

**CONDITIONS OF APPROVAL:**

**Engineering - Final Plat Checklist**

**General Comments**

**1. C. Final Plat**

• The previous comment "The applicant shall show all drive aisle access easements on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets." was not completely addressed.

- Provide access to the north across the project boundary to the access drive under construction.
- Provide a sewer easement across lot 2 for the sewer main serving lot 1.
- Provide stormwater detention and green infrastructure easements.
- Provide access easements to the detention and green infrastructure.

**2. C. Final Plat**

• Per the Stormwater Management Ordinance (FMC 23-107(6)(e)), applicant shall place all Streamside Buffers in open space lots, to be maintained by the property owner or HOA. Commercial Developments shall be allowed to place Riparian Buffers in a Riparian Buffer Conservation Easement in lieu of open space lots.

**Performance Agreement and Surety**

**General Comments**

**3. Engineering Sureties**

• Applicant shall post sureties in the following amounts:

- II. City Sewer: \$ 50,000
- V. Traffic Signals \$ 350,000

**III. City Streets: \$ 80,000 (TO BE POSTED WITH TDOT, per Carl Baughman's comment.)**

**Planning**

**General Comments**

**4. SD-X Zoning**

• Applicant shall include correct density numbers.

**5. Rear Yard Setback**

• Applicant shall include correct rear yard setback.

**6. 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

#### 7. Utility easement

- The site plan with the proposed sewer line locations has not been finalized. The final plat may require more comments on sewer easements once the locations are completed.

Applicant shall label the sewer line depths to ensure the proper easement widths are provided.

### EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.