

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

11. B. General Information

lance.fittro@franklintn.gov As discussed in previous meetings, the off-site drainage easement through the land that was previously Open Space but which has been removed from the PUD now requires a drainage easement for the swale (20' width, centered on the swale centerline). This shall either be recorded by separate instrument with standard COF drainage easement language, or alternately, a separate agreement between the COF and the Riverbluff HOA may be recorded which meets the following conditions:

1. That the Riverbluff HOA cannot neither eliminate or otherwise change the existing easement without first obtaining permission from the City of Franklin BOMA. You should have and reference the two existing agreements and Exhibits.
2. That the City of Franklin can compel the Riverbluff HOA to repair, modify, improve, or maintain the easement in accordance with City approved plans if needed.
3. That the City of Franklin has full, unimpeded access to the easement and in the event the City determines it needs to repair, modify, improve, or maintain the easement in accordance with City approved plans the Riverbluff HOA shall be responsible for reimbursing the City or its contractors for associated costs.

Either the easement or the agreement shall be recorded, and the book and page number of the recording referenced on the revised Development Plan, prior to final One Stop approval of the revised Development Plan.

Parks

General Issues

14. Parkland information

kevinl@franklintn.gov Parks- Fees in lieu or trail construction easement shall be due at the final plat.

A meeting is planned for Developer and Engineering to discuss options. If a trail cannot be located then fees shall be due.

[Edited By Kevin Lindsey]