

## CONDITIONS OF APPROVAL:

## Open Issues: 33

## Addressing

## General Issues

**11. Subdivision and Street Name Approval**

<a href="mailto:lori.jarosz@franklintn.gov">lori.jarosz@franklintn.gov</a>	Please submit subdivision names and street names for approval. Submit to <a href="mailto:lori.jarosz@franklintn.gov">lori.jarosz@franklintn.gov</a>
<a href="mailto:greggamble209@gmail.com">greggamble209@gmail.com</a>	Noted. Names will be submitted before resubmittal.
<a href="mailto:lori.jarosz@franklintn.gov">lori.jarosz@franklintn.gov</a>	Comment to remain open until street names are approved.
<a href="mailto:greggamble209@gmail.com">greggamble209@gmail.com</a>	Noted.
<a href="mailto:josh.king@franklintn.gov">josh.king@franklintn.gov</a>	Applicant shall submit a list of proposed street names for this subdivision to Lori Jarosz no later than One Stop submittal. Site Plans will not be accepted until street names have been submitted and approved for this Development.

## Engineering - PUD Plan Checklist

## General Issues

**23. F. Development Plan**

<a href="mailto:kevin.long@franklintn.gov">kevin.long@franklintn.gov</a>	<p><b><i>This is an advisory comment and does not hinder the approval of this development plan.</i></b></p> <p>At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.</p>
<a href="mailto:greggamble209@gmail.com">greggamble209@gmail.com</a>	Noted
<a href="mailto:kevin.long@franklintn.gov">kevin.long@franklintn.gov</a>	<p><b><i>This is an advisory comment and does not hinder the approval of this development plan.</i></b></p> <p>At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.</p>
<a href="mailto:greggamble209@gmail.com">greggamble209@gmail.com</a>	Noted

kevin.long@franklintn.gov

***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

**25. F. Development Plan**

kevin.long@franklintn.gov

Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.

**The traffic study must be submitted to the City no later than the initial submittal in order for the City's third-party reviewer to complete their review prior to the 1st DRT meeting.**

greggamble209@gmail.com

The traffic study has been included with this submittal. All roadway improvements required in the traffic study have been called out on the ROW and Access Plan Sheet C4.1. Additional roadway improvements are located on Liberty Pike and Huffines. These are not shown on the ROW and Access plan sheet since they are off-site significantly, but they are noted in the TIA.

kevin.long@franklintn.gov

Provide an additional sheet showing conceptually any off-site improvements to be included with this development, including the extents of the improvements along Huffines Road.

greggamble209@gmail.com

3 exhibits have been included with this submittal that provide additional detail for the improvements along Carothers Parkway and Huffines Ridge.

kevin.long@franklintn.gov

The accompanying exhibits depicting roadway improvements do not adequately address the previous comment: "Provide an additional sheet showing conceptually any off-site improvements to be included with this development, including the extents of the improvements along Huffines Road."

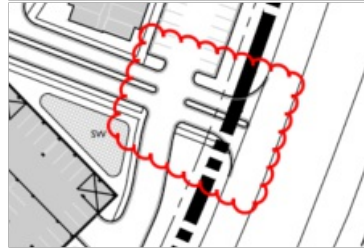
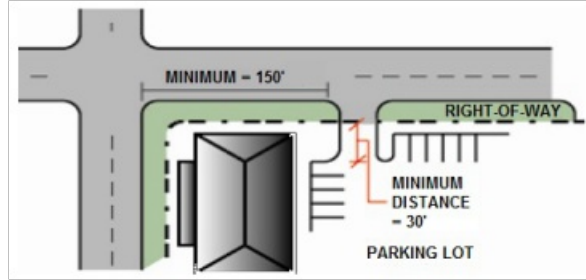
Applicant shall provide an additional ROW and Access sheet in the plan set showing conceptually all off-site improvements associated with this development and required by the traffic study. These should be shown as functional exhibits only, without dimensions or engineering design. (The exhibits included with this submittal are too detailed for this stage of approval.) Include the section of Huffines Road from the intersection of Liberty & Huffines to the northern property line and the improvements proposed on Carothers Parkway. The engineering design of roadway elements at the site plan stage will be required to meet all appropriate transportation design standards as set forth by the City, TDOT, AASHTO, et. al.

