

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

39. Modification of Standards for Retaining Walls

jimmy.wiseman@franklintn.gov The applicant shall revise the plan to show two 6' walls as provided to staff on 4/17/2017, and included in IDT as an exhibit. If the final wall design, based on geotechnical findings during Site Plan, cannot meet the 6' maximum height requirement, then a Modification of Standards will need to be requested with a PUD revision, prior to approval of the Site Plan.
[Edited By Amy Diaz-Barriga]

40. Existing Drainage Pond

joe.marlo@franklintn.gov *This comment to remain open until completed by the Applicant.*

Applicant to survey and show the existing drainage pond on the property to the north any modifications required for stormwater capacity.

42. Emergency Access Gates

joe.marlo@franklintn.gov Applicant to revise the grading to provide a 50-foot length of road on each side of the access gates with a minimal (2% maximum) slope. The gates are to located to be fully on the City of Franklin property to the north. Revise the gate note on C2.0 to state the following: *"Applicant to provide security gates for emergency access and to revise existing fencing layout to accommodate gates. Gate and fencing design to be approved by the City of Franklin and be coordinated at site plan."*

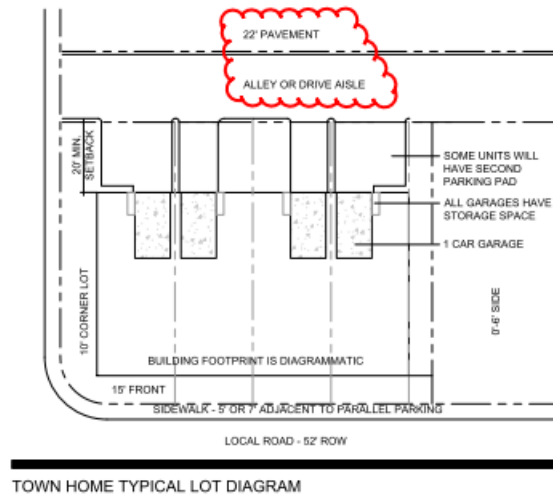
59. Traffic Impact Study

carlb@franklintn.gov The applicant shall finalize the TIA according to the review provided by the 3rd party consultant, see the approved review uploaded into IDT.
The results of the study and review show that the applicant shall mitigate the excessive stacking for the Shadow Green EBR movement at Columbia Avenue. At the site plan stage the applicant shall design and install dual-optional right turn signalization, signing and striping as an off-site improvement, and post surety for these improvements.

63. Alley Pavement Width

joe.marlo@franklinton.gov This is a new comment based on new information shown on the drawings.

Alleys are not allowed to have 22 feet of pavement. Applicant to remove the "Alley" designation from the Town home Typical Lot Diagram on C2.1.



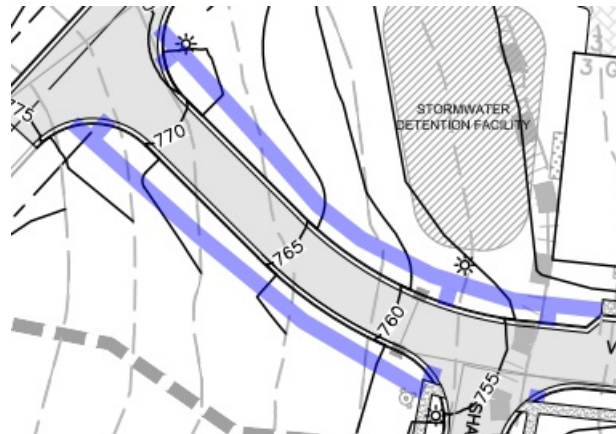
64. F. Development Plan

carlb@franklinton.gov Applicant shall comply with the minimum Vertical and Horizontal Alignment per City Standards (Sections 3.3.8 & 2.2.9 of Street Standards). Applicant shall ensure and demonstrate on the plans that adequate parking operation sight distance is provided for the four on-street parallel parking spaces at the inside curve on the south side of Shadow Green Drive near the east end of the site.

