

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. J. Stormwater Management Plan

tomi@franklintn.gov The previous comment "Applicant shall provide a copy of the plat that shows the drainage easements across the Williamson Square site. Stormwater drainage from this development crossing the adjacent property must be in a private easement. This must be addressed with the resubmittal." was not completely addressed. The stormwater easement required must be a recorded easement. The easement must be recorded as a private stormwater easement not a public easement.

Maintenance of site stormwater infrastructure will be accounted for in the Long Term Maintenance Plan. All storm sewers will be maintained by the development property owners.

[Edited By Jimmy Wiseman]

2. J. Stormwater Management Plan

tomi@franklintn.gov The previous comment "Provide a Stormwater Long Term Maintenance Agreement that includes the stormwater drainage system across the Williamson Square property. This must be addressed with the resubmittal." was not adequately addressed. Provide a LTMP that clearly indicates that all storm sewers will be maintained by the development property owners.

[Edited By Jimmy Wiseman]

3. V. Site Permits

amanda.ray@franklintn.gov The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the 1st page of the application completed and signed, and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

*The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Parks

General Issues

4. Parkland information

kevinl@franklintn.gov Applicant shall show on plans the number count for units and the square footage breakdown of Parkland information.

The first 35 units are at 1200sf each after that all units are 600sf each. Place calculations on plan set.

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water:	\$ 68,000
II. City Sewer:	\$ 174,000
III. City Streets:	
IV. Private Streets:	\$ 136,000
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 92,000
VII. Stormwater Drainage:	\$ 65,000
VIII. Green Infrastructure:	\$ 84,000
IX. ITS Elements:	

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.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

6. Landscape

larry.mizell@franklintn.gov Landscape surety \$30,000.00

Sanitation and Environmental Services

Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - submittal 001.pdf

7. Solid Waste Service

bryan.brown@franklintn.gov The only Auto-turn I can find in the plans are for the fire apparatus. SES is asking for an auto-turn to service the dumpster at this location.

Stormwater

General Issues

8. Bioretention

kristen.stanfill@franklintn.gov Applicant shall include detail for pretreatment cells.

9. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Please use the LTMP form found at the above link.
Include landscape sheet showing bioretention species and locations
Include project name, section, etc
Include owner email
This is a downloaded form that can be filled out digitally which is preferred thus providing the City, recorded and the owner with a more legible form
[Edited By Jeff Willoughby]

10. Bioretention

jeff.willoughby@franklintn.gov Ensure the correct number of trees are shown for the bioretention areas. 1 tree per 400 sqft is required.
5-10% of bioretention areas shall be a native milkweed species
Cornus sericea is not a naturally occurring dogwood for our area. Please revise.

11. Illegible text

kristen.stanfill@franklintn.gov Font issue makes plans difficult to read. Applicant shall revise.

STORMWATER MANAGEMENT NOTE:
Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by the City Staff.

12. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov The amount of disturbance on this project has triggered the NPDES requirements as specified below. Submit the SWPPP, NOI, NOC, and all other pertaining documents as they are approved by TDEC. ***Please note that no Stormwater/Grading permit will be issued and this comment will remain open until an NOC is received.***

From the TDEC Website: Who Needs An NPDES ?Stormwater Construction Permit: Operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale. - See more at: <http://www.tn.gov/environment/article/permit-water-npdes-stormwater-construction-permit>

If a NOC has already been issued please submit a copy of the NOC & SWPPP.

Water/Sewer

Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - submittal 003.pdf

13. Utility Plan

ben.mcneil@franklintn.gov The current utility plan has text that is not legible. The text shall be corrected for clear direction.