

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

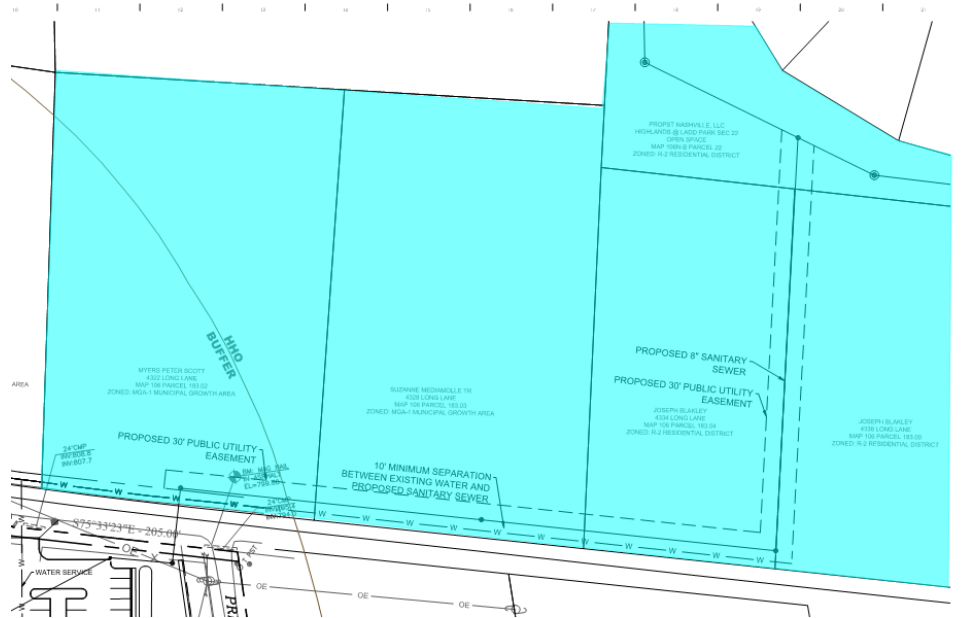
Engineering - PUD Plan Checklist

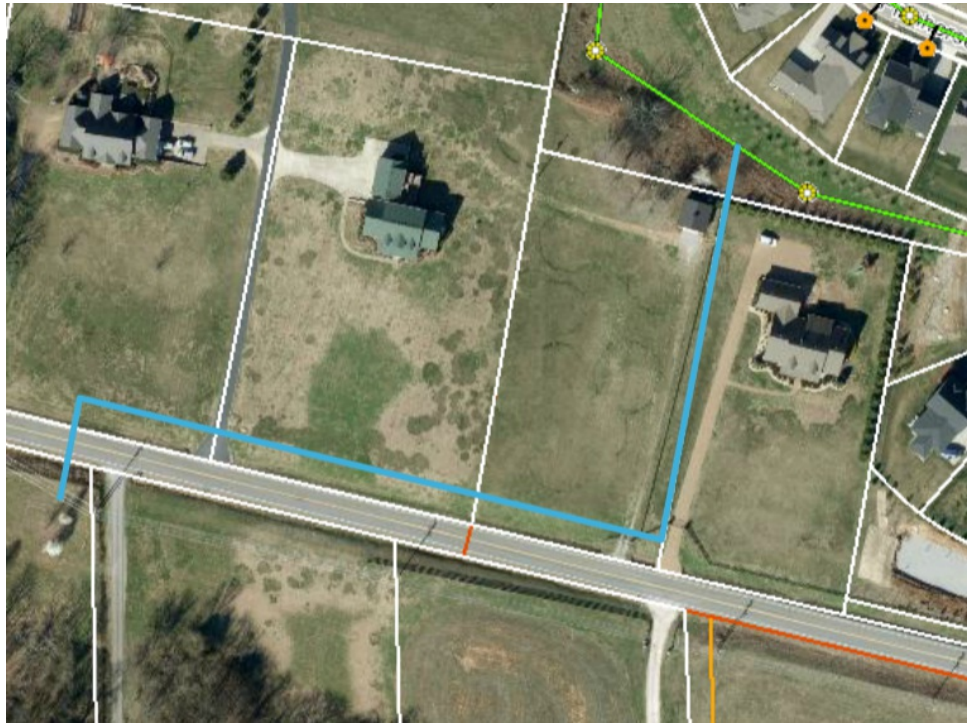
General Issues

23. E. Existing Conditions Plan

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall show all easements (including drainage), both existing and proposed, with dimensions and designations as to type. Show all existing structures and utilities in the vicinity of the off-site sanitary sewer extension so that utility conflicts and the impacts to those properties is clear. **Acquisition of off-site easements necessary for the sanitary sewer extension is the responsibility of the developer.** All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development." has not been fully-addressed.

