City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 27, 2022 | **7:00 PM** | **Board Room**

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

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CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 9, 2021 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3-12 and 19-20 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 20, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 20, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 20, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Franklin Park PUD Subdivision, Site Plan; Accept The Drainage Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements To January 20, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Ralston Row PUD Subdivision, Site Plan; Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

   Sponsors: Melodie Brady

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Phase 2 Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

11. Seward Hall Subdivision, Site Plan, Lot 1; Extend the Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 20, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

12. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

    Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2021-179: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

    Sponsors: Emily Wright, Amy Diaz-Barriga

REZONINGS/DEVELOPMENT PLANS

14. Aureum PUD Subdivision, Development Plan, Revision 1, Adjusting Phasing, Building Configuration, And Building Heights, On 27.19 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway.

    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

15. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Modifying Site And Building Layout, On 13.44 Acres, Located West Of Peytonsville Road And South Of McBride Lane.

    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

16. Consideration Of Resolution 2021-183: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision, For A Property Located North Of Liberty Pike And West Of Carothers Parkway.

    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

17. Consideration Of Ordinance 2021-52: An Ordinance To Rezone 3.56 Acres From Regional Commerce 6 (RC6) District To Planned (PD 5.1/3,803) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 201 Cool Springs Boulevard (Legends View At Franklin PUD Subdivision).

    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Consideration Of Resolution 2021-182: A Resolution Approving A Development Plan For Legends View At Franklin PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 201 Cool Springs Boulevard.

    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. 508 Duke Drive Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 4), Subdiving 1 Commercial Lot into 2 Commercial Lots, On 2.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

20. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1, Creating 3 Commercial Lots, On 5.88 Acres, Located At 1730 Galleria Boulevard.

    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 pm.

Board Members Present: Jenny Williamson, Nick Mann, Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: Michael Orr

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 28, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT 5 FMPC Minutes October 2021

Chair Lindsey asked for a motion to approve the Minutes from the October 28, 2021 meeting.

Commissioner Harrison moved, seconded by Commissioner McLemore, to Approve the October 28, 2021 Minutes.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 1, by Commissioner Harrison, seconded by Commissioner McLemore;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

VOTE FOR CHAIR & VICE CHAIR

Chair Lindsey asked for a motion to elect, by acclamation, the Chair and Vice-Chair.

Commissioner Harrison moved, seconded by Commissioner Allen, to elect, by acclamation, Commissioner Lindsey as Chair and Commissioner Orr as Vice-Chair.

Chair Lindsey asked for any discussion.

There being none, Chair Lindsey called for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to elect, by acclamation, Commissioner Lindsey as Chair and Commissioner Orr as Vice-Chair, by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Hunter Wright, Director of Planning and Sustainability, stated that they are about to begin the Goose Creek Small Area Plan effort. This will be a coordinated study to look at land use, transportation and all other utilities in the area. This study is primarily for annexed parcels that were outside of the Urban Growth Boundary (UGB), but will also extend to Long Lane. There will be a public meeting on January 13, 2022. The details will be forthcoming. She stated that they are looking to form some stakeholder groups. Ms. Wright stated that they are looking for a volunteer from the Planning Commission to serve on the stakeholder group. Chair Lindsey has volunteered to serve, but would like to have one other volunteer. Ms. Wright asked that anyone who is interested to reach out to her. She stated that the time commitment would be 2 to 3 meetings (daytime) during the process. The details for the meetings would be determined at a later date.

Ms. Wright thanked the Commissioners for their service and wished them a happy holiday.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-6 And 16-17 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3-6 and16-17.

Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner McLemore moved, seconded by Commissioner Harrison, to Approve the Consent Agenda.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 2, by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalk Improvements To December 8, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvements To June 23, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Sidewalks Improvements To December 8, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvements To December 8, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

7. Consideration Of Resolution 2021-161: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. MAP RES 2021-161 Colletta Vesting Extensionmxd
2. RES 2021-161 Colletta Park_Extend Vested Rights_with Exhibits_Law Approved 2.pdf
3. development plan sheets only Colletta Park Dev Plan Resubmittal 11.2.2017_archive
4. Colletta Park Dev Plan Resubmittal 11.2.2017
5. November 2017 Staff Report and Conditions of Approval ComboFile
6. City of Franklin Letter - DS Colletta Park Sub LLC

Ms. Amy Diaz-Barriga, Current Planning Supervisor, presented the following information:

VESTED PROPERTY RIGHTS INFORMATION
State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

Law further describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST
The applicant's request is to extend the vesting period (the two-year milestone) for one-year, or until 12/12/2023, in order for the applicant to begin construction.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The approval process for this site began in September 2015, and included a request for Annexation, Plan of Services, Zoning, and a Development Plan. The property was annexed and zoned in December 2016. With their vote, the BOMA granted the less intense R-1 zoning district, rather than the one proposed by the developer.

The applicant continued to pursue a development plan based on the R-1 zoning. The development plan was heard by the FMPC on November 16, 2017. Staff recommended approval, with conditions, of the Development Plan. The FMPC recommended approval of the Development Plan by a vote of 9-0. The item moved to the December 12, 2017, BOMA meeting for Public Hearing. The BOMA voted to approve the development plan, with conditions, by a vote of 4-3.

The current development plan conforms to the then-approved R-1 zoning. The plan proposes 199 single-family lots with two Modifications of Standards (MOS) approvals. Lot widths vary between 65 feet-120 feet, with a handful of lots wider than 120 feet. Lots along the perimeter of the adjacent County subdivision are as wide or wider than their County neighbors, and a tree preservation easement runs the length of the western border along the Cross Creek Subdivision. The associated traffic study requires several offsite improvements, including improving Carothers Road to a three-lane connector road.

This plan has two Modification of Standards (MOS) Approvals:

1) Request to allow lots less than 1 acre in size: The Zoning Ordinance at the time the development plan was submitted only allowed single-family lots on a minimum lot size of 1 acre. This requirement was part of the Character Area Overlay District, which was based in the 2004 Land Use Plan. However, this development plan was submitted shortly after the adoption of Envision Franklin that replaced the 2004 Land Use Plan, and Envision Franklin supported the variety of single-family lots proposed in the development plan. Since the new Zoning Ordinance was being drafted to align better with Envision Franklin policies and since Envision Franklin supported the lots as proposed, staff recommended approval of the MOS. FMPC supported this MOS with a vote of 7-2, and the BOMA granted this MOS with a vote of 5-2.

2) Request to permit a cul-de-sac length longer than 500 feet and containing more than 20 lots: This request addressed both the north and south ends of the plan. At the northern property limits, the development abuts two existing County Roads, Stanford Drive and Beacon Hill Drive. After lengthy discussions at several public hearings where citizens spoke mostly against full connectivity to these Rights-Of-Way (R.O.W.), the BOMA made it clear their desire to make these connections emergency access only. The plan shows R.O.W. extending to the property limits with emergency access gates installed. Also, during this same timeframe, the Williamson County Highway Commission voted to permanently close public access to Beacon Hill Drive to allow only emergency access to Stanford Drive. Without full connectivity, the City streets extending to these County roads are considered cul-de-sacs and do not meet the design requirements outlined in the then-applicable development standards. At the southern property limits, R.O.W. is extended to the limits of the development, as required by the Zoning Ordinance. However, because the adjacent property is undeveloped, the last leg of this road is considered a cul-de-sac and exceeds the length limits. Conditions of approval were recommended for this MOS request. The connection to Stanford Drive would be limited to emergency connection only, the development would be limited to a maximum of 138 platted lots until a second access to Carothers Road was approved, and the lots on the southern drive would require fire sprinklers if a second point of connection was not made available prior to the platting of those lots. Staff supported this MOS, with conditions. The FMPC recommended approval with conditions by a vote of 9-0, and the BOMA granted approval with conditions with a vote of 9-0.

CURRENT STATUS

This plan has complied with the requirements of the first three-year period and is vested until December 12, 2022. While it did receive a site plan approval, it does not have an active site plan. The applicant is currently pursuing re-approval of a site plan for the section of the plan closest to Carothers Road, for ten lots. The acquisition of easements for extending sewer to the development has proved more cumbersome than initially anticipated. The revised site plan currently being reviewed would be able to be served through the Lockwood Glen subdivision, while easement acquisition continues for the larger development. The revised site plan would also require the approved improvements to Carothers Road.

VESTING IMPACTS

If the developer could not meet the milestones for the second two-year period, commence construction by December 12, 2022, and if the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development plan would need to be approved, and it would be reviewed against the current development standards.

In review of the plan against the current City regulations, the current plan generally complies. The length of cul-de-sacs still does not meet requirements but would now be reviewed under a Modification of Street Standards rather than a Modification of Standards associated with the Development Plan. Over the last five years, the Williamson County Highway Commission has voted to close other City R.O.W. connections to County roads, granting emergency access only, so the condition at Stanford Drive and Beacon Hill Drive is not likely to change. Also, the properties to the south are still undeveloped so there is no change to connectivity in that location either. In terms of Zoning Ordinance compliance, staff could find only one major component of the plan that does not comply, Block Perimeter. At least one block within the development does not meet the maximum perimeter length of 2,400 feet.

Another vesting impact to consider is the currently approved offsite improvements identified in the traffic study. Several developments have been approved after Colletta Park which have included traffic studies and subsequent offsite agreements that have used Colletta Park's required improvements as existing conditions. If vesting expires, or a vesting extension is not granted, these other offsite improvement agreements may have to be re-evaluated and/or redesigned.

Staff recommended that Resolution 2021-161 be recommended to the BOMA if the FMPC determines that the continuation of vested rights is in the best interest of the community.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the current developer, Suncrest Real Estate, has made the decision not to pursue development at this time. The property is now under contract by Ford Classic Homes. The site plan for Section 1 was submitted, then reviewed by City Staff and approved. The developer did not break ground. He stated that the Development Plan vesting rights expire on December 12, 2022. This is not enough time to get the site plan reapproved, develop sewer, roads, water, put infrastructure in, create a plat and record the plat, and start construction on the homes. Mr. Gamble stated he was there to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-161 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey asked if the motion was to extend the rights for one year. Ms. Diaz-Barriga confirmed this.

Commissioner McLemore asked if all the rights would still apply. Ms. Diaz-Barriga confirmed this and stated that the vesting runs with the project.

Commissioner Mann asked if the easements for the sewer had been obtained.

Mr. Gamble stated that they were still working to obtain the easement acquisitions.

Commissioner Allen stated that she was glad that Mr. Gamble stated that the property had a new owner, as this answered why development had not started.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-161, Item 7, by Commissioner Jimmy Franks seconded by Commissioner Scott Harrison; Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

8. Consideration Of Resolution 2021-167: A Resolution Amending The Refuge Center For Counseling PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. MAP RES 2021-167 Refuge Center Vesting Extensionmxd
2. RES 2021-167 Refuge Center_with Exhibits_Law Approved
3. Refuge Center PUD Vesting Extension Request 11-15-21
4. Development Plan only sheet
5. elevations
6. The Refuge Center - Development Plan - FINAL_archive

7. RefugeCenter_DevPlanConditions of Approval_01
8. STAFF REPORT April 2019 Refuge Center DP

Ms. Diaz-Barriga stated that, as in the presentation for Item 7, this item will have the same process for how vesting rights are applied. She stated that the difference with this item is that this Applicant has not had a site plan approved yet. Their request is to extend the date for the first three-year milestone for an additional two years, or until June 24, 2024, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The approval process for this site began in February 2019, and it included a request for Annexation, Plan of Services, Zoning, and a Development Plan. The Zoning District requested by the applicant was the General Office (GO) District. The four items were heard by the FMPC on April 25, 2019. Staff recommended approval of the Annexation, Plan Of Services, and Zoning, and recommended approval, with conditions, of the Development Plan. The FMPC recommended approval of all items, each by a vote of 7-1. The items moved onto BOMA, with the Public Hearing held on June 25, 2019. The BOMA voted to approve the Annexation and Plan of Services by a vote of 7-0, and the BOMA voted to approve the Zoning and Development Plan, with conditions, by a vote of 6-1.

The current development plan conforms to the then-approved General Office (GO) zoning. The plan includes a single office building, parking lot, and formal open space. The building is proposed at 15,200 square feet and two stories. The plan did not require any Modification of Standards. A right-turn lane into the site is proposed along Long Lane, although the associated traffic study did not define any offsite improvements.

CURRENT STATUS
This plan is within the first three-year period and is vested until June 24, 2022. The applicant has not yet submitted a site plan, nor has applied for any permits. During the approval of this project, the extension of sewer was discussed at length. Three options for extending sewer were presented to staff, although final location was to be determined with site plan review. Two options extended sewer from the north, from Ladd Park through properties fronting Long Lane. One option extended sewer from the east, from the Foxglove Farms Subdivision and along Long Lane.

Please note, with the Zoning Ordinance update in 2019, all Planned Unit Developments were assigned a Planned District (PD) Zoning District for simplicity of tracking properties that have associated Development Plans. This site's zoning was changed from GO to PD (0/15,200).

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would be need to be approved and would be reviewed against the current local development standards.

In review of the plan against the current City regulations, the current plan generally complies. Two components of the plan do not conform to the current Zoning Ordinance. The building orientation does not meet the frontage requirements. Today's regulations would require the building to have a main entry facing Long Lane and would limit parking to the side or rear of the building. Currently, parking is mainly on the side of the building but does extend beyond the front façade. Also, the door facing Long Lane would need to be emphasized and provide better pedestrian access if it were to be considered as meeting Ordinance requirements. The vested Ordinance permitted DRT to waive sidewalk requirements along Long Lane. Current Ordinance requirements would require the project to install the sidewalk or request a Modification of Standards. Under current requirements of the Major Thoroughfare Plan, the project would need to dedicate approximately 14 1/2' of R.O.W., which could be accommodated in the current design, although a retaining wall may have to be redesigned.

Staff recommended Approval of Resolution 2021-167 to the Board of Mayor and Aldermen, if the Planning Commission determined that the continuation of vested rights is in the best interest of the community.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that need for The Refuge's new center is greater now than ever. There is currently a waiting list of 300 individuals. Due to an increase in

construction cost, The Refuge Center has had to increase its goal and efforts to increase funds to start construction. Last month, their board voted to release the funds for the consultant team to prepare the site plan documents. Two weeks ago, The Refuge Center met with adjacent property owners. The sewer alignment will be staked so that it can be reviewed by City Staff. After that the site will be surveyed and the easement documents will be prepared, then signed by the adjacent property owners.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-167 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of** Resolution 2021-167**, Item 8, by Commissioner Alma McLemore seconded by Commissioner Scott Harrison; Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2021-45: An Ordinance To Rezone 0.78 Acres From Office Residential (OR) District To Planned (PD 1.28/6,500) District For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street (1624 West Main PUD Subdivision).

Sponsors:	Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments:	1. ORD 2021-45 1624 W Main PUD Rez_with Exhibit.Law Approved 2. 1624 W Main-Rezone Plans 3. MAP 1624 W Main PUD

Ms. Diaz-Barriga stated that Envision Franklin places this parcel into the Neighborhood Mixed-Use design concept, which supports local commercial, professional office, and a variety of housing types as recommended uses. For new development along W. Main, Envision Franklin states, "Commercial nodes within these corridors are encouraged at intersections. The eclectic mix of land uses, such as neighborhood retail and restaurants, should remain, since they make this area unique." The applicant intends to construct a 6,500 square foot commercial building on the property, which is in alignment with the recommendations of Envision Franklin. The applicant is also requesting a residential density of 1.28. No residential units are being proposed at this time. However, should a future property owner wish to re-develop the property for residential purposes, a development plan revision would not be required. Due to current site restraints, the property could not accommodate both a commercial structure and a residential structure.

Staff recommended Approval to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Christina Potts owns the property next to 1624 West Main. She stated that she does not want to share half of the driveway with commercial traffic. Part of her driveway is located on the property at 1624 West Main. The previous owner

allowed her to use this access. She stated that the developer has proposed a strip mall, and she would have to access her property through the proposed access. She stated that this would cut off her road access to West Main Street and devalue her property.

The Applicant was represented by Mr. Adam Seger, Dale & Associates. Mr. Seger stated that this property is tied to the development plan. He stated that this request meets the requirements of Envision Franklin. He stated that they plan to have a small Neighborhood Commercial type of business. The architecture will be residential in nature. He stated that part of Ms. Pott's driveway is on the property. Their plans make sure that they are not cutting off her driveway in any way. Her driveway will still be in place, and they can grant an access easement over the top of that driveway. There will be more detail on the development plan.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Ordinance 2021-45 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-45, Item 9, by Commissioner Alma McLemore, seconded by Commissioner Marcia Allen; Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

10. Consideration Of Resolution 2021-152: A Resolution Approving A Development Plan For 1624 West Main PUD Subdivision With 2 Modifications Of Development Standards (Transitional Buffer And Sidewalks), For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP 1624 W Main PUD
2. RES 2021-152 1624 W Main PUD DP_with Exhibits_Law Approved
3. 7660 1624 W Main PUD DP_Conditions of Approval_01
4. 1624 W Main PUD Development Plan Set

Ms. Diaz-Barriga stated to reiterate from the last presentation, Envision Franklin supports Neighborhood Scale Commercial uses at intersections such as this. The architecture needs to be at a pedestrian scale. This was discussed at the Joint Conceptual Workshop where concerns came up. As a result, the Applicant has resubmitted plans where the architecture is residential in nature.

There are two modifications of standards with this development plan.

MOS #1: Requesting to allow parking, dumpster, and drive aisle into Transition Zone 1.

The applicant is requesting to allow parking, a dumpster, and drive aisle within the Transition Zone 1 buffer. When commercial and non-residential uses abut a residential use, there is a requirement in this area to have a 25 ft. Transition Zone 1 which is plantings only. There is a Transition Zone 2 which is 50 ft. wide which allows parking. Finally, 75 ft from the property line, a building is allowed to be constructed. The site is tight in nature, so the applicant has requested that some

parking, the dumpster and drive aisle be located within the Transition Zone 1 (25 ft). As the applicant stated earlier, one goal is to keep the existing driveway accessible to the neighbor and allow it to remain in the existing space. Even with these items in Transition Zone 1, the applicant can still meet the minimum planting requirements needed. Further, the building will be one story in scale which will allow the building to be more in context with other buildings.

Staff recommended approval with conditions of MOS #1.

MOS #2: Not require sidewalks along West Main Street.

The applicant would like to defer the installation, but there is not an avenue to allow for this type of request. So, the request will have to be to not install sidewalks. The City of Franklin periodically receives requests for sidewalk gap fill projects. These become larger expenses for the City after the fact. It is more prudent to do side walk installation with the development.

The site has some unique conditions. The applicant will discuss some power poles on the property. There are options to install the side wall at other locations not directly along the right-of-way. Sidewalks can be placed in other access easements and meet the requirements of the Zoning Ordinance.

Staff recommended denial of MOS 2. Should any of the MOS requests for removal of required sidewalks be approved by the Planning Commission, staff recommended the condition that sidewalk fees-in-lieu be paid by the developer at $19 per square foot for future sidewalk gap projects.

Staff recommended approval, with conditions, of Resolution 2021-152.

Chair Lindsey asked if there were any citizen comments.

Ms. Christina Potts stated that the Applicant's map does not show the proposed driveway. She stated that the proposed access to 1624 West Main Street cuts her access off and she has to exit from Downs Boulevard. She stated this would totally cut off road access from her property.

The Applicant was represented by Mr. Adam Seger, Dale & Associates. Mr. Seger asked for the plan to be shown on the screen. He stated that there was a plan to replace the existing driveway with a shared driveway. However, Ms. Potts stated that she did not wish to do this. The updated plan is to have two separate driveways, leaving her existing driveway and adding an additional driveway to the right for access to 1624 West Main. Mr. Seger stated that this segways into the MOS 1 request. He stated that this site is tight. He stated this is a great place to do Neighborhood Commercial. The new Zoning Ordinance requires three Transitional Zones, which make it difficult on this site. Due to the size of the site, they are asking for the MOS 1 to enable them to still meet all of the Zoning Ordinance requirements. He stated that they will still provide the required number of plantings. For MOS 2, Mr. Seger stated that this property is unique. He showed areas where there are currently sidewalks and where sidewalks are planned. He stated that the right-of-way on West Main is a TDOT right-of-way, which they will probably improve in the future. At intersections, TDOT will coordinate with the City of Franklin Engineering staff. He stated that they plan to dedicate area to accommodate these future plans. There are two large power poles on the site which would need to be relocated for sidewalks. This would not be cost effective. Mr. Seger stated that it is more cost effective to pay the fee in lieu for now. Pertaining to the architecture for the site, they intend to have a one-story residential-style building. Also, they plan to name this site "Booker's Corner" to honor the history of the families that lived on the site.

Chair Lindsey asked for a motion for the main motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend approval, with conditions, of Resolution 2021-152 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion.

Commissioner Harrison asked Mr. Seger if they had a new curb cut from TDOT for the new driveway.

Mr. Seger stated that they would obtain that at the site plan level.

Commissioner Harrison asked if this would require that the property owner next door relinquish her right-of-way.

Mr. Seger stated that it was his understanding that access could not be taken away once given.

Commissioner Harrison asked if they had proposed to work with Ms. Potts to put a driveway on her property.

Mr. Seger stated that Ms. Potts stated that she did not wish to work with the developer.

Commissioner Franks stated that the driveway issues clouds the title for both properties.

Mr. Seger stated that they are willing to grant an easement which would remove any title issues.

Commissioner Harrison asked about a previous plan for the site which was disapproved.

Ms. Diaz-Barriga stated that the earlier plan included a larger building site. There were problems with parking, stormwater and right-of-way. She stated that this plan accommodates TDOT's plan for a turn lane.

Mr. Lance Fittro, Engineer for the City of Franklin, stated that they are working with this plan to accommodate TDOT's plan for a turn lane and right-of-way. He stated these issues would be vetted with the site plan.

Chair Lindsey stated that the sidewalk was supposed to go where the turn lane and dedicated right-of-way are supposed to go.

Mr. Fittro stated that the sidewalks would conflict with the power poles and right-of-way area. He stated that an access easement could be created for sidewalks. He stated that it was Staff's recommendation that sidewalks would be beneficial.

Alderman Petersen asked about the access from Downs Boulevard.

Ms. Diaz-Barriga stated that there would be an access with curb cut for exiting the property.

Commissioner McLemore asked for more details about the neighbor's driveway.

Mr. Seger stated that the property line runs through the middle of the driveway. He stated that they are willing to grant an easement.

Ms. Diaz-Barriga stated that the old driveway will remain and there will be an access for Ms. Potts to access the new proposed driveway for 1624 West Main.

Commissioner Mann asked if the parking spaces would cover the driveway. He also asked about the safety issues for having two driveways next to each other.

Mr. Seger stated that the driveway would be intact and there would still be access. He stated because of safety issues, they wanted to combine the driveway. However, since Ms. Potts was unwilling to work with them, they are proposing the two separate driveways.

Mr. Seger stated that this plan is conceptual and they have to ask TDOT for the curb cut access.

Commissioner Allen stated that the site belonged to two brothers, Mr. Monroe Booker and Mr. William Booker. They owned a service station down the street.

Commissioner Franks stated that this was a stressful situation for Ms. Potts and asked that she be allowed to speak on the situation.

Ms. Potts stated that the proposal she was shown would have cut her access off to West Main. She stated that she had not seen the plan to leave the current driveway in place and add an additional driveway to access 1624 West Main.

Ms. Diaz-Barriga stated that the original driveway was to the west which would have impeded Ms. Potts existing driveway.

However, the new plan creates a separate access for the site, located to the east, which will leave Ms. Pott's driveway intact.

Commissioner Mann supports the two separate driveways, but urged the homeowner to tie into the proposed new driveway for safety issues.

Chair Lindsey repeated that MOS 1 is to allow parking, dumpster, and drive aisle into Transition Zone 1. He stated that the item could proceed without a final decision for the driveways.

Chair Lindsey asked for a motion for MOS 1.

Commissioner Franks moved, seconded by Commissioner Mann, to approve MOS 1.

Chair Lindsey asked for any discussion on the motion to approve MOS 1.

There being none, Chair Lindsey asked for a vote on the motion to approve MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to Approve MOS 1 carried unanimously.

Chair Lindsey asked for a motion for MOS 2.

Commissioner McLemore moved, seconded by Alderman Petersen, to approve MOS 2, with the condition that sidewalk fees-in-lieu be paid by the developer at $19 per square foot for future sidewalk gap projects.

Chair Lindsey asked for any discussion on the motion to approve MOS 2.

Commissioner Mann asked if TDOT would install new sidewalks as part of the utility relocation.

Mr. Fittro stated that sidewalks would be included at the time, but no date was set yet.

Chair Lindsey asked for a vote on the motion to approve MOS 2.

Chair Lindsey asked for a roll call vote.

The motion to Approve MOS 2 carried unanimously.

Chair Lindsey asked for a vote for the main motion, as amended.

Commissioner Mann asked if the main motion should be amended to include an easement for the existing driveway.

Mr. Fittro stated this was already included on the development plan.

Commissioner Franks asked if this would come back to the Planning Commission.

Ms. Diaz-Barriga stated that they would see this again on the site plan.

Chair Lindsey asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION: **Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-152, Item 10, by Commissioner Marcia Allen seconded by Commissioner Alma McLemore;**
Motion Passed 8-0

AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

11. Consideration Of Ordinance 2021-47: An Ordinance To Rezone 2.24 Acres From Planned (PD) District To Planned (PD 11.61) District For The Property Located South Of North Petway Street And East Of Shawnee Drive, At 1101 Shawnee Drive (Shawnee PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Shawnee PUD
2. ORD 2021-47 Shawnee PUD Rez_with Exhibits_Law Approved
3. Shawnee PUD Rezoning Set-ORD 2021-47

Ms. Diaz-Barriga stated that the Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. Envision Franklin specifically stated under considerations, "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans". The density proposed in this rezoning and subsequent development plan includes duplexes, multiplexes, and multifamily structures, for a total of 26 units in six buildings.

