

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

9. Addressing

lori.jarosz@franklin.tn.gov Applicant shall contact Lori Jarosz to receive addresses. This comment wasn't addressed.

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall remove General Note #8 from the plat:

8. 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.

11. Plat to Match Site Plan

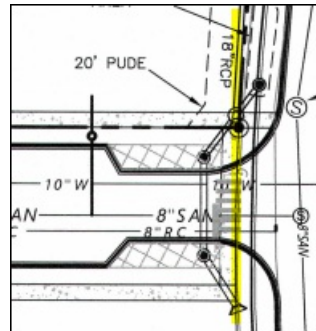
joe.marlo@franklin.tn.gov Comment not adequately addressed.

Applicant shall revise the final plat to match the associated site plan (COF 7018), including but not limited to:

1. Proposed Public Sidewalk
2. Revised curbing in ROW
3. Street Lights

Applicant shall also revise the final plat to match the infrastructure site plan (COF 7031), including:

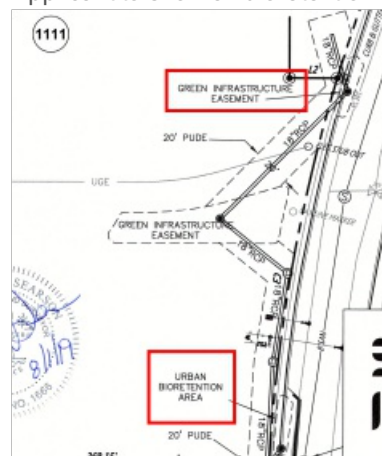
1. Shifted storm infrastructure / PUDE at the intersection of Hughes Crossing and Berry Farms Crossing where the storm infrastructure fouls the existing gas main. See associated Comment #15 on COF 7031.



13. Urban Bioretention

joe.marlo@franklin.tn.gov Comment partially addressed as one location was revised as requested (thank you), however another location was not. Since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.

Applicant to show all bioretention areas within ROW and label them as 'Bioretention'.



14. Note

joe.marlo@franklintn.gov Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.

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.

16. C. Final Plat

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

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 7018 \(Berry Farms Town Center PUD Subdivision, Site Plan, Section 11, Lot 1111, \(Office\)\)](#) shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 7018:	
I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ 15,000
IV: City Streets	\$ 8,000
V. Private Streets (includes shared access drives)	\$ 183,000
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 37,000
XI: Green Infrastructure	\$ 14,000

Planning

[554919011_2019-07-08_Berry Farms - Section 11-Lot 1111_Final Plat.pdf](#)

5. BZA

joseph.bryan@franklintn.gov Staff was able to locate the administrative appeal through BZA, however that was not the case no.

Applicant shall revise to COF: 6266

6. Final Plat

joseph.bryan@franklintn.gov Applicant shall not submit this plat (COF 7032) to one stop until the BFTC Sec 11 Final Plat (COF 7033) has received final approval and has been recorded with the County.

7. Setbacks

joseph.bryan@franklintn.gov Applicant shall list the specific setback numbers as determined in the Berry Farms Pattern Book.