

CONDITIONS OF APPROVAL:

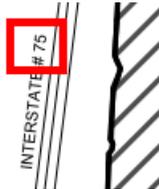
Open Issues: 28 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. B. Vicinity Map

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Applicant to show correct interstate number on revised vicinity map.



4. C. Final Plat

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Comment not adequately addressed. Color lines are still shown on the final plat. Grayscale lines and hatching are also still shown on the final plat.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Color or grayscale line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

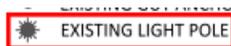
8. Plat Symbols

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Comment not adequately addressed, as Applicant removed many symbols instead of changing them to match the legend as requested. Others such as light poles still have not been revised to match.

Applicant to show all existing and proposed utility features, including those which were removed from the previous submittal such as:

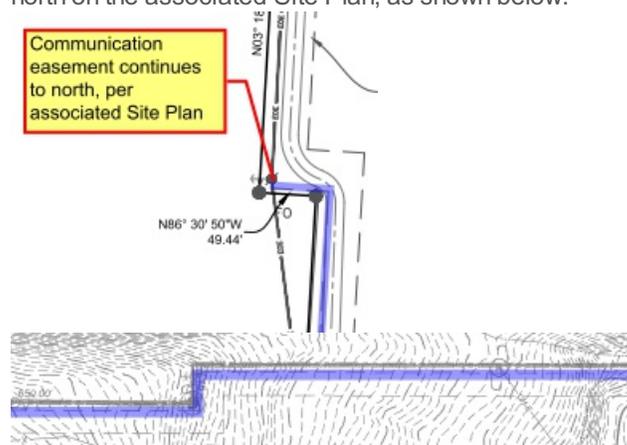
- Existing utility poles along Pratt Lane
- Proposed light poles in Reams Fleming Boulevard / McBride Lane.

Show uniform symbols that are in accordance with the legend provided.



9. Existing Easements

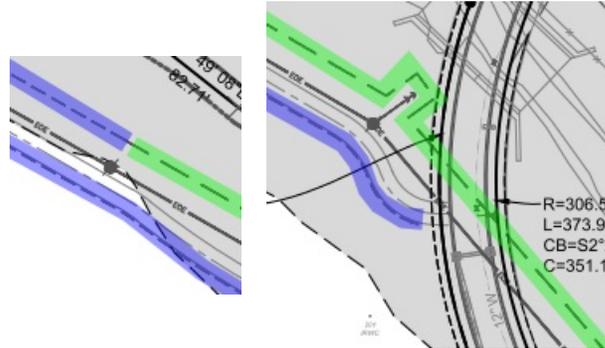
Applicant to clarify the extents of the Communication Easement along I-65. The easement appears to stop on Sheet 4 of 5, whereas the easement continues to the north on the associated Site Plan, as shown below.



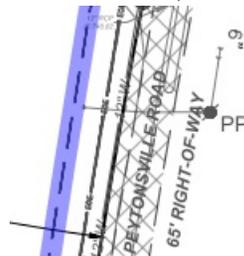
## 10. Proposed Easements

Applicant to label proposed easements, including dimension and type, including the following:

1. Sheets 4-5: Sheets show an assumed utility easement along Five Mile Creek, but it is not labeled or dimensioned, uses multiple line types, and is not a closed shape as some locations show only one side of the easement.



2. Sheets 2-5: Sheets show an assumed utility easement along Peytonsville/Pratt, but it is not labeled, dimensioned, and appears to show only one side of the easement.

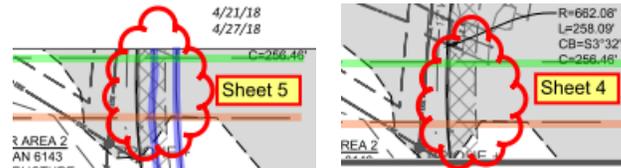


## 11. Lines

joe.marlo@franklntn.gov Comment not adequately addressed. There are still many lines which are not labeled or associated with the legend.

