

CONDITIONS OF APPROVAL:

Open Issues: 7

Engineering - Site Plan Checklist

General Issues

28. Connectivity

joe.marlo@franklintn.gov Connectivity for Section 10 requires street infrastructure to be completed in Sections 9 and 11. Prior to issuance of the first building permit of Section 10, sureties shall be posted for Sections 9, 10, and 11.

Recommend investigating redrawing section lines to include the highlighted area below in Section 10 instead of Section 11. With this arrangement, sureties for Section 9 would still be needed but sureties for Section 11 would not.



jpatterson@cannon-cannon.com

Investigated option of redrawing section lines; however, the result would be too complicated with need to include infrastructure for Section 11 as part of Section 10. Section lines to remain as shown in previous submittal. Local and alley pavement quantities for Sections 9-11 shall be bonded as one quantity to ensure connectivity

joe.marlo@franklintn.gov Comment to remain open as an advisory and reminder to COF Staff, **but does not hinder approval of the Site Plan.**

Because portions of the roadway loop providing the required access and circulation for Section 10 lie within Sections 9 and 11, **prior to the issuance of the first building permit for Section 10**, sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.

The final plat for each section shall match the respective site plan for that section. Sureties for infrastructure in each section shall be likewise be posted for each respective section in accordance with standard City of Franklin procedures. The lumping together of quantities from multiple site plans to be posted as a single surety is not standard procedure, and will not be allowed.

Fire-Planning

General Issues

37. Fire Department Access

curt.edelmann@franklintn.gov Restating the fire department's position on this project:

The connection between Sweetleaf Drive and Gracious Drive must be complete and approved by the city before construction is started on the 21st home on either street.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov Sureties for the following to be determined at resubmittal by applicant using the **Surety Calculation Tool** available on the [Engineering Development Services webpage](#):

I. City Water
II. City Sewer
III. Public Sidewalk
IV: City Streets
V. Private Streets (includes shared access drives)
VI. Street Access
VII. Temporary Turnarounds
VIII. Traffic Signals
IX: ITS Elements
X: Stormwater Drainage
XI: Green Infrastructure

Applicant shall include the completed **Approved Surety Calculator.xlsx** with appropriate construction quantities at the next submittal. *(The .xlsx file allows staff to adjust sureties as needed. PDF prints of the spreadsheet are not acceptable.)*

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan 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. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **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.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

jpatterson@cannon-cannon.com

Comment noted.

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	\$ -
II. City Sewer	\$ 55,000
III. Public Sidewalk	\$ 48,000
IV: City Streets	\$ 323,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 54,000
XI: Green Infrastructure	\$ -

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan 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. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **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.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

jason.arnold@franklintn.gov

Green Infrastructure \$5,000
Included for Riparian Zone Buffer Planting (L2.0)

36. Landscape

jason.arnold@franklintn.gov

Landscape surety \$30,000

Planning

General Issues

15. Connectivity

amy.diaz-barriga@franklintn.gov

Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.

jpatterson@cannon-cannon.com

Local and alley pavement quantities for Sections 9, 10, and 11 shall be bonded as one quantity (3,815 SY), which shall be reflected in Section 10 sureties. This amount shall be bonded for the road for whichever section is bonded first.

<p>amy.diaz-barriga@franklintn.gov</p>	<p>Understood. Comment to remain with each review until sureties are posted. Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.</p>
<p>jpatterson@cannon-cannon.com</p>	<p>Noted that comment will remain open until sureties bonded.</p>
<p>amy.diaz-barriga@franklintn.gov</p>	<p>Comment to remain with each review until sureties are posted. Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.</p>

Stormwater

General Issues

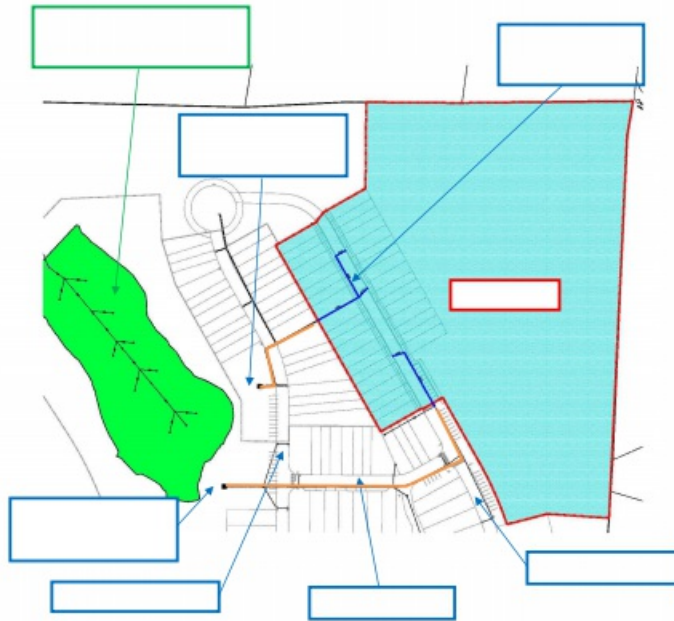
21. Stormwater Management Plan

<p>brittani.perez@franklintn.gov</p>	<p>Provide a stormwater management plan narrative stating an overall explanation of how stormwater will be conveyed, detained, and treated onsite. Include report from water quality calculation tool on the City's website located at: http://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development</p>
<p>jpatterson@cannon-cannon.com</p>	<p>preliminary LTMP included with submittal</p>

brittani.perez@franklintn.gov

LTMP does not have stormwater management narrative or call outs completed.

Comment not addressed: "Provide a stormwater management plan narrative stating an overall explanation of how stormwater will be conveyed, detained, and treated onsite. Include report from water quality calculation tool on the City's website located at: <http://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development>"



[Edited By Brittani Perez]

jpatterson@cannon-cannon.com

LTMP has been revised and checked to ensure call outs completed.

30. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. **This must be submitted and approved before final site plan approval.** Applicant shall include **ALL** of the following.

1. Completed Long Term Maintenance Form
2. Site narrative
3. Maintenance narrative
4. BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. Do not use a plans sheet as owners typically can not legibly read or understand these. Include riparian buffer limits and label, if applicable.
5. City of Franklin BMP Inspection and Maintenance Checklist forms
6. Any applicable landscape sheets for stormwater BMP's or riparian areas

A good example of a completed and approved LTMP, along with COF BMP inspection sheets and the LTMP form can be found at:

<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/post-construction-maintenance>

jpatterson@cannon-cannon.com

Comment noted. LTMP attached with submittal.

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