



MAJOR FINAL SITE PLAN CHECKLIST

Site Plan Name	
Preliminary Site Plan Project Number	
Site Address	
Owner/Developer	
Submitting Design Professional	
Submittal Date	

*This Checklist is subject to revisions as needed. See website for current version.

Helpful Information Resources: The resources below should be utilized for further clarity.

Zoning Code: <https://www.lebanontn.org/814/Zoning-Ordinance---Title-14-Zoning-Code>

Subdivision Regulations: <http://www.lebanontn.org/217/Subdivision-Regulations>

Engineering Development Service: <http://www.lebanontn.org/557/Engineering-Development-Services>

Stormwater Publications: <http://www.lebanontn.org/251/Storm-Water-Water-Sewer-Inspection>

Submittal Sheets: The table below lists all the sheets that may be required in the submittal.

Fill out the table with the corresponding sheets provided in this submittal.

If a page does not apply to the submittal, show N/A.

This application is incomplete if not signed, sealed, and each page initialed by the design professional

Sheet Name	Provided	Sheet Name	Provided
Cover Sheet	<input type="checkbox"/>	Sediment Trap/Pond Detail Sheet(s)	<input type="checkbox"/>
General Notes Sheet	<input type="checkbox"/>	Post Const. SW Cont. Detail Sheet(s)	<input type="checkbox"/>
Existing Conditions Sheet	<input type="checkbox"/>	Utility Plan Sheet	<input type="checkbox"/>
Demo Plans Sheet	<input type="checkbox"/>	Enlarged Utility Plan Sheet(s)	<input type="checkbox"/>
Site Layout Sheet	<input type="checkbox"/>	Utility Details Sheet(s)	<input type="checkbox"/>
Enlarged Site Layout Sheet(s)	<input type="checkbox"/>	Sewer Main Extension Sheet(s)	<input type="checkbox"/>
Site Details Sheet(s)	<input type="checkbox"/>	Pump Station Plan Sheet	<input type="checkbox"/>
Fire Truck Turning Movements	<input type="checkbox"/>	Water Plan Sheet	<input type="checkbox"/>
Grading/Drainage Sheet	<input type="checkbox"/>	FOG/Pretreatment Sheet	<input type="checkbox"/>
Enlarged Grading/Drainage Sheet(s)	<input type="checkbox"/>	ROW & Access Plan Sheet	<input type="checkbox"/>
EPSC Initial Sheet	<input type="checkbox"/>	Road Plan & Profile Sheet(s)	<input type="checkbox"/>
Enlarged EPSC Initial Sheet(s)	<input type="checkbox"/>	ROW & Access Plan Details Sheet	<input type="checkbox"/>
EPSC Intermediate Sheet	<input type="checkbox"/>	Landscape Plan Sheet	<input type="checkbox"/>
Enlarged Intermediate Sheet(s)	<input type="checkbox"/>	Enlarged Landscape Plan Sheet(s)	<input type="checkbox"/>
EPSC Final Sheet	<input type="checkbox"/>	Landscape Details Sheet	<input type="checkbox"/>
Enlarged EPSC Final Sheet(s)	<input type="checkbox"/>	Site Photometric Plan Sheet	<input type="checkbox"/>
EPSC Detail Sheet(s)	<input type="checkbox"/>	Architectural Elevation Sheet(s)	<input type="checkbox"/>

ANY REVISIONS/ALTERATIONS MADE TO PLANS MUST BE CLOUDED WHEN RESUBMITTED FOR REVIEW



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All new development in the City of Lebanon shall submit and obtain approval of a Final Site Plan from the City unless otherwise exempted elsewhere in Title 14 of the City of Lebanon Municipal Code. **BEFORE SUBMITTING A FINAL SITE PLAN ASSURE A PRELIMINARY SITE PLAN, IF REQUIRED, HAS BEEN APPROVED AND HAS NOT EXPIRED (unless exempted from preliminary site plan review).**

The Final Site Plan shall show in full detail the scope of development or phase of a development, all site improvements that are intended for the proposed use of the site that is to be permitted as a result of the approval of the plan and their compliance with all applicable regulations.

Approval of a Final Site Plan does not enable the issuance of any permits until all relevant fees have been paid and Building Plan Review (when required) will need to be submitted for approval prior to any permits being issued.

The checklist of information herein establishes the minimum requirements for a Final Site Plan. Staff reserves the right to request additional information as needed to ensure compliance with all relevant City codes and regulations.



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Site Specific Requirements		Yes or N/A
1	Does the site involve work in TDOT ROW? (Yes, provide required TDOT driveway/grading/utility permit)	
2	Does the site involve work in a TVA easement? (Yes, provide TVA permit)	
3	Is there more than 1 acre of disturbed area? (Yes, provide NOC and SWPPP) Note: NOC and SWPPP needed if less than 1 acre is disturbed but the site is part of a larger development.	
4	Is there a stream/wetland crossing or alteration? (Yes, provide ARAP)	
5	Is there a stormwater pond/structure? (Yes, provide SWMA and SWMP) Note: Stormwater As-Built are required to be approved prior to CO	
6	Is there a Sewer main extension? (Yes, provide State-approved plans/calculations & precon will required)	
7	Is there a Water main extension? (Yes, provide A Notice to Proceed, State-approved plans, & precon is required)	
8	Is the site within the floodplain? (Yes, provide a Floodplain Development Permit) Note: For properties in or touching the floodplain, FFE must be at least 2' above BFE for residential; FFE must be at least 1' above BFE for commercial.	
9	Is there grading in the floodplain? (Yes, provide Cut & Fill Balance Calculations)	
10	Is there a driveway proposed on a county road? (Yes, provide a county driveway permit)	
11	Are there any proposed fire hydrants for the site? (Yes, provide Fire Flow Calculations)	
12	Is the impervious area on the site increasing? (Yes, provide Drainage Calculations)	
13	Are there going to be any road intersections proposed? (Yes, provide Sight Distance Triangles)	
14	Will the site generate 100+ new trips during the peak hour? Is there a major roadway improvement or reconstruction project? Is the area subject to existing transportation problems? Note: A Traffic Study may be required at the judgment/discretion of the City's Engineering staff.	
15	Are there sinkholes on the site? (Yes, provide a Stamped and signed Geotech Report)	
16	Are any existing or proposed injection wells on the site? (Yes, provide Injection Well Permit) Add Note: "Construction, operation, and abandonment of the injection well must comply with all provisions identified in Rule 0400-45-06-.14. A stamped letter from a Geotechnical Engineer must be provided to the City confirming the injection well feature was designed and constructed for its intended use, in accordance with good engineering practices."	
17	Are any water features (streams/wetlands) on the property subject to question? (Yes, provide a Hydrologic Determination & TDEC/COE concurrence)	
18	Rare, threatened, or endangered species within 1 mile of the site? (yes, contact appropriate representative) State listed flora and fauna: Please use TDEC's online form to submit a request for a review: https://www.tn.gov/environment/program-areas/na-natural-areas/na-environmental-review.html Federally listed flora or fauna: US Fish & Wildlife (931-525-4970)	
19	Are any bridges proposed? (Yes, provide 3 rd party certification) Note: Added a bridge detail page.	
20	Are any retaining walls 4' or taller proposed? (Yes, Plans must be submitted to building inspection & approved prior to installation) Note: Plans must be designed and certified by a structural engineer	
21	Is the site within the airport overlay boundaries? Note: Height restrictions may apply	



