

**CONDITIONS OF APPROVAL:****Engineering - Final Plat Checklist****General Comments****1. C. Final Plat**

- Applicant shall revise General Note #19 to read "Sidewalks and trails outside of public right-of-way shall be **public access easements** and shall be maintained by the Homeowners Association." rather than "public easements" as now shown.

**Parks****General Comments****2. Parkland information**

- Applicant shall show this information before the plat is resubmitted for approval.

**Performance Agreement and Surety****General Comments****3. Engineering Sureties**

- Fees in lieu of Multi-use trail along Lewisburg Pike shall be paid in the amount of:

\$29,000 cash contribution for multi-use trail. The City will install the Lewisburg Parkway sidewalk at the project site at an unknown future date, following the City's Lewisburg widening. Therefore, the applicant shall provide a cash contribution of \$29,000 in the form of a Cashier's check payable to the City of Franklin, to be utilized by the City to install the aforementioned Lewisburg Parkway multiuse trail onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to City of Franklin, to the attention of the Planning and Sustainability Department.

$(270 \text{ LF} \times 12 \text{ FT}) \times \$8 = \$25,920$

10% Contingency = \$2,592

Total (rounded) = \$29,000

**RIVERBLUFF PUD SUBDIVISION, SECTION 1-A - submittal 001.pdf****4. Engineering Sureties Site Plan Calculations**

- Sureties to be posted in the amount of:

Section 1:

I. City Water: \$83,000

II. City Sewer: \$351,000

III. Streets (including private streets): \$220,000

IV. Street Access (separate surety): \$7,000

V. Sidewalks: \$74,000

VI. Drainage: \$56,000

VII. Green Infrastructure: \$94,000

As shown in the notes for site plan. Amounts listed on site plan's conditions of approval are for entire project.

**Planning****General Comments****5. Section**

- Applicant shall update Phase 1 to read as Section 1.

**Planning (Landscape)****General Comments**

#### 6. Detached Residential Tree Lot Chart

- This comment has not been addressed. Applicant shall include a detached residential tree lot chart on the plat.

#### 7. Buffers

- Applicant shall explain the reasoning behind the Class C Buffer along lots 1-3. The associated site plan only shows a P.U.D.E. running the entire length of the properties to the north.

#### Water/Sewer

##### General Comments

#### 8. Reclaim Water

- Applicant shall revise easement around sewer and reclaim line at entrance as 30' exclusive sewer and reclaim easement.

[Riverbluff PUD Subdivision, final plat, section 1-A - submittal 002.pdf](#)

#### 9. Water block

- Applicants shall revise water block to read City of Franklin water.