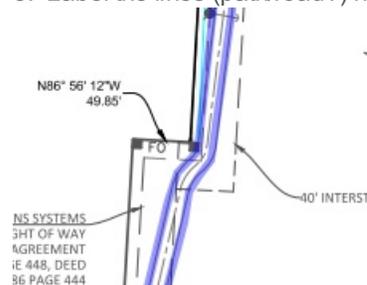
Applicant to revise plat to provide lines that either have an associated linetype in the legend or are provided with a specific label on the plat, including the following:

1. Show and label the edge of pavement for Pratt Lane and Peytonsville Road. Note that Sheet 5 appears to show both edges of Pratt Lane (highlighted blue), but just past the match line on Sheet 4, no edge of pavement is evident.



2. Label the centerline of Pratt Lane and Peytonsville Road, to which ROW dedication graphically appears to be extending to.

3. Label the lines (path/road?) highlighted below running along I-65 on Sheets 4 and 5.



4. Label the line for the centerline of Five Mile Creek. It appears that this line is also the property line for Lots 3 and 4. If this is the case, please clearly indicate so on the Final Plat.

#### 14. Flood Overlays

joe.marlo@franklntn.gov Comment not adequately addressed. This reviewer could not find a label stating "FFO".

Applicant to show and label the extents (line) of City of Franklin Flood Overlays (FFO/FWO).

#### 15. Stream Buffers

Applicant to show and label the top of bank lines, and show, label, and dimension stream and wetland buffers. Reference approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements where applicable.

Specifically show the following:

1. Label top of bank for Five Mile Creek, similar that for the conveyance shown on Sheet 3.
2. Revise the linetype for each top of bank of Five Mile Creek to be a single line with a consistent linetype matching that for the conveyance shown on Sheet 3. Currently, the top of bank linetype changes from single to double lines, each with a different linetype from that on Sheet 3, as shown in the following.



3. Show and dimension the stream buffer for Five Mile Creek, similar to that shown on the associated Site Plan COF 6143.



4. Verify the intended regulatory body (i.e. TDEC or USACE) for the stream buffer note on Sheet 3, as TDEC does not use "perennial or intermittent" stream terminology.

A 25 FOOT UNDISTURBED STREAM SIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTHS OF STREAM THAT TDEC DETERMINES TO BE PERENNIAL OR INTERMITTENT STREAM

## 16. Stormwater Features

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment partially addressed with Stormwater Areas 1 and 2 labeled.

Applicant to label Regional Stormwater Area 3 to the south of the site per the approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements, similar to that labeled for Areas 1 and 2.



## 26. ROW Dedication

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment partially addressed.

Applicant to clearly define ROW dedication on the Final Plat, including providing the following information on the final plat.

1. Label the centerline of Peytonsville/Pratt to which ROW dedication extends to.
2. Dimension and label the distance (i.e. 25 or 32.5 feet) of ROW dedication.
3. Provide the total area of ROW dedication.
4. Revise the graphical representation of ROW dedication to be something different than what is designated as an "Easement" in the legend.



5. Revise the label "*To be dedicated to City of Franklin*" to read "*ROW to be dedicated to the City of Franklin*", typical all instances.



## 30. Deed Reference

joe.marlo@franklntn.gov Comment not adequately addressed.

Applicant to ensure that all deed references on the plat are accurate.

Examples of what appear to be incorrect deed references are shown below. There may be others.

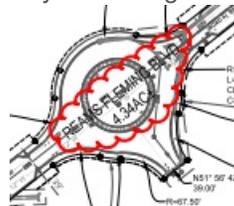
REAMS-FLEMING PARTNERSHIP PARCEL ID: 117 03000 00010117 <b>DEED BOOK 2614 PAGE 829</b> & DEED BOOK 2654, PAGE 833	<del>COMMUNICATIONS SYSTEMS</del> RIGHT OF WAY AND EASEMENT AGREEMENT DEED BOOK 586 PAGE 448, DEED BOOK 586 PAGE 444 AND <b>DEED BOOK 1035 PAGE 86</b> 10' INSIDE PROPERTY LINE
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### 33. 0. General Information

joe.marlo@franklntn.gov Comment not adequately addressed. This reviewer could not find where length of public streets has been provided. The area of Reams Fleming Boulevard is written over other linework on Sheet 5. No information is provided for McBride Lane.

Applicant shall include a description of public streets, giving length (in linear feet, miles, and/or lane miles) and area (SF or acres) to be maintained by the City of Franklin.

