

CONDITIONS OF APPROVAL:**Engineering - 2015 Site Plan Checklist****General Comments****1. Stormwater Infrastructure**

- Applicant shall add 10' min drainage easement on all stormwater infrastructure.

Engineering - Site Plan Checklist**General Comments****2. T. Stormwater Management Report**

- The previous comment: "Applicant shall submit soil infiltration test report for in situ soils beneath the proposed Level 2 bioretention. Test results shall be submitted to the City's Engineering Dept. prior to issuance of a Grading Permit, 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."

to remain open until infiltration test results have been submitted. Final Post-PC approval will not be given until test results verifying the proposed design are received.

3. J. Stormwater Management Plan

- Applicant shall provide documentation of mitigation/removal of wetland found at the central-southern portion of the site (where the roadside channel is proposed to be piped).

4. K. Overall Utility Plan

- Provide a location for the proposed fire hydrant that is outside of the drainage easement and does not conflict with other utilities.

5. I. Grading Plan

- Applicant shall provide existing and proposed site topography with clear contour labels. Label the existing contours north of the steep slopes.

6. Stormwater drainage

- Provide the location of the stormwater runoff from the top of the building on the grading and stormwater plans.

7. Sidewalk

- The proposed sidewalk must be located in the access easement outside of the right-of-way.

8. V. Site Permits

- The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

Performance Agreement and Surety**General Comments****9. Engineering Sureties Site Plan Calculations**

- Applicant shall post sureties in the following amount:

I. City Water: \$10,000
 IV. Private Streets: \$170,000
 VI. Public Sidewalks: \$35,000
 VII. Drainage: \$121,000
 VIII. Green Infrastructure: \$17,000

Seperate Cross Connection Bridge Surety: \$300,000

10. Landscape

- Landscape surety shall be \$52,000.

Planning (Landscape)

General Comments

11. Grading

- This comment shall remain open. Applicant shall ensure that all grading ties back into existing. Areas to review are those in the Southeast and Southwest corners of the project site.

12. Tree Protection Fence Conflict

- Applicant shall resolve the tree protection fence/sanitary sewer conflict. Any work within the tree protection fence is prohibited.

[DOWNS BLVD SITE PLAN 2015-08-06.pdf](#)

13. Linework

- Applicant shall explain dashed lines that track along the sanitary sewer line on the landscape drawings. They appear to be an old easement and only show on landscape sheets. If these are easement lines, they shall be removed as they are not required per COF Water/Sewer dept.

Stormwater

General Comments

14. EPSC

- Not addressed: Applicant shall show silt fence along the site's limits of disturbance along the North, East, and South sides.

15. Bioretention

- Not addressed: Applicant shall protect bioretention areas from soil compaction/ sedimentation by wrapping the areas in silt fence or other appropriate type of fencing. Protection shall be shown on EPSC sheets.

16. EPSC

- Applicant shall include EPSC measures requested on initial EPSC plan, including outlet protection for existing outfall.

17. Long Term Maintenance Plan

- -Wetland should be checked on page 2

-A Wetland inspection sheet included.

-Call out wetlands on sheet c3.4 that is included with the ltmp

-Include sheet L2.0 from plan set

18. Wetland

- It is unclear the location of Wetland A and B in the plans. Wetlands and associated buffers shall be clearly located and labeled on all EPSC, grading, drainage, and stormwater management sheets.

19. Wetland

- Any buffer averaging, reduction, grading, etc must come as a formal request to the City's Engineering Department and approved before any further approvals will be granted. Please contact myself for details of this process as soon as possible and before the next resubmittal for guidance as to what will be required.

20. Bioretention

- Include at least 10 individuals of any native variety milkweed species in the bioretention area.

21. Bioretention

- Replace 2 of the 4 sweetbay magnolias in the bioretention area with paw paw, blackgum, or northern catalpa.

22. Water Quality

- Provide a note on the stormwater management sheet stating "Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff".

23. Stream Buffer

- As per FMC 23-107(5)(d) Buffer boundaries shall be marked with signs that persist before, during, and after construction. Signage shall be posted at the edge of the buffer zone, each lot line, and at a maximum spacing of one hundred fifty (150) feet. This spacing can be reduced for large scale development as approved by the City's Engineering Dept. The location of the signage

shall be shown on the Stormwater Mangament Plan, EPSC plans,Grading Plans, Drainage Plans and Buffer Management Plans. These sign shall be supplied by the City of Franklin's Stormwater Inspectors at initial site preconstruction meetings and be installed by the first EPSC inspection.

Water/Sewer

General Comments

24. Domestic water

- Applicant shall revise the utility plan as noted,
 - The 3/4 water service and meter shall be shortened to minimize added service line. the service shall come off of the fire line to the east and extend across the sidewalk terminating at the property line. current configuration has too much service line.
 - The proposed fire hydrant on the fire line shall be placed after the double detector check and into the site. The hydrant shall be painted silver, a fire meter will not be required at this time, but the applicant shall leave an open area for a future fire meter. In the event the water management finds cause to have a fire meter installed, the owner shall install a meter at their cost.
 - Fire hydrant at east end of property shall be relocated, cannot be over storm line.
 - Label for 6" sanitary sewer shall be corrected, currently shown over detention area.

Zoning

[2015-06-26 Downs Blvd Storage Pre-App Submittal.pdf](#)

25. Signage

- This issue has not been addressed. Remove all proposed signage from this submittal. All signs are reviewed and approved through a separate submittal process.

[DOWNS BOULEVARD STORAGE SITE PLAN SUBMITTAL.pdf](#)

26. HVAC

- This issue has not been addressed. If the HVAC is on the roof, show the outline of the units on the color elevations so it is clear that the units will be completely screened as required.