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General Plan Requirements		Yes or N/A
1	All plans are required to be sealed, signed and dated by professionals licensed in the state of Tennessee and in accordance with state law and City of Lebanon requirements.	
2	All sheets should include a Date, North Arrow, and Graphic Scale.	
3	Project benchmark(s) need to be shown.	
4	All projects sheets shall have a maximum scale of 1" = 50' Note: For larger sites that require a scale larger than 1" = 50', an overall page shall be submitted at a larger scale to show the entire site followed by enlarged pages that show sections of the site at the 1" = 50' scale.	
5	A 2"x3" blank space must be provided in the lower right side of each page for the approval stamp	
6	ANY REVISIONS/ALTERATIONS MADE TO PLANS MUST BE CLOUDED WHEN RESUBMITTED FOR REVIEW	
7	A copy of the sealed survey of the site.	
Cover Sheet Requirements		Yes or N/A
1	Name of proposed development (Subdivision Name, Plan Type, Section, Revision, Lot Number, Business Name)	
2	Site Address	
3	Site Location / Vicinity Map and North Arrow	
4	Sheet Index	
5	Name, address, telephone number, and email of the owner, builder, grading contractor, and design professionals	
6	Contact and address information for all utilities that will serve the site	
7	Tax map, group, and parcel number(s) of site	
8	Proposed Use(s)	
9	Zoning of the property	
10	Overlay districts and sub-districts (if applicable)	
11	Standard setbacks for front, side, rear, and (when applicable) corner side	
12	Number of allowed and provided residential units (residential only)	
13	Parking requirements and number provided (vehicle and bike)	
14	Disturbed and Impervious Areas Listed (acres and square feet)	
15	Total site area listed (acres and square feet)	
16	Standard floodplain note	
17	NOC, ARAP, Injection Well Permit numbers need to be shown as applicable	
18	General Notes: Show all applicable notes for the site that are not associated with EPSC, Grading, Utilities, and Landscaping (can be on a separate notes sheet)	
Existing Conditions / Demolition Sheet Requirements		Yes or N/A
1	Show existing contours of site (Max of 2' intervals) and contours 150' beyond property lines (5' intervals) Note: Existing lines should be lightly shown in grayscale Note: City Engineer may request more than 150' beyond property lines be shown	



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2	Existing utilities, easements, roads, and right of ways need to be shown and dimensioned Note: Existing lines should lightly be shown in grayscale	
3	Show any existing structures	
4	Show any karst and/or water features on the site	
5	Owner name, acreage, parcel ID, and zoning of adjacent properties need to be shown	
6	Existing natural slopes ranging from 14-19% should be graphically shown and labeled.	
7	Existing natural slopes of 20% and greater must be graphically shown and labeled. Note: These slopes need to be graphically differentiated from the 14-19% slopes. Note: Development is prohibited on natural slopes of 20% or greater without having been granted a variance by Planning Commission.	
8	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall Existing Conditions page must be included, followed by subsequent Enlarged Existing Conditions pages, shown in 1" = 50' scale.	
9	Demolition Plan: Show and state what will be removed Note: Demolition and clearing needs to be within the limits of disturbance.	
10	Demolition Plan: Show construction entrance and EPSC protection at site outfalls downgradient from proposed demo activities.	
Site Layout Sheet Requirements		Yes or N/A
1	Zoning and Owner information on all adjacent parcels	
2	Provide a table stating amount of total parking spaces, ADA spaces, and bike parking spaces (required and proposed)	
3	Show and label all existing and proposed property lines (including meets and bounds), easements (PUDE & other applicable), and setback lines (MBSL)	
4	Show building footprint, area, height, dimensions, and entrances	
5	Show all road names, right-of-way lines, edge of pavement and centerline	
6	Show all adjacent driveway connections	
7	All driveways and parking need to be dust free surface (no gravel)	
8	Show all pavement markings, signs, signals, and other traffic control devices Note: Pavement markings and signs should comply with the MUTCD Note: Pavement markings on public and private street ROWs should be thermoplastic (including driveways)	
9	Show any required roadway improvements Note: All roadway improvements should comply with TDOT standards	
10	Traffic Flow through site (between lanes & loading/unloading areas)	
11	Show location of dumpster pad and screening (must not encroach on PUDE's), describe screening	
12	Show proposed location and dimensions for site sign	
13	Show location of mail kiosk and associated parking (if applicable)	
14	Show all HVAC unit locations	
15	Show all sidewalks/trails, notate material, and dimension the width Note: For sidewalks at intersections, signal improvements may be required for ADA purposes	
16	Show all provided bike parking facilities with dimensions and required lighting	
17	Show all drive thru facilities including all canopies (dimensioned), order boards, and trash receptacles (when applicable)	



