

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - 2015 PUD Checklist

General Issues

91. C4.0 - Overall ROW & Access Plan

carlb@franklin.tn.gov Applicant has not met the requirement 2. above. Applicant shall remove the reference NOT FOR CONSTRUCTION on sheet C4.1.

Engineering - Site Plan Checklist

General Issues

40. J. Stormwater Management Plan

casey.chrisman@franklin.tn.gov Add a note on the site plan stating the conditions of the televising of the CMP pipe and the conditions agreed upon.

48. D. Site Plan

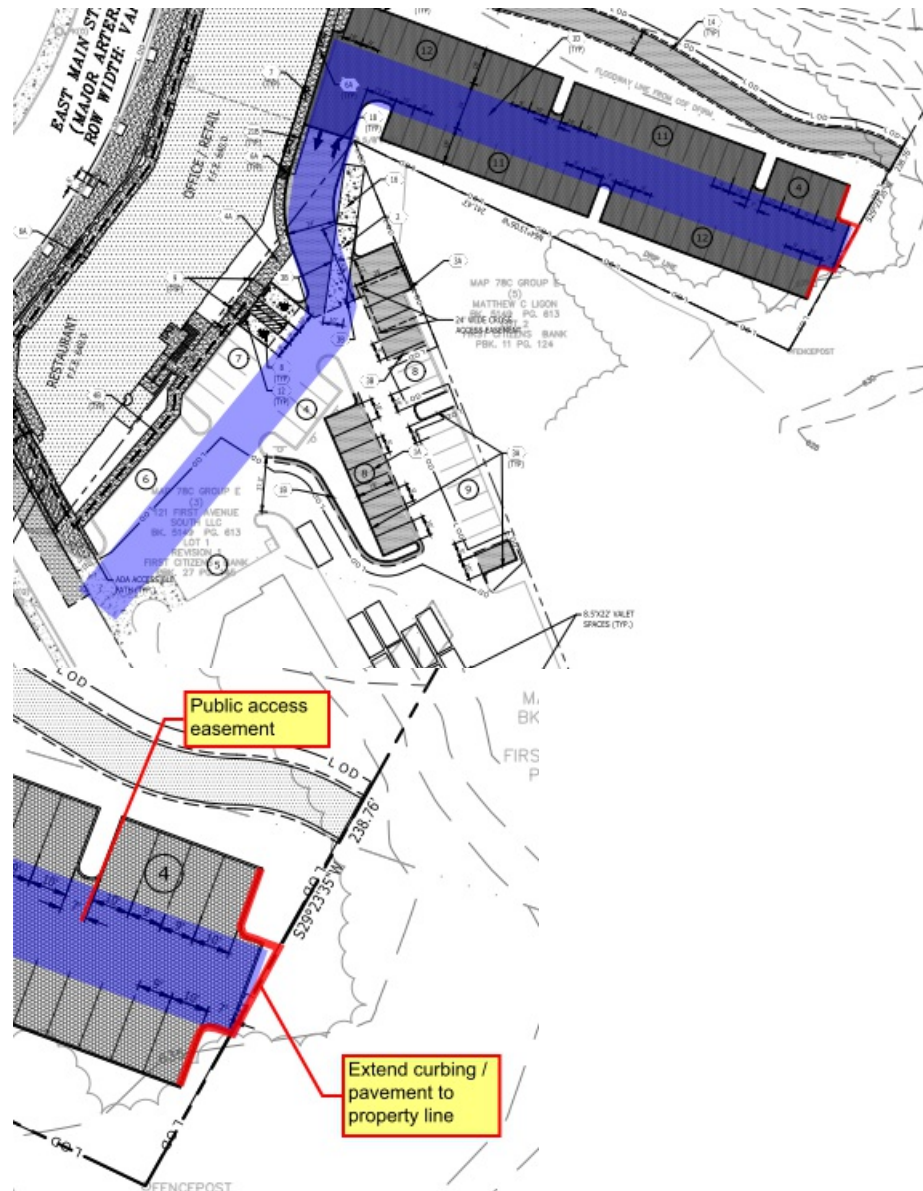
joe.marlo@franklin.tn.gov **Prior to One Stop Approval**, Applicant to execute and record the Cross Parking and Access Agreement, and the recorded reference is to be shown on the Site Plans.

