

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Addressing

[554716056_2019-04-08_Berry Farms - Section 10 Revision 1_Resub of Lot 1001_Final Plat.pdf](#)

10. Addressing

mollyp@franklinton.gov The correct address is 8086 Berry Farms Crossing. Please revise.

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

joe.marlo@franklinton.gov Applicant to correct the Cross Access Easement plan note to reference plat note #25.

22' CROSS ACCESS
EASEMENT
(SEE NOTE #20)

25. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

13. C. Final Plat

joe.marlo@franklinton.gov The following is a new comment based on information removed from the previous submittal.

Applicant to include the following in the final plat notes:

"The recording of this plat voids, vacates, and supercedes the previous recording of Lot(s) _____ shown on the Final Plat entitled " _____ " as recorded in Plat Book _____, Page _____, R.O.W.C." (Fill in blanks)

Performance Agreement and Surety

General Issues

3. Engineering Sureties

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

Any unposted sureties associated with this development from site plan [COF# 6938 \(Berry Farms Town Center PUD Subdivision, Site Plan, Section 10, 1004 \(LiveWork Mixed Use\)\)](#) shall be transferred to this final plat as a condition of approval.

Zoning

General Issues

11. Plat

mollyp@franklinton.gov This issue has not been addressed. Setbacks are required to be provided on the plat. If they are not provided on the plat, the setbacks in the City Zoning Ordinance will be required to be met. Referencing the pattern book is not acceptable.