

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

joe.marlo@franklin.tn.gov Comment to remain open while Site Plan is still under review

Applicant shall ensure that any changes to Site Plan (COF 6522) which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

20. C. Final Plat

joe.marlo@franklin.tn.gov FIRM designation provided (thank you).

Applicant to shift FIRM designation to read.

11.FEMA Flood Panel Number: FM47187C0211G Dated: December 22,
2016 Zone:"X"

RESERVED FOR

34. 0. General Information

joe.marlo@franklin.tn.gov 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 One Stop resubmittal will not be approved without the required CAD file.

35. C. Final Plat

lance.fittro@franklin.tn.gov With the shared driveway arrangement now depicted, applicant shall indicate a shared access easement for the portion of the driveway from the street to the split.

The Green Infrastructure Easement shown for the pervious paver driveways with this submittal appears correctly and shall remain (this comment is related to response received on the corresponding Site Plan submittal).

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov (Per Lance Fittro & COF Stormwater department, pavers require green infrastructure surety to be posted.)
Sureties from site plan [COF 6522 \[John B McEwen Addition Subdivision, Site Plan \(Lot 7 and 29\)\]](#) shall be posted with this final plat as a condition of approval:

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	\$ 12,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 3,000
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	\$ 60,000
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.

[Edited By Kevin Long]

Planning

[Roy Mangrum Subdivsion - submittal 001.pdf](#)

25. Development plan

joseph.bryan@franklintn.gov Prior to submitting the final plat for one-stop review, the revised Development Plan must be approved.

Water/Sewer

General Issues

23. Water and sewer services

scott.andrews@franklintn.gov Applicant failed to address comment, applicant shall show locations, size and materials of existing sewer and water services for the subject properties.

24. Utility sizes

scott.andrews@franklintn.gov Applicant did not fully address comment, applicant shall label sizes of all utility lines.