

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

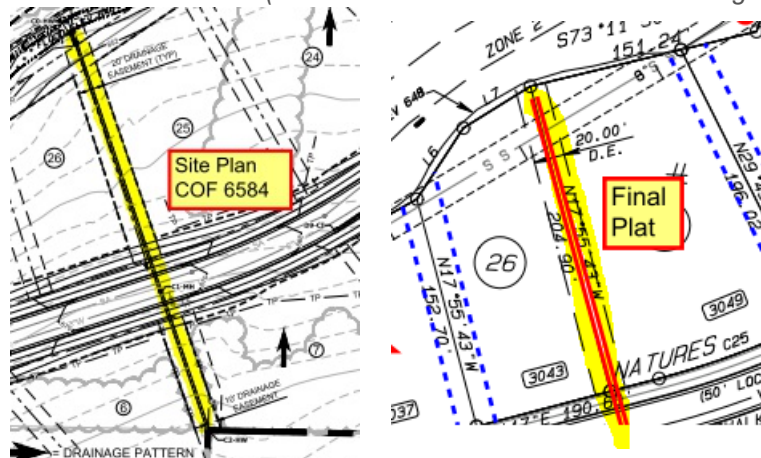
lance.fittro@franklin.tn.gov The existing home on the property noted to be removed must be removed prior to final approval of the plat at One Stop and subsequent recording.

10. 0. General Information

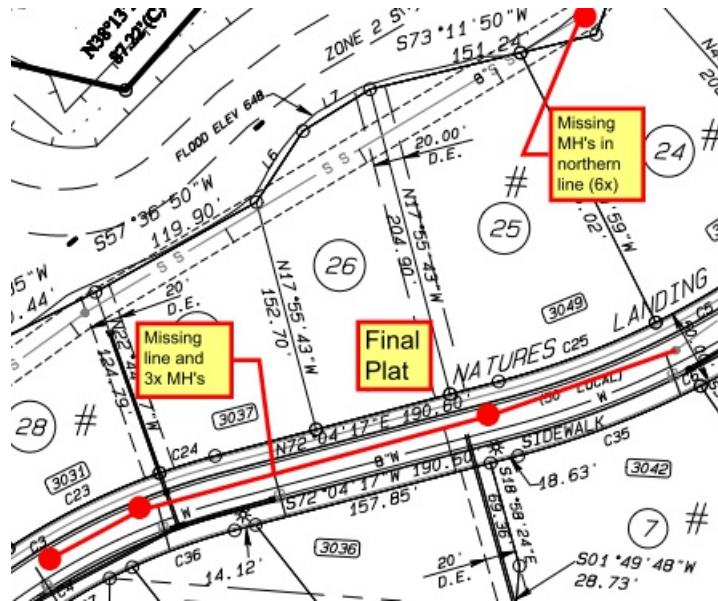
joe.marlo@franklin.tn.gov Comment not adequately addressed. Final plat to match Site Plan (COF 6584).

Applicant shall ensure that any modifications to the site plan (COF 6584), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including the following:

1. Addressed
2. Addressed
3. Storm Infrastructure (Show storm infrastructure in easement highlighted)



4. Show sanitary sewer infrastructure matching Site Plan, including that in Natures Landing Drive, and manholes in the sewer line along the rear of the northern lots.



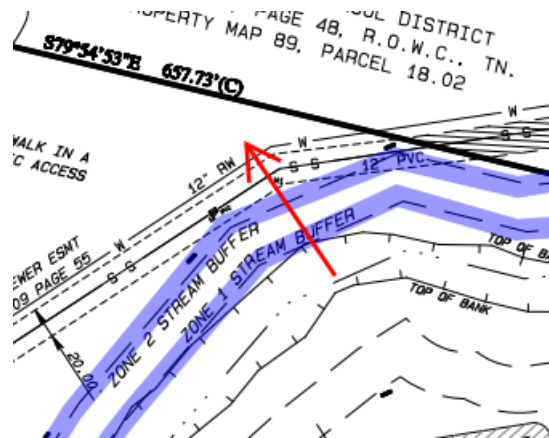
5. Label Zone 1 Stream Buffer south of stream (Shown on previous submittal but removed from current submittal).