Owner information for off-site properties being crossed is now shown along with the existing public water main and associated easement (thank you). Still now shown are the existing improvements (homes, accessory structures, driveways, etc) on the properties that are to be crossed with the required off-site sanitary sewer extension. Full survey is not necessary, but the approximate location of these existing improvements must be shown so that the proposed impacts to these properties is clear:





32. I. Utility Plan

lance.fittro@franklin.tn.gov

This is an advisory comment:

The provided exhibit illustrating the three alternatives for sanitary sewer routing to serve the development has been added to the submittal folder.

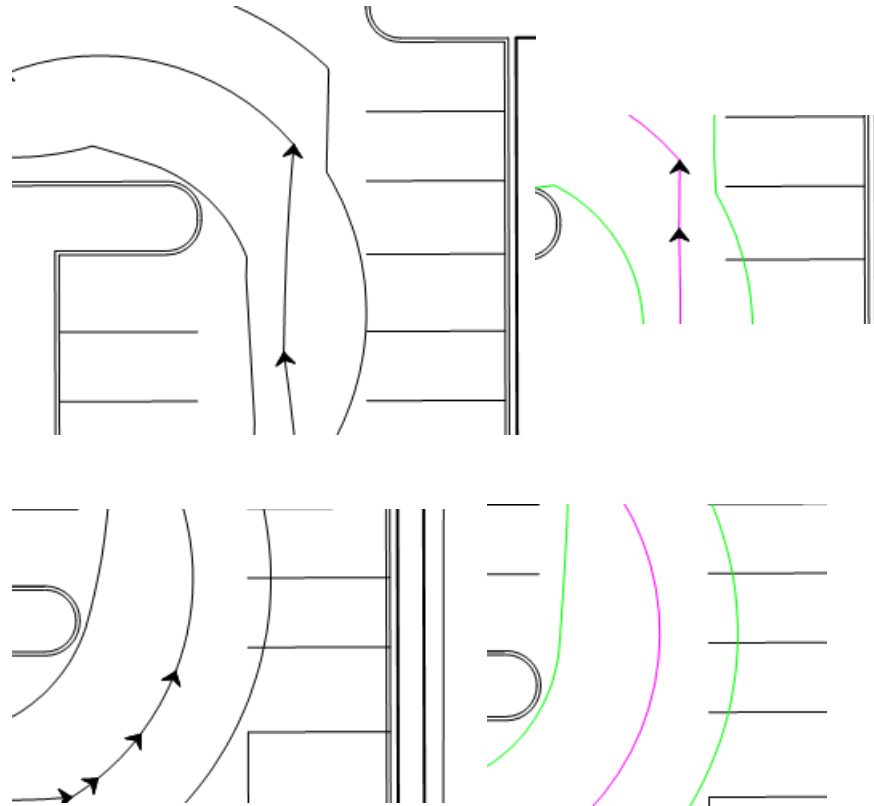
Applicant shall be aware that extension of public sanitary sewer to the property and acquisition of all off-site easements necessary for the sanitary sewer extension is the responsibility of the developer, regardless of which route is ultimately approved. All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development.

Fire-Planning

General Issues

13. Access

curt.edelmann@franklintn.gov There appears to be no change between the original plan and the revision except for the colors.



15. Fire Protection

curt.edelmann@franklintn.gov Applicant should proceed at their own risk as the water supply may not be adequate since the tank is very close in elevation to the building site.
[Edited By Andy King]

Stormwater

General Issues

4. Hydrologic Determination

Doug.Noonan@franklintn.gov Comment not addressed, "Applicant shall provide documentation from TDEC-Division of Water Resources verifying the jurisdictional status of the channel(s) onsite as a wet weather conveyance. If a hydrologic determination has not been performed the channel shall be treated as a jurisdictional stream and water quality buffers shall be provided."

Please provide TDEC's letter accepting the features identified in the BDY report.
[Edited By Doug Noonan]

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklin.tn.gov At site plan, the final route shall be determined for the sanitary sewer main by Franklin Water and Engineering. All applicable City of Franklin code and general design requirements shall be met. If the proposed layout is not acceptable to the City of Franklin at site plan, the routing shall be changed to meet all Franklin requirements.
[Edited By Ben McNeil]