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18	Show & dimension all parking stalls, loading areas, drive lanes & driveways (max. driveway width at the property line is 35') Note: Driveway flares may not extend into adjacent properties Note: Minimum parking dimensions for perpendicular parking with no overhang is 9' x 1'	
19	Show and dimension ADA spaces (including van accessible) Note: ADA spaces should be located closest to the building entrance Note: Wheel stops need to be installed for all parking spaces adjacent to ADA access routes. Note: Signage for ADA spaces needs to be shown (Van accessible spaces must have van accessible placard)	
20	Show all ADA ramps with truncated domes Note: Truncated domes are to be Yellow	
21	Show all stormwater elements (Bioretention, Detention, Pervious Pavement, etc)	
22	Show boundaries of 100-year floodplain and the floodway (if applicable) Note: No parking, buildings, or structures are allowed within the floodway	
23	Label the 100-year flood elevation (if applicable)	
24	Set a minimum FFE for all structures (if applicable) Note: 1' above 100-year flood elevation for commercial/industrial and 2' above for any residential use	
25	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall Site Layout page must be included, followed by subsequent Enlarged Site Layout pages shown in 1" = 50' scale.	
26	Site Detail Sheets: Show all applicable details for the site and show all applicable city details Note: Include all applicable City Standard Detail Drawings (See link below): http://www.lebanontn.org/DocumentCenter/View/2626/Street-Details-2019	
Grading/Drainage Plan Requirements		Yes or N/A
1	Show all proposed and existing contours Note: Existing contours need to be shown extending 150' past the site/project limits	
2	Show limits of disturbance, protected areas, and post-construction, permanent buffer zones for all streams, wetlands, and wet weather conveyances. Note: For stream buffers, top of bank and centerline of stream needs to be labeled Note: A post-construction, permanent buffer based on stream drainage area is required for streams adjacent to projects. <ul style="list-style-type: none"> - 30' minimum buffer is required for drainage areas less than 1 square mile and wetlands - 45' minimum buffer is required for drainage areas of 1-2 square miles. - 60' minimum buffer is required for drainage areas greater than 2 square miles - 60' averaged buffer (30' minimum) is required for streams designated as impaired or exceptional Tennessee waters - 15' buffer is required for wet weather conveyances and sinkholes - See Lebanon Stormwater Ordinance for more information. 	
3	Note which stream the site drains to and its category (unavailable parameters/impaired, exceptional, etc.)	
4	Show any required detention areas and proposed ditches Note: All wet ponds require aerators Note: Ditches with a slope of 1% or less must be concrete Note: Label all ditches and provide dimensions.	



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5	Provide flow lines to show how drainage shall move through the site Note: Flow lines need to be added at all lot lines Note: ADA ramps shall not be used for stormwater conveyance	
6	Include sufficient spot elevations to show drainage is being directed away from structures	
7	Show where the proposed drainage goes while on the property and once it leaves the property	
8	Offsite stormwater run-on must be properly addressed so that no negative impacts will occur.	
9	Stormwater Runoff is not allowed to flow in streets for distances greater than 300'	
10	Show any proposed driveway culverts. Include their size and material	
11	Show stormwater piping and structures Note: Provide a structure when tying into existing stormwater system, no blind connections. Note: At a minimum, double inlet catch basins shall be installed at sags or low sections in roads.	
12	Provide a drainage schedule showing all pipe sizes and slopes. Note: Minimum pipe slope is 0.5%	
13	Provide a structure table that lists the materials, sizes, and elevations for all	
14	Label all outfalls on the site plan, list the drainage area acreage, and the estimated slope of the drainage area and disturbed area for each outfall. Note: For outfalls with a drainage area of 10 or more acres, a temporary sediment basin is required. Note: For sites draining to unavailable parameters/impaired or exceptional streams, sediment basin requirements change from 10 acres to 5 acres.	
15	Next two downstream structures analysis with proposed conditions may need to be provided	
16	Show Floodplain and Floodway limits (if applicable) Note: For any fill within the floodplain, calculations must be shown.	
17	Underdrains must be included in Bioretention Ponds unless a soil infiltration test is provided showing an infiltration rate exceeding 0.5 inch per hour.	
18	Label/number all ponds and reference all structure details associated with each pond.	
19	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall Grading/Drainage Plan page must be included, followed by subsequent Enlarged Grading/Drainage Plan pages shown in 1" = 50' scale.	
20	Post Construction Stormwater Control Details: Design details needed for all post construction stormwater control measures (stormwater pond, bioretention, infiltration trenches, etc.)	
Erosion and Sediment Prevention Control (ESPC) - Initial Phase Sheet Requirements		Yes or N/A
1	Show all erosion/sediment control (silt fence, sediment tubes, etc.) Note: If installing silt fence perpendicular to contours, J-hooks must be implemented Note: Wire backed silt fence must be used in disturbed areas near streams	
2	Include EPSC calculations Note: For regular silt fence ¼ acre per 100' Note: For wire backed silt fence 1 acre per 150'	
3	Show all inlet protection at catch basins, headwalls, etc.	
4	Show Limits of Disturbance and buffer zones and tell how they will be marked on the site	
5	Label outfalls, list drainage area and estimated slope of drainage area with each outfall	
6	Show Construction Entrance and refer to detail. Show access to all LOD areas.	
7	Show Concrete Washout and refer to detail	
8	Show existing conditions (see Existing Conditions section)	
9	Show sediment traps, sediment basins, etc. which will serve disturbed areas	



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	<p>Note: For sediment basins, forebays must be shown with the required and proposed dry and wet storage volumes listed.</p> <p>Note: For sediment basins, at least 2 baffles must be installed and shown in the forebay.</p> <p>Note: For sediment traps, at least 2 porous baffles must be installed and shown.</p> <p>Note: All sediment basin/trap features must be shown (outlet structure, emergency spillway, aprons, contour elevations, 4L:1W geometry, etc.)</p> <p>Note: All existing and proposed contours must allow stormwater to be routed through the feature. Contours may need to be adjusted as the site is brought up to grade in the intermediate or final EPSC sheet.</p>	
11	Label all drainage swales and provide dimensions.	
12	Show location of stockpile area. Note: Stockpile area must be within the limits of disturbance. Note: Stockpile areas may not be located inside the floodplain/floodway boundaries.	
13	Callout stone size at each location where stone is being used for EPSC purposes.	
14	If applicable, include a narrative that explains to the contractor what must be done prior to scheduling a pre-construction meeting. This narrative also needs to explain any areas of concern such as buffers, existing utilities, etc.	
15	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall EPSC Initial Phase page must be included, followed by subsequent Enlarged EPSC Initial phase pages shown in 1" = 50' scale.	
Erosion and Sediment Prevention Control (ESPC) - Intermediate Phase Sheet Requirements (Only applicable if over 5 acres of disturbed area or part of larger common dev.)		Yes or N/A
1	Show proposed and existing contours (Maximum 2' intervals)	
2	Areas that prohibit heavy machinery such as bioretention, rain gardens, etc. should be indicated and noted how they will be marked in the field.	
3	Show Limits of Disturbance and buffer zones and tell how they will be marked on the site	
3	Show stormwater piping and structures	
4	Show and label all appropriate EPSC measures	
5	Show Construction Entrance	
6	Show Concrete Washout	
7	Show proposed drainage basins with flow arrows, and outfall locations with drainage area and estimated slope listed	
8	Callout stone size at each location where stone is being used for EPSC purposes.	
9	Show all applicable EPSC notes	
10	Include a narrative explaining to the contractor what steps and practices shall be taken during construction, including maintenance, inspection, protection of sensitive area and the sequence of events.	
11	Label all drainage swales and provide dimensions.	
12	Show all ditches stabilized with matting.	
13	Plans and details are needed for the intermediate phases to show how stormwater will be routed into catchbasins before roads are brought up to grade.	
14	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall EPSC Intermediate Phase page must be included, followed by subsequent Enlarged EPSC Intermediate Phase pages shown in 1" = 50' scale.	



