

CONDITIONS OF APPROVAL:

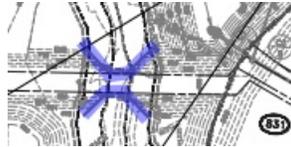
Open Issues: 11

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

joe.marlo@franklintn.gov Applicant shall show the location and description of all man-made structures and site features, including the stream culvert at the sanitary sewer crossing.



dreagan@hfrdesign.com revised and added

joe.marlo@franklintn.gov Comment partially addressed with culvert shown on Sheet 1.

Applicant to show the stream culvert at the sanitary sewer crossing on Sheets 2 and 4.

12. Stream Buffers

joe.marlo@franklintn.gov Applicant to show all stream buffers (TDEC, COF, etc.), including on the Harpeth River and tributaries shown.

dreagan@hfrdesign.com buffers added and labeled
[Edited By David Reagan]

joe.marlo@franklintn.gov Comment partially addressed, with top of bank and stream buffers now shown on Sheet 1.

Applicant to show top of bank and stream buffers (TDEC, COF, etc.) on all sheets in the final plat set.

16. FFO

joe.marlo@franklintn.gov Per the associated Site Plan, the FFO extends corner to corner from Lot 831 to Lot 832, and does not extend into the gap between lots. Applicant to revise plat accordingly.

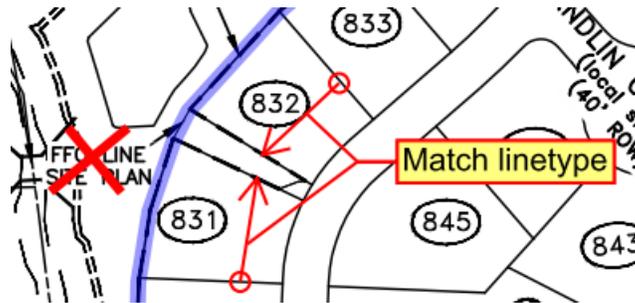


dreagan@hfrdesign.com revised

joe.marlo@franklntn.gov Comment not adequately addressed.

Final plat is to match the associated site plan. Applicant to revise final plat as follows:

1. Delete note "FFO Line Site Plan" that was added to latest submittal.
2. Extend dark, dashed FFO line across back of lots from 831 to 832 as indicated with blue line below.
3. Revise Lot 831 northern property line and Lot 832 southern property line to have the same linetype of other property lines (i.e. delete dark, dashed FFO line at these locations and use only continuous solid line).



18. C. Final Plat

lance.fittro@franklntn.gov Applicant shall complete the note regarding case numbers and approval dates for the FEMA LOMR process and the BZA approval for revision to the 100-year-flood plain and FFO lines prior to approval of the submitted plat.

NEW 100 YEAR FLOOD (FFO) LINE ALONG
REAR LOT LINES REVISED BY LOMAR CASE
No. 18-04-4096 APPROVED ON 5-XX-18
BZA CASE #XXXX APPROVED ON 5-XX-18

dreagan@hfrdesign.com revised ad far as possible. this is on BZA agenda for tonight and will revise once approved.

lance.fittro@franklntn.gov The previous comment, "Applicant shall complete the note regarding case numbers and approval dates for the FEMA LOMR process and the BZA approval for revision to the 100-year-flood plain and FFO lines prior to approval of the submitted plat." to remain open pending addition of the approval information.

24. Flood Lines

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

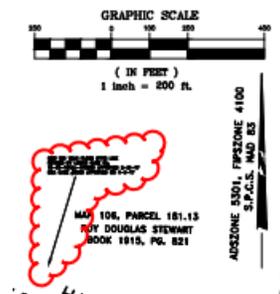
Applicant to show flood lines on all sheets within the final plat set. All FFO lines revised by FEMA/BZA should appear as dark dashed lines, the same as shown on Sheet 1.

26. Errant Text and Linework

joe.marlo@franklntn.gov The following is a newcomment based on newinformation.

Applicant to revise the final plat to correct the errors below:

1. Delete the errant text clouded below from Sheet 1.



2. Correct the Match Line Sheet Number shown below on Sheet 2.



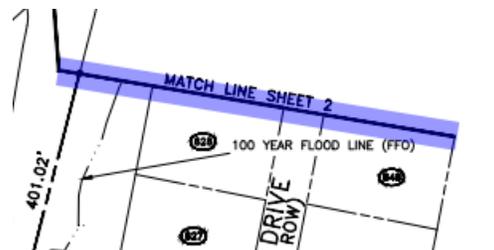
3. It appears the portion of the existing FFO line highlighted below will be removed with the approval of revised flood lines. Applicant to verify, and delete line from Sheets 1 and 2 as appropriate.



27. Match Lines

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

The match line highlighted below on Sheet 4 is not in the same location as other corresponding match lines in the final plat set. Applicant to revise match lines such that they are consistently shown in the same location.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklntn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6629 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 36\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

dreagan@hfrdesign.com Noted

kevin.long@franklntn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6629 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 36\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

Highlands at Ladd Park PUD Subdivision, final plat, section 36 - submittal 002.pdf

28. FWO and FFO

christopher.andrews@franklntn.gov The Board of Zoning Appeals must first approve the relocation of the 100-year flood line prior to this plat being recorded. The applicant shall first submit a BZA application and be heard by the BZA before this plat can be submitted to one-stop.

30. Plat Note

christopher.andrews@franklntn.gov The number of lots listed in the bottom right summary box is listed as 20, however, 18 single family and 1 open space lots are being created for a total of 19.

Applicant shall correct the total number of lots prior to one-stop submittal.

COF PROJECT # (6714)	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: <u>32.819</u>	TOTAL LOTS: <u>20</u>
ACRES NEW STREETS: <u>1.018</u>	FEET NEW STREETS: <u>755±</u>
CIVIL DISTRICT: <u>10TH</u>	CLOSURE ERROR: <u>1:10,000+</u>
SHEET 1 OF 4	DATE: 05-14-18

HFR PROJECT NO. 2018044

Water/Sewer

General Issues

29. MUD Water Layout

matt@m2groupplc.com Water layout on final plat does not match approved MUD plans. please correct.