

CONDITIONS OF APPROVAL:

Open Issues: 12

MTEMC

[Shadow Green Section One Final Plat_2018.12.10.pdf](#)

22. MTEMC Requirements

ehale@mtmc.com	Developer should contact MTEMC for electric layout, installation requirements and easement information. Dale Hood 615.595.4693
tdarnall@ragansmith.com	Developer has requested layout and easements from MTEMC. Required easements will be added to plat when received.

Parks

General Issues

23. Parkland information

kevinl@franklinn.gov	<p>Parks- Applicant shall add to the plat info regarding Parkland Information. List unit counts and list square footage in the note section. Include fees in lieu with in the note.</p> <p>This plat can not be recorded until Parkland Fees are received.</p> <p>I will attach the invoice in IDT for review.</p> <p>[Edited By Kevin Lindsey]</p>
tdarnall@ragansmith.com	Parkland Information table has been added to the plat.
kevinl@franklinn.gov	<p>Fees shall be paid before the plat can be recorded. The invoice is attached in IDT and sent to Tom Darnall by email on 12-19-18.</p> <p>The status for Parks in IDT will be Failed until payment is received.</p>

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklinn.gov	Any unposted sureties associated with this development from site plan COF# 6690 (Shadow Green PUD Subdivision, site plan, section 1) shall be transferred to this final plat as a condition of approval.
tdarnall@ragansmith.com	Acknowledged

Sureties associated with this development from site plan [COF# 6690 \(Shadow Green PUD Subdivision, site plan, section 1\)](#) are transferred to this final plat as a condition of approval. **Additionally, \$ 73,000 is added to the Green Infrastructure item due to the additional permeable pavers with the January 2019 site plan amendment.**

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 237,000
II. City Sewer	\$ 211,000
III. Public Sidewalk	\$ 220,000
IV: City Streets	\$ 740,000
V. Private Streets (includes shared access drives)	\$ 421,000 (4)
VI. Street Access	\$ 40,000 (1)
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ 15,000 (2)
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 979,000 (3)
XI: Green Infrastructure	\$ 139,000

(1) Includes connections at Vintage Green and Shadow Green, along with the connections to the alleys at the north and south.

(2) Per Carl Baughman, "The Option 1 improvements in the TIA actually give the better overall operation (right turn overlap arrow need not be removed). The applicant shall prepare and submit an off-site signal/lane modifications plan for COF approval; such plan shall be constructed and accepted prior to the first C. of O. for this site."

(3) Includes \$246,000 surety for underground detention. (Cost estimate provided by applicant.)

(4) Includes the access drives connecting to the alleys to the east in Through the Green.

*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.*

[Edited By Kevin Long]

Planning

2nd Submittal_Shadow Green Section One Final Plat_2019.01.03.pdf

31. Lot numbers

christopher.andrews@franklinton.gov Please enclose OS Lots 105, 106 and 107 with circles, as other lots are.
[Edited By Christopher Andrews]

32. Lot Table

christopher.andrews@franklinton.gov Please add Lots 900, 901 and 902 to the Lot Area Table if they are to be platted as part of Section 1. (This is reflective of previous comments, in that these lots need to be created as part of the requirements of the development plan.)

34. Total number of lots

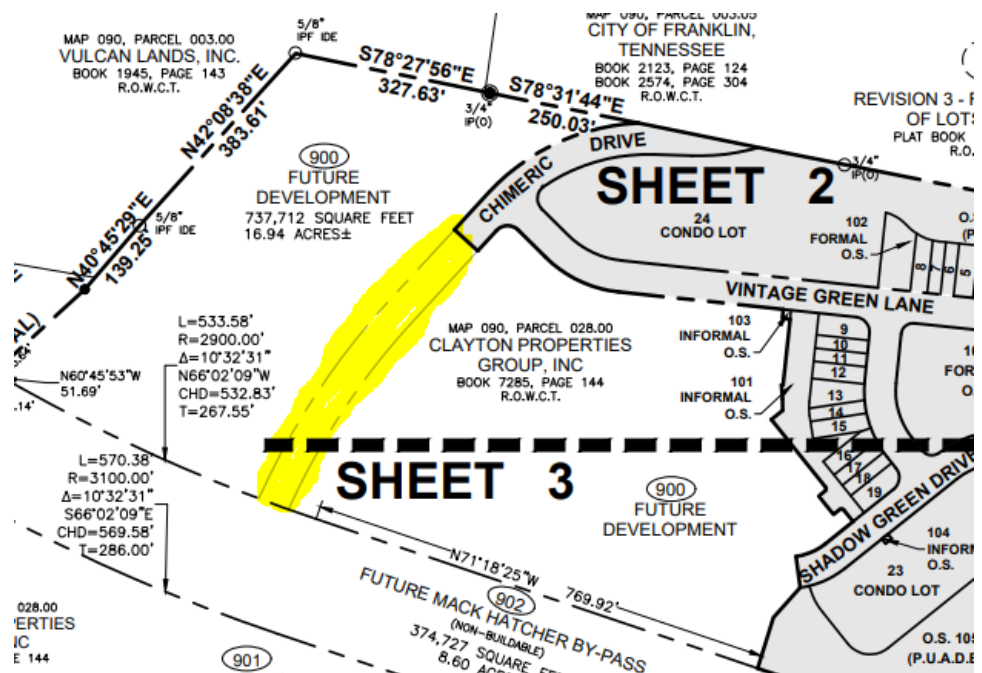
christopher.andrews@franklinton.gov The total number of lots should be reflective of all platted lots, not only those with residences.