Clarify (or remove) notes such as the following, as Reams Fleming Boulevard is not the only road being constructed.



### 38. Stormwater Features

joe.marlo@franklntn.gov Comment partially addressed as Regional Stormwater Areas 2 and 3 are now shown in drainage easements.

All stormwater features receiving flow from multiple lots (such as regional ponds) are to be located in Open Space Lots or are to be within public drainage easements, including Regional Stormwater Area 1 on Sheet 4. Revise linetype of drainage easement for Stormwater Area 1 to match that used for Areas 2 and 3.



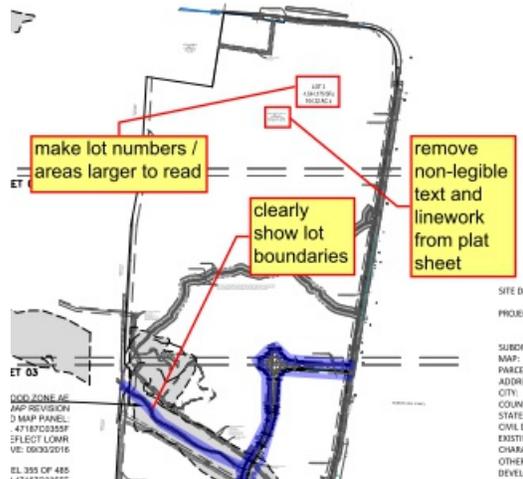
### 45. 0. General Information

joe.marlo@franklntn.gov With the One Stop submittal of the plat, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

## 49. Sheet 1

[joe.marlo@frankltn.gov](mailto:joe.marlo@frankltn.gov) The following is a newcomment based on newinformation shown.

The graphic on Sheet 1 shall be revised to be an overall plan clearly showing the lot numbers, match lines, and other pertinent information. Applicant to remove text and detailed information that is too small to read, and enlarge lot information and matchline sheet numbers to read. Revise/darken lot boundaries to be clearly evident on this sheet.



## 50. Lot Labels

[joe.marlo@frankltn.gov](mailto:joe.marlo@frankltn.gov) The following is a newcomment due to newinformation shown.

Applicant to show lot numbers for each portion of lots that appear on the various plat sheets. For instance, there is currently no indication of a lot number on Sheet 3.

## 51. Extraneous Information

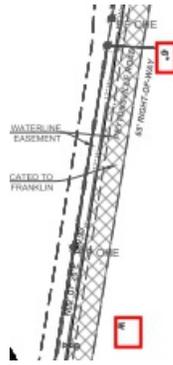
[joe.marlo@frankltn.gov](mailto:joe.marlo@frankltn.gov) The following is a newcomment due to newinformation shown.

Applicant to clean-up the final plat, and remove/correct extraneous information, including the following:

1. Sheet 4: Manhole information too small to be legible. One label appears to be pointing to space. Other manhole labels outside of ROW appear to be missing.



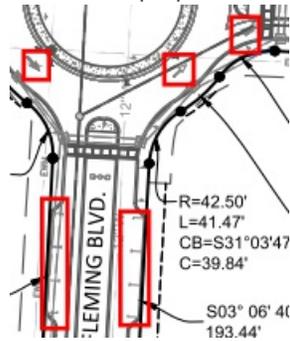
2. Sheets 2-4: Correct waterline information in Pratt/Peytonsville that does not appear to be associated with a line.



3. Sheets 3-5: Remove fittings associated with wet utilities, as at the scale they are drawn at they can be mistaken for valves.



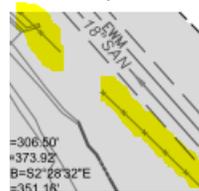
4. Sheets 3 and 4: Remove lane markings / striping of proposed roads, consistent with that on proposed roads shown on other sheets.



5. Sheet 4: Move text below to read.



6. Sheet 4: Some lengths of what appears to be an existing fence have been removed from the previous submittal, while others remain shown. Applicant to clarify and label.

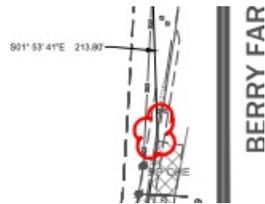


## 52. C. Final Plat

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) The following is a newcomment based on newinformation shown.

