

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. 0. General Information

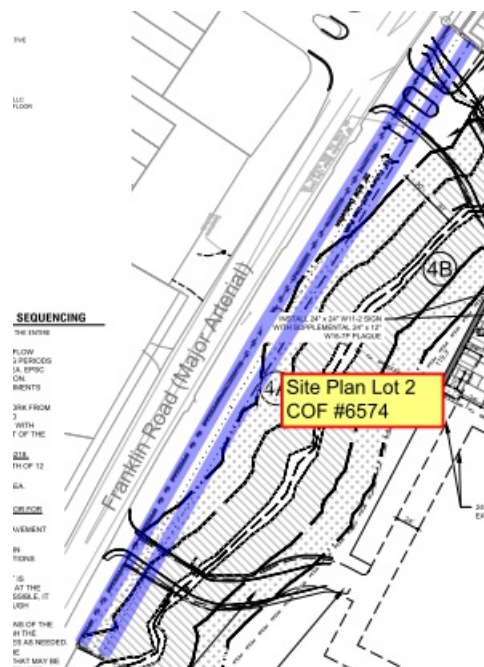
joe.marlo@franklinton.gov Comment to remain open until complete, as there remain several items between the Final Plat and the corresponding Site Plans that do not match, as per the comments below.

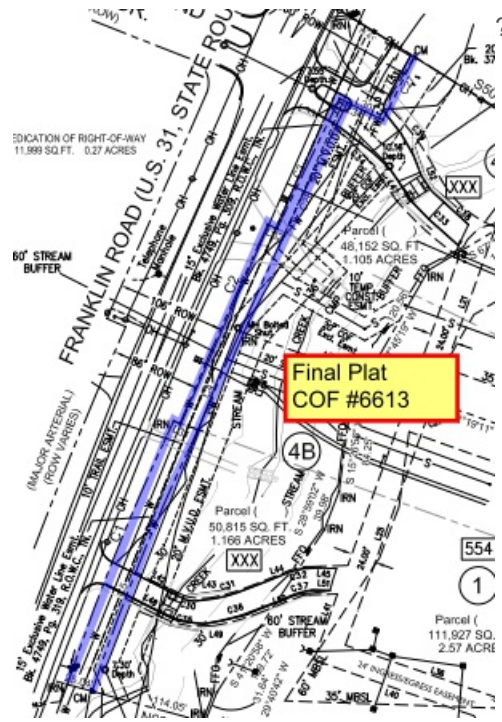
The final plat shall match the corresponding Family Legacy Site Plans (Lot 1, COF #6072 and Lot 2, COF #6574).

13. ROW Dedication

joe.marlo@franklinton.gov Comment not adequately addressed.

The property lines and ROW Dedication along Franklin Road do not match the corresponding Site Plans. Applicant to revise Final Plat accordingly.

