

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

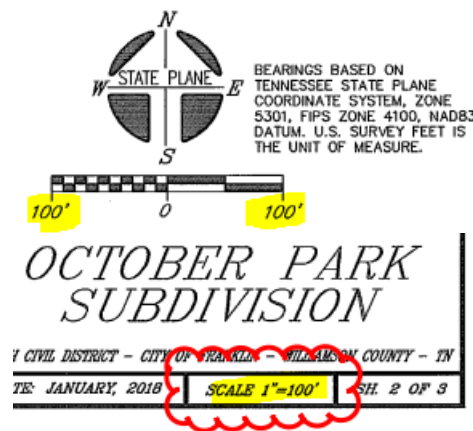
Engineering - Final Plat Checklist

General Issues

22. 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 new information now shown on the drawings.

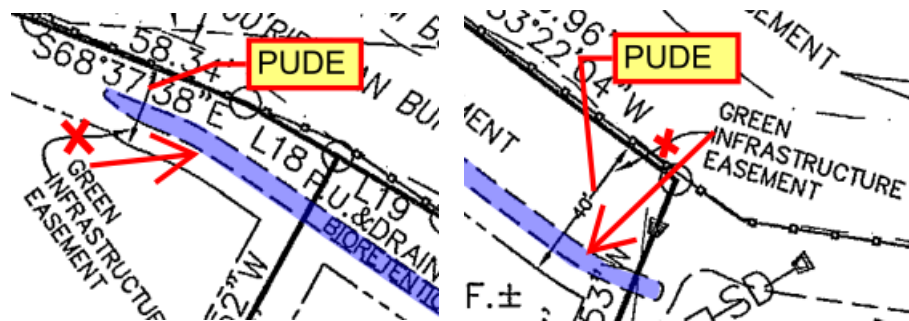
Applicant to revise the final plat such that the graphic scale and title block scale reflects the revised scale (1-inch = 50 feet), typical all sheets.



28. Easements

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

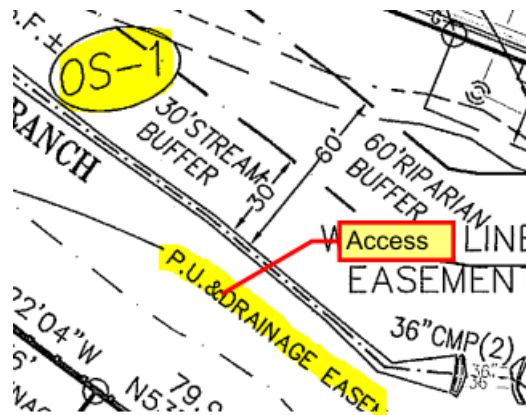
The Green Infrastructure Easement at Bioretention #3 is the surface of the BMP, with the remaining area a PUDE. Applicant to revise the easement designations accordingly.



29. C. Final Plat

joe.marlo@franklin.tn.gov *Comment partially addressed.*

Open Space Lots are to be PU A DE's. Applicant to revise OS-1 easement call-out to include access.



41. PUDE

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown on the final plat.

The PUDE behind Lots 17-19 has been changed with the most recent submittal of the final plat and no longer matches the associated Site Plan. Applicant to revise PUDE extents to match Site Plan.