Applicant shall indicate iron pins to be located at property corners, including those clouded below.

Sheet 1:



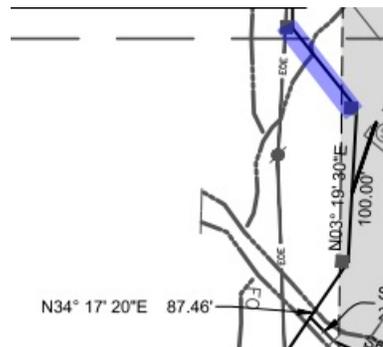
Sheet 5:



## 55. C. Final Plat

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) The following is a newcomment based on newinformation shown.

Applicant shall show the lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls, including the line highlighted below from Sheet 4.



## 56. C. Final Plat

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

## Performance Agreement and Surety

### General Issues

### 2. Engineering Sureties

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) Any unposted sureties associated with this development from site plan [COF# 6143 \(Berry Farms-Reams Fleming Tract, site plan, Spine Road Infrastructure\)](#) shall be transferred to this final plat as a condition of approval.

Planning

Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf

46. Project name

josh.king@franklintn.gov Add PUD to the subdivision name to the title block on each page

Stormwater

General Issues

43. Plats

jeff.willoughby@franklintn.gov Riparian buffers shall be shown on Five Mile Creek

