

CITY OF FRANKLIN
APPENDIX E
CRITERIA FOR PRIVATE DEVELOPMENT CERTIFICATION

The following criteria items for private development certification should be considered as a general guideline of items required to be completed prior to the issuance of building permits or occupancy permits for model structures. Private development often has unique features that need to be certified as built for its intended purpose.

Letter of approval from inspecting Engineer for completed infrastructure installation, completion of punch list items, safe water sample and testing sanitary and storm sewers and manholes and water mains installed by the developer within public easement.

Property lot corners pipes, perimeter pipes and curve and horizontal break pipe shall be set by the developer's surveyor.

Public sanitary and storm sewer and water main as-builts which were installed by the developer on site.

These utility record drawings shall be received by the City.

Installation of concrete curb and gutter, concrete sidewalk and base course of asphalt pavement.

Certification of grades given on the approved master grading plan or plat of survey:

1. As-built grades shown on lot or lot lines shall be no less than 0.40 ft. lower than final grades shown on approved master grading plan or higher than 0.10 ft. than final grades shown on approved mater grading plan.
2. As-built building pad grade/grades shall be between 0.00 ft. and 2.00 ft. lower than final grade shown on approved master grading plan or plat of survey.
3. Concrete curb and gutter and walk grades will be considered acceptable if certified elevations are within 0.10 ft. of design elevations. Elevations shall be given at 80 ft. intervals.
4. Stormwater ponds shall be certified for retained storage volumes and detention volume for storm fluctuations. Elevations required include:
 1. Along the pond banks from top to bottom of pond.
 2. Top and bottom of the safety shelf.
 3. Inlet pipe and outlet pipe inverts.
 4. Outlet structure and emergency spillway elevations.
 5. Pond cross sections will be required (at a minimum, one per every 25 feet).

- Curb lawn areas within the street R.O.W. and rear yard drainage ways shall be covered with 3” of top soil, seeded, fertilized and mulched to City standards. All other areas shall be seeded and mulched per the City standard specifications.

- Type III barricades shall be installed at dead end streets.

- No ramping of manhole or valve boxes will be allowed. All manholes and valve boxes shall be set to match base course pavement.

Install erosion control devices as given on the approved erosion control plan prior to commencing with any house construction.

Street trees and trees shown on the landscape plan must be installed.

Soils compaction reports will be submitted by the developer for building pad areas and for public roadways per City specifications.