Staff recommended Approval of Ordinance 2021-47 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Robert James, James + Associates. Mr. James stated that he was available for questions.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Alderman Petersen, to recommend Approval of Ordinance 2021-47 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-47, Item 11, by Commissioner Marcia Allen seconded by Alderman Ann Petersen;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

12. Consideration Of Resolution 2021-163: A Resolution Approving A Development Plan For Shawnee PUD Subdivision With 3 Modifications Of Development Standards (Parking, Foundation Heights, Transitional Buffers), For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Shawnee PUD

2. RES 2021-163 Shawnee PUD DP_with Exhibits_Law Approved
3. 7694 Shawnee PUD DP_Conditions of Approval_01
4. Shawnee PUD Development Plan Set COF 7694_Part1
5. Shawnee PUD Development Plan Set COF 7694_Part2
6. Shawnee PUD Development Plan Set COF 7694_Part3
7. Shawnee PUD Development Plan Set COF 7694_Part4

Ms. Diaz-Barriga stated that, as stated in the previous staff report, Envision Franklin supports the uses and building types proposed with this development plan. The plan as proposed features a variety of building types with setbacks and architectural styling that is compatible with the surrounding neighborhoods. Walkways create a pedestrian-friendly community that connects to city parks and green spaces. The plan overall meets the recommendations and principles of Envision Franklin.

MODIFICATION OF STANDARDS:

There are three Modification of Standards requests with this plan.

MOS #1: Requesting to revise minimum parking standards for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

Section 10.1.6 of the Zoning Ordinance states that a minimum of 2.5 spaces be required for every 2-bedroom unit and 3 spaces for every 3-bedroom unit. In addition to the site constraints, the applicant has provided additional examples and supplementary information that justifies this request. This same request was previously approved by BOMA on the Cherokee PUD across the street.

Staff recommended approval of MOS #1.

MOS #2: Requesting to remove the 18-inch minimum height for foundations for non-multifamily residential building types.

The Zoning Ordinance requires townhouse and duplex building types to have a minimum 18-inch foundation. In order to comply with applicable housing regulations (for the Franklin Housing Authority), the residential buildings must be constructed at ground level or feature ADA accessible ramps to the various entries. Given the public nature of this housing project, it is important to provide as much accessibility for each dwelling unit as possible. This same request was previously approved by BOMA on the Cherokee PUD across the street.

Staff recommended approval of MOS #2.

MOS #3: Requesting to encroach 550 square feet of building footprint into Transition Zone 2.

This specifically refers to the southernmost building. Due to the long narrow shape of the lot, and what is proposed provides more of a buffer between new and existing development when compared to the current site configuration, Staff can support the request in this instance.

Staff recommended approval of MOS #3.

Staff recommended Approval, with conditions, of Resolution 2021-163 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Robert James, James + Associates.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Williamson, to recommend Approval, with conditions, of Resolution 2021-163 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion for MOS 1. MOS 1 is the request to revise minimum parking standards for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

Commissioner Mann moved, seconded by Commissioner McLemore, to approve MOS 1.

Chair Lindsey asked for any discussion on the motion to approve MOS 1.

Commissioner Mann stated that he supports Modifications of Standards of this type as long as there are no safety issues. He stated that these projects are needed.

Alderman Petersen stated that there will be more parking spaces.

Chair Lindsey asked for a vote on the motion to approve MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to Approve MOS 1 carried unanimously.

Chair Lindsey asked for a motion for MOS 2. MOS 2 is the request to remove the 18-inch minimum height for foundations for non-multifamily residential building types.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve MOS 2.

Chair Lindsey asked for any discussion on the motion to approve MOS 2.

There being none, Chair Lindsey asked for a vote on the motion to approve MOS 2.

Chair Lindsey asked for a roll call vote.

The motion to Approve MOS 2 carried unanimously.

Chair Lindsey asked for a motion for MOS 3. MOS 3 is the request to encroach 550 square feet of building footprint into Transition Zone 2.

Commissioner Harrison moved, seconded by Commissioner Mann, to approve MOS 3.

Chair Lindsey asked for any discussion on the motion to approve MOS 3.

There being none, Chair Lindsey asked for a vote on the motion to approve MOS 3.

Chair Lindsey asked for a roll call vote.

The motion to Approve MOS 3 carried unanimously.

Chair Lindsey asked for any discussion on the main motion, as amended.

There being none, Chair Lindsey asked for a vote on the main motion, as amended.

Chair Lindsey asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION: **Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-163, Item 12, by Commissioner Scott Harrison seconded by Commissioner Jenny Williamson;**

	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

13. Consideration Of Resolution 2021-164: A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP Gateway Village PUD DP Rev 8
2. RES 2021-164 Gateway Village PUD DP Rev 8_with Exhibits_Law Approved
3. Gateway Village PUD Sub Rev8 Development Plan RES 2021-164

Ms. Diaz-Barriga stated that the applicant is requesting to add educational facilities as a permitted use within the Gateway Village PUD Subdivision. This is a Civic Institutional use not currently listed on the plan. The proposed academy would utilize existing office space within the development. No additional buildings or square footage is being proposed with this revision. Due to the nature and management of the private academy, no additional parking spaces are required. The most recent revision to the Gateway Village PUD Subdivision was approved in November 2021. The addition of institutional uses to a planned unit development must be reviewed and approved by the Board of Mayor and Aldermen.

Staff recommended Approval, with conditions, to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Jim Lukens, Lukens Engineering. He stated that Mr. Mark Claypoole was also present for questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-164 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-164, Item 13, by Commissioner Scott Harrison seconded by Commissioner Jimmy Franks;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

14. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Re-Configuring Site Layout, On 13.44 Acres, Located West of Peytonsville Road and South of McBride Lane.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BF Reams-Fleming DP Rev 4
2. 7704 BF Reams-Fleming DP Rev 4Conditions of Approval_01
3. BF Rev 4 Development Plan Resubmittal 211104

Ms. Diaz-Barriga stated that this development plan revision reconfigures one section of the plan from a series of smaller scale offices and commercial buildings to a single office user spanning two buildings.

Staff has been working with the applicant to ensure their plans comply with Envision Franklin, and the applicant has requested that this item be deferred to the January 27, 2022 Planning Commission meeting to allow them to finalize the plans they have worked on with Staff in the past week. Staff supports this request.

Staff recommended Deferral to the January 27, 2021 Planning Commission meeting.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend deferral of Item 14 to the January 27, 2022 Planning Commission.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer Item 14 to the January 27, 2021 Planning Commission meeting by Commissioner Scott Harrison seconded by Commissioner Alma McLemore;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

15. Consideration Of Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BFTC DP Rev 3
2. RES 2021-129 BFTC PUD DP_with Exhibits_Law Approved 2
3. 7611 BFTC PUD DP Rev 3_Conditions of Approval_01
4. Recommended Conditions of Approval-BFTC Traffic Improvements
5. BFTC Development Plan Sheet
6. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part1
7. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part2
8. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part3
9. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part4
10. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part5
11. COF 7611 Berry Farms Pattern Book 210805_Part1
12. COF 7611 Berry Farms Pattern Book 210805_Part2
13. COF 7611 Berry Farms Pattern Book 210805_Part3

14. COF 7611 Berry Farms Pattern Book 210805_Part4
15. COF 7611 Berry Farms Pattern Book 210805_Part5

Ms. Diaz-Barriga stated that because the Board of Mayor and Aldermen voted on 11/9/21 to include the additional conditions supplied by the applicant that were not present for the Planning Commission, the item has to come back before the Planning Commission for an "expert review." The Planning Commission must vote to affirm or disagree with the change made. Only if the Planning Commission disagrees with the changes made by BOMA, then would the item go back before BOMA. The conditions were attached to this item on the agenda. The conditions address concerns brought up by citizens during the FMPC public hearing. The conditions relate to the timing of roadway improvements. The applicant worked with the citizens between the FMPC meeting and the BOMA meeting. The applicant created certain conditions which will be self-imposed. Staff had no objections to those conditions.

Staff recommended to Affirm item 15.

Chair Lindsey asked for citizen comments.

There were none.

The Applicant was represented by Mr. Gary Vogrin, Kiser-Vogrin Design. Mr. Vogrin stated that they worked with the HOA and citizens to add these conditions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to Affirm Resolution 2021-129, with additional comments.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that these conditions were appreciated by all sides.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Affirm, with Additional Comments, Resolution 2021-129, Item 15, by Commissioner Scott Harrison seconded by Commissioner Alma McLemore;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Carothers Crossing West PUD Subdivision, Final Plat, Revision 3, Lot 6, Creating 2 Commercial Lots, On 2 Acres, Located Near The Intersection Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:
1. MAP 7697 Carothers Crossing West PUD Subdiv., Final Plat, Rev. 3, Lot 6
2. COND. OF APPROVAL 7697 Carothers Crossing West PUD Subdivision, Final Plat, Rev. 3, Lot 6
3. PLAT 7697 Carothers Crossing West PUD Subdiv., Final Plat, Rev. 3, Lot 6

This item was approved on the Consent Agenda.

17. New Hope Academy, Site Plan, Revision 1, Creating A 6,630 Square Feet Addition Of Institutional Space, On 19.56 Acres, Located At 1820 Downs Boulevard. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP New Hope Academy
2. 7696 New Hope Academy_Conditions of Approval_01
3. 2021-11-04 NHA Resubmittal Set

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner Harrison moved, seconded by Commissioner Allen, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Adjourn by Commissioner Scott Harrison seconded by Commissioner Marcia Allen; Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 8:39 p.m.

_____ _____

Chair Date

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02752

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02753

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02754

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02755

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Franklin Park PUD Subdivision, Site Plan; Accept The Drainage Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02756

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02757

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Ralston Row PUD Subdivision, Site Plan; Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02758

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Phase 2 Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02759

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02760

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Seward Hall Subdivision, Site Plan, Lot 1; Extend the Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02761

DATE: January 13, 2022

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

File #: 21-02733

DATE: December 17, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2021-179: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Avalon Square PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION
State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST
The request is to extend the vesting period for three years, or until March 12, 2025, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
This project was originally approved in 2003. At the time, it included less parcels, and it was rezoned from Estate Residential (ER) to Planned Residential (PR 9.5) and Neighborhood Commercial (NC) zoning districts in 2003. The project changed to it's present shape in 2004, when the land was then rezoned, including the addition of an adjacent parcel, to a collective zoning district of Planned Commercial (PC 2.61). A Concept plan was approved in concurrence with this zoning change, which entitled the plan to both residential units and nonresidential square footage. The plan was again changed in 2019, when it was revised to add more density and reconfigure the nonresidential layout. Any non-vested development plan that proposes revisions to BOMA after January 1, 2015 receives vesting rights on the portion of the plan reviewed by BOMA. In this case, the entire development plan was revised and presented to BOMA, so the entire plan is now vested, as of March 12, 2019.

The current development plan is zoned Planned District (PD 10.48/420,875). It is entitled for 614 dwelling units and 420,875 square feet of nonresidential space. The development plan includes all four sides of the Cool Springs Boulevard/McEwen Drive round-about intersection. The residential units included a mix of townhomes and multifamily units focused in the northwest quadrant of the plan. The plan included many different types of commercial spaces, including retail, a movie theater, a food hall, a big box retailer, a daycare, and a gas station. The plan included a request for seven (7) Modifications of Standards, all of which related to retaining wall material or height and of which six (6) were approved.A stream buffer variance was required as part of the design. An offset agreement for traffic improvements was approved as part of this plan, as was a parkland agreement.

CURRENT STATUS
Site work was started on this land with previous non-vested plans, but no work has started yet based on the current and vested development plan. During the same time period as when this revision was approved, an analysis of the South Prong interceptor was started, and the limits of capacity were being reviewed. While discussions have started on how to best remedy the capacity issue for the area, it is not yet resolved. Avalon Square is linked to the South Prong interceptor, and one of its conditions of approval is to work with Water Management to determine how sufficient sewer infrastructure can be extended or upgraded for Avalon Square in a way that is in conjunction with the larger efforts for the area.

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

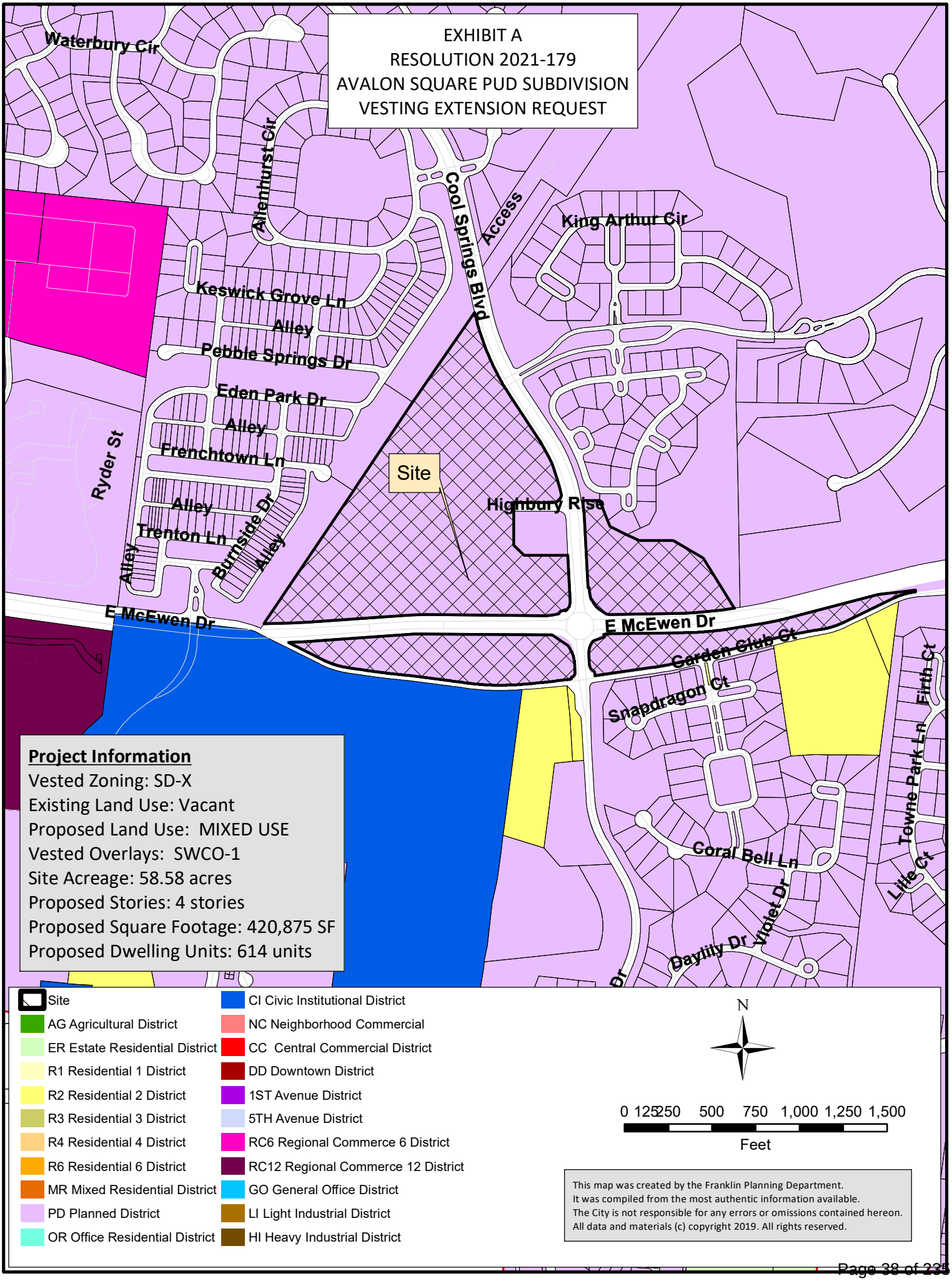
In reviewing the plan against the current City regulations, the plan generally complies. A new plan would have to accommodate tree preservation requirements, but staff feels that this could be accounted for without a major redesign of the plan. The plan would also have to accommodate frontage requirements from the current Zoning Ordinance, but the current building placements makes this easily accommodated. The stormwater management components in a new plan would have to be redesigned to meet the current BMP Manual, but staff feels that these revisions could be incorporated without major site layout changes. A new plan would still require Modifications of Standards for wall height and materials, but staff's stance on these would likely remain the same, supporting the MOSs that were previously approved and not supporting the MOS that was ultimately denied by BOMA. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic improvements required localized to this development, and no nearby developments used this agreement as assumed "existing conditions". Lastly, a new plan would still need to solve the issue of extending sewer to their site ahead of any larger plan approved for the area, or wait until a larger plan is in place.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-179 be approved if the FMPC/BOMA determines that the continuation of vested rights is in the best interest of the community.


EXHIBIT A
RESOLUTION 2021-179
AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
Waterbury Cir
Allenhurst Cir
Cool Springs Blvd
Access
King Arthur Cir
Keswick Grove Ln
Alley
Pebble Springs Dr
Eden Park Dr
Alley
Frenchtown Ln
Alley
Trenton Ln
Burnside Dr
Alley
Alley
Ryder St
Site
Highbury Rise
E McEwen Dr
E McEwen Dr
Garden Club Ct
Snapdragon Ct
Firth Ct
Towne Park Ln
Little Ct
Coral Bell Ln
Violet Dr
Daylily Dr
Project Information
Vested Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: MIXED USE
Vested Overlays: SWCO-1
Site Acreage: 58.58 acres
Proposed Stories: 4 stories
Proposed Square Footage: 420,875 SF
Proposed Dwelling Units: 614 units
Site
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500 750 1,000 1,250 1,500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-179

A RESOLUTION AMENDING THE AVALON SQUARE PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED AT THE INTERSECTION OF COOL SPRINGS BOULEVARD AND EAST MCEWEN DRIVE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2018-16; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2018-105; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Avalon Square PUD vesting period began on March 12, 2019, is set to expire on March 12, 2022, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

WHEREAS, *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance §§ 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the first vesting milestone for three years, or until March 12, 2025 to obtained approval of a final development plan, secured any permits, or commenced site preparation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
061---00202	36.125
061---00215	8.422
061---00208	6.586
061---00216	7.448
Total	58.58

SECTION II. That the attached Location Map (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Avalon Square PUD Subdivision, as outlined below and through Exhibit B, are as follows:

Entitlements	Avalon Square PUD
Base Zone District	Specific Development Variety
Character Area Overlay	SWCO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	614
Number of Nonresidential Square Footage	420,875
Number of Hotel Rooms	0
Open Space Requirements	2.84 Acres
Number of Phases in Development	10

SECTION IV: That the following Modification of Development Standards (MOS) was requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Retaining Wall Height Approved: __x___ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "A" Two walls for a max of 18 feet grade change Request to _____. *Staff recommended* _____.

MOS 2: Retaining Wall Height Approved: __x___ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "B" Two walls for a max of 17 feet grade change Request to **Approve**. *Staff recommended* ***Approval***
MOS 3: Retaining Wall Height Approved: _____ Denied: __x___	COF ZO 5.6.4(2)(a) Height- Location "C" One wall of 18 feet. Request to **Approve** *Staff recommended* ***Denial***
MOS 4: Retaining Wall Height Approved: __x___ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "D" Two walls for a max of 17 feet grade change Request to **Approve** *Staff recommended* ***Approval***
MOS 5: Retaining Wall Height Approved: __x___ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "E" Two walls for a max of 17 feet grade change Request to **Approve** *Staff recommended* ***Approval***
MOS 6: Retaining Wall Height Approved: __x___ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "F" Two walls for a max of 24 feet grade change Request to **Approve** *Staff recommended* ***Approval***
MOS 7: Retaining Wall Material Approved: __x___ Denied: _____ Approved, with conditions (see exhibit attached)	COF ZO 5.6.9(2) Material – Pre-split rock retaining walls in all locations Request to **Approve** Staff recommended ***Denial***

SECTION V. That the original vesting period was initiated on March 12, 2019 and was set to expire on March 12, 2022. The initial vesting period is extended for three years until March 12, 2025. The amended development plan will now have until March 12, 2025 to obtain approval of a final development plan, secure any permits, and commence site preparation.

SECTION VI. That should the development plan obtained approval of a final development plan, secured any permits, or commenced site preparation within the extended timeframe listed in Section IV, the amended development plan will be granted two years from the extended date listed in Section IV to secure any necessary permits and commence construction.

SECTION VII. That the total vesting period of fifteen (15) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed fifteen (15) years from the date of the original approval of the preliminary development plan (March 12, 2019) and shall remain at March 12, 2034.

SECTION VIII. That the original Development Plan, the exhibits accompanying the original Development Plan, and all conditions and restrictions placed upon the original Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION IX. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

BY:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

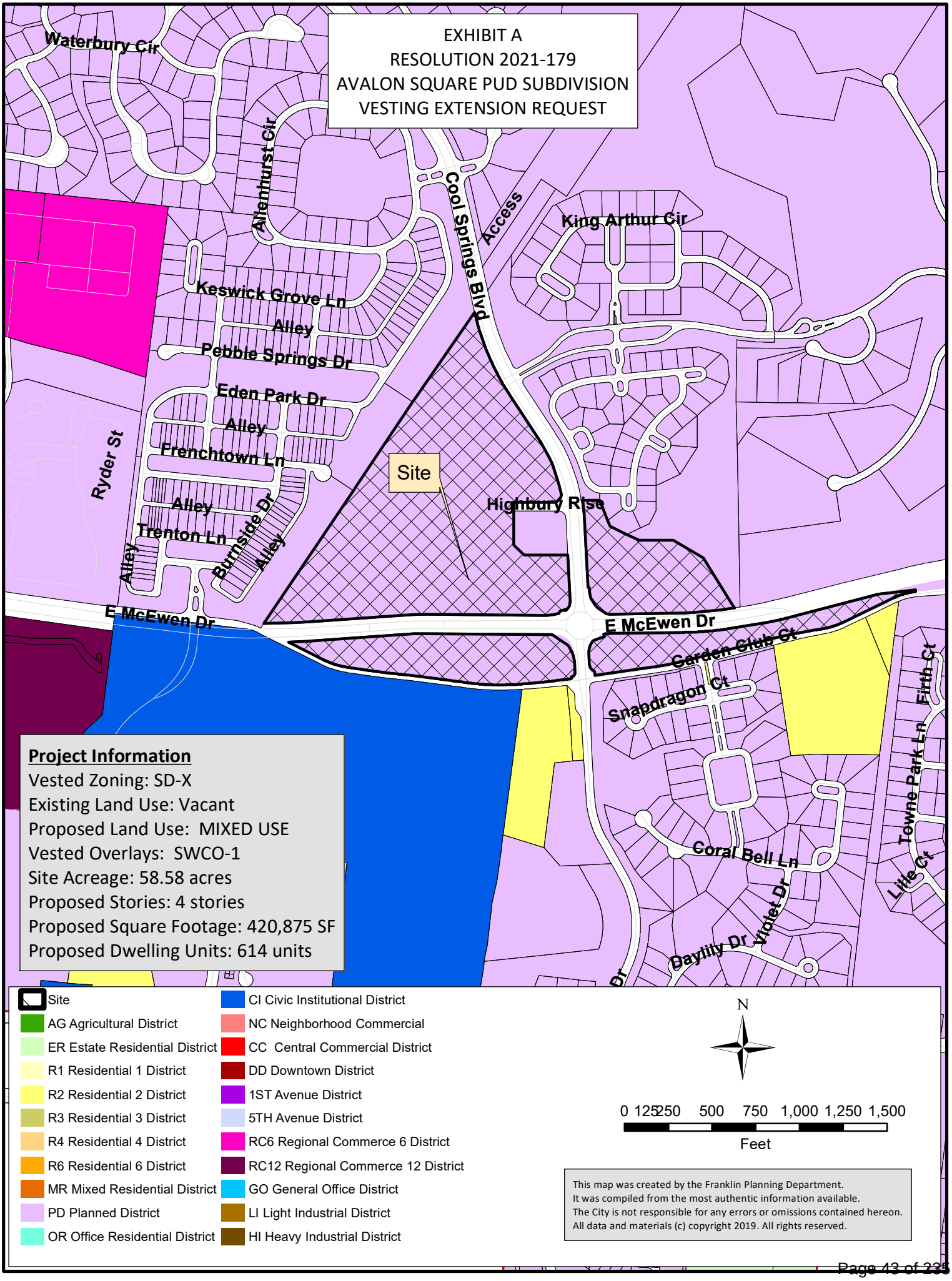
BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


EXHIBIT A
RESOLUTION 2021-179
AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
Waterbury Cir
Allenhurst Cir
Cool Springs Blvd
Access
King Arthur Cir
Keswick Grove Ln
Alley
Pebble Springs Dr
Eden Park Dr
Alley
Frenchtown Ln
Alley
Trenton Ln
Burnside Dr
Alley
Alley
Ryder St
Site
Highbury Rise
E McEwen Dr
E McEwen Dr
Garden Club Ct
Snapdragon Ct
Firth Ct
Towne Park Ln
Coral Bell Ln
Violet Dr
Daylily Dr
Lille Ct
Project Information
Vested Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: MIXED USE
Vested Overlays: SWCO-1
Site Acreage: 58.58 acres
Proposed Stories: 4 stories
Proposed Square Footage: 420,875 SF
Proposed Dwelling Units: 614 units
Site
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500 750 1,000 1,250 1,500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF PROJ. NO.: 6790
CATALYST PROJECT NO. 20171000
MARCH 8, 2018; AUGUST 13, 2018; NOVEMBER 12, 2018; DECEMBER 06, 2018

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	--
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5' REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES

LANDSCAPE SURFACE AREA

BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC.; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE

OPEN SPACE AREA

REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF

PARKING SUMMARY

SUMMARY (NW CORNER)

RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP

SUMMARY (SW CORNER)

RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp

SUMMARY (SE CORNER)

RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp

SUMMARY (NE CORNER)

RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES

OVERALL DENSITY: UNITS / AC
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC 17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC
SW SECTION: COMMERCIAL 8.422 AC
SE SECTION: COMMERCIAL 6.586 AC

NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF

TOTAL ACREAGE BY USE, ENTIRE SITE:

MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC

TOTAL ACREAGE BY USE, PER SECTION:

NW SECTION: (122 TOWNHOMES):	16.252 AC
MIXED USED:	19.873 AC
(492 MF APARTMENTS & 306,140 SF COMMERCIAL)	
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
ACREAGE BY USE, PER SECTION:	N/A

OWNER	AVALON SQUARED LLC & PARKES FAMILY LP C/O PARKES DEVELOPMENT GROUP LLC
ADDRESS:	105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F, DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

NOTES:

IN-LIEU FEE REQUEST:
THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS THAT CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF LAND DEDICATION OR FEES IN LIEU OF.