86. Cross Access

joe.marlo@franklin.tn.gov *Comment not adequately addressed. Applicant to provide stub connection(s) to the property line and show associated public access easements for cross access connections on the Site Plan. Cross access is to be from the project development (1st and Main Development), not the neighboring site.*

Per Zoning Ordinance 5.10.4 (3) Cross Access Between Adjacent Uses, vehicular cross-access shall be provided to the adjacent lot (Lot 2 of Plat Book 11 Page 124). Cross-access easements shall allow for two-way drive aisles, and are to be recorded by plat.

Applicant to provide the cross access shown below.



108. Shared Parking Agreement

joe.marlo@franklin.tn.gov Comment to remain open as a reminder to Staff, but **does not hinder Site Plan approval**.

Prior to the issuance of a Building Permit, a shared parking agreement shall be recorded and referenced on the associated Final Plat(s).

126. Demolition Plan

joe.marlo@franklin.tn.gov The comment is a newcomment based on newinformation shown on the drawings.

The added Demolition Plan (C1.3) now shows the existing light pole adjacent to the East Main Street Bridge as being removed.

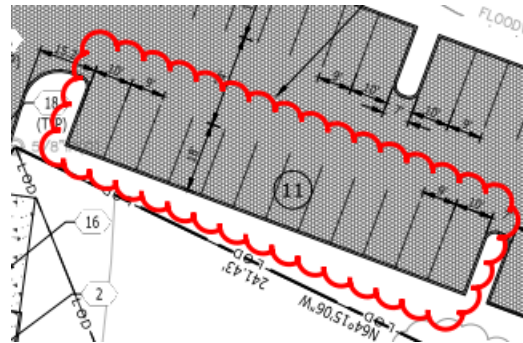


Applicant to revise drawings as follows:

1. Call out Note 15 in plan on Sheet C1.3.
2. Show the new or relocated light pole location on the remaining Civil and Electrical sheets.
3. Show the other existing street lights along East Main Street on the Site Plan (C2.1). These appear to have been inadvertently left off this sheet.

129. D. Site Plan

joe.marlo@franklin.tn.gov Applicant to revise the parking count for the area clouded below, as 12 spaces are shown.



130. Revised Final Plat for Bank Property

joe.marlo@franklin.tn.gov The following is a newcomment as discussed with the Project Engineer on 4/12/18.

Prior to the issuance of a Building Permit, a revised Final Plat for the adjacent Bank property (Lot 1 of First Citizens Bank of Williamson County Subdivision Plat Book 27 Page 145) shall be approved and recorded. The revised final plat shall incorporate the easements and agreements required for the 1st and Main Site Plan (COF No. 6626), including but not limited to:

1. Creation of drainage easements on the bank parcel
2. Abandonment of existing drainage easements on the bank parcel
3. Public Access Easements for required cross access to the adjacent undeveloped parcel
4. Reference the Shared Parking Agreement
5. Reference the Cross Parking and Access Agreement necessary for legal access to the 1st and Main site

132. Meeting Required

joe.marlo@franklin.tn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

Performance Agreement and Surety

General Issues

62. Engineering Sureties

kevin.long@franklin.tn.gov	Applicant shall post sureties in the following amounts:
I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ 72,000
IV: City Streets	\$ 22,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 12,000
XI: Green Infrastructure	\$ 279,000

*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.*

114. Landscape

jason.arnold@franklin.tn.gov Landscape Surety \$46,000

122. Drainage Easements

joe.marlo@franklin.tn.gov The existing easements for the storm infrastructure on the bank property are incorrectly located (highlighted in yellow). As new infrastructure in this project is connecting to this existing infrastructure, **prior to the release of drainage bonds for the project**, 20-foot wide drainage easements centered on the new and existing stormwater infrastructure on the bank property shall be recorded (highlighted in blue).



