

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. G. Grading Plan

[tomi@franklntn.gov](mailto:tomi@franklntn.gov) The previous comment "Impervious area, retaining wall, pipe outlet and grading are not permitted in the stream buffer." was not addressed. This comment must remain until a Stream Buffer Variance is obtained.

17. Existing Sewer

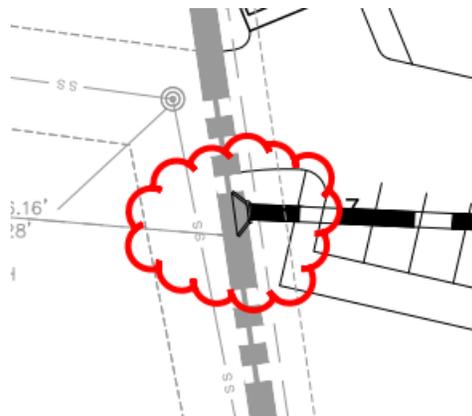
[jimmy.wiseman@franklntn.gov](mailto:jimmy.wiseman@franklntn.gov) The following comment shall remain open as a reminder for Staff. Additional design is needed at the Site Plan stage while alternatives are being discussed. Staff believes a desirable solution can be achieved.

*Applicant has stated that they have provided the top of casting for the existing sanitary sewer manholes. Unfortunately, the grade in this area is proposed to be raised with the completion of this project. If the final grade is to be raised and the fill puts the existing sanitary sewer at a depth greater than 12', the pipe material and easement shall be corrected to DI and the easement to 30' or the sewer shall be re-routed. No walls are permitted in the easement and it was stated by the applicant that the walls are required for the site to function. This has been discussed at numerous planning meetings with the applicant. The applicant shall provide a profile of the existing sanitary sewer main and the proposed final grade of the project. All possible conflicts with retaining walls, proposed utilities and easements shall be shown.*

21. F. Development Plan

[joe.marlo@franklntn.gov](mailto:joe.marlo@franklntn.gov) Headwall has been pulled back slightly, but will likely still require grading on the adjacent property. The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

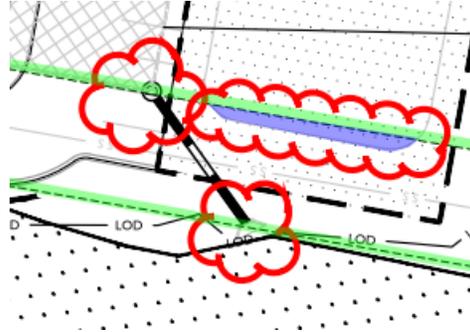
Advisory Comment: The proposed plan appears to require off-site grading work to be performed on adjacent properties in order to drain to bypass structure. At the Site Plan stage, the Applicant will be required to provide signed documentation by the adjacent property owners agreeing to the work shown on their properties.



### 33. Advisory Comment

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

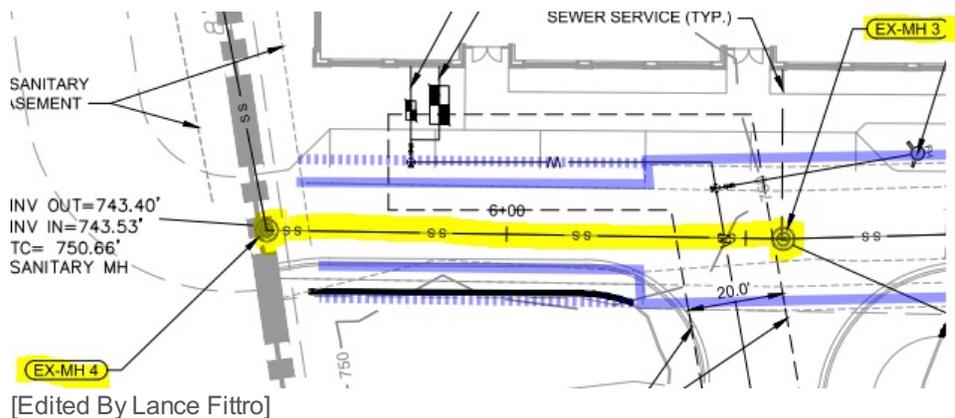
Advisory Comment: During detailed engineering design at the Site Plan stage, Applicant shall locate all stormwater structures and BMPs outside of utility easements, including the sanitary sewer easement along the western edge of the site.



### 34. Advisory Comment

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

Advisory Comment: If during detailed engineering design at the Site Plan stage, invert elevation depths of the existing sanitary sewer are determined to be 12 feet or greater below finish grade along any portion of the line, a 30-foot wide easement is required for that portion of the line extending from manhole to manhole, including the portion of line between EX-MH 3 and EX-MH 4. No walls or portions of walls (including footers or tie-backs) will be permitted in sanitary sewer easements.



### 35. D. Statement of Impacts

[carlb@franklin.tn.gov](mailto:carlb@franklin.tn.gov) Applicant shall provide a statement describing the anticipated impacts on:

- Street Network as shown on the Major Thoroughfare Plan including projected trips to be generated by the development.

In the TIA Addendum Table 3, the applicant's EB approach lane configurations do not match those given on page 1; update Table 3 accordingly.

### 38. F. Development Plan

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) In order to consider the proposed use of the adjacent church property for the construction of a drive aisle to meet fire circulation requirements, applicant shall provide a letter of intent from the church property owners agreeing to the proposed improvements on their property. Note that the proposed location of the added drive aisle will impact the existing bioretention area recently installed on the church property.

### 39. F. Development Plan

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) In the event that the proposed use of an as-yet-unbuilt off-site drive aisle required for fire circulation around the proposed building is approved, at Site Plan stage applicant shall provide:

- Site Plan for the subject development which meets COF requirements for fire circulation, sanitary sewer design per standard COF specifications including easement width and easement free from encroachments, stream buffer mitigation per approved variance, and stormwater peak control and water quality.
- Site Plan for the adjacent church property which meets both fire circulation requirements for the Branch Creek Crossing property and stormwater / water quality requirements for the church property.
- Both Site Plans shall be submitted for concurrent review. The Site Plan for the Branch Creek Crossing property cannot be approved prior to or independent of the Site Plan for the church property.
- A revised final plat for the church property shall be submitted placing the proposed drive aisle in a public access easement and revising the Green Infrastructure Easement for the relocated bioretention area.
- A revised final plat for the Branch Creek Crossing property shall be submitted which includes all required buffers and easements for the proposed Site Plan, as well as referencing any shared parking agreement established between the Branch Creek Crossing property and the church.
- Both revised final plats shall be recorded prior to issuance of the building permit for the proposed building.

## Fire-Planning

### Branch Creek Crossing Dev Plan Revision 3 Initial Submittal 12.11.2017.pdf

#### 23. Access

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.  
[Edited By Joshua King]

#### 24. Access

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.  
[Edited By Joshua King]

#### 25. Access

[josh.king@franklintn.gov](mailto:josh.king@franklintn.gov) Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.  
[Edited By Joshua King]

## Stormwater

### General Issues

#### 28. Stream Buffer

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) Applicant shall include LOD in encroachment calculations

#### 36. Stream Buffer

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) It appears the storm sewer pipe and outfall is located within the area of buffer mitigation located on the southern portion of the site next to the bioretention area. The impacted area can not be counted as part of the buffer mitigation.

#### 37. Stream Buffer

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) Applicant shall provide a formal stream buffer variance request to the City Engineer for approval BEFORE final development plan approval will be granted.