

**CONDITIONS OF APPROVAL:****Engineering - 2015 Site Plan Checklist**[2015-07-13\\_15-069-01\\_Site Plan Submittal.pdf](#)**1. C1.1 - Enlarged Existing Conditions Plan**

- Applicant shall provide the standard COF grading and drainage chart on the existing and proposed plans as requested.

**2. C3.1 - Enlarged Grading & Drainage Plan**

- Applicant shall provide the standard COF grading and drainage chart on the existing and proposed plans as requested.

**Engineering - Site Plan Checklist****General Comments****3. D. Site Plan**

- Failure of the applicant to remove the existing pavement in the hatched area shown on sheet C-1.00 will require the installation of a gate or fence across the south end of that area. Such removal or installation is to occur prior to the completion of the emergency access driveway.

**4. T. Stormwater Management Report**

- Applicant shall provide infiltration test results for the in-situ soils underneath the pervious pavement and bioretention areas. Test results that validate design shall be provided prior to issuance of grading permit. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met.

**5. V. Site Permits**

- The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering.

**6. Availability Request**

- The availability request form has been uploaded to the project's Document Manager. Please complete the form and submit with resubmittal or email to Amanda Ray ([Amanda.ray@franklintn.gov](mailto:Amanda.ray@franklintn.gov)).

**Fire-Planning****General Comments****7. Fire Sprinkler System**

- Proposed location for the fire department connection for the required fire sprinkler system does not appear acceptable due to proximity of HVAC unit fencing. Both inlets of the connection must be accessible and usable without excessive bending or kinking of fire hose.

**Performance Agreement and Surety****General Comments****8. Engineering Sureties Site Plan Calculations**

- Applicant shall post sureties in the following amounts:

III. Public Streets (temporary): \$10,000

VI. Public Sidewalks: \$19,000

VII. Drainage: \$17,000

VIII. Green Infrastructure: \$27,000

**9. Landscape**

- Landscape surety \$26,000.00

**Planning (Landscape)****General Comments**

## 10. Formal Open Space

- Formal Open Space is required.

I discussed with The Landscaped Architect how to accomplish it and it shall be provided.

## 11. Existing Trees

- Existing trees along Southwind shall be shown.

Those not in the access drive that are removed shall be replaced at 2:1.

## Stormwater

### General Comments

## 12. EPSC

- Issue not addressed, applicant shall show silt fence on east and west end of project limits of disturbance.

## 13. Water Quality

- Provide a note on the stormwater management sheet stating "Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff".

These signs will be 9x12 mounted on galvanized post. They will provide identification, education, and maintenance reminders to the owner of the water quality features onsite.

## Zoning

[2015-06-17\\_15-069-01\\_Pre-App Submittal.pdf](#)

## 14. Storage

- This issue has not been completely addressed. 'If a canopy is proposed, then an opaque wall of a height sufficient to screen items under the canopy shall be required.' The proposed wall does not completely screen items that could be stored under the canopy. The southern parking canopy shall be enclosed on three sides to completely screen the vehicles/equipment being stored. The northern canopy shall be fully enclosed on the east and west ends of the canopy.