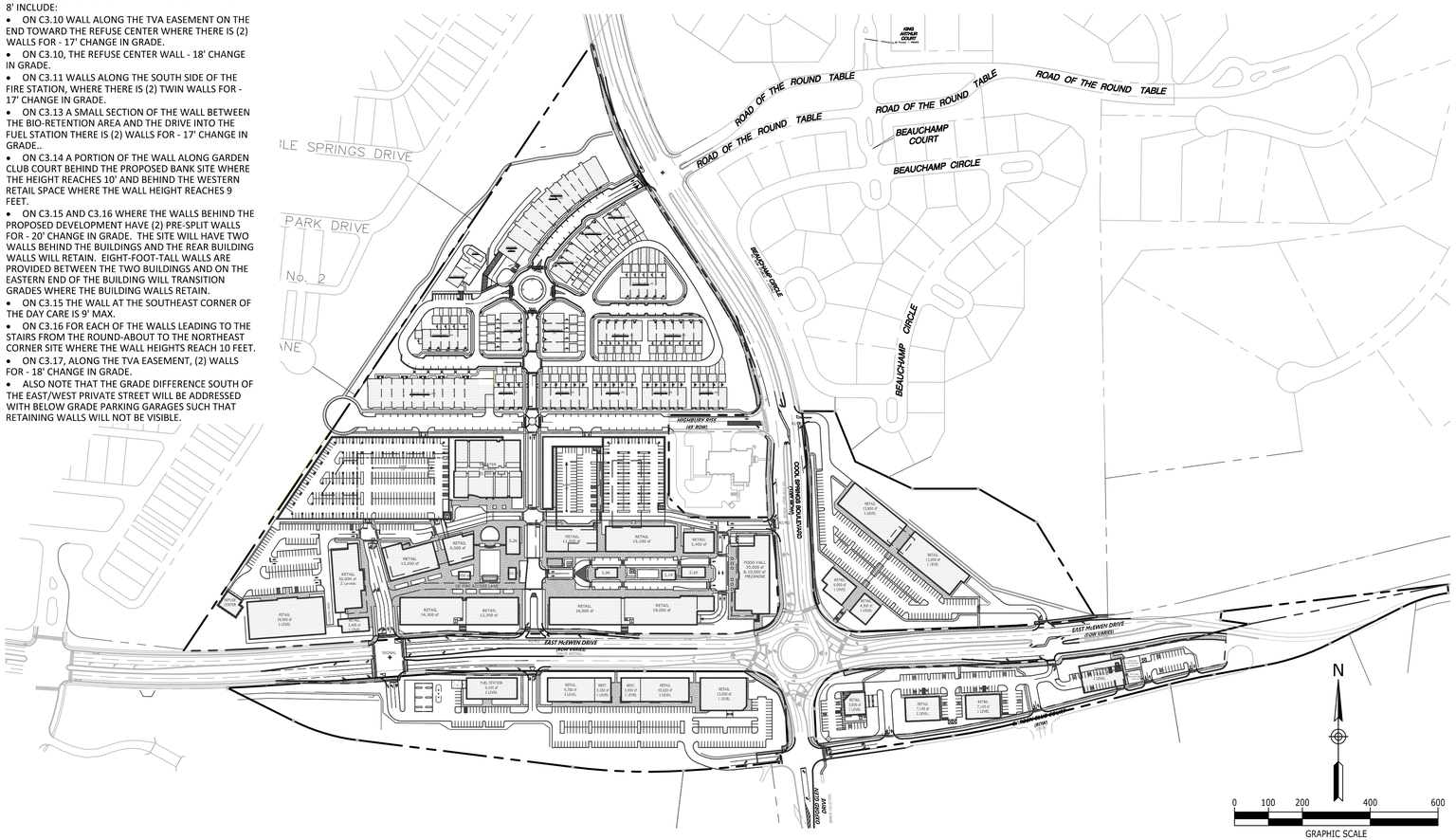
ROAD IMPACT FEE OFFSETS:
APPLICANT RESPECTFULLY REQUESTS ROAD IMPACT FEE OFFSETS FOR THE FOLLOWING ARTERIAL ROAD IMPROVEMENTS AS SHOWN ON THE OVERALL DEVELOPMENT PLAN INITIAL SUBMITTAL;

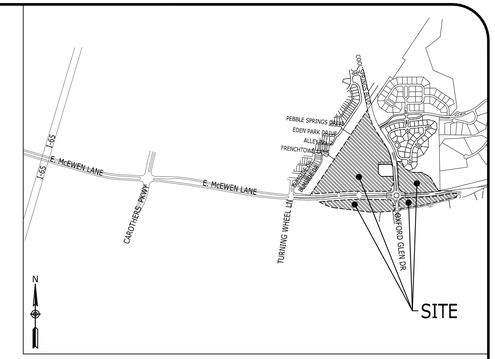
1) TRAFFIC SIGNAL TO BE INSTALLED ON COOL SPRINGS BOULEVARD AT ROAD OF THE ROUNDTABLE.
2) TRAFFIC SIGNAL TO BE INSTALLED ON EAST MCEWEN DRIVE AT THE MAIN ENTRANCE TO AVALON FRANKLIN.
3) 4 DECELERATION LANES TO BE CONSTRUCTED ON COOL SPRINGS BOULEVARD.
4) 6 DECELERATION LANES TO BE CONSTRUCTED ON EAST MCEWEN DRIVE.
5) MEDIAN CLOSURE ON EAST MCEWEN DRIVE

MODIFICATION OF STANDARDS REQUESTED FOR WALL HEIGHTS OVER EIGHT FEET IN HEIGHT.

MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE.
- ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE..
- ON C3.14 A PORTION OF THE WALL ALONG GARDEN CLUB COURT BEHIND THE PROPOSED BANK SITE WHERE THE HEIGHT REACHES 10' AND BEHIND THE WESTERN RETAIL SPACE WHERE THE WALL HEIGHT REACHES 9 FEET.
- ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) PRE-SPLIT WALLS FOR - 20' CHANGE IN GRADE. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN. EIGHT-FOOT-TALL WALLS ARE PROVIDED BETWEEN THE TWO BUILDINGS AND ON THE EASTERN END OF THE BUILDING WILL TRANSITION GRADES WHERE THE BUILDING WALLS RETAIN.
- ON C3.15 THE WALL AT THE SOUTHEAST CORNER OF THE DAY CARE IS 9' MAX.
- ON C3.16 FOR EACH OF THE WALLS LEADING TO THE STAIRS FROM THE ROUND-ABOUT TO THE NORTHEAST CORNER SITE WHERE THE WALL HEIGHTS REACH 10 FEET.
- ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR - 18' CHANGE IN GRADE.
- ALSO NOTE THAT THE GRADE DIFFERENCE SOUTH OF THE EAST/WEST PRIVATE STREET WILL BE ADDRESSED WITH BELOW GRADE PARKING GARAGES SUCH THAT RETAINING WALLS WILL NOT BE VISIBLE.





VICINITY MAP
NOT TO SCALE

NOTES:

ALREADY APPROVED UNITS (EXEMPT FROM THE FEES)	172 UNITS
NEWLY SUBMITTED UNITS	
Multi-Family	492 UNITS
TOWNHOMES	122 UNITS
	614 TOTAL UNITS

FEES:
(35 UNITS X 1200 SF) = 42,000 SF +
(407 UNITS X 600 SF) = 244,200 SF = 286,200
286,200 X $6.22 = $1,780,164

PERCENTAGE TREE COVER

LOT 1 45%	**(393,445 SF / 865,707 SF)**
LOT 3 67%	**(217,230 SF / 324,425 SF)**
LOT 6 59%	**(170,360 SF / 286,891 SF)**

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.01	PRE-DEVELOPED STORMWATER PLAN
C1.1	EXISTING CONDITIONS WITH AERIAL PHOTO
C2.0	OVERALL DEVELOPMENT PLAN
C2.01	OVERALL PHASING PLAN
C2.10	DETAILED SITE PLAN
C2.11	DETAILED SITE PLAN
C2.12	DETAILED SITE PLAN
C2.13	DETAILED SITE PLAN
C2.14	DETAILED SITE PLAN
C2.15	DETAILED SITE PLAN
C2.16	DETAILED SITE PLAN
C2.17	DETAILED SITE PLAN
C2.18	DETAILED SITE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.01	STORMWATER MANAGEMENT PLAN
C3.10	DETAILED GRADING AND DRAINAGE
C3.11	DETAILED GRADING AND DRAINAGE
C3.12	DETAILED GRADING AND DRAINAGE
C3.13	DETAILED GRADING AND DRAINAGE
C3.14	DETAILED GRADING AND DRAINAGE
C3.15	DETAILED GRADING AND DRAINAGE
C3.16	DETAILED GRADING AND DRAINAGE
C3.17	DETAILED GRADING AND DRAINAGE
C3.18	DETAILED GRADING AND DRAINAGE
C4.0	OVERALL R.O.W. AND ACCESS PLAN
C4.10	DETAILED R.O.W. AND ACCESS PLAN
C4.11	DETAILED R.O.W. AND ACCESS PLAN
C4.12	DETAILED R.O.W. AND ACCESS PLAN
C4.13	DETAILED R.O.W. AND ACCESS PLAN
C4.14	DETAILED R.O.W. AND ACCESS PLAN
C4.15	DETAILED R.O.W. AND ACCESS PLAN
C4.16	DETAILED R.O.W. AND ACCESS PLAN
C4.17	DETAILED R.O.W. AND ACCESS PLAN
C4.18	DETAILED R.O.W. AND ACCESS PLAN
C5.0	OVERALL SITE UTILITY PLAN
C5.10	DETAILED SITE UTILITIES
C5.11	DETAILED SITE UTILITIES
C5.12	DETAILED SITE UTILITIES
C5.13	DETAILED SITE UTILITIES
C5.14	DETAILED SITE UTILITIES
C5.15	DETAILED SITE UTILITIES
C5.16	DETAILED SITE UTILITIES
C5.17	DETAILED SITE UTILITIES
C5.18	DETAILED SITE UTILITIES
C5.19	OVERALL WATER PLAN
1 of 2	SITE LIGHTING
2 of 2	SITE LIGHTING

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

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.

ARCHITECT
WAKEFIELD BEASLEY ASSOCIATES
5200 AVALON BOULEVARD
ALPHARETTA, GA 30009
770.209.9393

PREPARED FOR
PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

DONALD P. PIERCY JR. — REGISTERED LANDSCAPE ARCHITECT — NO. 002239 — STATE OF TENNESSEE

PROJECT OWNERS OF MORE THAN 5%

Joe L. Parkes, Jr.
105 Reynolds Drive
Franklin, TN 37064

Gary W. Parkes 105 Reynolds Drive
Franklin, TN 37064

David M. Parkes 105 Reynolds Drive
Franklin, TN 37064

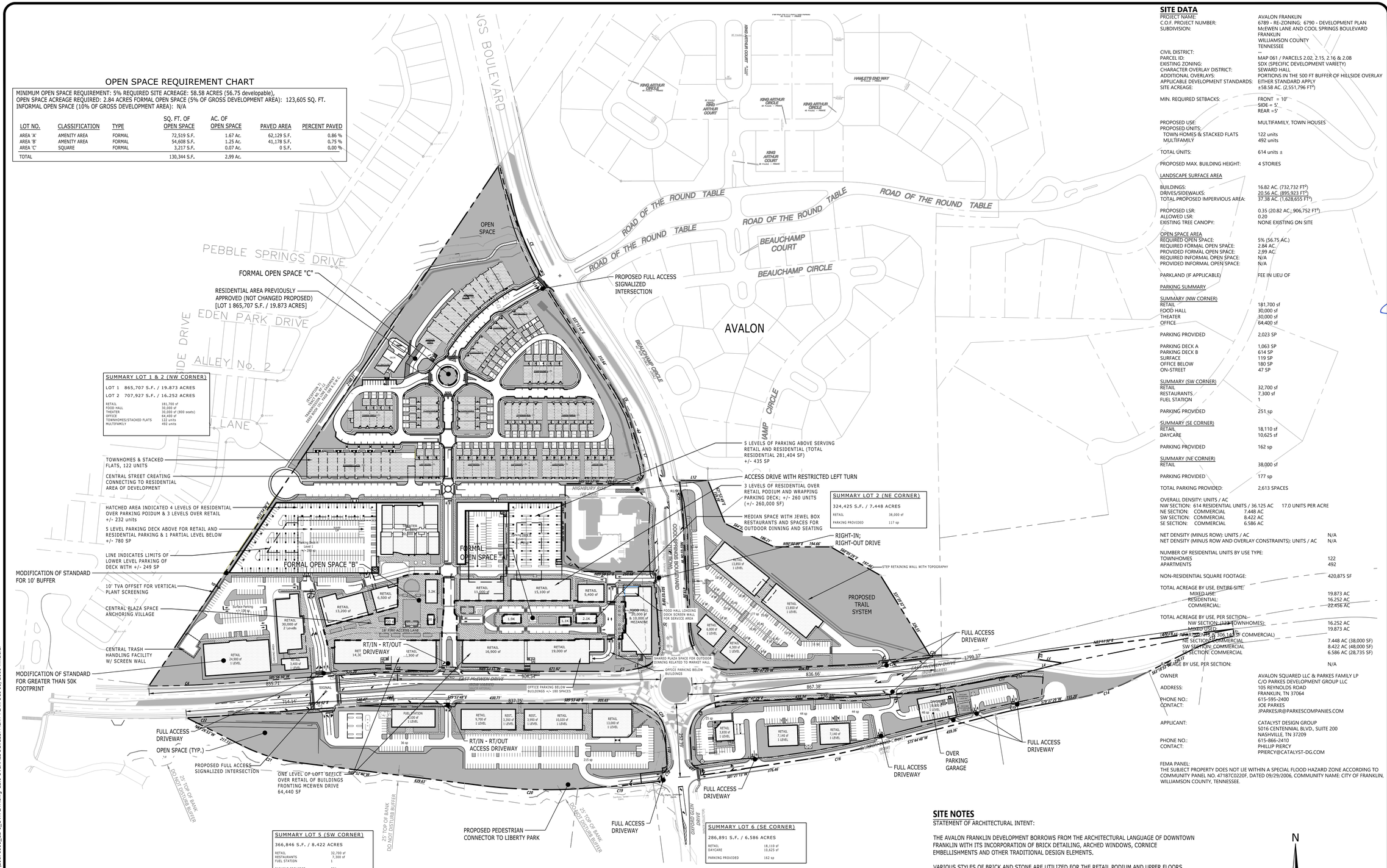
Tom Loventhal
998 Dickinson Lane
Franklin, Tn. 37069

Mary L. Jones 4434 Tyne Blvd
Nashville, TN 37215

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED SITE ACREAGE: 58.58 ACRES (56.75 developable),
OPEN SPACE ACREAGE REQUIRED: 2.84 ACRES FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 123,605 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	72,519 S.F.	1.67 Ac.	62,129 S.F.	0.86 %
AREA 'B'	AMENITY AREA	FORMAL	54,608 S.F.	1.25 Ac.	41,178 S.F.	0.75 %
AREA 'C'	SQUARE	FORMAL	3,217 S.F.	0.07 Ac.	0 S.F.	0.00 %
TOTAL			130,344 S.F.	2.99 Ac.		



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

ADDITIONAL SITE NOTES

TRAFFIC STATEMENT OF IMPACT:
THE AVALON DEVELOPMENT WHEN BUILT OUT IS EXPECTED TO GENERATE 15,754 DAILY TRIPS (TRAFFIC IMPACT STUDY - FISCHBACH TRAFFIC GROUP, NOVEMBER 2018 DERIVED FROM TRIP GENERATION, NINTH EDITION). THIS ANALYSIS SUGGESTS THE DEVELOPMENT WILL GENERATE 499 ENTERING AND 474 EXITING PEAK AM HOUR TRIPS, WHILE THE PEAK PM HOURLY TRIPS ARE 705 ENTERING AND 626 EXITING. SEE FIGURES 6A, 7A, 7B, 7C, 7D & 7E OF THE PREVIOUSLY SUBMITTED AND ABOVE REFERENCED TRAFFIC IMPACT STUDY FOR DEPICTIVE IMPACTS TO THE NEARBY STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.

SITE NOTES

STATEMENT OF ARCHITECTURAL INTENT:

THE AVALON FRANKLIN DEVELOPMENT BORROWS FROM THE ARCHITECTURAL LANGUAGE OF DOWNTOWN FRANKLIN WITH ITS INCORPORATION OF BRICK DETAILING, ARCHED WINDOWS, CORNICE EMBELLISHMENTS AND OTHER TRADITIONAL DESIGN ELEMENTS.

VARIOUS STYLES OF BRICK AND STONE ARE UTILIZED FOR THE RETAIL PODIUM AND UPPER FLOORS. LARGE OPENINGS OF STOREFRONT AT THE PUBLIC STREET LEVEL MAINTAINS TRANSPARENCY AND OPENNESS.

SIMPLE, MUTED MATERIAL PALETTES WHICH ARE COMPLEMENTARY TO THE ADJACENT FIRE HALL ARE BEING USED FOR THE EXTERIOR MATERIALS.

BUILDING FACADES WORK WITH THE SITE TOPOGRAPHY BY UTILIZING VEGETATION PLANTERS, LIVING WALLS, AND SEATING IN COMBINATION WITH STREET-LEVEL OPENINGS TO HELP TO MAINTAIN THE PEDESTRIAN ARCHITECTURAL SCALE.

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING; 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	---
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5'. REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
LANDSCAPE SURFACE AREA	
BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE
OPEN SPACE AREA	
REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF
PARKING SUMMARY	
SUMMARY (NW CORNER)	
RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP
SUMMARY (SW CORNER)	
RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp
SUMMARY (SE CORNER)	
RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp
SUMMARY (NE CORNER)	
RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES
OVERALL DENSITY: UNITS / AC	
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC	17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC	
SW SECTION: COMMERCIAL 8.422 AC	
SE SECTION: COMMERCIAL 6.586 AC	
NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF
TOTAL ACREAGE BY USE, ENTIRE SITE:	
MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC
TOTAL ACREAGE BY USE, PER SECTION:	
NW SECTION (122 TOWNHOMES):	16.252 AC
MIXED USE:	19.873 AC
APARTMENTS & 306,140 SF COMMERCIAL)	
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
TOTAL ACREAGE BY USE, PER SECTION:	N/A
OWNER	AVALON SQUARED LLC & PARKES FAMILY LP C/O PARKES DEVELOPMENT GROUP LLC
ADDRESS:	105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F, DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Catalyst DESIGN GROUP
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105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCY — REGISTERED LANDSCAPE ARCHITECT — No. 002735 — STATE OF TENNESSEE

NO.	DESCRIPTION	DATE
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.0

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

N

0 75 150 300 450
GRAPHIC SCALE

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PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.

RESIDENTIAL AREA PREVIOUSLY APPROVED (NOT CHANGED PROPOSED) [LOT 1 865,707 S.F. / 19.873 ACRES]

TOWNHOMES & STACKED FLATS, 122 UNITS

HATCHED AREA INDICATED 4 LEVELS OF RESIDENTIAL OVER PARKING POIDUM & 3 LEVELS OVER RETAIL +/- 220 units

5 LEVEL PARKING DECK ABOVE FOR RETAIL AND RESIDENTIAL PARKING & 1 PARTIAL LEVEL BELOW +/- 1,103 SP

5 LEVELS OF PARKING ABOVE SERVING RETAIL AND RESIDENTIAL (TOTAL RESIDENTIAL 281,404 SF) +/- 435 SP

4 LEVELS OF RESIDENTIAL OVER RETAIL PODIUM AND WRAPPING PARKING DECK; +/- 260 UNITS

MEDIAN SPACE WITH JEWEL BOX RESTAURANTS AND SPACES FOR OUTDOOR DINNING AND SEATING

ONE LEVEL OF 40FT OFFICE OVER RETAIL OF BUILDINGS FRONTING MCEWEN DRIVE 62,600 SF

NOTE: THE PHASING IS SHOWN TO REFLECT BUILDING PADS. INFRASTRUCTURE WILL BE INSTALLED AS NECESSARY TO SERVE THE PHASING OF THE PADS.

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

0 75 150 300 450
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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PARKES DEVELOPMENT GROUP, LLC.
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615.595.2400

DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

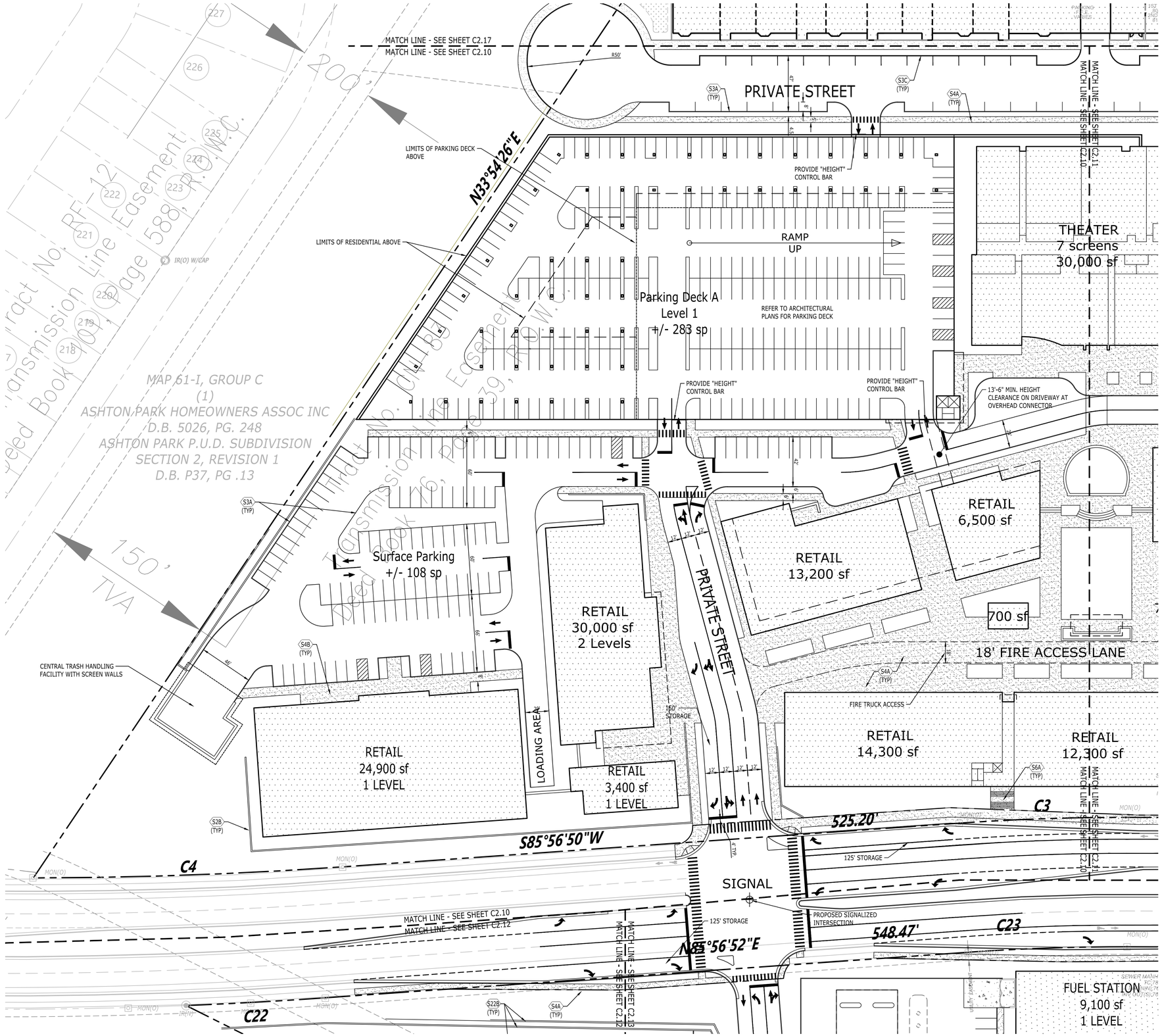
NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	03.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.01

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SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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DONALD P. PIERCE
REGISTERED
LANDSCAPE
ARCHITECT
No. 002235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

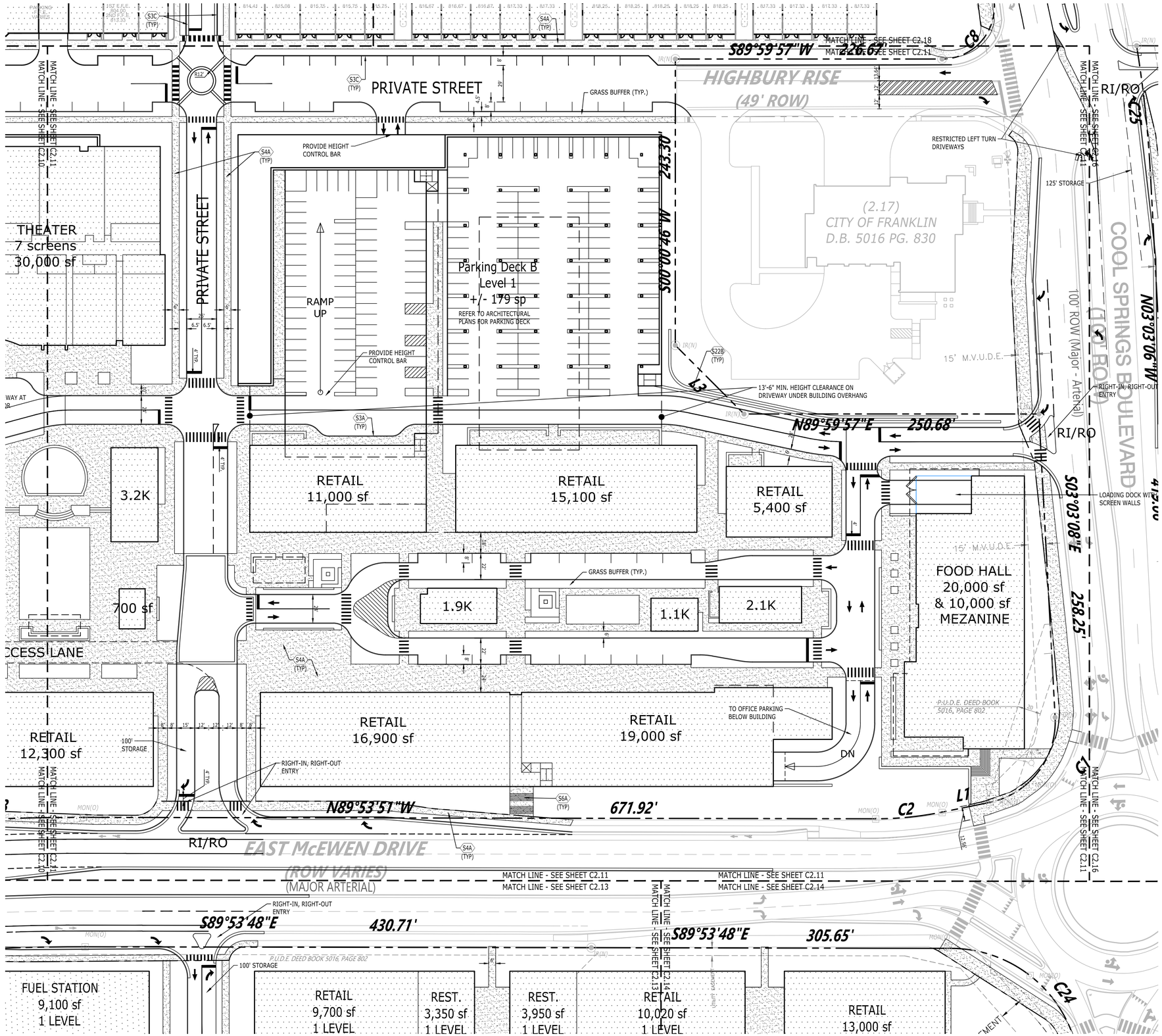
NO.	DATE	DESCRIPTION
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	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.10

