

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- Applicant has identified the following improvements needed to mitigate the development impacts:
 - Northbound right turn lane on Franklin Road at Mallory Station Road, and associated signal modifications.
 - Northbound right turn lane on Franklin Road at Legends Club Lane
 - Southbound left turn lane on Franklin Road at Legends Club Lane
 - The above turn lane improvements are to be bonded with TDOT, and completed and accepted prior to the issuance of the first certificate of occupancy. The above signal modifications are to be bonded with the City of Franklin, and are to be completed and accepted prior to the issuance of the first certificate of occupancy.
 - Signalization of the intersection of Franklin Road & Legends Club Lane. Such signal proposal shall be approved by TDOT, bonded with the City of Franklin, and activated when real-time field conditions warrant its operation. A bond for such field condition warrant analyses shall be posted with the City of Franklin with the final plat.
 - Only the first transportation mitigation improvement shall be eligible for Roadway Impact Fee offset. The offset agreement must be approved by BOMA prior to the approval of the site plan.

2. F. Development Plan

- Applicant shall provide detail of how emergency only access to Franklin Road is to be maintained as emergency only (i.e. not available to the general public). Provide details on the plan with specific call-out indicating gate location and how it is to be secured for emergency access only (i.e. with KnoxBox or similar lock)

3. I. Utility Plan

- Applicant shall locate all wastewater mains in exclusive easements outside of all detention basins, water quality ponds and/or other drainage structures/easements (Section 33 3113, 1.7) To clarify, no air-conditioning equipment, no pool equipment, no electric utility boxes, no cable boxes, no telephone boxes, no bioretention shall be located in the exclusive wastewater main easements. Provide the location of the existing sewer easement to the manhole adjacent to Legends Drive on the Utility Plan. The proposed sewer must be located in the center of the existing easement or the developer must obtain additional easement from the property owner.

Parks

General Comments

4. Fees In Lieu

- With the time frame for the trail system down to Spencer Creek being unknown at this time. Applicant shall work the trail back into the development to create a loop for your residents.

Planning

General Comments

5. Architecture

- Draft elevations are not being approved in their entirety with the development plan. Alterations may be needed to balconies, roof forms, etc. to achieve the single-family residential architectural style required for buildings on this site, per the Land Use Plan. Detailed elevations shall be approved with the site plan, and the Planning Department reserves the right to require changes/modifications to elevations at site plan stage should the Development Plan be approved.

6. Site Data Chart

- The applicant shall update the site data chart to include 270 units are intended for development. Several sheets still reference the 264.

7. Detached Garages

- Applicant shall ensure the proposed detached garages are not located within the 150 foot setback or in the front of buildings. The actual locations of these garages will be approved at site plan based on the location of infrastructure clear zones.

8. Viewshed Study

- Applicant shall submit a viewshed study of the impacts proposed development has for improvements in the 150 foot setback. This shall be required with the initial site plan submittal.

[8.4.2016 Iron Horse Dev Plan Drawing Set.pdf](#)

9. Acreage

- Applicant shall update site data chart to reflect the actual acreage provided by surveyor: 19.99 acres

Planning (Landscape)

General Comments

10. Issues at Site Plan

- At site plan stage these issues shall be resolved:
 1. The pedestrian connection at some place are awkward and will need to be addressed.
 2. The corner of Mack Hatcher needs some hardscape to identify it.
 3. Plant materials in the buffer shall be discussed.

Water/Sewer

General Comments

11. Utility easement

- Applicant shall ensure permanent structures are located outside of any utility easements. The COF considers garages to be permanent structures.

[8.4.2016 Iron Horse Dev Plan Drawing Set.pdf](#)

12. Utility easement

- Applicant shall ensure footers of building "B" and any pool amenities are outside of the utility easements.

13. Storm structure conflict

- "Applicant shall at site plan, correct the conflict of sanitary and storm sewer lines near the intersections of building E and F"
- Andrew Wothers with Little John has been sent a mockup of what Ben McNeil and I think will correct this issue.