[Edited By Kevin Long]

**29. Driveway Throat Depth**

joe.marlo@franklintn.gov

Applicant to extend driveway a minimum of 30 feet into the property from ROW (including from Dedicated ROW) to the first intersecting parking space, aisle, or drive, including the drive from Carothers Parkway. [COF Streets 2.3.23(11)]



greggamble209@gmail.com

A formal request for modification of standards has been included with this submittal.

joe.marlo@franklintn.gov

The request for Modification of Engineering Standards for Throat Depth has been approved on 12/19/18. Please remove the Modification of Street Standards from the drawing cover sheet.

greggamble209@gmail.com

Thanks! We'd prefer not to lose the chain of events related to this item. The cover will note that a requested modification of standards related to throat depth was approved on 12-19-18.

lance.fittro@franklintn.gov

Applicant shall remove the Modification of Street Standards note block from the cover sheet.

The request for Modification of Engineering Standards for Throat Depth was been approved on 12/19/18. The request to eliminate sidewalk adjacent to the hillside preservation / undeveloped open space has likewise been approved as currently shown on the plans. Design modifications requiring City Engineer / staff level approvals are granted through the plan review process, and are not to be listed on the cover sheet with those Modifications of Standards requiring FMPC & BOMA approval.

**MODIFICATION OF STREET STANDARDS**


1. THE APPLICANT IS REQUESTING A MODIFICATION OF STREET STANDARDS REGARDING THE REQUIRED THROAT DISTANCE ON DRIVEWAYS. **THIS REQUEST HAS BEEN APPROVED AS OF DECEMBER 19, 2018.**

2. THE APPLICANT IS REQUESTING A MODIFICATION OF STREET STANDARDS TO REMOVE THE SIDEWALK ON THE WEST SIDE OF EDWARD CURD LANE, WHICH IS ADJACENT TO THE HILLSIDE OVERLAY RETAINING WALL. THIS SIDEWALK ELIMINATION HELPS REDUCE THE IMPACT INTO THE HILLSIDE.

**44. F. Development Plan**

lance.fittro@franklin.tn.gov	Applicant shall show general location of proposed utilities, including water, sewer and gas lines, electrical transmission lines, stormwater management facilities, and ground-based utility vaults larger than ten square feet.
greggamble209@gmail.com	General location of all proposed utilities has been provided. Approximate locations for proposed transformers has been provided and coordination with MTEMC will take place at Site Plan stage. All utilities shown on the Development Plan are conceptual and will be finalized and approved at site plan stage by each respective agency.
lance.fittro@franklin.tn.gov	<b>This is an advisory comment:</b> Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.
greggamble209@gmail.com	Noted. The utility layout for the development plan is conceptual and will be finalized at Site Plan stage.
lance.fittro@franklin.tn.gov	<b>This is an advisory comment:</b> Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.

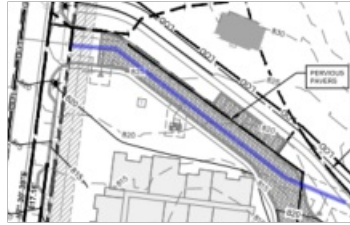
**51. Private Streets and Drives**

joe.marlo@franklin.tn.gov	<p>At Site Plan, no portion of private streets or drives shall exceed 10%, including the area clouded below. (C3.1)</p> 
greggamble209@gmail.com	The grades have been revised to reduce the slope to less than 10%. The consultant is coordinating with the developer to the north to align Edward Curd Lane on both properties.
joe.marlo@franklin.tn.gov	<p><i>The submitted drawings still appear to show street grades in excess of 10% on the north end of the site.</i></p> <p><b>At Site Plan,</b> no portion of private streets or drives shall exceed 10%, and proposed grades are to tie to existing grades at property lines.</p>

**69. Pervious Pavers**

joe.marlo@franklin.tn.gov *The following is a newcomment based on newinformation shown.*

**At Site Plan**, no utilities will be permitted within pervious paver areas. (C3.1)



## 70. Street Lights

joe.marlo@franklin.tn.gov *The following is a newcomment based on newinformation shown (extents of Public Streets).*

Applicant shall provide the following items on the drawings regarding Street Lighting per Chapter 9 of the 2017 Transportation & Street Technical Standards.

