

CONDITIONS OF APPROVAL:

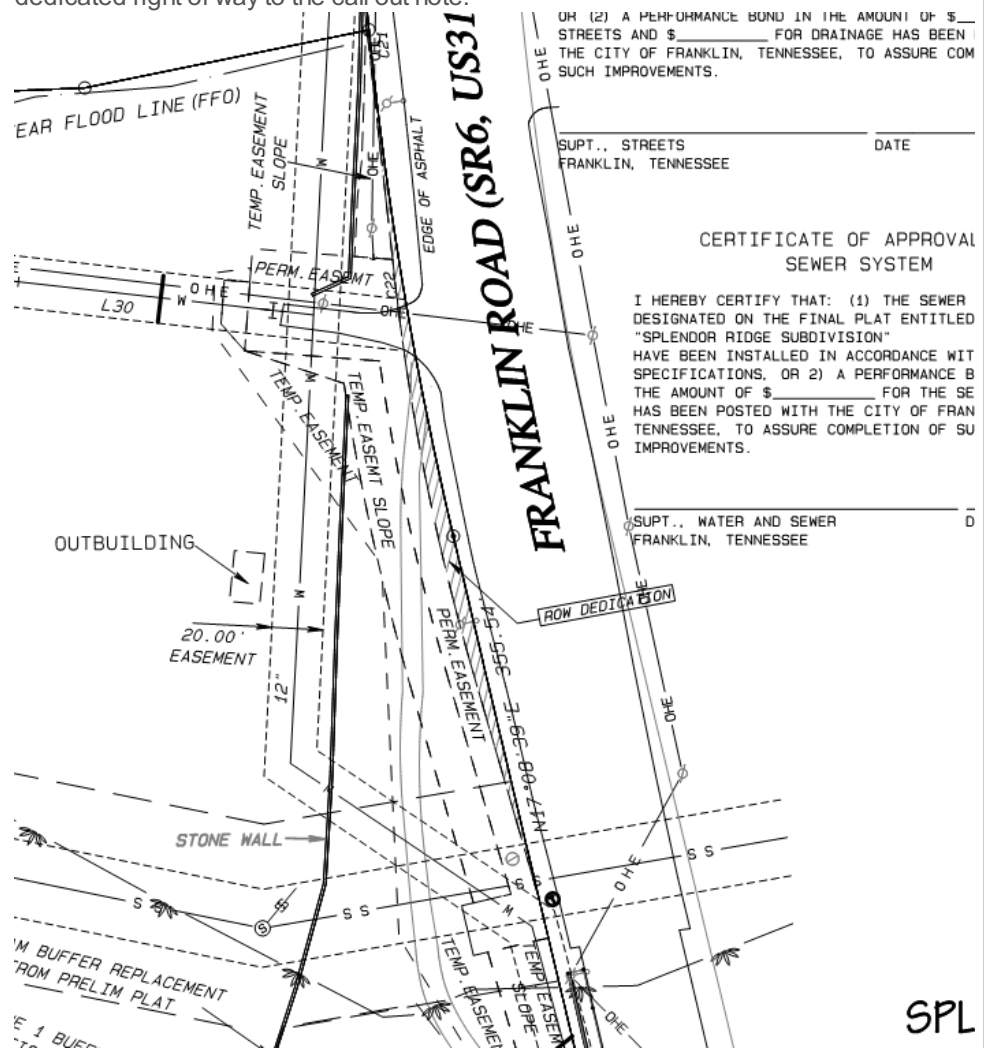
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

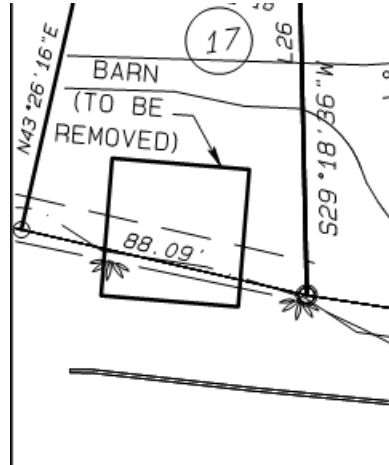
2. Easements and Right of Way

jimmy.wiseman@franklinton.gov Comment not addressed. At the One-Stop please add the square footage of dedicated right of way to the call out note.



63. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall clarify whether the existing barn shown on the previous submittal as "to be removed" has now been removed, or is still existing:

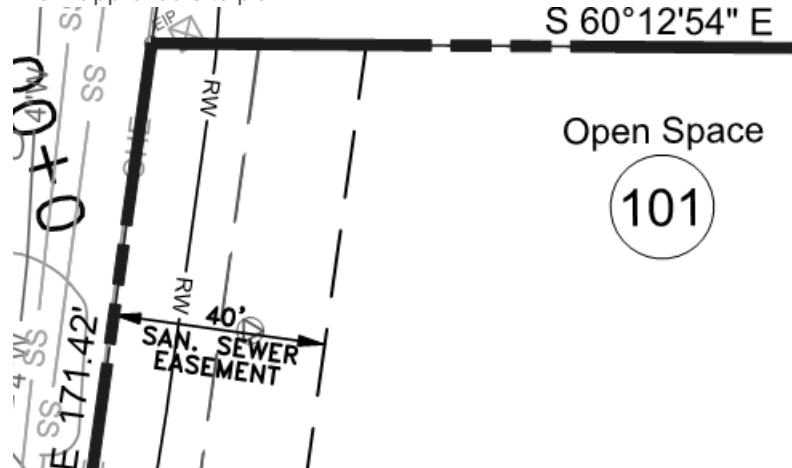


73. C. Final Plat

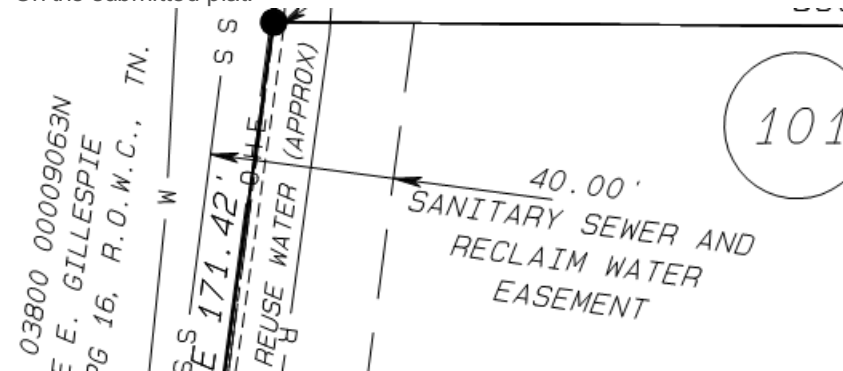
This is a new comment that was overlooked on the previous submittal:

For the 40' Sanitary Sewer and Reclaim Water Easement shown below, applicant shall indicate the easement line as offset 40' from the property line, as it was depicted on the approved Site Plan, rather than 40' from the sewer line as shown on the plat:

From approved site plan:



On the submitted plat:



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6661 \(Splendor Ridge Subdivision, site plan\)](#) shall be transferred to this final plat as a condition of approval.

Sureties previously assigned to COF# 6661:

I. City Water	\$ 217,000
II. City Sewer	\$ 153,000
III. Public Sidewalk	\$ 64,000
IV: City Streets	\$ 494,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 275,000
XI: Green Infrastructure	\$ 28,000

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

15. Sidewalk Fees In Lieu

joe.marlo@franklintn.gov **\$69,825** cash contribution for sidewalk. The City will install the **Franklin Road** sidewalk at the project site at an unknown future date, as part of the City's Franklin Road Streetscape project. Therefore, the applicant shall provide a cash contribution of **\$69,825** in the form of a cashier's check payable to *City of Franklin*, to be utilized by the City to install the aforementioned **Franklin Road** sidewalk onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

General Issues

71. Site Plan Amendment

joseph.bryan@franklintn.gov Comment to remain open as a condition of approval. A site plan amendment will be required to match the lots on plat with the site plan. The final plat cannot be approved at one-stop until the site plan amendment has been reviewed and approved.

Water/Sewer

Splendor Ridge Subdivision, Final Plat - submittal 002.pdf

72. Water

ben.mcneil@franklintn.gov The applicant has submitted the site plan amendment and the intention is to approve with the current round of submittals. The applicant shall revise the plat to match the site plan amendment for the proposed water revision. See below

