

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. D. Statement of Impacts

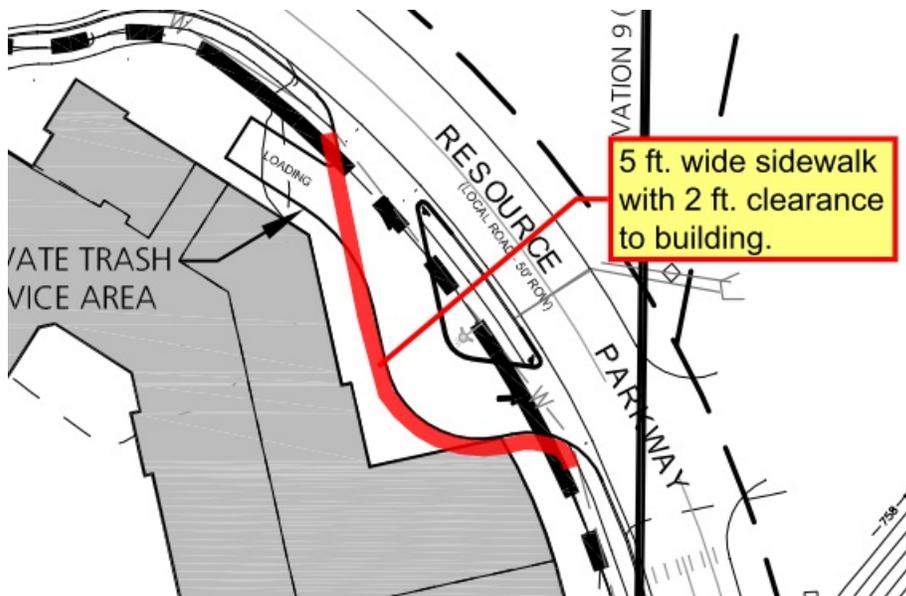
carlb@franklintn.gov The applicant has the option of requesting Roadway Impact Fee offsets for ROW and widening of Carothers Parkway and McEwen Drive along his site frontages. Associated signal modifications at the Carothers/McEwen intersection are also eligible for RIF offsets. No other signals or roadways are eligible for RIF offsets. The RIF offset agreement is to be submitted and approved by the Franklin Board of Mayor and Aldermen (BOMA) prior to the approval of the site plan for this development. The issue of storage and queuing from the roundabout into Deck Q is also to be resolved prior to the approval of the site plan for this development. For these reasons this issue shall remain open as a placeholder for site plan review.

Engineering - Site Plan Checklist

General Issues

2. D. Site Plan

joseph.marlo@franklintn.gov The loading area may be allowed if, in addition to the modifications/adjustments made, the applicant shifts the 5-foot wide sidewalk around to the southwest edge of the area as shown in the sketch below. A minimum 2-foot clearance shall be maintained between the back edge of the sidewalk and the nearest building.



3. ROW Dedication

joseph.marlo@franklintn.gov Applicant shall revise note to state "ROW to be dedicated via final subdivision plat after site plan approval." Applicant shall revise "Future R.O.W. Reservation" to be called out as "R.O.W. Dedication" on plans.

4. D. Site Plan

carlb@franklintn.gov All transportation related designs shall be completed according to MUTCD, AASHTO, and City of Franklin standards.

Parks

General Issues

5. Parkland information

kevinl@franklintn.gov The Parks Department would give approval to the MOS going forward with a few changes to the letter supplied, notes being added to the plat and approved by BOMA.

Changes to the letter. This process is not being waived as it is being “met by the developer to design, construct and maintain all property called out in the exhibit supplied”. Add to the letter: “This land shall always be utilized for this passive/natural park as described in the exhibit” this to shall be placed on the plat for future reference. Place on the plat and include in the letter for reference “The trial system shall never be gated and always open to the general public and in an AAPE(All Access Public Easement).

* The applicant shall add all above language by updating the letter supplied and notes added to plat.

[Edited By Kevin Lindsey]

Planning (Landscape)

General Issues

6. Tree vPreservatio Plan

larry.mizell@franklintn.gov The applicant shall revise the development plan to show and delineate a tree protection zone that meets the size requirements of the Zoning Ordinance. Tree removal and replacement within the tree protection zone shall be limited to the maximum extent possible to meet the intent of the tree protection ordinance.

Trees to be removed within the tree protection zone shall be replaced per the Zoning Ordinance Section 5.2.4(7). For required tree replacement not occurring on-site, tree bank contribution shall apply. The exact amount of the tree removal and tree bank contribution shall be determined with the site plan; however, the planned tree protection zone shall be shown on the development plan.

[Edited By Joshua King]

Zoning

Resource Ctr_Pre App Dev Plan Set 09.23.16.pdf

7. FFO

mollyp@franklintn.gov The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.