

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. I. Grading Plan

- The previous comment "Applicant shall provide existing and proposed site topography with clear contour labels (minimum 2' contours). Post-development contours must tie to existing within limits of disturbance. Contours within the site must be continuous or connect to a wall. Aerial topography shall not be used as the basis of design for site work or to establish existing elevations for construction purposes." was not completely addressed. Proposed contours are mislabeled or contour 46 is not shown on the southeast portion of the site. Provide proposed contours for the Aqua Arch approaches and the connection to Franklin Road. Provide spot elevations for the drive over the box culvert. The drive must extend to the northern boundary of the site. Provide proposed elevations for the drive at the property boundary. Provide proposed top of casting elevations for the existing sewer manholes in the drive.

2. I. Grading Plan

- The previous comment "Applicant shall clearly indicate the limits of disturbance on the grading plan. Provide documentation that the grading proposed on the adjacent property meets the approval of the property owner." was not completely addressed. Provide a legend on the grading plan for limits of disturbance, tree protection, swale etc. Extend the aqua arch walls beyond the stream buffer and remove grading from the stream buffer. Grading for the wet weather conveyance relocation must not disturb the stream buffer. Concentrated stormwater flow must not flow into the stream buffer. Provide permanent erosion protection and a level spreader for outlet 1 and any other concentrated stormwater flow.

3. Availability Request

- Availability Request has not been received. Please complete the form and email to Amanda Ray.

4. 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.

* for information only*

Fire-Planning

Family Legacy Lot 1 Site Plan - Pre-App Set 1-22-16.pdf

5. Fire Protection

- Utility Sheet C4.0 has been revised to more clearly indicate the proposed layout of water utilities including the identification of the 6" water line for fire protection, a proposed fire hydrant, the fire department connection (FDC) and "DDCV and RPBP inside building."

However, there is no labeling for what appears to be a fire flow meter (details on C6.3). The applicant shall provide proper labeling to indicate the fire meter.

Additionally, Mallory Valley and other utility providers require an external backflow when a private fire hydrant is to be installed. No symbol or description for the required external fire line backflow was found on C4.0 and no external backflow detail was found on C6.3.

The applicant shall include the required external reduced pressure backflow equipment and enclosure on the Utility sheet (C4.0) as well as the Mallory Valley detail.

6. Fire Protection

- The applicant has not fully addressed this comment originally made on 2/2/2016: "Please provide the results from a fire demand flow test from the nearest fire hydrants. A two-hydrant test is standard. Flow results will be compared to the minimum flow requirements in the International Fire Code."

The applicant shall provide the results of a two-hydrant test along with the test date, location of the hydrants used, time of the test, including who performed and witnessed the test. The test date must be within the immediately preceding six months as of the most recent submittal date.

Performance Agreement and Surety

General Comments

7. Engineering Sureties

Applicant shall post sureties in the following amounts:

- III. City Streets: \$ 23,000
- IV. Private Streets: \$ 141,000
- VI. Public Sidewalks: \$ 25,000
- VII. Stormwater Drainage: \$ 145,000 (Includes construction of bridge/culverts)
- VIII. Green Infrastructure: \$ 642,000

8. Landscape

- Landscape surety \$40,000.00

Planning

General Comments

9. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.
 - For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
 - In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **5/4/2016** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Family Legacy first submittal 3.14.2016.pdf

10. FWO and FFO

- Applicant shall:
 1. Create Open Space lot (Lot #4) between Franklin Road and the developing portion of the site.
 2. Label newly created open space lot as lot #4 on all sheets.
 3. Ensure Stream, floodplain, and FFO boundaries are all contained within the newly created lot under steps one and two above.
 4. Ensure every sheet displays this information correctly with the resubmitted site plan.
 5. Ensure final plat displays this four lot configuration as well.

11. Site Data Chart

- Applicant shall correct existing zoning IN ALL SITE DATA CHARTS to:
Existing Zoning is: SD-X 0/34,500
and remove reference to proposed zoning. There is no zoning changes proposed with this site plan.

Stormwater

General Comments

12. Permits

- Comment to remain open until ARAP NOC provided to staff.

13. EPSC

- Comment not fully addressed. EPSC measures shall be clearly shown on plans for both stream crossings.

14. Stream Buffer

- Comment shall remain open until addressed.

15. EPSC

- Comment not fully addressed. EPSC measures shall be clearly shown on plans for both stream crossings and channel relocations.

16. Long Term Maintenance Plan

- Complete page 1 and 2 of LTMP. Check all BMP located onsite including riparian buffers and include any applicable inspection sheets. Include sheet L2.0

17. Pervious Concrete/Pavers

- This can be found at

<http://www.franklintn.gov/government/engineering/stormwater/construction-development/stormwater-standard-drawings>

Water/Sewer

General Comments

18. Sanitary Sewer Tap

- Applicant did not address current issues, applicant shall revise as noted below:
 - A cleanout shall be added on the plans at the edge of the sanitary sewer easement.
 - The location and size of the existing sanitary sewer service shall be shown on plan to ensure there are no conflicts.
 - Applicant shall show the existing sewer taps on the property not being utilized and contractor shall terminate at the main line. This information shall be shown on the utility plan and demolition plan.

19. Sewer revision

- The landscape sheet currently has water meters and service boxes over sewer line. The proposed landscape sheet shall reflect correct utilities.