

CONDITIONS OF APPROVAL:

**Engineering - Site Plan Checklist**

**General Comments**

**1. G. Signage and Pavement Markings**

- Applicant shall provide signs at the temporary street end noting that the street will be extended in the future. At the western stub of Township Drive, add a sign stating "Street to be Extended by Authority of the City of Franklin". Provide sign and mounting detail on Sheet C6.1.

**Township PUD Sec 1 Site Plan 041315.pdf**

**2. E. Roadway Design and Plan & Profile**

- Applicant shall show limits of mill and overlay on all sheets that show pavement shading.

**Fire-Planning**

**General Comments**

**3. Fire Protection**

- This is a new comment based on recent discussions by the applicant with the City of Franklin Water Management Department concerning a new water line and flow testing which indicates an insufficient amount of water for fire protection.

The International Fire Code requires a minimum of 1,500 gpm of fire flow for fire suppression. This is the absolute minimum with a fire sprinkler system installed but could be higher based on square footage of the structure and construction type.

Based on discussion with the water department, the site currently has less than 1,500 gpm available.

Please provide the results of a new full fire demand flow test (two hydrant).

Insufficient fire flow may inhibit the construction of the proposed structure.

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**4. Access**

- The requested/required autoturn illustration could not be located in the plan submittal. The applicant responded to the original comment with "Autoturn has been completed for this development and is being submitted with this plan. The results show that there is adequate room for turning movements."

As the requested illustration was not provided/could not be located, the apparatus autoturn could not be evaluated.

The applicant shall provide the required autoturn illustration or clarify what page the illustration is located on in the submittal of 5/7/15.

**Performance Agreement and Surety**

**General Comments**

**5. Engineering Sureties Site Plan Calculations**

- Applicant shall post sureties in the following amounts:

- I. City Water: \$60,000
- II. City Sewer: \$148,000
- IV. Private Streets: \$164,000
- VII. Drainage: \$199,000

## 6. Landscape

- Landscape surety \$29,000.00

## Planning

### General Comments

## 7. Easements

- The applicant shall obtain the necessary off-site easements before this site plan will be approved Post-PC. The applicant is reminded that site plans have a one-year expiration from the date of action by Planning Commission, so it will be critical that off-site easements are obtained in a timely manner.

## 8. Cover sheet

- The title of the project shall be changed to "Township PUD Subdivision, site plan, section 1".

### [Township PUD Sec 1 Site Plan 041315.pdf](#)

## 9. Project number

- The applicant shall list the COF project number, 5841, on all sheets of the resubmittal.

## 10. Post PC Development Plans

- The site plan cannot be approved in Post-PC until the development plan has received Post-PC approval.

## 11. Existing Conditions

- The information provided on the existing conditions page, on the aerial photograph, is illegible. The applicant shall provide this information on a site map without an aerial photograph underneath. However, the aerial photograph shall still be required to be on this page.

## Stormwater

### General Comments

## 12. Bioretention

- Comment not fully addressed. Bioretention areas shall be protected from compaction by installing silt fence or other fencing around the entire area. This should also be shown on the initial EPSC sheet.

## 13. Stream Buffer

- This shall be addressed before final site plan approval. There shall be a plan in place to satisfy this requirement so that proper bonding of material can occur.

## 14. Long Term Maintenance Plan

- Incomplete. Please include the completed cover sheet. Check riparian buffers in features located onsite. Include all applicable City **BMP Inspection & Maintenance Checklist** sheets located at <http://www.franklintn.gov/government/engineering/development>

## 15. EPSC

- Applicant shall ensure elevations are correct for the de-watering structure. Plans currently have the bottom of the pond at 707.00 and perforations for the riser starting at 694.00.

## Streets

### [Township PUD Sec 1 COF 5841.pdf](#)

## 16. Pipe material

- Corrugated metal pipe (CMP) is not an acceptable permanent storm water pipe material. Applicant shall use Reinforced concrete pipe (RCP) or High density polyethylene (HDPE)

## Water/Sewer

### General Comments

## 17. Water design

- As the final layout of the waterline has not been determined, water management will make comments with the next submittal.

## 18. Water connection Murfreesboro Rd

- Water management and Dale and associates are working to complete a solution to the pressure zone issues. We currently have

a solution that has been agreed upon during the 5-11-15 meeting with WMD staff. The applicant has agreed to extend a water line to Churchill place in order to maintain a water loop and maintain the correct pressure zones. We have instructed the applicant to attain fire flows from this main and provide calculations to ensure they meet COF fire demands with the new development.

- A minimum of 20' water line easement shall be shown for the 8" domestic line crossing property to London Ln.
- Where the water line will be installed along London Ln. the applicant shall resurface that portion of the street being disturbed.

## 19. Utility services

- Agreed, services shown entering the future lots shall terminate at the property or row line.

## Zoning

[Township PUD Sec 1 COF 5841.pdf](#)

## 20. Retaining Wall

- Project consideration: Any proposed retaining wall greater than 48" in height as measured from the bottom of the footing shall be a separate submittal to Building & Neighborhood Services for review, approval and permitting. A material and color sample shall be submitted with the building plans. The proposed retaining walls are required to match the materials used in the building. Provide plans / details to show how the walls will be faced to meet the material requirement.

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## 21. Architecture

- This issue has not been addressed. Provide Architectural elevations of all sides of the proposed building. Include the required material charts on the color elevations. Show the location of the mechanical equipment and the required screening. Revise the exterior elevations to provide the masonry base on all columns.

Description of the type of material(s) used on each façade elevation included in chart form with percentages of each material listed.

West/Cool Springs Boulevard Elevation		
	Surface Area	Percent of Net*
Gross of Wall	2,968	N/A
Net* of Wall	2,743	N/A
Net* EIFS	133	4%
Net* Brick	1,734	64%
Net* Split-face Block (integrally stained)	876	32%

\* Excludes roof forms, windows, doors, awnings, and similar features.

## 22. Dumpsters

- This issue has not been addressed. Provide dumpster details showing the required pedestrian access. All dumpsters are required to have a separate pedestrian access gate. Screening is required to match the building.