



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT › DEPARTMENT OF ENGINEERING
70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin-in.gov/planning

Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: June 15, 2011
Re: Case PC 2009-20 (SPR)

REQUEST:

Case PC 2009-20 (SPR)...Sister's Self Storage (waivers). A request for approval of waiver requests from Article 6.19 for the minimum pipe flow velocity and minimum surface area of a pond. The property is located on the north side of Westview Drive immediately west of Canary Ditch and the Northwood Plaza Shopping Center and is located in the Mixed Use: Community Center (MXC) and Gateway Overlay (GW-OL) zoning districts.

ZONING:

Surrounding Zoning:

North: RM, Residential: Multi-family
South: MXC, Mixed Use: Community Center
East: MXC, Mixed Use: Community Center
West: RSN, Residential: Suburban Neighborhood
RM, Residential: Multi-family

Surrounding Land Use:

North: Northwood Apartments
South: Vacant land
East: Northwood Plaza Shopping Center
West: Oakleaf Estates
Franklin Place Apartments

CONSIDERATIONS:

1. The petitioner is proposing to construct mini-warehouse storage buildings at the property located on the north side of Westview Drive and immediately west of the Northwood Plaza Shopping Center.
2. The eastern portion of the subject property is encumbered by floodway and a 75' legal drain easement from the top of bank of Canary Ditch.
3. Property History:
 - a. On March 7, 2007, the Board of Zoning Appeals denied the use variance request to allow the operation of mini-warehouse storage.
 - b. On August 1, 2007, the Board of Zoning Appeals approved the request to allow the petitioner to file a use variance request prior to the expiration of the 12 month waiting period of receiving denial for the same request.

- c. On October 3, 2007, the Board of Zoning Appeals approved the use variance request to allow the operation of mini-warehouse storage with the following conditions:
 - 1) A Type 2 buffer will be provided between the subject site and residential areas to the north and west.
 - 2) The site development plan must be reviewed and approved by the Technical Review Committee.
 - 3) All building exteriors shall be constructed with masonry fascia.
 - 4) All structures will have a shingled roof.
 - 5) The entrance to the site will be placed as far west, away from the existing bridge over Canary Ditch, as possible to allow for a proper acceleration/deceleration lane.
 - 6) A public sidewalk shall be constructed to City standards along Westview Drive.
 - 7) No outdoor storage, of any kind, will be permitted on site.
 - 8) All drainage issues shall be addressed and approved by the City Engineer and the Johnson County Drainage Board.
 - 9) All trees located along the north property line and within the regulatory floodway will be retained.
 - 10) Preserve the existing tree line along the west property line based upon a tree survey or 35' in width.
4. The plan was reviewed by the Technical Review Committee on March 7, 2011 and forwarded to the Plan Commission for review of waiver requests. A revised site plan was submitted by the petitioner on June 3, 2011. A copy of the review letter is attached.
5. The petitioner is requesting approval of the following drainage waivers:
 - a. Article 6.19(C)(4)(b): Storm Pipe Specifications
“The minimum allowable pipe flow velocity shall be 2.5 feet per second.”
The waiver is needed as storm sewer line 6 will result in a flow velocity of 1.6 feet per second.
 - b. Article 6.19(H)(3)(a): Requirements for Wet Detention Facilities
“Minimum Size: All detention areas with permanent pools shall have a minimum of 1/2 acre surface area of water and shall have a minimum width of 50 feet.”
The surface area of the proposed pond is 0.25 acres.

CRITERIA FOR DECISIONS (WAIVER REQUEST):

In taking action on waiver requests, the Plan Commission shall use the decision criteria outlined in Article 2.4(B) of the City of Franklin Subdivision Control Ordinance.

