

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

tomi@franklin.tn.gov The previous comment "Applicant shall provide a drainage easement for the stormwater conveyance that crosses the property." was not completely addressed. The drainage easement and PUDE must be located outside of the Incompatible Use Buffer as indicated on the Grading Plan, Site Plan and Landscape Plan. Provide the width of the drainage easement.

8. 0. General Information

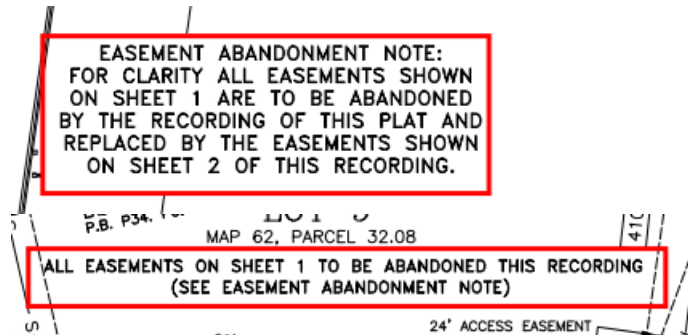
joe.marlo@franklin.tn.gov *Comment to remain open while COF 6512 is still under review.*

Applicant shall ensure that modifications to the site plan (COF 6512), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including all easement modifications requested on the associated site plan submittal.

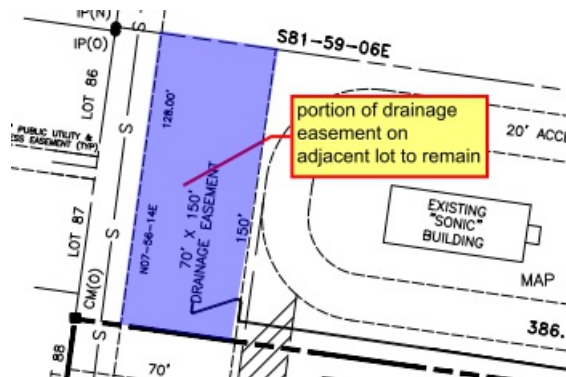
10. Existing Easements

Easements on Lots other than Lot 9 cannot be deleted with this plat. Applicant to revise plat as follows:

1. Revise notes noted below clarifying that only Lot 9 easements are to be abandoned.



2. Show the portion of the drainage easement in the back of Lot 5 on Sheet 2 of 2, as this portion is not being abandoned. On Sheet 2, Applicant to revise the "70' x 150' Drainage Easement" call-out for this easement to state "Drainage Easement P56, PG. 126".



11. A. Preliminary Information

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant shall include the note on all sheets referencing the Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.

12. C. Final Plat

joe.marlo@franklin.tn.gov Comment not adequately addressed. Old plat reference is still shown on north arrow on Sheet 1 and north arrow has now been deleted on Sheet 2.

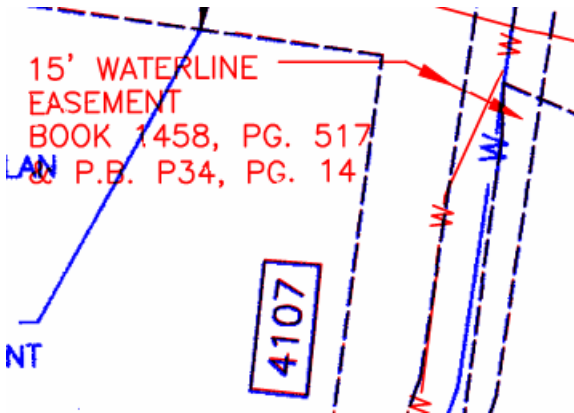
Remove North Arrow reference to a plat that, with the recording of this plat, will be two revisions back. Provide North Arrow on Sheet 2.



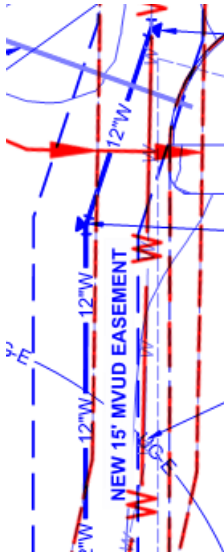
23. C. Final Plat

The following is a newcomment based on newinformation shown.

