

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. C. Final Plat

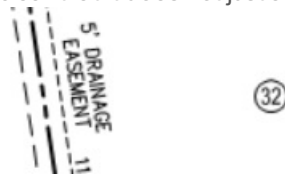
lance.fittro@franklintn.gov Please make the following corrections for the lot line drainage drainage easements:



Where the setback and drainage easement are noted together, place the "(TYP)" at the end of the label so that it is clear that it applies to both the setback and the drainage easement:

5' SIDE SETBACK & DRAINAGE EASEMENT (TYP)

For the easement label at the rear of Lot 32, add (TYP) at the end of the label so that it is clear that it does not just apply to Lot 32:



6. 0. General Information

lance.fittro@franklintn.gov The previous comment has not been addressed:

The Development Plan Revision (COF #6686) shall be submitted for final approval at One Stop prior to approval of the Section 4 final plat.

The Section 1 and 2 Final Plat Revisions shall be approved and recorded to clear up the issue regarding ownership of the Open Space / TVA easement prior to approval of the Section 4 final plat.

Applicant shall ensure that any modifications to the Development Plan Revision 3 (COF #6686), and Section 1 and 2 Final Plat Revisions (COF #6687 and 6688) are reflected on the final plat for Section 4.

8. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*The riparian buffer, open space lot, and public access easement shown on the Site Plan adjacent to the Harpeth River are to be included with this platted section of the development as was shown on the associated Site Plan (COF #6176). The plat shall match the site plan*" has not been addressed.

Show the full open space lot with darkened boundary lines as with other lots included in this plat. All property lines are to be fully-shown with metes and bounds, appropriate notations, and corner pins shown on the plat.

Parks

General Issues

9. Parkland information

kevinl@franklintn.gov Parks will keep this review in the status of "Failed" for tracking purposes in IDT until fees have been paid.

This can go forward but can not go to one stop without fees being paid.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

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

Any unposted sureties associated with this development from site plan [COF# 6176 \(Riverbluff PUD Subdivision, Section 4\)](#) shall be transferred to this final plat as a condition of approval.

Planning

Riverbluff PUD Subdivision, Final Plat, Section 4 - submittal 002.pdf

11. One-Stop Procedure

christopher.andrews@franklintn.gov Prior to One Stop Approval for the Final Plat of Riverbluff PUD Subdivision Section 4, applicant shall submit the revised Development Plan for the Riverbluff PUD Subdivision (COF Project #6686) for One Stop approval.

One Stop approval of the Development Plan must precede the approval of the Section 4 final plat. Those approvals cannot occur at the same One Stop session.