

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

2. Final Plat

joe.marlo@franklintn.gov The following is an advisory comment that **does not hinder approval of the Development Plan.**

A final plat will be required in order to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat may be submitted concurrent with the Site Plan, and shall be approved and recorded prior to issuance of a Building Permit.

Easements that will be required include, but are not limited to:

- Cross Access Easements from Del Rio ROW to external connection points
- Green Infrastructure Easements at Green Infrastructure BMPs
- Public Drainage Easements at Detention

3. Existing Stormwater Issues

joe.marlo@franklintn.gov There are known stormwater problems downstream of the existing detention pond outfall.

New construction shall not aggravate upstream or downstream flooding. Where existing upstream or downstream stormwater problems exist, Applicant shall correct existing problems in conjunction with new development or redevelopment. [COF Stormwater Ordinance Sec. 23-106 (2) (i) (iii)]

At the Site Plan Stage, the Applicant shall analyze and correct existing downstream stormwater problems and acquire appropriate drainage easements.

Fire-Planning

General Issues

16. Hydrant spacing

curt.edelmann@franklintn.gov Will hold open for site plan.

17. Hydrant flows

curt.edelmann@franklintn.gov Per the International Fire Code, the minimum fire flow is 1500 gallons per minute at 20 psi. This requirement must be met at site plan. If improvements cannot be made, it may not be possible to grant all of the entitlements that were approved at the development plan stage.
[Edited By Curt Edelmann]

Parks

General Issues

19. Parkland Impact Fee

kevinl@franklintn.gov

**Parkland Applicant to pay fess in lieu of
64units x \$4,304=\$275,456 due at the final plat**

The above information shall be labeled on the site data table or sheet for further reference.

22. Parkland Impact Fee

kevinl@franklintn.gov

The draft agreement is back form Law and will be sent out on 1-10-2020 to the applicant for review and signatures.

Planning

General Issues

28. Modification of Standards

joseph.bryan@franklintn.gov

Advisory comment to remain open: Staff has reviewed the MOS #1 and #2 requests and finds the existing conditions to be substantial to where the minimum buffer standards cannot be met. Staff supports the MOS requests.

2019.12.09_ THE MADISON PUD DEVELOPMENT PLANS.pdf

31. Emergency Access Gate

joseph.bryan@franklintn.gov

City Staff opposes the proposed emergency access gate to Brink Place in place of full connectivity between the two developments. As a condition of approval, the access gate must be removed from the plans.

Applicant must request from the Planning Commission and BOMA that this specific condition of approval be removed at the respective meetings.

Stormwater

General Issues

1. Stormwater Management Plan

ellen.moore@franklintn.gov

Advisory comment:

At site plan, applicant shall reevaluate the stormwater detention pond onsite to ensure detention is provided for the additional impervious added.