

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Addressing

[554716089_2016-12-12_Final Plat.pdf](#)

1. Addressing

lori.jarosz@franklintn.gov Email was sent to Zac with the addresses.

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

joseph.marlo@franklintn.gov The comment *"Applicant shall revise plat to show all easements indicated on the approved Site Plan, including Green Infrastructure Easements, Public Drainage Easements, Access Easements (including those labeled as "future" on the Site Plan), and Utility Easements."* has been partially addressed.

Applicant shall revise plat to show all easements shown on the approved site plan, including easements for the the alignment of the multi-use trail shown on Site Plan Sheet C2.4, and the additional concrete sidewalk required to tie into the relocated multi-use path.

3. C. Final Plat

tomi@franklintn.gov The previous comment "Applicant shall show location and description of all existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, storm sewers, culverts, outfalls, or ground-based utility vaults larger than 10 square feet." was misunderstood. The easements must not be labeled as existing or proposed. The utilities can be proposed but the easements are established with the recording of this plat. Remove the words proposed and existing from the easements.

4. C. Final Plat

lance.fittro@franklintn.gov The previous comment, *"Applicant shall indicate all watercourses, conveyances, springs (perennial only), and channels that drain 25 acres or more. Show the location of the stream buffer."* has not been addressed correctly.

Applicant shall show the location of the stream buffer. The buffer shall be shown as a 30' Zone 1 Stream Buffer, and a 30' Zone 2 Stream Buffer (for a total buffer width of 60') as measured from top-of-bank of the stream.

5. Curb and Gutter in Carothers Parkway

joseph.marlo@franklintn.gov Applicant shall revise the plat to reflect the proposed Carothers Parkway turn lane construction including street, curb and gutter shown on the approved Site Plan Sheet C2.4. The extents of the street, curb, and gutter shown on the plat shall extend up to the ROW line at the entrance to the site. The "future" ROW dedication shown shall be dedicated with this plat (remove "future" from the ROW call-out, and remove General Note #23 from the plat).
[Edited By Lance Fittro]

6. Lot Line Shift

joseph.marlo@franklintn.gov The dividing lot line between Lots 3 and 4 has shifted from the previous submittal. Applicant shall revise the plat to reflect the lot line shown on the approved Site Plan drawings.

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this final plat.

(Previous comment restated for informational purposes only, no response necessary.)

Stormwater

General Issues

8. Plats

jeff.willoughby@franklintn.gov Not addressed. Please revise note as per statement above.

Water/Sewer

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9. Utility easement

dustin.harper@franklintn.gov Issue re-opened

dustin.harper@franklintn.gov Applicant failed to address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided.

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.