Preservation/HZC

General Issues

110. COA Conditions of Approval

amanda.rose@franklin.tn.gov Comment to remain open for general information:

The Historic Zoning Commission has approved the footprint, massing, scale, and height as proposed at initial submittal; all architectural design elements and materials, however, must be returned to the Historic Zoning Commission for consideration and approval prior to final Site Plan approval.

Any exterior alterations to the plan set (footprint, massing, scale, height, etc.) must be returned to the Historic Zoning Commission for consideration and approval in light of the *Historic District Design Guidelines*.

Stormwater

General Issues

2. SWPPP & NOI (NPDES)

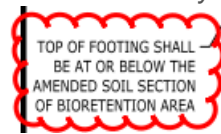
Doug.Noonan@franklin.tn.gov Comment partially addressed. Outfalls shall be properly identified. Currently random point in river is identified as outfall. Every point where stormwater discharges from the site shall be identified as an outfall.
[Edited By Doug Noonan]

112. Bioretention

joe.marlo@franklintn.gov Applicant to revise drawings regarding the retaining wall now shown as follows:

1. Site Plan (C2.1): Show the wall on plan. Call out Note 24 in plan and indicate the proposed beginning and end location of the wall.
2. Grading Plan (C3.1): Call out Note 15 in plan and indicate the proposed beginning and end location of the wall.
3. Site Details (C6.2): Revise Section 3 as follows:
 - Revise height in table. Based on information on drawings, a minimum 8-foot transition is needed (635.25 paver surface - 627.75 subgrade + 0.5' curb). Clarify on table if height is to bottom or top of footing, as graphic currently shows both.
 - Remove design information (footing size and rebar) from the site plan, as that currently shown appears to have errors.
 - Include a note on the detail stating: *"Final wall design to be designed and stamped by a licensed structural engineer and submitted to Building & Neighborhood Services for retaining wall review, approval, and permitting."*
 - Include a note on the detail stating: *"Wall design shall not account for bioretention or drainage media to resist sliding or overturning."*
 - Revise note clouded below to state: *"Retaining wall foundations adjacent to bioretention areas are to be extended such that they do not to bear on*

bioretention or drainage media."



116. Stream Buffer

jeff.willoughby@franklintn.gov The Harpeth river is over 1 square mile drainage area so a 60' Zone 1 buffer shall be shown and applied. Show riparian buffer on sheet 1.3 demolition sheet

117. Stream Buffer

jeff.willoughby@franklintn.gov Include this note on sheet 1.3 as well, but state that exception has been allowed to remove concrete area. Show the LOD for removal of the concrete and state that all proper EPSC measures shall be in place and area shall be stabilized immediately after removal.

119. Stream Buffer

jeff.willoughby@franklintn.gov After a site visit the most effective method of invasive removal is a cut and treat method. If further discussion is needed feel free to contact me. Please revise plans to reflect details of this method.

[Edited By Jeff Willoughby]

127. Stream Buffer

jeff.willoughby@franklintn.gov LOD and slit fence shall be located outside the limits of the 60' riparian buffer on all sheets.

133. Stream Buffer

jeff.willoughby@franklintn.gov A stream buffer variance for the walking trail encroachment into the riparian buffer must be submitted and approved prior to the One-Stop submittal.

Zoning

General Issues

97. FFO

shanna.mccoy@franklintn.gov The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
[Edited By Joseph Bryan]

123. Flood Vents

shanna.mccoy@franklintn.gov

If the area under the building is going to be considered as an area of cut, flood vents are required. Dry floodproofing is not an option. The bottom of the flood vents are required to be within 12 inches of exterior and interior crawlspace grade. Please pay close attention and assure that interior grade and vent location comply.

[Edited By Joseph Bryan]