

CONDITIONS OF APPROVAL:

**Fire-Planning**

[Wilke\\_Russell D SD Plat.pdf](#)

**1. Fire Protection**

- Please provide the results a full fire demand flow test (two hydrant).

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.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

- Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences.
- This item was not fully addressed.

The applicant was asked to provide the results of a two-hydrant flow test to determine fire flow at/near the properties. In response, "Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences."

While this adds an increased level of safety for the future occupants, a minimum fire flow is required in accordance with the International Fire Code (Appendix B). For 1 and 2 Family Dwellings up to but not exceeding 3,600 sq ft., a minimum of 1,000 gpm at 20 psi is required. A reduction in minimum fire flow may be considered with the inclusion of residential fire sprinklers.

The applicant shall provide the results of a two-hydrant flow test to determine the minimum available fire flow as well as for consideration of the residential fire sprinkler system design.

The decision by the applicant to install residential fire sprinklers in both proposed dwelling units shall be indicated on the plat with wording to the effect of/similar to: "Dwellings constructed to be provided with residential fire sprinkler systems in accordance with NFPA 13D."

The applicant is encouraged to contact the fire department for additional discussions/coordination.

**Performance Agreement and Surety**

**General Comments**

**2. Engineering Sureties**

- No sureties associated with this plat. No action necessary from applicant.
- Acknowledged
- No sureties associated with this plat. No action necessary from applicant.

**Planning**

**General Comments**

**3. one stop procedure**

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

## Stormwater

### General Comments

#### 4. Stream Buffer

- Provide Stream Buffer note:

"There shall be no mowing, clearing, Grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee. ."

- Addressed

#### 5. Plats

- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

- Addressed

## Water/Sewer

### General Comments

#### 6. Utility easement.

- The depth of the sanitary sewer lines shall be noted on the plat, to ensure the width of the easements are correct. The exclusive sanitary sewer line easement shall be shown to lot 3.

- Addressed

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The previous comment "The depth of the sanitary sewer lines shall be noted on the plat, to ensure the width of the easements are correct. The exclusive sanitary sewer line easement shall be shown to lot 3." was not completely addressed. Provide the depth of MH "A" and MH "B". Show that the sewer line to lot 3 is in the center of the easement. The sewer easement detail is not clear. There is an existing sewer easement that is not indicated on the detail. The sewer easement for the sewer line extension must be 20' wide and the sewer line must be in the center of the easement. The sewer line width is determined by the depth of the sewer line.

## Zoning

### Wilke\_Russell D SD Plat.pdf

#### 7. Plat

- Revise Note 13 to indicate the City of Franklin, not Williamson County.
- Addressed
- Revise the label of the City Limits line to accurately state which side is county and which is city.