

## CONDITIONS OF APPROVAL:

Open Issues: 5

## Engineering - Final Plat Checklist

## General Issues

**13. Easements**

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Stormwater infrastructure shown on the approved Site Plan now crosses lot lines with the lots proposed on the final plat.

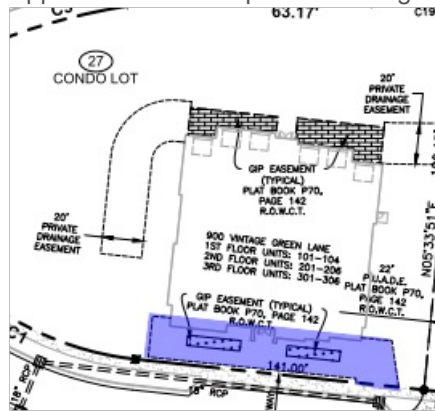
Applicant to show all stormwater infrastructure (including ganged roof drains, under drains, and storm drains) on Lots 23A&B and 24A-C, and show / label them as within private drainage easements.

Do not extend the private drainage easement through existing GIP easements.

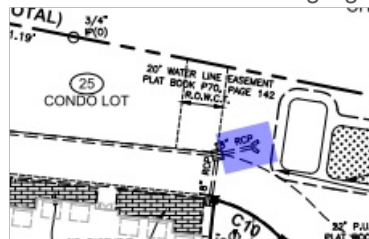


[tdarnall@ragansmith.com](mailto:tdarnall@ragansmith.com) Easements have been added on the plat.

joe.marlo@franklintn.gov Applicant to label the private drainage easement on Lot 27 highlighted below.



Applicant to show and label a private drainage easement on Lot 25 centered on the stormwater infrastructure highlighted below.



## 18. C. Final Plat

lance.fittro@franklintn.gov As an advisory, the Long Term Maintenance Plan for the development shall be updated to include the subdivision of lots containing green infrastructure features, which now have the potential of being under separate ownership. The LTMP may be revised in conjunction with the Site Plan Amendment being required per Planning's comment below.

tdarnall@ragansmith.com acknowledged

lance.fittro@franklintn.gov **This is an advisory comment which does not hinder approval of the final plat:** The Long Term Maintenance Plan for the development shall be updated to include the subdivision of lots containing green infrastructure features, which now have the potential of being under separate ownership. The LTMP may be revised in conjunction with the Site Plan Amendment being required per Planning's comment below.

## Performance Agreement and Surety

### General Issues

#### 1. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

tdarnall@ragansmith.com Acknowledged

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.  
*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

## Planning

### General Issues

#### 8. Site Plan match Final Plat Revision

amy.diaz-barriga@franklintn.gov Submit an SP Amendment with resubmittal, to show these new lot lines on the site plan. Site plans are required to match the final plat, and the final plat will not be approved at One-Stop until the SP Amendment is approved as well.

tdarnall@ragansmith.com A revised Site Plan will be submitted.

amy.diaz-barriga@franklintn.gov This final plat cannot pass One-Stop until a Site Plan Amendment is submitted and approved showing the updated lot lines. Site Plans and Final Plats must match.

## Water/Sewer

### General Issues

#### 12. Utility service locations

ben.mcneil@franklintn.gov The applicant shall verify the utility service locations to the lots being divided. Any existing utility service lines shall be shown in their current location.

tdarnall@ragansmith.com Service locations have been verified.

ben.mcneil@franklintn.gov The applicant did not address the issue, the applicant shall verify the utility service locations to the lots being divided. Any existing utility service lines shall be shown in their current location.

[Edited By Ben McNeil]