

2021-04-21 Prior Design Review & Comparison with Current As-Built Data:

for Chart Lifecycle at 1725 North Graham Road, Franklin, Indiana

1. 2012-10-05 (revised 10.24.2012) Drainage Report by Banning Engineering for City of Franklin Spec Building states:
 - a. This report does make provisions for full build-out of the 11.199± acres parcel using the City of Franklin Zoning Ordinance maximum allowable impervious lot coverage of 85% (which would be 9.519± acres).
 - b. A detention pond will be constructed to accommodate the 85% impervious coverage and is oversized to obtain necessary fill required to build the 51,340 square feet building and future addition pads.
 - c. The detention basin will also function as the main BMP for the development.
 - d. The basin outlet is designed to meet the City of Franklin Subdivision Control Ordinance requirements, and will outlet route via pipe along the south property line east to Commerce Parkway roadside ditch.
 - e. Provisions have been made for future parking lots, docks and building expansions.
 - f. Allowable discharges for the developed 100-year event is the existing 10-year at 3.34 cfs.
 - g. The storage requirements and design are 4.0 acre-feet resulting in 2.18 cfs.
2. The Site Layout Plan & Grading, Drainage, and Utility Plan by Banning Engineering last revised 10.05 & 10.24.2012 indicate:
 - a. POND with Normal Pool elevation at 744.5± with surface area of 1.57± acres
 - b. 100-year elevation of 746.8
3. 2014-10-13 Drainage Report by Banning Engineering for City of Franklin Spec Building end user HETSCO Inc., states:
 - a. The City of Franklin Spec Building construction was completed in the summer of 2013.
 - b. The project included a 51,350 square feet industrial shell building with minimal dock and parking areas as the end user was undetermined at that time.
 - c. The drainage design accommodated full build conditions and assumed 85% impervious coverage of the 11.2-acres site.
 - d. During construction and in effort to reduce construction costs, the pond area was reduced slightly to accommodate what was being built at the time.
 - e. With the additional hard surface areas required by HETSCO, the wet pond was analyzed in its as-built condition to verify adequate volume and release rates still comply with the original design.
 - f. Per the original design, the allowable release rate for the 100 year is 3.34 cfs.
 - g. As a result, the pond in its current configuration meets the allowable release rates (100 year = 2.62 cfs).
 - h. The runoff curve number utilized for the original full build design was 93.
 - i. As a result of the HETSCO improvements, the runoff curve number is 81.

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4. The HETSCO Construction Plans by Banning Engineering last revised 11.21.2014 indicate:
 - a. POND with Normal Pool elevation at $744.5 \pm$ with surface area that appears to mimic the same area as-built 04.18.2021
 - b. 100-year elevation of 746.8
5. The current as-built conditions as of 04.18.2021 confirm that the site remains in and will continue to remain within the constraints of the previous and original designs:
 - a. Currently only $3.5 \pm$ acres of impervious surface cover only $\pm 31\%$ of the $11.2 \pm$ acres site.
 - b. 85% of $11.199 \pm$ acres are $9.519 \pm$ acres, therefore an additional ± 6 acres remain allowed to be covered with impervious surface according to the original design.
 - c. The current as-built surface area of the Normal Pool of the pond at ± 744.5 is ± 1.1 acres.
 - d. From the top of bank at 749 minus $744.5 = 4.5$ feet * 1.1 acres indicates the current pond has 4.95 acre-feet available storage.