

CONDITIONS OF APPROVAL:

Fire-Planning

General Comments

1. Fire Sprinkler System

City of Franklin
03/10/16 11:31 AM
4 - DRT

The proposed roadway of Circuit Road exceeds the maximum allowable grade of 10% (International Fire Code, 2012). As the adjacent sections of this development are existing and existing/proposed topography presents a challenge to comply with this requirement, the applicant shall:

Provide residential fire sprinkler systems using NFPA 13D as the installation standard for all homes constructed on Circuit Road in this section of the development.

Given the steep grade and relatively narrow clear street width (the minimum 20 feet of roadway is provided excluding cars which may be parked on-street), the fire department is unable to position aerial apparatus (aka "ladder truck") for fire suppression. The residential fire sprinkler system, properly installed, addresses fire risk and reduces potential for significant fire growth that would otherwise require larger and more numerous fire apparatus.

Applicant shall add a note to the plat stating which lots are required to have residential sprinkler.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 6051 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

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 04/06/2016 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.

Water/Sewer

2016007-LADD SEC 18 PLAT-2-8-16 submittal.pdf

4. Water

- most of note 17 is not legible the part that is legible still reads Milcrofton has the proposed utility district waterline. applicant shall revise that the City of Franklin is the purveyor of the proposed waterline.