

CONDITIONS OF APPROVAL:

Open Issues: 3

Fire-Planning

[SIGNED_Stream Valley, Section 17_Final Plat.pdf](#)

17. Requirement for residential sprinkler systems

curt.edelmann@franklintn.gov Delete Note 12 and replace it with the following:

All buildable lots require a fire sprinkler system installed and maintained in accordance with National Fire Protection Association (NFPA) standards.

[Edited By Curt Edelmann]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6770 \(Stream Valley PUD Subdivision, Site Plan, Section 17\)](#) shall be transferred to this final plat as a condition of approval.

clay.wallace@eli-llc.com Acknowledged

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6770 \(Stream Valley PUD Subdivision, Site Plan, Section 17\)](#) shall be transferred to this final plat as a condition of approval.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

5. Engineering Sureties

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

Due to the anticipated difficulty in maintaining the proposed bioretention areas and expense of repairing/replacing the same, the Green Infrastructure Sureties for this section of Stream Valley shall not be reduced or released to maintenance until it has been demonstrated that the bioretention facilities can maintain their intended function without scouring or blow-out of the forebay, berm, or bioretention media in significant storm events. The observation period for this determination following the bioretention installation shall be a period of 2 years or the occurrence of a 10-year 24-hour storm event, whichever is shorter. Following this observation period, the bioretention facilities shall be inspected by City of Franklin staff and any additional measures deemed necessary by the City Engineer and/or Stormwater Coordinator to maintain integrity of the bioretention facilities shall be made. Upon approved final inspection of the bioretention facilities and any additional measures installed, the Green Infrastructure Sureties may be released to maintenance according to standard City of Franklin procedures.

clay.wallace@eli-llc.com Acknowledged

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

Due to the anticipated difficulty in maintaining the proposed bioretention areas and expense of repairing/replacing the same, the Green Infrastructure Sureties for this section of Stream Valley shall not be reduced or released to maintenance until it has been demonstrated that the bioretention facilities can maintain their intended function without scouring or blow-out of the forebay, berm, or bioretention media in significant storm events. The observation period for this determination following the bioretention installation shall be a period of 2 years or the occurrence of a 10-year 24-hour storm event, whichever is shorter. Following this observation period, the bioretention facilities shall be inspected by City of Franklin staff and any additional measures deemed necessary by the City Engineer and/or Stormwater Coordinator to maintain integrity of the bioretention facilities shall be made. Upon approved final inspection of the bioretention facilities and any additional measures installed, the Green Infrastructure Sureties may be released to maintenance according to standard City of Franklin procedures.