

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. J. Stormwater Management Plan

- The previous comment was not addressed:

The proposed water quality design must be submitted using the City's Water Quality Tool, not Nashville Metro's spreadsheet. Save the input for the City's Online Water Quality Tool run and include both the tool results and the .gip input file with the next submittal. The online tool can be found at:

<http://web.franklin.tn.gov:99/>

The MWS spreadsheet can still be included to show how detention requirements are also being met within the bioretention feature.

Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

~~If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring or excavation results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP).~~ **These results shall likewise be submitted to the City's Engineering Dept. prior to approval of the Site Plan.** Due to the proposed curve number adjustment to account for infiltration of the water quality volume, infiltration testing must be performed to verify the proposed design.

NO SITE PLAN APPROVAL WILL BE GRANTED WITHOUT INFILTRATION TESTING RESULTS WHICH VERIFY THE ACCEPTABLE DESIGN OF ALL STORMWATER BMP(S).

2. J. Stormwater Management Plan

- Thank you for the inclusion of the more specific construction detail(s) for the proposed bioretention area. With the added details, the following revisions are still required:
 - Show the surface elevation of the bioretention area adjacent to the outlet structure on the outlet structure detail so that it is clear that 6" of ponding is to be provided before spilling into the outlet structure.
 - The overflow weir set into the headwall shall provide a minimum of 1' freeboard above the top-of-casting elevation of the outlet structure. Provide a diagram or notes on the details to indicate 1) surface elevation of the bioretention 2) TOC of the outlet structure 3) invert of the weir set into the wall. This is so that it is clear what the elevation difference in each of these structures is to be when constructed in the field.
 - Where is the CMP noted on the bioretention detail to be utilized? The asterisk that would indicate this could not be found or was overlooked by the reviewer.
 - Pea gravel has been removed and replaced with river rock or equivalent
 - Do not show amended soils beneath the banks of the bioretention area. The banks will be compacted in the course of construction.
 - Sod may be shown for the side slopes of the bioretention area only. The area underlain by amended soils should have the river rock or approved equivalent groundcover only.
 - Specify the layer shown as "1' Uniform gravel" to be composed of washed #57 stone.

3. D. Site Plan

- The applicant shall modify the plans to reflect the concrete drive detail. The plans still show pavers in the right-of-way and radius

returns that do not match the City of Franklin standard for a driveway connection. No pavers shall be allowed in the City right-of-way.

4. D. Site Plan

- The applicant shall revise parking stalls so parallel spaces adjacent to walls provide a width of at least 10' to allow space for vehicle doors to open.

5. V. Site Permits

- The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the 1st page of the application completed and signed, and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

*The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Performance Agreement and Surety

General Comments

6. Engineering Sureties

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Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	\$ 62,000
III. City Streets:	
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	\$ 11,000
IX: ITS Elements:	

Note: 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.

- The applicant shall bond the work in the West Main Street ROW (SR246) with the TDOT Region 3 Traffic Office, in association with obtaining a grading permit from TDOT. The applicant shall provide a letter from the City stating approval of the plans as part of a TDOT grading permit application.

7. Landscape

- Landscape Surety \$16,000

Preservation/HZC

General Comments

8. COA Conditions of Approval

- Item shall remain open as a general note.

Stormwater

General Comments

9. Stream Buffer

- After discussion with the City Engineer the current limits of disturbance as shown on the 10/5/16 site plan submittal date will be approved.

A note shall be placed on the plans that before buffer enhancement occurs that the soil shall be aerated to offset any compaction impacts that occurred during construction.

A note shall also be placed on the plans outlining what type of disturbance will be taking place within the buffer and what types of construction impacts will be occurring in these areas. Include details of how the existing headwall is to be removed and replacement headwall and footer is to be constructed.

10. Stream Buffer

- Native milkweed shall be incorporated into the riparian stream buffer plan.

11. Bioretention

- Sequence note 8 above is missing from the plan notes. It shall be included in between note 7 and 8 on the plan set.

12. Water Quality

- This note could not be found on the plan set. Please place on sheet C4.1

13. Bioretention

- This is still stated in the Stormwater narrative on sheet C4.0. Please revise to reflect current proposed conditions

14. Long Term Maintenance Plan

1. • Include COF # and lat/long on first page
2. Provide phone and email for owner in the LTMP
3. Include COF inspection and maintenance sheets for riparian buffers and storm sewer
4. Revise narrative in "Description of Systems to be Inspected" to include storm sewer and water resource buffers

15. Bioretention

- Current detail for bioretention area shows sodded banks placed on top of amended soils. This is not recommended. Details should not show amended soils below banks. In addition, applicant shall delineate hatchings from sod banks and river rock for clarification.

16. Bioretention

- Applicant shall revise the depth of amended soils shown in the detail on C4.1. Calculations show 42" of depth, but the detail specifies 39".

Water/Sewer

General Comments

17. Sanitary sewer

- Applicant did not fully address comments, applicant shall revise as noted below:
 - Sanitary manhole 1 shall be shown clear of pavers. The previously lay out of the line is acceptable under sidewalk and the pavers that were shown. The casting was shown within the edge of pavers and the manhole should have been relocated toward West Main to avoid conflict with castings, pavers and curb. Please show the original layout of the sewer with the manholes clear of castings and pavers. If you have any questions please contact Ben McNeil 615-794-4554