1. Show street lights on plans. Lights shall be provided at the locations noted below:
  1. A minimum of two lights at every unsignalized street intersection.
  2. A minimum of one light at every alley intersection.
  3. A minimum of four lights at every signalized intersection.
  4. A maximum of 300 feet spacing along all Local Streets.
  5. A minimum of one light at end of every cul-de-sac or dead-end street (temporary or permanent.)

## 71. Street Alignment

joe.marlo@franklin.tn.gov *The following is a newcomment based on newinformation shown (shift in Edward Curd Lane).*

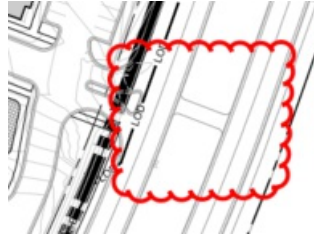
The alignment of Edward Curd Lane at the connection to the Carothers Crossing West property to the south is not approved. **At Site Plan**, Applicant to revise connection to meet City of Franklin Street Specifications.



## 72. Autoturn

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

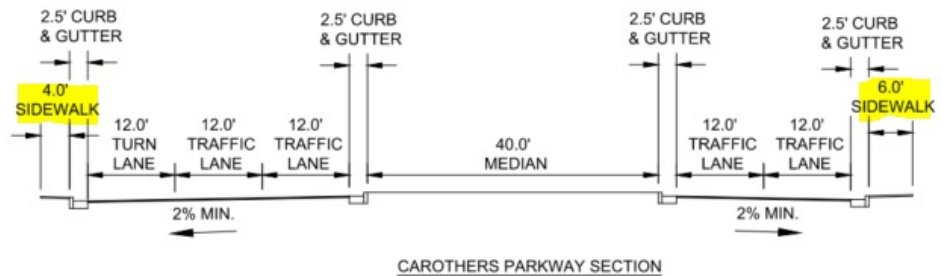
Applicant to provide a successful autoturn exhibit using the City of Franklin Fire Department Tower 2 apparatus at the emergency vehicle access through the median in Carothers Parkway.



### 73. Carothers Parkway Turn Lane Improvements Exhibit

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (Exhibit).

Applicant to revise the Carothers Parkway Section to have a 6-foot grass strip behind curb, 6-foot sidewalk (west side) / 12-foot multi-use path (east side), and 2-foot grass strip behind sidewalk to edge of ROW. Include the revised section on a sheet within the Development Plans.



### 74. Retaining Wall

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (Parkland Dedication immediately adjacent to Public ROW).

Applicant shall clarify location and maintenance responsibilities for the retaining wall and planting area adjacent to HHO on the Development Plan such that the retaining wall is not within ROW, and that the City of Franklin is not responsible for the maintenance of the retaining wall or its base plantings.



### 75. F. Development Plan

[kevin.long@franklinton.gov](mailto:kevin.long@franklinton.gov) Applicant shall design the proposed emergency median access in Carothers Parkway to match the existing emergency median crossing located on Carothers Parkway near Williamson Medical Center.



## Fire-Planning

### General Issues

#### 64. On-Street Parking

[andyk@franklinton.gov](mailto:andyk@franklinton.gov)

I recommend disapproving the sharing parking agreement between these uses. The density of the site warrants parking and the COF already uses a less stringent parking requirement in an effort to limit overparking of sites. Additionally, the site is land-locked and no other parking will be available. The grades between lots and adjacent developments will also limit the ability to share parking. If the site is allowed to be under-parked, it will cause illegal parking in areas that are needed for emergency service and other deliveries.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com)

Per discussions with COF staff, the development plan is proposing a shared parking strategy with deferred parking and a reserve parking plan as described in a shared parking study and as illustrated on C2.1 of the development plan.  
[Edited By Greg Gamble]

#### 65. Building Code Issues

[andyk@franklinton.gov](mailto:andyk@franklinton.gov)

All buildings on this site are assumed to be of non-combustible construction. Any changes to the construction type may change the conditions of approval as the size and density of the project, hillside constraint, parking, and access challenges all impact the overall fire protection plan for the project.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com)

Comment acknowledged. All project shall be designed around Type III-B construction or greater

[andyk@franklinton.gov](mailto:andyk@franklinton.gov)

3B is combustible construction.

## General Issue

### 2019-02-07 - Roadway Improvement - Carothers Parkway.pdf

#### 66. MVUD

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

Developer needs to submit application and plans to Mallory Valley. Proposed road improvements appear to impact 18" water line running along Carothers Parkway.

