

## CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

## Engineering - Final Plat Checklist

### General Issues

#### 1. 0. General Information

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment to remain open while associated Site Plan is still under review

Applicant shall ensure that any modifications to the site plan (COF 6558), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

#### 8. C. Final Plat

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment partially addressed.

Applicant to show the following utilities on the plat, matching those shown on the associated Site Plan:

- Fiber Optic along Carothers Parkway
- Extend Fiber Optic along Liberty Pike west toward the intersection with Carothers, matching Site Plan
- Underground Electric along Carothers Parkway

#### 9. C. Final Plat

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment not fully addressed. Note 12 regarding 15' MTEMC easements still appears on plat.

Applicant to revise plat to graphically show the MTEMC easements called out in Note 12 or delete note.

12) THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 11).

#### 10. C. Final Plat

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Comment to remain open until maintenance agreement has been recorded and noted on plat.

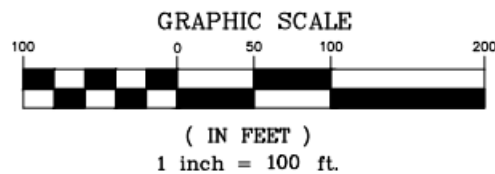
Prior to final approval of the plat, Applicant shall provide the following:

1. Record a private easement / maintenance agreement between owners for Lots 1 and 2 for all shared private stormwater infrastructure.
2. Update note on plat to reference the recorded book and page number of the recorded agreement.

#### 11. Graphic Scale

joe.marlo@franklin.tn.gov Previous comments have been addressed by the Applicant, however the following is a new comment based on new information now shown on the drawings.

Applicant to revise scale on Final Plat Sheet 2 to match graphics. 1-inch to 60 feet appears to be the appropriate scale.



## 17. Signature Block

joe.marlo@franklin.tn.gov Comment to remain open until name of owner of sewer easement has been added to signature block.

Applicant to provide owner name in signature block for owner of the sanitary sewer easement on the site (DB 3930, Pg 277) which, per the associated Site Plan, is to be abandoned.



## Performance Agreement and Surety

### General Issues

## 15. Engineering Sureties

kevin.long@franklin.tn.gov Sureties associated with this development from site plan [COF# 6558 \(Liberty Station, Site Plan, Lots 1 & 2 \(Unified Site Plan\)\)](#) are transferred to this final plat as a condition of approval:

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	\$ 5,000
III. City Streets:	\$ 126,000
IV. Private Streets:	\$ 309,000
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 44,000
VII. Stormwater Drainage:	\$ 127,000
VIII. Green Infrastructure:	\$ 105,000
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]

## 19. Engineering Sureties

carlb@franklin.tn.gov Any unposted sureties associated with this development from site plan(s) 6558 **and/or its associated off-site improvements** shall be transferred to this final plat as a condition of approval. The sureties for the northbound Carothers 2nd left turn lane shall be posted prior to the approval of this final plat. The surety amount is to be that of the estimate used to apply for the Roadway Impact Fee offset request. The off-site improvements shall be completed and accepted prior to the issuance of the first certificate of occupancy.

[Edited By Carl Baughman]

Water/Sewer

General Issues

## 12. Utility easement

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) Applicant shall label the sanitary sewer easements that are 12' or greater as 30' sanitary sewer easements. The sanitary sewer mains shall be centered in the easements.

#### **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.

[Edited By Ben Mcneil]

### **13. Domestic water**

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) The existing 16" COF water line is outside the property line, but a portion of the easement is required along the northern property line. The applicant shall show the minimum 20' easement line along Liberty Pike property line where applicable.