

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

22. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "*General Note #7 should be revised to reference the modification of the joint access easement across these lots that is taking place with this plat (i.e. the access easement, across these lots, is not as it appeared in Plat Book P45 Page 57).*" has not been addressed. Applicant shall reference the modification of the access easement across the lots included in this plan from that shown on the previous plat. These lots are still subject to the provision and maintenance of the access easement, but the easement boundary has shifted with the lot development.

7. The transfer of lots shall be subject to the provisions of the joint access easement(s), as recorded on the Final Plat of Forrest Crossing Subdivision Section 1, Revision 10, Revision to Lots 112 & 1282-1292 Rachel Springs Business Village, as of record in Plat Book 45, Page 57, in the Register's Office for Williamson County, Tennessee, and shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) an owners of lots adjacent to such easement(s). The owners shall also be required to execute a modification agreement to the joint access easement specifying responsibility for construction perpetual maintenance of the shared access.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov *Sureties replace those previously assigned to site plan COF# 6753 (Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 (Rachel Springs Business Village Subdivision) . and then transferred to COF# 6797 (Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 (Rachel Springs Business Village Subdivision) .*

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 14,000
II. City Sewer	\$ 65,000
III. Public Sidewalk	\$ 5,000
IV: City Streets	\$ 4,000
V. Private Streets (includes shared access drives)	\$ 252,000
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ 154,000
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 242,000
XI: Green Infrastructure	\$ 347,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

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

Planning

[Rachel-Springs-Village-Plat Set Signed Rev 08122019.pdf](#)

6. Character Area and Overlay note

dianna.tomlin@franklintn.gov please call out sheet number where information can be found.

Stormwater

General Issues

21. Riparian Buffer

jeff.willoughby@franklintn.gov Areas where width is greater or lesser than 60' shall be identified

Zoning

General Issues

25. FFO

shanna.mccoy@franklin.tn.gov No new buildable lots may be created within or contain any portion of the Floodway Fringe Overlay or the Floodway Overlay. FFO and FWO must be platted on their own open space lot.
[Edited By Shanna McCoy]

26. FFO

shanna.mccoy@franklin.tn.gov Flood Reference note should reference 47187CO211G dated 12-22-2016.

27. FFO

shanna.mccoy@franklin.tn.gov Zoning and Setback note should include FFO and FWO overlay districts.