

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

26. B. General Information

lance.fittro@franklintn.gov This is an advisory comment that **should not hinder approval of the Development Plan:**
A final plat for the property is required in order to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.

Fire-Planning

General Issues

54. Access

PLEASE NOTE A NEW REQUIREMENT FOR CLARITY/LEGIBILITY OF AUTOTURN

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 with travel around the site using all drive lanes. Travel paths should begin outside the site illustrating the turn onto the primary entry road/drive, maneuvering around the site, and completed with an illustration demonstrating exiting the site.

VEHICLE WHEEL TRACKS AND BODY/PLATFORM SWING SHALL BE PROVIDED IN COLOR; WHEEL TRACKS SHALL BE IN A CONTRASTING COLOR TO THE BODY/PLATFORM SWING. ALL OTHER ELEMENTS (CURB/SIDEWALK, ETC) SHALL BE IN BLACK PRINT.

If the path begins with a straight approach to the site, the review will be not accepted.

Paths must illustrate the full vehicle swept path (including wheel tracks and out-to-out vehicle overhang sweep) and must indicate a clear, unobstructed travel around the site without impact/collisions to buildings, curbs, landscaping, parking spaces, vehicles, etc

The travel path must be designed with a minimum speed of 5 mph.

On the autoturn sheet, list/provide the following details:

-apparatus specifications (chart format is acceptable or listed)

Number of Front Axles 1

Front Track Width = 8'

Wheels on Each Front Axle = 2

Number of Rear Axles = 2

Rear Track Width = 8'

Wheel Base = 21.316' (Front Axle to Front Rear Axle)

Rear Axle Spacing = 4.417'

Body Length = 50.0417

Width = 8.333'

Rear Overhang = 22.1424'

Body Style = Fire Truck

Turning Radius Wall to Wall = 42'

-design speed (no less than 5mph); if speed varies indicate points of change by notes/labels.

-landscaping (from landscaping sheet(s))

-parking spaces

-building footprint, sidewalks etc. from the site plan

-any obstructions that would impede vehicle travel such as dumpster enclosures gates, fences, posts, etc.

For legibility, the autoturn exhibit may require several smaller detail sections and/or additional sheets.

Autoturn information can be viewed at:

<http://franklintn.gov/government/departments-a-j/fire/prevention-code-enforcement/plans-submission/apparatus-autoturn>

55. Fire Sprinkler System

andyk@franklintn.gov All detached dwelling units are considered residential occupancies under the IBC since they do not have individual lot lines and require fire sprinklers. This is likely a carry-over condition of approval from the first development plan.

Development Plan.pdf

6. Fire Lane

andyk@franklintn.gov Issue re-opened, see comment #54 for further clarification.
[Edited By Andy King]

Stormwater

General Issues

13. Stormwater Management Plan

ellen.moore@franklintn.gov *This is an advisory comment:*

Due to the development of the villas at the eastern side of the site, multiple bioretention areas onsite were impacted. All bioretention areas onsite shall be brought into compliance with the long term maintenance plan.

51. Riparian Buffer

jeff.willoughby@franklintn.gov This comment has not been entirely addressed. Only a 30' zone 2 riparian buffer is called out

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.