

CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

joe.marlo@franklin.tn.gov	Property is on two FEMA FIRM panels. Applicant to add Panel 47187C0220F to Note 6.
jgregg@wilsonpc.com	FEMA FIRM panel 47187C0220 F has been added to Note 6 as requested.
joe.marlo@franklin.tn.gov	<i>Comment not adequately addressed as this reviewer could not find where the additional FIRM Panel designation has been made.</i>
	Property is on two FEMA FIRM panels. Applicant to add Panel 47187C0220F to Note 6.

21. 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.
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Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan(s) COF 6323 [Carothers Development Subdivision, Site Plan, Lot 3 (Prime Health Office Building)] shall be transferred to this final plat as a condition of approval.
jgregg@wilsonpc.com	Acknowledged.
kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan(s) COF 6323 [Carothers Development Subdivision, Site Plan, Lot 3 (Prime Health Office Building)] shall be transferred to this final plat as a condition of approval.
	<i>(Comment restated only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)</i>

Water/Sewer

General Issues

13. Sanitary Sewer Easement

scott.andrews@franklin.tn.gov	Applicant shall label the narrowest and widest dimensions of the variable width sanitary sewer easement on the east side of Lot 3.
jgregg@wilsonpc.com	Dimensions have been added as requested.

scott.andrews@franklin.tn.gov Applicant did address comment and add dimensions as requested, but for increased clarity, applicant shall modify easement call-out, changing it from reading, "SANITARY SEWER EASEMENT (WIDTH VARIES)" TO "SANITARY SEWER EASEMENT (WIDTH VARIES FROM 11.95 FT TO 21.53 FT)".

In addition, applicant shall show the 8-inch sanitary sewer main crossing Lot 2 to the manhole on Lot 3 and ensure the plat matches the previously submitted site plan and verify the correct easement width based on the depth of the sewer and that the sewer main is centered in the easement.

[Edited By Scott Andrews]