

CONDITIONS OF APPROVAL:

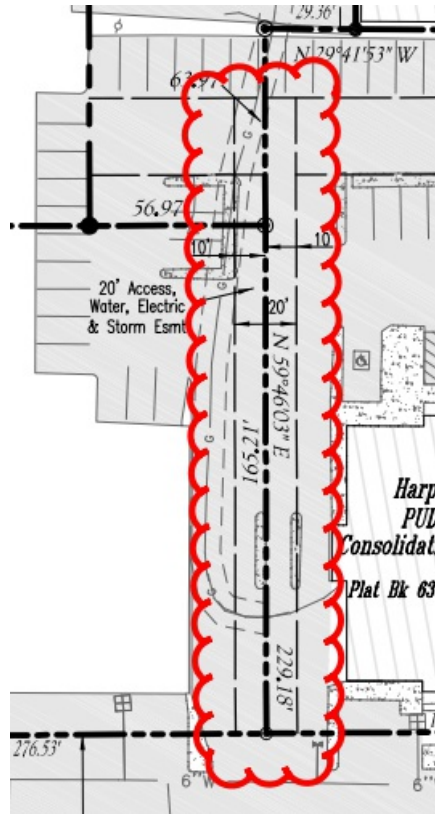
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

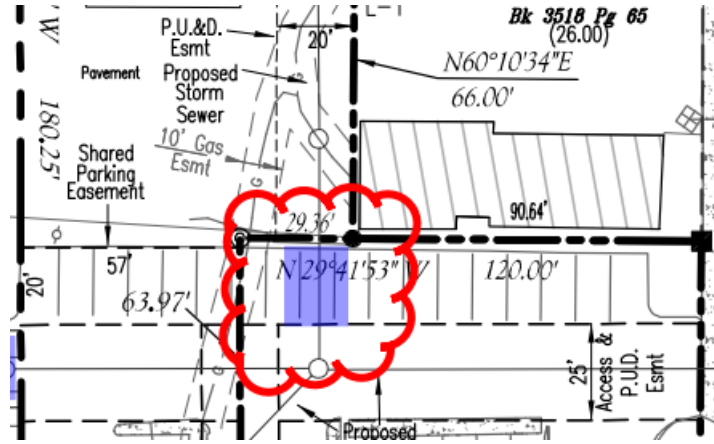
1. Easements

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Applicant shall revise the easement clouded below to match the approved Site Plan. If the Site Plan is in the process of being revised, the Final Plat cannot be approved until the revised Site Plan is submitted and approved.



2. Easements

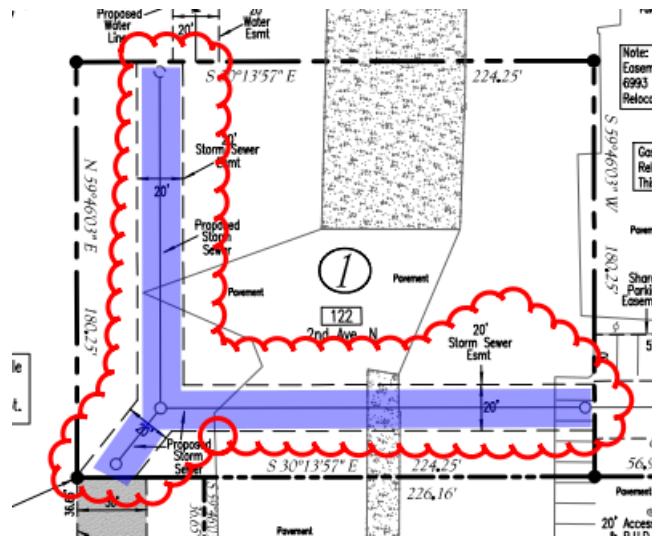
[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Applicant shall extend the P.U.D. Easement through the Shared Parking Easement and connect to the P.U.D. Easement on the opposite side.



### 3. Private Easement

joe.marlo@franklntn.gov This is a new comment due to new information shown on the plat.

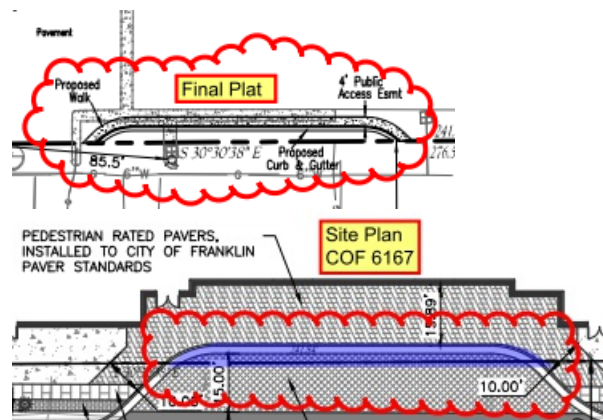
Applicant shall place storm sewer easements below a building in a private easement with a shared maintenance agreement between the affected property owners.



#### 4. C. Final Plat

joe.marlo@franklntn.gov This is a new comment due to new information shown on the plat.

Applicant shall revise the information clouded below to match the site plan. There is no 4-foot sidewalk, and the access easement is to be located in the area shaded in blue.



### Performance Agreement and Surety

#### General Issues

#### 5. Engineering Sureties

kevin.long@franklintn.gov All unposted sureties associated with this development from site plans **6021** (Harpeth Square PUD Subdivision, Site Plan, Parking Garage), **6075** (Harpeth Square PUD Subdivision, site plan, section 2 (Multifamily)), and **6167** (Harpeth Square PUD Subdivision, Site Plan, section 3, lot 2 (Hotel)) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

## Zoning

### Harpeth Square Plat 2-03-17-stamped.pdf

#### 6. FFO

mollyp@franklintn.gov Revise the plat to label Lot 3 as unbuildable or an open space lot.

As discussed in our meeting on February 22, 2017, [lot 3 should be designated as a non-buildable lot due to FFO/FWO being located on the lot. After the LOMR is in effect and taken to BZA, the plat will then be required to be revised to make it a buildable lot.](#)

The City of Franklin does not allow for the creation of new buildable lots within the floodplain.

**Please add the side-note to the plat stating that it is understood that a LOMR is in progress and that once approved and taken to BZA, this will become a buildable lot.**

The other alternative to this is to create a new, separate, open space, non buildable lot that encompasses the floodplain/floodway area. However, if this option is chosen, the project will be required to go back through a development plan revision.

Please revise the plat appropriately.  
[Edited By Shanna McCoy]