

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. H. Stormwater Management Plan

[tomi@franklintn.gov](mailto:tomi@franklintn.gov)

This is an advisory comment to be addressed at Site Plan and will remain open:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.

Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties. Keep this in mind when laying out the development, particularly where structures are to be located adjacent to easements.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan, at the latest.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results likewise shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.**

Planning (Landscape)

General Issues

2. Tree Preservation

[larry.mizell@franklintn.gov](mailto:larry.mizell@franklintn.gov)

Need a letter certificated from land owner to the south that he is okay with the trees being removed on the property line next to him.

Zoning

1226 Adams Street Development Plan - submittal 001.pdf

3. Driveway

[tomm@franklin.tn.gov](mailto:tomm@franklin.tn.gov)

Exceptions and discretion as used in section 12-502 (3) of the Municipal Code are available to the Building and Neighborhood Services Department in the case of existing lots that may not be wide enough to comply with all requirements of the Code. In the case of a new development proposal such as this application, the development should be designed from the beginning to comply with existing City Code requirements.

The shared driveway solution mentioned previously is provided in the Code as an example of an "alternative design" that may be approved by the Building and Neighborhood Services Director.

[Edited By Thomas Marsh]