1. **Public Welfare:** The granting of the waiver will not be detrimental to the public safety, health, and/or welfare;
2. **Adjacent Property:** The granting of the waiver will not be injurious to the reasonable use and development of other property;
3. **Unique Conditions:** The conditions upon which the request for the waiver is based are unique to the property for which it is sought and are not applicable generally to other property;

4. **Physical Conditions:** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved a hardship to the owner would result if the strict letter of these regulations were carried out; and
5. **Comprehensive Plan:** The waiver will not contradict the intent of the City of Franklin Comprehensive Plan.

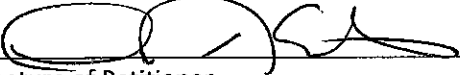
**REQUEST TO WAIVE REQUIREMENTS OF THE
CITY OF FRANKLIN SUBDIVISION CONTROL ORDINANCE**

PETITIONER INFORMATION

Case Number: PC 20 09 - 20 (spp)
Property Address: SITE LOCATED ALONG THE N. SIDE OF WESTVIEW DRIVE, WEST OF KROGER
Subdivision/Project Name: SISTERS SELF STORAGE

Petitioner's Name(s): SISTERS SELF STORAGE LLC
Address: 520 N. STATE RD 135 City: GREENWOOD
State: IN. Zip: 46142 Phone: DONNA SMITHERS - NORTHPOINTE AGENT 317-884-3020 Fax: 317-884-3025
Article of Subdivision Control Ordinance: 6.19 C.4.6
Title of the Article: DRAINAGE ORDINANCE

Reasons: THE MINIMUM PIPE FLOW SHALL BE 2.5 FT/SEC. STORM
SEWER LINE 6 CONTAINS A FLOW OF 1.6 FT/SEC. AN ATTEMPT WAS
MADE TO INCREASE THE PIPE SLOPE. WE STILL COULD NOT ACHIEVE
2.5 FT/SEC. THE LARGER STORM EVENTS WILL FLUSH THE LINE


Signature of Petitioner DONNA J. SMITHERS AGENT FOR PETITIONER Date 5-31-11

OFFICE USE ONLY

This Request for a waiver of Article _____ of the City of Franklin Subdivision
Control Ordinance has been . . .

☐ Approved

☐ Approved w/ conditions

☐ Denied

...by the City of Franklin Plan Commission on the _____ day of _____, 20____.

Signature of Plan Commission President

Date

**REQUEST TO WAIVE REQUIREMENTS OF THE
CITY OF FRANKLIN SUBDIVISION CONTROL ORDINANCE**

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State: IN. Zip: 46142 Phone: 317-884-3020 Fax: 317-884-3025
DONNA SMITHERS - NORTHPOINTE AGENT

Article of Subdivision Control Ordinance: 6.19H.3.a.

Title of the Article: DRAINAGE ORDINANCE

Reasons: THE PROPOSED POND HAS A SURFACE AREA OF 0.25 ACRES. THE REQUIRED
SURFACE AREA IS 0.5 ACRE. DUE TO SITE RESTRICTIONS AN EXISTING
SANITARY SEWER TO THE SOUTH AND FLOODWAY TO THE EAST THE SIZE OF
THE POND WAS REDUCED - THE SITE MEETS THE REQUIRED RELEASE RATES



Signature of Petitioner

DONNA J. SMITHERS, AGENT FOR PETITIONER

5-31-11

Date

OFFICE USE ONLY

This Request for a waiver of Article _____ of the City of Franklin Subdivision
Control Ordinance has been . . .