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Erosion and Sediment Prevention Control (ESPC) – Final Phase Sheet Requirements (Only applicable if over 5 acres of disturbed area or part of larger common dev.)		Yes or N/A
1	Show final contours (Maximum 2’ intervals)	
2	Show building footprint and all permanent stormwater measures Note: All temporary measures should be removed at this point and not shown on this plan sheet.	
3	Show parking, drive aisles, and other impervious surfaces	
4	Show all stormwater SCMs and label required/proposed volumes	
5	Show how the site is to be stabilized (differentiate areas of stabilization with different shading/hatching) Note: For steep slopes matting or rip rap is required for stabilization	
6	Callout stone size at each location where stone is being used for EPSC purposes.	
7	Include a narrative explaining to the contractor maintenance, inspection, and sequence of events, as well as, explaining which steps and practices should be taken post construction to prepare the site for completion (converting sediment ponds, stabilization, etc)	
8	Show all applicable EPSC notes if possible	
9	Maximum scale is 1” = 50’ Note: If the site can’t be displayed in 1” = 50’ scale, an Overall EPSC Final Phase page must be included, followed by subsequent Enlarged EPSC Final Phase pages shown in 1” = 50’ scale.	
Grading and Erosion and Sediment Prevention Control (ESPC) - Detail Sheet(s) Requirements		Yes or N/A
1	Add details for all proposed EPSC measures. All EPSC Details must be designed in accordance to the TDEC EPSC Handbook standards.	
2	For all Catch Basins, include what type of castings will be used Note: For curb inlets, castings need to match the adjacent curb	
3	All Catch Basins must be marked “No Dumping, Drains to River”	
Sediment Trap/Pond Detail Sheet Requirements		Yes or N/A
1	For basins with principal and emergency spillways, riser elevation must be a minimum of 1’ below the crest of the emergency spillway. Note: If no emergency spillway is used, the combined principal/emergency spillway shall be a minimum of 3’ below the top of the embankment with a minimum of 2’ between the 25-year pool level and the top of the embankment.	
2	Principal Spillways must have a trash rack	
3	A dewatering device such as a surface skimmer must be included for sediment basins	
4	Show profile view of all individual traps and ponds. Label and provide elevations for the following details: <ul style="list-style-type: none"> • Forebay • Wet storage • Dry storage • Embankment • Principal Spillway with dewatering mechanism and trash rack • Emergency Spillway (provide detail) • Anti-seep collar (provide detail and show location) 	
5	Add sediment pond de-watering and conversion plan. Include the following details:	



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	<ul style="list-style-type: none"> Note stating when the pond can be converted (ex: Sediment Pond must not be converted to stormwater pond until the site is stabilized with at least 70% uniform vegetation density. De-watering bag detail and location. Accumulated sediment de-mucking and re-grading plan or statement (i.e what to do with removed sediment and what the final grades should look like). Vegetation re-stabilization details. Any permanent conversions details (wet-storage plate removal, anti-clog filter, etc.) What as-built features need to be submitted. 	
6	Add Sediment Trap/Pond Details Notes	
Utility Plan Sheet Requirements		Yes or N/A
1	Show all existing public utilities and proposed utilities Note: If altering existing public mains, state approved plans are required.	
2	Show proposed sewer service and dimensions Note: If 8" service is proposed, this must tie to the main line at a manhole, or a doghouse manhole must be added.	
3	A 4" service line requires a minimum 2% slope, a 6" line requires a 1% slope, an 8" line requires a minimum 0.4% slope, a 10" requires a minimum 0.28% slope, a 12" requires a minimum 0.22% slope (label) Note: Any lines installed beneath the minimum required slope will be required to be removed and replaced with correct slope at the cost of the developer/contractor.	
4	A 6" cleanout is required at the property line and cleanouts are required every 75' o.c. Note: Manholes should be used for 8" lines or larger Note: All cleanouts in paths of vehicular traffic must be in a traffic rated box	
5	Show proposed water meter and backflow preventer in an above ground hot box (water meter sizes: ¾", 1", and 2") Note: All meters in paths of vehicular traffic must be in a traffic rated box Note: All meters need to be located at the property line Note: RPB required for all commercial and industrial water service lines	
6	If a grease trap is required it must be shown on site plan <ul style="list-style-type: none"> FOG/Pretreatment sheet required if applicable List any non-residential kitchen and note the number of meals per day that will be prepared If an oil & water separator is required it must be shown on the site plan INDUSTRIAL USER SURVEY is filled out and returned to Pretreatment Coordinator 	
7	Sewer pipe material will be SDR 26 and labeled	
8	Show proposed gas service or note not needed	
9	Provide appropriate distance between utilities Note: minimum horizontal distance of 10', and minimum vertical clearance of 18" Note: Concrete encasement will be required where minimum separation cannot be maintained	
10	Label any manholes that are to be watertight Note: Manholes located in the floodplain that are at or under BFE must be watertight Note: Manholes in areas subject to excessive stormwater drainage must be watertight Note: Vent pipe or nonwatertight manhole is required every 1000' Note: Epoxy coating may be required	
11	Hydrants must be shown, labeled, and appropriately spaced according to the International Fire Code	



