

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

General Issues

8. F. Supporting Information

tomi@franklintn.gov The previous comment "Applicant shall ensure all storm drainage through private property has appropriate infrastructure and easements to support proposed drainage. Provide drainage easements for stormwater runoff from adjacent properties that crosses the platted property. Do not provide drainage easements for the drainage that is initiated on the platted property. Provide stormwater easements for the stormwater that flows off of the platted property onto adjacent property where the stormwater flow has been altered from sheet flow to a more concentrated flow." shall remain open until the stormwater calculations are completed with the Site Plan submittal.

39. E. Preliminary Plat

tomi@franklintn.gov The previous comment "Applicant must be aware that the final design may indicate that the sewer line must be connected to the existing sewer line in Natchez Street. That will also require the development to extend the sewer line to Natchez Street and obtain any required utility easements."... to remain until site plan design indicates the 11th Avenue connection is feasible. The depth of the water main in 11th must be determined and adequate vertical separation (18") between the water main and the sewer main will be required.

Planning

COF 6537 Combined.pdf

45. Transitional features

joseph.bryan@franklintn.gov Advisory comment: Future buildings will need to comply with Section 5.3.4 of the Zoning Ordinance. Design buildings to fit in with the context of the established neighborhoods and ensure the façade widths and heights are within 25% of the average of neighboring buildings. Comment to remain open for informational purposes.
[Edited By Joseph Bryan]