☒ Approved

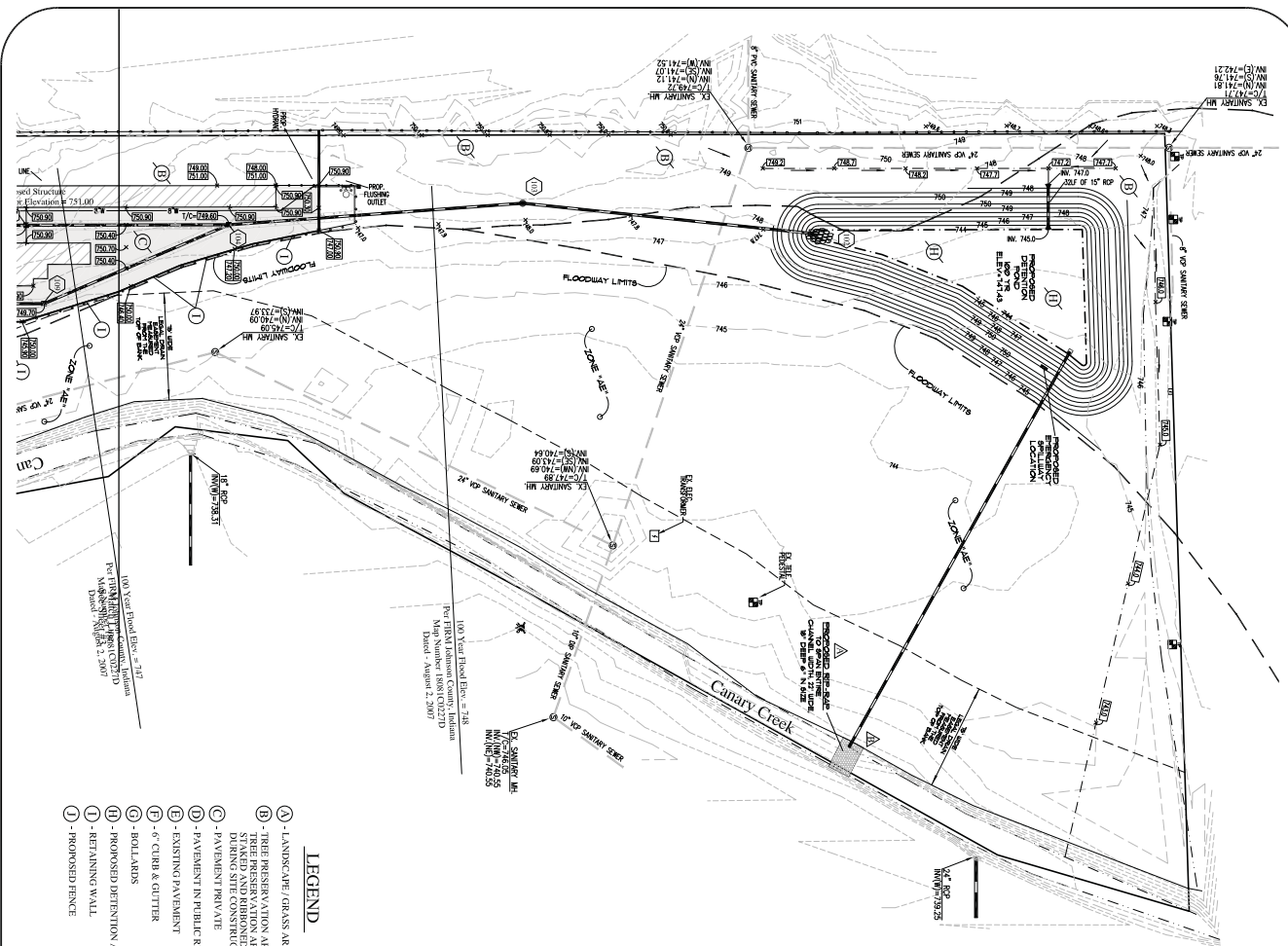
☐ Approved w/ conditions

☐ Denied

...by the City of Franklin Plan Commission on the _____ day of _____, 20 ____.

Signature of Plan Commission President

Date



- LEGEND**
- 1. LANDSCAPE / GRASS AREA
 - 2. TREE PRESERVATION AREA
 - 3. STAINED AND REBORNED PRIOR TO AND
 - 4. PAVEMENT PRIVATE
 - 5. PAVEMENT IN PUBLIC RIGHT-OF-WAY
 - 6. 6" CURB & GUTTER
 - 7. BOLLARDS
 - 8. PROPOSED DETENTION AREA
 - 9. RETAINING WALL
 - 10. PROPOSED FENCE



- LEGEND**
- 1. EXISTING SANITARY SEWER
 - 2. EXISTING SANITARY MANHOLE
 - 3. EXISTING STORM SEWER
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REVISIONS

DATE	DESCRIPTION
03-24-11	1. ADDED 1" PAVEMENT
03-24-11	2. REVISED 1" PAVEMENT LOCATION
03-24-11	3. ADDED 1" PAVEMENT ELEVATION

NOTE:
Office plans to be monitored monthly and after storm events to prevent flooding.

