

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. B. General Information

joe.marlo@franklintn.gov There appears to be some discrepancy between the western property line location relative to the centerline of Lewisburg Pike shown on the drawings and that shown on COF GIS. To ensure the appropriate ROW Dedication is provided, applicant shall dimension the ROW Dedication as 69 feet to the east of the centerline of Lewisburg Pike.

2. Grading Plan

joe.marlo@franklintn.gov Advisory Warning: The stormwater design shown on the Grading & Drainage Plan indicates a portion of stormwater falling on new impervious surfaces is proposed to bypass the treatment and detention areas to the south. Applicant shall account for stormwater from these impervious areas and the additional offsite flow from the north in the detailed stormwater design performed at the Site Plan stage. Additional easements and grading in the adjacent open space lot in the Stream Valley Section 5 Development may be required.

This item can be addressed at Site Plan when more detailed survey and design information is available, and **does not hinder approval of the Development Plan.**

3. Tree Preservation Areas

larry.mizell@franklintn.gov The tree preservation cannot intrude into the easement for the utility. This shall be corrected and the acreage of tree preservation in this area recalculated.

4. D. Statement of Impacts

carlb@franklintn.gov

TIA identifies recommended improvements including WBL (with bay taper) & WBR/WBT lanes on Linden Isle Ln and NBR & SBL lanes on Lewisburg Pike. The SBL storage length shall be 150' per the on-call consultant review recommendation. The applicant shall update the development plan to incorporate the recommended lane additions. Lane improvements and all other TIA recommendations, including sight distance measurements, will be required to be included with the associated Site Plan for the Bushnell Development.

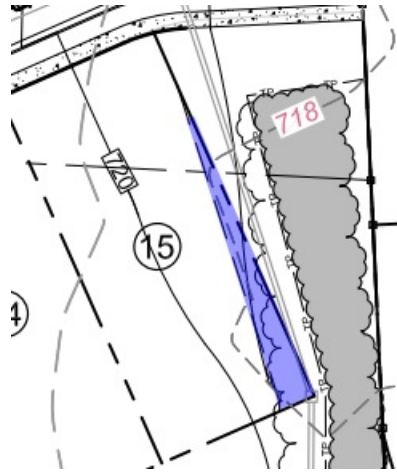
5. H. Stormwater Management Plan

lance.fittro@franklintn.gov Where not encroached upon by the roadway, applicant shall show the Zone 2 buffer on all sides of the existing jurisdictional pond. The Zone 2 buffer appears correctly on the Buffer Management sheet included with this submittal (as "Existing Zone Two 60' Buffer), and shall likewise be shown on all proposed plan sheets. It appears this will substantially impact the proposed Lot 7 which encroaches into the Zone 2 buffer.

6. G. Grading Plan

joe.marlo@franklinton.gov The following is a newcomment based on newinformation shown on the drawings.

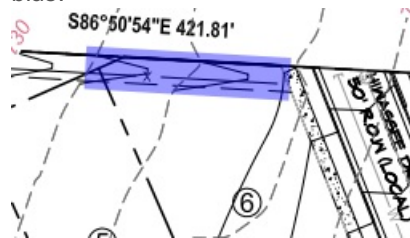
Applicant shall provide a drainage easement in Lot 15 extending 10 feet from the center of the storm pipe on the eastern portion of the site. Applicant shall shift the pipe location or revise the tree preservation areas such that tree preservation is not counted within 10 feet from the centerline of the pipe.



7. G. Grading Plan

joe.marlo@franklinton.gov The following is a newcomment based on newinformation shown on the drawings.

Applicant shall provide a 10-foot drainage easement in the area highlighted below in blue.



Parks

General Issues

8. Fees In Lieu

kevinl@franklinton.gov Parks- Applicant shall Note to Plat that Fees In Lieu for Parkland dedication.
20 units at 1200sf =24,000sf

Parkland fees shall be paid at the final plat. This property is located in Quadrant 2 of the Parkland Dedication map with a cap fee at \$168,000 an acre. A certified appraisal is not needed if the cap price is used for fees in lieu.

Planning

[2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf](#)

9. Architecture

josh.king@franklintn.gov Applicant shall ensure at site plan the big house concept stays at or below the 2 story limit on height. The second image under the big house concept could be construed as a 3 story structure. Image 2 is the more contextually appropriate design for this area. The intended character and design intent of the first image is less so.
[Edited By Joshua King]

Planning (Landscape)

General Issues

10. Tree Preservation

larry.mizell@franklintn.gov The tree preservation plans on the drawings do not match the previous submitted plans.
The applicant removed some tree preservation and added others. The applicant did not give recalculated acreage for the new - it was left the same.
You cannot use the R.O.W dedication for tree preservation.
The applicant shall correct all of this.

11. Access Easement

larry.mizell@franklintn.gov The access easement for lot 103 was removed from this submittal. This shall be corrected

Stormwater

General Issues

12. Environmental Site Assessment

lance.fittro@franklintn.gov Applicant has provided concurrence letters from TDEC regarding jurisdictional status of the hydrologic features being impacted. These features, including the additional fringe wetlands identified in the revised report, shall be accurately shown on the Existing Conditions sheet and all Proposed sheets of the Development Plan.

At this time, proposed mitigation for the proposed impacts to these hydrologic features has not been defined. Applicant shall be aware that in addition to the buffer mitigation plan to be finalized with the City of Franklin, any mitigation required by other regulatory agencies shall be satisfied at Site Plan prior to issuance of the grading permit.
[Edited By Lance Fittro]