

## CONDITIONS OF APPROVAL:

Open Issues: 11

## Engineering - PUD Plan Checklist

## General Issues

## 21. B. General Information

[lance.fittro@franklinn.gov](mailto:lance.fittro@franklinn.gov) Construction phasing / staging areas are to be addressed in detail at the Site Plan stage such that the proposed development remains constructable without compromising the stream, stream buffer, or relocated sanitary sewer. Self-imposed site constraints due to the intensity of proposed development shall not be construed as a basis for compromising City standards during construction.

[mtaylor@s8-design.com](mailto:mtaylor@s8-design.com) Noted for Site Plan Review.

[lance.fittro@franklinn.gov](mailto:lance.fittro@franklinn.gov) Construction phasing / staging areas are to be addressed in detail at the Site Plan stage such that the proposed development remains constructable without compromising the stream, stream buffer, or relocated sanitary sewer. Self-imposed site constraints due to the intensity of proposed development shall not be construed as a basis for compromising City standards during construction. This comment to remain open to be addressed with the Site Plan, but **does not hinder approval of the Development Plan.**

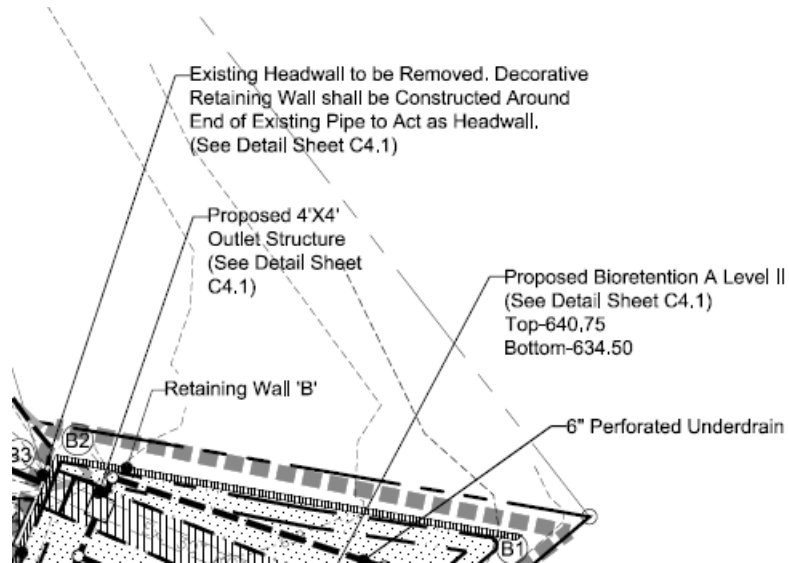
## 23. H. Stormwater Management Plan

[lance.fittro@franklinn.gov](mailto:lance.fittro@franklinn.gov) Revise note to read, "Prior to buffer enhancement, the buffer area shall be aerated to offset any compaction impacts that have occurred during construction."

As a condition of approval of the buffer encroachment during construction discussed in the meeting on 10/4/16, add a note outlining what type of buffer 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 are to be constructed.

[mtaylor@s8-design.com](mailto:mtaylor@s8-design.com) The "Zone 1 Buffer Note" on Sheet C4.0 has been revised accordingly.

[lance.fittro@franklinton.gov](mailto:lance.fittro@franklinton.gov) Applicant shall provide the Detail Sheet C4.1 which is referenced twice on C4.0 but does not appear in the submitted plan set.



