

CONDITIONS OF APPROVAL:**BNS****October Park Preapplication Submittal.pdf****1. Address**

- Applicant shall have street names approved and on plans before site plan submittal.

Engineering**General Comments****2. Adverse grading**

- The previous comment "The site must be graded in a manner that does not adversely affect the adjacent properties. The stormwater runoff from the adjacent properties must be allowed to continue to flow across the property" was not completely addressed. Provide adequate design information that indicates the landscape and incompatible use buffers can be approved for use as drainage swales and berms. Indicate the trees that will be removed on the tree preservation plan.

Engineering - PUD Plan Checklist**General Comments****3. F. Development Plan**

- The previous comment "Applicant shall indicate public road approach and drive locations, with drive-through lanes and queuing identified" was not completely addressed. Provide a sidewalk along Highway 96. Provide funds in lieu of a sidewalk where the sidewalk cannot be constructed because of the retaining wall.

4. H. Stormwater Management Plan

- The previous comment "Applicant shall indicate total property area, disturbed area, and impervious area for total project listed on plan" was not completely addressed. The impervious area must include streets, houses, driveways, patios, sidewalks, etc.

5. H. Stormwater Management Plan

- The previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater from all proposed impervious surfaces must be directed to areas of infiltration, water quality management and detention" was not completely addressed. No stormwater runoff from an impervious area is permitted to flow directly into the stream buffer prior to stormwater detention, water quality and infiltration.

6. H. Stormwater Management Plan

- The previous comment "Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots. All water resource buffers shall also be placed in open space lots or conservation easements" was not completely addressed. A drainage easement must be provided for all drainage pipes including the pipe shown crossing lot 5.

7. I. Utility Plan

- The previous comment "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):
 - 0-12' depth: 20' exclusive easement on center
 - 12'-20' depth: 30' exclusive easement on center
 - Depths greater than 20' require prior approval from Engineering/Water Management Departments
 - Minimum 10' temporary construction easement on each side of permanent easement shall be provided.
 - All sewer easements must be located outside of the stream buffer

was not completely addressed.

The sewer line must be located at least 10 feet away from the end walls of the existing box culvert under Ridgeway Drive.

Fire-Planning**General Comments****8. Residential Fire Sprinkler System**

- A previous comment indicating residential fire sprinklers may be necessary was acknowledged by the applicant.

Upon additional review and consideration in context with the development plan, COF Street Standards, and lack of connectivity - the applicant shall provide residential fire sprinklers (NFPA 13D) in all homes to offset the issues related to access.

Parks

General Comments

9. Parkland information

- Please show on all future sets of plans:

Fees in Lieu are requested for Parkland Dedication requirements.

19 units x 1200sf = 22,800sf or .52acres

Fees shall be paid at Final Plat stage.

Please include counts. Information is not shown on sheet C2.0. Fees tag is shown on C3, but not the details.

Planning

General Comments

10. Post PC Development Plans

• PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

11. Post PC Development Plans

- The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

12. Architecture

- 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.

Planning (Landscape)

General Comments

13. Critical Tree Lots

- The critical tree lots shall have an * on the lots with proper note.

14. Grading and Tree Protection

- Sheets C3.0 and C6.0 grading do not match.

This shall be corrected. The grading shall be removed from the area beside the property line where tree protection is required for the trees along the property.

Grading can occur in the incompatible use buffer but not in the drip line of the trees along the property lines.

Water/Sewer

October Park Dev Plan_10.13.2014.pdf

15. Sanitary sewer

- Water Management agrees on sewer line location. A manhole shall be added in front of lot 5 for sewer to maintain center of street and out of open space. This comment has been added due to the sewer line being moved to center of street.