

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

2. 0. General Information

joe.marlo@franklinton.gov Comment to remain open while Site Plan is still under review

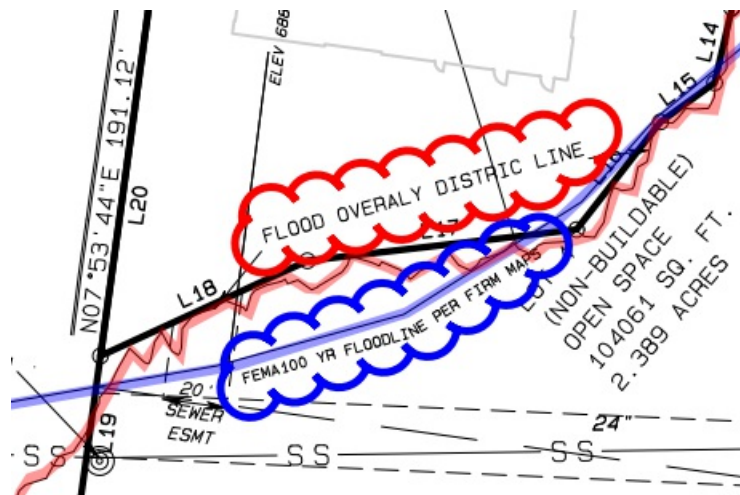
Applicant shall ensure that any modifications to the site plan (COF 6579), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

3. Floodway Overlay

joe.marlo@franklinton.gov Comment partially addressed.

Applicant is now showing two 100-year flood lines, one labeled as "Flood Overlay District Line" line (highlighted red) and another labeled as "FEMA 100 Yr Floodline Per FIRM Maps" (highlighted blue). Note that the blue line appears to cross over into Lot 6.

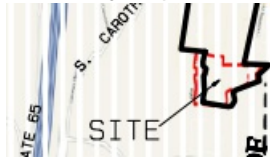
Applicant to revise the plat to only show one FFO line. No portion of the FFO line is to extend into a buildable lot.

**4. C. Final Plat**

Applicant shall replace all grayscale and color line work with "black" line work on the plat to facilitate reproduction from the recorded mylar. Line work other than black becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Note specifically the following items still shown in grayscale or color:

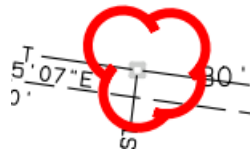
1. Vicinity Map



2. Sidewalk and Easement



3. Storm Structures



6. C. Final Plat

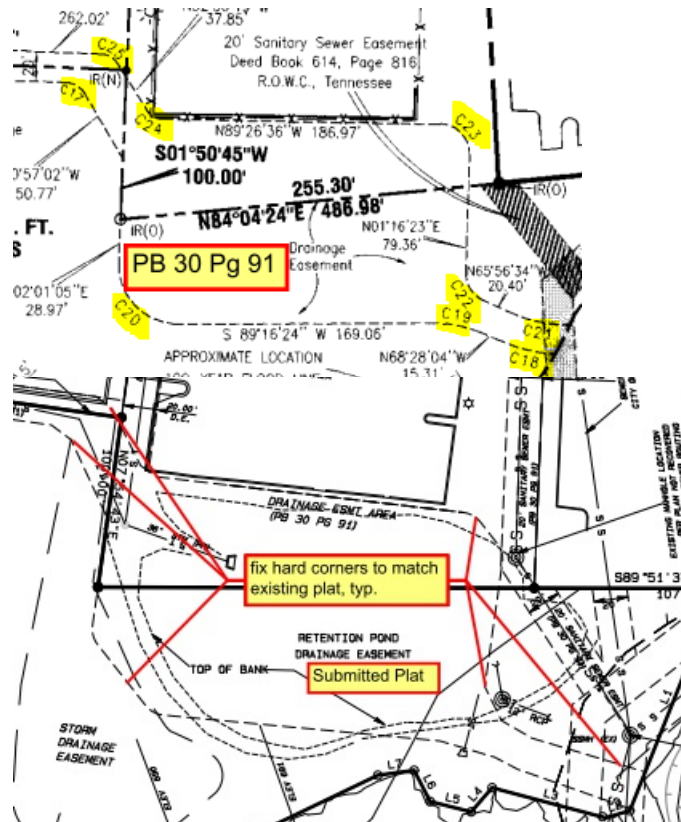
Applicant to show the proposed sidewalk at Rosa Helm Way on the plat, and revise the public access easement for the sidewalk to encompass the revised pedestrian crossing at Rosa Helm Way.

Note specifically the following:

1. The "5' Public Access Esmt (P.A.E.)" note is to be revised to state "Public Access Esmt (P.A.E.)" (without "5' ") and show easement dimensions on the plat, as the easement is more than 5 feet at multiple locations.

Applicant to show all existing easements, and match those shown in the plats in which they were created/modified, including:

1. Revise the existing drainage easement on Lot 6 to show curved corners matching the previous plat PB 30 PG 91



Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [Wild Duck Subdivision, Site Plan, Section 1, Revision 7, Lots 4 & 6 \(Darrell Waltrip Volvo\) \(COF 6579\)](#) shall be transferred to this final plat as a condition of approval.

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Water/Sewer

26. COF plat responsibility note

ben.mcneil@franklin.tn.gov Applicant shall add the following note to the plat notes:

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.