

**CONDITIONS OF APPROVAL:**

**Engineering - PUD Plan Checklist**

**General Comments**

**1. B. General Information**

- The previous comment has not been addressed: "Applicant shall include Phasing schedule, including expected commencement date by phase, anticipated rate of development, and estimated date of completion by phase. Development milestones such as dwelling units, nonresidential building square footage, or significant off-site improvements are appropriate substitutions for dates."

The presentation of phase lines and breakdown of dwelling units per section are appreciated, but do not speak to the anticipated Phasing Schedule requested.

**Parks**

**General Comments**

**2. parkland dedication**

- Parks Dept. has received further information that if the HOA would take over control and maintenance of the trail and a warranty deed will not be needed. The easement shows public access. Parks Dept. will do a *landscape/parkland maintenance agreement* to satisfy all requirements.

**Planning**

**General Comments**

**3. 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.

**4. 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.

**5. 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.

**6. Site Plan/Site Layout page**

- Sheets C3.0 and C3.1 are different. Please include the same updated plan for both sheets.

**Zoning**

**[Waters Edge Dev Plan REV 3\\_PreApp 9.26.2014.pdf](#)**

**7. FWO**

- A no rise certificate is required to be provided by a licensed engineer for the proposed encroachment in the floodway.