### 2019-02-07 - Roadway Improvement - Huffines Ridge Road.pdf

**68. MVUD**

bnut@mvud.org Developer needs to submit application and plans with Mallory Valley to determine impact, easements, and routing along Huffines.

**2019-02-07 Huffines Property PUD Development Plan resubmittal.pdf**

**67. MVUD**

bnut@mvud.org Developer needs to submit application with Mallory Valley. Current water design not provided by MVUD.

**MTEMC**

**2018-12-10 Huffines Property PUD Initial Submittal.pdf**

**57. MTEMC Requirements**

ehale@mtemc.com Developer should contact MTEMC for electric layout, installation requirements and easement information.  
Bobby O'Neal  
615.595.4683

greggamble209@gmail.com Noted. An initial coordination meeting has occurred with MTEMC. Coordination will continue during site plan stage.

**Parks**

**General Issues**

**18. Parkland information**

kevin@franklin.tn.gov This development shall be under the new ordinance. A copy can be found at: [https://library.municode.com/tn/franklin/codes/code\\_of\\_ordinances](https://library.municode.com/tn/franklin/codes/code_of_ordinances)

In general 426 units x \$4,304=\$1,833,504 will be due at final plat unless offset are introduced and approved by the BOMA.

Ideally, our goal is to ensure all development agreements are drafted, reviewed by our Law Department, and travel together to FMPC and BOMA with the respective Development Plan, but there may be an occasion when an agreement isn't ready for the FMPC which isn't ideal as long as the agreement is on ready when the Development Plan is considered by BOMA.

greggamble209@gmail.com Noted. As we continue to refine documents for the Carothers House, for trails, and for a trailhead near and in the HHO area, we plan to propose a number of offsets for BOMA approval.

kevin@franklin.tn.gov Parks- applicant shall create a Parkland Narrative to explain fully what the intent of the parkland dedication request.  
[Edited By Kevin Lindsey]

greggamble209@gmail.com A new sheet, C2.2 Parkland Dedication Plan, has been added to the set to outline and show the proposed uses of the dedicated parkland.



kevin@franklintn.gov

The new information that is included on sheet 6, C2.2, will be updated in the Parkland Impact Fee contract and sent to the Law Dept. for approval. This can go to Planning Commission but in the event that Law has issues with the contract this could be delayed at the BOMA.

These fees are due at the final plat stage.

Parkland impact fees are due prior to the issuance of the building permit if the **final plat** hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit.

Parks will not be responsible for the maintenance of the retaining wall, fence or plantings along the border. This will be indicated in the Parkland Impact Agreement that will need to be revised.

## Planning

### General Issues

#### 58. Draft elevations (development plan)

josh.king@franklintn.gov

Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

greggamble209@gmail.com

Noted.

josh.king@franklintn.gov

Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

#### 59. Open Space

josh.king@franklintn.gov

The parkland dedication/open space that is being intended for dedication to the City of Franklin needs to be better defined on the development plan. This still needs to be approved by HZA and BOMA/Parks Department but the plan needs to show something conceptual

greggamble209@gmail.com

Sheet C2.3 detailing the Parkland Dedication Strategy has been added to the development plan submittal.

josh.king@franklintn.gov

The parkland dedication is not being approved as a part of the development plan. It is a separate agreement and action (vote) by the BOMA. The layout and improvements identified on the development plan are subject to the final BOMA vote and not indicative of what maybe approved.

#### 60. Final Plat

josh.king@franklintn.gov

A final plat will be required to:

1. Separate the parkland dedication area
2. Define boundaries for Main development (1,2, or 3 parcels)
3. Triangle piece across Carothers Parkway

A separate shared parking easement between Apartments, hotel, office, (and park?) will be required after Development Plan approval

greggamble209@gmail.com

Noted. Legal descriptions have been provided for the CI/HPO and SD-X Parcels. An overall boundary survey has also been provided as a separate exhibit.