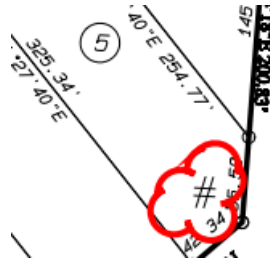
13. Final Plat Graphics and Text

Applicant to revise the following information regarding graphics and text on the plat:

1. Addressed
2. Addressed
3. Stream buffers now shown to the north of stream appear to have been dimensioned from the centerline of stream instead of the top of bank. Buffers are to be shifted to be dimensioned from top of bank.



4. Remove symbol shown on Lot 5. This lot is not shown as a critical tree on the Site Plan.



5. Addressed
6. Addressed
7. Addressed

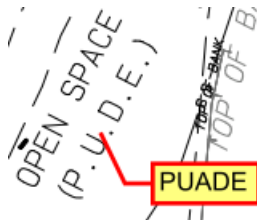
14. Easements

Applicant shall indicate all existing and proposed easements associated with drainage and utilities, including the following:

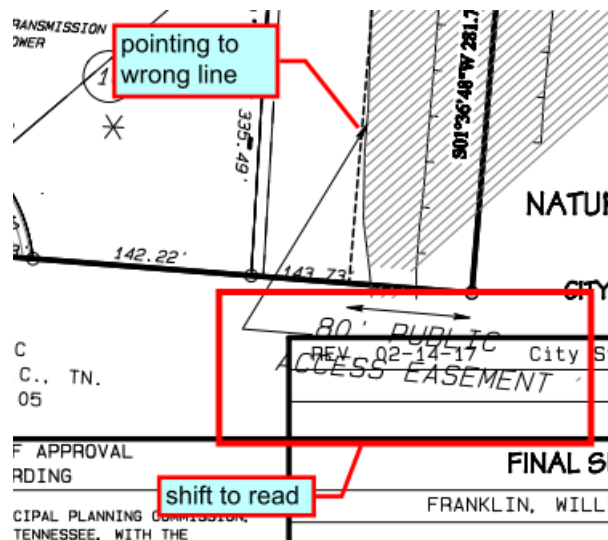
1. Addressed
2. Addressed.
3. Show, label, and dimension the 20' drainage easements at lot lines (10' each side per associated site plan). Easements are to be shown at each location they occur, similar to that shown on Sheets C3.01 and C3.02 on the associated Site Plan (COF 6584). Per the previous comment, due to the complexity of the drainage easements for this development, the typical lot detail is not sufficient.



4. Addressed.
5. Change all "PUDE" labels on Open Space Lots 134 and 136 to "PUADE", matching Note 2 in IDT Comment #19 (4 places on plat).



6. Shift the All Public Access Easement to read. Revise leader to point to access easement line (and not FWO/FFO line).



7. Addressed

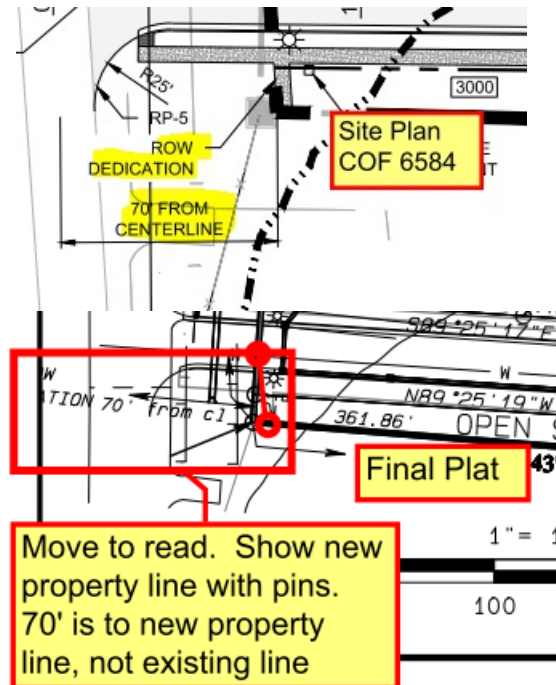
8. Change the D.E. assignments that were changed from the previous submittal back to PUDE, typical 4 places.



