

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

2. Purpose of Plat

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant to revise purpose of plat (Note 1) to state *"The purpose of this plat is to revise property lines and reflect updated flood information."*

5. C. Final Plat

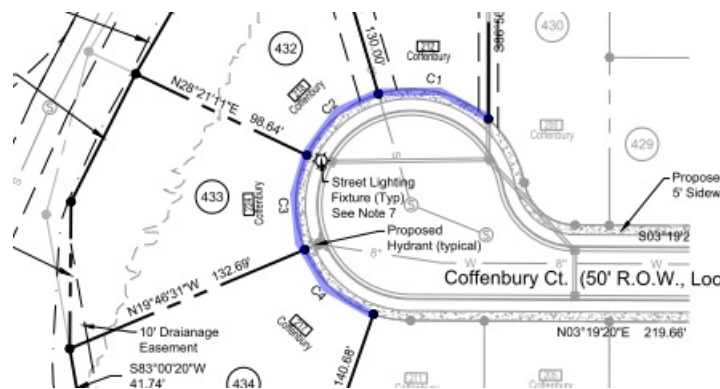
joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant shall provide reference to the previous recorded plat being voided, vacated and superseded with this plat (provide correct plat book and page number reference), as it relates to lots affected by this revision (i.e. lots noted in the purpose of plat).

6. Lot Lines

joe.marlo@franklin.tn.gov Comment partially addressed.

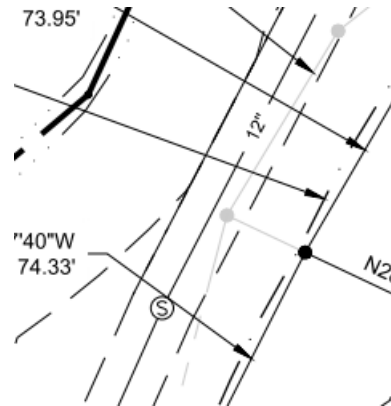
Applicant to bold lot lines of lots affected by this revision on the cul-de-sac side (C1-C4).

**7. C. Final Plat**

joe.marlo@franklin.tn.gov Comment not adequately addressed.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or "shaded back" line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Recommend using thinner black lines for elements that are currently shaded back.



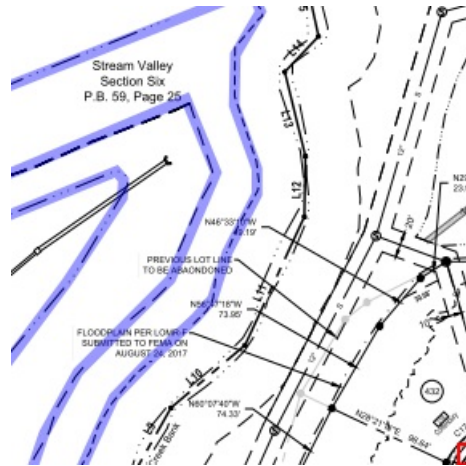
9. A. Preliminary Information

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant to revise Note 5 to reference the Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.

10. C. Final Plat

Applicant to label the lines highlighted below that are outside of Section 13 and match the linetype of any associated elements within the section (i.e. an FFO line outside the section should match the linetype of an FFO line inside of the section), or delete lines entirely if extraneous.



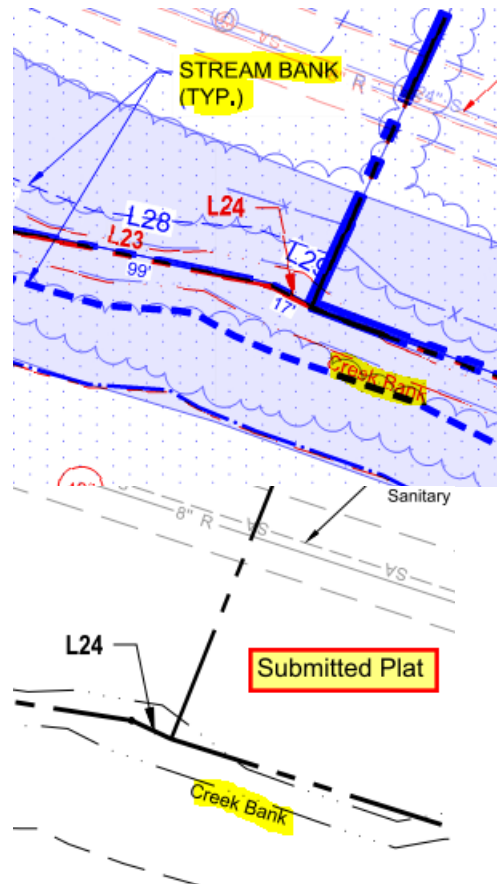
Applicant to also label the lines highlighted below that are within Open Space Lot 495.