GIS

General Issues

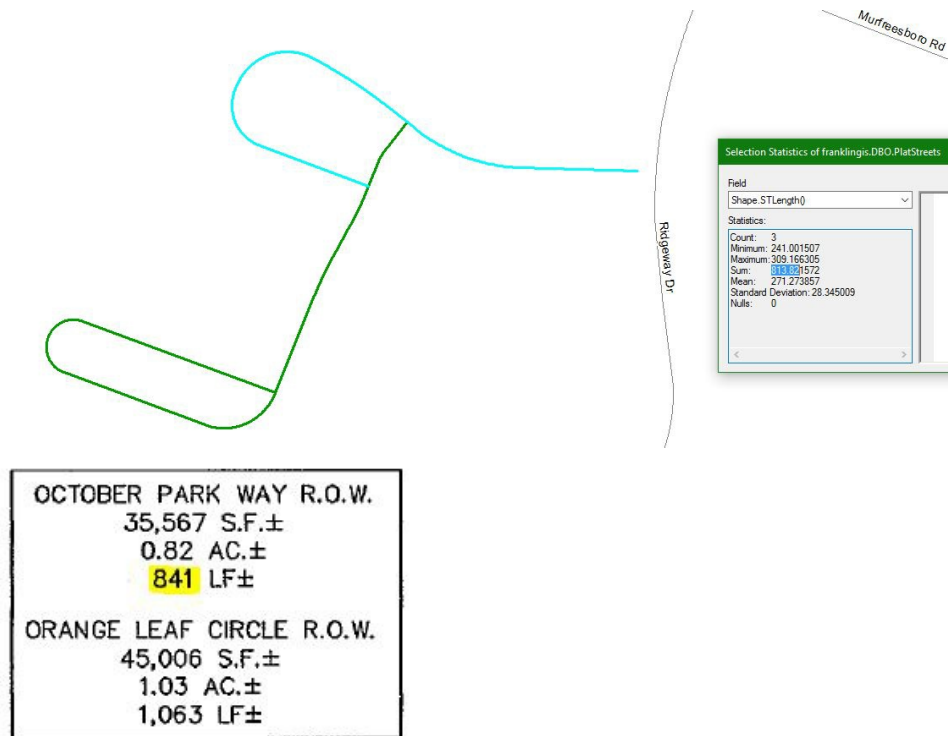
37. Street Length Discrepancy

jake.harvey@franklintn.gov

Total new street length of October Park Way is 813.82ft. Total new street length as it appears on the final plat is 841ft.

Orange Leaf Circle is correct at 1,063ft.

The Final Plat needs to match GIS street centerline total.



Parks

General Issues

25. Parkland information

kevinl@franklintn.gov

This property is located Quad 2 with at max cap price at \$168,000 an acre or \$3.86 per square foot.

At Max Quad 2 pricing this breaks down to 22,800sf x 3.86=\$88,008 need to meet ordinance.

OR

You may present a current appraisal that is within 365days of today's date to show the value of the property. The appraisal will be sent to the Finance Department for review. Upon approval by the Finance Dept. Parks will create an invoice or notify the applicant of the next steps.

The plat can not be recorded until fees have been paid which is why the review will show "Failed" for Parks to help keep track of the progress.

Please contact Kevin Lindsey at The Parks Dept. if more info is needed. KevinL@Franklintn.gov

Planning

4. Mineral rights

joseph.bryan@franklintn.gov Revise note to indicate who holds the mineral rights once title search is complete.

Water/Sewer**General Issues****9. Utility easement**

ben.mcneil@franklintn.gov Applicant did not fully address comment, the sanitary sewer main that extends out of public ROW at the rear of lots 10-12 shall be clearly shown. The appropriate sanitary sewer easements shall be shown in accordance to the note referenced below. All City of Franklin easements shall be exclusive and the noted widths shown. The current sheets are not legible and do not depict a clear version that can be reviewed. Applicant shall revise.

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]

12. Signature blocks

ben.mcneil@franklintn.gov Applicant failed to address issue, applicant shall correct signature blocks for water and sanitary sewer. The domestic water is not provided by Franklin Water Management. The previous submittal added the signature block below, but the signature block should not reference water. Applicant shall only reference City of Franklin sanitary sewer at this location.

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

(1) the water and sewer systems designated in October Park Subdivision have been installed in accordance with City specifications, or 2) a performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
Franklin, Tennessee

Date

 Reply

38. MUD Standard Easement Note

matt@m2groupplc.com Please add the following Milcrofton Utility District note to all pages of plat:

"All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense."

39. MUDEE

matt@m2groupplc.com applicant needs to show a 15' MUDEE (Milcrofton Utility District Exclusive Easement) over all MUD waterlines.

40. MUD Signature Block

matt@m2groupplc.com MUD signature block needs to be added to plat for water service.