

CONDITIONS OF APPROVAL:

Parks

General Comments

1. Parkland information

- ~~Parks~~ These measurements/square footages are not correct.

The first 35units are 1200sf each

The remaining 45units are at 600sf each

35units x 1200sf=42,000sf

45units x 600sf=27,000sf

42,000sf + 27,000sf=69,000sf needed to meet ordinance.

So if 41,207sf is provided as AAPE then a deficiency of 27,793sf or .638acres is needed.

At this point then fees in lieu of 27,793sf will be needed to meet ordinance and shall be due at the final plat stage.

This information can be found in 5.5.4 of the ordinance.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- There are no changes to sureties reflected in this plat revision. Any remaining unposted sureties associated with this development from the original final plat, COF no: 5898 (Riverbluff PUD Subdivision, final plat, section 1), shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **[DATE]** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Planning (Landscape)

General Comments

4. Detached Residential Tree Lot Chart

- The detached residential tree lot chart should include each lot number and the amount of trees required for that lot. An example:

Lot 80 9,800sf 2 trees, 3" caliper