

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Atmos Energy

[Franklin Park Subdivision, site plan, revision 2, lot 8 \(Three Franklin Park Building\) - submittal 004.pdf](#)

72. Gas Layout

walter.miller@atmosenergy.com There is a 6" High Pressure gas main paralleling the old service road (to the West) of this property in the same general vicinity as the Water and AT&T. Please contact TN 811 to verify location.

Engineering - Site Plan Checklist

General Issues

73. I. Grading Plan

lance.fittro@franklintn.gov Prior to One Stop approval of the Site Plan, applicant shall provide documented permission from TDOT for the proposed work within their ROW. In the event that Milcrofton Utility District is willing to perform a portion of this work, coordination of which has been mentioned in previous comment responses, documentation of their agreement for this arrangement shall likewise be provided prior to approval of the Site Plan.

Performance Agreement and Surety

General Issues

37. Engineering Sureties

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Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 25,000
III. Public Sidewalk	\$ -
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 32,000
XI: Green Infrastructure	\$ 30,000

*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.*

66. Landscape

jason.arnold@franklintn.gov Landscape surety \$265,000

Landscape surety increase due to additions in plant schedule.

[Edited By Jason Arnold]

Planning

General Issues

71. Architecture

josh.king@franklintn.gov If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Final site plan approval will not be granted, nor be eligible for one-stop until deficiencies have been addressed.

28. Drainage

brittani.perez@franklintn.gov Grading has been shown to address drainage issues, but TDOT permission and drainage calculations have not been provided. Comment will remain open until items have been addressed.

Per onsite meeting, it was requested from Ragan-Smith to leave the area 'as-is', seeing as there was no ponding from previous rain events. This request was not accepted by City staff onsite, and was relayed that approval from the City Engineer will be required for this proposal, along with any other supporting documentation needed.

The options discussed were the following:

- 1. Provide positive drainage to the intended outfall and obtain TDOT permission for work within ROW. Provide all drainage calculations to show that outfall is sized appropriately to receive drainage from both Two and Three Franklin Park.*
- 2. Coordinate with Milcrofton to re-grade this area during waterline installation. Proposed work and grading shall be shown on site plan, as well as documentation of Milcrofton agreement to perform work.*
- 3. Hard pipe drainage to South Prong Spencer Creek, providing necessary treatment and dissipation required.*

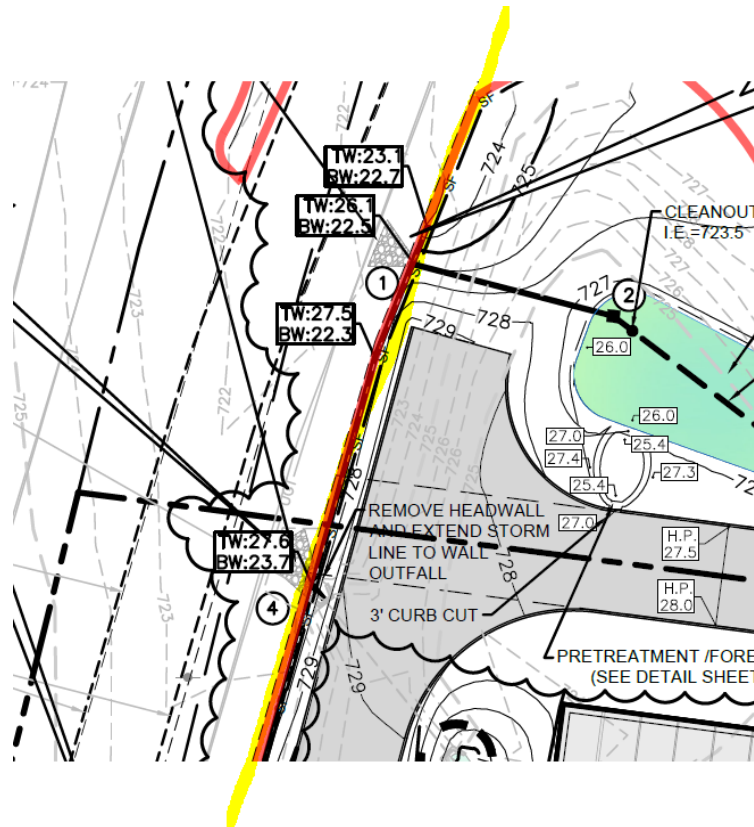
Prior to One-Stop Approval, Applicant shall provide documentation for all work that is to occur and provide TDOT permission if required

53. EPSC

Comment has been partially addressed: ***Prior to One-Stop Approval, Applicant to provide documentation from AT&T showing no exceptions to the proposed work within easement, including location of EPSC measures.***

Should AT&T not allow the proposed work in their easement, a full resubmittal to the City of Franklin will be required

Grading has been eliminated, but EPSC measures are still being proposed within ATT 20' easement.



[Edited By Brittani Perez]

68. Bioretention

jeff.willoughby@franklintn.gov The plant schedule has been provided but there appears to be discrepancy from what the schedule dictates and what is provided on sheets.

- The LA shall provide an enlarged planting plan that accompanies the schedule so staff can evaluate the placement, spacing, etc of species.
- Cover material shall be specified.
- All bioretention areas shall be called out and noted as level I or II.
- Level II bioretention requires 1 tree per 400sqft SA

Zoning

2017.01.19 - Three Franklin Park Pre-App Site Plan.pdf

9. Parking structure

josh.king@franklintn.gov If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.