

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

50. Addressing

lori.jarosz@franklintn.gov Applicant shall remove Claremont, Emory, and Lynes Drive from the plans. These names haven't been approved.

Engineering - PUD Plan Checklist

General Issues

35. Project Entitlement Note

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

36. Easement

joe.marlo@franklintn.gov *Comment not addressed, as the requested easement has not been shown.*

Applicant shall show the existing 30-foot Public Access Easement from Sunrise Circle to the subject site on Sheets C2.0 - C5.1. If the revised location of the access drive falls outside of this easement, additional easements will be necessary.

43. F. Development Plan

joe.marlo@franklintn.gov Applicant to show extents of 5' sidewalk extending along Legion Drive to sidewalk along Sunrise Circle.



46. Sidewalk

joe.marlo@franklntn.gov *Comment partially addressed, as a 6-foot sidewalk has been added along Mallory Station Road, but it is not located within ROW Dedication.*

At Site Plan, sidewalk along Mallory Station Road shall be within ROW Dedication or a Public Access Easement. Any stormwater features within 5 feet from the nearest edge of sidewalk shall be supported with retaining walls. No portion of retaining walls or wall appurtenances shall lie within ROW Dedication.

47. Revised Final Plat

joe.marlo@franklntn.gov *This is an advisory comment that **does not hinder approval of the Development Plan.***

Advisory Comment: A revised final plat will be required in order to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat may be submitted concurrent with the Site Plan, and shall be approved and recorded prior to issuance of a Building Permit.

Acquisition of the necessary off-site easements for the infrastructure shown, including that on the adjacent open space lot retained by the Morningside developer, is the responsibility of the Applicant and shall be obtained prior to the issuance of any permits for the proposed project.

56. Vehicular Connection to Avenida

joe.marlo@franklntn.gov *The following is a newcomment based on newinformation shown (revised connection alignment to Avenida site reflected on drawings).*

At Site Plan, Applicant shall provide a connection to the existing pavement on the Avenida Site to the East. Connection shall not be offset as currently shown, but have a smooth, continuous alignment to and from the Avenida site that is navigable by emergency vehicles and meets IFC requirements. No portion of the drive connection shall have a grade steeper than 10%.



Fire-Planning

General Issues

7. Fire Protection

curt.edelmann@franklntn.gov It appears that the applicant is addressing the wrong issue. Hydrant flow information is still needed.

8. Fire Department Access

curt.edelmann@franklintn.gov The fire department will waive the requirement for 26-foot wide streets. It is understood that the buildings will be constructed as townhouses with a minimum 1-hour rated fire barrier between units. The fire barrier will be constructed in accordance with IRC R302.2.

At site plan, include details of fire lane signage / striping.

[Edited By Curt Edelmann]

57. Fire hydrants

curt.edelmann@franklintn.gov Hydrant spacing shown on sheet C5.1 are not sufficient.

There must be a hydrant within 600-feet of every portion of each building assuming the buildings are constructed as town house in accordance with the IRC.

Hydrant spacing can be no greater than 500-feet.

It is further assumed that the sprinkler systems will be designed and installed in accordance with NFPA 13 D with the exception that the system must be designed to supply three sprinklers instead of the usual two due to the buildings' height.

Note: Distances specified above are measured along the approved path of travel.

Note: 13 D sprinkler systems do not require a fire department connection.

[Edited By Curt Edelmann]

Planning

General Issues

52. Off-site Agreement

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall show off site sewer plan to comply with water management's comments.

53. Resubmittal Warning

joseph.bryan@franklintn.gov Applicant shall comply with water/sewer comments to enhance sewer line.

[Edited By Joseph Bryan]

58. Project name

joseph.bryan@franklintn.gov New project name is Oakbrook PUD Subdivision. Applicant shall revise all sheets to reflect the revised name in the title bar.

Planning (Landscape)

General Issues

13. Tree Canopy Retention

jason.arnold@franklintn.gov Comment not addressed. The numbers are still different.

Applicant shall update with one stop submission.

Water/Sewer

General Issues

10. Sanitary sewer

The applicant failed to address the issue, the applicant shall show the required offsite 10" sanitary sewer main upsized to a minimum of 15" to match the downstream pipe size. The off site routing must be submitted for review with the development plan. The limits of the offsite requirements are from the existing manhole on the west side of the railroad tracks, to the existing manhole to the north side of Mallory Station Rd.



At this time, Water Management is attempting to determine the required sizing for the offsite main, but will not have the required information to correctly identify the pipe size before development plan has completed approval process. The developer may wish to have an independent sanitary sewer study completed to identify the size and requirements for the development. Any sizing greater than what is required for the development may qualify for an offset agreement, but the study must be completed and all agreements go to the Board of Mayor and Alderman with the Development plan for approval.

If the applicant wishes to continue the plan forward to planning commission and planning commission approves the development plan, the applicant shall be aware that the sanitary sewer upsizing will be required to be completed to a 15" interceptor. All of the Franklin Water Management and TDEC requirements including capacity requirements will be required.

51. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall be aware that any off-set agreement associated with the offsite sanitary sewer requirement must go to BOMA with the development plan.