

CONDITIONS OF APPROVAL:

**Performance Agreement and Surety**

**General Comments**

**1. Engineering Sureties**

- Any unposted sureties associated with this development from [site plan 5781](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Sureties for this section also include completion of the trail along Downs Boulevard.

- Applicant shall post sureties in the following amounts:

I. City Water: \$65,000

II. City Sewer: \$114,000

III. Streets (including private streets): \$207,000

VI. Drainage: \$73,000

VII. Green Infrastructure: \$55,000

V. SIDEWALKS: \$ 97,000

(Includes \$ 73,000 for sidewalks and \$ 24,000 for the asphalt trail along Downs Blvd.)

***(Site plan sureties revised 8/24/2016 based on splitting the asphalt trail out from the sidewalk surety.)***

1. • Understood that sureties associated with this development will be transferred to this plat

• Applicant shall post sureties in the following amounts:

I. City Water: \$65,000

II. City Sewer: \$114,000

III. Streets (including private streets): \$207,000

VI. Drainage: \$73,000

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(Includes \$ 73,000 for sidewalks and \$ 24,000 for the asphalt trail along Downs Blvd.)

***(Site plan sureties revised 8/24/2016 based on splitting the asphalt trail out from the sidewalk surety.)***

(Previous comment restated for informational purposes only, no response necessary.)

**Planning**

**General Comments**

**2. SD-R Density**

- Include SD-R density
  1. • SD-R Density has been added to Sheet 1 as requested beside the SD-R Label.
- Applicant shall revise the zoning as SD-R 3.77.

**3. One-Stop Procedure**

- 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 **[DATE]** 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

#### 4. COF plat responsibility note

- Applicant shall add the following note to the plat notes:
  - The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.