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant is acknowledging responsibility for maintaining a retaining wall on the west side of future Edward Curd Lane. As part of a final plat submittal:

1. Applicant shall submit a Final Plat creating the separate lots
2. Applicant shall show the final location of the retaining wall outside of the ROW and area to be dedicated as part of the Parkland agreement.
3. Applicant shall submit a maintenance agreement prior to completion of the wall

## 76. Parking

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Deferred Parking:

Applicant shall revise the deferred parking sheet, and list the provided spaces and deferred spaces. The request is to defer a certain number of parking spaces of multifamily spaces, until a parking study can be provided that shows that the total required parking spaces for the multifamily use are not needed. As such, the development must adhere to one of the following scenarios at site plan stages:

1. The office and parking structure are built and complete prior to the completion of the multifamily use and parking structure, thus negating the need for additional/deferred parking, or
2. The multifamily use is built first, and the associated parking structure is built with 920 spaces, thus negating the need for additional/deferred parking; or
3. Phase I of the multifamily use reaches 80% and a parking study is completed and accepted by the city, which negates the need for the deferred parking; or
4. The numbers of certificates of occupancy for the multifamily structure do not exceed the required parking spots per the Zoning Ordinance until additional parking spaces are provided in the multifamily parking structure or a parking study is completed and accepted by the city, thus negating the need for the deferred parking.

[Edited By Amy Diaz-Barriga]

## 77. Parking

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall update parking location sheet and shared parking analysis to reflect the changes discussed and approved in emails between Josh King, Greg Gamble, and Amy Diaz-Barriga dated 2/18/2019. Attached in project file as reference.

## 78. Architecture

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure at one stop all buildings are rendered. The office building did not render in 3D on all architecture sheets.

## 79. HPO

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall rezone the National Register Listed structure and surrounding acreage into the Historic Preservation Overlay (HPO) after acceptance by the BOMA of the proposed improvements to the historic site and parkland improvements, and with the first final plat.

[Edited By Amy Diaz-Barriga]

## Planning (Landscape)

### General Issues

## 56. Retaining wall planting area

[jason.arnold@franklintn.gov](mailto:jason.arnold@franklintn.gov) Retaining walls are required to have evergreen shrubs or evergreen trees to soften the appearance of the wall.

Applicant shall provide 5' planting areas along the base of the wall to accommodate the plants.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) Retaining wall on the south side of the HHO will include 5' landscape screening. Modification of standards is requested to eliminate 5' landscape screening along the south side of the retaining wall located along the southern property line to minimize disturbance to the existing tree canopy.

[jason.arnold@franklintn.gov](mailto:jason.arnold@franklintn.gov) Acknowledged for the retaining walls that are proposed in order to preserve the tree buffer along the Southern property line.

For the all other retaining walls, applicant shall provide a 5' planting strip and remove them from the right of way.

## Preservation/HZC

### General Issues

#### 61. Historic Zoning Commission recommendations

[amanda.rose@franklintn.gov](mailto:amanda.rose@franklintn.gov) Since the property is associated with a National Register-listed historic house, the John Henry Carothers House, the Historic Zoning Commission reviewed the proposal and has made the following recommendations for consideration by the Planning Commission and BOMA:

- 1) It is recommended that the historic house be rezoned into the Historic Preservation Overlay prior to any alterations to the house are made or any permits associated with the development are issued.
- 2) It is recommended that any historic dry-stack stone walls that are within the proposed HPO area must be preserved and/or relocated/rebuilt in the dry-stack method.
- 3) It is recommended that be maintained or rebuilt to reinforce the historic farmstead context of the property.
- 4) It is recommended that the applicant salvage any reusable historic materials from the outbuildings that are proposed to be removed. The salvaged materials are recommended to be reused on site where appropriate.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) These comments are noted and have been/will be incorporated into the development plan/future site plans as appropriate.

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov)

Since the property is associated with a National Register-listed historic house, the John Henry Carothers House, the Historic Zoning Commission reviewed the proposal on December 10, 2018, and has made the following recommendations for consideration by the Planning Commission and BOMA:

1) It is recommended that the historic house be rezoned into the Historic Preservation Overlay prior to any alterations to the house are made or any permits associated with the development are issued.

2) It is recommended that any historic dry-stack stone walls that are within the proposed HPO area must be preserved and/or relocated/rebuilt in the dry-stack method.

3) It is recommended that the walls be maintained or rebuilt to reinforce the historic farmstead context of the property.

4) It is recommended that the applicant salvage any reusable historic materials from the outbuildings that are proposed to be removed. The salvaged materials are recommended to be reused on site where appropriate.