65. Sidewalks

joe.marlo@franklintn.gov This is a newcomment based on newinformation shown on the drawings.

Applicant to show the sidewalks along Vintage Green Lane to the future access road that have been removed in the most recent submittal. No sidewalks are to be shown along the future access road itself. Provide sidewalk connections from Shadow Green Drive as schematically shown below.



Fire-Planning

Shadow Green Dev Plan_2.6.2017.pdf

27. Fire Protection

geoffw@franklintn.gov This item has not been addressed.

The applicant shall provide the results of a full demand, two-hydrant flow test.

Original reviewcomment, 2/16/2017:

C5.0 Overall Utility Plan

Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

Parks

General Issues

31. Parkland information

kevinl@franklintn.gov Please continue to work on the trail system with a connection to the sidewalk system. The main entrance shall make that connection to Mack Hatcher multi-use trail.

Planning

General Issues

66. Mack Hatcher Alignment

amy.diaz-barriga@franklintn.gov

Prior to final approval of the Development Plan, to include entitlements associated with the Development Plan, the applicant shall be required to work with City and TDOT staff to obtain approval on the realignment associated with Mack Hatcher. The applicant shall be required to provide sufficient information to City Staff, TDOT Staff, and the Board of Mayor and Aldermen to approve the realignment. This may include, but is not limited to the following: vertical and horizontal alignment associated with the existing and proposed alignment, full environmental report, detailed cost estimates, and any additional studies or information requested by the City or TDOT. The applicant shall be required to obtain a formal letter from TDOT approving the revisions and then obtain formal approval from the Board of Mayor and Aldermen approving the realignment. It should be noted that the Board and TDOT staff may require the applicant to host multiple public meetings to obtain public feedback on the proposed realignment, and there is no guarantee the TDOT and the Board of Mayor and Aldermen will approve the realignment. Should the realignment be disapproved by TDOT, City Staff, or the Board of Mayor and Aldermen, then the Development plan shall also be disapproved, including all entitlements associated with the Development Plan. The applicant is proceeding at risk on this project and will be responsible for 100% of the cost associated with the project. No site plans or permits shall be submitted, reviewed, or approved until City staff, TDOT staff, and the Board of Mayor and Aldermen have approved the realignment. The applicant shall be required to reserve the future right-of-way, slope easement and construction easements necessary to accommodate the final alignment of Mack Hatcher.

[Edited By Amy Diaz-Barriga]

Shadow Green Dev Plan_2.6.2017.pdf

11. Envision Franklin

kellyd@franklintn.gov Thank you for providing the elevations of the future Mack Hatcher Parkway grading and where the development is situated.

The applicant shall place a note on the development plan and future final plat(s) that the landscape buffer along Mack Hatcher Parkway shall be replaced if the TDOT extension of Mack Hatcher Parkway requires removal of the landscape buffer.

Planning (Landscape)