12. C. Final Plat

joe.marlo@franklin.tn.gov Comment not addressed on plat. Lines showing bottom (not top) of bank still shown on plat.

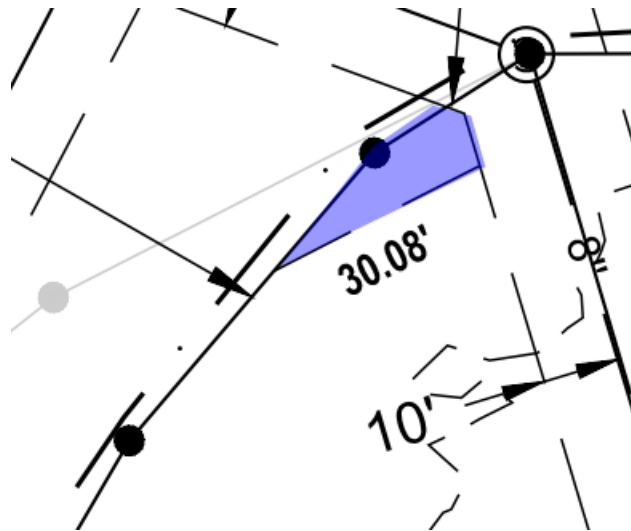
Applicant to show Stream Bank lines as depicted on associated Site Plan for Stream Valley Section 13 (COF 4579). (Blue represents COF 4579, red represents current plat under review). Delete erroneous "Creek Bank" lines at all location that do not represent top of bank. Dimension Zone 1 Buffer from top of stream bank.



13. C. Final Plat

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Label and dimension drainage easement highlighted below in Lot 432.



14. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to remove / revise the erroneous call-outs noted below.



16. LOMR-F Note

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant to revise LOMR-F note clouded below to include LOMR-F number and effective date.



21. C. Final Plat

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the plat.

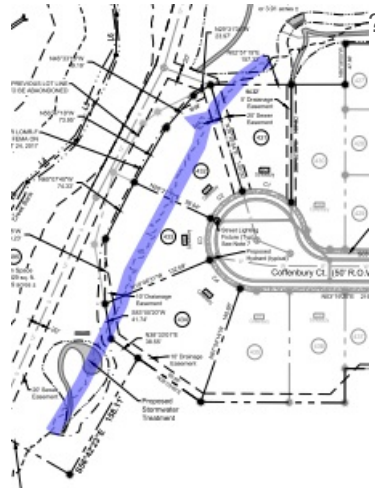
Applicant to revise call-out clouded below to state "10' Drainage Easement".



22. C. Final Plat

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the plat (grayed-out FFO line).

Applicant to darken and/or change linetype of previous FFO for visibility when the plat is scanned and reproduced. Add a label to the previous FFO line stating "Previous 100-Year Flood Line".



Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

24. Project number

josh.king@franklinton.gov Applicant shall state project number 6532 on all future correspondence and update "Project Number" on the plat before mylars are submitted to the City.

Stormwater

General Issues

23. Stream Buffer

jeff.willoughby@franklinton.gov Label Zone 1 and Zone 2 stream buffer widths

Zoning

General Issues

18. FFO

josh.king@franklinton.gov Applicant shall have FFO boundary changes approved by FEMA and the Franklin Board of Zoning Appeals.