

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall indicate all proposed sewer easements (per Technical Specifications - General Design Requirements): The proposed sewer lines must be perpendicular to the centerline of Liberty Pike as the sewer line crosses the right-of-way. The proposed sewer line must cross perpendicular to the water line easements.

2. Right-of-way dedication

- Applicant shall show right-of-way dedication to meet the minimum requirements for the functional street classification of the existing arterial and/or collector roadways per street standard 3.2.4. The Liberty Pike right-of-way dedication on each side is 20 feet.

3. C. Final Plat

- Applicant shall ensure all storm drainage through private property has appropriate infrastructure and easements to support proposed drainage. Provide drainage easements for stormwater runoff from adjacent properties that crosses the platted property. Do not provide drainage easements for the drainage that is initiated on the platted property. Provide stormwater drainage easements across lot 1 for stormwater flow from lot 2.

4. C. Final Plat

- The applicant shall show all drive aisle access easements on the lot, such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets. The applicant shall show the un-hashed area of the east-west access easement to be 64 feet in width rather than 52 feet as currently shown; the 64 feet is needed to accommodate dual westbound left turn lanes approaching Carothers Parkway as identified from the traffic impact study for Carothers Crossing.

Fire Protection Review

General Comments

5. Access Easement

- Prior to issuance of Certificate of Occupancy for any structure or portion thereof, the access drive/access easement between the proposed outparcel lots shall be recorded by plat as well as constructed.

Performance Agreement and Surety

[3546111-CAROTHERS_CROSSING_EAST_PLAT_2015-1110.pdf](#)

6. Engineering Sureties

- No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage.

Planning

General Comments

7. 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.

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 12/16/2015 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.