

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. 0. General Information

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

Applicant shall ensure that any modifications to the site plan (COF 6657), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

14. C. Final Plat

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

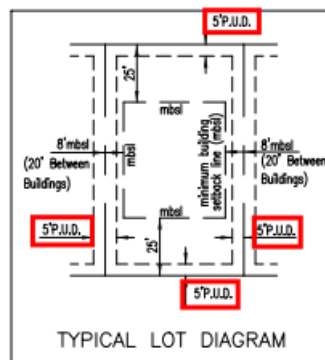
Delete errant, redundant Flood Note 20.

20. SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 4718701921, EFFECTIVE DATE SEPTEMBER 29, 2006.

20. C. Final Plat

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

Applicant to clarify that the "5' P.U.D." in the typical lot diagram are easements. (i.e. add "Esmt" similar to that in the typical lot diagram on the associated Site Plan.)



23. 0. General Information

lance.fittro@franklin.tn.gov Applicant shall correct the spelling of "Bizerte Court" in the new streets table:

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New Streets
Bezerti Court (Local)
235 LF – 0.04 Miles
20,731 SF – 0.48 Acres±
To Be Maintained by the City of Franklin

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov Sureties associated with this development from site plan **COF# 6657 (11 South Subdivision, site plan)** are hereby transferred to this final plat:

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 27,000
II. City Sewer	\$ 34,000
III. Public Sidewalk	\$ 6,000
IV: City Streets	\$ 133,000
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	\$ 7,000

*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.*

Water/Sewer

General Issues

6. Domestic water

ben.mcneil@franklinton.gov Applicant did not fully address the issue, applicant shall provide a 10' domestic water easement along southern boundary line of lot 4. This is to connect the water main to loop in the future. This easement shall be shown as an exclusive domestic water easement.

