

## CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

## Addressing

## General Issues

## 43. Address

[lori.jarosz@franklintn.gov](mailto:lori.jarosz@franklintn.gov) Please change Giles lane to Giles Court. This change can occur at site plan submittal.  
[Edited By Lori Jarosz]

## Engineering - PUD Plan Checklist

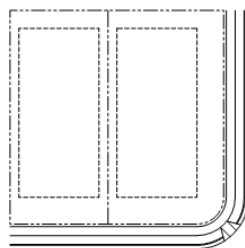
## General Issues

## 26. H. Stormwater Management Plan

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Applicant shall revise the note added on C2.0 to specifically reference Lots 2, 3, 19, 22, 23, 41 and 42, all of which are shown to have PUDAE's on the residential lot. Additionally, applicant shall identify these lots as Critical Lots for Public Infrastructure on the Development Plan, Site Plan and Final Plat.

At Site Plan stage, the applicant shall provide clear access to all stormwater BMP's. Any access easement provided to these areas which cannot be traversed by maintenance equipment shall not be acceptable.

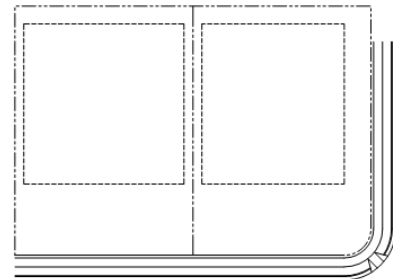
Building permit submittals for these lots shall indicate that there is no encroachment with structures, walls, fences, utility or other appurtenances, or steep slopes which would limit access to the stormwater management features for the development via the access easement across the residential lot. Applicant shall verify that the remaining building envelope is adequate for the proposed home construction on each of these lots.



55' Lot (Nominal) - Single-Family Detached  
15' Front Yard  
15' Corner Yard  
5' Side yard  
10' Rear Yard

#### Lot Standards (Lots 2-39 & 41-45)

Typical House Square Footage - 2,200 - 3,000 sf



100' Lot (Nominal) - Single-Family Detached  
40' Front Yard  
15' Corner Yard  
5' Side yard  
10' Rear Yard

#### Lot Standards (Lots 1 & 40)

Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

[Edited By Lance Fittro]

## Parks

## General Issues

## 37. fees in lieu

[kevinl@franklintn.gov](mailto:kevinl@franklintn.gov) The Parkland invoice has been attached in IDT.

## Planning

### General Issues

#### 32. lot transition

[dianna.tomlin@franklintn.gov](mailto:dianna.tomlin@franklintn.gov) Please show on the site plan that the 75% rule is being met. Staff suggest that in any future presentations that applicant mention the 75% requirement is being met and showing the calculations in a clearly understandable format/graphic  
[Edited By Dianna Tomlin]

#### 33. Architecture

[dianna.tomlin@franklintn.gov](mailto:dianna.tomlin@franklintn.gov) Lots less than 65' in width may not have homes with front loaded garages per Envision Franklin. Please provide conceptual elevations that adhere with the guidelines of Envision Franklin .  
[Edited By Dianna Tomlin]

#### 34. Mail Kiosks

[dianna.tomlin@franklintn.gov](mailto:dianna.tomlin@franklintn.gov) Please provide pull out for car in front of mail kiosk or provide smaller kiosks distributed throughout the neighborhood.  
[Edited By Dianna Tomlin]

#### 38. Envision Franklin Compliance

[dianna.tomlin@franklintn.gov](mailto:dianna.tomlin@franklintn.gov) Plan submitted states lots will be 65' wide however, applicant stated at Joint Conceptual meeting that the proposed lot widths would be below the guiding principle established in Envision Franklin. Staff recommends changing lot widths to meet the standards established by Envision Franklin. Staff cannot support front-loaded attached garage homes on lots less than 65', per Envision Franklin. Please provide elevations at resubmittal that show exactly what type of houses are proposed. Without elevations in the resubmittal, the project will be deemed incomplete and removed from the agenda.  
[Edited By Dianna Tomlin]

[dianna.tomlin@franklintn.gov](mailto:dianna.tomlin@franklintn.gov) Staff will continue to support the guidelines established in Envision Franklin

## Stormwater

### General Issues

#### 40. Riparian Buffer

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) Buffer management plan is under review and working with the applicant for approval

## Water/Sewer

### General Issues

#### 16. Sanitary sewer

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) With the revision of the grading plan, the applicant shall ensure that the finished floor elevation is greater than a 722.00 elevation. This is to ensure that the sanitary sewer service at the proposed lots is gravity.

#### 44. Sanitary sewer

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) This is a new comment due to the sanitary sewer and grading plan being changed. The lots 41- 44 shall be labeled as critical lots for Water Management to approve building permits. This shall be done and submitted for One Stop.