

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

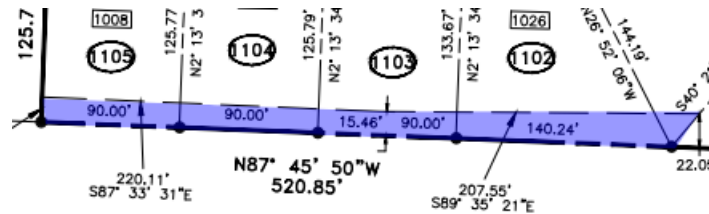
Engineering - Final Plat Checklist

General Issues

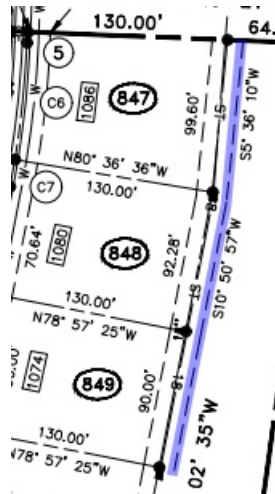
8. PUDE

joe.marlo@franklin.tn.gov Comment partially addressed.

1. Applicant to label the shaded area below as a PUDE.



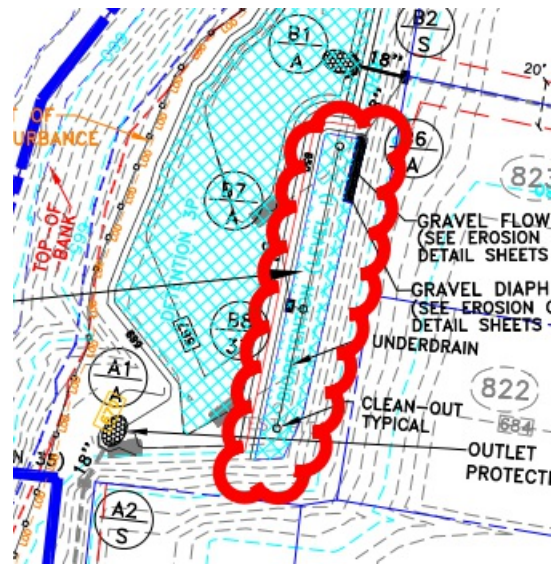
2. Applicant to delete the line remnant from previous modifications, as highlighted below.



10. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed. Detention shown, but bioretention has not been shown.

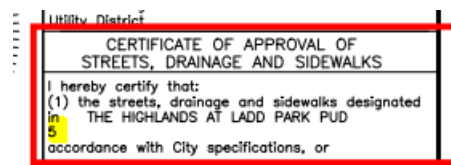
Applicant to show and label outline of bioretention in Section 35.



11. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to revise Certificate of Approval of Streets, Drainage and Sidewalks to reflect Section 35 and read properly.



Performance Agreement and Surety

General Issues

3. Engineering Sureties

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	\$ 392,000
III. City Streets:	\$ 465,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 200,000
VII. Stormwater Drainage:	\$ 372,000
VIII. Green Infrastructure:	\$ 99,000
IX. ITS Elements:	

These sureties replace the sureties associated with this development from the following site plans:

Highlands at Ladd Park PUD Subdivision, site plan, section 35 (Mass Grading)
COF no: [6361](#)

Highlands at Ladd Park PUD Subdivision, site plan, section 35 and 36
 (Infrastructure)
COF no: [6439](#)

Highlands at Ladd Park Subdivision, site plan, Section 35
COF no: [6494](#)

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.