

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. E. Roadway Design and Plan & Profile

carlb@franklintn.gov The applicant shall size and lay out the parking stalls properly and re-check the line of sight, see drawing below:

[Edited By Carl Baughman]

2. Drive at Access Easement

joe.marlo@franklintn.gov *The comment below is to stay open as a reminder to staff, and does not hinder Development Plan Approval.*

At the Site Plan stage, an agreement between the Applicant and the Property Owner of Lot 145 will be needed to perform work on the adjacent property. The drive shall be designed to accommodate the crossing drainage from the adjacent lot to the proposed swale on the south side of the building.

3. Sidewalk Fees-in-lieu

joe.marlo@franklintn.gov *The comment below is to stay open as a reminder to staff, and does not hinder Development Plan Approval.*

At the Site Plan stage, it is recommended in-lieu fees be substituted for the required sidewalks along Franklin Road and Lynwood Way.

Fire-Planning

4. Fire Protection

geoffw@franklintn.gov The applicant has not addressed the original comment from 3/1/2017 to provide the results of a full demand two-hydrant flow test.

The results of flow test shall be provided. The test date must be within 6 months of when the results are submitted.

Planning

General Issues

5. sidewalk connectivity

josh.king@franklintn.gov Applicant shall restore an approvable formal open space element at the intersection of Franklin Road and Lynwood Way. Staff cannot support the removal of this key feature of the development plan. The formal open space was an original condition of the Development Plan, and was modified with a previous Development Plan revision to require it to be on this lot. Therefore, the location and size of the formal open space must remain, or must be requested with a BOMA level submittal.

[Edited By Amy Diaz-Barriga]

Planning (Landscape)

General Issues

6. Entrance wall

larry.mizell@franklintn.gov This formal area with the masonry wall was and is a part of the original concept design for Gateway Village. It is required and also required by Zoning Ordinance as a gate way on major entrances to the city.