

CONDITIONS OF APPROVAL:

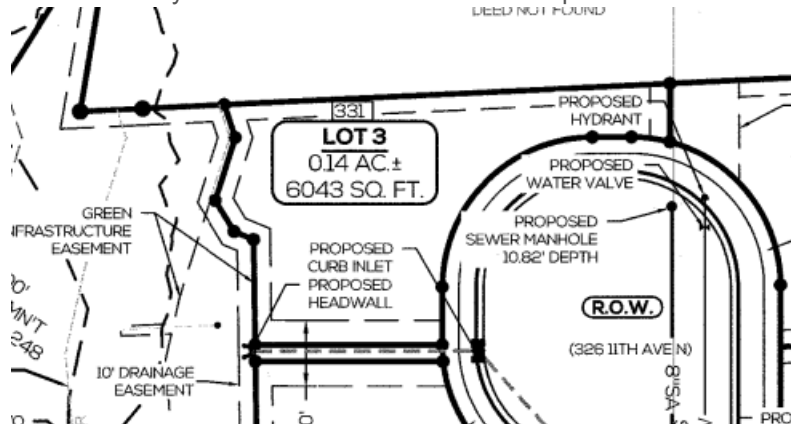
Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

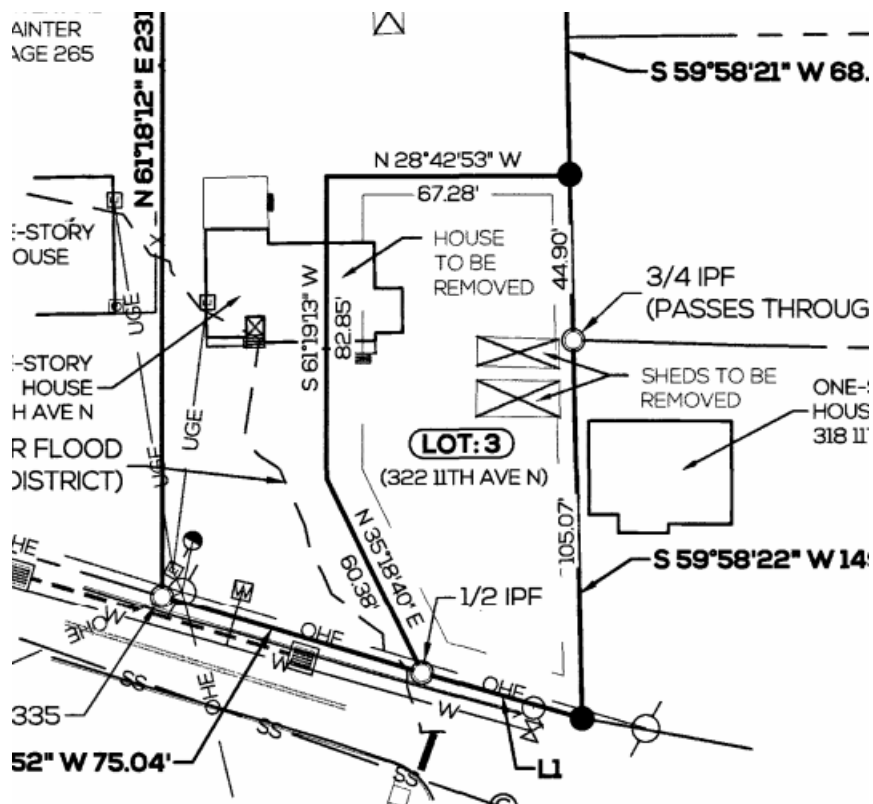
General Issues

9. 0. General Information

lance.fittro@franklin.tn.gov The lot currently labeled as Lot 3 on the submitted plat shall be renumbered:

