

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment "Due to the limited area for streets and utilities applicant shall provide easements for all utilities including gas, electric and communications." was not completely addressed.

Parks

General Comments

2. Fees In Lieu

- Parks- Fees shall be due before recoding final plat.

Please see attached invoice that has been uploaded.(Invoice Simmons Ridge.pdf)

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5786 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

4. Note 1

- Applicant shall address number of lots being created. 26 lots are shown yet labeled as only 23 residential lots.

5. Final Plat

- The final plat can not be recorded until the site plan is approved through the Post-PC process.

6. Parking Lots In Open Space Lots

- The off-street parking lots shall be included in open space lots with lot numbers.

7. Pins

- Applicant shall update plat to show all required pins/monuments.

8. Section 1 Lines

- Applicant shall lighten limits of Section 1 on Section 2 plat.

9. One Stop

• 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 **October 6, 2015** 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.

Water/Sewer

General Comments

10. Sewer service

• The previous comment "Due to the size of the lots applicant shall add a not to the final plat

- The City of Franklin's responsibility for the sewer services shall end at the edge of asphalt. The homeowner is responsible for sewer service from asphalt to dwelling." was addressed but a correction is required. Provide proper grammar. The current wording of the note is not clear.