

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Addressing

[16065-0569 PLAT.pdf](#)

1. Addressing

lori.jarosz@franklintn.gov Just a note: If multiple buildings are developed on either lot additional addresses will be required.

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

kevin.long@franklintn.gov Applicant shall include the entirety of the exit (along with the entrance) onto Mallory Lane in an access easement.

3. C. Final Plat

lance.fittro@franklintn.gov Show the location of the ephemeral stream and wet-weather spring/sink identified in the hydrologic report on the plat. A note may be added to distinguish between the TDEC and Corps identification of these features for future clarity.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

carlb@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	\$ 0
II. City Sewer:	\$ 237,000
III. City Streets: (extension of Spring Creek Drive)	\$ 128,000
IV. Private Streets:	\$ 757,000
V. Traffic Signals:	\$ 157,000
VI. Public Sidewalks:	\$ 55,000
VII. Stormwater Drainage:	\$ 364,000
VIII. Green Infrastructure:	\$ 3,072,000
IX. ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

- The extension of Spring Creek Drive from the existing terminus to the western boundary of the site is included in the City Streets surety.

All City Street roadway and traffic signal improvements are to be completed and accepted prior to the issuance of the first certificate of occupancy.

[Edited By Kevin Long]

Planning

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5. Mineral rights

joseph.bryan@franklintn.gov Applicant shall add a note that indicates who holds mineral rights on the property.

6. Title

amy.diaz-barriga@franklintn.gov Understood, however the title block needs to be revised. Applicant shall revise title to "Ranco Farms Subdivision, Final Plat, Revision 3, (Resubdivision of Lot 2)."

2016.12.01_6299-Final Plat.pdf

7. Lot Names

joseph.bryan@franklintn.gov Applicant shall revise Lots "1" & "2" to Lots "2" & "4." (lot 1 already exists on the Ranco Farms Subdivision Plat).
[Edited By Amy Diaz-Barriga]

joseph.bryan@franklintn.gov Applicant shall revise "Lot 1" to "Lot 4." Lot 1 already exists on the Ranco Farms Subdivision Plat.

8. Unified Development note

joseph.bryan@franklintn.gov Applicant shall add a note stating that lots 2 and 4 are part of a unified development plan (City of Franklin PL# 6249 Ranco Farms Subdivision, Site Plan, Revision 2, Lot 2).
[Edited By Amy Diaz-Barriga]

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9. Void and Vacate note

amy.diaz-barriga@franklintn.gov Applicant shall change the plat reference note to a void/vacate/supersede note.

10. Final Plat

joseph.bryan@franklintn.gov The final plat cannot be recorded until the Site Plan has been approved at one-stop.

11. Parking

joseph.bryan@franklintn.gov Parking easements must match the approved site plan for Ranco Farms Subdivision, Lot 2, Revision 2 (PL #6249).

Stormwater

General Issues

12. Stream Buffer

jeff.willoughby@franklintn.gov The revised trail location shown on the plat still does not match what is shown on the site plan. This will remain open until site plan resubmittal has occurred and issue is accurately reflected.
[Edited By Lance Fittro]

Water/Sewer

General Issues

13. COF plat responsibility note

Jerry.Zemlo@franklintn.gov 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.

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14. Utility easement

ben.mcneil@franklinton.gov Applicant shall label the sewer line depths to ensure the proper easement widths are provided. The sewer line along South Prong Creek depths shall also be noted to ensure the easement widths are correct.

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.

[Edited By Ben Mcneil]