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12	Static and residual pressures must be noted for each proposed fire hydrant Note: Minimum 20 psi at 500 gpm	
13	Notate how utility connections are to be made Note: For any road cuts, patch area must be shown and dimensioned Note: Service lines need to remain out of driveways.	
15	Maximum scale is 1" = 50' Note: If the site can't be displayed in 1" = 50' scale, an Overall Utility Plan page must be included, followed by subsequent Enlarged Utility Plan pages shown in 1" = 50' scale.	
Utility Details Sheet Requirements		Yes or N/A
1	Show all applicable utility details and notes Note: See Sewer/Water Specs on the City of Lebanon's website	
2	Total number of inflow protector manhole inserts should be listed on utility sheet and cover sheet.	
3	Show City of Lebanon Cleanout Detail S27	
4	For City of Lebanon Water, show Water Detail W4	
5	Note: All TDEC ARAP design requirements must be included in your utility plans/details. This includes: <ul style="list-style-type: none"> • Manhole locations >50' from streambank • Trench plug locations and details for stream crossing and all trenches within 50'. Any other requirements as stated within your TDEC ARAP.	
6	A dewatering plan and details are needed for all proposed utilities adjacent to streams and/or wetlands.	
Sewer Main Extension Plan Sheet Requirements (Only applicable if proposing a public utility main extension)		Yes or N/A
1	Subsequent plan & profile sheet(s) are required for all proposed gravity and force main. Profile stations and elevations correspond to plan view. Maximum scale 1" = 50'.	
2	All vertical utility and storm sewer separations and cover dimensioned Note: Minimum vertical separation is 18", separation of less distance requires concrete encasing.	
3	Plan view, top half of sheet, orientated to match profile stationing	
4	Profile stationing and label at 25-ft intervals, with vertical scale 1" = 5'	
6	Label length, slope, and material on all sewer pipe sections	
7	Manhole labels, stationing, status, invert and top of casting elevations (horizontal callouts) Note: Include existing & proposed inverts	
8	Future and existing lines shown minimum 50' past proposed infrastructure	
9	Future extensions showing proposed sewer stub to future development	
10	Manhole labels, stationing, and status (proposed, existing, future)	
11	For tying into a sewer main with a larger pipe diameter, a minimum of 8/10 matching crown applies to maintain a continuous energy gradient.	
12	In the profile, the proposed grade should be a darker (bold) line. The existing grade should be a lighter dashed line.	
13	Sewer main lines require a minimum of 2.5' of cover. Note: In traffic areas a minimum of 4' of cover is required Note: If less than 2.5', City approval and a concrete cap is required Note: manhole minimum depth is 4.5'	
14	A drop across each manhole of at least 0.1' is required. If over 1.9', an outside drop connection is required.	



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15	Show proposed and existing easements Note: Sewer easements must be 20' wide until a depth of 12' is reached, then the easement must be 30' wide Note: Centerline of easement must be staked, and utility line should be installed along centerline of easement	
16	Distance between manholes must not exceed 400'	
17	NOTE: After City plan approval, Plan must be submitted to TDEC for review and approval.	
Pump Station Plan Requirements (If applicable)		Yes or N/A
1	See section 1 of the City of Lebanon Standard Sewer Specifications for all design criteria. Specifications are available on the Engineering Development Services webpage.	
2	Lift stations shall be so located such that the site will meet the requirements for sanitary protection of the water quality as well as the hydraulics of the system Note: Location of public pump station may be subject to review and approval of City	
3	All stations shall be located within a site prepared, landscaped, fenced area	
4	A permanent asphalt drive and turnaround area, accessible at all times. Note: Truck Turning Exhibit must be provided to show turnaround area is appropriately sized	
5	Switch operated security light	
6	A Mission M-800 series SCADA Real Time Monitoring and Control System is required on all pump stations	
7	Emergency pumping connection per standard detail S36	
8	Where Force Mains Connect to the Gravity system that manhole must have a protective coating against H2S installed. If the force main is a major line with extended run times the next two downstream manholes must also be coated.	
Water Plan Requirements (If applicable)		Yes or N/A
1	Subsequent plan sheet(s) are required and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits.	
2	Type, size, location and dimensions of all existing and proposed public utilities, including non-City utilities, such as but not limited to, electric, telephone, and C.A.T.V., graphically shown on plan view with legend.	
3	Show all existing, proposed, and temporary construction easements associated with utilities	
4	Hydrants (number & spacing) in accordance with International Fire Code	
5	All horizontal utility separations dimensioned (must meet minimum requirement)	
6	Detailed description provided of how utility connections are to be made (i.e. Tapping Sleeve and Valve), and dimensions of mill and overlay (where applicable).	
7	All proposed and existing to remain roadways, sidewalks, stormwater infrastructure, buildings, landscaping, contours, and any other surface features lightly shown.	
8	Future extension stubs consisting of a valve, short pipe extension, and fire hydrant.	
9	Service lines shown on plans (located outside of paved surfaces)	
ROW & Access Plan Sheet Requirements (Only applicable if proposing public or private streets)		Yes or N/A
1	Roadway Network Layout: Proposed ROW classification, dimensions and layout including all surface items proposed in the ROW and Access Easements, including but not limited to roadway, curb and inlet locations, grass strips, sidewalk and landscape locations.	



