

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. B. Vicinity Map

- Applicant shall correctly indicate the corporate limits on vicinity map and use a different line type to differentiate it from the roadways. The Franklin City Limits line shown is incorrect.

2. C. Final Plat

- The previous comment has not been completely addressed.

Applicant shall show all permanent stormwater BMPs/Green Infrastructure in a "Green Infrastructure Easement." **This includes the parking area designed to be installed as pervious pavers for water quality.**

3. C. Final Plat

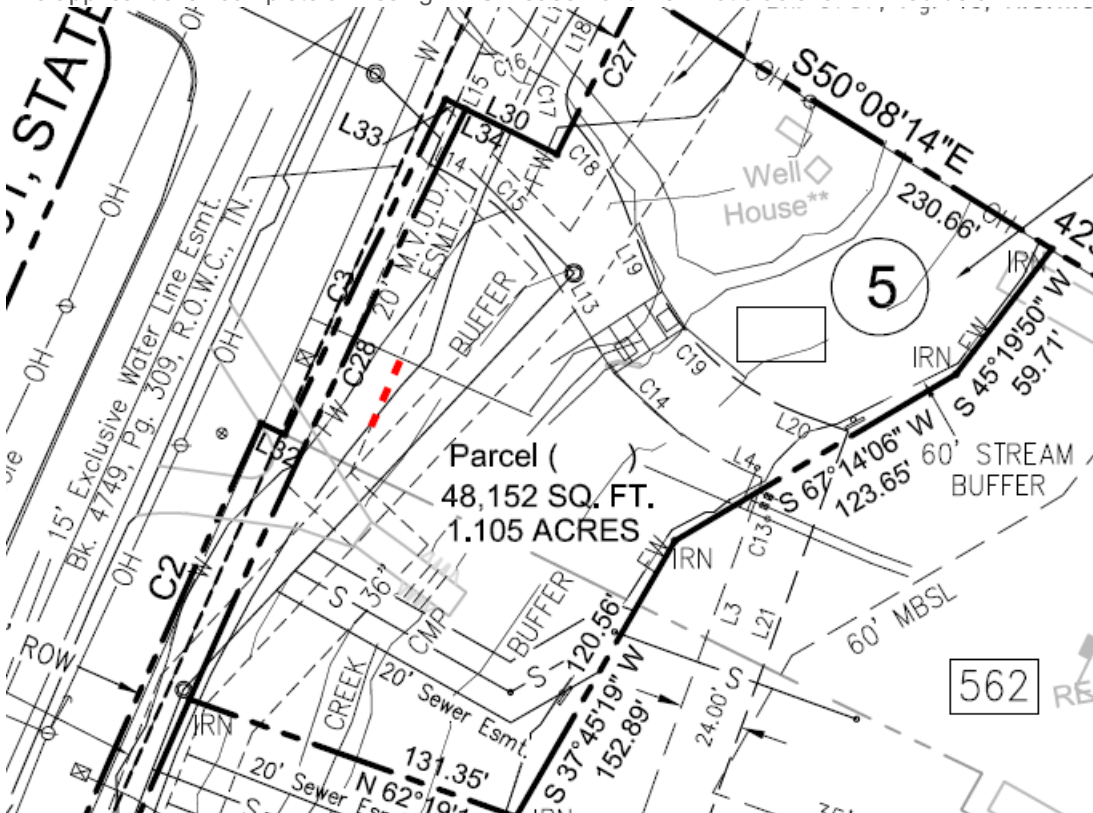
- The previous comment has not been addressed. Applicant shall show a public access easement for the drive aisle cross-connection to the Branch Creek Crossing development to the north. Since a portion of the drive aisle is shown as ROW dedication, only the portion of the drive aisle that is outside of the ROW need be shown in an easement.

4. C. Final Plat

- 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

The applicant shall complete a missing MVUD easement line in lot 5 as shown in red below:



Performance Agreement and Surety

General Comments

5. Engineering Sureties

- Any unposted sureties associated with this development from [site plan\(s\) 6072](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Water/Sewer

General Comments

6. Utility easement

- Applicant failed to address issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. There is an existing easement, but with re-platting the depths determine the easement width. Depths shall be labeled.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements

7. Utility service

- Applicant did not address comment, each lot shall have access to sanitary sewer or be labeled as non buildable lot.

8. COF plat responsibility note

- Applicant shall add the following note to the plat notes:
 - The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Zoning

General Comments

9. FFO

- The property does not lie within the Floodway Overlay (FWO) as outlined in note #2. It lies in the Floodway Fringe Overlay (FFO). The Floodway Overlay consists of the actual floodway. The Floodway Fringe Overlay consists of the 100 year floodplain. There is no floodway located on this property. Please correct the note and label the FFO accordingly on the plat.

Family Legacy PUD Subdivision, final plat (Life Celebration Center of Franklin) - submittal 002.pdf

10. Note

- This is a new comment. Lot 3 is a unbuildable lot. Please remove the label 'Lot in reserve' and replace it with 'Unbuildable Lot.'