

## CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

## Engineering - Site Plan Checklist

## General Issues

**85. J. Stormwater Managment Plan**

[lance.fittro@franklinn.gov](mailto:lance.fittro@franklinn.gov) Remove the callout for the level spreader to be treated timbers which still appears on the Final EPSC sheet C3.4:



## Performance Agreement and Surety

## General Issues

**77. Engineering Sureties**

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

|   |           |
|---|-----------|
| Applicant shall post sureties in the following amounts: |           |
| I. City Water:  |           |
| II. City Sewer:   | \$ 23,000 |
| III. City Streets:                                      | \$ 12,000 |
| IV. Private Streets:                                    |           |
| V. Traffic Signals:                                     |           |
| VI. Public Sidewalks:                                   | \$ 9,000  |
| VII. Stormwater Drainage:                               | \$ 27,000 |
| VIII. Green Infrastructure:                             | \$ 23,000 |
| IX. ITS Elements:                                       |           |

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan 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. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. 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. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

## 106. Landscape

[jason.arnold@franklin.tn.gov](mailto:jason.arnold@franklin.tn.gov) Landscape surety \$11,000

## Planning

### Rucker Park Phase 2 Site Plan Set 7.10.2017.pdf

## 62. Consolidation of lots.

[joseph.bryan@franklin.tn.gov](mailto:joseph.bryan@franklin.tn.gov) Applicant must submit a plat consolidating all lots into one prior to pulling building permits. Comment for informational purposes.

## Stormwater

### General Issues

## 49. Demolition

[lance.fittro@franklin.tn.gov](mailto:lance.fittro@franklin.tn.gov) A site demolition permit shall not be issued until an EPSC pre-construction meeting has occurred with Stormwater Management staff.

This comment to remain open as a reminder to staff, but **does not hinder site plan approval.**

## 103. Stormwater Pollution Prevention Plan (SWPPP)

[Doug.Noonan@franklin.tn.gov](mailto:Doug.Noonan@franklin.tn.gov) Comment not addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Final site plan approval will not be granted until deficiencies have been addressed."

Steve Clifton called on 11/30 and stated he could not find the checklist that has been uploaded. Checklist was emailed to him on 12/1.