[Edited By Amy Diaz-Barriga]

## Stormwater

### General Issues

#### 10. Riparian Buffer

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov)

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com)

An approximate location for the potential wetland has been added to the Existing Conditions Plan Sheet C1.1. The Regulatory Constraints Analysis prepared by BDY on September 24, 2018 has been included with this submittal. The potential wetland is less than 0.05 acres.

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov)

I am assuming the wetland will be mitigated. Provide all State and Federal documents showing acceptance or denial of jurisdictional features along with mitigation permits.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) Wetland is being delineated currently. If necessary, it will be mitigated. A TDEC ARAP permit and USACE §404 permit will be obtained.

[jeff.willoughby@franklinton.gov](mailto:jeff.willoughby@franklinton.gov) Show wetland delineation and provide all State and Federal documents showing acceptance or denial of jurisdictional features along with mitigation permits.  
[Edited By Jeff Willoughby]

## Water/Sewer

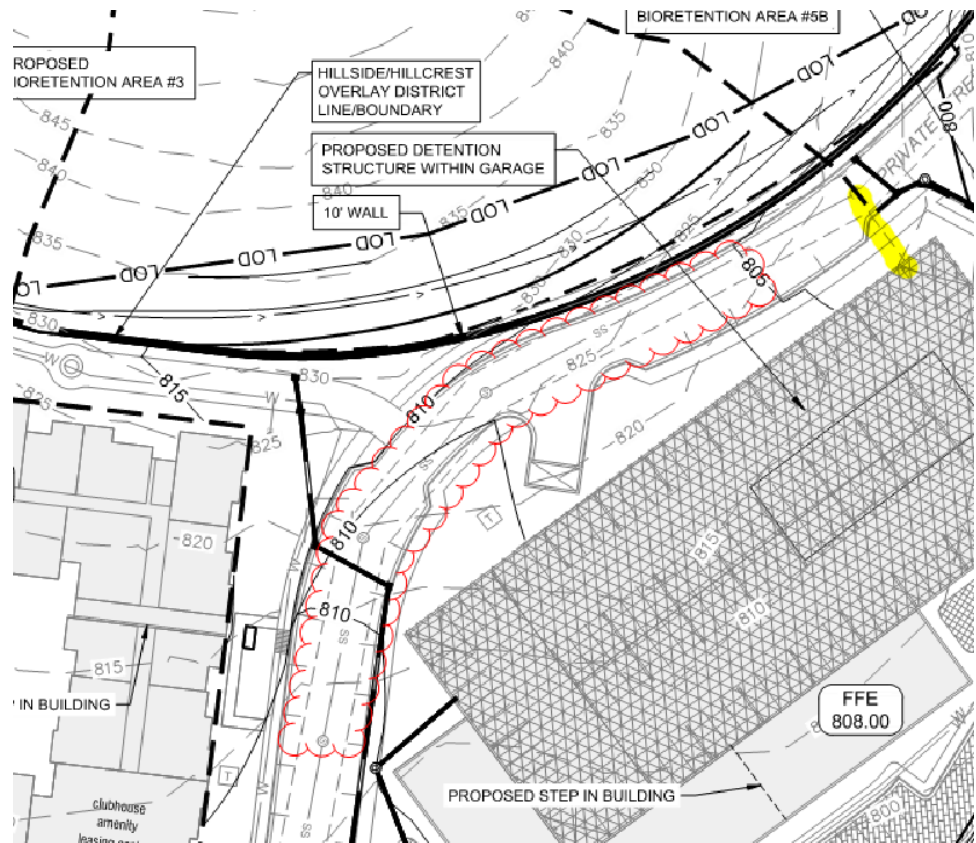
### General Issues

#### 6. Sanitary sewer

[ben.mcneil@franklinton.gov](mailto:ben.mcneil@franklinton.gov) The applicant shall note any depths that will be greater than 10' on the development plan. The contours are not clear on the depths of the proposed sanitary sewer.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) Per discussion with Ben McNeil, formal sewer plan and profiles will be provided at site plan stage. A note has been added to the Utility Plan Sheet C5.1 stating that the sanitary sewer will be installed at minimal depth where possible.

