

CONDITIONS OF APPROVAL:

Open Issues: 20

Engineering - PUD Plan Checklist

General Issues

9. Cover Sheet Note

joe.marlo@franklintn.gov

Applicant to place the following note on the Development Plan Cover Sheet:

"Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards."

greggamble209@gmail.com

Note added.

joe.marlo@franklintn.gov

Note has been provided on the cover sheet (thank you). Note shall remain open to serve as a Condition of Approval.

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

10. F. Development Plan

kevin.long@franklintn.gov

Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic.

greggamble209@gmail.com

Access drive has been dimensioned on plans to show two-way traffic is allowable.

kevin.long@franklintn.gov

The previous comment

"Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic."

was not addressed.

Applicant shall include a roadway typical cross-section detail for the access drive, indicating pavement width and how roadway drainage is accounted for. (Cross-slope of the drive, type of curb, if gutter or ditch sections are to be used.)

[Edited By Kevin Long]

greggamble209@gmail.com

A typical roadway cross section has been added to sheet C4.0.

kevin.long@franklintn.gov

Applicant shall add a label specifying the cross-section is applicable only to the access drive. Applicant shall add note below cross-section: "Preliminary design only, curb and pavement details to be finalized at the site plan stage."

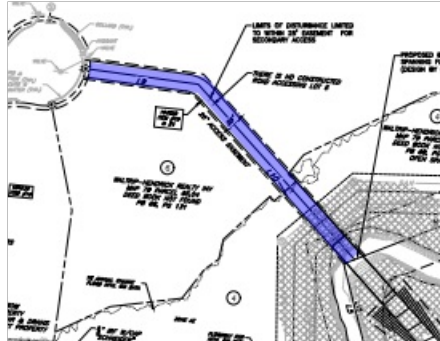
25. Grades

joe.marlo@franklintn.gov

Show conceptual existing / proposed grades for the work in the area highlighted below, showing that the connection can be made at reasonable grades.

There is an approved but not yet constructed Site Plan for this property with grading along this easement (Darrel Waltrip Volvo COF 6579).

The LOD shall be revised to encompass this work.



greggamble209@gmail.com

Conceptual proposed grading has been added to the access road in the easement. The LOD has been adjusted to reflect this change.

joe.marlo@franklintn.gov

Conceptual grade lines have been added (thank you).

Please provide contour labels for the grade lines added on the north side of the stream.

greggamble209@gmail.com

Contour labels have been added on the north side of the stream.

joe.marlo@franklintn.gov

Contours provided (thank you).

At the Site Plan submittal, the profile shown on C5.0 shall meet City of Franklin Street Standards, including grade (10% max) and k values.

26. Utilities

joe.marlo@franklintn.gov

Utilities are not permitted below permeable pavement. Locate dry or wet utility lines a minimum of 5 feet away from pavement applications. [COF BMP Manual GIP-03 pg. 5]

greggamble209@gmail.com

The sanitary sewer has been adjusted to run 5-ft away from the curb and permeable pavement. The water line has been moved 10-ft away from the sewer inside the curb under decorative pavers (non-permeable) in the parking row.

joe.marlo@franklintn.gov

Darken the hatching of the permeable pavers on the Grading Plan (C3.0) for visibility purposes, and provide a separate hatch for the decorative, non-permeable pavers.

Please also show permeable / non-permeable hatches on the Utility Plan (C5.0).

greggamble209@gmail.com

A separate hatch pattern showing the decorative pavers has been added and both hatches have been darkened on C3.0 and C5.0.

joe.marlo@franklintn.gov *Utilities shown have been located outside of paver hatching on the Development Plan, however the construction feasibility of that shown is uncertain.*

At the Site Plan submittal, utilities shall not located in permeable pavement areas. Dry and wet utility lines shall be located a minimum of 5 feet away from permeable pavement applications. [COF BMP Manual GIP-03 pg. 5]

64. F. Development Plan

jimmy.wiseman@franklintn.gov At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway. The applicant shall remove the crossed out language in the following note on the plans.

~~STORMWATER CONVEYANCE AND/OR LEVEL SPREADER PRACTICES~~

IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWINGS. A HYDRAULICS AND HYDROLOGY STUDY WILL BE PERFORMED ~~IN LIEU OF FLOODPLAIN COMPENSATION.~~

[Edited By Jimmy Wiseman]

greggambles209@gmail.com *The language has been removed from C3.0.*

joe.marlo@franklintn.gov At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway.

67. Existing Conditions

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown / not shown (existing easements removed from C1.1).*

Applicant to show existing easements on the Existing Conditions Sheet C1.1, similar to that shown on the previous submittal.

68. FFO

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown / not shown (proposed limits of floodplain removed from drawings).*

Applicant to conceptually show and label the proposed FFO lines (based on the revised grading) on the Development Plans.

