

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Atmos Energy

2017-03-02 Avondale Site Plan Full Set.pdf

1. Gas Layout

[walter.miller@atmosenergy.com](mailto:walter.miller@atmosenergy.com) Revisited after seeing electrical layout. Required 5' minimum separation from adjacent utilities will be a challenge in bldgs. 9 thru 33. Will send proposed gas routing to Dan Crunk.

Engineering - Site Plan Checklist

General Issues

2. D. Site Plan

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) The wall in question is scheduled to be removed in an upcoming COF Water Management project, with the date of removal yet to be determined. Should the Applicant desire the wall be removed prior to that by Water Management, the Applicant shall obtain a Right of Entry Agreement signed by the existing home owner prior to commencing work on the subject property. This comment to remain open as a reminder to Staff.

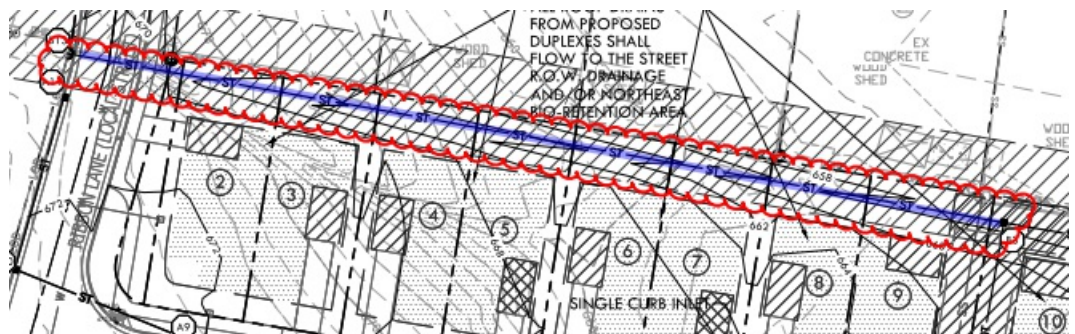
3. V. Site Permits

[amanda.ray@franklintn.gov](mailto:amanda.ray@franklintn.gov) Issue to remain open for reference.

4. Storm Line

[joe.marlo@franklintn.gov](mailto:joe.marlo@franklintn.gov) This is a new comment due to new information on the drawings.

Applicant shall provide a 20-foot easement on the recently added storm line between B3 and B13.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov)

Applicant shall post sureties in the following amounts:

<b>I. City Water:</b>	<b>\$ 214,000</b>
<b>II. City Sewer:</b>	<b>\$ 200,000</b>
<b>III. City Streets:</b>	<b>\$ 546,000</b>
IV: Private Streets:	
V. Traffic Signals:	
<b>VI. Public Sidewalks:</b>	<b>\$ 61,000</b>
<b>VII. Stormwater Drainage:</b>	<b>\$ 213,000</b>
<b>VIII. Green Infrastructure:</b>	<b>\$ 39,000</b>
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

**Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.**

## 6. Landscape

[larry.mizell@franklintn.gov](mailto:larry.mizell@franklintn.gov) Landscape Surety \$51,000.00

## Planning

### General Issues

## 7. Development Plan Approval

[brad.baumgartner@franklintn.gov](mailto:brad.baumgartner@franklintn.gov) Comment shall stay open until completion. Applicant shall note that the Site Plan cannot be approved until the Development Plan is approved through Post-PC

## Stormwater

### General Issues

## 8. Bioretention

[ellen.moore@franklintn.gov](mailto:ellen.moore@franklintn.gov) Issue re-opened

## 9. Demolition

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) The amount of area shown in the demolition triggers the requirement for a Grading Permit. Therefore, no Demolition shall be done until the Site Plan has been approved and the Site Permits have been issued.

This comment to remain open as a note to staff.

## 10. SWPPP & NOC (NPDES)

[amanda.ray@franklintn.gov](mailto:amanda.ray@franklintn.gov) Issue to remain open until NOC is received

## 11. Bioretention

[ellen.moore@franklintn.gov](mailto:ellen.moore@franklintn.gov) Ponding over 12" is not allowed in a bioretention area per our BMP manual. Applicant shall revise south east bioretention area.

## 12. Details

[kristen.stanfill@franklintn.gov](mailto:kristen.stanfill@franklintn.gov) Since bioretention areas are no longer shown as temporary sediment basins on EPSC sheets Applicant shall remove details on sheet C3.7 detailing Modified Pond Outlet Structures for future bioretention areas.

## 13. Bioretention

[ellen.moore@franklintn.gov](mailto:ellen.moore@franklintn.gov) Due to recent advances in research, applicant shall remove all filter fabric from bioretention detail. A 3" choker stone layer (#8 stone) shall be added between the sub base stone and the soil layer. Filter fabric between native soils and entire bioretention area shall be removed as well.

## Water/Sewer

### General Issues

## 14. Domestic water

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) The off site water connection shall be designed, installed tested and accepted prior to any issuance of any building permits. This comment is to remain open for staff.