

June 10, 2021

Ms. Joanna Myers
City of Franklin
Department of Planning
70 East Monroe Street
Franklin, Indiana 46131



RE: PC 2021-25 | Commerce Point Primary Plat

Ms. Meyers,

Enclosed is the revised Primary Plat for PC 2021-25, Commerce Point. Below are the actions taken per the May 20, 2021, Technical Review Committee review.

The following files are enclosed.

- One paper copy of the Primary Plat
- One 11x17 paper copy of the Primary Plat
- One paper copy of the Drainage Report
- Waiver request
- A disk containing the Primary Plat, Drainage Report, Waiver request, word document file of parcel description, and pdf of this document.

GENERAL

1. Existing structures will need to be demolished prior to acceptance and recording of secondary plat.
[NPES – Note is shown on the Primary Plat.](#)
2. INDOT approval will be required for all work proposed within US 31/Morton Street right-of-way/area of influence.
 - a. If the eastern entrance off of Commerce Drive is located within the area of influence, approval from INDOT will need to be provided.
[NPES – When site plans are completed, submittals will be made to INDOT for improvements within their right-of-way/area of influence.](#)
3. Traffic counts will need to be provided with Site Development Plans.
[NPES – Traffic counts will be provided with site plans.](#)
4. This property is within the limits of a 15 year law sewer service agreement with the Franklin Community School Corporation.
[NPES – Our client has been notified of this.](#)
5. Planning Department staff will provide approved addresses to be noted on secondary plat.
[NPES – No comment](#)
6. Please provide the legal description of the subdivision boundary in Word format. a. The Notice of Public Hearing will then be drafted and forwarded, along with the list of adjoining property owners to be notified.
[NPES – Parcel description in word format has been saved on the enclosed disk.](#)
7. Property is located in the Gateway Overlay (GW-OL). Future site development plans and structures will need to meet these zoning requirements.
[NPES – Note added to plat.](#)

8. Property is zoned Mixed: Use Community Center (MXC). All proposed structures will need to meet minimum setback and lot coverage requirements. a. Minimum side yard setback is 15 feet. i. 2021.05.21 Commerce Point Layout - Appears structure on Lot 1 encroaches within side yard setback on the west side.

[NPES – Building has been relocated to meet setback requirements.](#)

b. Minimum rear yard setback is 20 feet.

c. Maximum lot coverage is 75%.

9. Johnson County Surveyor review is attached.

[NPES – No Comment](#)

PLANNING

1. Primary plat to include all required information as outlined in Article 4.2(B)(1)(d). a. The full proposed development related to lots, access, easements, utilities, drainage, etc. will need to be provided.

[NPES – These items have been shown to assure future lots have access to drainage and utilities within the development.](#)

b. The revised primary plat submittal will be required to be reviewed at the first available Technical Review Committee meeting following receipt of resubmittal.

[NPES – No Comment](#)

2. Street trees may not be planted within INDOT right-of-way. A street tree easement will need to be provided along the right-of-way of US 31/Morton Street. A waiver request to allow a street tree easement greater than 5 ft. from the right-of-way of US 31/Morton Street would need to be approved by the Plan Commission. Please submit waiver request form if necessary.

[NPES – 5' Landscape easement has been shown along the right-of-way of U.S. 31 and Commerce Drive.](#)

3. Identify and label all easements and rights-of-way: a. 20' utility easement is to be provided along the entire perimeter of the subdivision. i. 2021.05.21 Commerce Point Layout – Appears dumpster enclosure encroaches within require 20' utility easement.

[NPES – 20' utility easement has been shown along the perimeter of the subdivision.](#)

b. A no access easement needs to be provided along the eastern boundary.

[NPES – NO-ACCESS easement has been added.](#)

c. A no access easement needs to be provided along the southern boundary, with the exception of the location of the entrances.

[NPES – NO-ACCESS easement has been added.](#)

d. Provide ingress/egress easements for all shared drives. i. Cross access will be required between all lots (Art. 7.12(C))

[NPES – Easement has been added.](#)

e. Provide sidewalk easement and street tree easements as necessary.

[NPES – Easement has been added.](#)

4. An affidavit of consent from the property owner(s) to the north of Lot 2 will need to be provided for any improvements on their property (ex. modified curb cut).

[NPES – This consent is being obtained for improvements within this area.](#)

5. Public sidewalk adjacent to N. Morton Street/US 31: Add a note stating the location and material of the public sidewalk is subject to coordination with the City of Franklin during the US 31 road project. If the road project is not under contract within 5 years of the date of approval of the site development plan, the property owner is responsible for installing the sidewalk as approved.

[NPES – Note has been added.](#)

6. Article 6.19(G)(1) of the Subdivision Control Ordinance states: All detention and retention areas shall be placed in a common area under the responsibility of a lot owners association for the subdivision in which they are located. Please revise accordingly or obtain waiver request from the Plan Commission.

NPES – Underground detention is being proposed for the overall development. A waiver is being requested to allow for the detention area to be located within a drainage easement.

ENGINEERING

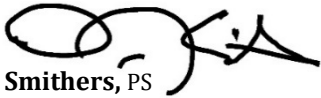
1. Drainage report uses incorrect standards for allowable release rates. Franklin has not adopted 0.1 and 0.3 cfs rates for 10-year and 100-year return storms, respectively. Please review the drainage standards in Section 6.19 of the Subdivision Control Ordinance and apply those standards to the design.

NPES – AN updated drainage report is enclosed for review.

2. Suggest coordinating with CrossRoad Engineers on the discharge to the US 31 drainage system. CRE is designing a curb/gutter and storm sewer system to be constructed within 3 years. INDOT system will need to be sized to account for discharge from this site, and need to ensure grades, etc. are compatible.

NPES – We have contacted Cross Road Engineering concerning this.

Sincerely,



Donna J. Smithers, PS

President | Owner

Northpointe Engineering & Surveying, Inc.

donna@npesindy.com | 317.721.0031 Direct

WBE / DBE CERTIFIED