

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. Shared Parking Agreement

joe.marlo@franklintn.gov Comment to remain open until Book and Page number of recorded Shared Parking Agreement are incorporated into Final Plat.

Prior to One Stop Approval, the final plat is to reference the recorded shared parking agreement necessary to meet parking requirements for the site.

25. PARKING SHALL BE PERMITTED BY AGREEMENT ENTERED ON THE 11TH DAY OF DECEMBER, 2017, BY AND BETWEEN COLUMBIA AVENUE PARTNERS, LLC, 204 9TH AVENUE PARTNERS, LLC AND FRANKLIN SYNERGY BANK, AS RECORDED IN BOOK _____, PAGE _____, R.O.W.C., TN.

12. 0. General Information

lance.fittro@franklintn.gov The previous comment, "*Applicant shall ensure that any modifications to the site plan (COF 6636) are reflected on the final plat, including any existing elements that are to be relocated with the proposed project. The final plat shall match the site plan. The meters and guy lines shown to be within the proposed sidewalk to be installed are not correct*" has been partly addressed.

Rather than removing the guy locations for the overhead electric, show their location per the approved site plan as they are appurtenances to a public utility (Middle Tennessee Electric). Consult with MTE regarding the necessary easement for the relocated guys, and show the easement on the plat.

13. C. Final Plat

lance.fittro@franklintn.gov Per Sec. 23-106.(2)(f) of the Stormwater Ordinance:

(ii) All new Development and Redevelopment shall be designed and graded so that a minimum ten (10) foot drainage easement and Stormwater conveyance exist between each property.

Applicant shall show a 5' drainage easement along each common property line for the lot being platted (do not show the easement on adjacent lots not included in this plat).

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov All sureties associated with this development from site plan **COF# 6538 (Synergy Bank Annex Building at Ninth Avenue, Site Plan)** were posted 2/6/18.

City of Franklin
Paula Kortas
paulak@franklintn.gov
2/6/18 11:17 AM
6 - One Stop Dec 20 (Submittal
005)

Issue Closed, all sureties posted 2/6/18.

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

[Edited By Kevin Long]

Planning

204 9th Ave Final Plat Rev COF 4-4.pdf

14. Setbacks

joseph.bryan@franklintn.gov Front setback was approved at 15 feet with the site plan. Remove the modification of the front setback from Note 1 and show one setback line on the plat.

[Edited By Joseph Bryan]