

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

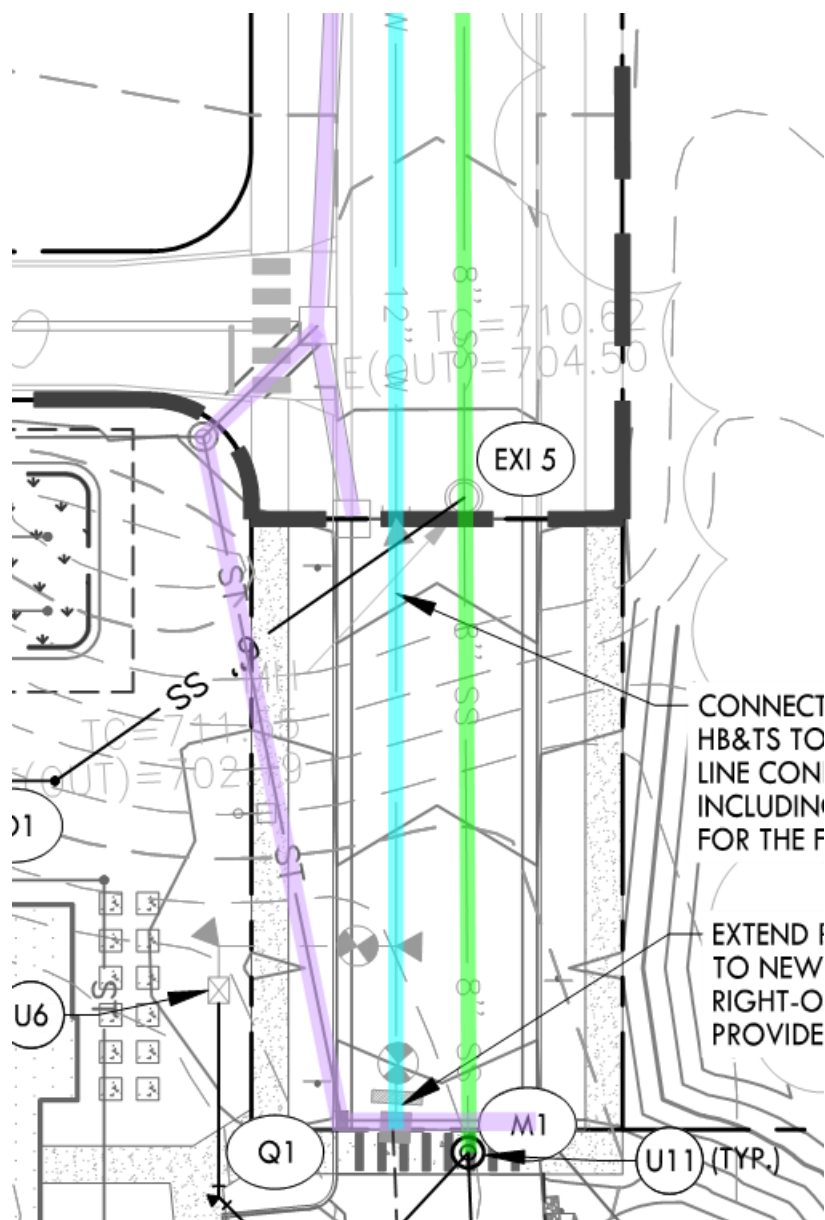
Engineering - Final Plat Checklist

General Issues

27. C. Final Plat

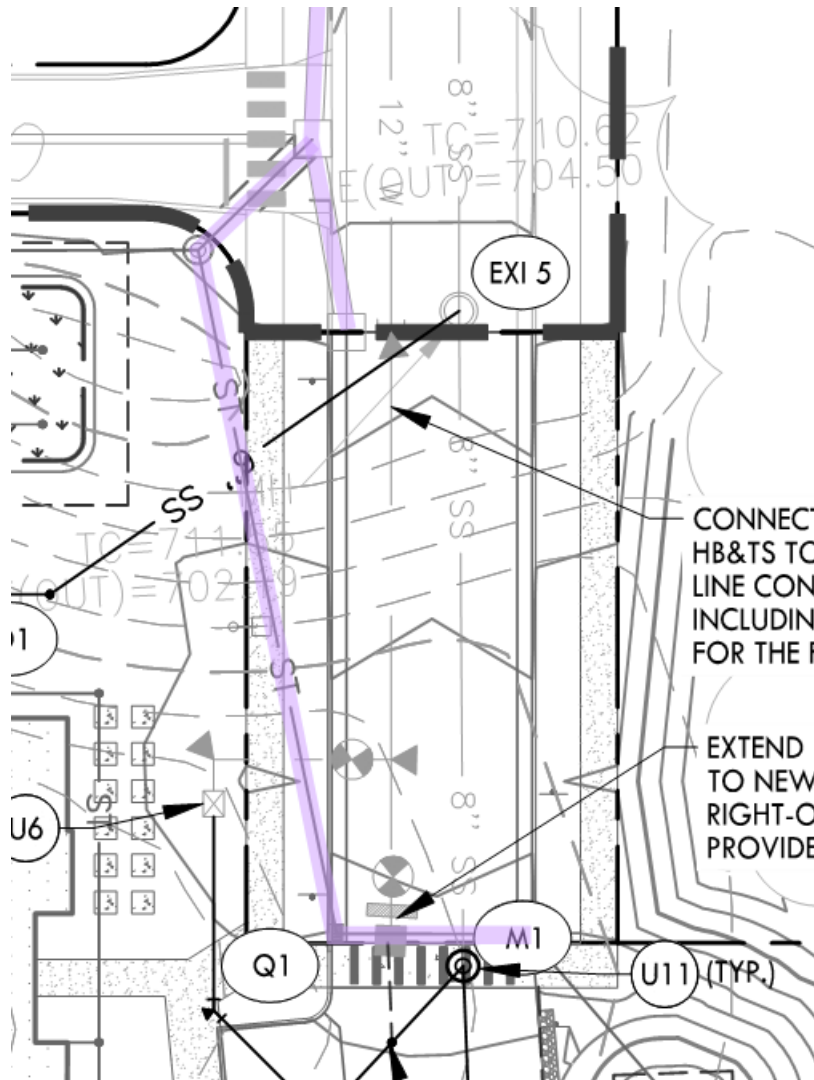
lance.fittro@franklinn.gov The previous comment has been partially-addressed. Show the following proposed public utilities on the plat:

