

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

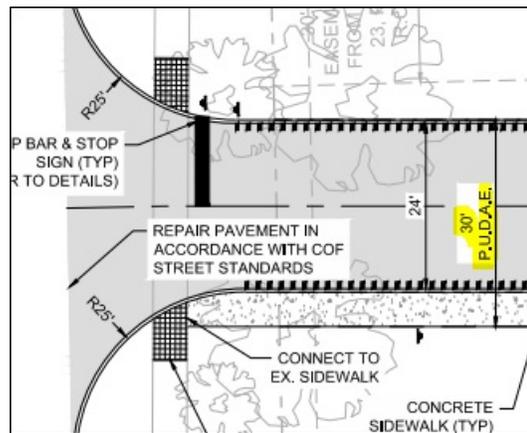
General Issues

3. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any changes to the associated site plan, COF #7143, which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan. The final plat shall not be submitted to One Stop in advance of the associated Site Plan.

29. Easements

joe.marlo@franklintn.gov Applicant shall revise the "30' Proposed Public Access Easement" at the drive connection on Lot 1 to be a "30' Public Utility, Drainage, and Access Easement", matching the associated Site Plan.



Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov Payment has not been received as of 3-9-2020.

The plat can not be recorded until the fees have been paid.

Failed will be the comment from Parks until payment has been received.

Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintrn.gov

Applicant shall post sureties in the following amounts, assigned from the associated Site Plan [COF 7143 \(Oakbrook PUD Subdivision, Site Plan\)](#):

I. City Water	\$ -
II. City Sewer	\$ 12,000
III. Public Sidewalk	\$ 11,000
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ 153,000
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 206,000
XI: Green Infrastructure	\$ 78,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Planning

General Issues

30. Project name

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For clarity between the two developments, revise project name to "Morningside PUD Subdivision, Final Plat, Section 1, Revision 1 & Oakbrook PUD Subdivision, Final Plat (Formerly Morningside Subdivision, Section 1, Lot 5)."

Applicant shall revise project name in the title block.
[Edited By Joseph Bryan]