

CONDITIONS OF APPROVAL:

Open Issues: 4

Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintn.gov	No sureties are associated with this Final Plat. <i>(This comment serves only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)</i>
file@jamesplus.net	No action taken.
kevin.long@franklintn.gov	No sureties are associated with this Final Plat. <i>(This comment serves only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)</i>

Planning

Spring Street Subdivision - submittal 001.pdf

18. Aerial Image

joseph.bryan@franklintn.gov	Remove aerial image from Sheet 1 or make its own separate exhibit without the notes and signature blocks.
file@jamesplus.net	Separate Aerial Exhibit created. [Edited By Darrell James]
joseph.bryan@franklintn.gov	Applicant shall differentiate the aerial exhibit by removing the survey lines and text to prevent confusion.

Stormwater

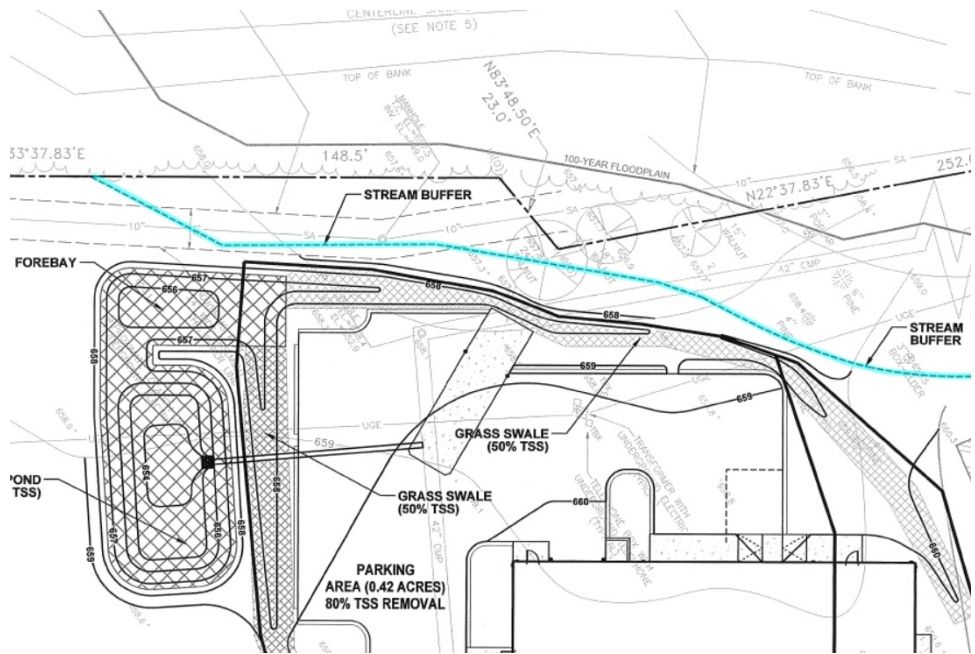
General Issues

23. Stream

jeff.willoughby@franklintn.gov	Identify and label West Main Branch
file@jamesplus.net	West Main Branch (Sharps Branch) added to sheets 1, 2 and 3.

lance.fittro@franklntn.gov

With the stream now being shown and labeled, applicant shall show the riparian buffer for the stream where it falls on the property being platted. This was shown as a "Stream Buffer" on the previous approved site plan (COF #1980, see clipped portion of the plan below with buffer line highlighted):



jeff.willoughby@franklntn.gov

In addition to Lance's comment provide note:

There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation of any kind in riparian buffers except as approved by the City Engineer [Edited By Jeff Willoughby]

Water/Sewer

General Issues

25. Sanitary sewer

ben.mcneil@franklinton.gov The applicant has addressed all of the concerns for this plat, but there is a new concern that has the city extending a main in the future to serve the lots to the east. We are requesting a 10' sanitary sewer easement along the those lots. The applicant shall add the easement along the property line to accommodate the future sanitary sewer main.