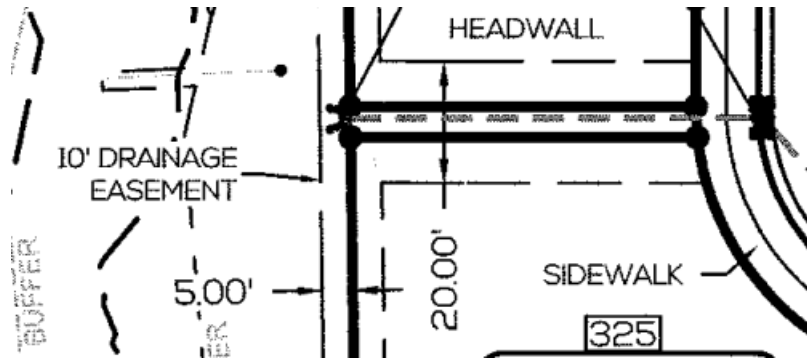


Lot 3 was already assigned to the lot located at 322 11th Ave. N when it was recorded with Plat Book P63 Page 87:



11. C. Final Plat

lance.fittro@franklinton.gov Applicant shall add "Drainage Easement" to the 20' dimension label for the easement shown below so that it is clear this is an easement and not just a building setback line.

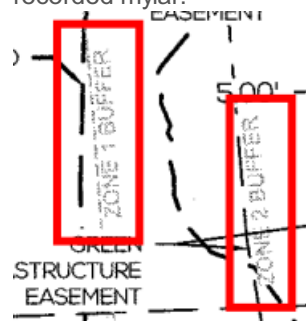


20. Stream Buffer

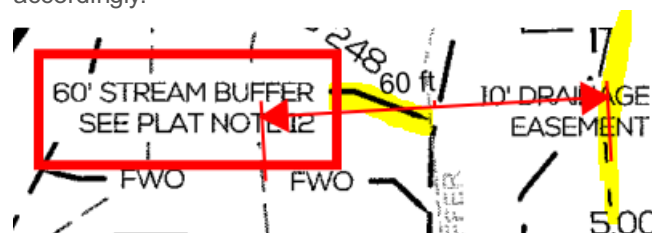
joe.marlo@franklinton.gov Comment partially addressed.

Applicant to revise the stream buffer information now shown on the final plat (pages 2 and 3) as follows:

1. Provide all "black" line work and text on the plat to facilitate reproduction from the recorded mylar.



2. "60' stream buffer" note is pointing to an incorrect line. Applicant to revise leader accordingly.



31. Scale

joe.marlo@franklinton.gov The following is a new comment based on new information shown on the drawings.

- The scale and associated graphic are shown as 1-inch = 50 feet, however it appears 1-inch = 40 feet is incorrect with the revised graphics. Applicant to correct final plat accordingly (Sheets 2 and 3).
- Applicant to provide scale and associated graphic for the added Sheet 4.

32. Sanitary Easement

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

Applicant to draw the revised 30-foot sanitary easement to scale on Sheet 2 and draw and note the sanitary easement correctly on Sheet 3.



Performance Agreement and Surety

General Issues

25. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from [Fair Park Cottages Subdivision, Site Plan, Revision 2 \(COF 6585\)](#) shall be transferred to this final plat as a condition of approval.

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

Planning

14-155 Fairpark Cottages 2 PLAT 2-5-18.pdf

15. Project number

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include project number **6628** on all plat sheets.

17. HPO

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include the Historic Preservation Overlay (HPO) in the plat notes.

30. Project name

joseph.bryan@franklintn.gov Comment not addressed. Revise project name to "Fair Park Cottages, Final Plat, Lot 2, Revision 1"

Applicant shall revise all sheets to reflect the revised name in the title bar.

Project 6628 Fair Park Cottages Revision 2.pdf

33. Plat

joseph.bryan@franklintn.gov Remove void and vacate note (Note 12 on cover sheet) from the plat.
[Edited By Joseph Bryan]

Zoning

14-155 Fairpark Cottages 2 PLAT 2-5-18.pdf

28. Plat

mollyp@franklin.tn.gov

The purpose of this plat should be the first note on the cover sheet. The purpose should state: "The purpose of this plat is the subdivision of Lot 2 into _ residential lots and _ open space lots." Please fill in the spaces in the purpose statement to indicate the number of different lots being created.