

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. 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.

Planning

Harpeth Square Final Plat - Rev 2 5-05-17 plat rev2.pdf

2. Project name

joseph.bryan@franklintn.gov Because the approved Revision 2 (COF no. 6355) is not being recorded, this plat will take the place of Revision 2.

Applicant shall revise title block to "Harpeth Square, Final Plat, Revision 2." Also revise the purpose note (Note 1) to reflect correct name.

Water/Sewer

Harpeth Square Final Plat - Rev 3 6-01-17.pdf

3. COF plat responsibility note

scott.andrews@franklintn.gov Applicant shall add the following note to the plat notes:

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Zoning

General Issues

4. Plat

shanna.mccoy@franklintn.gov The plat cannot be recorded until the effective date on the LOMR of 7-5-17.

Comment to remain open until LOMR is in effect

[Edited By Joseph Bryan]