

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. J. Stormwater Management Plan

- As discussed with previously, the proposed underground detention does not qualify as a Green Infrastructure practice under GIP-11 (Rain Tank / Cistern) of the BMP manual unless the required treatment volume is re-used on-site (for example: pumped to feed on-site irrigation). While this may be combined with traditional detention, it must be demonstrated how the required treatment volume (14,174 cubic feet per the submitted calculator) is re-used and/or infiltrated on-site, and at what rate this volume is drawn down so that it is available for the next storm event. As currently depicted, the simple detention of this volume does not meet Green Infrastructure requirements.

2. M. Sanitary Sewer Design and Plan & Profile

- The previous comment "Provide vertical locations of all utilities and drainage crossing the sewer line on the sewer profiles. Provide a vertical separation of at least 18 inches." was not completely addressed. There are 2 different water lines between manhole 3 and manhole 4. There is a water line near manhole 1. Show all water lines on the utility plans and the sewer profiles.

3. I. Grading Plan

- The previous comment "There must be no proposed slope steeper than 3:1." was not completely addressed. Clearly label the steep slopes run:rise that appear to be approximately 3:1, on the grading plans, to assure that they are no steeper than 3:1.

4. J. Stormwater Management 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.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' of the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results shall be submitted to the City's Engineering Dept. prior to final Post-PC Approval of the Site Plan.**

5. J. Stormwater Management Plan

- Applicant shall specify amended soil depth for each of the proposed bioretention areas. Minimum depth of amended soil is 36" for Level 2 bioretention, but verify what depth is required based on the surface area and required treatment volume of each GIP.

6. J. Stormwater Management Plan

- Corrugated Metal Pipe (CMP) is not an approved material for use in traffic areas. Applicant shall provide an alternate material for construction of the proposed underground detention. The proposed pipe material was overlooked in the Initial Review of the Site Plan.

7. 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.

for information only

Fire-Planning

15058 PUD Site Plan Pre-App Submittal.pdf

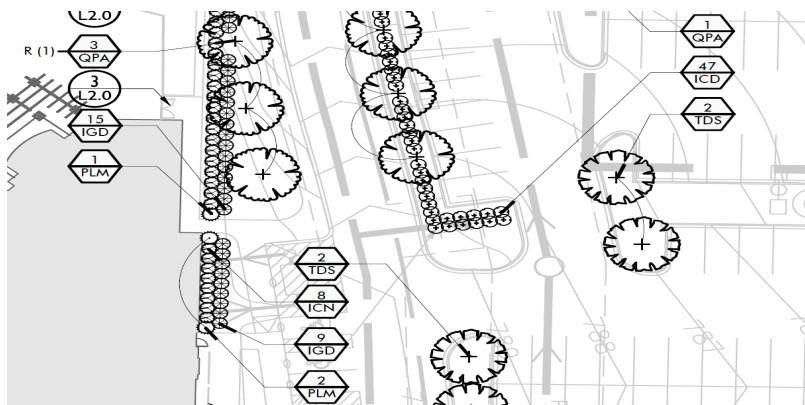
8. Landscaping

- The applicant has not fully addressed the comment/concern regarding the coordination of landscaping and utility plan sheets.

L1.2 continues to indicate landscaping "on top" of the proposed fire hydrant which requires a minimum of three (3) feet of clearance to the sides and rear and no obstruction to the front.

The applicant is again asked to coordinate the landscaping sheets to prevent conflict with utility infrastructure and fire protection equipment.

Southwestern corner of the building:



Performance Agreement and Surety

General Comments

9. Engineering Sureties

Applicant shall post sureties in the following amounts:

- II. City Sewer: \$ 424,000
- IV: Private Streets: \$ 305,000
- VI. Public Sidewalks: \$ 79,000
- VII. Stormwater Drainage: \$ 1,350,000
- VIII. Green Infrastructure: \$ 228,000

10. Landscape

- **Landscape surety \$103,000.00**

Tree Bank Contribution

\$111,900.00 cash Tree Bank contribution

Applicant is removing 956 caliper inches, and due to site constraints, can only replace 210 caliper inches. The remaining 746 caliper inches shall be a Tree Bank contribution. at \$150.00 per caliper inch for a total of \$111,900.00.

Therefore, the applicant shall provide a cash contribution of \$111,900.00 in the form of a cashier's check payable to *City of Franklin*. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department

Planning

General Comments

11. Project number

- Applicant shall update COF Project # on site data chart for sheets:
 - C 2.0
 - C 2.1a
 - C 2.1b
 - C 2.1c
 - C 2.1d

Planning (Landscape)

General Comments

12. Specimen Tree Replacement

- The applicant shall adjust the Specimen Tree Replacement Schedule to reflect the revised one of 4.14.16. This will be 956 caliper of inches to be replaced. With 210 caliper inches replaced on this site and 746 caliper of inches contributed to COF Tree Bank. This shall be accomplished at Post PC.

Stormwater

General Comments

13. Pervious Concrete/Pavers

- Previous comment not addressed, "Applicant shall show underdrain connections to current shown stormwater pipes for the permeable pavers onsite."

14. Long Term Maintenance Plan

- Fill out and complete page 1-2 of the LTMP. Include sheets L1.1-L1.13

Water/Sewer

General Comments

15. Sanitary sewer

- Applicant shall revise as noted.
 - structure on the west side corner of the entrance off of Liberty Pk on sanitary sewer easement shall be removed.
 - A concrete cap shall be placed on line at station 0+25 not encased.
 - The line between MH2 & MH3 shall shown proper separation between water & sewer. The current separation will not be sufficient to maintain the sewer main.
 - Applicant shall field verify that there is not another existing water main to the north of the shown existing 12" water line. Three utility districts have water lines servicing this area.
 - Storm structure head wall between MH3 & MH4 shall be off edge of easement.
 - Easement between MH6 & MH9 shall be 30' for the duration of the line. The easement cannot change in the middle of the sewer main.
 - Any sewer mains that are at or more than 12' deep shall be DIP. The appropriate sewer easements shall be provided.
 - Engineered fill note shall be added to notes.
 - A separation of at least 5' shall be shown between MH 11 & storm structure
 - Applicant shall clarify lines shown coming off of sewer around station 5+00. They may be an easement overlapping.
 - A conflict between storm sewer and sanitary sewer between MH's 12 & 13, proper separation shall be shown for the purpose of safe maintenance of sewer line. Storm structures shall be relocated. The storm line shall not parallel the sewer line in the easement.
 - Structures shall not be in easement in line. May be monument sign
 - Water line on south side along Liberty pk shall be shown & identified in the sewer plan and profile
 - All utility crossings on offsite sewer shall be shown & identified
 - City of Franklin water details shall be removed water is not COF
 - Cleanouts shall be at edge of easements & placed in traffic bearing box where applicable.

16. Off site sewer

- Applicant shall revise off-site sewer as noted:
 - Due to the applicant adding the existing water line in the off-site sewer plan, the separation between the proposed sewer and the existing waterline shall be achieved.
 - All utility crossings shall be added to the sewer plan and profile.
 - The off-site sewer lines shall be approved prior to construction being started on the site plan.

This comment was added due to utility crossings being shown on the re-submittal.