

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

The previous comment "Applicant shall delineate any applicable offsite drainage areas and include in design" was not addressed. The proposed development of this property must not adversely affect any adjacent property. The offsite drainage design is incomplete.

2. D. Statement of Impacts

This portion of the previous comment "Applicant shall add to the statement of impacts the recommended improvements as described in the traffic study" has raised an additional problem. The description of what is to be constructed with phase 1 includes the right turn lane on northbound Franklin Road. The existing utility poles must be removed and relocated prior to the construction of the right turn lane. The utility plan must indicate the removal of these utility poles.

Parks

General Comments

3. Parkland information

Parks- Please address Parkland requirements. They are not shown on plans. List unit breakdown also.

Example:

Fees in Lieu are requested for Parkland Dedication requirements.

48 dwelling units total

35 units x 1200sf = 42,000sf

13 units x 600sf = 7,800sf

42,000sf + 7,800sf = 49,800sf or 1.14 acres

Planning

General Comments

4. Consolidation of Lots

Applicant shall submit a final plat prior to approval of site plan.

5. Modification of Standards Location

Applicant shall remove Modification of Standards on Sheet 1.0 under Phase 3: Future TDOT Franklin Road Widening and Developments Section.

6. Connectivity Index

Applicant shall include a Connectivity Index.

7. Draft elevations (development plan)

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

8. LSR Open Space

Applicant shall provide a chart showing the total acreage, acreage to be preserved, total LSR and acreage of formal open space.

All of these areas shall be delineated on the landscape plans.

Water/Sewer

General Comments

9. Sewer line

Applicant shall have agreements signed and in place to ensure the sewer trunk line crossing the property prior to site plan approval. This comment is to remain open.

Zoning

development plans 10-13-14.pdf

10. Loading Dock

- With the site plan submittal the plans shall be revised to show the loading areas next to the office buildings.

11. Codes

- Revise all applicable sheets; the Codes Department is called the Building and Neighborhood Services (BNS) Department.