## Fire-Planning

### The Arlington at West Main - submittal 001.pdf

#### 1. Fire Protection

geoffw@franklinn.gov	<p>Please provide the results a full fire demand flow test (two hydrant). The results provided on C3.0 and C5.0 indicate a test date of April 28, 2016. The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.</p> <p>Additionally, A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site.</p> <p>Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.</p> <p>The minimum information required shall include:</p> <ol style="list-style-type: none"> <li>1. Date and time of test.</li> <li>2. Names and agency of those who performed the test and witnessed the test.</li> <li>3. Hydrant locations (flow hydrant and test hydrant) depicted on a map.</li> <li>4. Static pressure of both hydrants prior to test.</li> <li>5. Residual pressure of test hydrant during test.</li> <li>5. Pitot pressure of flow hydrant during test.</li> <li>6. Gallons per minute at test pressure.</li> <li>7. Gallons per minute at 20 psi.</li> </ol> <p>A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Curt Edelmann.</p> <p>[Edited By Geoff Woolard]</p>
mtaylor@s8-design.com	<p>A new full fire demand flow test (two hydrant) test has been ordered.</p>
geoffw@franklinn.gov	<p>This item has not been addressed. As noted from 11/8/2107, please provide the results of a full demand, two-hydrant fire flow test.</p> <p><b>If results are not provided at the second submittal, along with all required information noted earlier, the project may not be permitted to proceed for review.</b></p> <p>[Edited By Geoff Woolard]</p>
mtaylor@s8-design.com	<p>New Fire Flow Tests (2 hydrant) have been performed and a copy of the test data is included as part of the resubmittal.</p> <p>[Edited By Matthew Taylor]</p>
<b>3. Fire Sprinkler System</b>	
geoffw@franklinn.gov	<p>Please provide the proposed location for the fire sprinkler system riser room.</p> <p>Fire protection piping shall not run underneath a building except to the minimum extent necessary to enter the building adjacent to the foundation.</p> <p>(NFPA 24, 13:10.6)</p>

<a href="mailto:mtaylor@s8-design.com">mtaylor@s8-design.com</a>	Proposed location of fire sprinkler riser room is labeled on Sheet A1.0.
<a href="mailto:geoffw@franklintn.gov">geoffw@franklintn.gov</a>	<p>C5.0/A1.0</p> <p>Based on the provided Utility Plan and Preliminary Building Floor Plans, the applicant is advised that, at Site Plan, the underground fire line will have to be run along the exterior of the building. NFPA 24 does not permit underground fire water lines to be run under foundation or similar for more than 10 feet maximum. The exposed airspace of the garage would not meet requirements for freeze protection of water piping.</p> <p>[Edited By Geoff Woolard]</p>
<a href="mailto:mtaylor@s8-design.com">mtaylor@s8-design.com</a>	The Fire Sprinkler room has been moved to the front of the building where the fire line enters the building to prevent running the line underground along the East side of the building. Fire lines will be run within the parking garage to each standpipe location in the egress stairs and the stand pipe on the East wall . The parking garage will be heated to prevent pipes from freezing.

## Parks

### General Issues

#### 25. Parkland information

<a href="mailto:kevinl@franklintn.gov">kevinl@franklintn.gov</a>	<p>Parks-The fees shall be due before the final plat can be recorded.</p> <p>This property lies in the Quad 4 max price at \$200,000 acre.</p> <p>When ready, you may submit a recent appraisal to show property value or go with the \$200,000 max price range to figure fees. If you send in an appraisal, this will have to be approved through the city Finance Department which could take several weeks to approve.</p> <p>Thanks</p>
--	---

## Preservation/HZC

### General Issues

#### 15. Exterior Elevation Change

<a href="mailto:amanda.rose@franklintn.gov">amanda.rose@franklintn.gov</a>	The proposed alteration to the front porch requires consideration and approval by the Historic Zoning Commission prior to site plan approval.
<a href="mailto:mtaylor@s8-design.com">mtaylor@s8-design.com</a>	Note for Site Plan Approval.

## Water/Sewer

### General Issues

#### 14. Sanitary sewer

<a href="mailto:ben.mcneil@franklintn.gov">ben.mcneil@franklintn.gov</a>	Applicant shall ensure that the building footers will not be in the sanitary sewer easement. Applicant shall note to the development plan, that states the easement shall be clear of all structures and foundations shall not encroach on sanitary sewer easement.
<a href="mailto:mtaylor@s8-design.com">mtaylor@s8-design.com</a>	The footing under the West wall will be a property line footing (eccentric footing) to prevent sewer easement encroachment.

ben.mcneil@franklintn.gov	I am in agreement with the building footing that is laid out in the above comments, applicant shall label the footer type along the sanitary sewer main on the development plan.
---------------------------	--

## Zoning

### General Issues

#### 16. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
-----------------------------	---

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

#### 17. FFO/FEMA

shanna.mccoy@franklintn.gov	The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.
-----------------------------	--

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

#### 18. FFO

shanna.mccoy@franklintn.gov	Once the LOMR is approved by FEMA it must be approved by BZA.
-----------------------------	---

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

#### 19. FFO/FEMA

shanna.mccoy@franklintn.gov	Please update flood note information to correctly reference the most recently adopted FEMA FIRM.
-----------------------------	--

mtaylor@s8-design.com	Flood Note has been revised to reflect the recently adopted FEMA FIRM.
-----------------------	--