

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- The previous comment has not been fully addressed: "Applicant shall provide a statement describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day (where appropriate). It is noted that a Sanitary Sewer Summary has been provided as a separate document showing these calculations. Please show the max. demands/flows for each of the above on the utility sheet as well."

Applicant shall show the expected max. demands for water and sewer on the Site Utility Plan.

2. F. Development Plan

- The previous comment has not been fully addressed: "Applicant shall provide a sidewalk ramp for each crosswalk at each street corner and at approved midblock crossings (see Standard Drawings). Sidewalk intersections shall be made in a perpendicular fashion."

Applicant shall revise sidewalk intersections so that the sidewalk along Strahl Street meets the sidewalks along Battlement and Reddick Streets in a perpendicular fashion. Similarly revise the orientation of the sidewalks at Battlement and Granbury so that they intersect in a perpendicular fashion.

Applicant shall show all sidewalk ramp locations on the plans.

3. 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 Managment Departments
 - Minimum 10' temporary construction easement on each side of permanent easement shall be provided"

has not been addressed. Applicant has noted that discussion is ongoing with COF Water Department on the requirement for an easement beneath Battlement Street centered on the 8" sanitary sewer. This comment to remain open pending resolution of this discussion.

Fire-Planning

[20100011_2014-11-10_Development Plan.pdf](#)

4. Access

- Several points along the apparatus path indicate collision with curbing.

The applicant shall provide mountable/rolled curbs in areas identified as impact spots along the autoturn path.

5. Fire Sprinkler System

- Per original concept and development plan approval, please include reference to the requirement for residential fire sprinkler systems in all dwelling units and buildings.

The Franklin Municipal Code was not referenced in the concept and development plans as the requirement. Furthermore, the ordinance applies to one- and two-family dwellings on individual lots. These dwellings are on a single lot and are not individual-owners.

Fire sprinklers have been and continue to be a requirement per original acceptance. Additionally, the removal of one point of connection during the revision process was predicated on the presence of residential fire sprinklers (connection to Granbury St).

The applicant shall indicate/acknowledge the requirement for residential fire sprinklers on the revised development plans.

Planning (Landscape)

General Comments

6. Bio-Detention Areas

- These areas are just concept on this plan. At site plan stage they shall be properly delineated.

7. Parking

- Applicant shall strongly consider parallel parking along Carter and Strahl Streets.

Water/Sewer

General Comments

8. Sewer design

- Municipal code title 18 does not allow for multiple buildings to share sewer services. Applicant shall revise sewer plan to meet required code. The added flow to the sewer line does require the affected sewer lines to be upgraded. This comment was not addressed.

9. Water design

- Municipal code Title 18 Reads No customer shall supply water service to more than one dwelling or premise from a single service line. Applicant shall revise the development plan to meet code. Each unit must be metered separate. This comment was not addressed.