

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

10. Survey

joe.marlo@franklinton.gov The following Advisory Comment shall remain open as a reminder to Staff at the Site Plan, but **does not hinder approval of the PUD**.

Advisory Comment: A field-run topographic survey will be required for all site plans developing the areas to the east of the Reams Fleming Boulevard. Survey shall extend a minimum of 50 feet beyond the property limits.

15. Grading

joe.marlo@franklinton.gov **At Site Plan**, Applicant to provide six linear feet between walls (i.e. between back face of low wall and front face of high wall) to allow for the planting of vegetation, per Franklin Zoning Ordinance. No portion of walls, including drainage backfill, soil reinforcing strips, footings, etc., shall be located in ROW.

16. F. Development Plan

joe.marlo@franklinton.gov Comment not adequately addressed.

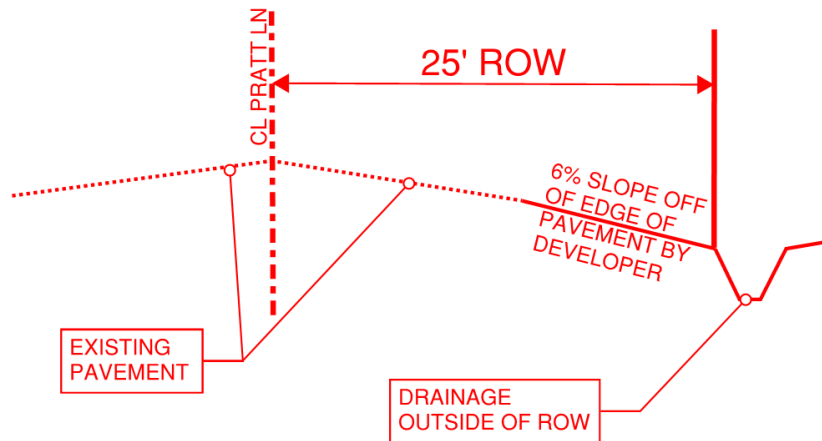
Applicant shall provide street lights along property frontage with Pratt Lane in accordance with Chapter 9 of the 2017 Transportation & Street Technical Standards.

18. Maximum Grade Slopes

joe.marlo@franklinton.gov **At Site Plan**, Applicant to provide maximum grade slopes shall not exceed 3H:1V.

19. F. Development Plan

jimmy.wiseman@franklintn.gov There is currently a twenty five (25') foot prescriptive ROW easement that encompasses the existing roadway on the western side (for a total ROW easement of 50'). With future approved site plans, this ROW easement will be dedicated as ROW to match the current 25' boundary. Under any circumstances, this ROW, or additional ROW as needed, shall accommodate a future improvement of Pratt Lane to ultimately include two 12-foot travel lanes, 2.5 foot curb and gutter on each side, and a 6 foot grass strip on each side of the roadway. The Ramsey Development shall be responsible for grading out the future Right-Of-Way starting at the existing western edge of pavement to the proposed right-of-way line at approximately a 6% slope. Material shall be compacted in place to meet City of Franklin Street Specifications.



[Edited By Jimmy Wiseman]

33. Final Plat Required

lance.fittro@franklintn.gov This is an advisory comment which **does not hinder approval of the revised Development Plan:**
All ROW dedication and public/City easements shown on the Development Plan and subsequent Site Plan submittals shall be dedicated via Final Plat prior to the issuance of the Certificate of Occupancy for any building shown on the plan.

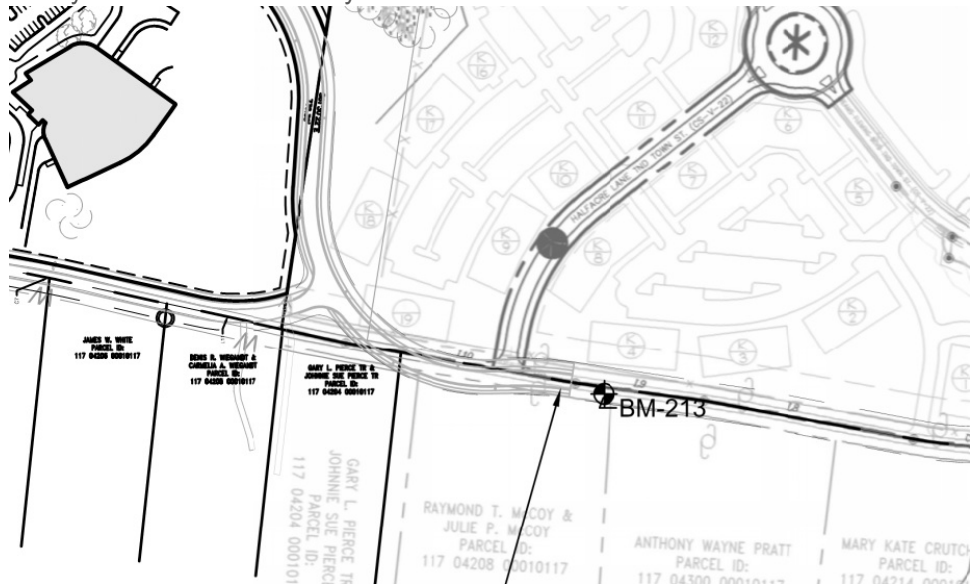
35. B. General Information

jimmy.wiseman@franklintn.gov The multi-use trail must be shown at a location that can be constructed today. Without an agreement in place with other property owners it is not yet known that the multi-use trail can be constructed along the connector road. The applicant shall show the multi-use trail along the western side of Pratt Lane.

49. F. Development Plan

jimmy.wiseman@franklinton.gov

The connector road between Reams Fleming Blvd and Pratt Lane requires easements and right-of-way from offsite properties. Prior to final approval of the site plan, the applicant shall acquire written approval from Boyle on the connector road alignment. At site plan, the developer shall be required to acquire all necessary easements and right-of-way to construct the roadway.



[Edited By Jimmy Wiseman]

Fire-Planning

General Issues

30. Fire Protection

andyk@franklinton.gov

Thank you for the update. Do we have a timeframe for the water main loop completion? This test during winter usage shows flows already below 1500gpm @ 20 psi.

Planning

General Issues

51. Lot numbers

josh.king@franklinton.gov

Applicant shall ensure through permitting and final plats that lots 1, 102, 103, 104, and 105 are used consistently on all sheets. Applicant to remain open until a final plat is submitted.

53. Multi Use Trail

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Applicant shall ensure future site plans show a pedestrian trail across the property either through the site or along Pratt Lane. See engineering comments for more details.

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8. Architecture

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At each individual site plan submittal, Applicant shall submit building elevations (including the parking garage) that meet COF Zoning Ordinance standards. Elevations are not approved with the Development Plan but expected to stay consistent with what was submitted.

28. External Roadway

josh.king@franklinton.gov Applicant shall not submit plans for buildings or sections beyond Building #2 as identified on the plans until the roadway connection (Pratt Lane Connector) is agreed upon or a Development Plan revision has been approved by the BOMA reducing the offsite connection

Water/Sewer

General Issues

45. Sanitary sewer

ben.mcneil@franklinton.gov The applicant is showing the proposed sanitary sewer main extending to the future building at or near 20'~ in depth. The sanitary sewer shall be revised to be at the least depth possible. The Water Management department will not approve the sanitary sewer at depths that are proposed. In the latest submittal the depths have been revised by approximately 2', but Water Management will review this layout at site plan submittal and make a final determination on placement and depth. The applicant shall be aware that this layout may change to accommodate the minimum depth requirements.

