

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. H. Stormwater Management Plan

tomi@franklintn.gov The Previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater BMP's must be located in open space lots. Access and access easements must be provided to Stormwater BMP's." ... was not completely addressed. The stormwater runoff from **all** impervious areas must flow to bioretention. This includes all buildings, patios, sidewalks and driveways. Provide a grading and drainage plan, that show how the drainage from all of the impervious surfaces will flow to the bioretention areas. This can be addressed with the site plan submittal but this comment must remain open until the site plan is approved. The stormwater runoff from this development must not adversely affect any adjoining properties.

30. G. Grading Plan

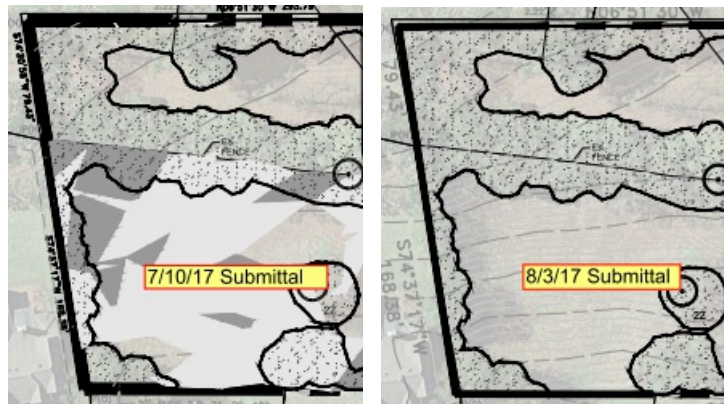
joe.marlo@franklintn.gov *The following is an Advisory Comment and **does not hinder approval of the Development Plan.***

The storm infrastructure added in Jordan Road does not appear to be positioned to accept offsite flow from the ditch section in the northwest corner of the site. When detailed grading is determined at the Site Plan stage, the storm infrastructure shall be designed and located to accept flow from the upstream ditch section. The headwall shown at the outlet shall be located a minimum of 10 feet from the sanitary sewer manhole, and no portion of the infrastructure shall be located in a stream buffer.

39. E. Existing Conditions Plan

joe.marlo@franklintn.gov *This is a newcomment based on newinformation shown on the drawings.*

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plan C1.1. This information was shown on the 7/10/17 submittal, but was removed on the 8/3/17 submittal.



40. Critical Lot

joe.marlo@franklintn.gov *The following is a newcomment.*

Lot 9 is to be designated as a critical lot due to the steep slopes (exceeding 14%) across the majority of the lot.

With the building permit submittal, this lot will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

<http://www.franklin-gov.com/government/engineering/development>

Planning (Landscape)

General Issues

37. Trees along Property Line

larry.mizell@franklintn.gov The tree along the property line where the street ROW is on the property line shall be preserved.

Either move the ROW back to preserve the tree or gain written approval of the adjacent property owner to remove them.

This shall be accomplished before site plan approval.

Stormwater

General Issues

33. Drainage

ellen.moore@franklintn.gov *Comment was addressed. Comment to remain open as an advisory comment, but **does not** hinder development plan approval.*

Advisory comment for site plan submittal: Based on the proposed grades shown, it appears that it will be difficult to drain the proposed bioretention area adjacent to Jordan Road. Applicant shall be aware that if bioretention areas are to be utilized as detention areas, the draw down time for bioretention areas is typically between 48 and 72 hours. Be advised that stormwater shall not remain ponded for more than 72 hours in any design storm. Also, if bioretention is to be utilized as detention, the surface area may be increased, but in no case shall the ponding depth be greater than 12 inches.