

CONDITIONS OF APPROVAL:

**Engineering - 2015 PUD Checklist**

**Development Plan Submittal 8.10.2015.pdf**

**1. C1.0 - Overall Existing Conditions Plan**

- Comment was not addressed. Applicant shall include a Stormwater Narrative recounting how stormwater is currently handled prior to exiting the site, prior to the proposed development, soil types, vegetation, flowtype, etc on the Overall Existing Conditions Plan.

**2. C1.0 - Overall Existing Conditions Plan**

- Applicant did not address the comment: Applicant shall include the standard Grading & Drainage Data Chart (available on Engineering's Development Services Webpage) on the existing conditions plan for undeveloped stormwater conditions.

**3. C1.0 - Overall Existing Conditions Plan**

- Applicant did not address the comment:

Applicant shall add more labels to contours. Add flow arrows to show direction of flow on existing conditions plan.

**4. C1.0 - Overall Existing Conditions Plan**

- Applicant did not address the comment: Applicant shall clearly delineate existing drainage basins with flow arrows, outfall locations with ID & elevation. Applicant shall include standard drainage data chart for each outfall on existing conditions plan.

**5. C3.0 - Overall Grading & Drainage Plan**

- Applicant did not address the comment:

Applicant shall provide notes and/or linework to reflect the Sec. 23-106(2)(e) Stormwater Design Requirements of the Municipal Code.

This requires all stormwater infrastructure to convey the 10-year storm, pass the 50-year storm, and have an emergency bypass of 100-year design storm.

All new development shall be designed and graded in such a way as to forbid stormwater from discharging onto adjacent property where not supported by adequate public infrastructure, easements and right-of-way.

All new development shall be designed and graded so that that a min. 10ft drainage easement and stormwater conveyance exists between each property.

All new development shall be designed to provide a minimum twenty (20) foot drainage easement on all stormwater infrastructure, including channels, serving more than two properties.

**6. C3.0 - Overall Grading & Drainage Plan**

- Applicant did not address the comment: Applicant shall include a Stormwater Narrative recounting how stormwater shall be treated and detained prior to exiting the site on the Overall Grading & Drainage Plan. The stormwater management plan is not required with the new checklist.

**7. C3.0 - Overall Grading & Drainage Plan**

- Applicant did not address the comment: Applicant shall include an Impact Statement describing the impact on the surround drainage facilities.

**8. C3.0 - Overall Grading & Drainage Plan**

- Applicant did not address the comment: Applicant shall clearly delineate proposed drainage basins with flow arrows, outfall locations with [corresponding] ID & Elevation. Proposed Grading & Drainage Chart shall be completed for each drainage basin.

**9. C3.0 - Overall Grading & Drainage Plan**

- Applicant did not address the comment: Applicant shall combine grading and drainage sheet and Stormwater management plan. This sheet should be labeled Overall Grading Plan. The stormwater management plan has basically been replaced with the

Final EPSC sheet in the site plan submittal stage. See new site plan and PUD checklists.

## Engineering - PUD Plan Checklist

### General Comments

#### 10. F. Development Plan

- Applicant shall remove sidewalk shown across the alley on sheets C5.00, C6.00 and C7.00. (appears to be a drafting error?)

#### 11. I. Utility Plan

• The previous comment "Applicant shall provide a statement describing the anticipated impact on sewer facilities. Applicant must determine if the existing capacity of the sewer system is sufficient for the additional proposed demand." was placed on the rezoning plan and was not addressed. It must be determined if the existing sewer system has the capacity to handle any additional flow into the system.

### General Comments

#### 12. H. Stormwater Management Plan

- The previous comment "All stormwater runoff from impervious areas must be treated for water quality and must be provided an area for infiltration and detention. Provide access for maintenance of the stormwater quality and detention features located outside of the landscape buffers and tree preservation areas." was not completely addressed. The access to the bioretention area must be outside of the landscape buffer. The stormwater flow from the site must not be any more concentrated than it was prior to the development where it leaves the site. Any stormwater runoff flow that is to be concentrated crossing the project boundary must be provided a drainage easement across the downstream properties.

#### 13. F. Development Plan

- Engineering is recommending disapproval of the Rezoning associated with this Subdivision (COF #5915) until off-site roadway infrastructure has been adequately addressed by either The City or the applicant.

However, if the Rezoning is approved, the applicant shall be required to upgrade Carlisle Lane along the frontage of the development to include ROW dedication, curb and gutter, sidewalk, and 4' shoulder for future bike lane along the frontage of the development. In addition the applicant shall work with Engineering to address the alignment issues on Carlisle Lane per the approved alignment.

## Parks

### General Comments

#### 14. Fees In Lieu

- Parks-Parkland fees shall be paid at the final plat. The plat can not be recorded unless they are paid. A recent certified appraisal shall be submitted to the Parks/Finance Departments along with a request statement for fees. Please contact Kevin Lindsey at the Parks Department for more information as needed. 615-794-2103 ext 6948 or Email at [KevinL@franklintn.gov](mailto:KevinL@franklintn.gov).

## Planning

### General Comments

#### 15. Disapproval

- Staff Report will recommend disapproval of the Rezoning and Development Plan associated with this Subdivision (COF #5915) until off-site roadway infrastructure has been adequately addressed by either The City or the applicant.