noted as being responsible for maintenance.

17. C. Final Plat

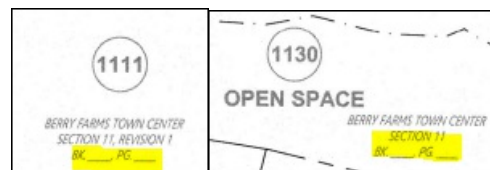
joe.marlo@franklin.tn.gov Comment not adequately addressed. The previous example has been corrected, however there remain other areas of grayscale, including in the new example shown. All linework shall be black.

Grayscale or "shaded back" line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted. Applicant shall revise all grayscale linework to be "black" linework on the plat.



19. Lots 1111 and 1130

joe.marlo@franklin.tn.gov **Prior to One Stop Approval**, Applicant shall complete the reference (Plat Book and Page) where the lots shown on the final plat were created.



20. Void Vacate Note

joe.marlo@franklin.tn.gov **Prior to One Stop Approval**, Applicant shall provide the reference (Plat Book and Page) of lots that are being voided, vacated, and superceded with this plat. (Final Plat Note 24)

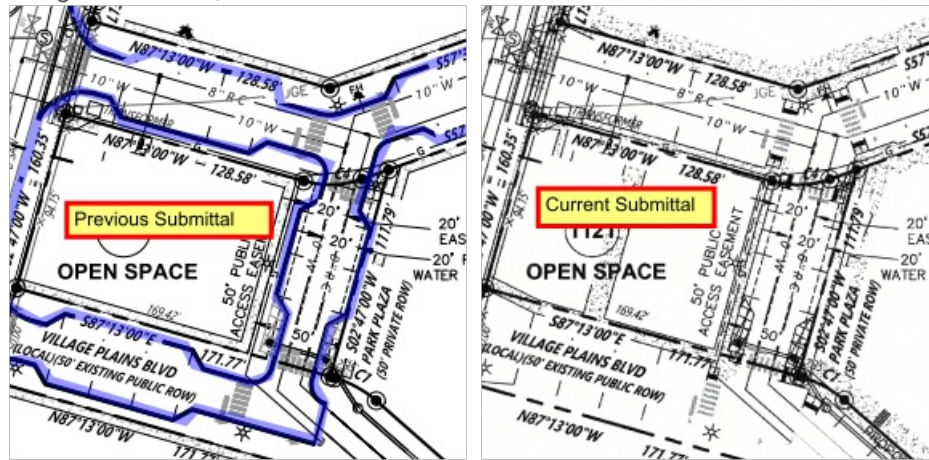
Note 24 will require two plats to be voided and vacated. Lots 1100 and 1120 from the final plat associated with COF Project #7033, and Lot 1110 from the final plat associated with COF Project #7032.

24. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 1100, 1110, AND 1120 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK _____, PAGE _____ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

29. Linework

joe.marlo@franklinton.gov Comment not adequately addressed. See one example below of multiple.

Applicant shall provide the linework for the curb/gutter and sidewalks within public ROW and access easements, including in Hughes Crossing, Coleman Roberts Lane, Village Plains Blvd, etc.



Performance Agreement and Surety

General Issues

28. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 44,000
II. City Sewer	\$ 57,000
III. Public Sidewalk	\$ -
IV: City Streets	\$ 32,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 110,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 142,000
XI: Green Infrastructure	\$ 54,000

Sureties assigned from Site Plan COF# 7168 (Berry Farms Town Center PUD Subdivision, Site Plan, Section 11, Revision 1, Lots 1100, 1110, 1120-1122 (Apartments)).

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

[Edited By Kevin Long]

Planning

General Issues

30. One Stop Review

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Applicant shall not submit this plat to one stop review until the original plat for Section 11 and revision 1 have been approved and recorded with the County. Any submittal will be rejected until these conditions have been satisfied.

[Edited By Joseph Bryan]