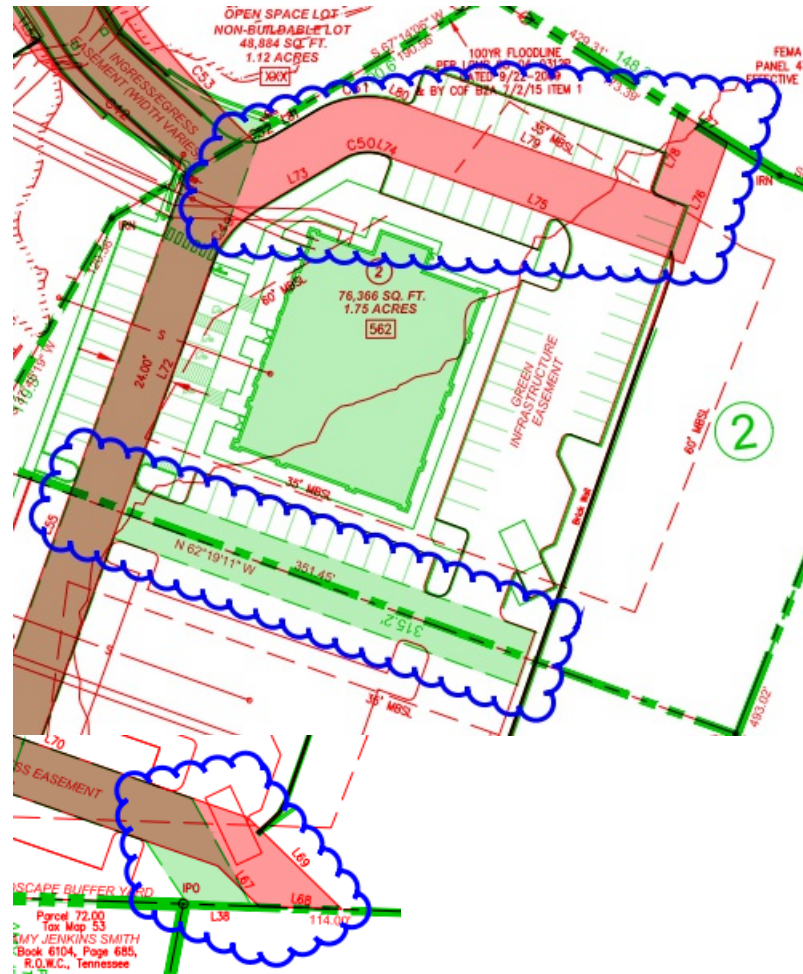




19. Ingress/Egress Easement

joe.marlo@franklin.tn.gov Comment not adequately addressed. There remain several locations where the access easement shown on the Final Plat does not match the associated Site Plan. See overlay below (Site Plan - Green, Final Plat - Red, Areas of Overlay - Brown).

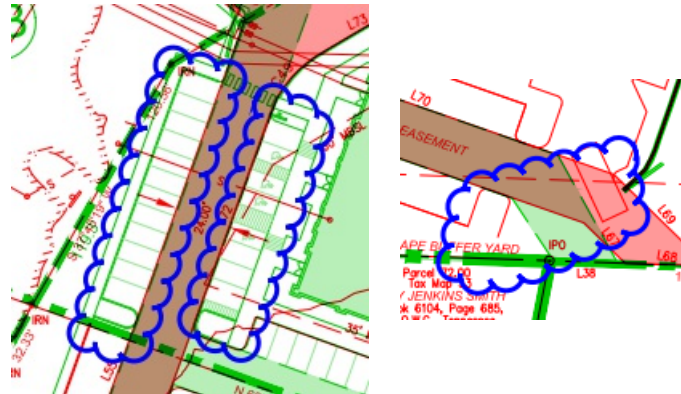
Applicant to revise the Ingress/Egress Easement on the Final Plat to match the associated Site Plan. Hatch the access easement on the Final Plat to clarify its location.



20. Green Infrastructure Easement

joe.marlo@franklin.tn.gov Comment partially addressed, however extents of GIEs remain unclear in some locations on the final plat. See overlay below (Site Plan - Green, Final Plat - Red, Areas of Overlay - Brown).

Applicant to clarify the extents of the Green Infrastructure Easements (GIE) on the Final Plat, particularly at the locations clouded below. Applicant to hatch the extents of the GIEs on the final plat for clarity.

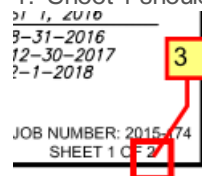


30. Final Plat Text

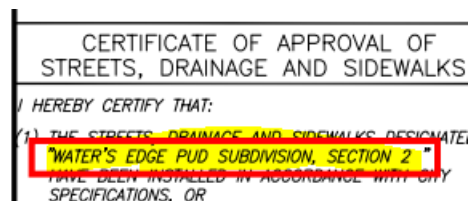
joe.marlo@franklin.tn.gov The following is a new comment based on new information shown on the drawings.

