

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

2015.09.08 - APcom Site Plans.pdf

1. C0.0 - Standard Sheet Layout Requirements

- Applicant shall comply with the provided sheet naming convention per the Site Plan Checklist within the latest version of the [Administrative Manual](#). Specifically for this submittal - provide EPSC sheets (not combined on other sheets).
- The Initial Erosion Control Plan has been separated from the Existing Conditions plan. Initial Erosion Control has been located on a new sheet; Sheet C2.0.
- Applicant did not address the comment. Applicant shall provide the Standard EPSC Sheets as outlined on the Site Plan Checklist and as directed in the Previous Submittal.

2. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall include standard [Grading & Drainage Data Chart](#) on Enlarged Existing Conditions Plan.
- The standard Grading & Drainage Data Chart has been provided on Sheet C2.1 as well as a new sheet; Sheet C2.3 - Drainage Area Worksheet.
- Applicant did not address the comment. Applicant shall include the Standard Grading and Drainage Data chart for existing conditions on the existing conditions sheet.

3. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall delineate existing drainage basins and provide flow arrows, outfall locations with ID & Elevation. Where multiple drainage basins exists applicant shall provide Grading & Drainage Data Chart for each outfall location.
- Existing drainage basin characteristics have been called out on the new Sheet C2.0.
- Applicant did not address the comment: Applicant shall include Stormwater Narrative on Existing Conditions plan, recounting how stormwater is handled under existing conditions.

4. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall provide a brief Stormwater Narrative recounting how stormwater quality and quantity is currently handled prior to exiting the site on the existing conditions plan.
- A stormwater note has been added to Sheet C2.0 explaining the existing detention pond on the site.

Engineering - Site Plan Checklist

General Comments

5. J. Stormwater Managment Plan

- 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. As no detention offset for runoff reduction through infiltration is being pursued, boring results to verify whether groundwater or bedrock are encountered within 2 ft of the bottom of the proposed bioretention area may be substituted for infiltration testing.

Test results shall be submitted to the City's Engineering Dept. prior to Post-PC Approval of the plans, at the latest. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met.

Additionally, an infiltration test shall be performed after installation to demonstrate proper performance of the installed BMP's. This shall be signed by and submitted to the City's Engineering Dept. at the completion of the installation process by a registered professional engineer. If failure occurs, it shall be repaired or replaced at the contractor's expense. Refer to Franklin's BMP manual for number of tests required and any additional information.

<http://www.franklinn.gov/government/engineering/stormwater/construction-development>

- Understood. A note has been provided on Sheet C2.1 informing the contractor of the infiltration testing requirements and schedule.

- The previous comment, "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 Post-PC Approval of the plans, at the latest. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met." has not been addressed.

As 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' of the bottom elevation of the BMP may be substituted for infiltration testing.

6. J. Stormwater Managment Plan

- Applicant shall revise bioretention detail and notes as follows:
 - Revise Note 1 to specify minimum 42" filter media to match calculations and detail below.
 - Applicant shall clarify whether underdrain size is to be 8" (per detail) or 6" (per detail Note 4).
 - Show filter fabric specified in Note 4 on the cross-section detail. Add filter fabric between the bottom of the stone sump and the native soils.
 - Clarify that stone jacket around underdrain should provide a minimum 3" thickness of 1" stone.
- The bioretention detail has been corrected as instructed. The underdrain is to be 8" in diameter.
- Applicant shall revise bioretention detail and notes as follows:
 - Add filter fabric between the bottom of the stone sump and the native soils.

Fire-Planning

General Comments

7. Fire Lane

- This item was not noted in the pre-application review due to a lack of information (Utility sheet not provided).

Based on the proposed location of a new fire department connection (FDC) for the addition, the curbing between the new fire hydrant (northwest corner of the property) and the FDC shall be marked as a Fire Line with striping and signage as required by Franklin Municipal Code. The Fire Lane shall extend beyond the FDC along the building for and additional 20 feet.

- Fire lane striping has been provided at the FDC location, which has moved from the previous submittal. The FDC is now being shown in the concrete median in the parking lot west of the proposed addition. Parking spaces will be striped over as necessary to provide the required fire lane.
- A remote fire department connection (FDC) is not permitted.

The FDC shall be re-positioned back on the face of the building.

The original comment requiring fire lane marking/no parking shall be applied.

"...the curbing between the new fire hydrant (northwest corner of the property) and the FDC shall be marked as a Fire Lane with striping and signage as required by Franklin Municipal Code. The Fire Lane shall be extended beyond the FDC along the building for an additional 20 feet."

Performance Agreement and Surety

General Comments

8. Engineering Sureties

- Sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water:
- II. City Sewer:
- III. Public Streets:
- IV. Private Streets:
- V. Traffic Signals:
- VI. Public Sidewalks:
- VII. Drainage:
- VIII. Green Infrastructure:
- IX. ITS Elements:

Applicant shall provide the completed **excel file** with quantities at resubmittal. The **excel file** allows staff to adjust sureties as needed.

Note: Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

- A completed Approved Surety Calculator has been uploaded to the site with the submittal documents.
- Applicant shall post sureties in the following amounts:

VII. Drainage: \$10,000

VIII. Green Infrastructure: \$53,000

Temporary EPSC Surety: \$28,000

\$49,000 cash contribution to the Sidewalk Bank. A sidewalk is required by the ZO to be installed on Southeast Parkway. However, due to conflicts with existing utilities and drainage, a sidewalk cannot be constructed on Southeast Parkway at the project site. Therefore, the applicant shall contribute to the Sidewalk Bank in the amount of \$49,000 in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalk. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

General Comments

9. Sidewalks

- Show existing/proposed sidewalks.
- Based on coordination with the city, this project is required to pay fees in lieu of the construction of a 5' sidewalk along the frontage of Southeastern Parkway. Using the City of Franklin surety calculations, 509 LF of 5' sidewalk @ \$8/sf brings the fee to \$20,360. This note has also been shown on the plans on Sheet C1.0
- The fees-in-lieu amount is to be set at \$49,000. This amount is based on the average cost per sf bid for the SR 96 West Sidewalk Project, let by the City of Franklin in June 2015, which had similar construction conditions to this site. The note on the plans on Sheet C1.0 shall be adjusted accordingly.

Planning (Landscape)

General Comments

10. Formal Open Space

- Landscape plan shall be submitted for this area.

11. Plant material along the east boundary

- Landscape Architect shall have a conversation with the COF Land Planner about how to better utilize the plant material all along

the property line.

Water/Sewer

General Comments

12. Domestic water

- Applicant shall revise water as noted:
 - Applicant shall clearly show the existing water main layout, meter, fire meter and double detector check.
 - The building shall be served by the existing fire line. New building shall be connected on customer side of double detector check.
 - The proposed private fire hydrant shall be painted silver.

13. One call note

- Applicant shall add note,
 - The City of Franklin is not a member of TN one call, contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work.

Zoning

[2015.09.08 - APcom Site Plans.pdf](#)

14. HVAC

- Show and label the location of the HVAC. If the HVAC is located on the roof, show the units as dashed lines on the elevations so that it is clear that they will be screened from all directions. All mechanical units are required to be screened. The proposed screening is required to be an integral part of the building design.
- The HVAC locations are shown on the Architectural Elevation. As can be seen on the north elevation on Sheet A5.1, the HVAC units are set back 30 feet from the building edge which has an eave height of nearly 30 feet. The HVAC units will not be visible from the building exterior.
- Rooftop screening is required to be an integral part of the building and blend in with the architecture. Roof top mechanical equipment is required to be screened from all off site views. Revise the elevations to meet this requirement.