16. ROW Dedication

joe.marlo@franklin.tn.gov Comment not adequately addressed. Applicant to show darkened property lines and pins at the new ROW line (Both northwest and southwest locations). ROW in the southwest corner does not match the Site Plan, and text for the ROW dedication at this location is not visible.

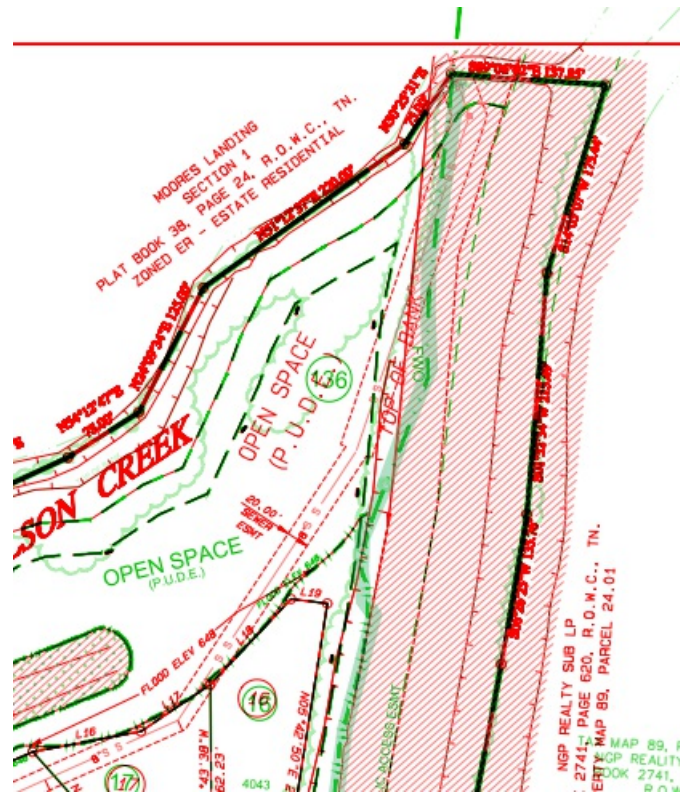
Applicant shall show ROW Dedication along Lewisburg Pike matching the associated Site Plan COF 6584.



18. Flood Information

joe.marlo@franklin.tn.gov Flood information now shown on the plat does not appear to match the Site Plan in the northeast corner of the site.

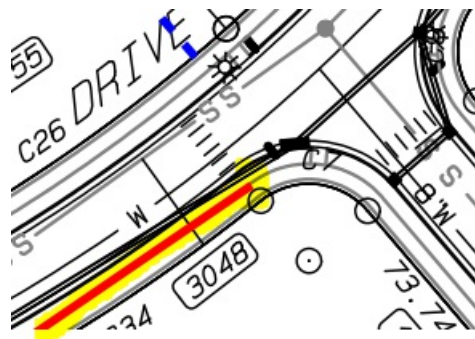
Applicant to verify the flood information shown on the plat with that shown the Site Plan. See overlay below with the Site Plan (COF 6584) in Green, and the Final Plat in Red.



24. Sidewalk

joe.marlo@franklin.tn.gov Comment not adequately addressed. Sidewalk line still missing.

Applicant to show a sidewalk on the south side of Natures Landing Drive, as shown on the associated Site Plan.



25. C. Final Plat

joe.marlo@franklin.tn.gov Comment not adequately addressed. This reviewer could not find Lot 136 labeled on the plat.

Applicant to label Lot 136 on plat.