MAJOR FINAL SITE PLAN CHECKLIST

2	Begin and End Construction station callouts	
3	Show all signs, pavement markings, and other traffic calming devices Note: Pavement markings on public and private streets need to be called out as thermoplastic per TDOT specifications.	
4	Show sight distance triangles	
5	Horizontal Curve Information	
6	Show ADA access ramps and crosswalks	
7	Fire lanes and other areas that prohibit parking must be shown	
8	Fire apparatus movement plan	
9	Temporary cul-de-sacs must be provided for any road stub that is deeper than one lot Note: When the road is extended, the temporary cul-de-sac must be removed Note: Temporary cul-de-sacs must be stubbed to the property line	
10	Sign at the end of temporary streets and cul-de-sacs end noting that the street will be extended in the future	
11	All proposed and existing to remain utilities lightly shown in grayscale	
12	All proposed and existing to remain landscaping lightly shown in grayscale	
13	Detailed intersections (1" = 20') at intersections of proposed City Street and State Highways	
14	Traffic control plan for all work in ROW	
15	Subsequent Road & Access sheet(s) are required and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits.	
Road Plan & Profile Sheet(s) Requirements		Yes or N/A
1	Maximum Scale is 1" = 50'	
2	Beginning & End Construction station callouts on plan(s) and profile(s)	
3	Profile stationing and label at 25' intervals	
4	Vertical scale 1" = 5'	
5	Vertical curve information must be shown Note: See Table 1.1 Street Design Standards in the Subdivision Regulations for K values	
6	Intersections and approaches clearly labeled	
7	In the profile, the proposed grade should be shown as a darker (bold) line and existing grade should be shown as a lighter dashed line.	
8	List Design Speed and Posted Speed Note: The minimum design speed is 35 mph, lower design speeds may require Planning Commission approval	
9	Streets require a minimum 1% vertical slope	
10	Maximum vertical slope is either 7% or 10%, depending on the road classification Note: See Table 1.1 Street Design Standards in the Subdivision Regulations	
11	Maximum vertical slope of 4% at stop conditions	
12	ROW & Access Plan Details: Include all applicable City Standard Detail Drawings, including road cross sections (See link below): http://www.lebanontn.org/DocumentCenter/View/2626/Street-Details-2019	
13	ROW & Access Plan Details: Provide typical cross sections for each proposed classification of roadway	
14	ROW & Access Plan Details: Include any other applicable notes as needed	



MAJOR FINAL SITE PLAN CHECKLIST

Landscape Plan Sheet Requirements		Yes or N/A
1	General <ul style="list-style-type: none"> • Graphic scale • North arrow Design engineer or landscape architect stamp	
2	Table of required and provided plantings and furnishings (including species)	
3	Location of all required and proposed plantings and furnishings <ul style="list-style-type: none"> • Street trees • Front yard trees • Foundation Plantings • Parking lot screening and trees • Landscape screening • Landscape buffers • Street furnishings 	
4	Show all proposed landscaping for bioretention (If applicable)	
5	Utilities <ul style="list-style-type: none"> • Utility and drainage easements • All existing and proposed utilities, including stormwater 	
5	Landscaping clear zones at all intersections	
6	Tree Canopy retention and planting plan (<i>when required</i>)	
7	Usable Open Space planting and programing plan (<i>when required</i>)	
8	Typical planting details	
9	Standard landscaping notes	
Site Photometric Plan Sheet Requirements (Only applicable if exterior lighting is proposed for the site)		Yes or N/A
1	General <ul style="list-style-type: none"> • Graphic scale • North arrow • Design engineer stamp 	
2	Location and height of light poles	
3	Foot-candles need to be shown to all property lines (max 0.5 at the property line)	
Architectural Elevation Sheet(s) Requirements		Yes or N/A
1	4-sided elevations of all buildings included in the site plan that clearly show the building materials, windows, doors, attachments, roof forms, façade offsets/projections, and when necessary, color.	
2	Graphic scale	
3	Table of building materials and percentage composing each façade	
4	Table of transparency percentage on each primary façade (windows and doors)	
5	Dimension of building heights	
6	Dimensions of all attachments	
7	Depiction and description of building variations and articulations (when required)	
8	Location map of each building on the site (multiple buildings only)	
9	Note stating all rooftop equipment shall be screen from the public right of way	



MAJOR FINAL SITE PLAN CHECKLIST

Drainage Calculations Requirements (See City of Lebanon’s Stormwater Manual for more requirements/information)		Yes or N/A
1	Must show calculations for the 2, 5, 10, 25, 50, and 100-year storms Note: Detention ponds must be able to detain through the 25-year storm. Note: Pipes and ditches conveying water within the site must be sized for at least the 10-year storm. Note: Pipes and ditches conveying water through the site must be sized for at least the 25-year storm.	
2	Post-development runoff must be less than pre-development runoff	
3	Site design standards for all new and redevelopment require, in combination or alone, management measures that are designed, built and maintained to infiltrate, evapotranspire, harvest and/or use, at a minimum, the first inch of every rainfall event preceded by 72 hours of no measurable precipitation. This first inch of rainfall must be 100% managed with no discharge to surface waters.	
4	Stormwater Sewer Calculations: List line ID, inverts, length, slope, and diameter for each line	
5	Stormwater Sewer Calculations: List average flow, peak flow, accumulated peak flow, line capacity, and velocity (FPS) Note: Minimum velocity is 2 FPS, Maximum velocity is 15 FPS. Note: Line capacity must be able to accommodate accumulated peak flow.	
6	Stormwater Sewer Calculations: Gutter spread needs to be included Note: Gutter spread should not exceed half of the drive aisle width. Maximum is 7’ for 11’ drive aisles. Note: Gutter spread may be ½ of the drive aisle width in both directions for alleys where the inlet is in the center.	
7	Provide NOAA atlas data and Soils map(s)	
8	Calculation submittal must be stamped and signed by Professional Engineer	

Please provide the City of Lebanon Standard Notes on the corresponding design sheets (see next page)

Design Professional Certification

By my signature below, I hereby certify under penalty of law that I have reviewed the above checklist and believe that I provided a complete application with all included information required and is ready for city staff review. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred/rejected until the necessary information is provided.

Signature **and Seal** of Design Professional



City of Lebanon Standard Notes

City of Lebanon Standard Grading Notes

1. Before tying into existing stormwater system, existing lines/structures need to be checked and cleared for debris.
2. A stamped geotechnical engineering report will need to be submitted for each pond (draining 10+ acres) that certifies the pond is installed in accordance with the below statement. This will need to be submitted immediately after pond installation is completed and prior to any building permits are issued. The proper installation of the anti-seep collar will also need to be included in the stamped geotechnical report.
3. All Catch Basins must be marked “No Dumping, Drains to River”
4. **GIS NOTE:** Lebanon GIS Department must be contacted (615-796-4191) to survey all stormwater infrastructure prior to site completion. Onsite personal must provide access to GIS surveyor. All catch basin storm grates and manhole lids must be safely removed by onsite personal. GIS department will survey the follow:
 - a. Catch basin inverts and top of casting.
 - b. Oil water separators (top of casting)
 - c. Manhole invert and top of casting
 - d. Blind connection and/or junction boxes. Top of pipe, location of possible blind connections.
 - e. Detention and/or bioretention ponds- Bottom of pond, top of embankment, principle spillway, emergency spillway, observation wells, etc.
 - i. Detention outlets and structures- Inverts on all structures and pipes
 - f. Headwalls need to be cleared for invert measurements
 - g. Injection Well – Top of casting
 - h. Water Quality Unit - Location and outfall

No final permits will be issued until GIS has completed their survey.