NOTE:
Proposed Hydrant shall have a water quality connection.

NOTE:
Water mains and hydrants shall be installed and made accessible prior to above.

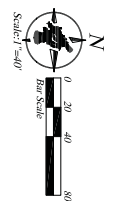
NOTE:
The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Indianapolis.

NOTE:
A Keweenaw shall be installed for each street.

BENCHMARK:
DNR BM CD 1, 1988

PRO FORMA SURVEY
February 7, 2011
This drawing is not intended to be used for any other purpose than the one for which it was prepared. It is the responsibility of the user to verify the accuracy of the data and to obtain all necessary permits and approvals from the City of Indianapolis.

PRO FORMA SURVEY
February 7, 2011
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CERTIFICATION NOTE:
NORTHPOINTE SURVEYING, INC. CERTIFICATION BY DONNA JO SMITHERS, PLS IS FOR ALL SITE LAYOUT SHOWN EXCEPT FOR WATER LINE LAYOUT AND DESIGN. ROBERT R. HILL ASSOCIATES, CONSULTING ENGINEER FOR NORTHPOINTE SURVEYING, IS CERTIFYING FOR ALL WATER LINE LAYOUT AND DESIGN ONLY.

CERTIFICATION NOTE:
I, ROBERT R. HILL, A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF INDIANA, REGISTRATION NUMBER 7040, HAVE BEEN HIRED AS A CONSULTANT FOR NORTHPOINTE SURVEYING, INC. FOR DESIGN OF THE WATER LINE FOR THIS SITE. I FURTHER CERTIFY THAT THE DESIGN OF THE WATER LINE SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS STATED, THE DESIGN WAS COMPLETED BY ROBERT R. HILL & ASSOCIATES, UNDER MY DIRECT SUPERVISION AND CONTROL.

GENERAL REQUIREMENTS:
1. ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYORS IMMEDIATELY.
3. CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.
4. ALL STORM SEWER AND SANITARY SEWER LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIALS WHEN WITHIN 5' OF PAVEMENT.
5. ALL UTILITY SERVICES AND THE PROPOSED BUILDING DETAILERS, ARCHITECTS AND THE RESPECTIVE UTILITY COMPANY.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GARAGES, PORCHES AND CONCRETE/PAVEMENT) PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY FLOODING, SHO, BUMP CONDITIONS.
7. CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT DETAILERS, ARCHITECTS AND THE RESPECTIVE UTILITY COMPANY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF INDIANAPOLIS.
9. ALL WATERLINE CONSTRUCTION, RELATION AND SERVICE AND THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF INDIANAPOLIS CURRENT STANDARDS AND SPECIFICATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A 24-HOUR ADVANCE NOTICE TO THE CITY ENGINEER PRIOR TO PROOF-ROLL WITHIN STREET RIGHT-OF-WAY.

NOTES, PERMITS, AND NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF INDIANAPOLIS PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO MARK THEM PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFYING AND COORDINATION OF ALL CONSTRUCTION STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTING ON THE SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF INDIANAPOLIS PRIOR TO COMMENCING CONSTRUCTION.
6. PROVIDING AS-BUILT INFORMATION TO THE CITY ENGINEER UPON COMPLETION OF CONSTRUCTION.