[ben.mcneil@franklinton.gov](mailto:ben.mcneil@franklinton.gov) As it appears to be on the development plan, the sanitary sewer main must be at least 20' in depth to serve the northern hotel. In any areas where the sanitary is 12' or greater, the Water management department will not accept the sanitary sewer at this depth, at site plan the applicant shall revise the utility layout to provide sanitary sewer at an acceptable depth. All water management specs shall be met.

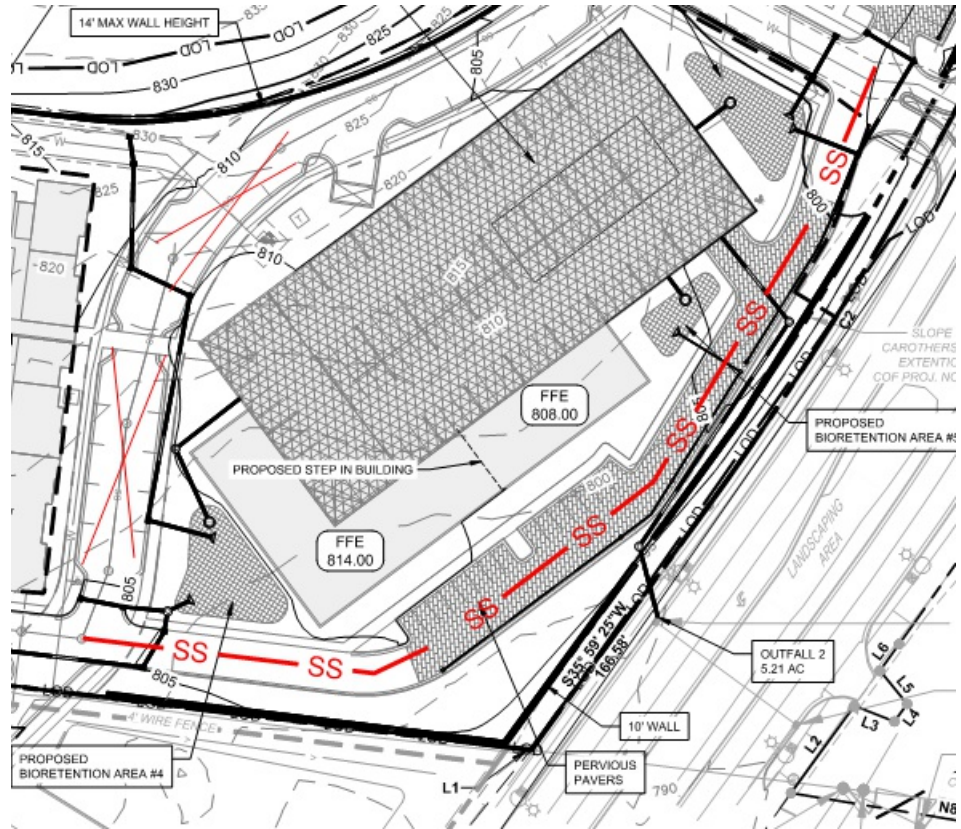


[Edited By Ben Mcneil]

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) Prior to/during site plan stage, the sanitary sewer layout will be designed to keep the pipe at a minimum depth or alternate sanitary sewer connections will be required.

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

The applicant did not address the issue of the sewer depths. water management has concerns that the depths will not change at site plan. Therefore, the sanitary sewer layout shall be revised to the original sewer location. Minimum depths shall be met and all design guidelines followed for the sewer layout. The snip below shows the original layout, if the applicant has questions they may contact Franklin water.



[Edited By Joshua King]

#### 46. MUD 30" Waterline

[matt@m2groupplc.com](mailto:matt@m2groupplc.com)

Applicant to demonstrate no cutting/filling is occurring within existing MUD easement or over existing 30" waterline. Details of road/utility crossings to be provided for review/approval by MUD engineer prior to the start of construction.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com)

An initial coordination meeting with Milcrofton Utility District has occurred. Coordination will continue during site plan stage.

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#### 47. MVUD

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

MVUD has meet with the developer and discussed options to serve site.

Current plan does not include these ongoing discussions nor is approved by MVUD.

MVUD will continue to work with the developer and will prepare design plans after complete review with the development team and once application, design fees have been paid.

[greggamble209@gmail.com](mailto:greggamble209@gmail.com) Noted. The water layout has been updated based on the preliminary coordination with MVUD. Once final design and layout is provided by MVUD, then the plans will be updated to reflect it.