

CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

13. Plat Notes

joe.marlo@franklintn.gov The FEMA FIRM number and effective date appears to be incorrect.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

Additionally, there are open space lots that are in areas of flood inundation.

gregt.jta@comcast.net As revised on the final plat

joe.marlo@franklintn.gov Comment partially addressed.

Portions of Open Space Lots are located in areas of flood inundation. Applicant to revise Flood Note 13 accordingly.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016.

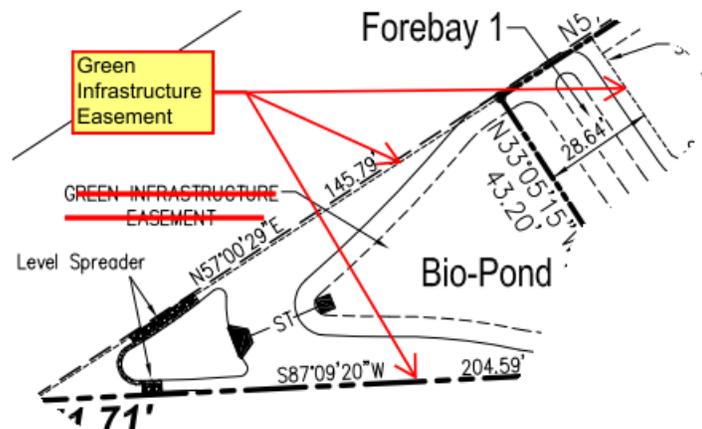
26. C. Final Plat

joe.marlo@franklintn.gov Applicant to show Green Infrastructure Easements (GIE) around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, etc.) on the Final Plat, even if the BMP is already in an PUADE / Open Space Lot.

gregt.jta@comcast.net As revised on the final plat

joe.marlo@franklintn.gov Comment partially addressed.

Applicant to clarify the extents of the Green Infrastructure Easement using leaders to point to the boundaries. (Sheet 2)



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6659 \(Riverbluff PUD Subdivision, site plan, section 3\)](#) shall be transferred to this final plat as a condition of approval.

gregt.jta@comcast.net Noted. No action needed

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6659 \(Riverbluff PUD Subdivision, site plan, section 3\)](#) shall be transferred to this final plat as a condition of approval.

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

Sureties assigned to COF# 6659 (Riverbluff PUD Subdivision, site plan, section 3) :	
I. City Water	\$ 210,000
II. City Sewer	\$ 293,000
III. Public Sidewalk	\$ 144,000
IV: City Streets	\$ 422,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 98,000
XI: Green Infrastructure	\$ 44,000

[Edited By Kevin Long]

Planning

General Issues

6. gas line in lot

amy.diaz-barriga@franklintn.gov There should be a lot created for the Gas Line Easement. It should have an open space lot designation.

gregt.jta@comcast.net The applicant can show a lot line between open space lots 85 and 83.
[Edited By Amy Diaz-Barriga]

amy.diaz-barriga@franklintn.gov The applicant can show a lot line between open space lots 85 and 83.