Contact: Patrick Robbins, GIS Technician II, Cell: 615-796-4191

5. **ALL STORMWATER QUALITY RELATED MEASURES (PONDS, BIOPONDS, ETC.) MUST BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY OR WITHIN 90-DAYS OF TEMP. CERTIFICATE OF OCCUPANCY. THIS INCLUDES INSPECTION BY A QUALIFIED DESIGN PROFESSIONAL, AS-BUILT CERTIFICATION AND ACCEPTANCE. FAILURE TO DO SO WILL RESULT IN CIVIL PENALTIES OF \$50/DAY UNTIL THIS IS COMPLETED.**



MAJOR FINAL SITE PLAN CHECKLIST

(If Bioretention Pond(s) proposed)

6. City of Lebanon Stormwater Department and design engineer must be present during installation of Bioretention media.
7. No filter media may be installed until site has been stabilized.

(If retaining wall(s) are proposed)

8. Retaining Walls:

- a) **Walls greater than 30" require pedestrian fall protection. Railing must be anchored into the wall.**
- b) **Walls greater than 4' in height require separate plans to be submitted to the engineering and building inspections departments and must be approved prior to installation.**
- c) **Third party inspections and reports are required for all retaining walls. Reports must be submitted prior to issuance of CO's. Design engineer must inspect walls and provide written signoff prior to issuance of CO's.**
- d) **Retaining wall maintenance is the responsibility of the HOA.**
- e) **No portion of retaining walls shall be located in the PUDE.**

(If existing or proposed injection wells are on the site)

9. Construction, operation, and abandonment of the injection well must comply with all provisions identified in Rule 0400-45-06-.14. A stamped letter from a Geotechnical Engineer must be provided to the City confirming the injection well feature was designed and constructed for its intended use, in accordance with good engineering practices.

City of Lebanon Erosion Control Notes - Initial Phase

1. SWPPP box must always be onsite for any site with >1-acre disturbance. SWPPP box must include:
 - All applicable TDEC Permits: NOC, ARAP, Class V IWP, etc.
 - The City of Lebanon approved and stamped Site Plans.
 - Up to date twice weekly EPSC Inspections.
 - Daily Rainfall Records.
2. An EPSC pre-construction meeting with the Stormwater Department must occur prior to site disturbance.
3. All associated stormwater embankments, applicable sediment traps and basins, swales, etc. must be 70% stabilized with cover or matting prior to grading activities.
4. All inactive areas must be permanently or temporarily stabilized within 14 days.
5. Straw mulch must be tracked in immediately after spreading. The application rate for straw mulch is 2 tons per acre, dry unchopped, unweathered.



MAJOR FINAL SITE PLAN CHECKLIST

6. All EPSC measures shown on the Initial EPSC/SWPPP Sheet must be installed prior to to any other earth moving activities other than what's needed to install those measures and prior to issuance of a grading permit. This includes ponds, traps, diversion ditch/swales, silt fence, construction entrance, concrete washout, SWPPP box, etc. No further grading activities are allowed until issuance of grading permit.
7. **All grades must be installed and maintained to route stormwater through sediment control devices. This includes ponds, traps, diversion ditch/swales, siltfence, etc.**
8. Quality Assurance Site Assessment is required within 30 days of issuance of permit for any outfall of 10 acres or more (5 acres or more for impaired/exceptional streams)
9. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Appropriate controls may include weir tanks, dewatering tanks, gravity bag filters, sand media particulate filters, pressurized bag filters, cartridge filters or other control units providing the level of treatment necessary to comply with permit requirements.
***Any untreated dewatering discharge will automatically result in Notice of Violation, Civil Penalties, and/or Stop-Work Order".**

City of Lebanon Erosion Control Notes – Intermediate Phase

1. No grading prior to installation of EPSC measures
2. Straw mulch must be tracked in immediately after spreading. The application rate for straw mulch is 2 tons per acre, dry unchopped, unweathered.
3. Quality Assurance Site Assessment is required within 30 days of issuance of permit for any outfall of 10 acres or more (5 acres or more for impaired/exceptional streams)
4. City of Lebanon Stormwater Department and design engineer must be present during installation of any bioretention ponds.
5. All inactive areas must be permanently or temporarily stabilized within 14 days.
6. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Appropriate controls may include weir tanks, dewatering tanks, gravity bag filters, sand media particulate filters, pressurized bag filters, cartridge filters or other control units providing the level of treatment necessary to comply with permit requirements.
***Any untreated dewatering discharge will automatically result in Notice of Violation, Civil Penalties, and/or Stop-Work Order.**



MAJOR FINAL SITE PLAN CHECKLIST

City of Lebanon Erosion Control Notes – Final Phase

1. No grading prior to installation of EPSC measures
2. Straw mulch must be tracked in immediately after spreading. The application rate for straw mulch is 2 tons per acre, dry unchopped, unweathered.
3. Quality Assurance Site Assessment is required within 30 days of issuance of permit for any outfall of 10 acres or more (5 acres or more for impaired/exceptional streams)
4. City of Lebanon Stormwater Department and design engineer must be present during installation of any bioretention ponds.
5. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Appropriate controls may include weir tanks, dewatering tanks, gravity bag filters, sand media particulate filters, pressurized bag filters, cartridge filters or other control units providing the level of treatment necessary to comply with permit requirements.
***Any untreated dewatering discharge will automatically result in Notice of Violation, Civil Penalties, and/or Stop-Work Order*.**
6. The entire lot must be stabilized with established, growing vegetation over 75% at all locations, before a Certificate of Occupancy (CO) will be issued. Seed and straw or seed and matting does not qualify as stabilized. Sodding is an acceptable equivalent. A letter of credit will be required if the site isn't stabilized. At a minimum, seed and matting with a letter of credit will be required to issue the CO or temporary CO.
7. **ALL STORMWATER QUALITY RELATED MEASURES (PONDS, BIOPONDS, ETC.) MUST BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY OR WITHIN 90-DAYS OF TEMP. CERTIFICATE OF OCCUPANCY. THIS INCLUDES INSPECTION BY A QUALIFIED DESIGN PROFESSIONAL, AS-BUILT CERTIFICATION AND ACCEPTANCE. FAILURE TO DO SO WILL RESULT IN CIVIL PENALTIES OF \$50/DAY UNTIL THIS IS COMPLETED.**