Public water (blue), sanitary sewer (green), and storm sewer (purple) lines within the portion of the property being dedicated as ROW shall be shown on the plat as highlighted on the associated site plan below:



The portion of the storm sewer infrastructure highlighted below which conveys runoff from public ROW will be a public line. This line requires a 20' drainage easement

centered on the line (10' on each side of the line) where it crosses out of the existing/proposed ROW. Applicant shall show the line and its associated easement on the plat. The portion of easement which would fall within the existing or dedicated ROW need not be shown.



Performance Agreement and Surety

General Issues

13. Engineering Sureties

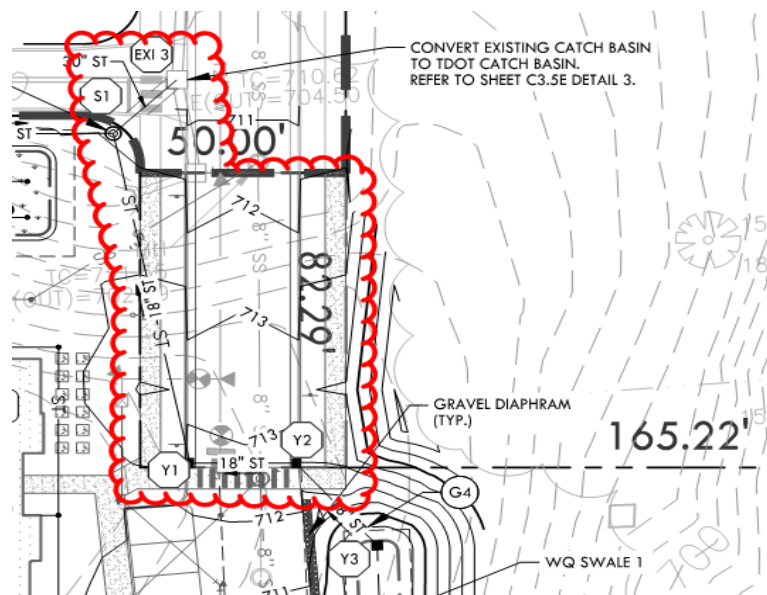
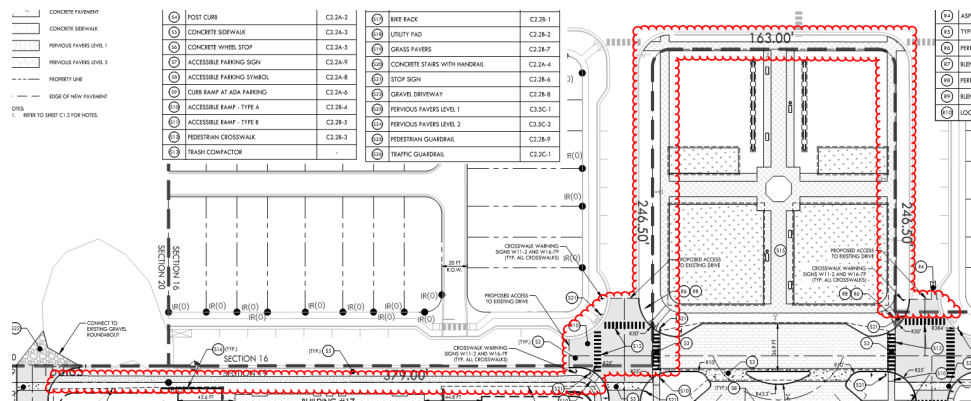
kevin.long@franklinn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 126,000
III. Public Sidewalk	\$ 63,000
IV: City Streets	\$ 126,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 50,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -

X: Stormwater Drainage	\$ 33,000
XI: Green Infrastructure	\$ 1,103,000

(Sidewalk and stormwater sureties are for the area in and adjacent to public right-of-way, as highlighted below.)



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.

[Edited By Kevin Long]