

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

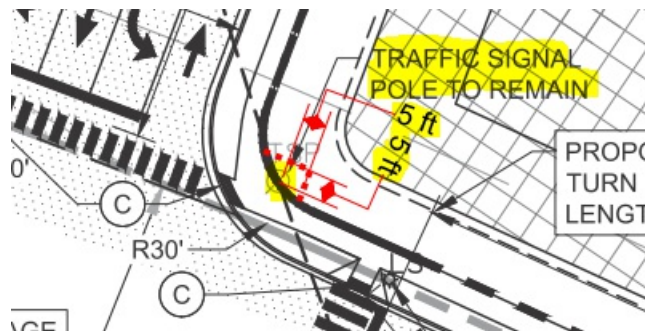
5. Reforestation Areas

lance.fittro@franklinton.gov **This is an advisory comment that should not hinder approval of the Final Plat:**
In the event that the development plan revision (COF project #6939) being reviewed concurrently with this final plat is approved by the BOMA, the applicant shall submit a revised final plat which indicates the reforestation areas shown on the revised development plan to be within landscape easements on the plat and include general note(s) as necessary to clarify the intent and maintenance responsibilities for the plant material within the reforestation areas. All sureties associated with the reforestation areas shall be posted prior to the recording of the plat.

21. Survey Information

joe.marlo@franklinton.gov *Comment primarily addressed, however there remain outstanding items.*

There are existing traffic signal poles at the intersection of Southstar Drive and Carothers Parkway, one of which appears to be straddling the ROW line. Applicant to show the ROW for the proposed Southstar Drive to be notched 5'-0" square from the center of the existing traffic signal pole.



26. Proposed Infrastructure

joe.marlo@franklinton.gov *Comment partially addressed. There are three median modifications associated with this Site. The median in Liberty Pike to the west of the intersection with Edward Curd Lane has been revised. The remaining two medians still need to be corrected on the final plat.*

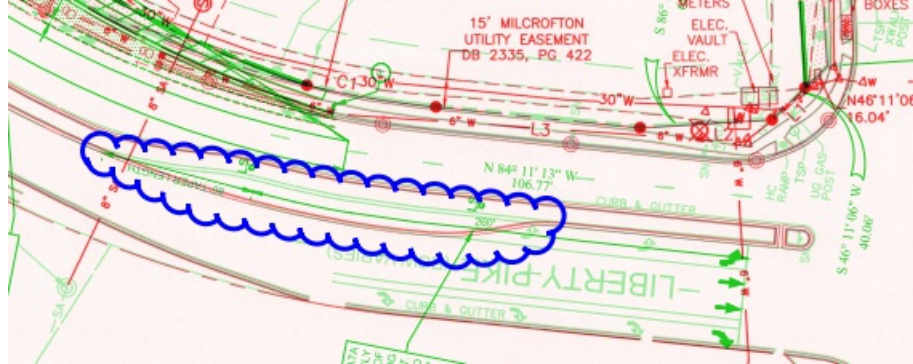
Proposed offsite public infrastructure improvements are to be shown on the final plat.

These include, but are not limited to:

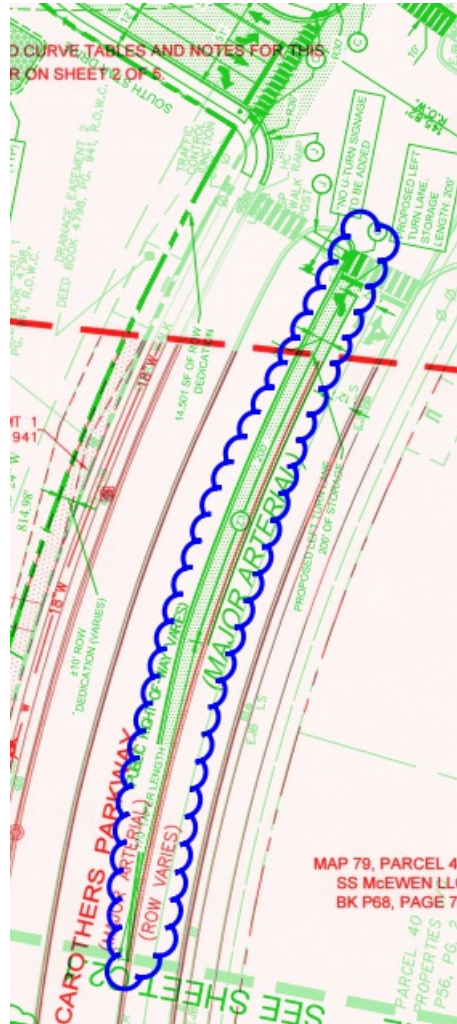
1. Modified median in Liberty Pike at the intersection with Carothers Parkway.
2. Modified median in Carothers Parkway at the intersection with Southstar Drive.

Infrastructure improvements are to be noted on plat as "proposed". See overlays below (Red - Final Plat, Green - Site Plan).

Median in Liberty Pike at the intersection with Carothers Parkway



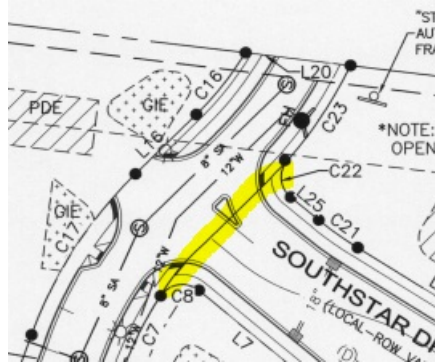
Median in Carothers Parkway with the intersection of Southstar Drive



27. ROW

joe.marlo@franklintn.gov Comment not adequately addressed, as the line remains to be shown (Sheet 5).

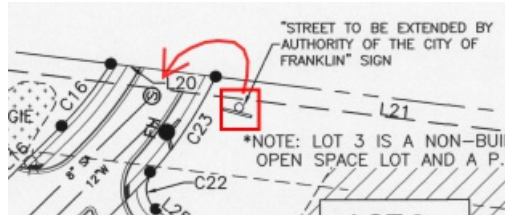
Applicant to remove line between Edward Curd Lane and Southstar Drive highlighted below.



28. C. Final Plat

joe.marlo@franklintn.gov Comment addressed (thank you), however the location of the sign is incorrect.

Applicant shall shift the "Street to be extended" sign to be shown centered at the end of Edward Curd Lane.



Parks

General Issues

34. Parkland Impact Fee

kevinl@franklintn.gov

Applicant shall add unit count and time of payment to the plat. In bold below.

Parks-Add to plat information regarding Parkland Fees.

Fees to be paid at the Final Plat

328 units x \$4,304=\$1,411,712.00

Fees shall be due at this time. Failed will be placed in IDT so that the fees payment can be tracked in IDT.

Please contact Kevin Lindsey if more information is needed.

Parkland Invoice was sent to Mary McGowan and Judy Gregg on April 17, 2019 and now uploaded to IDT.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

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

Any unposted sureties associated with this development from site plan [COF# 6912 \(Carothers Crossing West PUD Subdivision, Site Plan, Section 1, Lot 1, \(Multi family\)\)](#) shall be transferred to this final plat as a condition of approval.

Zoning

Carothers Crossing West Final Plat.pdf

33. Address

mollyp@franklintn.gov Lot 1 addresses assigned at the site plan approval are 2500, 2400, 2300 and 2200 Edward Curd Lane.

Lot 2 addresses are 5045, 5041 and 5021.
[Edited By Molly Pike]