

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Addressing

General Issues

27. Addressing

lori.jarosz@franklintn.gov Please show the address on the plat before it is recorded.

Engineering - Final Plat Checklist

General Issues

4. 0. General Information

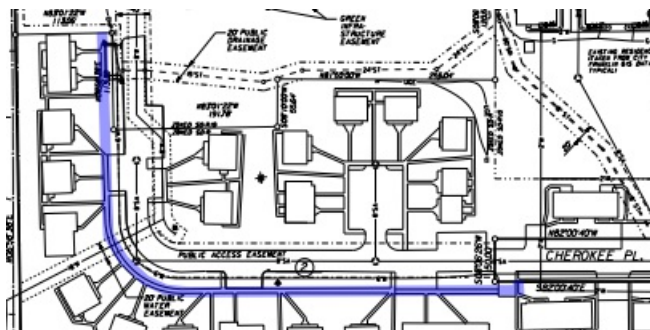
joe.marlo@franklintn.gov Comment to remain open while Site Plan COF #6617 is still under review.

Applicant shall ensure that any modifications to the site plan (COF #6617), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

6. Easements

joe.marlo@franklintn.gov Comment partially addressed.

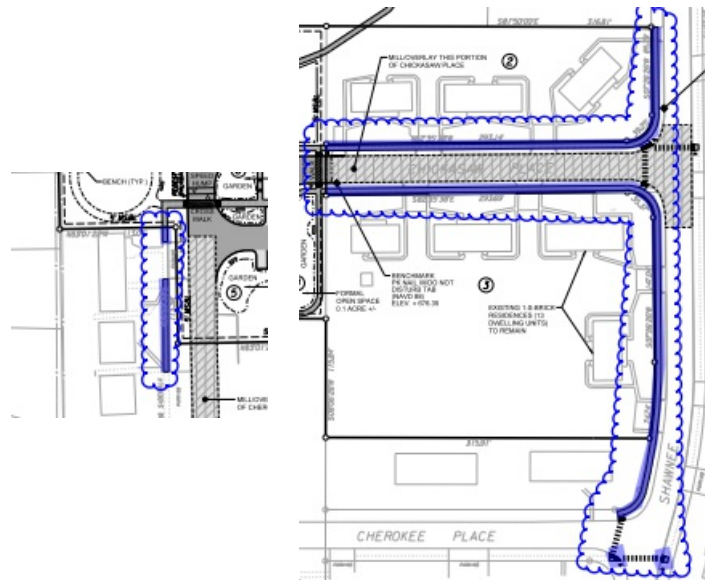
Applicant to show a Public Access Easement for the sidewalk shown below.



8. C. Final Plat

joe.marlo@franklin.tn.gov Previous comment has been addressed by the Applicant, however the following is a new comment based on the clarity/enlarged scale now provided.

Applicant to show proposed sidewalks in ROW and public access easements, as highlighted below. Infrastructure may be noted on plat as "proposed".



Parks

General Issues

3. Parkland information

kevinl@franklin.tn.gov

This property is located in Quad 4 at \$200,000 max price for an acre or \$4.59 per square foot. This price would be $49,800\text{sf} \times \$4.59 = \$228,582$ if used.

You may use the above price or send in an appraisal that is current or within 365 days to show the value of the property. The appraisal will be sent to the Finance Department for approval at which time an invoice would be produced if approved.

Please let me how you would like to proceed? After checking, the trail square footage cannot be used in lowering the total square footage of the parkland requirement.

Contact Kevin Lindsey for more info at KevinL@franklin.tn.gov or 615-794-2103 ext. 6948

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ 126,000
II. City Sewer	\$ 109,000
III. Public Sidewalk	\$ 67,000
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ -
XI: Green Infrastructure	\$ 30,000

*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

28. Final Plat

brad.baumgartner@franklintn.gov

Applicant shall update title block from Chickasaw Place to Chickasaw PUD Subdivision.

Water/Sewer

General Issues

12. Utility easement

Applicant did not fully address comment, applicant shall add all proposed public water and sanitary sewer infrastructure that will serve this site. Applicant shall label the sewer line depths to ensure the proper easement widths are provided. Applicant shall provide an exclusive easement for both domestic water and sanitary sewer.

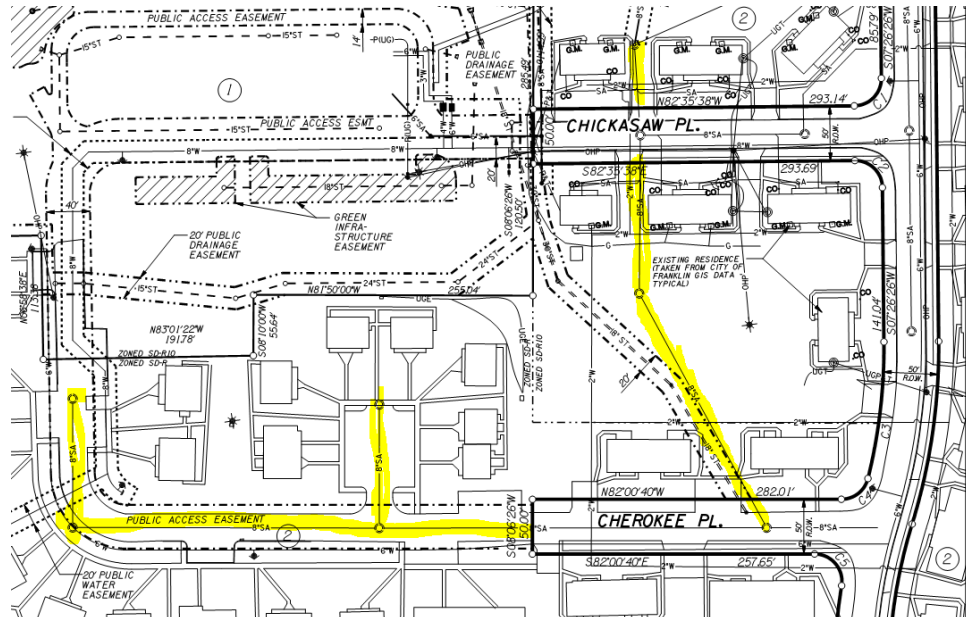
The sanitary sewer mains that are existing on the property shall also have the correct easements shown.

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



26. Sanitary sewer

ben.mcneil@franklintn.gov Applicant shall show the sanitary sewer to be removed with the re-development project as abandoned with this plat.