ENGINEERING CONSULTANT:
CONSULTANT FOR WATER MAIN DESIGN, DETAILS AND SPECIFICATIONS ALONG WITH TRAFFIC CONTROL.
ROBERT R. HILL & ASSOCIATES
5309 Hill Street
Indianapolis, IN 46219

PROFESSIONAL ENGINEER
No. 7040
STATE OF INDIANA

PERMITS AND APPROVALS:
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6. PROVIDING AS-BUILT INFORMATION TO THE CITY ENGINEER UPON COMPLETION OF CONSTRUCTION.

PROF. FORM. SURVEY
February 7, 2011
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PROJECT NAME
Sister's Self Storage
City of Franklin, Johnson County, Indiana

SHEET TITLE
DEVELOPMENT PLAN

PREPARED FOR
Sister's Self-Storage
520 North State Road 135
Greenwood, Indiana 46142

Northpointe
586 South State Road 135
Suite "B"
Greenwood, Indiana 46142
Office - 317-884-3020
Fax - 317-884-3025
www.nps.biz

Indianapolis 811
Know what's below. Call before you dig.

PROFESSIONAL ENGINEER
No. 7040
STATE OF INDIANA

Sheet 7 of 21
Date: 02/07/2011
Job # 08-0145

Scale
1"=40'
DRAWN BY
DJS
CHECKED BY

Scale
1"=40'
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DJS
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CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT › DEPARTMENT OF ENGINEERING
70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin-in.gov/planning

June 14, 2011

Donna Smithers
Northpointe Surveying
586 S. State Road 135
Greenwood, IN 46142

RE: PC 2009-20(SPR) Sister's Self Storage

Dear Petitioner:

The City of Franklin has examined the 05/31/11 revised submittal for the above referenced petition for compliance with the Franklin City Zoning Ordinance and other applicable development standards. The following items still need resolved, and must be fully addressed prior to final approvals of the site development plan:

1. A Land Disturbance Permit, which includes Rule 5, shall be obtained and permitted separately.
2. Building construction shall be reviewed and permitted separately. Structures located in the Special Flood Hazard Area shall meet the minimum requirements for flood protection as outlined in Article 5.2.
3. All signage shall be reviewed and permitted separately.
4. Obtain necessary permits and approvals from the appropriate State and Federal agencies, including but not limited to:
DNR, IDEM (401 & 404), Corps of Engineers (wetland delineation)
5. Obtain approval from the Johnson County Drainage Board.
6. A tree preservation easement shall be recorded in the Johnson County Recorder office meeting the requirements of Article 7.9(B)(4)(b) prior to obtaining permits.
7. Fences are required to be located outside of the front yard setback. The front yard setback for the subject property is 30 feet from right-of-way. Revise plans accordingly or obtain a variance from the Board of Zoning Appeals.
8. Miscellaneous labels referencing waterline information are shown in the 35 feet tree preservation area. Update accordingly. (See Sheets 6 & 7)
9. Special Flood Hazard zone labels shown on the "Total Disturbed Area" map on Sheet 9 should read "AE" and "AE Floodway"
10. Landscaping needs to meet the minimum requirements of the Zoning Ordinance, including street trees. Provide number of trees over 2 ½ inch caliper to remain in order to verify that the minimum requirements are being met.
11. Remove note on Landscape Plan that references reducing the required width of a buffer yard.
12. Provide calculation showing the total square footage of parking lot, interior drives, and entrances in order to calculate interior parking lot landscaping requirements.
13. Identify location of exterior lighting and provide a photometric plan.
14. A minimum of 1 handicap parking space is required. Revise plan accordingly.

15. Adequate facilities for securing a minimum of 2 bicycles per lot shall be provided. Revise plan accordingly.
16. Identify the location of doors adjacent to the parking area. Doors may not swing into a parking stall.
17. Provide parking bumpers within parking stalls.
18. Interior drives shall be a minimum of 24 feet in width for two-way traffic. Revise plan accordingly.
19. Minimum pipe flow velocity is 2.5 feet per second and minimum surface area of a pond is 0.5 acres. Revise accordingly or obtain waivers from the Plan Commission.
20. Subject to Fire Inspector comments. See attached.

