COF no: 7081

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

31. F. Development Plan

lance.fittro@franklintn.gov With the first site plan, the applicant shall provide a left-turn lane from Downs Boulevard into the site. Applicant shall design turn lane per City, AASHTO, MUTCD, and other applicable standards for roadway design and verify taper and storage lengths are appropriate in functionality and capacity for the site. The turn lane shall be complementary to the TDOT Columbia Avenue project and will take into consideration the most-current design of those improvements at the time of site plan submittal. (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)

49. Sidewalks

lance.fittro@franklintn.gov With the first Site Plan, Applicant shall show sidewalks along Collector and Arterial streets as 6'-0" wide. Combined curb and gutters shall be 2'-6" wide. 6'-0" wide grass strip along Downs Boulevard shall be provided between sidewalk and future back of curb based on the future widening of Downs Boulevard.

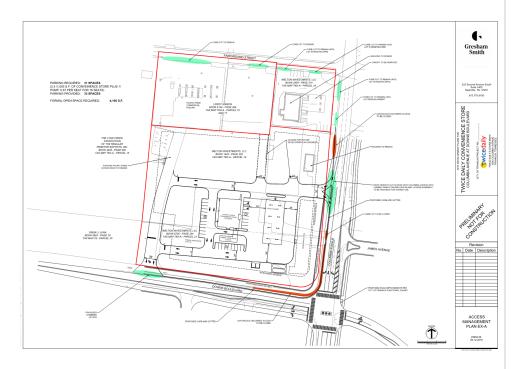
57. Offsite Drainage

lance.fittro@franklintn.gov 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)]

> Existing offsite downstream stormwater infrastructure may have insufficient capacity to transfer flows from the site. The extents of the insufficient infrastructure is currently unknown. With the first Site Plan, Applicant shall analyze existing downstream stormwater infrastructure and correct deficient areas.

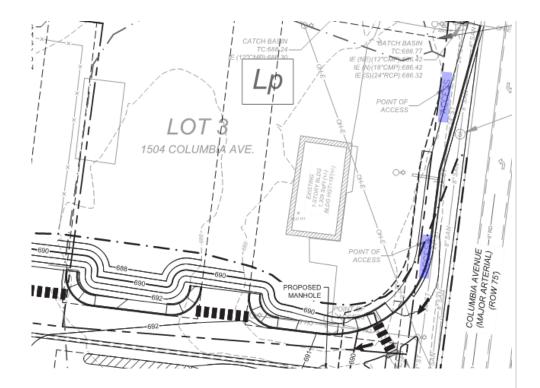
63. Access Management

lance.fittro@franklintn.gov Applicant shall provide notes on the submitted development plan referencing the previously agreed-upon closure of accesses along Columbia Avenue and Downs Boulevard in exchange for the new right-in right-out shown on the development plan. Access management for the block, including within the limits of this PUD, shall be in accordance with the previously agreed-upon "Access Management Plan Ex-A" which is copied below as well as uploaded to the project folder in IDT. As a condition of approval for the mid-block right-in right-out access shown on this development plan, the "Access Management Plan Ex-A" shall be included and referenced with all future submittals for the development of Lot 1, as well as future site plan and/or PUD submittals for development of the parcels outlined in red on the exhibit.

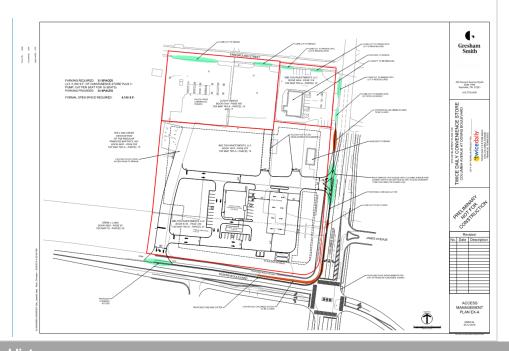


65. F. Development Plan

lance.fittro@franklintn.gov Applicant shall remove all notes such as those highlighted below identifying predevelopment "Access" locations on the plan which are being closed with the redevelopment, including those highlighted below:



Any access to the redeveloped lots should be defined by the showing of physical improvements (curbing, pavement, etc) rather than notes which are easily overlooked. Any access to the reconfigured lots shall be per the previous agreement and Access Management Plan Ex-A as uploaded below.



Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

lance.fittro@franklintn.gov The note regarding the timing of closure of the access to Lot 3 from Columbia Avenue shall be revised to read "Existing access to Lot 3 from Columbia Avenue to be closed upon opening for of the mid-block right-in right-out shared access from Columbia Avenue for public use."



Planning

General Issues

61. Modification of Standards

joseph.bryan@franklintn.gov Staff has determined that the applicant does not need to request MOS #1 as the Ordinance only dictates minimums. Remove MOS #1 from the submittal.

> Cite the specific regulations from the Zoning Ordinance on the cover sheet that correspond with the MOS requests.

MOS #1 -Staff does not recommend approval of this modification of standards...

MOS #1 - CAO-3 prohibits drive-thrus north of Downs Boulevard to create a pedestrian-oriented node. Staff does not recommend MOS #3 for approval.

The decision to approve or deny the MOSs will ultimately be decided by BOMA [Edited By Joseph Bryan]

2995606 PUD Plans.pdf

42. Lots 2 and 3

joseph.bryan@franklintn.gov Advisory comment: Future development of Lots 2 and 3 will require BOMA level development plan revisions.

Planning (Landscape)

8. Existing Trees

jason.arnold@franklintn.gov By Site Plan, please document the location, size and health of any specimen tree on the site.

9. Formal Open Space

jason.arnold@franklintn.gov By Site Plan, please show proposed amenities for the Formal Open Space and how these spaces will be accessed and used.