

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C0.1 - Standard Steet Layout Requirements

- Applicant did not fully address the comment. Applicant include SWMP on Grading and Drainage sheet, or place it behind the Grading and Drainage sheet. This sheet is not typically required. Applicant shall also include ROW and Access Plan sheets.

Applicant shall start with the following sheets:

C1.0 - Overall Existing Conditions Plan
C2.0 - Overall Development Plan
C3.0 - Overall Grading & Drainage Plan
C4.0 - Overall ROW & Access Plan
C5.0 - Overall Utility Plan

Subsequent sheets may be added as supplemental to each sheet category. For example, autoturn should be on the ROW & Access Plan or submitted as sheet C4.1, only after the ROW & Access Plan.

Following this checklist and order will save the applicant time on the site plan submittals. These sheets will be inserted into the overall sheets that are required for site plan submittal without any additional information required.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

- The design of the valet drop-off area, including pedestrian sidewalk location, is ongoing and shall be coordinated with Engineering and Planning as the Development Plan progresses to Site Plan. This comment to remain open as a reminder to staff.

3. F. Development Plan

- This is an advisory comment: While the trash truck turning movements are acceptable, serious consideration should be given to the number of delivery vehicles that will be entering the 2nd Avenue service area/loading zone and then backing out onto 2nd Avenue. If some provision can be made for these vehicles to exit through the garage, or a secondary loading zone can be provided, that may alleviate some congestion issues in this area for the future owner/tenants. This is not a requirement, and can be addressed at Site Plan.

4. D. Statement of Impacts

- The applicant shall update the New Modification of Street Standards request to read as follows:
#1 Request for this corner lot to not provide a site access driveway on First Avenue North (a Major Collector street) and use an existing site access driveway on East Main Street (a Major Arterial street). This request to access this corner lot on only the higher class street is made on the basis of Purpose Statement #4 as well as using an existing curb cut on East Main Street with sufficient sight lines in both directions and moderately slow traffic between 1st and 2nd Avenues.

The applicant shall also extend the westbound left turn storage lane on East Main Street at First Avenue to a length of at least 125 feet.

Engineering - Site Plan Checklist

General Comments

5. Sight Triangles

- The previous comment, *"Please add sight triangles for the curve affected by the flood wall. I have some concerns about the stopping sight distance should a pedestrian step off the sidewalk in a location with limited sight distance because of the*

retaining wall inside the curve.” has not been addressed.

Applicant shall add the requested sight triangles so that pedestrian and driver safety can be properly evaluated.

The Engineering Department still has concerns that pedestrians will not be visible to regular traffic due to the height and proximity of the flood wall. Additional measures such as landscape features, decorative railing, etc., to further discourage pedestrians from crossing in unsafe locations can be discussed at the site plan phase.

Planning

[Harpeth Development Plan Revision 1.pdf](#)

6. Site Data Chart

- The applicant shall correct the site data chart on EVERY PAGE to reflect the same information, including but not limited to the correct proposed zoning.

7. Cover sheet

- The applicant shall accurately reflect that the project is increasing the entitlement for nonresidential square footage.