

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

22. F. Development Plan

lance.fittro@franklintn.gov The previous comment, "Provide an updated "Working Concept Plan" which includes the changes being sought with this revision." has not been addressed.

Applicant shall provide an updated "Working Concept Plan" which visually shows the revised layout that is verbally described by the red text on sheet C0.1.

25. H. Stormwater Management Plan

lance.fittro@franklintn.gov The previous comment, "*Applicant to verify that the proposed grading for the stormwater ponds adjacent to South Carothers can be accomplished without hindering the proposed roadway improvements to South Carothers Road, including necessary ROW widths and slope easements.*" has been partially-addressed.

Show the full ROW construction, including both roadway and adjacent sidewalk, on the site and grading plans to verify that it can be constructed.

27. B. General Information

lance.fittro@franklintn.gov Show the proposed development of the single lot within Section 14, including the proposed bridge and driveway connection to the south. Add a note to the plan that no direct access to either South Carothers Road or Carothers Parkway shall be permitted for the remaining single lot that is now Section 14.
[Edited By Joe Marlo]

36. ROW Dedication

joe.marlo@franklintn.gov ROW dedication line shown (thank you).

Applicant to remove "Future" from ROW text, and label the lines on C2.0, C3.0, C4.0, and C5.0 as "ROW Dedication".



37. Sidewalk

joe.marlo@franklintn.gov As the intent is to build the sidewalk adjacent to South Carothers Parkway, the 6-foot sidewalk is to be shown on the development plan and civil drawings. Grading and drainage on C3.0 to be revised to accommodate sidewalk.

38. G. Grading Plan

joe.marlo@franklintn.gov The following is a newcomment that was overlooked during the previous review.

Applicant shall show the beginning and ending location of retaining walls on the drawings, and label maximum height of proposed walls. Be aware that for residential developments, the maximum wall height is 6'-0".

39. Labels

joe.marlo@franklintn.gov The following is a new comment based on new information shown.

Applicant to clarify the 4 lines highlighted below with labels. Currently, only the LOD line appears to be labeled.



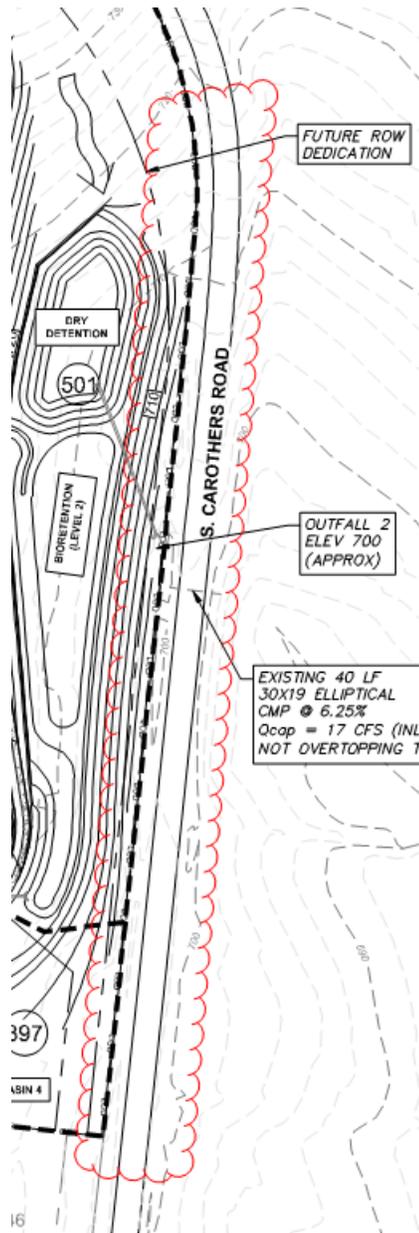
42. Meeting Required

joe.marlo@franklintn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

44. D. Statement of Impacts

jimmy.wiseman@franklintn.gov Applicant to show the ultimate widening of South Carothers Road. An impact fee offset agreement for collector roadways may be applied for but must be approved by the Board of Mayor and Alderman prior to Site Plan Approval.



Water/Sewer

General Issues

40. Sanitary sewer

ben.mcneil@franklinton.gov The applicant is currently showing an additional lot in section 14, if the lot cannot be served by extending minimal infrastructure, the lot shall be removed from the development plan. Extending added main line to serve one lot is not acceptable. [Edited By Ben Mcneil]