

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

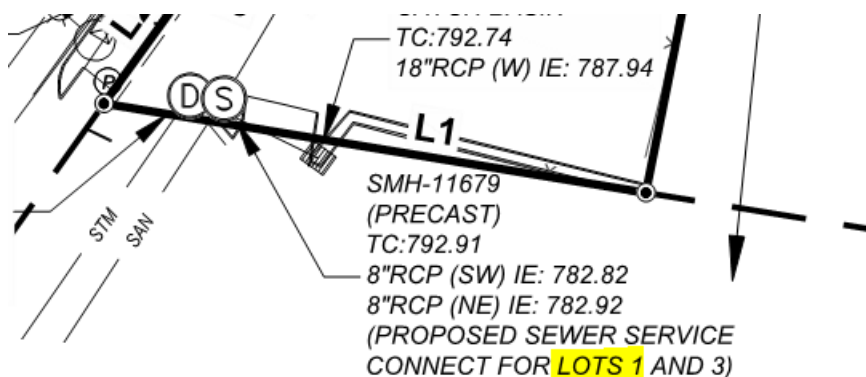
19. C. Final Plat

lance.fittro@franklinton.gov For the buildable lot being created to the east of Carothers Parkway, applicant shall provide a public access easement extending from the Carothers Parkway direct access to the access stub for the property to the south.

No paving or construction of any drive within the easement is required for the property owner at this time, and the easement alignment may be adjusted as necessary to accommodate future development of the lot when the required site plan and revised final plat are submitted for the future development.

21. C. Final Plat

lance.fittro@franklinton.gov Applicant shall remove Lot 1 from the note shown below:



In addition to the understood sewer service connection for Lot 3 into the manhole, the note indicates a sewer service for Lot 1, which is located on the opposite side of Carothers Parkway, is proposed to connect to the manhole shown. However, a private sewer service will not be permitted to extend under Carothers Parkway to make this connection. Serving Lot 1 with sanitary sewer from this manhole would require a public main extension, with manhole set on the west side of Carothers Parkway, to which future services could be connected. Applicant shall remove reference to Lot 1 from this note to avoid future confusion.

General Issue

2019-09-05 755638 HUFFINES RIDGE PUD SUBDIVISION PLAT.pdf

26. MVUD

bnutt@mvud.org

Plat review and Signatures (prior to water line acceptance) the developer must submit a electronic copy of the plat to MVUD along with a \$300 estimated review fee to the District. **No final plat** will be signed until the water system improvements have been constructed and accepted by the District or until the **Performance Bond and Irrevocable Letter of Credit**, presentable to a financial institution in Williamson County, are executed for the improvements to be installed

27. MVUD

bnutt@mvud.org

12" WL located on west side of Huffine's Ridge

18" WL located on west side of Carothers Parkway

Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklinn.gov

No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)*