P:\20172017000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.10 DETAILED SITE PLAN Dec 06, 2018 mheisler



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
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S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

GRAPHIC SCALE 0 20 40 80 120

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 102235

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

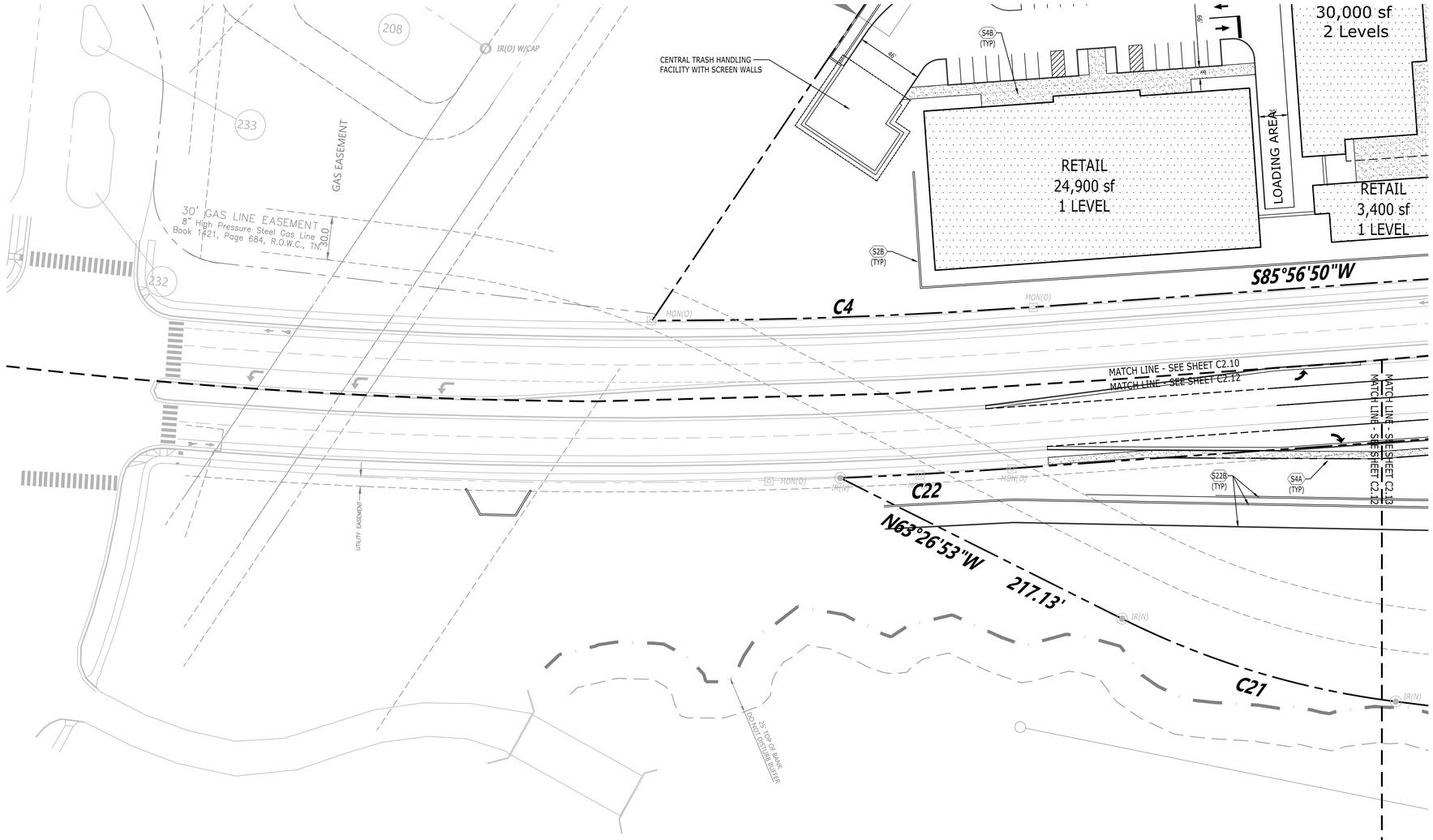
NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	12.06.2018
	DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	03.08.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.11

SITE PLAN Dec 06, 2018 mheisler
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SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
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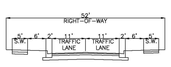
PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

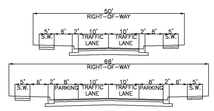
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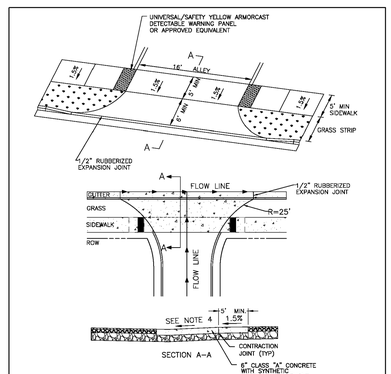
N.T.S.

2-LANE INTERMEDIATE AND LOW VOLUME STREET (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
COF TS-12 (DWG NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



N.T.S.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TYPICAL STREET SECTIONS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TND-1 (DWG NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



GENERAL NOTES:
1) ALLEY RADIUS 10FT (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
2) NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 8.3% (12:1) IN THE DIRECTION OF TRAVEL
3) SEE PAVEMENT SECTION FOR TYPICAL ALLEY.
4) 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
5) DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
6) 6" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL ALLEY CONCRETE APRON)

N.T.S

CITY OF FRANKLIN ALLEY APPROACH APRON	CITY ENGINEER	7/1/2017 (DATE)
DWG. NO. SD-5 EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG.	7/1/2017 (DATE)

Catalyst DESIGN GROUP
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615.595.2400

DONALD P. PIERCE 102235 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

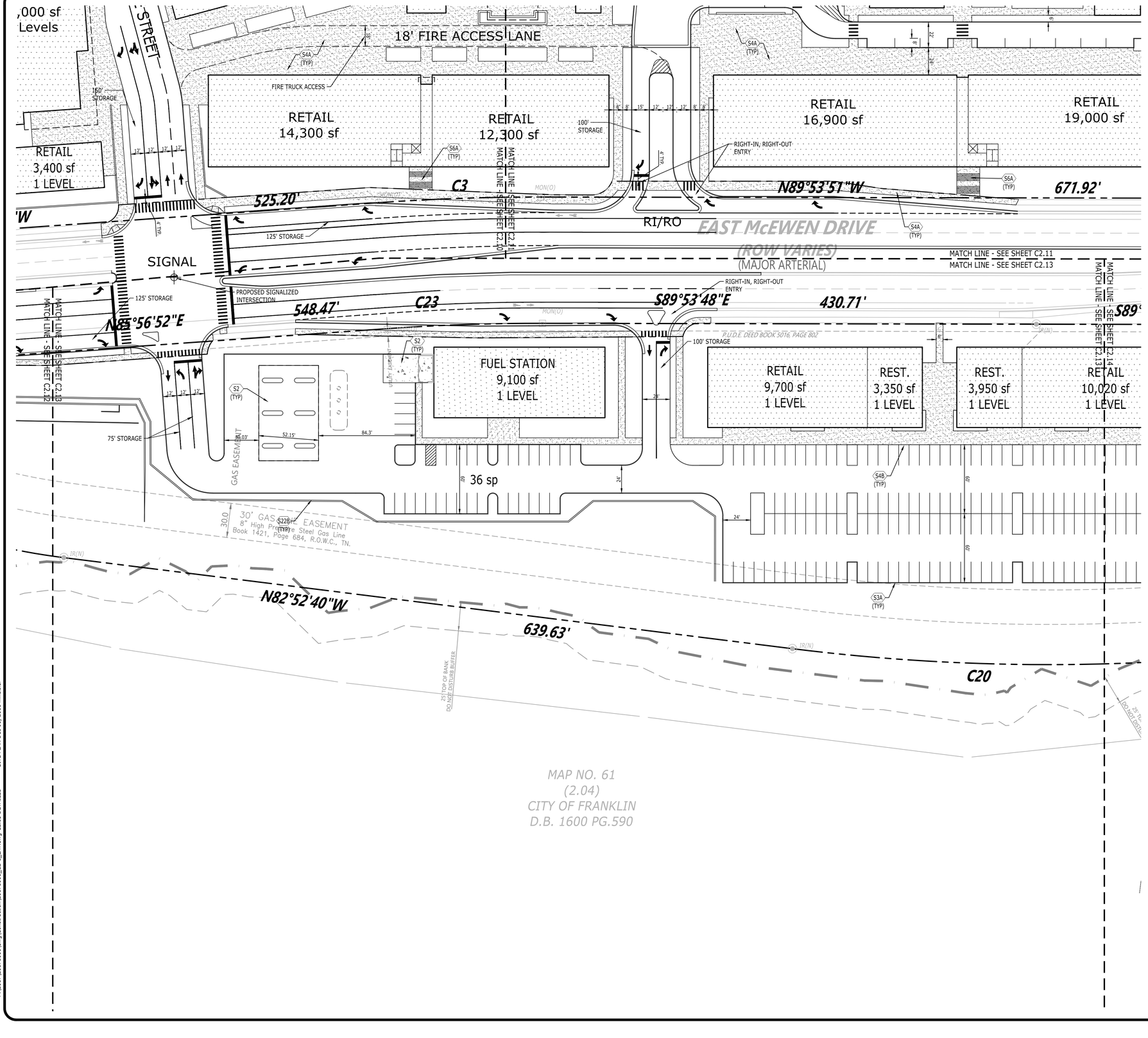
NO.	DATE	DESCRIPTION
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	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.12

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SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
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S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
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S10A	ACCESSIBLE RAMP	
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S12	CONCRETE WHEELSTOP	
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S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
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S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GRAPHIC SCALE

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DONALD P. PIERCE
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

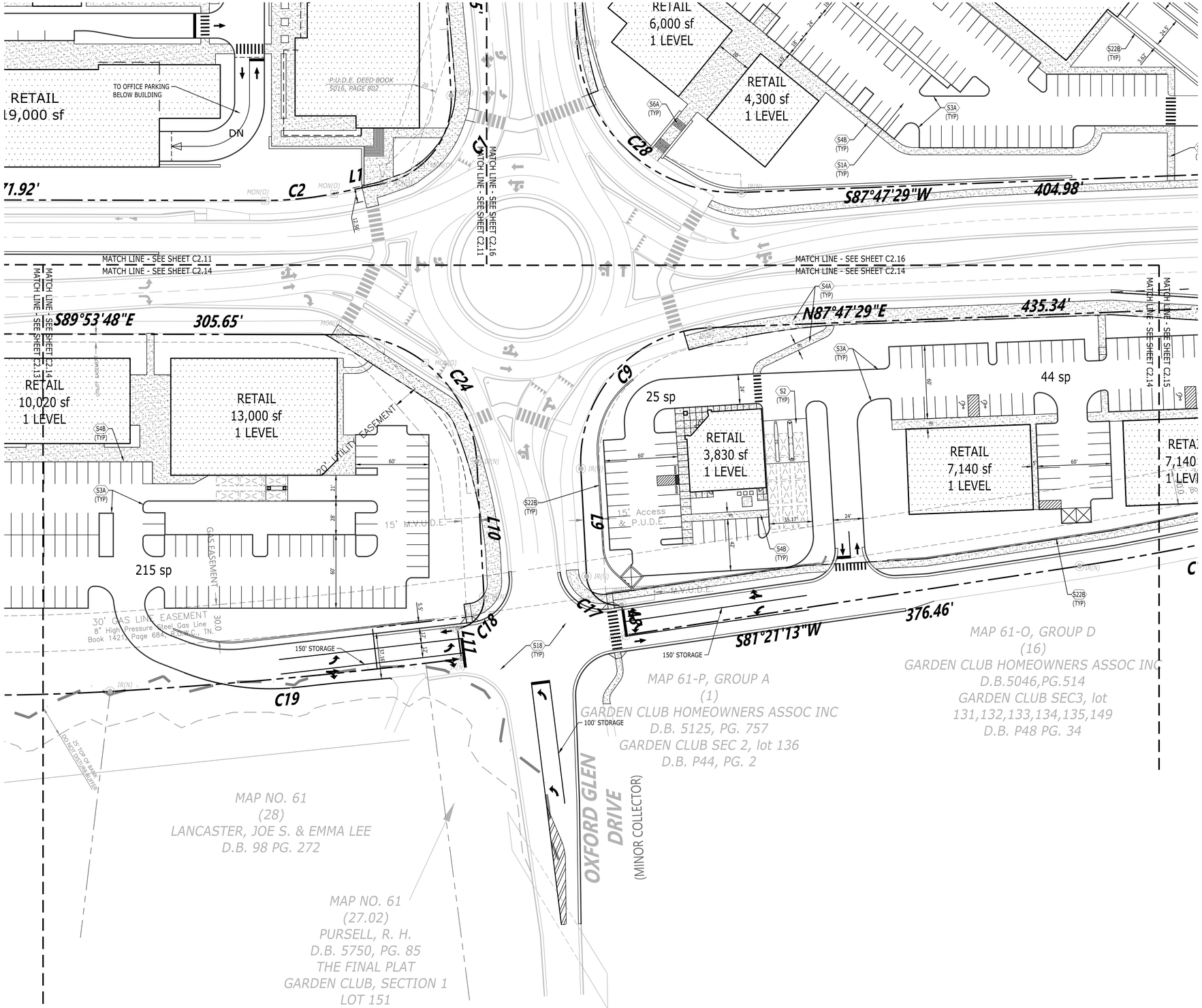
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	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.13

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SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
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PROPOSED FEATURES LEGEND

- BUILDING
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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GRAPHIC SCALE

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DONALD P. PIERCE
REGISTERED
LANDSCAPE ARCHITECT
No. 002235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

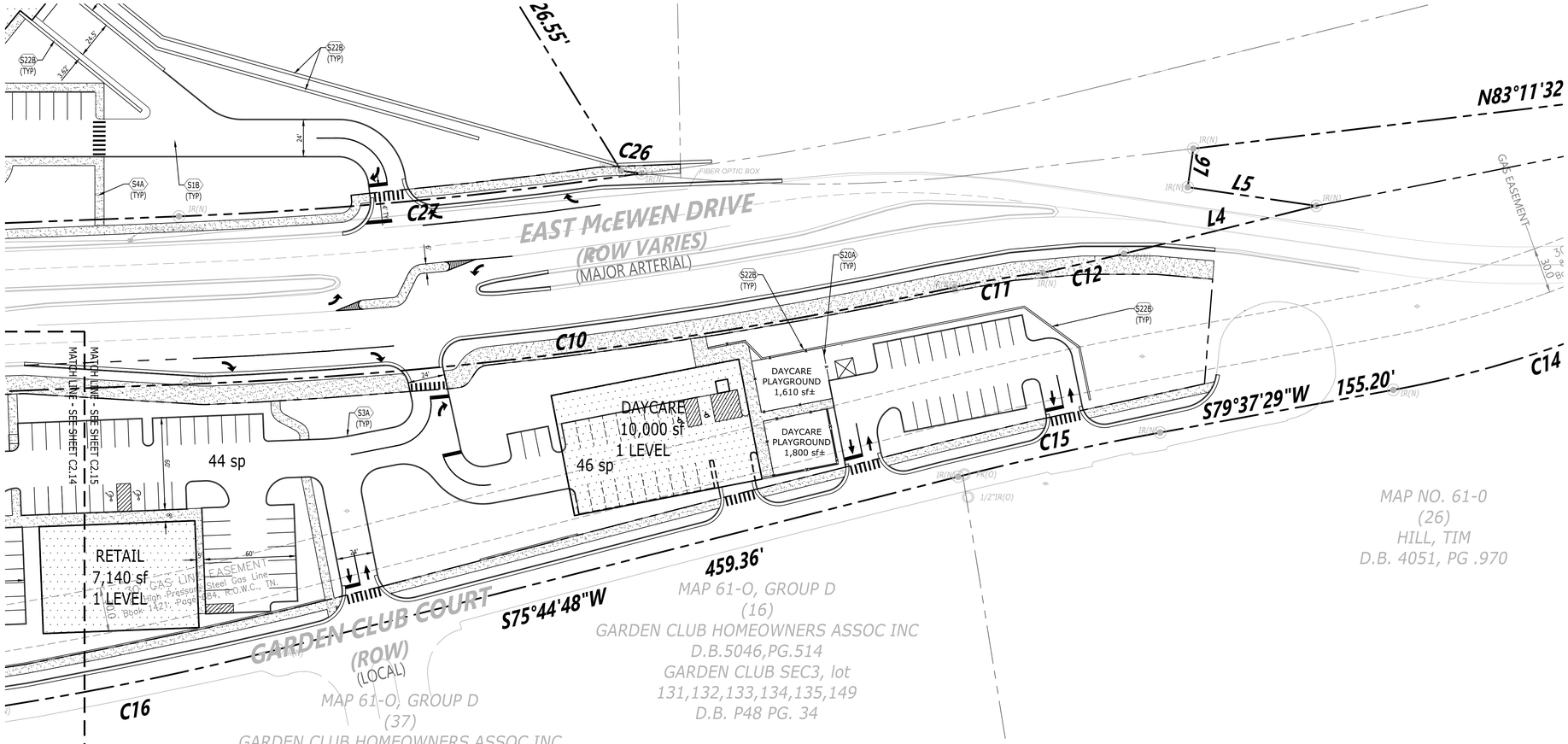
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	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED
SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
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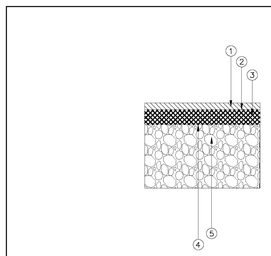


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S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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PROPOSED FEATURES LEGEND

BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
TACTILE WARNING
PAINTED STRIPE
CONCRETE CURB
CENTERLINE



PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30–0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8–12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

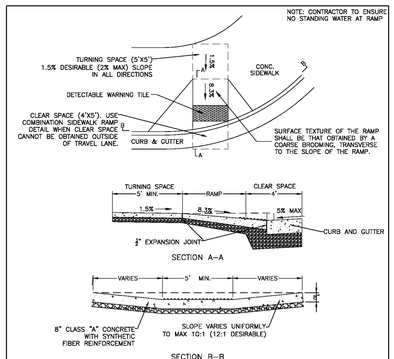
N.T.S

CITY OF FRANKLIN

LOCAL AND ALLEY PAVEMENT SECTION

DWG. NO. RD-3 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017



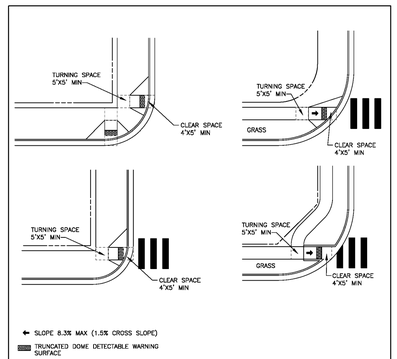
GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIGNER SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN

PERPENDICULAR CURB RAMP

DWG. NO. RP-11 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

CITY OF FRANKLIN

PERPENDICULAR RAMP LAYOUT

DWG. NO. RP-16 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GRAPHIC SCALE

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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — No. 022235 — STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

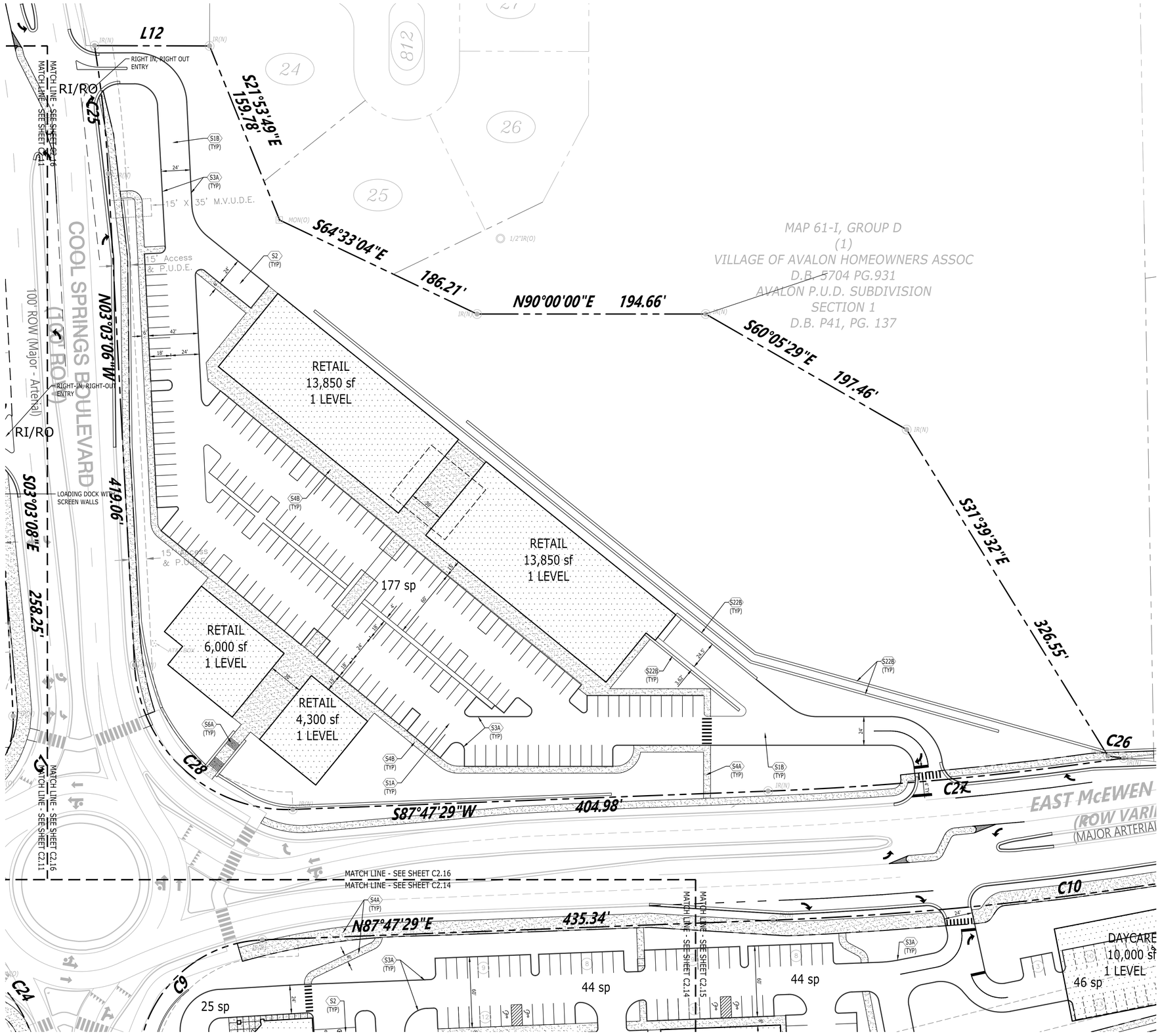
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DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.15

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SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCE
LICENSED LANDSCAPE ARCHITECT
No. 002235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

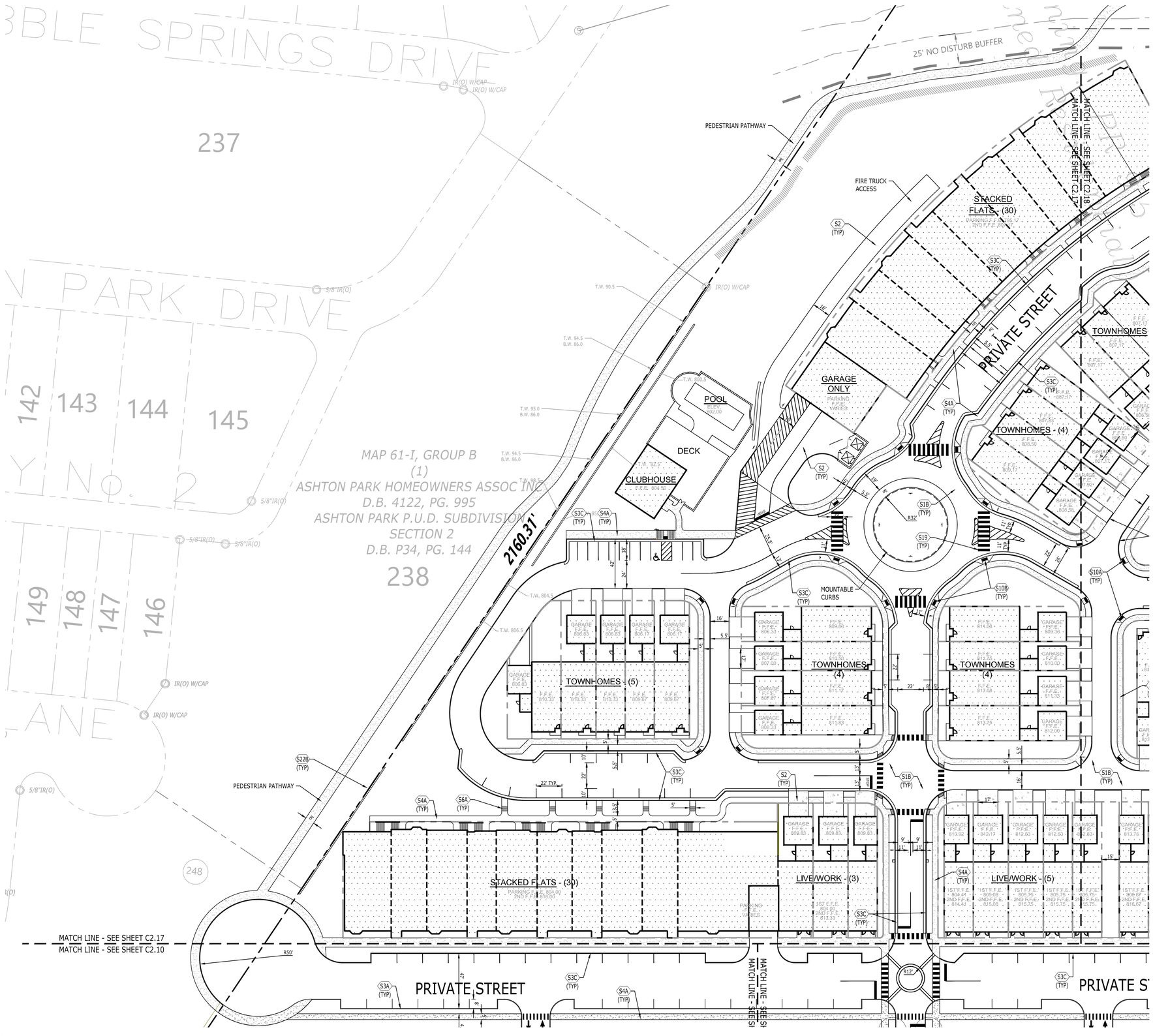
NO.	DESCRIPTION	DATE
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.16

