

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

General Comments

1. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall fix elevation callouts near Langord Ct. Appear to be in error on contours.

Engineering - Site Plan Checklist

General Comments

2. J. Stormwater Managment Plan

- Applicant shall make the following modifications to the proposed bioretention details:
 - Clarify "stone slope protection" material to be used. Material shall be large diameter river rock or equivalent. Rip rap will not be acceptable due to the high visibility of these slopes.
 - Add geotextile fabric between the bottom of the stone sump layer and the native soils to prevent migration of the native soils up into the stone layer.

General Comments

3. 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. 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.

4. E. Roadway Design and Plan & Profile

- Applicant shall provide the design of the Carothers Parkway turn lanes as recommended in the TIS. The applicant shall incorporate the design of the northbound right turn lane as an integral part of the site plans. The applicant may submit the design of the southbound left turn lane as a separate off-site improvement submittal. Both turn lanes are to be constructed at no cost to the City of Franklin, and shall be completed and accepted prior to the issuance of the first Certificate of Occupancy.

Note that the applicant has included the design of the northbound turn lane with this latest revision of the Site Plan. This comment to remain open as a reminder to staff pending the submittal of the separate Off-Site Improvement plans.

Performance Agreement and Surety

General Comments

5. Engineering Sureties

- Applicant shall post sureties in the following amounts:

II. City Sewer: \$82,000

III. Public Streets: \$296,000

VII. Drainage: \$171,000

VIII. Green Infrastructure: \$44,000

Temporary EPSC Measures: \$66,000

6. Landscape

- Landscape surety \$49,000.00

Planning

General Comments

7. One Stop Post PC

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Planning (Landscape)

General Comments

8. Buffer Plant material

- Applicant shall verify with an exhibit that the number of trees and shrubs as required by COF Zoning Ordinance exist in the incompatible use buffer.

9. Street Trees

- Shall be provided

Stormwater

General Comments

10. Bioretention

- Applicant shall show bio-retention areas protected in initial plans. If cut or fill is drastic orange construction fencing will suffice.

Water/Sewer

General Comments

11. Sanitary sewer

- Applicant shall revise sanitary sewer plan and profile as noted.
 - Applicant shall show 6" sewer service from MH A-3 to building 1.
 - In meeting with Ryan, we discussed possibility of 8" private sewer line from A-3. If applicant wishes to have private 8" sewer line, from MH A-3 to building.

Zoning

[Carothers MOB Pre-App Submittal 2015-07-24.pdf](#)

12. HVAC

- This issue has not been fully addressed. Mechanical screening is required to be an integral part of the building. Roof forms shall be used to screen the equipment. Parapet walls or a penthouse are acceptable on flat roofs. An aluminum panel screen wall is not acceptable on a new brick building.