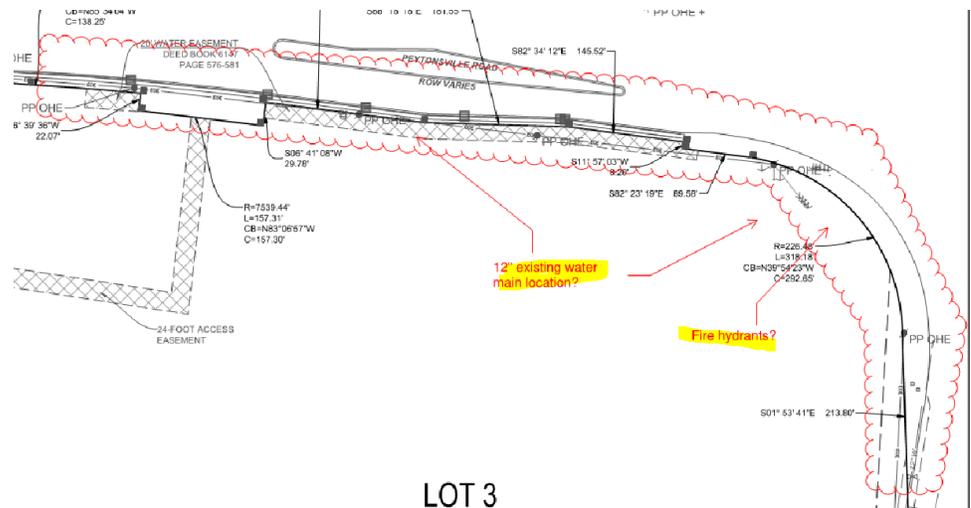
Water/Sewer

General Issues

20. Domestic water

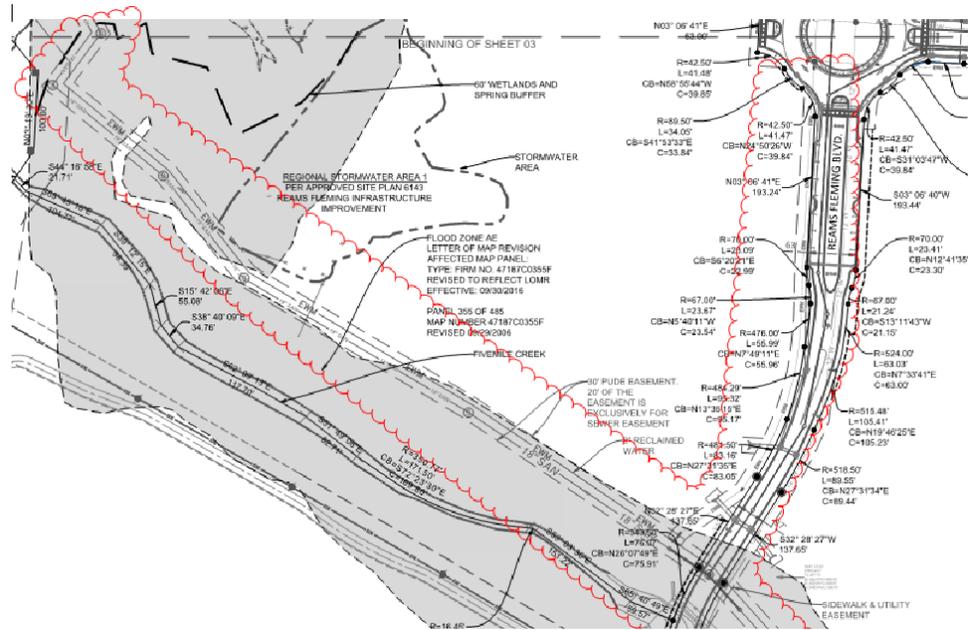
ben.mcneil@franklintn.gov Applicant failed to show the existing water main, applicant shall show the existing 12" water line along Peytonsville Rd and Pratt Lane, the water shall be shown in its entirety. The minimum 20' water easement shall be shown and labeled as exclusive.

It is difficult to determine the exact location of the water main in this location, the applicant shall show street limits as well as identifying landmarks.



22. Reclaim Water

ben.mcneil@franklintn.gov Applicant failed to address the issue, applicant shall show the reclaim water line labeled as RW. the reclaimed water line shall have the minimum 20' easement shown and be labeled as exclusive. The easement shall run the entire length of reclaim water line.



**25. Utility easement**

ben.mcneil@franklintn.gov Applicant did not fully address the issue, all Franklin utility easements are to be labeled as exclusive. Applicant shall revise the utility easement to be exclusive.

**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:

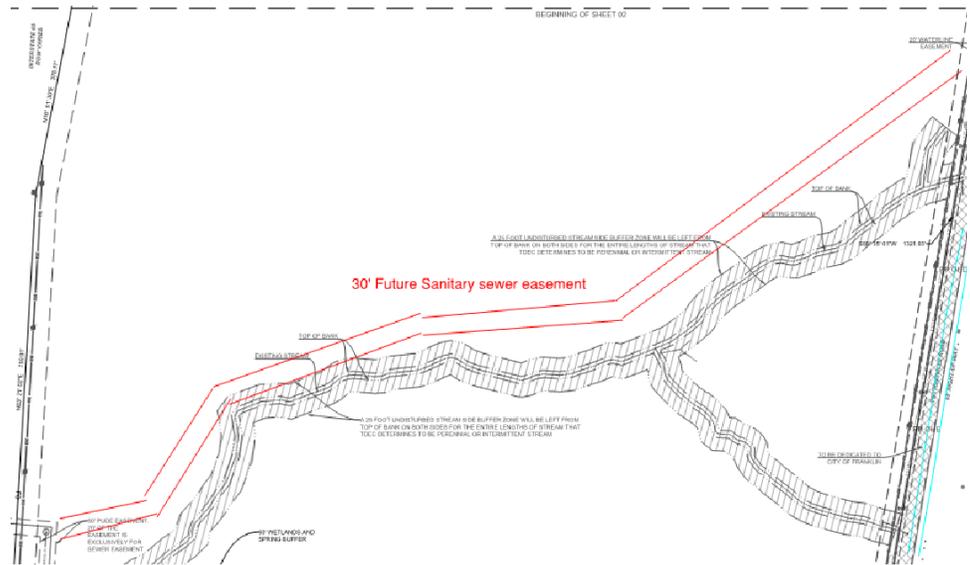
1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

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.

**47. Sanitary sewer**

ben.mcneil@franklin.tn.gov

There is a future 12" sanitary sewer main planned to cross this property with the development to serve the additional drainage basin, the applicant shall add a future 30' sanitary sewer easement along the outside of the Stream buffer that is shown.



#### 48. Domestic water

ben.mcneil@franklin.tn.gov

Applicant shall label the end of the existing 12" water main along Pratt Ln. The easement shall continue along side of the proposed ROW line.