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SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
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S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
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S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — NO. 022735 — STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

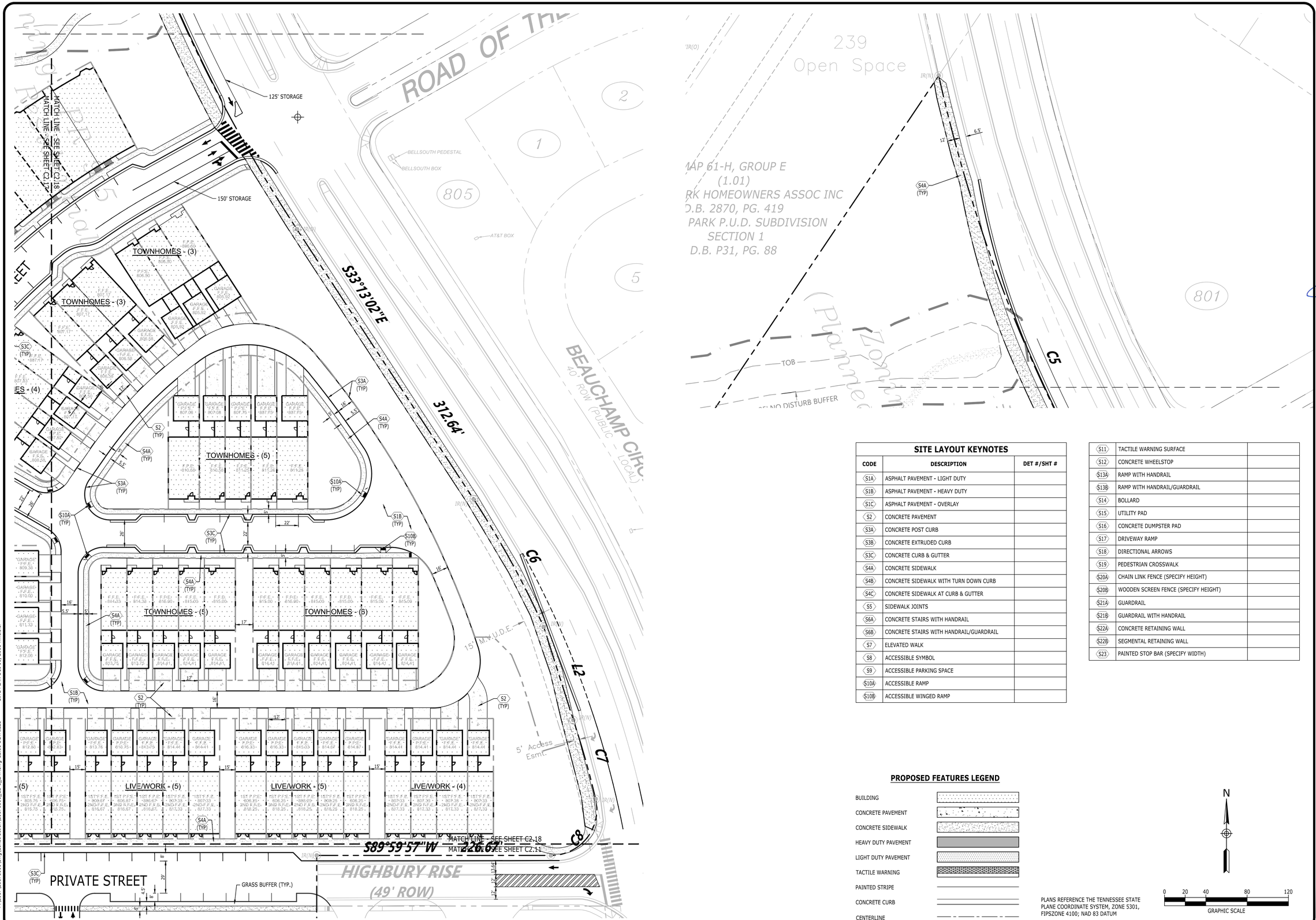
NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.17

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SITE LAYOUT KEYNOTES

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LICENSED PROFESSIONAL ENGINEER
No. 022735
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE,
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	02.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.18

SITE PLAN Dec 06, 2018 mheisler

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Resolution 2018-105: Avalon Square PUD Subdivision

From the 3/12/2018 BOMA meeting.

Modification of Standards #7- Retaining Wall Material

BOMA approved Condition of Approval:

Applicant shall, at site plan and before grading permit for this section, provide a planting schedule with more than two varieties of vine plants as listed below:

Common Name	
Crossvine	*Bignonia capreolata*
Trumpet creeper	*Campsis radicans*
Leatherflower	*Clematis versicolor*
Virgin's bower	*Clematis virginiana*
Coral honeysuckle	*Lonicera sempervirens*
Virginia creeper	*Parthenocissus quinquefolia*
Passion flower	*Passiflora incarnata*

Applicant shall ensure the plants selected will be sufficient to screen the wall in its entirety within 3 years. At least one of the varieties selected must have evergreen or semi-evergreen properties to the plant.

Parkes
Development
Group, LLC
A PARKES COMPANY

105 Reynolds Drive / Franklin, TN 37064-2926 / 615-595-2400 / www.parkescompanies.com

Joe L. Parkes, Jr.
(615) 595-2400

Ms. Amy Diaz-Barriga
City of Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37064
(615) 550-6732

Via: Email

amy.diaz-barriga@franklintn.gov

Re: Avalon Mixed Use
Development
Property Description

Dear Amy Diaz-Barriga, Emily Wright, Aldermen of the City of Franklin and Mayor Moore,

As you are aware, the captioned is a large-scale mixed-use project slated for development within the City of Franklin. Notwithstanding the rights conferred in previous approvals which predated vesting legislation enacted by the Tennessee legislature in 2015, Parkes Development Group, LLC, on behalf of Avalon Squared, LLC, ("Owner") respectfully requests an extension of the Vesting Rights for Avalon Franklin PUD as described below. The City of Franklin Board of Mayor and Aldermen originally rezoned this project from Neighborhood Residential and Estate Residential to Planned Commercial and Neighborhood Residential, and approved the Concept Plan for Avalon Square, Revision 1 on June 23, 2004. The current Avalon Franklin PUD plan was approved by the Board of Mayor and Aldermen on March 12, 2019, and per Tennessee Code Annotated 13-4-31, the vesting of the associated entitlements is set to expire on March 12, 2022. Parkes Development Group, LLC is requesting an extension of the 1st Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation within a period of three years.

Parkes Development Group, LLC is requesting an extension of the first vesting period to **March 12, 2025**, to meet the 1st milestone.

Our reasons for the extension request include:

1. Our Development Plan includes a 30,000 square foot, 7 screen theater, a 20,000 square foot Food Hall, and approximately 180,000 square feet of specialty retail. Due to the worldwide SARS-Cov-2 pandemic, development of these types of uses, and of most large retail centers ground to a halt across the United States, due to the uncertainty introduced by the effects of the pandemic. The International Council of Shopping Centers was just able to host its first major in-person meeting in almost two years, last week in Las Vegas. We attended that meeting and are proceeding forward with tenant leasing efforts as the market fears over the pandemic begin to subside.

2. As a part of a Site Plan submittal, Parkes Development Group has been working through design and approval with Atmos Energy for the resolution of relocation of a natural gas transmission main in a way that will be suitable for development of the portion of the project on the south side of McEwen. We have been working through the design and approval process with Atmos Energy towards a design that will be acceptable to all parties, but have not completed that resolution as of yet.

3. As a part of a Site Plan submittal, Parkes Development Group was requested to obtain approval from Tennessee Valley Authority (TVA) for installation of drainage facilities within their easement adjacent to Avalon. We are proceeding along the lines of this request; however, to date, we have yet to secure TVA's approval, if same is required pursuant to TVA's easement documentation.

Phillip Piercy of Catalyst Design Group is working on the civil design to move us into the COF Site Plan submittal and approval stage.

We appreciate your consideration of our request for extension.

Sincerely,

Thank you,

Parkes Development Group, LLC
A Parkes Company

Joe L. Parkes, Jr.
President
jparkesjr@parkescompanies.com

Cc: Gary Parkes – Parkes Development Group via email
Phillip Piercy – Catalyst Design Group via email

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: December 14, 2018

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

..title

Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive".

..body

Project Information

COF Project Number: **6790**
Applicant: **Philip Piercy, Catalyst Design Group**
Owner: **Joe Parkes, Parkes Development Group**

Background/Staff Comments

A concept plan for this site was approved via Ordinance 2004-61, with final approval occurring at the September 15, 2004 Board of Mayor and Alderman meeting. The original concept plan was approved for 172 attached residential units in the northwest quadrant and 341,850 square feet of commercial space across all four quadrants of this proposed development. This revision to the plan proposes 122 attached residential units in the northwest quadrant and 492 multifamily units interspersed the retail and commercial buildings in the southern half of the northwest quadrant, a difference of 442 dwelling units. A total of 420,875 square feet of commercial/retail/office space is proposed, a difference of 79,025 square feet from the original approved concept plan, with 306,100 square feet occurring in the mixed use portion of the northwest quadrant, separated from the existing single family residential neighborhoods.

Envision Franklin recommends a Neighborhood Mixed Use design concept for all four corners of the intersection of East McEwen Drive and Cool Springs Boulevard.

> "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the

street and connect these gathering places to the residential neighborhoods they support."

"Large developments should be master planned in order to achieve a cohesive design for the entire site. Building setbacks adjacent to streets should be minimal to create an active street environment with wide tree-lined sidewalks that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible.
Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Buildings, where feasible, should be sited or designed to create public spaces, such as a formal open space, pedestrian plaza, courtyard, outdoor seating area, etc., that are easily accessible from adjacent streets or sidewalks. New and infill development is encouraged to provide a variety of housing types and should be designed so that duplexes, single family dwellings, and townhouses are located on the periphery in order to transition to existing single-family neighborhoods."

This development meets the intent of Envision Franklin by including a mix of housing types including residential above retail, multifamily residential, and townhome residential units. The most intensive of these units are interspersed into a mix of neighborhood scale retail buildings and uses. The townhomes are clustered and placed closest to the existing residential neighborhoods of Ashton Park and Village at Avalon. Less intensive retail uses are placed on the south side of East McEwen Drive adjacent to the existing Garden Club Court neighborhood.

Building setbacks along the internal street network are minimal and setbacks along the existing exterior roadway network are compatible with the existing built environment. While specific architecture is not being approved with the development plan, the applicant and their architect have illustrated how the intended building forms provide the active streetscape environment along East McEwen Drive and Cool Springs Boulevard.

Modification of Standards Requests

MOS 1: Location "A":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',8') with a maximum total height of 18 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location.

Staff Recommends Approval of Modification of Standards #1.

MOS 2: Location "B":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum total height of 17 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location.

Staff Recommends Approval of Modification of Standards #2.

MOS 3: Location "C":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested one wall (18') integrated into the refuse center building with a maximum height of 18 feet. The structure will be highly visible from East McEwen Drive as there is no landscape buffer or buildings to be placed in front of this highly visible corner.

Staff Recommends Disapproval of Modification of Standards #3.

MOS 4: Location "D":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (9',8') with a maximum height of 17 total feet. The placement of the traffic signal and the minimum vehicle stacking required for that intersection necessitated the driveway length and size preventing the applicant from meeting the retaining wall height.

Staff Recommends Approval of Modification of Standards #4.

MOS 5: Location "E":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum height of 17 total feet. Maintaining the structural stability of the existing fire station lot and the required minimum roadway intersection spacing requirements on Cool Springs Boulevard condensed the land needed to comply with the Zoning Ordinance standard.

Staff Recommends Approval of Modification of Standards #5.

MOS 6: Location "F":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (12',8') with a maximum height of 20 total feet. The required minimum roadway intersection spacing requirements on Cool Springs Boulevard and East McEwen Drive necessitated a retaining wall to construct any driveway entrance into this quadrant of the development. The staff and applicant agree the retaining walls are a way to minimize the disturbance to the existing hill and the existing residential units in Avalon along Beauchamp Circle, Guinevere's Retreat Ct., and Countess Nicole Ct.

Staff Recommends Approval of Modification of Standards #6.

MOS 7: Wall Composition Material

City of Franklin Zoning Ordinance 5.6.9(2) specifies segmental retaining walls shall match one of the primary colors of the retaining wall. The applicant requests to use pre-split rock retaining walls in lieu of segmental block. Engineering staff has no objections over the long-term stability or drainage issues with the use of this material over segmental blocks. Planning staff does not have sufficient information on the appearance or aesthetic of these walls to recommend approval of this deviation from our current standards.

Staff Recommends Disapproval of Modification of Standards #7.

Staff's review and recommendation of the retaining wall modification requests have been influenced by the existence of a concept plan for this site that was approved long ago, prior to the presence of retaining wall height and material zoning standards. Staff considers this a special case.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Architecture is not approved at Development Plan stage but should stay consistent through site plan and permitting stage.

All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will be allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards.

The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

Recommendation

..recommendation

Recommend approval to the Board of Mayor and Aldermen.

..end

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

COF no: 6790

CONDITIONS OF APPROVAL:

Open Issues: 36 These issues are currently being filtered

Addressing

General Issues

182. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Applicant shall have all street names approved before site plan submittal. Submit to lori.jarosz@franklintn.gov

Engineering - PUD Plan Checklist

General Issues

40. F. Development Plan

jimmy.wiseman@franklintn.gov Improvements to the southern leg of the round-a-bout have been added to the scope of the City project. The development plan shall reflect the needed ROW of for these improvements.

85. F. Development Plan

jimmy.wiseman@franklintn.gov The applicant has requested the following improvements. Beside each improvement, a note has been added in this comment recognizing whether the request qualifies or is does not qualify for an offset agreement. All offset agreements must be approved by the Board of Mayor and Alderman in conjunction with the development plan. Estimates and itemized bid tabs shall be submitted to Engineering with the next submittal to proceed with the request.

1. Developer plans to appeal staff's decision that the traffic signal at Cool Springs Boulevard and Road of the Roundtable is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. Does Not Qualify (Not on the Signal Master Plan)

2. Developer plans to appeal staff's decision that the traffic signal on East McEwen Drive and the main entrance to Avalon Franklin is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. Does Not Qualify (Not on the Signal Master Plan)

3. Developer plans to appeal staff's decision that the 4 deceleration lanes to be constructed on Cool Springs Boulevard are not available for an offset agreement. 3 deceleration lanes are to be constructed. The 4th is already constructed at Cool Springs Boulevard and Highbury Rise (Provide 125 of storage per Traffic Impact Analysis). Please see the attached Decel Lane and Median Exhibit and the Decel Lanes Cool Springs Boulevard (Lanes #5, #6, and #9) itemized estimates. Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)

4. Developer plans to appeal staff's decision that the 6 deceleration lanes to be constructed on East McEwen Drive are not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and

	the Decel Lanes East McEwen (Lanes #1, #2, #3, #4, #7, & #8) itemized estimates. Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 5. Developer requests offsets for required turn lane and median modification on Cool Springs Boulevard. See attached Decel Lane and Median Exhibit and the Median Cool Springs Boulevard estimate (Median #10). Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 6. Median Closure on East McEwen Drive. Please see attached Exhibit and the Medians East McEwen Drive (Median #12) itemized estimate. Qualifies 7. Developer requests offsets for median modification on East McEwen Drive. See attached Decel Lane and Median Exhibit and the Medians East McEwen estimate (Median #13). Qualifies 8. Developer requests offsets for required turn lane. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 9. Developer requests offsets for median modification on Oxford Glen Drive. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). Qualifies City Staff will prepare a memo to the Board of Mayor and Alderman reflecting the applicant's request and Staff's position.
86. F. Development Plan	
jimmy.wiseman@franklintn.gov	**This is an advisory comment.** All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards. [Edited By Jimmy Wiseman]
89. ROW Dedication	

joe.marlo@franklintn.gov After further discussion with City of Franklin Engineering Staff, Applicant to revise drawings as follows:

1. Replace "*ROW Dedication*" labels on the drawings with "*Future ROW*"
2. Add the following note to the drawings:

"Future ROW shown on drawings shall be dedicated or reserved as follows:

1. *Future ROW required for the development of Avalon Square, along Garden Club Court, and improvements required by the Traffic Impact Study shall be dedicated to the City of Franklin at the time of construction of the improvements by final plat.*
2. *Future ROW required for City Capital Improvement Projects (East McEwen Drive Phase 4 Improvements and East McEwen Drive Roundabout) shall be reserved."*

96. Work within TVA Easement

joe.marlo@franklintn.gov *The following comment is a Reminder to COF Staff,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: With the Site Plan submittal, Applicant will be required to provide documentation from Ashton Park HOA and TVA showing they have no exceptions to the work proposed within their open space / easement.

112. F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

All streets, both public and private, shall be evaluated at the site plan stage against the City of Franklin Street Standards and the typical sections approved in this development plan. Dimensions shown on the horizontal plan view are considered conceptual in nature and are not to be considered approved. At the site plan stage, all streets not meeting City of Franklin dimensional standards shall require an exception to the Street Standards to be approved by the Engineering Department.
[Edited By Kevin Long]

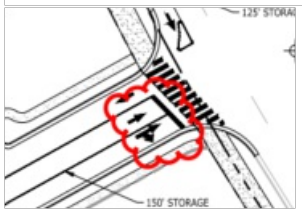
132. Traffic Impact Analysis

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant to modify the intersection of Cool Springs Boulevard and Road of the Round Table (C2.18) to incorporate the results of the TIA, including the following:

1. Correct lane markings, including left turn lane arrow. Stop bar to be perpendicular to curb/gutter.

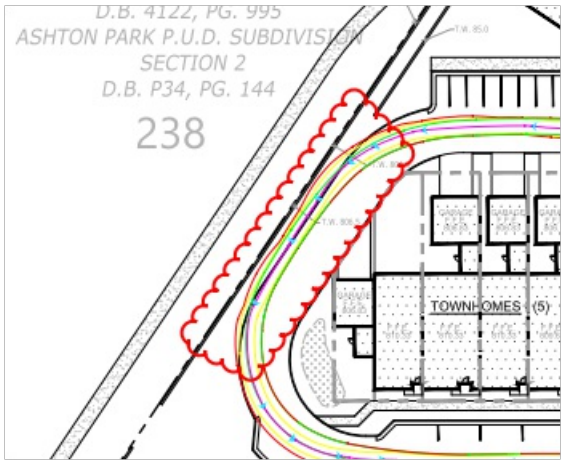
1. The project access should be constructed to include one entering lane and two exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of these turn lanes should include at least 150 feet of storage.



carlb@franklintn.gov	The applicant is hereby notified that according to the TIA, that build-out of the development as proposed is projected to create failure of traffic flow at the McEwen Drive roundabout during both the AM and PM peak hours, even with the COF proposed improvements to the roundabout. COF Engineering staff expects to bring this issue to the attention of the FMPC for their consideration.

136. Autoturn

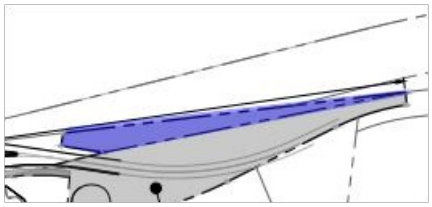
joe.marlo@franklintn.gov Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.



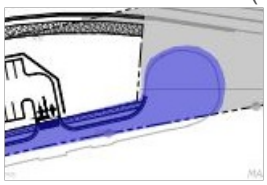
139. ROW Dedication

joe.marlo@franklintn.gov Applicant to revise the areas of Future ROW in the southeast quadrant as indicated below.

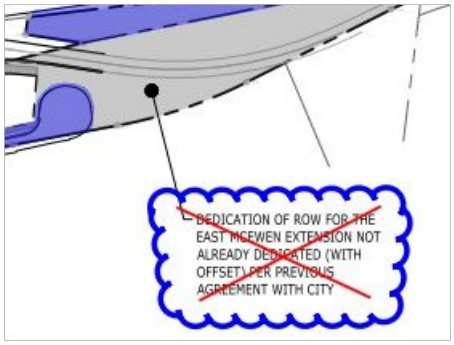
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



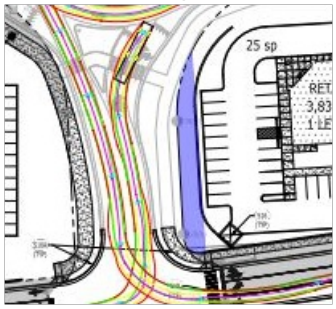
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



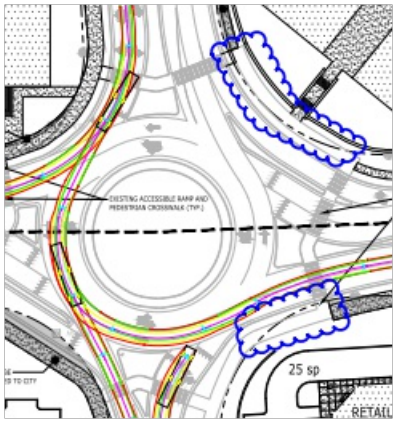
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



4. Show 'Future ROW' for the 12 feet needed for the additional lane at the south leg of the roundabout, per the TIA review. (C4.0, 4.14)



5. Show "Future ROW" for the sidewalks clouded below at the E. McEwen Drive / Cool Springs Blvd Intersection. (C4.14)



140. Gas Line Easement

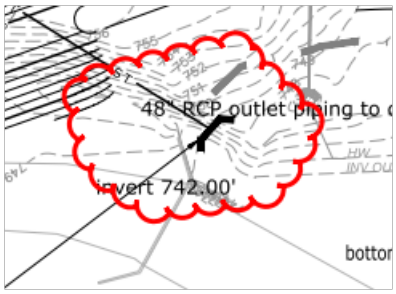
joe.marlo@franklintn.gov *The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: At Site Plan, the Applicant will be required to show the full width of Garden Club Court milled and overlaid along the length of the relocated gas line.

147. Stream Buffer

joe.marlo@franklintn.gov *The top of bank and stream buffer have been revised (thank you).*

Applicant to remove 48" RCP outlet from stream buffer. (C3.12)



149. Storm Infrastructure

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.***

At the Site Plan stage, Applicant to shift the proposed junction box clouded below to be out of the turn lane. (C3.13). Additionally, the 54" RCP should be directed to discharge more parallel to the retaining walls adjacent to the bioretention areas instead of perpendicular, as schematically shown in the sketch above.

150. Sight Distance

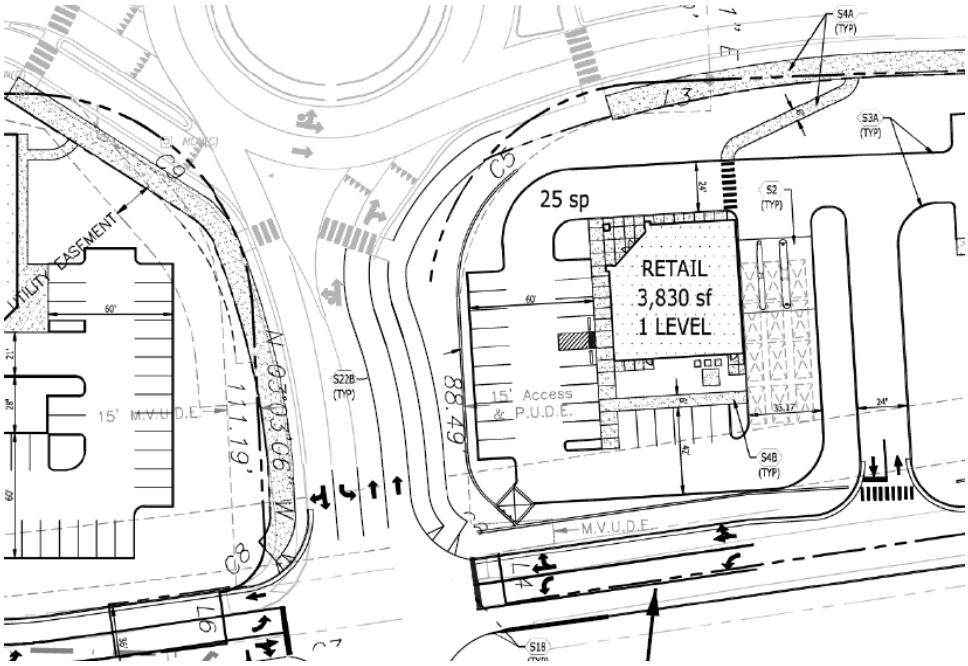
joe.marlo@franklintn.gov *The following is an Advisory Comment, **but does not hinder approval of the Development Plan.***

Advisory Comment: Several walls adjacent to intersections are shown on the Development Plan. At Site Plan, the Applicant will be required to show sight triangles showing that the walls do not interfere with intersection sight distance.

