

## CONDITIONS OF APPROVAL:

## Open Issues: 7 These issues are currently being filtered

## Engineering - PUD Plan Checklist

## General Issues

## 1. G. Grading Plan

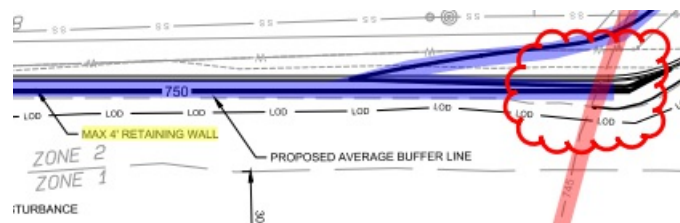
[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) This following comment is an Advisory Warning, but does **not hinder approval of the Development Plan**.

At the Site Plan stage, all stormwater from impervious surfaces is to be sent to treatment. The note shown on Sheet C3.0 indicating that stormwater is proposed to sheet flow to the bioretention area on the southern end of the site does not appear to correspond with the proposed grading on the westernmost side of the site.

## 2. Retaining Wall Height

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Applicant has not adequately addressed the comment, nor contacted staff prior to resubmittal as requested.

Applicant to revise the 4-foot maximum wall height note to reflect the 5-foot grade change shown on the grading plan. Note that existing 745 contour runs transverse, not offset, to the proposed 750 contour at the wall.



## Parks

## General Issues

## 3. Parkland information

[kevinl@franklintn.gov](mailto:kevinl@franklintn.gov) Parks-The fees shall be paid at the final plat for this development. This property is located Quad #1 which is 271,000 per acre max price, which may help in figuring your fees, otherwise, a recent appraisal shall be required for approval by the city before the final plat can be recorded. Please contact Kevin at the Parks Department if more information is needed.

## Planning

## General Issues

## 4. Entrance

[brad.baumgartner@franklintn.gov](mailto:brad.baumgartner@franklintn.gov) Applicant shall show prominent front entrance on renderings that face Franklin Road.

## Water/Sewer

## Branch Creek Crossing Development Plan Revision 2 - 5.4.2017.pdf

## 5. General issues

[bnutt@mvud.org](mailto:bnutt@mvud.org)

MVUD has not received application or design information for this project.

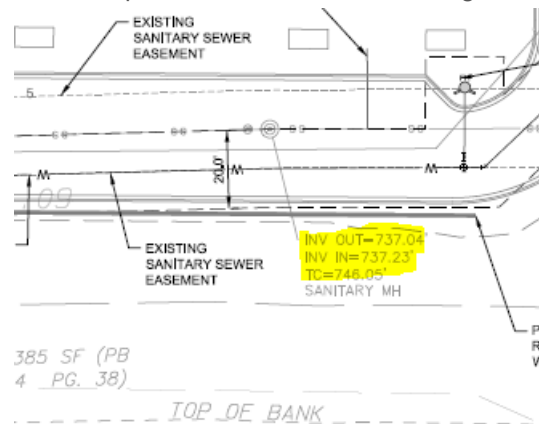
Water lines, meters, and hydrants as proposed are not approved by MVUD. General layout line sizes, and Hydrant locations have not been approved and currently does not meet design specifications of MVUD.

## 6. Sanitary sewer

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) **Project Advisory:**

It has come to Water Management staff's attention that the sanitary sewer inverts and top of casting shown on the utility plans are existing conditions and not what the top of casting will be after construction is complete. The applicant shall provide the proposed top of casting elevations on the utility sheets. The proposed depth of fill over the existing sanitary sewer shall be noted on the utilities sheet as well. As was discussed at pre-application stage for this Development Plan, any proposed filling over the existing sanitary sewer which results in sewer depths of greater than 12' will require the pipe material to be upgraded to DIP and will require the sanitary sewer easement to be widened to 30' centered on the sewer line. No walls or other structures may be located within the sanitary sewer easement, regardless of easement width.

This issue will be examined in greater detail at Site Plan stage when the detailed grading information is available, but is being brought to the designer's attention now due to the potential effect on the site design and layout.



[Edited By Lance Fittro]

## Zoning

## General Issues

## 7. Dumpsters

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) There is no pedestrian door shown on the enclosure elevation plans.