Applicant to correct errant text on the final plat, as noted below.

1. Sheet 1 should be labeled "Sheet 1 of 3".



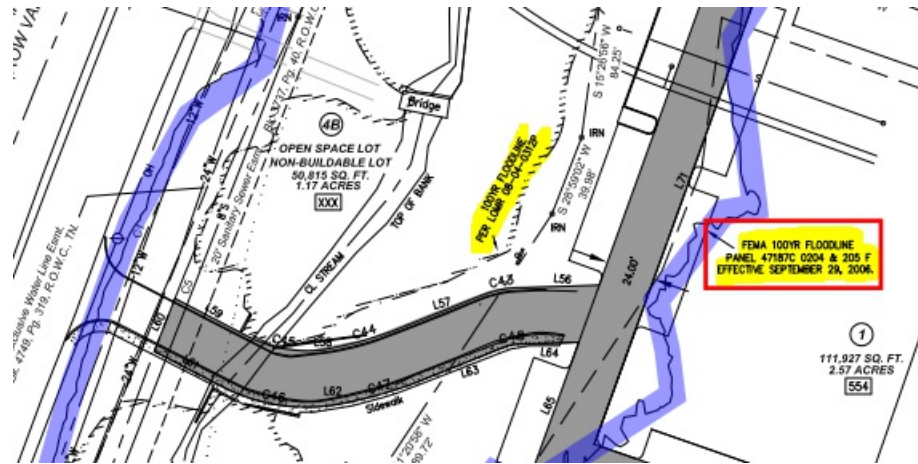
2. Remove all references to Water's Edge PUD, including those in the Certificate blocks, as highlighted below.



31. FFO

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the drawings.

Per comments made by the COF Floodplain Administrator to the associated PUD (COF 6612), Applicant to remove the flood line from the FEMA FIRM panel dated September 29, 2006 that runs through the buildable lots. As noted on the plat, this went through BZA and the boundary has been relocated outside the buildable lots.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov Unposted sureties associated with this development from [site plan\(s\) 6072](#) are transferred to this final plat as a condition of approval. Sureties determined with the previously approved Lot 1 Site Plan and Final Plat are as follows:

III. City Streets: \$ 23,000

IV. Private Streets: \$ 141,000

VI. Public Sidewalks: \$ 25,000

VII. Stormwater Drainage: \$ 145,000 (Includes construction of bridge/culverts)

VIII. Green Infrastructure: \$ 642,000

29. Sidewalk Fees In Lieu

kevin.long@franklintn.gov **\$62,000.00** cash contribution for sidewalk. The City will install the **Franklin Road** sidewalk at the project site at an unknown future date, following the **Franklin Road** widening project. Therefore, the applicant shall provide a cash contribution of **\$62,000** in the form of a cashier's check payable to *City of Franklin*, to be utilized by the City to install the aforementioned **Franklin Road** sidewalk onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

FAMILY LEGACY PUD SUBDIVISION (LIFE CELEBRATION CENTER OF FRANKLIN) - submittal 001.pdf

1. Open space lots

josh.king@franklinton.gov Applicant shall update labeling on Open Space Lots 4A and 4B. These lots need to be numbers only. Open Space Lots 1 and Open Space Lot 2 would be acceptable.

Stormwater

General Issues

33. Stream Buffer

jeff.willoughby@franklinton.gov Show and label stream buffer (applied on each side from top of bank) including applicable Riparian Buffer Zones.

Water/Sewer

General Issues

3. Sanitary sewer

ben.mcneil@franklinton.gov Applicant failed to address the issue, applicant shall provide all sanitary sewer main line and locations on the plat sheets. The sanitary sewer main has been installed and is in use. The survey should have picked up this information. The applicant submit an up to date survey that shows the current site conditions. It appears that the survey being used does not reflect the work that has been completed on this site.