Please forward three (3) copies of the revised plan to the Department of Planning & Economic Development. If you have any additional questions, or would like clarification of any of the above items, please contact the Department of Planning or Department of Engineering.

Respectfully,

A handwritten signature in black ink, reading "Joanna M. Myers". The signature is fluid and cursive, with the first name "Joanna" being more prominent and the last name "Myers" following in a similar style.

Joanna M. Myers, AICP
Senior Planner

Cc: File
Glenn Brizendine



*Jim Reese, Chief
Justin Lollar, Deputy Chief*

MAIN (317)736-3650

FAX (317)346-1228

*City of Franklin Fire Department
1800 Thornburg Lane
Franklin, In 46131*

06-15-2011

*Re: Sister's Self Storage
Site review*

I need for the plans to demonstrate the required Fire Department access.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

1. Buildings protected throughout by a supervised automatic fire sprinkler system and not used for high-piled combustible storage in excess of twelve thousand (12,000) square feet.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Vertical clearances or widths required by this section shall be increased when vertical clearances or widths do not provide fire apparatus access for the largest vehicle available to the servicing fire department.

503.2.3 Surface Fire apparatus access roads shall be designed and constructed to support the imposed live loads of the heaviest piece of fire department apparatus available to the servicing fire department and shall be provided with a surface so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The turning radius of a fire apparatus access road shall be determined after consultation with the servicing fire department and shall be at least equal to the minimum required radius for the fire apparatus. Such roads shall be designed and constructed to permit turning of the longest piece of fire apparatus available to the servicing fire department.

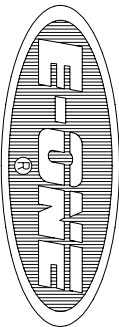
503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of one hundred fifty (150) feet in length shall be designed and constructed so as to allow the turning around of the longest piece of fire apparatus available to the servicing fire department. See attachment

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in an approved manner. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers or approved signs shall be installed.

503.2.7 Grade. The gradient for all fire apparatus access roads shall not exceed the maximum that the apparatus available to the servicing fire department can accommodate.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

