

CONDITIONS OF APPROVAL:

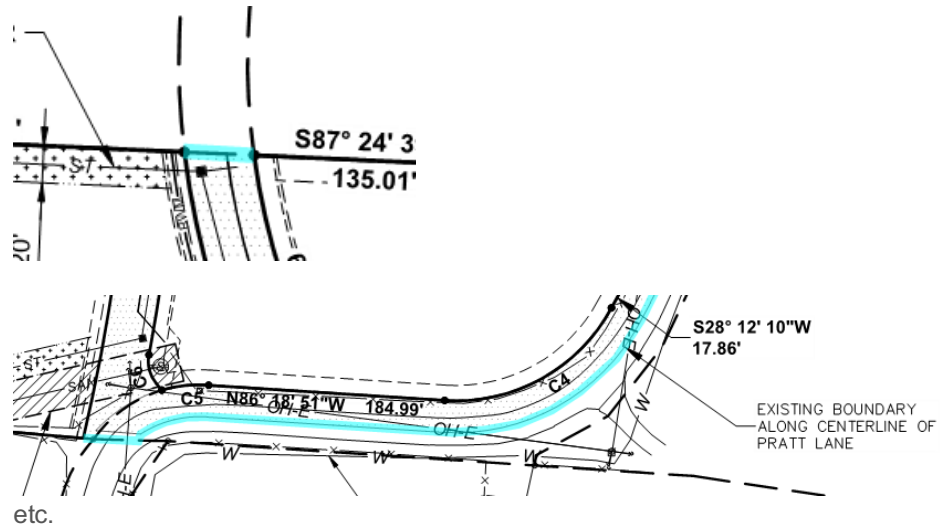
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show the lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls. This is to include the boundaries of the ROW being dedicated along the centerline of Pratt Lane, and at the northern and southern ends of the Reams Fleming Blvd ROW dedication.



18. C. Final Plat

lance.fittro@franklintn.gov Any easements necessary for the proposed future development of Lots 7 and 8 shall be dedicated by revision of the final plat.

19. C. Final Plat

lance.fittro@franklintn.gov As discussed in the meeting on 3/14, applicant shall provide a 20' public drainage easement from the low point of Pratt Lane and crossing Lot 7 for the off-site stormwater crossing the property. This drainage easement can be modified or abandoned as needed with the future development of Lot 7.

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklintn.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF# 6430 \(Berry Farms Reams Fleming Tract PUD Subdivision, Site Plan, Section 1, \(Ramsey Solutions\)\)](#) were previously posted with the site plan.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

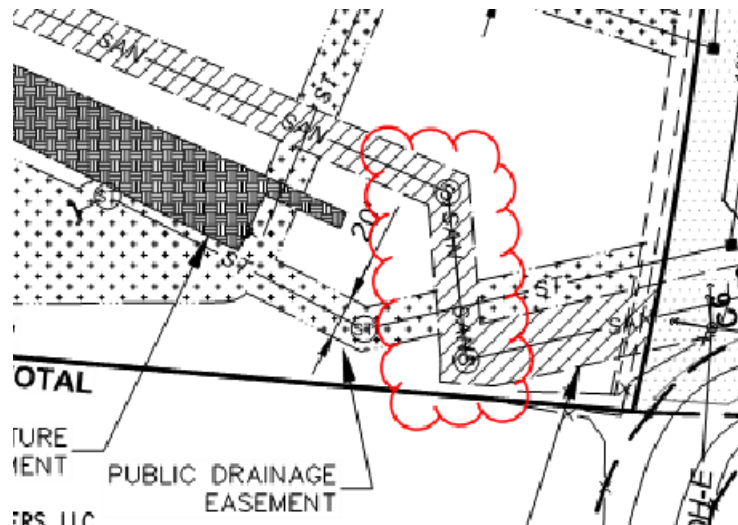
Planning

34. Final Plat

josh.king@franklinton.gov Applicant shall ensure future buildings and development on these parcels will require additional final plats to record required easements and/or improvements. Comment to stay on as a Condition of Approval

Water/Sewer**General Issues****3. Utility easement**

ben.mcneil@franklinton.gov The applicant did not fully address the issue, the sanitary sewer plan and profile COF# 6430 has lines shown deeper than 12' that have not been called out as a 30' easement. The applicant shall cross reference this plan and ensure the proper depths have been labeled to ensure the correct easements have been added.

**33. Sanitary sewer easement**

ben.mcneil@franklinton.gov The applicant shall show the 30' easement around the entire sanitary sewer manhole shown below. The applicant shall revise.