71. H. Stormwater Management Plan

This is an advisory comment which should not hinder approval of the Development Plan:

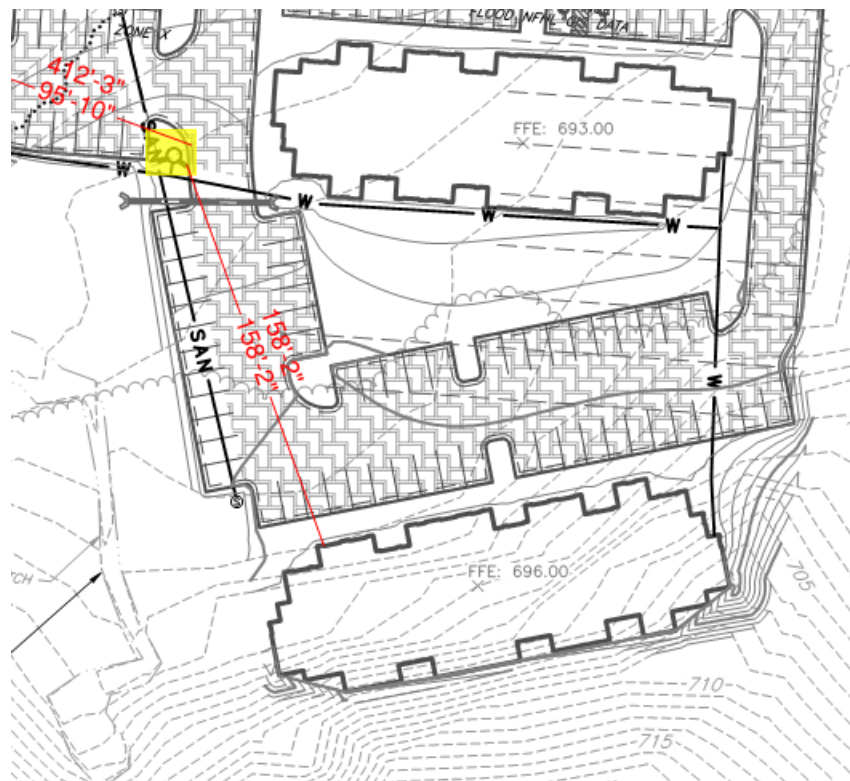
The submitted Development Plan proposes to utilize stormwater treatment practices which are not outlined in the City's BMP Manual and for which site-specific design information is not available at this time. At Site Plan, the applicant shall coordinate with COF Engineering and Stormwater staff to provide acceptable equivalent measures for stormwater treatment to the standard treatment practices outlined in the BMP Manual, including detailed design information and proposed equivalencies for stormwater treatment credit. While not anticipated to be necessary, any disagreement between the development design team and the City Engineer regarding proposed equivalent measures which cannot be resolved at staff level shall be submitted as a variance for approval by the Stormwater Appeals Board.

Fire Protection Review

General Issues

69. Hydrant spacing

curt.edelmann@franklin.tn.gov Hydrant spacing shown on Sheet C5.0 is acceptable except for the building at the far southeast corner of the property. The distance between a hydrant and the fire department connection cannot exceed 150-feet.



Fire-Planning

General Issues

29. Fire Protection

curt.edelmann@franklintn.gov Please provide the results of a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

The minimum information required shall include:

1. Date and time of test.
2. Names and agency of those who performed the test and witnessed the test.
3. Hydrant locations (flow hydrant and test hydrant) depicted on a map.
4. Static pressure of both hydrants prior to test.
5. Residual pressure of test hydrant during test.
5. Pitot pressure of flow hydrant during test.
6. Gallons per minute at test pressure.
7. Gallons per minute at 20 psi.

A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Mobley.

greggamble209@gmail.com ***The process for a fire flow test has been initiated.***

curt.edelmann@franklintn.gov Sheet C5.0 does not show hydrant locations. Maximum spacing is 500-feet. Submit water flow information when it becomes available.
[Edited By Curt Edelmann]

greggamble209@gmail.com ***Fire hydrants have been added to C5.0. The fire flow test has been completed and has been submitted in this package***

curt.edelmann@franklintn.gov The flow test must be witnessed by the fire department to be accepted. Contact Inspector Mobley at 615-791-3270 to witness the test.

Parks

General Issues

70. Parkland Impact Fee

kevinl@franklintn.gov Impact Fees are due at the final plat for the development.

The reduction in units from 241 to 237 has lowered the fee price to \$1,020,048.

If you decided to ask for any offsets or reimbursements this will require a contact that must be completed before the project can move forward.

[Edited By Kevin Lindsey]

Planning

General Issues

52. FWO and FFO

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

53. sidewalk connection

amy.diaz-barriga@franklintn.gov

There should be a sidewalk connection between the areas of Building 6 and Building 7.

greggamble209@gmail.com Sidewalk has been added.

amy.diaz-barriga@franklintn.gov

Identify the sidewalk between buildings 6 and 7 in more detail on sheet C2.0. It is hard to see on current plans.
[Edited By Amy Diaz-Barriga]

66. Entitlements

amy.diaz-barriga@franklintn.gov

Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

FYI: Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

Wood Duck Court PUD Subdivision Development Plan - Initial Submittal - 05.13.2019.pdf

38. Public Notification

christopher.andrews@franklintn.gov Required notification shall be sent by the applicant at least 15 days prior to FMPC meeting. The applicant shall provide public notice affidavit, copy of letter, and list of property owners within 500 feet to whom the letters will be sent with the resubmittal.