1. The existing waterline location and arrow leaders from easement call-out on Sheet 1 of 2 are incorrect (previous plat in blue, proposed plat in red). Applicant to correct on plat.



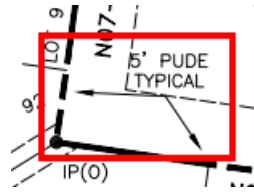
2. The proposed waterline location and easement shown on Sheet 2 of 2 does not match the location shown on Site Plan C5.0 (COF 6512) (Site Plan in blue, proposed plat in red). Applicant to correct on plat.



24. C. Final Plat

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Delete extraneous call-out and arrows shown below from Sheet 1.



25. C. Final Plat

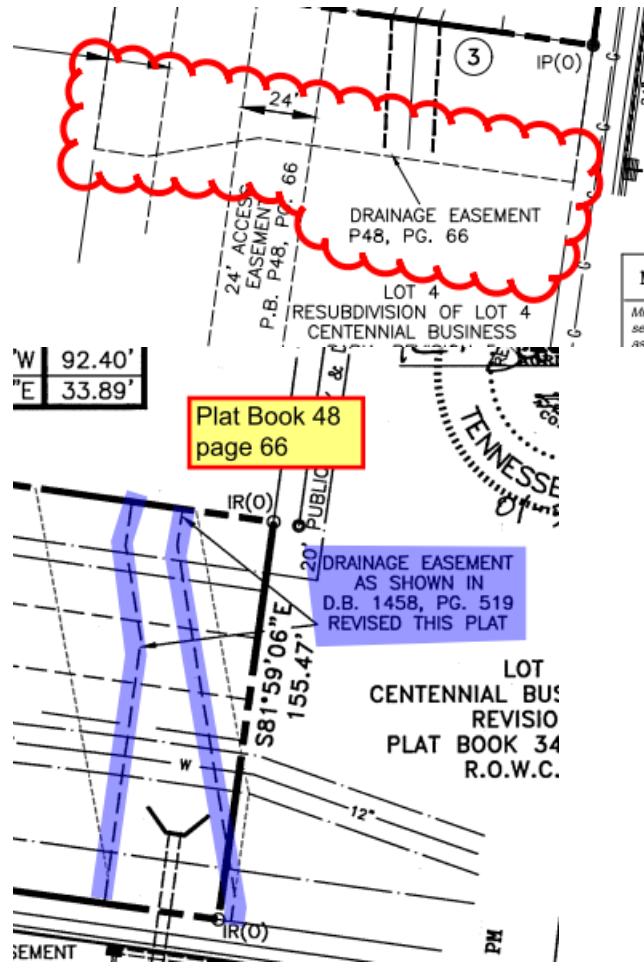
joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

The Deed and Plat Book reference for the waterline on Sheet 2 is no longer valid if a new easement is being created. Applicant to confirm with Water Utility and revise plat accordingly.



26. C. Final Plat

The Drainage Easement on Lot 4 is to appear on both Sheets 1 and 2 (currently only shown on Sheet 1). Note that the easement does not appear to match the plat with which it was created. Applicant to revise plat accordingly.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov Sureties from site plan [COF 6512 \[Centennial Business Park Subdivision, site plan, section 1, revision 4, Lot 9 \(THE MALLORY BUILDING - 4107 Mallory Lane - C\)\]](#) shall be assigned to 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:	
IV. Private Streets:	\$ 45,000
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	\$319,000
VIII. Green Infrastructure:	\$118,000
IX. ITS Elements:	

NOTE: Performance Calculations - Sureties are calculated from the Site Plan 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. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. 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. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.
[Edited By Kevin Long]

Water/Sewer

General Issues

18. Utility easement

scott.andrews@franklintn.gov Applicant did not fully address the comment. Sanitary sewer easements on the plat should be labelled as "Exclusive sanitary sewer easements" as opposed to "Public utility easements."