154. F. Development Plan

carlb@franklintn.gov

Per the third-party review of 12-11-18 as uploaded into IDT, the development impacts on the south leg of the roundabout (northbound Oxford Glen Drive) extend to approximately 500 feet south of Garden Club Court. This result indicates a recommended second northbound through lane from that point into the slip lane just south of the roundabout. Due to the constraints of making this improvement in the off-site portion of Oxford Glen Drive to the south of Garden Club Court, the applicant shall provide future ROW for adding the second lane widening of Oxford Glen Drive only between Garden Club Court and the slip lane just south of the roundabout. The applicant shall redesign the development layout on this frontage of Oxford Glen Drive accordingly to accommodate this widening, similar to that shown below.



[Edited By Carl Baughman]

155. F. Development Plan

kevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

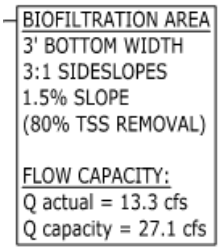
159. Street Sections

joe.marlo@franklintn.gov *Comment not adequately addressed. TND-1 section added does not appear applicable. No sections have been provided for private streets and alleys. Plan layouts do not appear to match the street sections provided.*

Applicant to supplement the street section on Sheet C2.12 to include all street sections proposed in the development, including alley sections and street sections with and without on-street parking. Provide street names associated with each section. Revise streets / alleys shown on plan such that they match the street sections provided.

170. H. Stormwater Management Plan

lance.fittro@franklintn.gov The previous comment has largely been addressed (thank you), but the box shown below which persists on sheet C3.18 shall be removed:



and another reference to TSS removal requirements remains in the narrative on sheet C3.01:

NORTHWEST RESIDENTIAL BLOCK
THE NORTHWEST RESIDENTIAL BLOCK OF THE DEVELOPMENT INCLUDES THOSE PORTIONS NORTH OF MCEWEN AND WEST OF COOL SPRINGS AND NORTH OF THE PRIVATE DRIVE. THE NORTHWEST RESIDENTIAL BLOCK CONSISTS OF A LARGE PORTION OF THE OVERALL DEVELOPMENT AND WILL UTILIZE SEVERAL GREEN INFRASTRUCTURE PRACTICES (GIP)S, INCLUDING BUT NOT LIMITED TO THOSE LISTED, TO ACHIEVE THE REQUIRED ~~82% TSS REMOVAL~~ BY COF. GENERALLY, SEVERAL DISTINCT BIORETENTION AREAS WILL BE STRATEGICALLY LOCATED TO BREAK THE SITE INTO SMALLER WATER QUALITY BASINS, AS WELL AS AREAS OF

Applicant shall revise the narrative for the Northwest Residential Block to read "0.18 Effective Rv" rather than "82% TSS Removal".

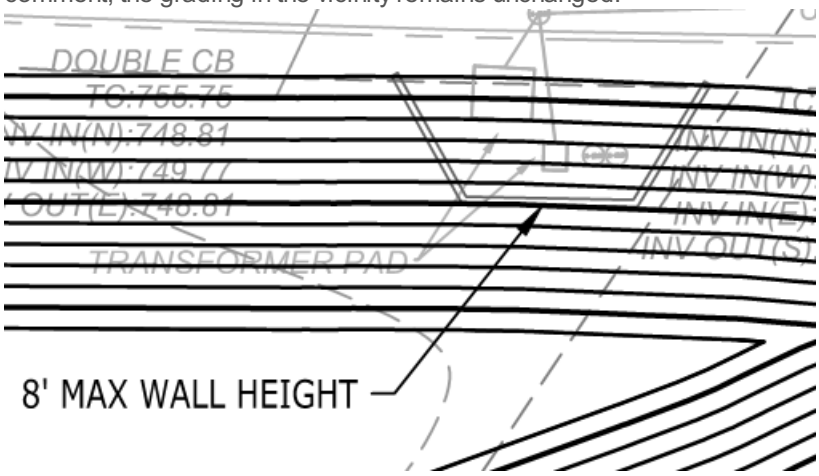
[Edited By Lance Fittro]

172. I. Utility Plan

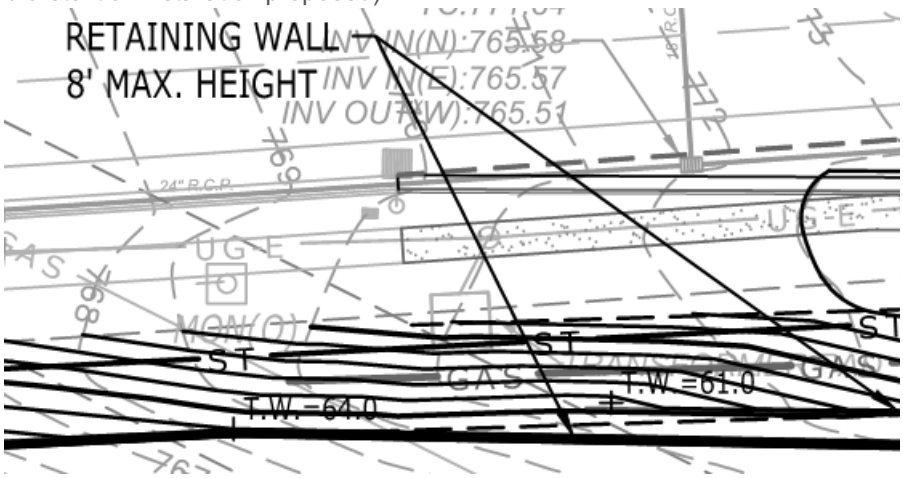
lance.fittro@franklintn.gov Applicant shall coordinate all necessary utility relocations and easement encroachments with the utility providers and reflect the necessary details on the construction plans submitted at Site Plan. All utilities, including those of non-City entities (including TVA, Mallory Valley Utility District, Atmos Gas, Middle Tennessee Electric Membership Corporation) shall be shown on the submitted Site Plan, and any necessary revisions or relocations required reflected on the plans. It should be understood that substantial revisions to the layout of the development to accommodate utility impacts at the Site Plan stage may necessitate a revision to the Development Plan.

173. G. Grading Plan

lance.fittro@franklintn.gov While a wall has been added around the transformer pad to address the previous comment, the grading in the vicinity remains unchanged:



A similar issue persists with the next transformer pad to the east (adjacent to the large bioretention installation proposed):



These issues can be addressed in detail at Site Plan stage, but applicant shall be aware that any existing City infrastructure shall be protected from impacts by the proposed grading and development. Any proposed relocation or modification of public infrastructure shall require approval of the City Engineer.

175. Easements

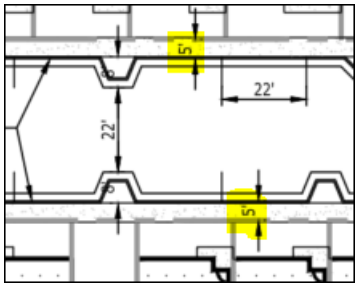
joe.marlo@franklintn.gov *The following is a new comment due to new information shown.*

Applicant to show the easements immediately to the west of the development, including the TVA easement, on Sheets C2.0 and C2.17, similar to that shown on the previous submittal.

176. Sidewalk Width

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

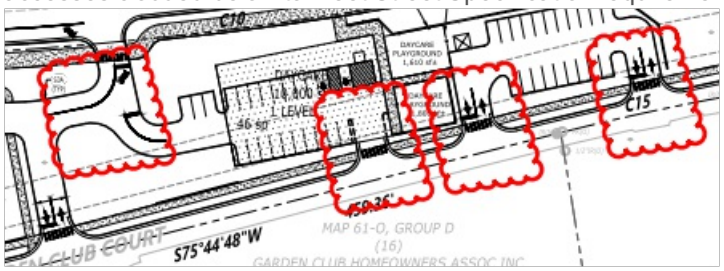
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

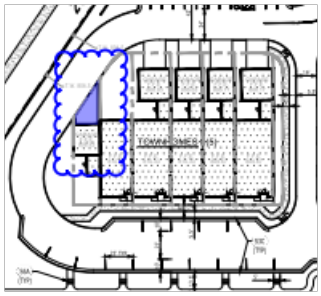
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)

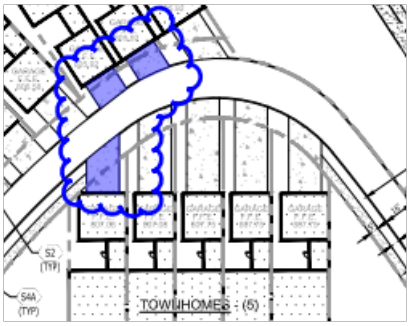


180. Driveway Length

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: At Site Plan, the Applicant will be required to revise driveways such that all portions of driveway lengths are either 5 feet or less, or 20 feet or more, from the edge of pavement to the face of garage, including those highlighted below. (C2.17 and C2.18)





Fire-Planning

General Issues

101. Connectivity

josh.king@franklintn.gov	The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

107. Fire Protection

andyk@franklintn.gov	Thank you. This is much clearer. I met with MVUD and our concept for this site differs greatly from what you have shown. Please expect more public mains, connectivity to Frenchtown Lane, public hydrants, and fire meters to serve such a large project. Additionally, any private fire line will need to meet the requirements of NFPA 24 and have indicating valves (PIVs) where appropriate.

165. On-Street Parking

andyk@franklintn.gov	Thank you. We will confirm the 6.5' parking lane(s) is acceptable with engineering.

General Issue

20171000_2018-03-08_AVALON FRANKLIN SUBMITTAL.pdf

74. MVUD Applicaiton

bnutt@mvud.org	MVUD understands the desire to wait until the approval for the development plan. MVUD cautions that the current plan does not reflect the water layout that will be required by MVUD. The current plan shown does not reflect the correct pipe sizing and easement locations onsite and offsite that will be required to serve this property. Developer will be required to follow MVUD design specifications including the requirement of Exclusive easements.

Parks

General Issues

20. Parkland information

kevinl@franklintn.gov	The attachment was presented by email to Josh King from Craig Baucom referring to the 172 units previously approved.

Proposed Zoning — Avalon Square — Site Statistics

Gross Density

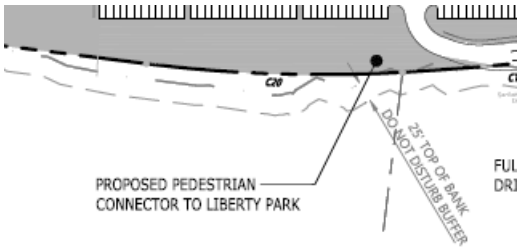
	Total Acres	Residential Total Units	Residential Units/ Acre	Commercial Total SF Bldg	Commercial Actual FAR	Commercial Allow FAR
Lot 1 - Townhome Section (PC)	16.55	106				
Lot 2 - NW Corner (PC) (169,500 sf Retail / 85,350 sf Office)	19.86	66		254,850	0.348	
Lot 3 - NE Corner (PC)	7.58			37,000	0.116	
Lot 5 - SW Corner (PC)	8.54			50,000	0.139	
Lot 4 - Dedicated Fire Hall	1.76					
Lot 7 - Dedicated Police Station -	0.74					
Dedicated Roads	10.97					
Totals	66	172	2.61	341,850	0.119	0.6
Lot 6 - SE Corner (NC)	3.54			23,300	0.15	0.3
Lot 8 - SE (NC)	1.83			0	0.000	0.3

Residential Net Density

Proposed Net Density for the residential portion of the project is calculated by subtracting proposed Open space and ROW from the total development.

131. Parkland information

kevinl@franklintn.gov There is still a reference to the connection on page C2.0. Please remove the comment.



Parks-The connection point at which you are wanting to enter the Liberty Park property will not work for Parks. The design of hole 3 of the disk golf course will be impacted with this access . To make a connection to this park would take a large bridge and would be intrusive to the park currently. At this time, Parks will not support the MOS for the connection as you have sidewalk connection to the park currently. Fees shall be required for the total amount. When the next phase of Liberty is being considered, a connection point can be discussed and incorporated with this phase of construction.

[Edited By Kevin Lindsey]

Planning

General Issues

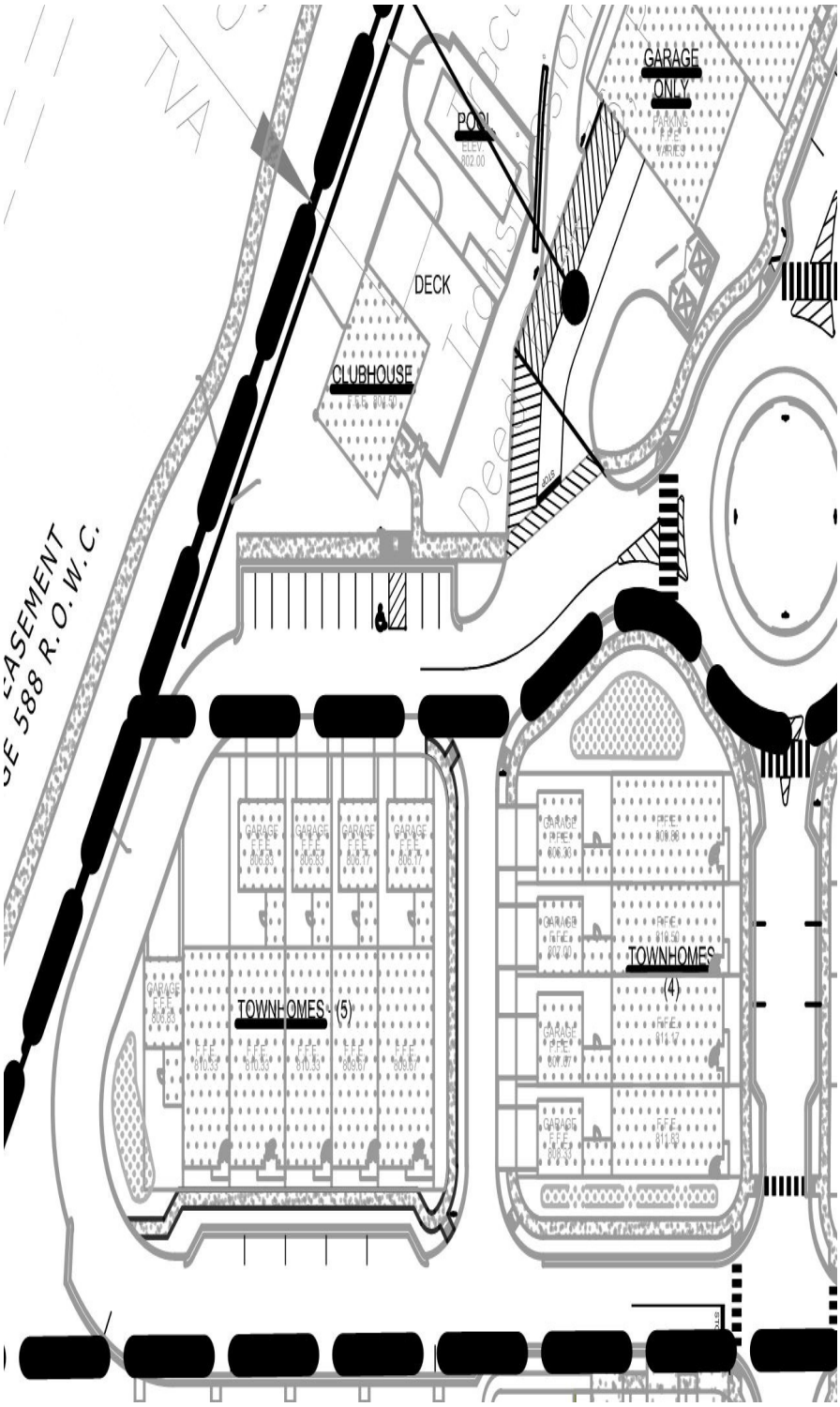
178. Architecture

amy.diaz-barriga@franklintn.gov It is our understanding that the refuse center at the southwest corner of the development is to be a fully enclosed building, and not merely a screen wall as depicted in the plans. As such, the applicant shall change this label to reflect their design intent.

The applicant shall also be aware that this building will require elevations at site plan, meeting the standards of section 5.3.6 of the Zoning Ordinance.

183. Townhome Section

josh.king@franklintn.gov ***To be addressed at site plan***
This section of townhomes is not approvable as designed. Applicant shall provide an alley type cross section for the area behind the townhomes and the future pool complex or redesign this area to meet COF standards for multifamily.



Stormwater

General Issues

158. Installation

ellen.moore@franklintn.gov	*This comment is an advisory comment and does not hider PUD approval.* Stormwater Management features that serve multiple phases shall be installed within the infrastructure site plan or with the first site plan within the contributing drainage area of the stormwater management features. Sureties pertaining to the stormwater features shall not be released until all contributing drainage area is built out and stabilized. [Edited By Ellen Moore]

160. Riparian Buffer

jeff.willoughby@franklintn.gov	As explained both in a meeting with City staff, and an email sent to the applicant on November 19, 2018, a stream buffer variance submittal will be required due to the turn lanes encroaching into the 25' stream buffer. This shall be submitted and approved prior to development plan approval.

181. Permits

Doug.Noonan@franklintn.gov	Advisory comment: All TDEC permits appear to be expired/inactive. All construction activity shall be covered under an active CGP NOC and any stream alterations shall covered under an active ARAP NOC

Water/Sewer

General Issues

83. Sanitary sewer Availability

ben.mcneil@franklintn.gov	******This comment is to remain open until the issue with the offsite sanitary sewer solution has been agreed upon and a plan in place.***** The City of Franklin Water Management department is currently finalizing the extent of offsite requirements for approvals of the development plan. There will be sanitary sewer upgrades required and identifying the proportionate share for the applicant is a priority. The applicant will be required to meet with Franklin Water Management to review the findings as soon as they have been completed. The development plan cannot move forward to one stop until all offsite agreements have gone to BOMA and approved. The applicant shall contact Ben McNeil or Scott Andrews for questions. (615) 794-4554

Resolution 2018-105: Avalon Square PUD Subdivision

From the 3/12/2018 BOMA meeting.

Modification of Standards #7- Retaining Wall Material

BOMA approved Condition of Approval:

Applicant shall, at site plan and before grading permit for this section, provide a planting schedule with more than two varieties of vine plants as listed below:

Common Name	
Crossvine	*Bignonia capreolata*
Trumpet creeper	*Campsis radicans*
Leatherflower	*Clematis versicolor*
Virgin's bower	*Clematis virginiana*
Coral honeysuckle	*Lonicera sempervirens*
Virginia creeper	*Parthenocissus quinquefolia*
Passion flower	*Passiflora incarnata*

Applicant shall ensure the plants selected will be sufficient to screen the wall in its entirety within 3 years. At least one of the varieties selected must have evergreen or semi-evergreen properties to the plant.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02737

DATE: January 7, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Aureum PUD Subdivision, Development Plan, Revision 1, Adjusting Phasing, Building Configuration, And Building Heights, On 27.19 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7737
Applicant: Scott Bernick, Ragan-Smith Associates, Inc.
Owner: Glenn McGhee,SS-CH Franklin, LLC

BACKGROUND/STAFF COMMENTS:
The applicant is proposing revising the phasing order, the height and configuration for one multi-family building (including submerging structured parking), and adding a usable open space in addition to the required open space for the Aureum PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept and this revised Development Plan is still in keeping with Envision Franklin.

The approved height for buildings within the development is detailed as one to twelve stories. With the proposed revision, the multi-family building at the intersection of Edward Curd Lane and Ovation Parkway will be built with a proposed height of 12 stories in phase 1. The proposed multi-family building will be split into two buildings with an open space between them, and the second multifamily building maintains the previously approved 5-story height. Phase one was originally the hotel component, but due to changes in the market, the applicant is requesting to adjust the phasing accordingly. The plan still proposes the development being built in six phases. The phases of the approved development include the construction of two 9-story multi-family buildings adjacent to this modified area. There are no changes to the overall approved density, approved uses/location of those uses, or the approved development improvements.

PROJECT CONSIDERATIONS
The approved uses, which include attached residential, office, retail and hotel, help to further an integrated mixed-use node from I-65 to Carothers along East McEwen Drive. The design intent of

this development complements the existing and planned built environment for this area. The intent of Envision Franklin is met with the conceptual massing elevations and overall site layout as presented in the Development Plan. Massing elevations are included with the development plan. Exact building elevations will be approved at the site plan level but are expected to meet Envision Franklin.

PROCEDURAL REQUIREMENTS:

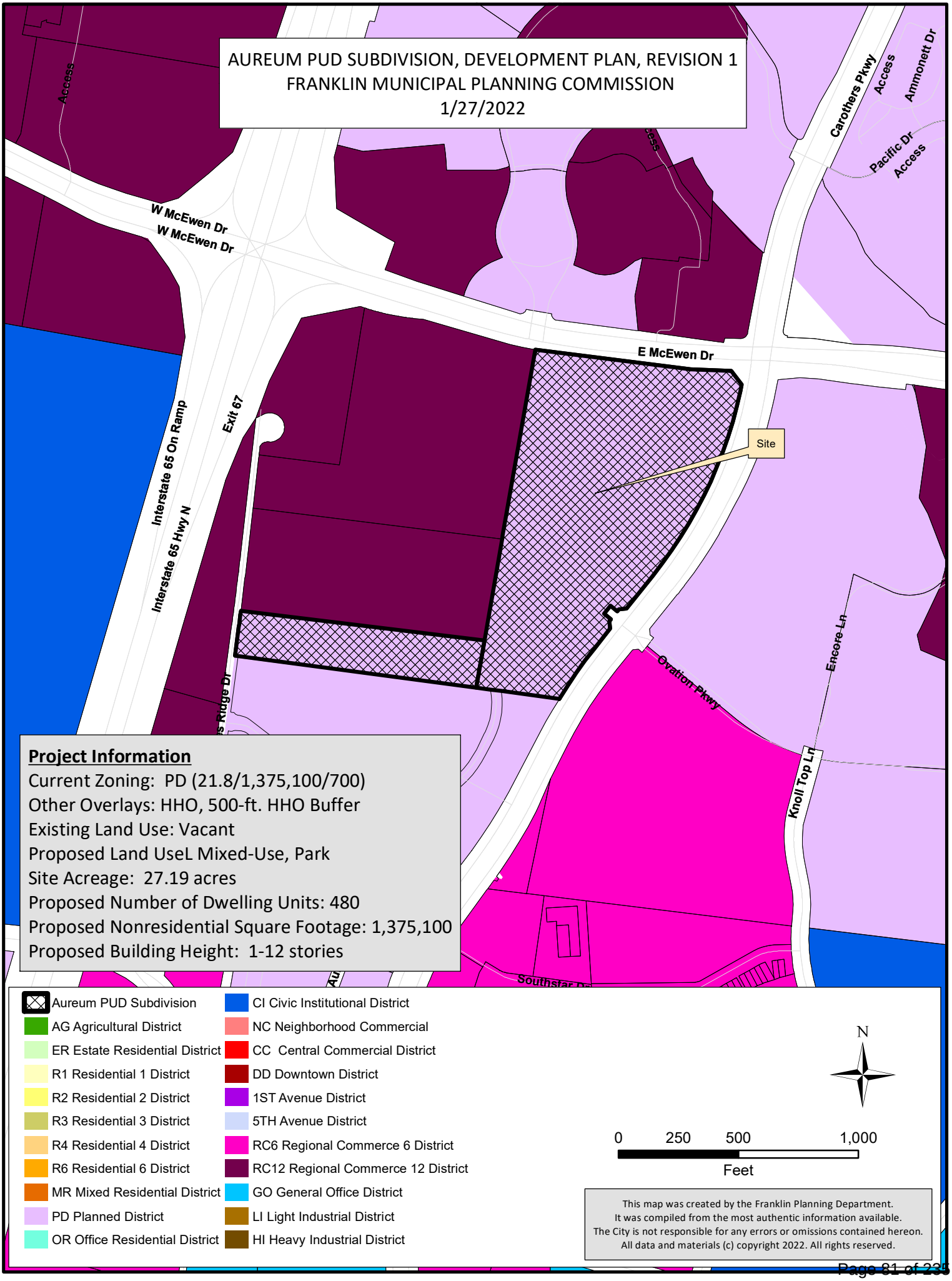
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Aureum PUD Subdivision, Development Plan, Revision 1 with conditions.


AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Access
W McEwen Dr
W McEwen Dr
Carothers Pkwy
Access
Ammonett Dr
Pacific Dr
Access
E McEwen Dr
Site
Interstate 65 On Ramp
Exit 67
Interstate 65 Hwy N
Ovation Pkwy
Encore Ln
Knoll Top Ln
Southstar Dr
Project Information
Current Zoning: PD (21.8/1,375,100/700)
Other Overlays: HHO, 500-ft. HHO Buffer
Existing Land Use: Vacant
Proposed Land UseL Mixed-Use, Park
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 480
Proposed Nonresidential Square Footage: 1,375,100
Proposed Building Height: 1-12 stories
Aureum PUD Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7737

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

32. H. Stormwater Management Plan

lance.fittro@franklintn.gov **This is an advisory comment** that the previous condition of approval for the PUD still applies:
During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for the next two off-site downstream structures, including for the existing culvert below East McEwen Drive. Should the analysis indicate that the existing storm structure(s) do not have capacity to handle flow from the site, the Applicant will be required to replace the structure(s) with appropriately sized infrastructure.

Thank you for adding the Note 10 to sheet C3.0 to further document this condition of approval for the development. The above comment shall remain open as a reminder to staff to be addressed with the future site plan.