***PLEASE NOTE: The City of Franklin Zoning Ordinance requires that notices be sent by both First Class and Certified Mail to property owners within 500ft of the subject property. Notification for the rezoning and development plan application may be combined, and must be sent no later than 15 days prior to the public hearing. (For the June 27, 2019 FMPC meeting, notices shall be sent no later than June 12, 2019.)

greggamble209@gmail.com Noted

Planning (Landscape)

General Issues

63. Formal Open Space

jason.arnold@franklintn.gov At Site Plan, applicant shall delineate the Formal Open Space with plants and or amenities to justify the space claimed is formal and not just an arbitrary line drawn to meet minimum requirements.

greggamble209@gmail.com Noted.

jason.arnold@franklintn.gov Comment to remain open as a reminder.

Stormwater

General Issues

32. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

greggamble209@gmail.com Buffer management plan has been submitted.

jeff.willoughby@franklintn.gov Due to encroachment within the 60' Riparian Zone 1 buffer a variance request to the City Engineer shall be submitted. This shall be submitted and approved BEFORE final development plan approval will be granted. In the case of variance denial by the City Engineer, an appeal to the Stormwater Appeals Board may be requested.

greggamble209@gmail.com Variance request has been submitted.

jeff.willoughby@franklintn.gov This has been received and is being reviewed. Development plan approval will be contingent on the variance request first being approved.

Water/Sewer

General Issues

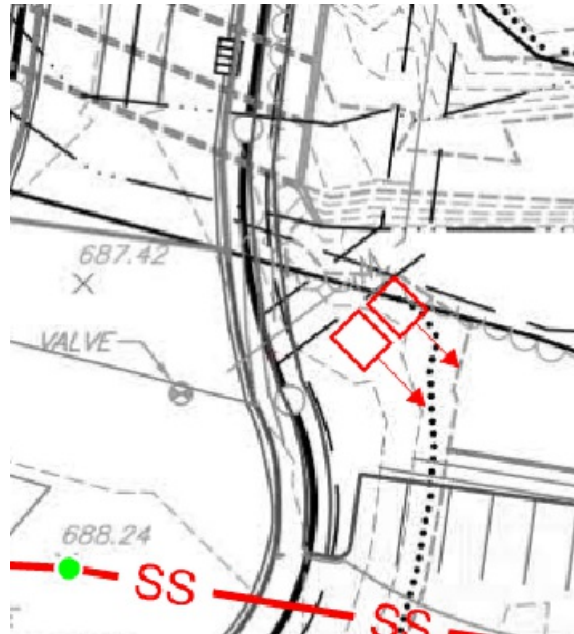
5. Overall utility plan

ben.mcneil@franklin.tn.gov	<p>Applicant shall provide an overall utility plan. The utility plan shall include all public domestic water, sanitary sewer and reclaim water that will serve the proposed site. Any proposed utility lines shall have a detailed plan and profile submitted for Water Management review.</p> <p>The sanitary sewer mains shall maintain the center of the streets. Water shall be 10' from sewer and not be designed under curbs.</p>
greggamble209@gmail.com	<i>Understood. There is no proposed water or sewer main located under public roads.</i>
ben.mcneil@franklin.tn.gov	<p>The applicant failed to address the issue of the sanitary sewer maintaining the center of the proposed drive isles. The sanitary sewer shall be clear of all structures, curbing and landscaping. The sanitary sewer will be designed to extend a public sewer main to the property line on the west and east side of the projects. From there the sewer will be private. During site plan stage, the sewer must still meet design standards and all testing will apply.</p> <p>[Edited By Ben McNeil]</p>
greggamble209@gmail.com	Noted
ben.mcneil@franklin.tn.gov	<p>Per the meeting held with the applicant on 7/9/19, the sanitary sewer and water layout is going to be revised. There are issues with all utilities that will serve the proposed site and how they will be placed through the site. The storm water calculations must be performed for the applicant to know the amount of space available for the utility installation areas. The applicant shall review the storm water calcs and then determine an acceptable location for the utility placement throughout the site. This will be determined with the site plan. If at site plan the utility placement does not meet Franklin specifications, the plan will not be permitted to move forward.</p> <p>[Edited By Ben McNeil]</p>

42. Water

ben.mcneil@franklin.tn.gov

The applicant shall show the water and fire meter lines at the property line. From there the internal water lines to the site shall be designed as private. The water lines shall be designed to be out from under structures, trees, etc.



greggamble209@gmail.com

The proposed meter locations have been added to sheet C5.0. The meter boxes were placed such that there is minimal crossing of permeable pavement to serve the site.

ben.mcneil@franklin.tn.gov

The applicant has adjusted the meter areas for water and fire service. At site plan, the meter location will be looked at critically and at that time the final placement will be determined.

Zoning

General Issues

62. Floodway

shanna.mccoy@franklin.tn.gov Advisory Note:

As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.

greggamble209@gmail.com Noted

shanna.mccoy@franklin.tn.gov Comment to remain open as project consideration and advisory note:

Advisory Note:

As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.