

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

[Fair Park Cottages - submittal 001.pdf](#)

1. Engineering Sureties

- Sureties will be determined at site plan stage. Another final plat will be submitted and sureties will eventually be transferred to the next final plat as a condition of approval.

Planning

General Comments

2. 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 **12/16/2015** 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.

Stormwater

General Comments

3. Plats

- All final plats are required to have the following language placed on the plat

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

4. Stream Buffer

- Revise location of "Sharps Branch" label to in between top of bank lines so it is clear exactly where the stream is located.

5. Stream Buffer

- Provide Stream Buffer note:

"There shall be no mowing, clearing, Grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee."