

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

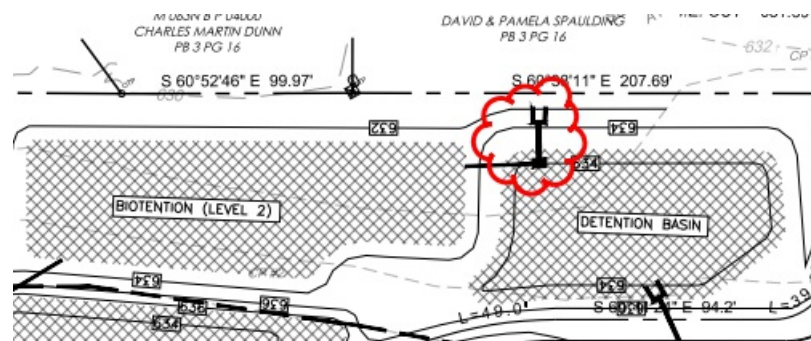
1. F. Development Plan

kevin.long@franklntn.gov **This comment to remain open as a reminder to staff, but does not hinder the approval of this preliminary plat.** The comment "Applicant shall provide a street section that complies with City of Franklin standards. Per Paul Holzen, the street should include rollover curb on both sides of the street, and there should be a grass strip separating the sidewalk from the back of curb. If no grass strip strip is used the sidewalk should be widened to 8' to give pedestrians additional distance from the vehicular travel path." shall remain open as a reminder to staff to be further addressed and evaluated at the site plan stage.

2. G. Grading Plan

joe.marlo@franklntn.gov **The comment below shall remain open as a reminder to Staff at the Site Plan stage, but does not hinder approval of the Preliminary Plat.**

The applicant shall show that discharge from the location clouded below will not adversely affect the adjacent properties to the north. Show existing grades and drainage easements on the receiving properties and verify the capacity of the next two downstream storm structures. Additional off-site grading may be required to create a conveyance with sufficient capacity to carry the concentrated runoff from the subject property without adversely affecting the adjacent properties. Any level spreaders to be constructed shall be in accordance with the design criteria in section GIP-07 of the BMP Manual.



3. B. General Information

lance.fittro@franklntn.gov At Site Plan submittal, the applicant shall provide a **cash contribution** request for sidewalk along Franklin Road at the east frontage of the site. The estimate for the **cash contribution** is 735'L x 5'W x \$19 per sq. ft. = \$69,825, to be designated for the Franklin Road Streetscape project. This condition will remain open to the applicant and staff as a reminder at the site plan stage, **but does not hinder preliminary plat approval.**

Parks

General Issues

4. fees in lieu

josh.king@franklintn.gov Applicant shall provide fees in lieu of parkland dedication calculations at one stop and/or calculations on the cost of the trail easements provided for this site. In the event that the trails are not approved with this preliminary plat, parkland fees in lieu of shall apply to this site.
[Edited By Joshua King]

Planning

Easement Exhibit.pdf

5. Pedestrian Access Easement

josh.king@franklintn.gov Applicant shall remove pedestrian access easement from 8" waterline connecting the Roundabout to Franklin Road. 20' Utility easement to stay.

Zoning

General Issues

6. FFO

shanna.mccoy@franklintn.gov The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

Comment to remain open as general note.
[Edited By Lance Fittro]

7. FFO/FEMA

shanna.mccoy@franklintn.gov The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

Comment to remain open as a general note
[Edited By Lance Fittro]