

CONDITIONS OF APPROVAL:

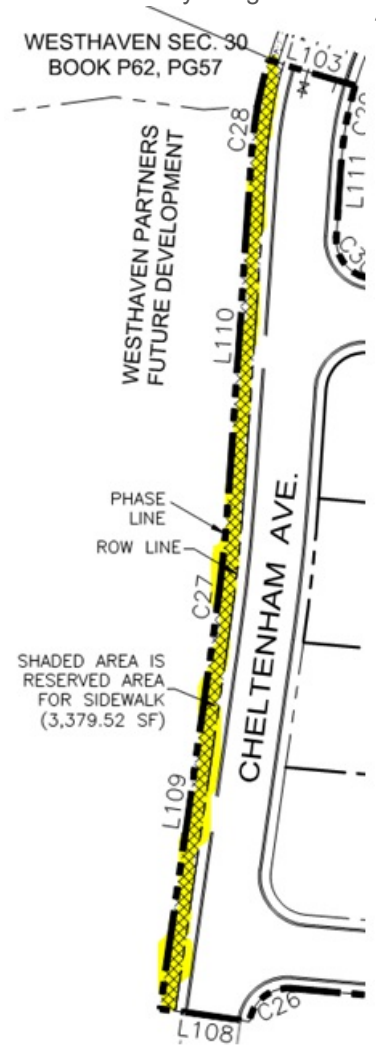
Open Issues: 3

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Extend the ROW along Cheltenham Ave to include the hatched area currently indicated as "reserved area for sidewalk." The ROW line should coincide with the section boundary along the area highlighted below:



[jgregg@wilsonpc.com](mailto:jgregg@wilsonpc.com) The section line has been moved to the boundary line. They are now one and the same. The shaded sidewalk area remains but it is outside of the boundary and section line.

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) The previous comment, "Extend the ROW along Cheltenham Ave to include the hatched area currently indicated as "reserved area for sidewalk." The ROW line should coincide with the section boundary along the area highlighted below." has not been addressed appropriately.

The section boundary shall match that shown on the associated site plan, COF #6747, which generally follows the back of sidewalk along the west side of Cheltenham Ave. The site plan shall match the plat, including the location of the development section boundary.

### 8. C. Final Plat

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) To ensure appropriate easements are provided, Applicant shall revise the plat to show proposed public infrastructure matching that shown on the associated Site Plan. Infrastructure may be noted on plat as "*proposed*".

Public infrastructure to be shown on plat includes proposed street improvements, curb and gutter, storm infrastructure, sidewalks, multi-use trails, and extents of proposed public utilities. Proposed private infrastructure is not to be shown on plat.

The sidewalk indicated on the site plan to be constructed within the "reserved area for sidewalk" is to be shown on the plat:

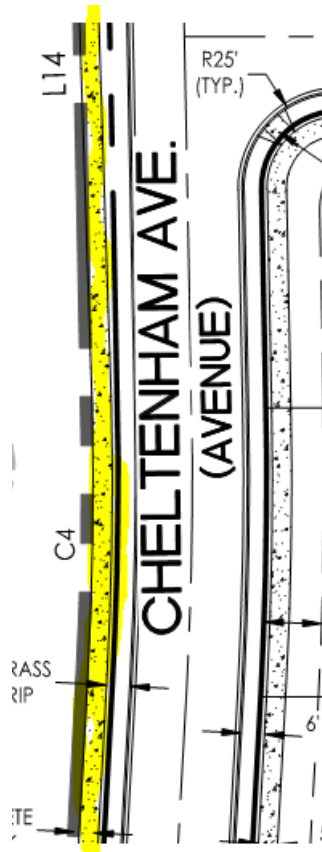


[jgregg@wilsonpc.com](mailto:jgregg@wilsonpc.com) All infrastructure shown on the plat is proposed. The proposed sidewalk area is shown outside the boundary line of section 53 as a reserved area.

[lance.fittro@franklinton.gov](mailto:lance.fittro@franklinton.gov) The sidewalk shown on the associated site plan to be constructed along the western edge of Cheltenham Avenue shall be shown on the plat. This is public infrastructure shown to be constructed with the site plan and for which sureties are to be posted ensuring its construction.

Any portion of the public sidewalk which falls outside of the ROW shall have a public access easement for the sidewalk shown on the plat.

Shifting the section boundary to show a hatched area for future sidewalk construction on un-platted land without the required access easement does not match the associated site plan, and is not acceptable.



[Edited By Lance Fittro]

## Performance Agreement and Surety

### General Issues

### 3. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan <a href="#">COF# 6747 (Westhaven PUD Subdivision, Site Plan, Section 53)</a> shall be transferred to this final plat as a condition of approval. [Edited By Kevin Long]
jgregg@wilsonpc.com	This is understood.
kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan <a href="#">COF# 6747 (Westhaven PUD Subdivision, Site Plan, Section 53)</a> shall be transferred to this final plat as a condition of approval. <i>(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and <b>this comment does not hinder approval.</b>)</i>