General Issues

61. Parking Area

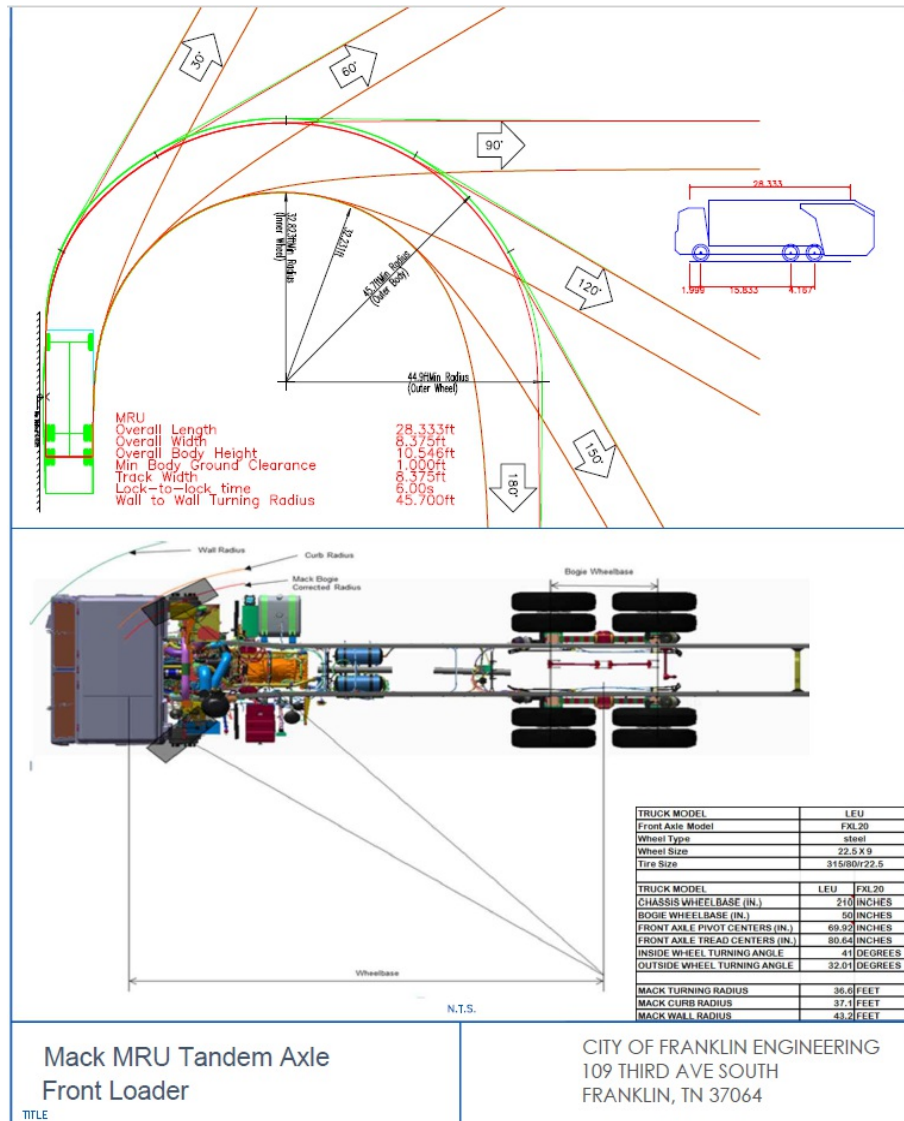
larry.mizell@franklintn.gov The large parking area in the core shall at site plan be redesigned so as to make it look forested and not amass of parking.

Sanitation and Environmental Services

Shadow Green Development Plan 04.06.2017.pdf

60. Solid Waste Service

Please provide a side-loader auto-turn to service the refuse collection points in the plan.
 Below are the standard specifications for this type collection truck.



Water/Sewer

General Issues

55. Additional off site utility upgrades

ben.mcneil@franklntn.gov The final layout of the domestic water extension to the north will be finalized at site plan. The extent of the sanitary sewer upgrades will be finalized at site plan stage. This is an advisory comment.
 [Edited By Ben Mcneil]

52. Domestic water

ben.mcneil@franklintn.gov Applicant did not fully address comment, applicant shall show the domestic water in the street. The water shall maintain 10' separation where at all possible and adequate separation between storm sewer. This comment is in relation to the site plan, but should be evaluated at this stage. Applicant shall make final design and layout at site plan. This is an advisory comment for separation between the utilities.

53. Sanitary sewer

ben.mcneil@franklintn.gov Applicant did not fully address comment, Sanitary sewer mains shall maintain centerline of the street. 10' separation shall be maintained between storm sewers, domestic water and sanitary line where at all possible. This is a site plan issue that can be finalized at the site plan stage. This is an advisory comment.