MAJOR FINAL SITE PLAN CHECKLIST

City of Lebanon Sediment Trap/Pond Details Notes:

1. Stormwater department must be contacted for inspection prior to backfilling.
2. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Appropriate controls may include weir tanks, dewatering tanks, gravity bag filters, sand media particulate filters, pressurized bag filters, cartridge filters or other control units providing the level of treatment necessary to comply with permit requirements.
***Any untreated dewatering discharge will automatically result in Notice of Violation, Civil Penalties, and/or Stop-Work Order*.**
3. A stamped geotechnical engineering report will need to be submitted for each pond (draining 10+ acres) that certifies the pond is installed in accordance with the below statement. This will need to be submitted immediately after pond installation is completed and prior to any building permits are issued. The proper installation of the anti-seep collar will also need to be included in the stamped geotechnical report.
 - a. **Embankment:** *The fill material shall be taken from approved borrow areas (shown on the plans). It shall be clean mineral soil, free of roots, woody vegetation, stumps, sod, oversized stones, rocks, or other perishable or objectionable material. The fill material selected must have enough strength for the dam to remain stable and be tight enough, when properly compacted, to prevent excessive percolation of water through the dam. Fill containing particles ranging from small gravel or coarse sand to fine sand and clay in desired proportion is appropriate. Any embankment material should contain approximately 20% clay particles by weight. Using the Unified Soil Classification System, SC (Clayey sand), GC (clayey gravel) and CL ("low liquid limit" clay) are among the preferred types of embankment soils. Areas on which fill is to be placed shall be scarified prior to placement of fill. The fill material should contain the proper amount of moisture to ensure that at least 95% compaction will be achieved. **Fill material will be placed in 6-inch continuous layers over the entire length of the fill.** Loosely placed embankment soil is subject to excessive settlement, severe erosion, and slope failure. Compaction shall be obtained by routing the hauling equipment over the fill so that the entire surface of the fill is traversed by at least one wheel or tread track of the equipment, or by using a compactor. Note that the spillway barrel must be installed in the embankment as it is being constructed in lifts and proper compaction is occurring around the barrel, especially under the haunches. Special care shall be taken in compacting around the anti-seep collars (compact by hand, if necessary) to avoid damage and achieve desired compaction. The embankment shall be constructed to an elevation 10% higher than the design height to allow for settlement if compaction is obtained with hauling equipment. If compaction equipment is used, the overbuild may be reduced to not less than 5%. All components of the embankment must be stabilized with vegetation after construction is complete.*



MAJOR FINAL SITE PLAN CHECKLIST

City of Lebanon Utility Notes:

1. Prior to scheduling a preconstruction meeting, the Contractor/Developer shall provide and deliver “inflow protector manhole inserts” on fifteen percent (15%) of all new manholes within each Development to the City of Lebanon’s Water/Sewer Department.
2. RPBP device(s) shall have a passing inspection and backflow test performed by the City of Lebanon. DDCV assemblies and dc bypass devices are to be tested by a licensed fire sprinkler company (certified by TDEC to test backflow devices) and the test report supplied to the city cross connection coordinator. All devices must pass inspection and tests prior to the issuance of a certificate of occupancy. Failure to comply may also result in termination of water service(s) to the premises. contact Josh Creswell at 615-444-2304 ext.3
3. **GIS NOTE:** Lebanon GIS Department must be contacted (615-354-4654) to survey all water and sewer infrastructure prior to site completion. Onsite personal must provide access to GIS surveyor. All lids must be safely removed by onsite personal. GIS department will survey the following:
 - a. Water: Public and Private
 - i. Every valve, hydrant, and meter need to be collected.
 - ii. Every (tee, cross, Y, 90, 45, 22.5, 11.25), cap, plug, reducer, or saddle (tap) needs to be collected. Every bell/joint needs to be exposed.
 - iii. Features need to be collected while open, so we can get the elevation and a picture. This is the most important for aligning the water lines on our maps and keeping up with what each valve controls.
 - iv. On water mains every bell/joint needs to be exposed to be collected.
 - v. On service laterals the entire service line needs to be exposed from saddle (tap) to meter. If service runs thru a casing pipe, then each end of casing needs to be exposed from saddle (tap) to meter.
 - vi. Casing pipes need to be collected at both ends if straight. If not straight, use the same recommendations as water mains.
 - vii. If water main runs underneath any structure (gas, sewer, stormwater, etc.) then the main needs to be exposed underneath the structure for location and picture.
 - b. Sewer: Public and Private
 - i. Every manhole, clean out, and valve needs to be collected.
 - ii. On a force main every bell/joint needs to be exposed to be collected.
 - iii. Every tap/tee and bends/fittings on sewer services need to be collected along with the end of the service line. Features will remain uncovered until located. (This is very important to insure we are getting correct information for services.)
 - iv. If force main runs underneath any structure (gas, sewer, stormwater, etc.) then the main needs to be exposed underneath the structure for location and picture.

*IF ANY FEATURE THAT NEEDS TO BE GPS'D IS COVERED, YOU WILL BE REQUIRED TO UNCOVER THE FEATURE TO GPS.

Contact: Jared Granstaff, GIS Technician III, Office: 615-444-3647 ext. 2312, Cell 615-354-4654



MAJOR FINAL SITE PLAN CHECKLIST

Architectural Elevation Sheet Notes

1. All rooftop equipment will be screened from the public right of way.

City of Lebanon Landscape Notes:

1. The Owner acknowledges that landscaping in a dedicated easement does not waive or modify the City of Lebanon's rights as the easement holder. The Owner understands that the City of Lebanon, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscaping in the easements when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscaping to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscaping.
2. Water Availability: All required landscaping shall be provided with a readily available and acceptable water supply. Underground sprinkler systems are encouraged for all required street yard landscaping, parking lot landscaping, landscape buffer yards, and landscape screening. If underground sprinklers are not provided, an outside hose attachment within two hundred (200) feet of all landscaping.
3. Warranty Period: During the warranty period (1 year), defective materials, equipment, and workmanship shall be repaired, corrected, or replaced without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or televise such landscaping and shall notify the developer of any necessary repair, correction, or replacement.