28. 0. General Information

joe.marlo@franklin.tn.gov With resubmittal, Applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required updated CAD file.

GIS

General Issues

26. Street Length Discrepancy

jake.harvey@franklin.tn.gov Total new street length 2,198.85ft. Total new street length as it appears on the final plat is 3,303ft.

The Final Plat needs to match GIS street centerline total.

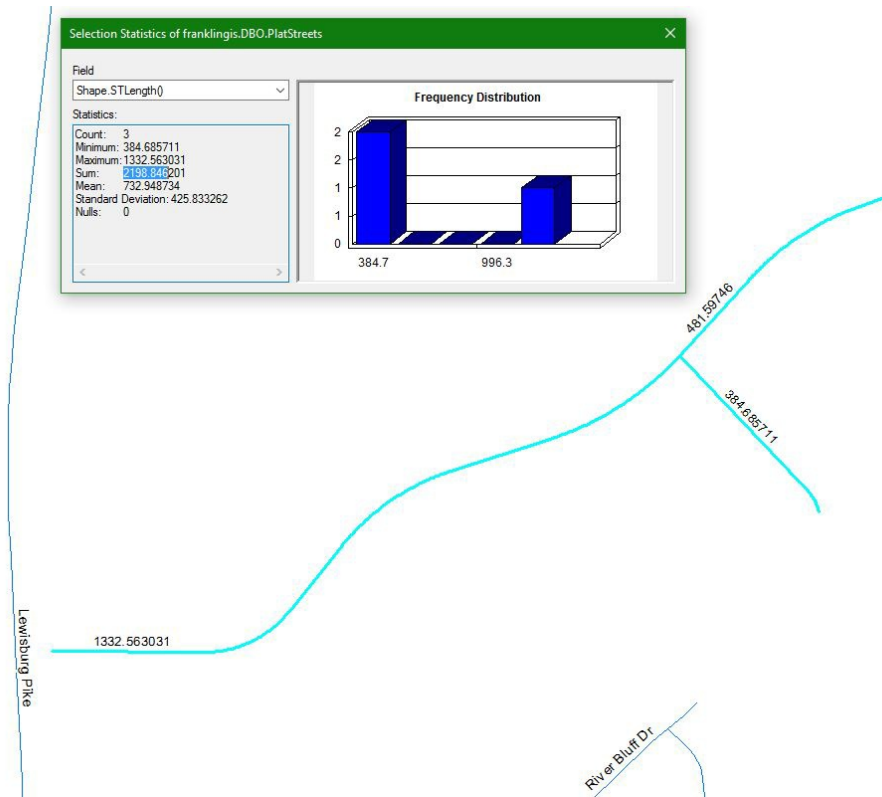


FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	34.1	TOTAL LOTS:	32
ACRES NEW STREETS:	2.734	FEET NEW STREETS:	3303 LF
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	>1: 10,000
SCALE:	1" = 100'	DATE:	NOV 7, 2016

SHEET 2 OF 2



Parks

General Issues

11. Parkland information

kevinl@franklintn.gov Same request as before.

Performance Agreement and Surety

General Issues

20. Engineering Sureties

kevin.long@franklin.tn.gov Sureties associated with this development from site plan COF no: 6584 (Natures Landing Subdivision, Site Plan, Revision 1) are transferred to this final plat:

Applicant shall post sureties in the following amounts:	
I. City Water:	\$ 235,000
II. City Sewer:	\$ 499,000
III. City Streets:	\$ 616,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 262,000
VII. Stormwater Drainage:	\$ 293,000
VIII. Green Infrastructure:	\$ 109,000
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.

Planning

General Issues

29. Lots 2-6

brad.baumgartner@franklin.tn.gov Applicant shall remove or clarify the line through Lots 2-6.

Water/Sewer

General Issues

1. Utility easement

Applicant filed to address issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. all City of Franklin easements are to be labeled as exclusive easements. Easement are also to be extended fully around all infrastructure.

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.