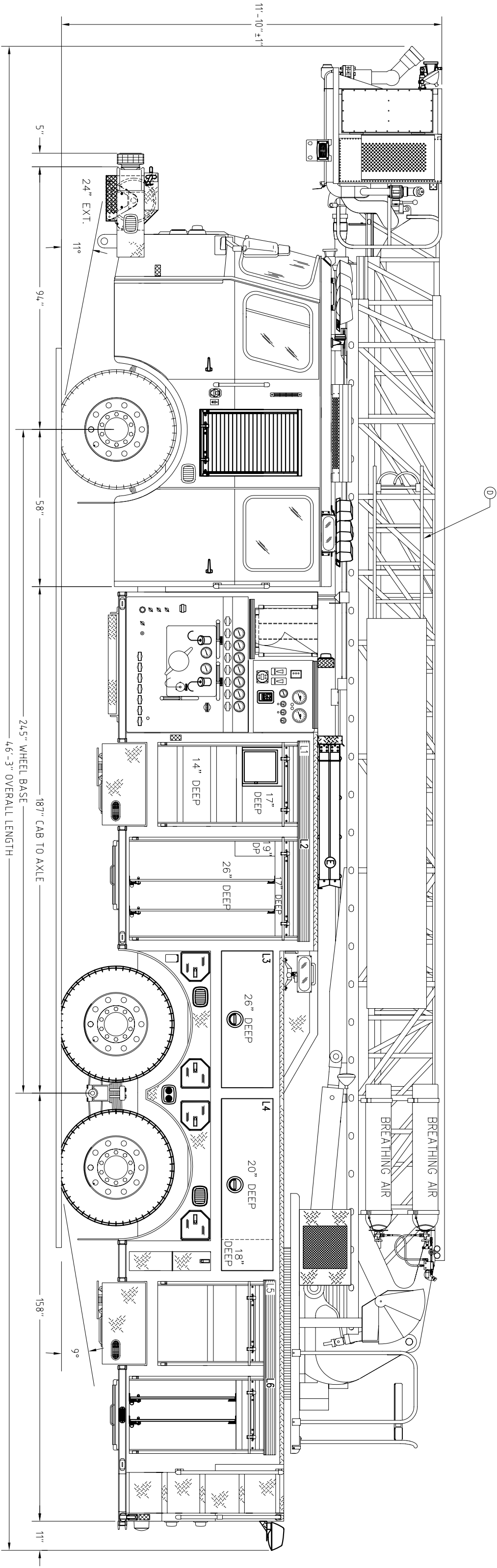
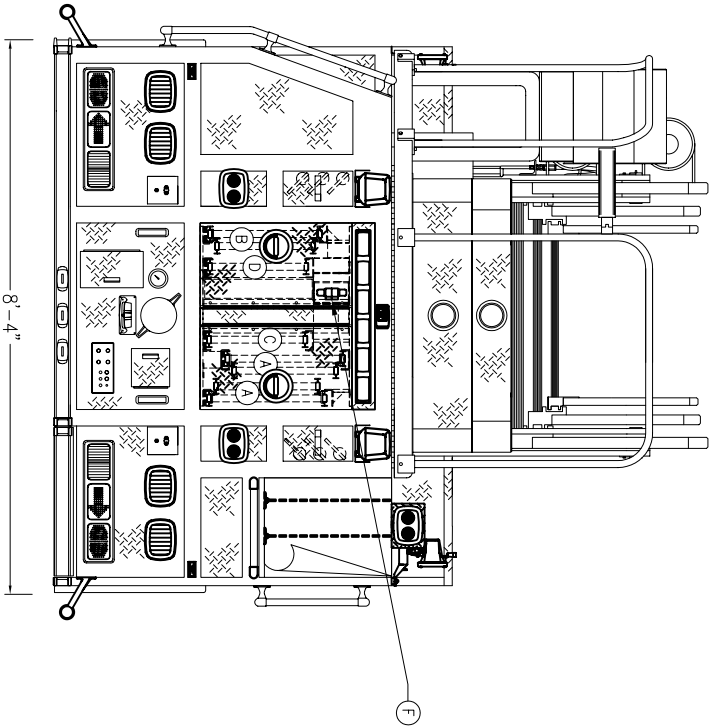
Bryne Pursifull
Fire Code Enforcement Officer

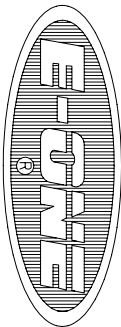


95-Platform

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LS98 AERIAL BODY
H712 CYCLONE II CHASSIS
L396 95' PLATFORM

1500 GPM HALE QMAX PUMP 280 GALLON WATER TANK 20 GALLON INTEGRAL FOAM CELL			HOSE LOAD: 1000' OF 4.00" LDH		
COMP.T.	OPENING	INTERIOR DIMENSION			
L1/R1	29W	46H	31W	17H	17D UPPER
			31W	29H	14D LOWER
L2/R2	36W	56H	38W	53H	NOTED
L3	50W	19H	50W	19H	26D
L4	63W	19H	63W	19H	NOTED
L5	29W	34H	31W	4H	18D UPPER
			30W	29H	14D LOWER
L6	26W	44H	28W	4H	18D UPPER
			28W	40H	23D LOWER
R3	31W	19H	30W	19H	14D
R4	49W	30H	49W	30H	23D
GROUND LADDERS					
ITEM	LADDER LENGTH	MODEL NUMBER	QTY		
A	35' 2-SECT.	PEL-35	2		
B	24' 2-SECT.	PEL-24	1		
C	20' ROOF	PRL-20	1		
D	16' ROOF	PRL-16	2		
E	LITTLE GIANT	MODEL 17	1		
F	10' FOLDING	FL-10	1		





95-Platform

SO. 000000
LS98 AERIAL BODY
H712 CYCLONE II CHASSIS
L396 95' PLATFORM

