




Applicant's Name:	
Application Date:	



CHECKLIST 3

Storm Water Management Plan

	The following items must be provided for on all storm water management plans:	Included	Not Applicable
	Locations of proposed drainage network and supporting hydrologic/hydraulic calculations ¹		
	Proposed construction sequence		
	Proposed post-construction storm water quantity and quality BMP(s)		
	Where BMPs are employed that rely on infiltration as a primary mechanism, a geotechnical study will be required to verify infiltration rates.		
	Pre- and post-developed hydrologic and hydraulic storm water runoff calculations must be provided which compare pre-development runoff rates to post-development runoff rates for the 2 through 100 year storm events.		
	Where an increase in the post-developed runoff rate is realized, a detailed downstream analysis will be required, and the increase in storm water runoff must be mitigated. The downstream analysis must be conducted on all components of the receiving system to the point at which the total subject site represents 10% or less of the encompassing watershed. The analysis shall be performed for the 2- through 100-year storm events. (The City may request analysis of a shorter duration storm event as well). The analysis shall evaluate the effects of the post-developed flow increase on downstream receiving properties and structures including but not limited to roadside swales, culverts, curb and area drains, etc. The analysis shall demonstrate no adverse impacts upon the downstream receiving properties and structures including adequate hydraulic capacity of the structures. Mitigation of increased flows can consist of onsite detention, longer onsite flow lengths, and/or infiltration.		
	Location and size of water quality buffer(s).		
	Land disturbances between 0.25 – 0.99 acre shall incorporate, at a minimum, one non-structural water quality improvement measure such as disconnected roof drains, sheet flow of impervious surface runoff, or vegetated filter strips.		
	Land disturbances of 1.0 acre or more shall comply with Section 5(13) and following of the City's Stormwater Ordinance. Measures must be designed to meet the minimum design parameters contained within the <i>Tennessee Stormwater Management and Design Guidance Manual</i> available at http://tnpermanentstormwater.org/manual.asp .		

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<p>Include a Maintenance and Repair Plan for all storm water management facilities to ensure their continued performance. These plans must identify the parts or components of the storm water management facility that need to be maintained and the equipment and skills or training necessary to complete the maintenance. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. A permanent elevation benchmark shall be identified in the plans to assist in the periodic inspection of the facility.</p>		
<p>Infiltration basins, detention ponds, bioretention areas or rain gardens, and other comparable BMPs that the City Building Official deems necessary must be contained within a maintenance easement. Maintenance easements must be recorded on the plat and must completely encompass all components of each BMP as well as the access to the BMP.</p>		
<p>For projects which include post-construction storm water quantity and/or quality BMP(s) the following note must be added to the plans:</p> <p><i>Prior to issuance of the Use & Occupancy Permit:</i></p> <ol style="list-style-type: none"> 1. <i>The applicant must bring the Maintenance Agreement (available on Stormwater section of the City's website), signed by the applicant and notarized; the site specific Inspection, Maintenance, and Repair Plan; and stamped record drawings (or as-builts, if subsurface conditions are being certified) to the City.</i> 2. <i>The Building Official or his designee will review the submitted documents and if deemed acceptable, will sign and have notarized the Maintenance Agreement.</i> 3. <i>The applicant will deliver and have the documents recorded at the Davidson County Register of Deeds Office located at 501 Broadway at the Bridgestone Arena.</i> 4. <i>The applicant must deliver a recorded copy of the documents to the City to close out of the LDP.</i> 		

Note:

¹ The design of minor storm water management systems, defined as ditches, drains, pipes, etc., which collect the initial storm water runoff shall be based on the 10 year storm frequency. The design of the major storm water management system, defined as large storm sewers, major culverts, bridges, etc., which collect flow from the minor system shall be based on the 100 year storm frequency.