

Franklin Gateway Development, LLC

Franklin Gateway Development
Franklin, IN

Preliminary Site Drainage Report

ADDENDUM #1

October 6, 2023

Independent
Land
Surveying


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Brownstown, IN 47220

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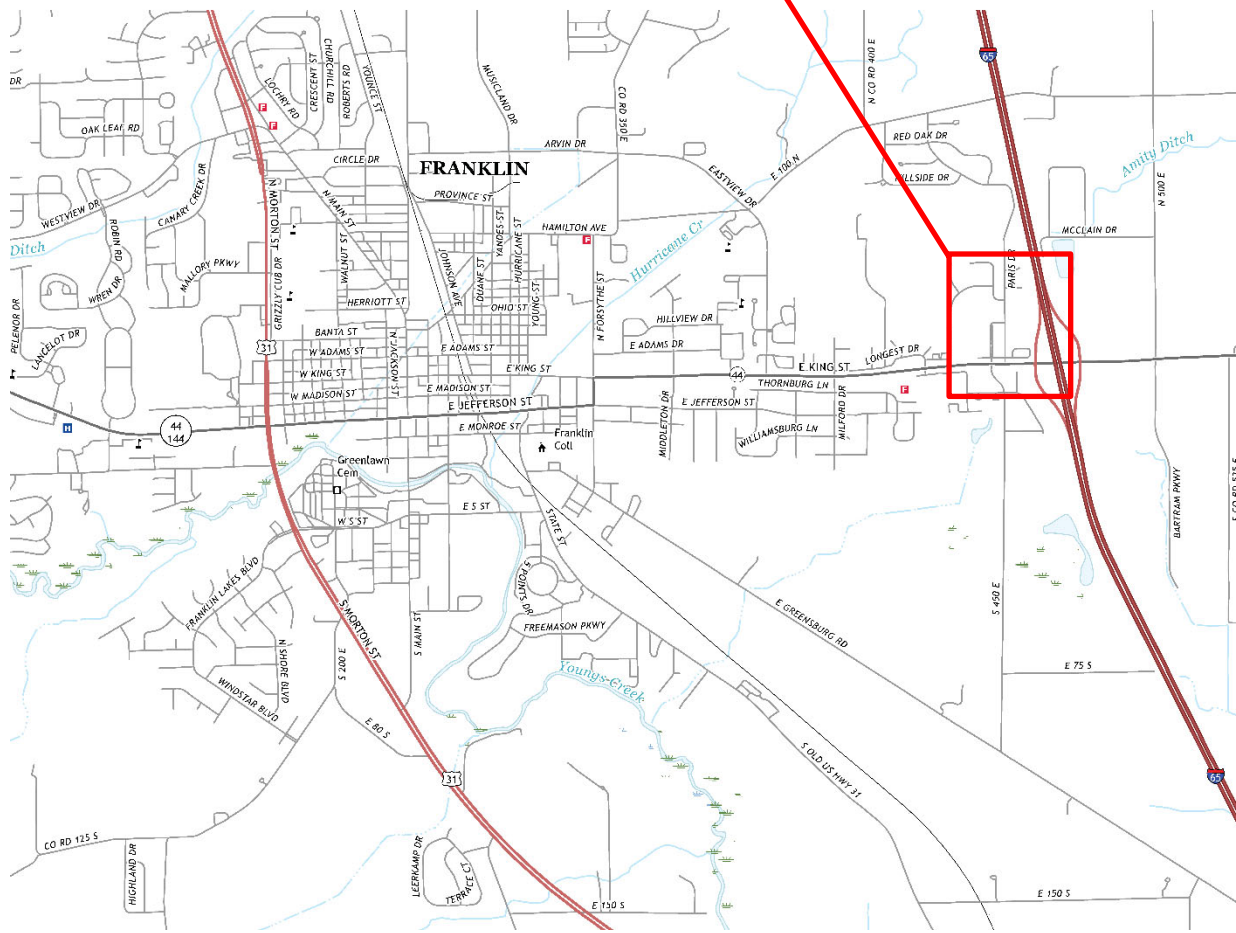
A handwritten signature in black ink, appearing to read "James C. Leinart", written over a horizontal line.

James C. Leinart, P.E.
Indiana P.E. No. 10707550

The drainage design and calculations included in this report have been performed by me or under my direction or supervision.

Project Site Map

Project Location



Introduction

In 2018, Franklin Gateway Development, LLC began construction of the Franklin Gateway Development on approximately 13 acres of ground located north of East King ST (SR 44), between Paris DR and Interstate 65 in the City of Franklin. Since the beginning of the project, Franklin Gateway Development, LLC has decided to reconfigure the previously approved lot configuration of the currently undeveloped block of ground in the middle of the development. The original lot configuration called for four parcels to be developed in the remaining undeveloped block and the proposed configuration calls for three parcels to be developed. As the allowable stormwater release rates for these lots were prorated based on lot size, the reconfiguration of these lots will require the allowable stormwater release rates for each lot to be recalculated. All of these lots fall within the “North” drainage area for the project.

Revised Pre-Development vs. Post Development Results

The table below shows the results of that modeling for the North drainage area from the original report, with the peak rates highlighted:

| NORTH DRAINAGE TOTAL | | |
|-----------------------------|----------------------------|--------------------|
| Design Storm Event | Pre-Development Flow (CFS) | |
| | 2 Year Huff Storm | 10 Year Huff Storm |
| 1 Hour | 1.08 | 3.57 |
| 2 Hour | 1.39 | 4.08 |
| 3 Hour | 1.49 | 4.05 |
| 6 Hour | 1.31 | 3.38 |
| 12 Hour | 1.45 | 3.36 |
| 24 Hour | 1.46 | 2.95 |

These rates were prorated by lot size to determine the proposed individual lot allowable peak rate.

| NORTH DRAINAGE PER LOT | | | Allowable 10 YR Post (CFS) | Allowable 100 YR Post (CFS) |
|-------------------------------|--------------|----------------------------------|----------------------------------|-----------------------------------|
| Lot Number | Size (AC) | Lot Percentage of Total Group | 1.49 | 4.08 |
| 1 | 2.92 | 30% | 0.45 | 1.22 |
| 5 | 2.79 | 29% | 0.43 | 1.17 |
| 6 | 2.26 | 23% | 0.34 | 0.94 |
| 7 | 1.8 | 18% | 0.27 | 0.75 |
| | 9.77 | 100% | 1.49 | 4.08 |

Other Considerations

All of the design requirements listed in the original Preliminary Site Drainage Report for this project are still required for these lots. The reconfiguration of these lots will not change the original stormwater discharge point from the original design. These lots will access this discharge point through the existing storm line located south of the private drive, south of Lot 1. Lots 6 & 7 will have direct access to this line. Lot 5 will obtain access to this line via a proposed access, drainage & utility easement. Proposed underground detention easements are included with this primary plat for each lot, but the final size and location will be determined during the site development of each lot.