

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

- Applicant shall revise General Note #14 to read "... a 10' wide Public **Drainage** Easement shall exist along all common building lot lines..."

Performance Agreement and Surety**General Comments****2. Engineering Sureties**

- Sureties associated with this development from site plan(s) 4579 shall be transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	\$ 464,000
III. City Streets:	\$ 512,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 207,000
VII. Stormwater Drainage:	\$ 269,000
VIII. Green Infrastructure:	\$ 730,000
IX. ITS Elements:	

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

Planning**[Stream Valley, Section 13 Final Plat 2016-07-07.pdf](#)****3. FWO and FFO**

- Applicant shall add a general note in the Notes section on Page 1 referencing the unbuildable lots due to the location of the FFO.

4. 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 **7/20/2016** 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.