

CONDITIONS OF APPROVAL:

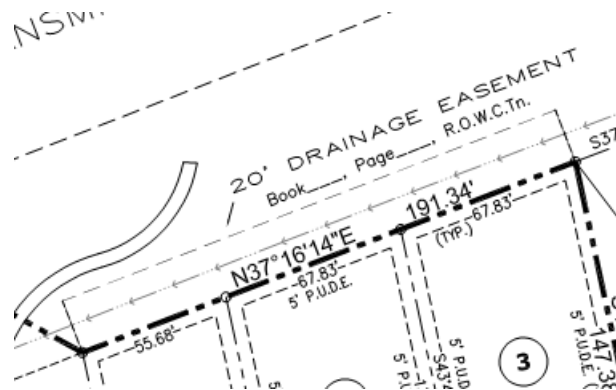
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklinton.gov The 20' Drainage Easement shown on the adjacent property cannot be created with this plat unless the adjacent property is included in this plat. If the Drainage Easement shown has been recorded by separate instrument, provide the book and page number reference on this plat. Otherwise, Applicant shall remove the drainage easement shown from the plat.



10. C. Final Plat

lance.fittro@franklinton.gov The off-site drainage easement through the land that was previously Open Space but which has been removed from the PUD now requires a drainage easement for the swale (20' width, centered on the swale centerline). This shall either be recorded by separate instrument with standard COF drainage easement language, or alternately, a separate agreement between the COF and the Riverbluff HOA may be recorded which meets the following conditions:

1. That the Riverbluff HOA cannot neither eliminate or otherwise change the existing private easement without first obtaining permission from the City of Franklin BOMA. The agreement should have and reference the two existing agreements and Exhibits.
2. That the City of Franklin can compel the Riverbluff HOA to repair, modify, improve, or maintain the easement in accordance with City approved plans if needed.
3. That the City of Franklin has full, unimpeded access to the easement and in the event the City determines it needs to repair, modify, improve, or maintain the easement in accordance with City approved plans the Riverbluff HOA shall be responsible for reimbursing the City or its contractors for associated costs.

Either the easement or the agreement shall be recorded, and the book and page number of the recording referenced on the revised plat, **prior to final One Stop approval of the revised plat.**

12. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Applicant shall provide Owner Affidavits and signature blocks for all property owners of lots included in this plat*" has not been addressed.

In order to clearly indicate that only the Open Space lot is being revised, provide a bold property line for the Open Space lot, and lighter property lines for the lots which are unaffected by the revision.

[Edited By Lance Fittro]

Parks

General Issues

7. Parkland information

kevinl@franklintn.gov A meeting will be set with the Developer and Engineering to discuss the trail easement. IF a trail can't be located then fees shall be due.

[Edited By Kevin Lindsey]

8. Parkland information

kevinl@franklintn.gov Fees to be determined.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.