

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

10. Street Name

lori.jarosz@franklintn.gov This comment is to remain open until street names have been submitted and approved.

Engineering - PUD Plan Checklist

General Issues

18. D. Statement of Impacts

carlb@franklintn.gov Applicant has partially met this condition by reaching out to Jimmy Wiseman. The specific roadway improvements must be shown in the plans as scaled schematics on maps, to be submitted as a condition of approval for this development. Such schematics shall be submitted for One-Stop review, with approval at that step to allow the development to proceed. Any application for roadway impact fee offset for funding these improvements must be approved by the BOMA prior to site plan approval.
[Edited By Carl Baughman]

23. F. Development Plan

kevin.long@franklintn.gov *The following is an Advisory Comment to be addressed if needed at site plan, but does not hinder the approval of the Development Plan.*

Advisory Comment: Any street stubs (serving more than one lot) at the boundary of the PUD or at section lines shall be designed and constructed in accordance with COF Std. Dwg SD-2, Temporary Cul-de-sac.
[Edited By Kevin Long]

25. ROW Dedication

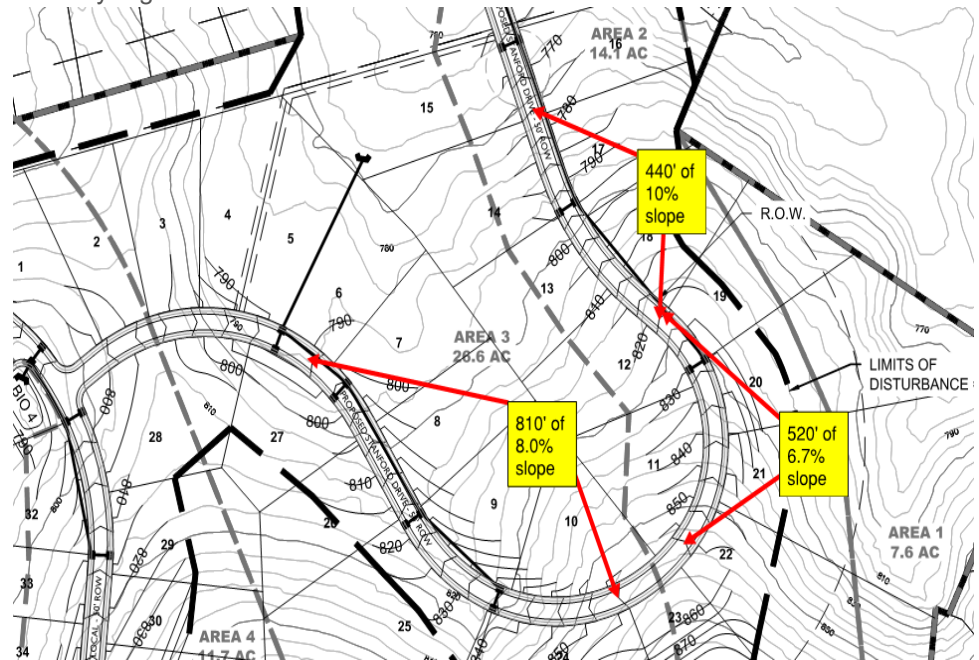
joe.marlo@franklintn.gov Applicant to show a note on Development Plan C2.0 stating "ROW dedication along site frontage with Highway 96 to extend 52.5 feet from the centerline of the roadway."

Applicant to be aware that additional dedication may be required along site frontage with further design refinement at the Site Plan stage.

30. F. Development Plan

kevin.long@franklinton.gov The following is an Advisory Comment and reminder to staff to be addressed at the site plan stage. **This comment does not hinder the approval of the Development Plan.**

Advisory Comment: Special consideration will need to be made for the street and drainage design in section 1 due to the length of excessive grades for the proposed roadway alignments.



38. Steep Slopes

joe.marlo@franklinton.gov The following is an Advisory Comment, but does not hinder the approval of the Development Plan.

Advisory Comment: While grades will be better defined by the field-run topographic survey required at Site Plan stage, GIS data on the Development Plan shows several proposed lots in areas having steep slopes exceeding 14%. The Applicant is to be aware that in the review of Critical Lot plans, the City of Franklin will not waive any City requirements for construction proposed on lots with steep slopes, including 3H:1V maximum site slopes, maximum residential retaining wall heights listed in Zoning Ordinance Table 5-8, 14% maximum driveway slopes with an 8% maximum driveway approach from the street, etc. No development is permitted in areas with natural slopes of 20% or greater.

Planning

General Issues

35. Phasing Plan

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Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved.

Planning (Landscape)

General Issues

41. Existing tree canopy on existing conditions

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On sheets C1.2 & C1.3, the existing canopy is very difficult to read, when compared to the previous submit. Applicant shall improve graphic representation of existing canopy.