

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The applicant shall design two distinct projects and construct off-site improvements to Corporate Center Drive (add a second eastbound lane) and Carothers Parkway (add a second southbound left turn lane onto Cool Springs Boulevard). These improvements are to be bonded with the final plat, for completion and acceptance prior to the issuance of the first Certificate of Occupancy.

Performance Agreement and Surety

[20140454_2015-12-11_Final Plat.pdf](#)

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 6010 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- Along with the site plan sureties, the applicant shall bond on the final plat the following two distinct off-site improvements (separated submittals):

1. Widen Corporate Center Drive for a second eastbound lane, including pedestrian signal and traffic signal improvements.

III. CITY STREETS: \$45,000

V. TRAFFIC SIGNALS: \$187,000

VI. PUBLIC SIDEWALK: \$22,000

IX. ITS ELEMENTS: \$9,000

2. Widen Carothers Parkway for a second southbound left turn lane at Cool Springs Boulevard, including traffic signal improvements.

III. CITY STREETS: \$57,000

V. TRAFFIC SIGNALS: \$188,000

IX. ITS ELEMENTS: \$9,000

The sureties for these off-site improvements shall be posted prior to recording this Final Plat. These off-site improvements are to be completed and accepted prior to the issuance of the first Certificate of Occupancy.

Planning

General Comments

3. Shared Access

- Applicant shall show all parking spaces covered under the Shared Parking Agreement shall be shown as having a Public Access Easement. This shall include any sidewalks leading to those aforementioned parking spaces.

4. Shared Parking Agreement

- Applicant shall make a note and reference the Shared Parking Agreement on the plat.

5. Character area

- Applicant shall update Character Area to MECO-4.

[20140454_2016-2-4_Final Plat.pdf](#)

6. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close

all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **March 2** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Water/Sewer

General Comments

7. Utility easement

- Applicant shall show private water lines outside of sewer easment