Please include all residential, open space, and large lots (the lots labelled as those within the 900 series) in the total.

NET AREA:	11.18	TOTAL LOTS:	24
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.7	CLOSURE ERROR:	1:12,196

35. Easements

christopher.andrews@franklinton.gov Please label the portion of future ROW of Chimeric Drive that is not included as part of Section 1 as an easement on the submitted plat.



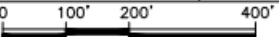
36. Plat Note

christopher.andrews@franklinton.gov Based on the lots numbered on the face of the plat, there are only two future development lots, lot 900 and 901. Please modify General Note #1 accordingly.

[Shadow Green Section One Final Plat_2018.12.10.pdf](#)

8. Total Plat Area

christopher.andrews@franklintn.gov The total plat area for Section 1 does not appear to add up to 52.54 acres. (Please update the plat note to include the total acreage in Section 1 only.

JOB NO: 16155		DATE: 7/22	
DRAWN BY: S. LEWIS		SCALE: 1"=100'	
FINAL SUBDIVISION PLAT			
CITY OF FRANKLIN			
WILLIAMSON COUNTY, TENNESSEE			
NET AREA:	52.54	TOTAL LOTS:	24
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.40	CLOSURE ERROR:	1:15000+
OWNER: CLAYTON PROPERTIES GROUP, INC			
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.			
SCALE: 1"=200'			
SHEET 1 OF 3			

6155-0722(1-SURVEY)PLAT:SECTION 1(FINAL PLAT)16155-0722 SECTION ONE FINAL PLAT.DWG

tdarnall@ragansmith.com Updated on the plat.

christopher.andrews@franklintn.gov As a misunderstanding of staff prior to making final comments, the total acreage of the whole site should be included. The previously listed acreage would be correct.

The future plat for Section 2 would be a re-subdivision of Lot 900, which is intended to be platted with Section 1. (Section 1 should include Lot 900, 901 and 902.)

The total acreage shown on this plat should be reflective of the acreage of the entire boundary of the development plan.

[Edited By Christopher Andrews]

18. Platting of Future Development

christopher.andrews@franklintn.gov Currently, the plat submitted is noted as creating future development lots. Those lots are not labelled on the plat.

(Currently, Tract 1 and Tract 2 are not listed as lots. Nor is the Mack Hatcher ROW.)

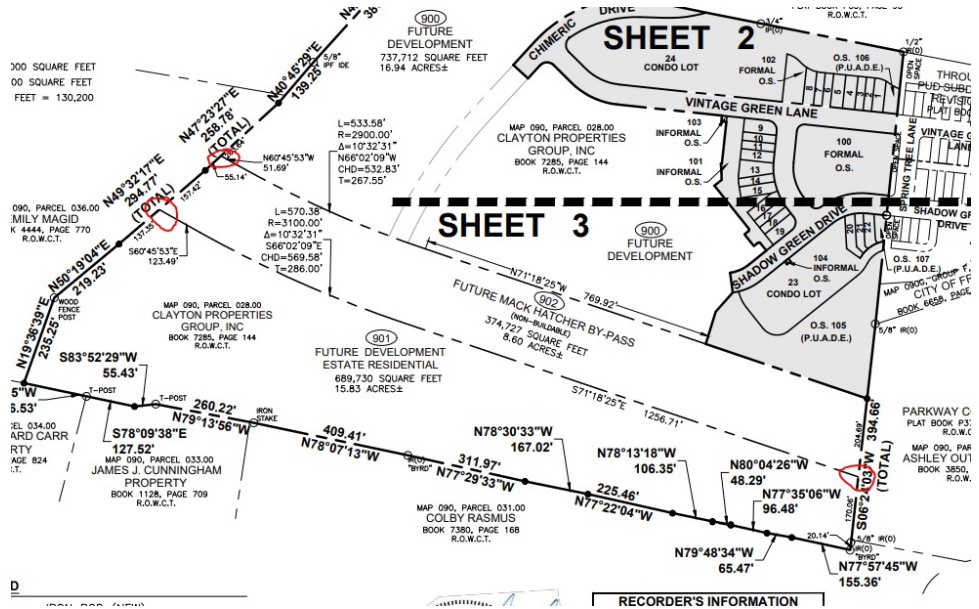
Please revise the plat to include those lots, and assign lot numbers. (You may choose to use a "#00-series" system, example: Lot 900=Tract 1, Lot 901=Tract 2, Lot 902=Mack Hatcher ROW).

The placement of iron pins would need to be shown on plat, along with each call.

For future sections, final plats would void and vacate any lots created through the Shadow Green Section 1 Final Plat.

tdarnall@ragansmith.com Future Development lots have been numbered on the plat.

Please include necessary pins or iron rods for all lots to be created, specifically for the lot representing the future Mack Hatcher ROW.



[Edited By Christopher Andrews]

Stormwater

General Issues

25. Plats

jeff.willoughby@franklntn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

tdarnall@ragansmith.com Note has been added to the plat.

jeff.willoughby@franklntn.gov The note shall state "or" HOA

Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Issues

33. Domestic water

The applicant shall remove the portion of highlighted water line below. The latest revision has the waterline removed and not being installed at this time. The applicant shall ensure the final plat matches the most recent site plan.

