

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Label Contours

The previous comment "Provide elevation labels for all proposed and existing contours" was not completely addressed. Provide proper elevations for the T.C. of risers. Provide the proper elevations on the Section C-C detail.

2. Endwall

The previous comment "Provide an endwall and energy dissipation for the outlet of the storm drainage system" was not completely addressed. Provide a detail of the energy dissipater. Provide top of wall elevation on the headwall. Grade the area above the end of the pipe to provide proper cover.

3. bioretention soil

The previous comment "Provide the depth of the planting soil at each end of the bio-retention areas on the bio-retention detail. Provide depth of the depressed storage volume from the top of the mulch to the top of the rim. Provide the depth of the no. 57 gravel sump" was not completely addressed.

Provide finish elevations for the top of the soil and mulch mix. Provide invert elevations of the ADS pipe at each end of the bioretention areas.

Engineering - PUD Plan Checklist

General Comments

4. I. Utility Plan

The previous comment "Applicant shall extend sanitary sewer along Hill Drive and provide each building with each service from the main" was not completely addressed. The 6" sewer main must be replaced, refer to Ben McNeil's Water/Sewer comments.

5. F. Development Plan

Applicant shall comply with Driveway requirements (Section 3.3.25 of Street Standards). It is not necessary to show a Stop line and Stop sign on the driveway approach to Hill Drive; the applicant may remove these features from the plans.

Engineering - Site Plan Checklist

General Comments

6. E. Roadway Design and Plan & Profile

The previous comment "Applicant shall ensure all private drives and drive aisle intersection geometric designs are evaluated to ensure that the minimum turning paths for the selected design vehicles can be safely and efficiently accommodated by the proposed drives and intersection geometry. The driveway between the houses must accommodate two-way traffic" was not completely addressed. The Roadway Improvements Section must meet the street standards. Provide an auto-turn template to show the movements for the automobiles entering and exiting the garages and making the required movements from the garages to the street.

7. J. Stormwater Management Plan

The previous comment "A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. Additionally, a infiltration test shall be performed after installation to demonstrate proper performance of the installed BMP's. This shall be signed by and submitted to the City's Engineering Dept. at the completion of the installation process by a registered professional engineer. If failure occurs, it shall be repaired or replaced at the contractor's expense. Refer to Franklin's BMP manual for number of test required and any additional information. <http://www.franklintn.gov/government/engineering/stormwater/construction-development> must remain open until infiltration testing is complete.

8. E. Roadway Design and Plan & Profile

The previous comment "Applicant shall ensure all drainage pipe located in or adjacent to public access or private drives is Reinforced Concrete Pipe with a minimum diameter of 15". Ensure all stormwater pipes and infrastructure have adequate cover" was not completely addressed. Provide invert elevations at the ends and intersections of the perforated pipe under the permeable pavers.

Fire-Planning

[14055 Cottages at 509 Hill Drive PUD Dev Plan Submittal 14-12-15.pdf](#)

9. Plan Clarification

- The applicant shall provide the results of a full fire demand flow test.

Planning

General Comments

10. Zoning Chart

- Applicant shall revise intended zoning to SD-R 8.0 instead of the SD-R 4.0 as currently shown.

Water/Sewer

General Comments

11. Wastewater

- The minimum public sewer line size is 8" applicant shall extend line with 8" sewer line. Applicant will be allowed to use PVC if the depth of the sewer line is greater than 4'. The city's GIS shows the existing sewer line as 8", the applicant shall verify that the 6" existing sewer line shown on the plan is correct. If the line is 6" the applicant will be required to upgrade the existing sewer line to an 8" back to the next existing 8" line. This comment has been added due to the sewer plan and profile being added.

12. Utility sheet

- Sheet 1.0 is currently showing 1" gas service connected to 12" water main applicant shall revise. This comment is added due to the utility plan being submitted.

Zoning

[14055 509 Hill Dr PUD Dev Plan L1 0-L1 1 14-10-10 .pdf](#)

13. Setbacks

- Appurtenances can only encroach into the front setback six feet. The plan shows a ten foot encroachment. With the submittal of revised plans, this encroachment shall be corrected.