

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

joe.marlo@franklinton.gov The comment "The comment has been partially addressed (thank you), however some of the utilities shown do not match the Site Plan, and the utilities shown on the Site Plan have been revised from the previously reviewed submittal.

The applicant shall revise the plat as follows:

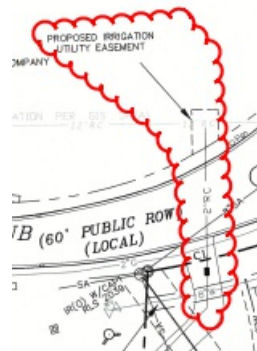
- The utilities shown on the plat shall match the site plan. Note that the 20" water line(s) in particular are incorrectly shown.
- Storm infrastructure shown on the plat outside of easements shall be labeled as private.
- Sewer infrastructure shown on the plat outside of easements shall be labeled as private."

has not been addressed by the applicant. Applicant shall address comment.

2. Proposed Irrigation Utility Easement

joe.marlo@franklinton.gov The comment "The location of the RC connection and associated easement has changed. The applicant match the location of the RC connection and any associated easements shown on the Site Plan once the final location has been determined." has not been properly addressed.

1. The applicant shall remove the RC connection on Sheet 1 of 3 to match the Site Plan.



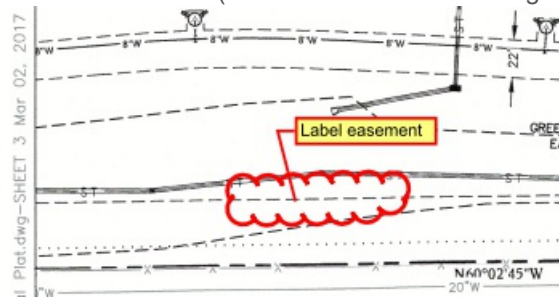
2. The applicant shall coordinate the location of the RC connection shown on Sheet 2 of 3 with the Site Plan, incorporating Water Management comments regarding the location of this connection made on the corresponding Site Plan review.

3. 0. General Information

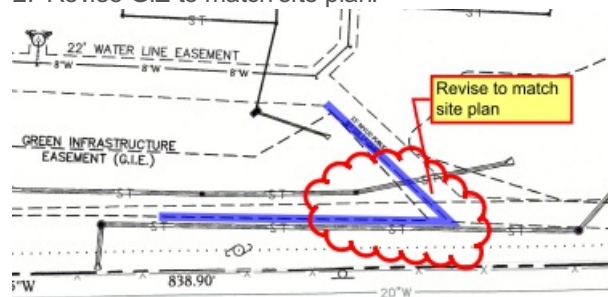
joe.marlo@franklin.tn.gov The comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan." shall remain open until the Final Plat matches the Site Plan.

Applicant shall make special note to revise the following areas to match the Site Plan.

1. Label easement (TVA Easement Bk. 3502 Pg. 594 per Site Plan)



2. Revise GIE to match site plan.



3. Revise water utility easement to match site plan.



4. C. Final Plat

kevin.long@franklin.tn.gov Applicant shall show a public drive aisle access easement connecting Franklin Road (by way of the emergency access drive) to Legends Club Lane (by way of Iron Horse Lane). A General Note may be written for the remaining public drive aisle access easements.

[Edited By Kevin Long]

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan(s) 6338 and the associated project off-site improvement plans shall be transferred to this final plat as a condition of approval. The applicant shall identify these surety amounts in the re-submittal stage, for Engineering review prior to final staff report for FMPC approval.

Sureties for off-site roadway improvements on Franklin Road are to be posted with TDOT Region 3. Sureties for off-site signal improvements at the Franklin Road intersections with Legends Club Lane and with Mallory Station Road are to be posted with the City of Franklin. All off-site work is to be completed and accepted by the respective agencies prior to the issuance of the first certificate of occupancy.

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

Water/Sewer

514716014_2017-03-02_Final Plat.pdf

6. Sanitary sewer

ben.mcneil@franklin.tn.gov This is a new comment due to misreading a sewer plan at site plan. The 8" sanitary sewer main that is shown serving building C and the pool area, must have a 20' sanitary sewer easement added. I have discussed with the applicant on 3/9/2017, they are aware of the issue. Applicant shall revise.

[Edited By Ben Mcneil]