

CONDITIONS OF APPROVAL:

Open Issues: 26 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

[carlb@franklintn.gov](mailto:carlb@franklintn.gov) Applicant has partially addressed the driveway relocation and radius return issue. The applicant shall show radius returns at the new location to match those of the existing driveway to the west on Downs Boulevard. Construction phasing of the new driveway and demolition phasing of the existing driveway shall be such that only one driveway provides access to the lot at all times. The applicant shall also submit a plat for the shift of the access easement connection onto Downs Boulevard.  
[Edited By Carl Baughman]

2. B. General Information

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) Applicant shall label Downs Blvd as a "Major Collector" on drawings.

3. V. Site Permits

[amanda.ray@franklintn.gov](mailto:amanda.ray@franklintn.gov) The applicant shall have application completed and submitted to original, signed and notarized agreement and fees.  
[Edited By Joshua King]

4. Curb Cut at Dumpster Pad

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) The Applicant shall address the dumpster pad area. This is a new comment due to the relocation of the dumpster pad. Applicant shall relocate the proposed 3' curb cut to be west of and adjacent to the dumpster pad, such that storm water does not travel through the dumpster pad to reach the curb cut. Applicant shall revise the grading as appropriate to direct storm water to the relocated curb cut.  
[Edited By Joshua King]

Fire-Planning

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5. Fire Lane

[geoffw@franklintn.gov](mailto:geoffw@franklintn.gov) The applicant shall address the fire lane marking requirements. This is a new comment based on the moving of the loading zone in the rear drive.  
A fire lane shall be marked on the curb/pavement opposite the length of the proposed loading zone and extending ten (10) feet on each end.(50 feet total).  
  
[Edited By Joshua King]

Performance Agreement and Surety

General Issues

6. Engineering Sureties

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) (Surety for Stormwater Drainage is for the required maintenance and restoration of stormwater facilities as described in the stormwater report.)

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
<b>III. City Streets:</b>	<b>\$ 17,000</b>
<b>IV: Private Streets:</b>	<b>\$ 45,000</b>
V. Traffic Signals:	
VI. Public Sidewalks:	
<b>VII. Stormwater Drainage:</b>	<b>\$ 4,000</b>
VIII. Green Infrastructure:	
IX: ITS Elements:	

**Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.**

**Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.**

## 7. Landscape

[larry.mizell@franklintn.gov](mailto:larry.mizell@franklintn.gov) Landscape surety \$5,000.00

## Planning

### General Issues

## 8. Owner affidavit

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure Owner's Affidavit is notarized not just signed. There is a notary block at the bottom of the page.

## 9. Loading Zone

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure any lighting installed in the loading zone meets the clearance requirement (14 feet) for a loading zone.  
[Edited By Joshua King]

## 10. Architecture

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure the entire building (existing and proposed addition) is shown in the elevations.

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## 11. Final Plat

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall have a final plat approved before any permits will be issued for this project.

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## 12. Parking

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall ensure parking breakdown provided is correct. Note says refer to sheet c5.0 but no parking breakdown is provided on that sheet. Amount of parking shown is inadequate for existing conditions nonetheless adding parking (22 states, 42 actual)  
[Edited By Joshua King]

## Planning (Landscape)

### General Issues

## 13. Existing tree

[larry.mizell@franklintn.gov](mailto:larry.mizell@franklintn.gov) The applicant shall address the existing trees on the site that are shown to be removed shall be replace with 2" trees. These trees were required for the original site and shall be replaced.  
[Edited By Joshua King]

## 14. Dumpster

[larry.mizell@franklintn.gov](mailto:larry.mizell@franklintn.gov) The applicant shall address the existing dumpster situation. It shall have a dumpster bin that fits inside it so that the gates can be kept closed while not in use.  
[Edited By Joshua King]

## Solid Waste Service

### Downs Boulevard Subdivision, site plan, lot 19 and 20, revision 3 - submittal 003.pdf

## 15. Solid Waste Service

[bryan.brown@franklintn.gov](mailto:bryan.brown@franklintn.gov) Applicant shall correct sheet C2.0. The arrow showing where the dumpster location is pointed at the old location and not the new location.  
[Edited By Joshua King]

## Stormwater

### General Issues

## 16. Stormwater Management Plan

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) The stormwater maintenance/repair work noted in the referenced report is to be completed as part of this project. A surety line item has been added for this work. The required maintenance/repair work shall be completed for the release of the drainage sureties for the project and prior to issuance of the Certificate of Occupancy for the addition.

This comment to remain open as a reminder to staff, but does not hinder Site Plan approval.

## 17. Long Term Maintenance Plan

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) LTMP approval must be received before final site plan approval  
[Edited By Jeff Willoughby]

## 18. Demolition

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) This issue shall remain open for BNS reference purposes

## 19. Water Quality

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) I am unaware of this report and agreement. Please provide for review.

## Water/Sewer

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## 20. Utilities

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) Applicant failed to address issue, applicant shall provide location of all existing and proposed utilities on site along with any associated easements. The current utility plan does not have all utilities shown in the correct location. There is a 12" reclaim water and a 24" domestic water line along Downs Blvd that can be located by TN One Call. applicant shall correct.

## Zoning

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## 21. Parking

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) See Josh King response above

## 22. Site Plan

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) A consolidation plat is required before building permits can be issued.

## 23. Lighting

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) Photometrics were required when these structures were built. Recommend getting the original photometrics.

## 24. Lighting

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) Please provide additional information on the internal shielding of lighting B.

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## 25. HVAC

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) Please specify location of note. Note not found.

## 26. Tenant Buildout

[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov) A consolidation plat combining the 2 lots is required.