Engineering Review

General Issues

25. Required Offsite Improvements per TIA

kevin.long@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.***

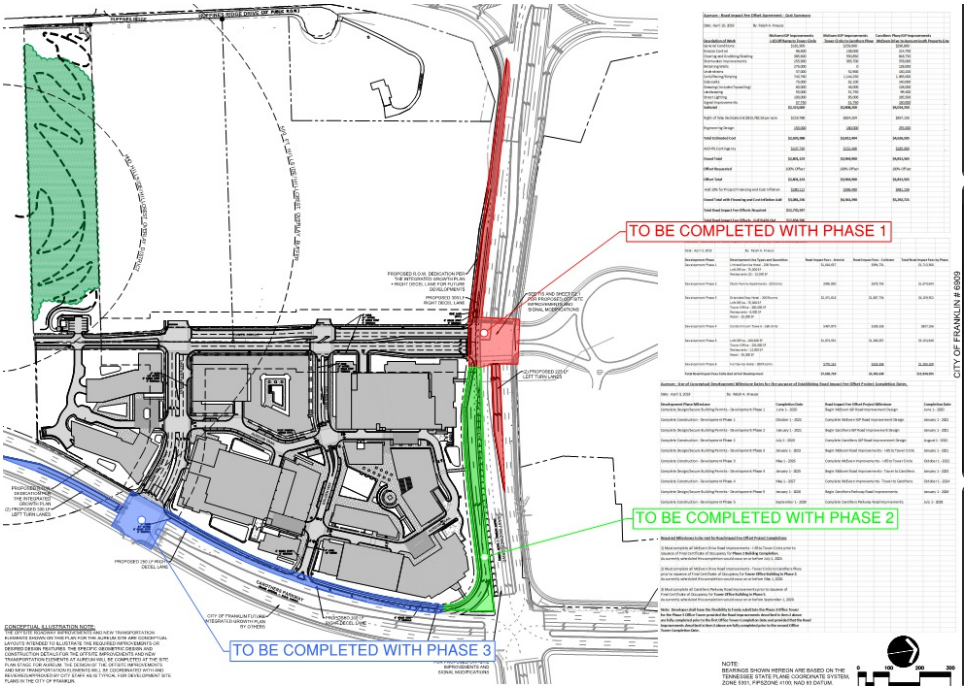
Offsite improvements include the following (exhibit below):

- With the development of **Phase 1**, all of the offsite improvement plans shall be completed and all of the necessary right-of-way shall be dedicated by plat.
- With the development of **Phase 1**, the developer shall provide one additional travel lane on McEwen Drive from I-65 North to Tower Circle, an eastbound right turn lane at the Tower Circle intersection and the westbound double left turn lanes at the Tower Circle intersection. This includes any signal modifications necessary to accommodate the additional turn lane.
- With the development of **Phase 2**, the construction of the East McEwen Drive IGP improvements shall be completed from Tower Circle to the Carothers Parkway intersection.
    - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements.
    - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.
- With the development of **Phase 3**, the construction of the Carothers Parkway IGP improvements shall be completed along the frontage of the Aureum Development.
    - Widen Carothers Parkway to provide three (3) travel lanes for southbound through movements.
- With the development of **Phase 3**, the construction of the northbound left turn lanes at the Carothers Parkway and Ovation Parkway intersection shall be completed. This includes any signal modifications necessary to accommodate

the additional turn lane.

The applicant shall meet with Staff to discuss what may qualify for an Impact Fee Offset Agreement. It is recommended that the applicant produce higher level drawings for estimating purposes as soon as possible in order to reduce delays.

Additionally, the City Engineer reserves the right to adjust the phasing of roadway improvements as market conditions change the development phases.



26. Roadway Design Standards

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

FIRE--Planning

General Issues

23. Fire Protection

curt.edelmann@franklintn.gov This comment will remain open until the applicant provides the flow test information. The flow test information must appear on the utility drawings.

Planning

General Issues

13. Building height

chelsea.randolph@franklintn.gov	Applicant shall add building massing/height exhibit as park of the plan set at OneStop.

Stormwater

General Issues

8. Stormwater Management Plan

ellen.moore@franklintn.gov	Applicant shall be aware that this development plan is vested with the 2016 BMP manual. This comment is to remain open as a reminder for staff.

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	631	1,150	1,550	264	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Condo	140				1.5/2.5/3	270				270									
Multi-Family	340				1.5/2.5/3	631				631									
TOTAL										5,684	4,145								
									COF SHARED:		27.07%								

Assumes 69% 1 BR, 22% 2BR, & 9% 3BR (SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

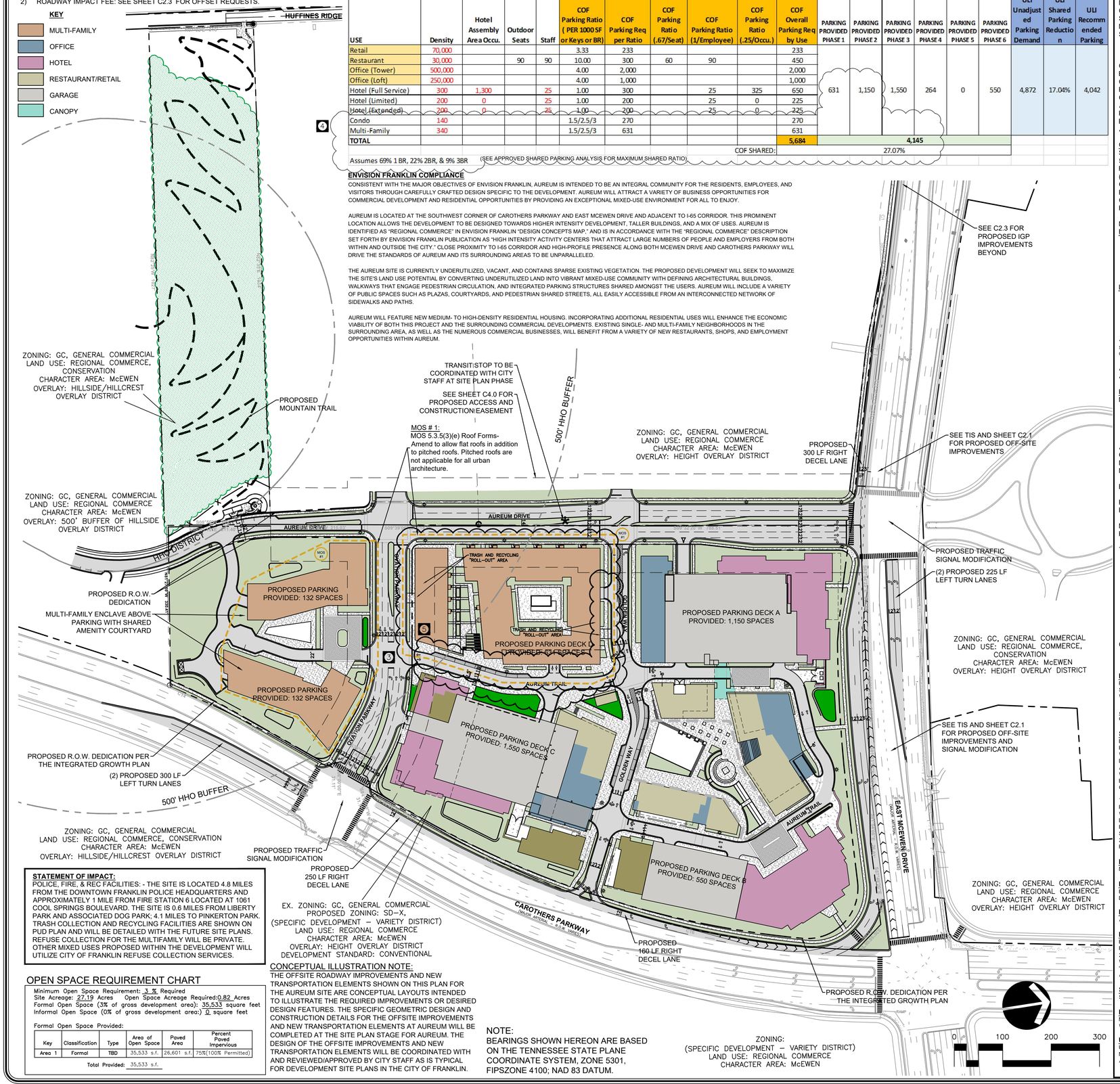
ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.



STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area:) 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	26,601 s.f.	75%(100% Permitted)

Total Provided: 35,533 s.f.

CONCEPTUAL ILLUSTRATION NOTE:

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	~~6672GD~~ 7737
SUBDIVISION / LOT #:	AUREUM PUD SUBDIVISION, REVISION 1
MAP / PARCEL:	062 / 18.02, 19.03
STREET ADDRESS:	TBD
	FRANKLIN
	WILLIAMSON
	TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	PD (PLANNED DISTRICT)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615)472-8916	(615) 244-8591
GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
TOWER CIRLCE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
OVATION PKWY:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
EDWARD CURD LANE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD):	0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA):	0' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.66 AC (159,577 S.F.)
ADJUSTED SITE ACREAGE:	23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.40 [480 UNITS/ 23.53 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.36 [480 UNITS/ 19.70 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATION:	.31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
EX. TREE CANOPY % / SF / AC:	8.5% [.354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
FORMAL:	0.82 AC. (3%)
INFORMAL:	0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-0400
Nashville 615-244-8591
Murfreesboro 615-546-9600
ragansmith.com

SCOTT MICHAEL BERNICK — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT — 04/04/2019

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	DATE:	DESCRIPTION:
-	2022.01.06	PER CITY COMMENTS
-	2021.12.13	PER CITY COMMENTS
4	2021.11.29	PER ARCHITECTURE
3	2019.07.01	PER CITY_COA COMMENTS
2	2019.04.04	PER CITY COMMENT
1		

JOB NO. 18-106 | WK. ORDER: 1221 5
DESIGNED: WLH 4
DRAWN: ZDS 3
SCALE: 1"=100' 2
DATE: FEBRUARY 11, 2019 1

OVERALL DEVELOPMENT PLAN

C2.0

G:\2-0886\CIVIL ENGINEERING\PS SHEETS\C2.0 OVERALL DEVELOPMENT PLAN.DWG
PLOTTED BY: SCOTTY BERNICK ON: 1/6/2022 10:53 AM LAST UPDATED BY: BBERNICK ON: 1/6/2022 9:41 AM

















NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH
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Murfreesboro 615-546-9550
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 001
LANDSCAPE ARCHITECT
04/04/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NOT TO SCALE
DATE: FEBRUARY 11, 2019

GARAGE FACADE IMAGERY

A1.3

G:\21-0999\1-CIVIL ENGINEERING\4-PS SHEETS\1221-ENG IMPACTING PLOTTED BY: SCOTTY BERNICK ON: 1/6/2022 10:58 AM LAST UPDATED BY: BERNICK ON: 1/6/2022 9:51 AM

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

SS-CH FRANKLIN, LLC

CONTACTS

OWNER/DEVELOPER

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OWNER/DEVELOPER

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CIVIL

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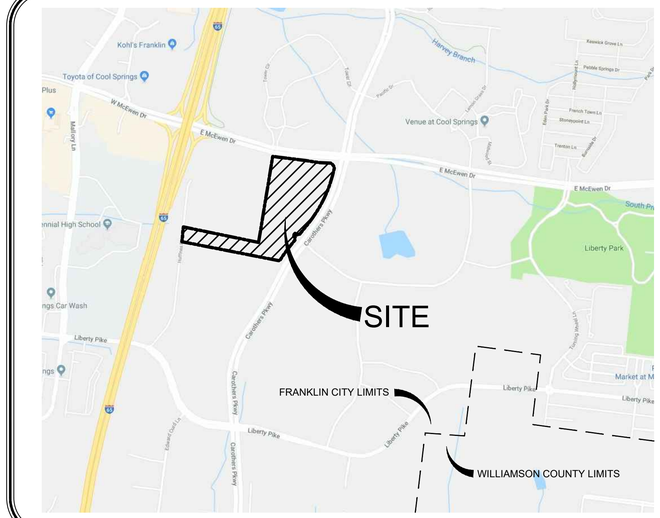
ARCHITECTURE/PLANNING

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NASHVILLE, TN 37203
(615) 739-5555
KBABINCHAK@SMITHGEEESTUDIO.COM



LOCATION MAP
SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C1.0	OVERALL EXISTING CONDITIONS PLAN
C2.0EX	2019.07.1 APPROVED DEV. PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	ENLARGED PARKLAND PLAN
4 C2.3	FUTURE IGP PLAN
5 C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL R.O.W. & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
ARCHITECTURAL PLANS	
4 A1.0	MASSING
A1.1	DEVELOPMENT PHASING
5 A1.2	ARCHITECTURAL IMAGERY
A1.3	GARAGE FACADE IMAGERY
A1.4	CROSS SECTIONS

MODIFICATION OF STANDARDS

1. MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.

4

PURPOSE NOTE:

THE PURPOSE OF THIS DEVELOPMENT PLAN REVISION IS TO ADJUST PROJECT PHASING BASED ON MARKET CONDITIONS, MODIFY THE PROPOSED BUILDING HEIGHT WITHIN THE NEW PHASE 1 MUTLI-FAMILY BLOCK, SUBMERGE STRUCTURED PARKING, AND ADD USABLE OPEN SPACE/PLAZA (BEYOND THE MINIMUM OPEN SPACE REQUIREMENTS). THERE ARE NO CHANGES TO THE OVERALL APPROVED DENSITY, USES OR USE LOCATION, DEVELOPMENT IMPROVEMENTS, EXTERNAL INGRESS/EGRESS POINTS, MINIMUM OPEN SPACE STANDARDS, CHARACTER/INTENT OF PLAN, OR AGREEMENTS.

VESTING NOTE:

THE APPROVED DEVELOPMENT PLAN, THE EXHIBITS ACCOMPANYING THE APPROVED DEVELOPMENT PLAN, AND ALL CONDITIONS AND RESTRICTIONS PLACED UPON THE APPROVED DEVELOPMENT PLAN BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BY THE BOARD OF MAYOR AND ALDERMAN ARE IN EFFECT PER RESOLUTION 2019-31, DATED JUNE 11, 2019. THE APPROVED DEVELOPMENT PLAN IS ADDITIONALLY VESTED WITH THE 2016 BMP MANUAL.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE UTILIZED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES ON DECEMBER 31, 2018. SEE CITY OF FRANKLIN CONTRACT #2019-0178 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.2.

ADVISORY NOTE:

COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

TAX MAP 62, PARCEL 18.02 & 19.03

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

REV #	DATE:	DESCRIPTION:
-		
5	2022.01.06	PER CITY COMMENTS
4	2021.12.13	PER CITY COMMENTS
3	2021.11.29	PER ARCHITECTURE
2	2019.07.01	PER CITY COA COMMENTS
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NO SCALE
DATE: FEBRUARY 11, 2019

COVER SHEET

C0.0

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville 615-244-8591
Murfreesboro 615-546-6650
Chattanooga 423-490-9460
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 001
LANDSCAPE ARCHITECT
01/13/2022

G:\2018\06-CIVIL ENGINEERING\PS SHEETS\1221 PUD COVER.DWG
PLOTTED BY SCOTTY BERNICK ON 1/6/2022 10:52 AM LAST UPDATED BY SBERNICK ON 1/6/2022 9:52 AM

TREE PRESERVATION CALCULATIONS									
DEVELOPMENT	ZONED	TOTAL SF	TOTAL AC	EX. TREE CANOPY (SF)	EX. TREE CANOPY (AC)	EX. TREE CANOPY (%)	MIN. REQ. TREE RETENTION	EX. TREE CANOPY PRESERVATION REQUIRED (SF)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)
AUREUM*	GC	1,184,425	27.19	418,744	9.61	35.4%	24%	100,629	2.31
GC & SD-X HAVE SAME MIN. REQ. TREE CANOPY RETENTION									
*#'S TAKEN FROM VANDERBILT HEALTH MCEWEN SITE PLAN SHEET L 100									

SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Maury Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

ON SITE SPECIMEN TREES				
24" HACKBERRY	24" HACKBERRY	24" COTTONWOOD	30" OSAGE ORANGE	28" OAK
24" HACKBERRY	24" HACKBERRY	24" CEDAR	36" OSAGE ORANGE	30" OAK
24" HACKBERRY	30" HACKBERRY	24" OSAGE ORANGE	38" OSAGE ORANGE	36" OAK
24" HACKBERRY	30" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	32" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	36" PERSIMMON	30" OSAGE ORANGE	24" OAK	

SPECIMEN TREE CALIPER REMOVED:	672
***TOTAL EXEMPT (ACCESS ESMT) CALIPERS TO BE REMOVED	-382
ADJUSTED SPECIMEN TREE CALIPERS REMOVED:	290
SPECIMEN TREE DBH REPLACEMENT:	**580**

KEY

X SPECIMEN TREES TO BE REMOVED

SPECIMEN TREES TO REMAIN
SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
SPECIMEN TREES TO BE REMOVED

SITE DATA CHART:

PROJECT INFORMATION:

SUBDIVISION:	AUREUM PUD SUB, REV. 1
LOT #:	N/A
STREET ADDRESS:	TBD
MAP:	062
PARCEL:	18.02, 19.03
CIVIL DISTRICT:	8TH
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

EXISTING ZONING INFORMATION:

EXISTING ZONING:	PD (PLANNED DISTRICT)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
EXISTING APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	REGIONAL COMMERCE

DEVELOPER:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615)472-8916	(615) 244-8591
GLENN MCGEHEE/ROBERT G. SCHAEDLE III	SCOTTY BERNICK
GMCGEHEE@SOUTHSTARCO.COM	SBERNICK@RAGANSMITH.COM
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

EXISTING TREE CANOPY:

EX. TREE CANOPY S.F.:	418,744 S.F.
EX. TREE CANOPY AC:	9.61 AC
EX. TREE CANOPY %:	35.4%

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF IMPACTS:
DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 0.00 AC
DISTURBED AREA: 0.00 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH
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Nashville 615-244-8591
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED 339 AGRICULTURE COMMERCE TENNESSEE NO. 001 LANDSCAPE ARCHITECT 04/13/2022

CITY OF FRANKLIN PROJECT # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
4	2021.12.13	PER CITY COMMENTS

JOB NO. 18-106 | WK. ORDER: 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=100'
DATE: FEBRUARY 11, 2019

OVERALL EXISTING CONDITIONS PLAN

C1.0

G:\21-0489\CIVIL ENGINEERING\PLSHEETS\121 EXD EXIST.DWG
PLOTTED BY: SCOTTY BERNICK ON: 1/6/2022 10:32 AM - LAST UPDATED BY: BBERNICK ON: 1/6/2022 8:41 AM

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	1,150	528	1,550	264	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Condo	160				1.5/2.5/3	308				308									
Multi-Family	320				1.5/2.5/3	616				616									
TOTAL										5,707	4,042								
									COF SHARED:		29.18%								

Assumes 60% 1 BR, 35% 2BR, & 5% 3BR

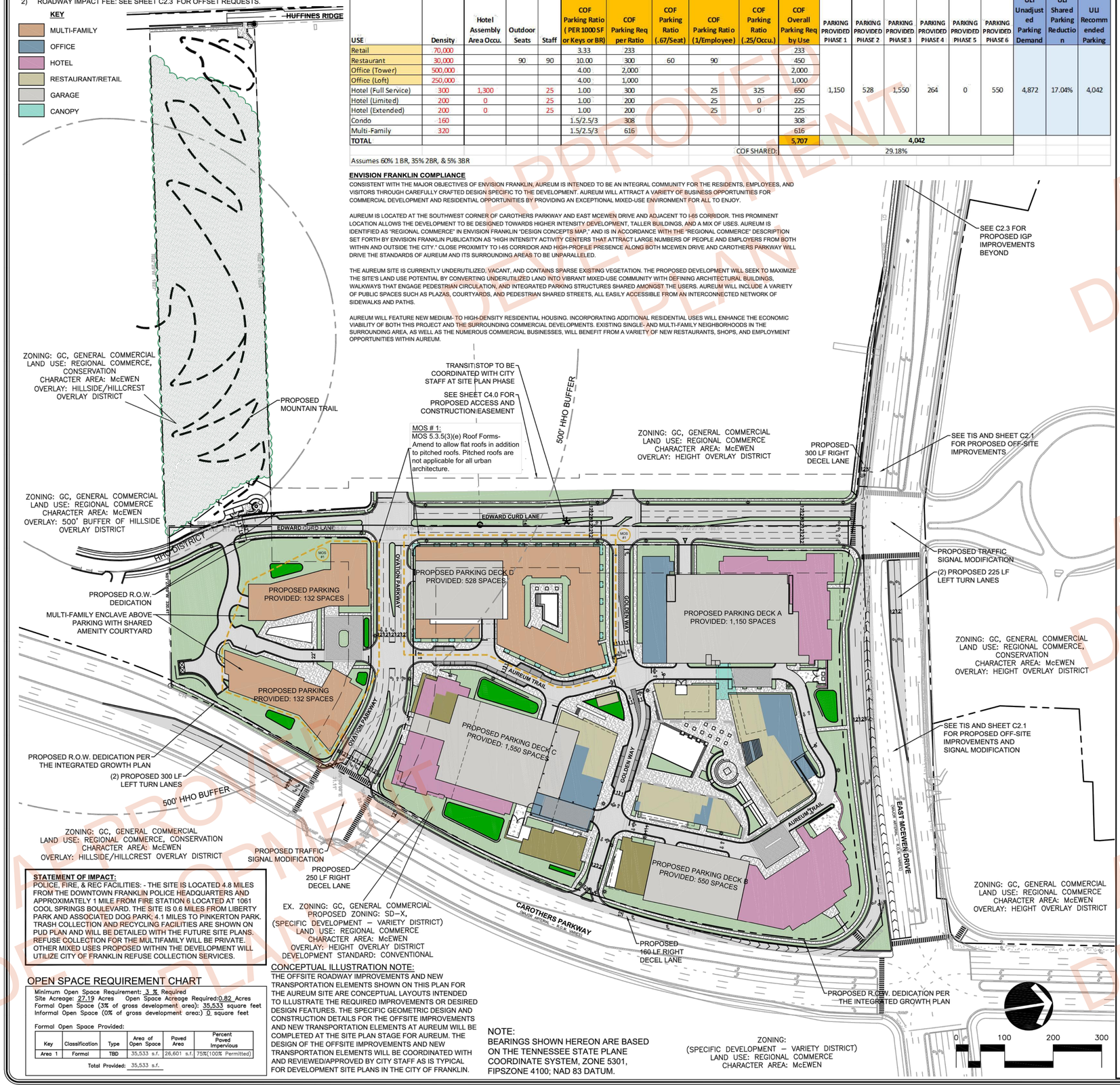
ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.



STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK, 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area:) 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	26,601 s.f.	75%(100% Permitted)

Total Provided: 35,533 s.f.

CONCEPTUAL ILLUSTRATION NOTE:

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	6909
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	062 / 18.02, 19.03
STREET ADDRESS:	TBD FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT CI, CIVIC AND INSTITUTIONAL DISTRICT (ELLER PROPERTY)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615)472-8916	(615) 244-8591
GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):	
E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
TOWER CIRLCE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
OVATION PKWY:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
EDWARD CURD LANE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
SOUTHERN BOUNDARY:	15' MIN.
INTERNAL SETBACKS:	
FRONT (PUBLIC ROAD):	0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA):	0' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.66 AC (159,577 S.F.)
ADJUSTED SITE ACREAGE:	23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:	
NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.40 [480 UNITS/ 23.53 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.36 [480 UNITS/ 19.70 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATION:	.31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
REQ.TREE CANOPY % / SF / AC:	8.5% [.354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
FORMAL:	0.82 AC. (3%)
INFORMAL:	0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

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PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

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FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

APPROVED DEVELOPMENT PLAN

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9400
Murfreesboro 615-546-9500
Nashville 615-244-8591
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 001111

CITY OF FRANKLIN PROJECT NO. 6909

AUREUM

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
2	2019.07.01	PER CITY COA COMMENTS
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106 | WK. ORDER 1221 | DESIGNED: WLH | DRAWN: ZDS | SCALE: 1"=100' | DATE: FEBRUARY 11, 2019

2019.07.01 APPROVED DEV. PLAN

C2.0(EX)

DEVELOPMENT PLAN

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	631	1,150	1,550	264	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Condo	140				1.5/2.5/3	270				270									
Multi-Family	340				1.5/2.5/3	631				631									
TOTAL										5,684	4,145								
									COF SHARED:		27.07%								

Assumes 69% 1 BR, 22% 2BR, & 9% 3BR (SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

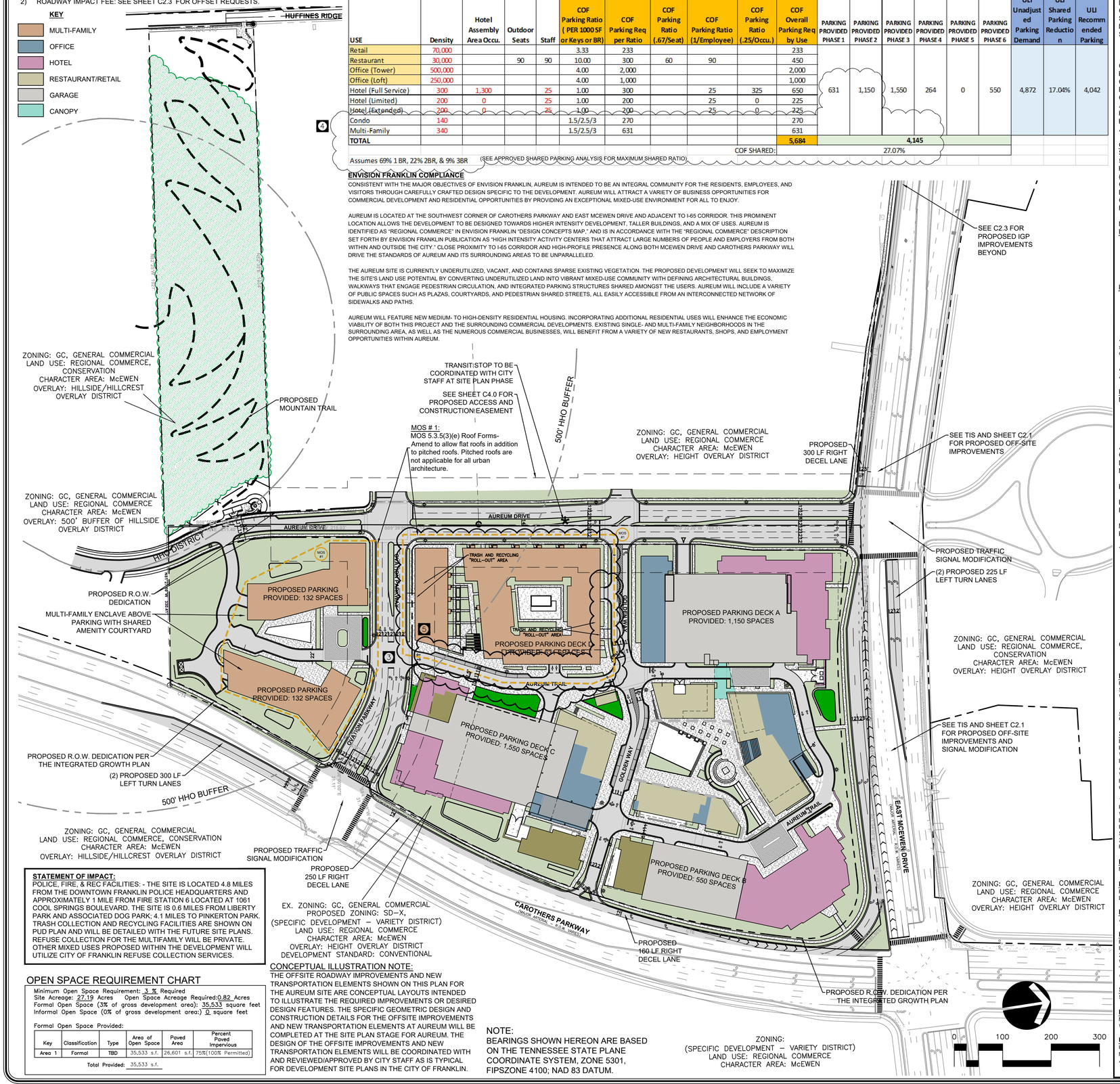
ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.



STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area:) 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	26,601 s.f.	75%(100% Permitted)

Total Provided: 35,533 s.f.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	~~6672GD~~ 7737
SUBDIVISION / LOT #:	AUREUM PUD SUBDIVISION, REVISION 1
MAP / PARCEL:	062 / 18.02, 19.03
STREET ADDRESS:	TBD
	FRANKLIN
	WILLIAMSON
	TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	PD (PLANNED DISTRICT)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615)472-8916	(615) 244-8591
GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
TOWER CIRLCE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
OVATION PKWY:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
EDWARD CURD LANE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W., SEE NOTE)
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD):	0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA):	0' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.66 AC (159,577 S.F.)
ADJUSTED SITE ACREAGE:	23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.40 [480 UNITS/ 23.53 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.36 [480 UNITS/ 19.70 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATION:	.31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
EX. TREE CANOPY % / SF / AC:	8.5% [.354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
FORMAL:	0.82 AC. (3%)
INFORMAL:	0 AC. - N/A

PARKING SUMMARY:
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

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PLAT REFERENCE:
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STATEMENT OF ARCHITECTURAL INTENT:
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DEVELOPMENT PHASING:
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USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

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SCOTT MICHAEL BERNICK REGISTERED AGRICULTURE TENNESSEE NO. 337 LANDSCAPE ARCHITECT 04/04/2019

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

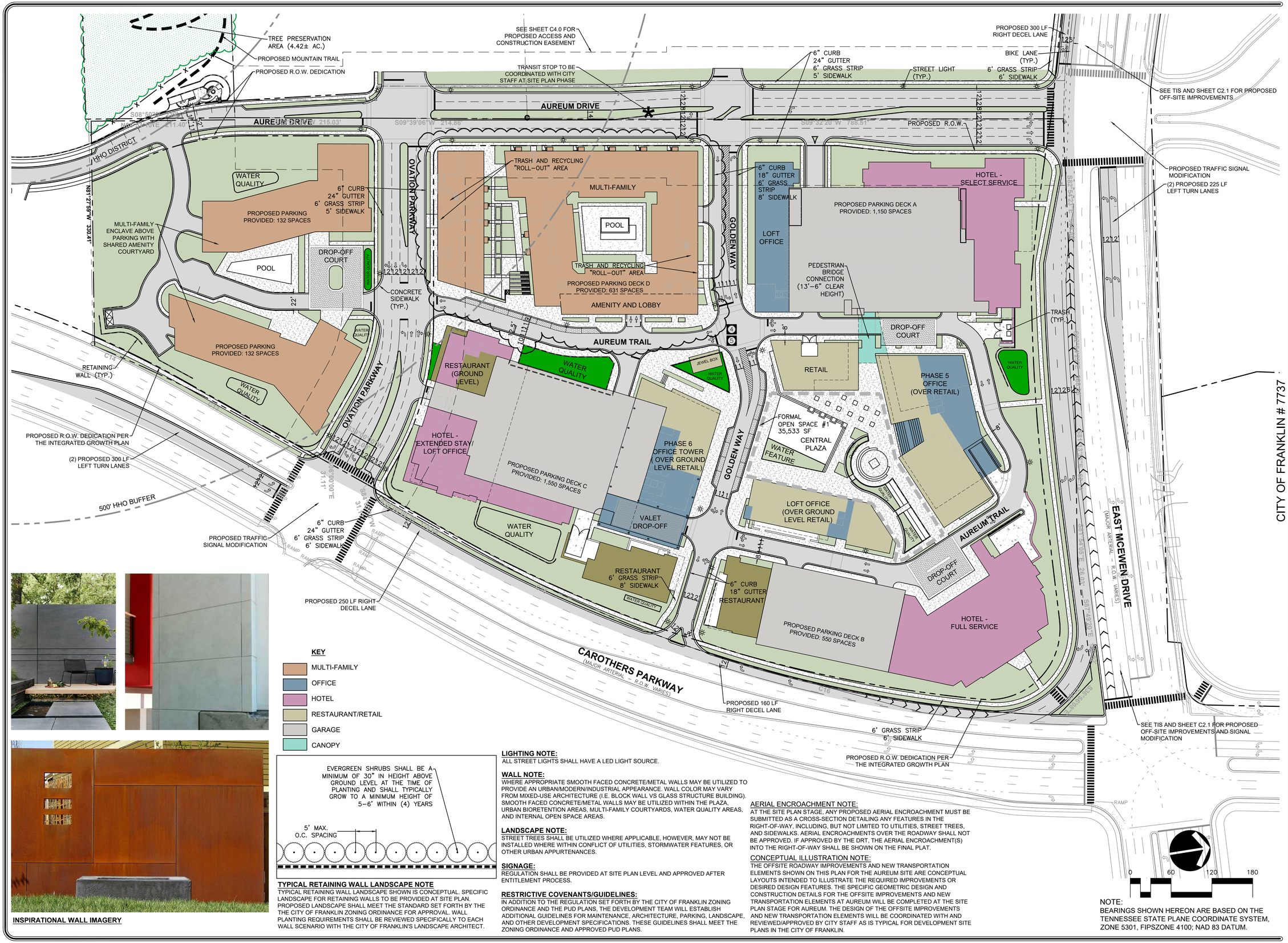
REV.	DATE:	DESCRIPTION:
-	2022.01.06	PER CITY COMMENTS
I	2021.12.13	PER CITY COMMENTS
4	2021.11.29	PER ARCHITECTURE
3	2019.07.01	PER CITY_COA COMMENTS
2	2019.04.04	PER CITY COMMENT
1	FEBRUARY 11, 2019	

JOB NO. 18-106 | WK. ORDER: 1221 | 5
DESIGNED: WLH | 4
DRAWN: ZDS | 3
SCALE: 1"=100' | 2
DATE: FEBRUARY 11, 2019 | 1

OVERALL DEVELOPMENT PLAN

C2.0

G:\21\18106\CIVIL ENGINEERING\PS SHEETS\C2.0 OVERALL LAYOUT.DWG
PLOTTED BY: SCOTTY BERNICK ON: 1/6/2022 10:53 AM LAST UPDATED BY BERNICK ON: 1/6/2022 9:41 AM



INSPIRATIONAL WALL IMAGERY

KEY

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

TYPICAL RETAINING WALL LANDSCAPE NOTE

TYPICAL RETAINING WALL LANDSCAPE SHOWN IS CONCEPTUAL. SPECIFIC LANDSCAPE FOR RETAINING WALLS TO BE PROVIDED AT SITE PLAN. PROPOSED LANDSCAPE SHALL MEET THE STANDARD SET FORTH BY THE THE CITY OF FRANKLIN ZONING ORDINANCE FOR APPROVAL. WALL PLANTING REQUIREMENTS SHALL BE REVIEWED SPECIFICALLY TO EACH WALL SCENARIO WITH THE CITY OF FRANKLIN'S LANDSCAPE ARCHITECT.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

WALL NOTE:
WHERE APPROPRIATE SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED TO PROVIDE AN URBAN/MODERN/INDUSTRIAL APPEARANCE. WALL COLOR MAY VARY FROM MIXED-USE ARCHITECTURE (I.E. BLOCK WALL VS GLASS STRUCTURE BUILDING). SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED WITHIN THE PLAZA, URBAN BIORETENTION AREAS, MULTI-FAMILY COURTYARDS, WATER QUALITY AREAS, AND INTERNAL OPEN SPACE AREAS.

LANDSCAPE NOTE:
STREET TREES SHALL BE UTILIZED WHERE APPLICABLE, HOWEVER, MAY NOT BE INSTALLED WHERE WITHIN CONFLICT OF UTILITIES, STORMWATER FEATURES, OR OTHER URBAN APPURTENANCES.

SIGNAGE:
REGULATION SHALL BE PROVIDED AT SITE PLAN LEVEL AND APPROVED AFTER ENTITLEMENT PROCESS.

RESTRICTIVE COVENANTS/GUIDELINES:
IN ADDITION TO THE REGULATION SET FORTH BY THE CITY OF FRANKLIN ZONING ORDINANCE AND THE PUD PLANS, THE DEVELOPMENT TEAM WILL ESTABLISH ADDITIONAL GUIDELINES FOR MAINTENANCE, ARCHITECTURE, PARKING, LANDSCAPE, AND OTHER DEVELOPMENT SPECIFICATIONS. THESE GUIDELINES SHALL MEET THE ZONING ORDINANCE AND APPROVED PUD PLANS.

AERIAL ENCROACHMENT NOTE:
AT THE SITE PLAN STAGE, ANY PROPOSED AERIAL ENCROACHMENT MUST BE SUBMITTED AS A CROSS-SECTION DETAILING ANY FEATURES IN THE RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO UTILITIES, STREET TREES, AND SIDEWALKS. AERIAL ENCROACHMENTS OVER THE ROADWAY SHALL NOT BE APPROVED. IF APPROVED BY THE DRT, THE AERIAL ENCROACHMENT(S) INTO THE RIGHT-OF-WAY SHALL BE SHOWN ON THE FINAL PLAT.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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Murfreesboro 615-546-9555
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SCOTT MICHAEL BENICK REGISTERED 2007 AGRICULTURE ENGINEER STATE OF TENNESSEE NO. 001 LICENSED LANDSCAPE ARCHITECT 04/04/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

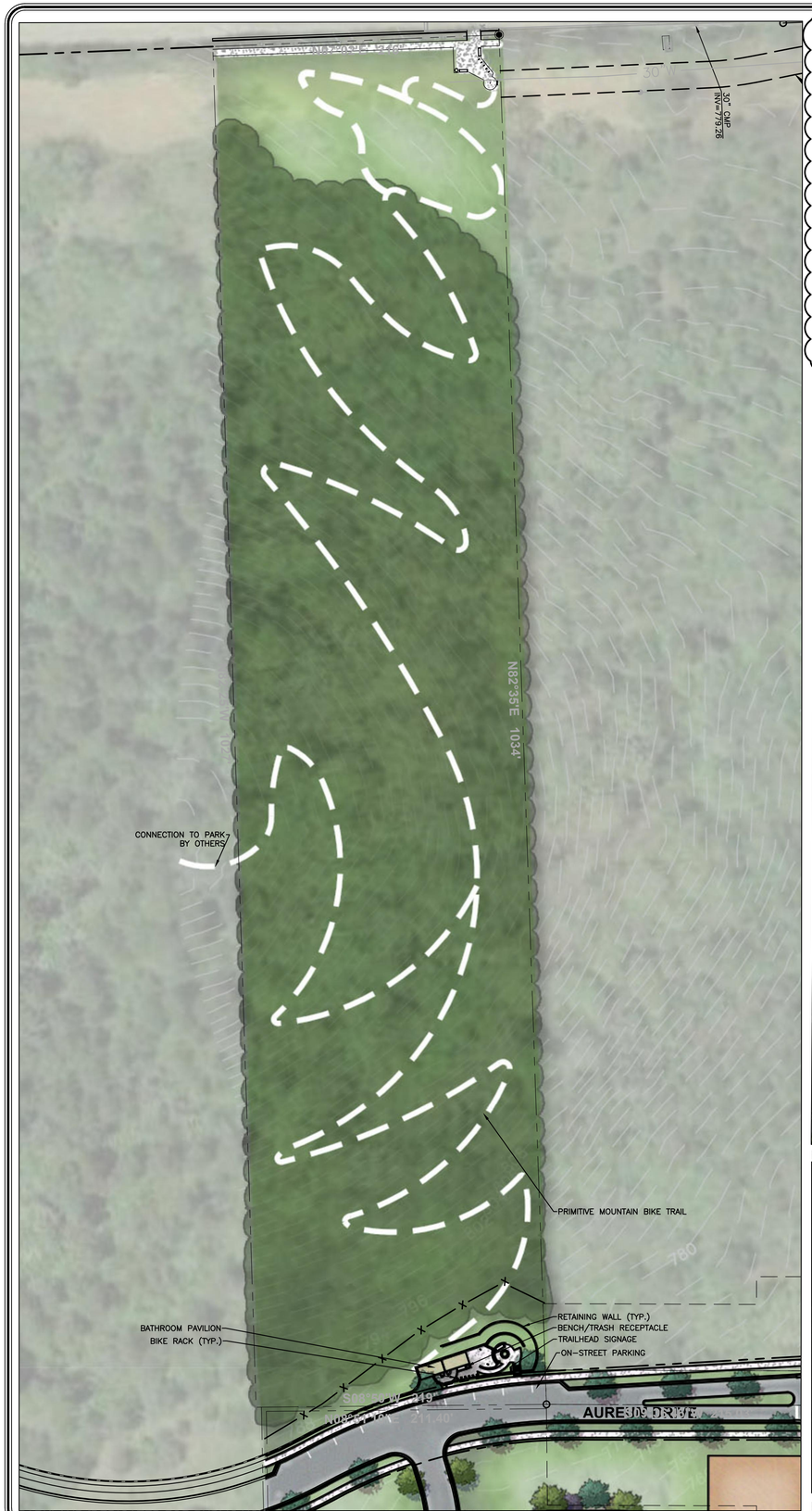
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-	2021.12.13	PER CITY COMMENTS
4	2021.11.29	PER ARCHITECTURE
3	2019.07.01	PER CITY, CDA COMMENTS
2	2019.04.04	PER CITY COMMENT
1		

JOB NO. 18-106 | WK. ORDER 1221 | 5
DESIGNED: WLH | 4
DRAWN: ZDS | 3
SCALE: 1"=60' | 2
DATE: FEBRUARY 11, 2019 | 1

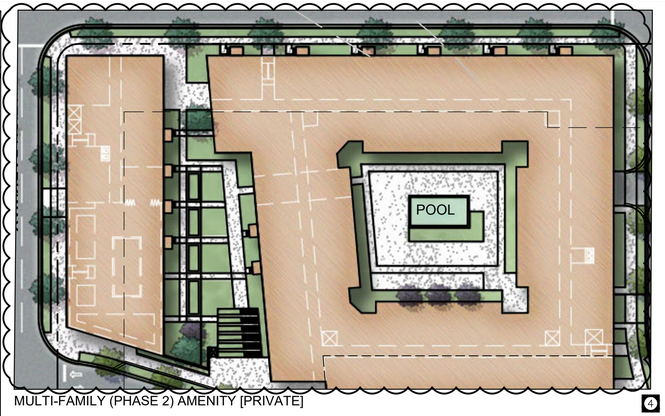
ENLARGED DEVELOPMENT PLAN

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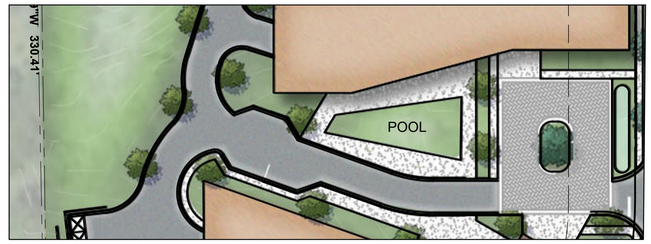
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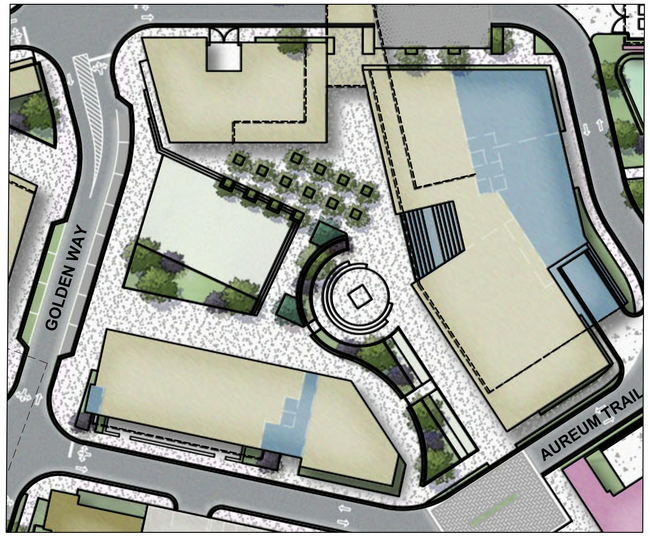
PARKLAND [DEDICATED FOR PUBLIC USE]: 50 SCALE



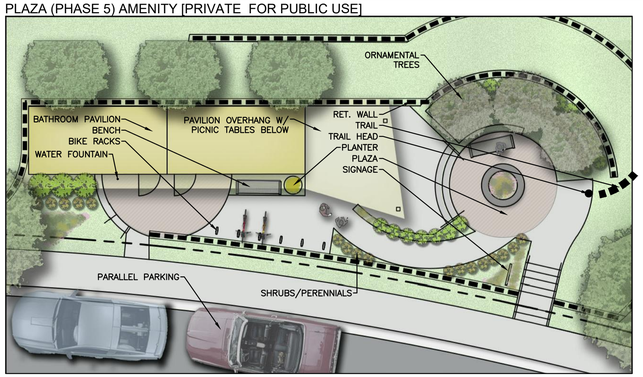
MULTI-FAMILY (PHASE 2) AMENITY [PRIVATE]



MULTI-FAMILY (PHASE 3) AMENITY [PRIVATE]



PLAZA (PHASE 5) AMENITY [PRIVATE FOR PUBLIC USE]



PARKLAND [DEDICATED FOR PUBLIC USE]: 10 SCALE

Aureum Parkland Dedication Calculations

Parkland Impact Fee Calculations

Description	Qty.	Units	cost/unit	Required Impact Fee
Multi-Family Units	480	Units	$ 4,304.00	$ 2,065,920.00

Parkland Land Dedication / Set-aside Calculations

Description	Qty.	Units	Remarks
Acreage Required (For Pulic Park Dedication)	5	ac	As Approved by BOMA
Acreage Provided (For Public Park Dedication)	5.15	ac	
Acreage Provided Value (Actual Purchase Cost)	$ 1,300,000.00		Plus Closing/Legal/Survey/Title Fees
Public for Public Use (100% of Off-Set Allowed)			
5.15 Public Park: Land Dedication Value (100%)	5.15	Ac.	$ 62,121.00 | $ 319,923.15
Private for Public Use (75% of Off-Set Allowed)			
Plaza: Land Set-aside Value (75%)	0.82	Ac.	$ 62,121.00 | $ 38,204.42
Private for Private Use (25% of Off-Set Allowed)			
Multi-family (Phase 2): Land Set-aside Value (25%)	0.24	Ac.	$ 62,121.00 | $ 3,727.26
Multi-family (Phase 3): Land Set-aside Value (25%)	0.15	Ac.	$ 62,121.00 | $ 2,329.54

Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets

Description	Qty.	Units	cost/unit	Total
Land Acquisition Cost:				
Legal, Survey, Title, Closing	1	ls	$ 40,000.00	$ 40,000.00
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	$ 195,000.00	$ 195,000.00
Total Land Acquisition Cost:				**$ 235,000.00**
Parkland Improvement Costs:				
Parkland Construction Drawing Design Cost	1	ls	$ 125,000.00	$ 125,000.00
Park - Trail Improvements:				
Primitive Bike/Hiking Trail (on-site)	2,900	lf	$ 15.00	$ 43,500.00
Primitive Bike/Hiking Trail (off-site)	100	ac	$ 20.00	$ 2,000.00
Trail Grading, Clearing, Grubbing	27,000	sf	$ 1.80	$ 48,600.00
Park Appurtenances				
Benches	4	ea	$ 2,500.00	$ 10,000.00
Trash Receptacles	2	ea	$ 1,200.00	$ 2,400.00
Outdoor Drinking Fountain	1	ea	$ 4,000.00	$ 4,000.00
Bike Racks (For up to 22 Bikes, 2 bikes per Rack)	11	ea	$ 500.00	$ 5,500.00
Trail Head Map Kiosk	2	ea	$ 7,500.00	$ 15,000.00
Park Roadway Signage / Monument Sign	1	ls	$ 20,000.00	$ 20,000.00
Trail Head Plaza	1,600	sf	$ 15.00	$ 24,000.00
Plaza Hardscape & Parallel Parking				
Asphalt (Parallel Parking)	165	sy	$ 65.00	$ 10,725.00
Concrete Sidewalk	2,700	sf	$ 6.00	$ 16,200.00
Steps/Ramp/Handrails	1	ls	$ 7,500.00	$ 7,500.00
Curb/Gutter	500	lf	$ 15.00	$ 7,500.00
Light Poles	3	ea	$ 3,200.00	$ 9,600.00
Parking/Amenity Grading, Clearing, Grubbing	1	ea	$ 55,000.00	$ 55,000.00
Storm Pipe	100	lf	$ 105.00	$ 10,500.00
Storm Inlets	2	ea	$ 4,800.00	$ 9,600.00
Utility Connections (Water/Sewer)	1	ls	$ 35,000.00	$ 35,000.00
Retaining Wall	2,200	sf	$ 35.00	$ 77,000.00
Park Structure/Restrooms	1	ea	$ 120,000.00	$ 120,000.00
Landscaping				
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	$ 550.00	$ 6,600.00
2" Cal. Understory Trees (Accent Plantings)	12	ea	$ 400.00	$ 4,800.00
36" Ht. Shrubs (Parking Lot Screening)	50	ea	$ 180.00	$ 9,000.00
Perennials	75	ea	$ 15.00	$ 1,125.00
Seed	27,000	sf	$ 0.25	$ 6,750.00
Construction Supervision and Management	1	ls	$ 108,000.00	$ 108,000.00
Construction Inspection Costs - Consultants	1	ls	$ 25,000.00	$ 25,000.00
Construction Financing Costs (1-Year)	1	ls	$ 115,000.00	$ 115,000.00
Total Public Park Improvements Cost:				**$ 1,169,900.00**

Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Open to Public)

Description	Qty.	Units	75% cost/unit	Total
Private Recreation Amenities (PLAZA)				
Plaza Construction Drawing Design Cost / Mtgs.	1	ls	$ 80,000.00	$ 80,000.00
Plaza Appurtenances				
Benches	12	ea	$ 2,500.00	$ 30,000.00
Trash Receptacles	6	ea	$ 1,200.00	$ 7,200.00
Ornamental Planters	7	ea	$ 1,800.00	$ 12,600.00
Tables/Chairs	7	ea	$ 4,500.00	$ 31,500.00
Speakers/WiFi	1	ls	$ 35,000.00	$ 35,000.00
Electric service (For Events)	1	ls	$ 40,000.00	$ 40,000.00
Plaza Hardscape				
Permeable Pavers & Stone	24,000	sf	$ 12.00	$ 288,000.00
Scored Concrete Plaza	1,250	sf	$ 7.00	$ 8,750.00
Tree Grates	14	ea	$ 2,700.00	$ 37,800.00
Handrails	1	ls	$ 15,000.00	$ 15,000.00
Lighting (Pole)	6	ea	$ 3,200.00	$ 19,200.00
Lighting (Up-Lights / Accent Lighting)	60	ea	$ 275.00	$ 16,500.00
Plaza/Amenity Grading, Clearing, Grubbing	1	ea	$ 65,000.00	$ 65,000.00
Storm Pipe	300	lf	$ 105.00	$ 31,500.00
Storm Inlets	7	ea	$ 4,800.00	$ 33,600.00
Steps / Ramps	1	ls	$ 27,000.00	$ 27,000.00
Retaining Wall	2,500	sf	$ 35.00	$ 87,500.00
Plaza Landscaping				
3" Cal. Canopy Trees	25	ea	$ 550.00	$ 13,750.00
2" Cal. Understory Trees	15	ea	$ 400.00	$ 6,000.00
18" Ht. Shrubs	150	ea	$ 75.00	$ 11,250.00
Ornamental Grass/Perennials/Season Color	500	ea	$ 15.00	$ 7,500.00
Sod / Formal Lawn	6,200	sf	$ 1.45	$ 8,990.00
Plaza Construction Supervision and Management	1	ls	$ 60,000.00	$ 60,000.00
Plaza Construction Inspection Costs - Consultants	1	ls	$ 25,000.00	$ 25,000.00
Plaza Construction Financing Costs (1-Year)	1	ls	$ 115,000.00	$ 115,000.00
Total Private Park Plaza Improvements Cost:				**$ 1,113,640.00**
Total Private Park Plaza Improvements Cost [75%]:				**$ 835,230.00**

Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)

Description	Qty.	Units	25% cost/unit	Total
Private Recreation Amenities (Swimming/Courtyard)				
Multi-family (Phase 2) [Cost - 25% x $700,000]	1	ls	$ 175,000.00	$ 175,000.00
Multi-family (Phase 3) [Cost - 25% x $700,000]	1	ls	$ 175,000.00	$ 175,000.00
Total Private Park Improvements Cost [25%]:				**$ 350,000.00**

Parkland Dedication Offset Calculations

Description	Qty.	Units	cost/unit	Total
Parkland Land Dedication / Set-aside Value:				$ 364,184.36
Public & Private Parkland Construction Cost Total:				$ 2,355,130.00
Total Proposed Parkland Dedication				$ 2,719,314.36
Required Parkland Dedication				$ 2,065,920.00
Parkland Dedication Balance				$ (653,394.36)

NOTE: The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:

1 The actual Land Acquisition Cost will be $1,300,000.00 however reimbursement for Land Dedication will be $319,923.00 based upon the current Parkland Dedication Ordinance eligible value of $62,121.00 per acre and 5.15 acres of parkland Area;

2 Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/-$40,000.00;

3 Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of $195,000.00 based upon 3 years interest at 5% of purchase price;

4 Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be $125,000.00;

5 Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at $115,000.00;

6 Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments and condominiums will each cost $700,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of $175,000.00 per each private pool area;

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 50 100 150

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SCOTT MICHAEL BERNICK REGISTERED AGRICULTURE 357 STATE OF TENNESSEE 10-01-2022 LANDSCAPE ARCHITECT

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

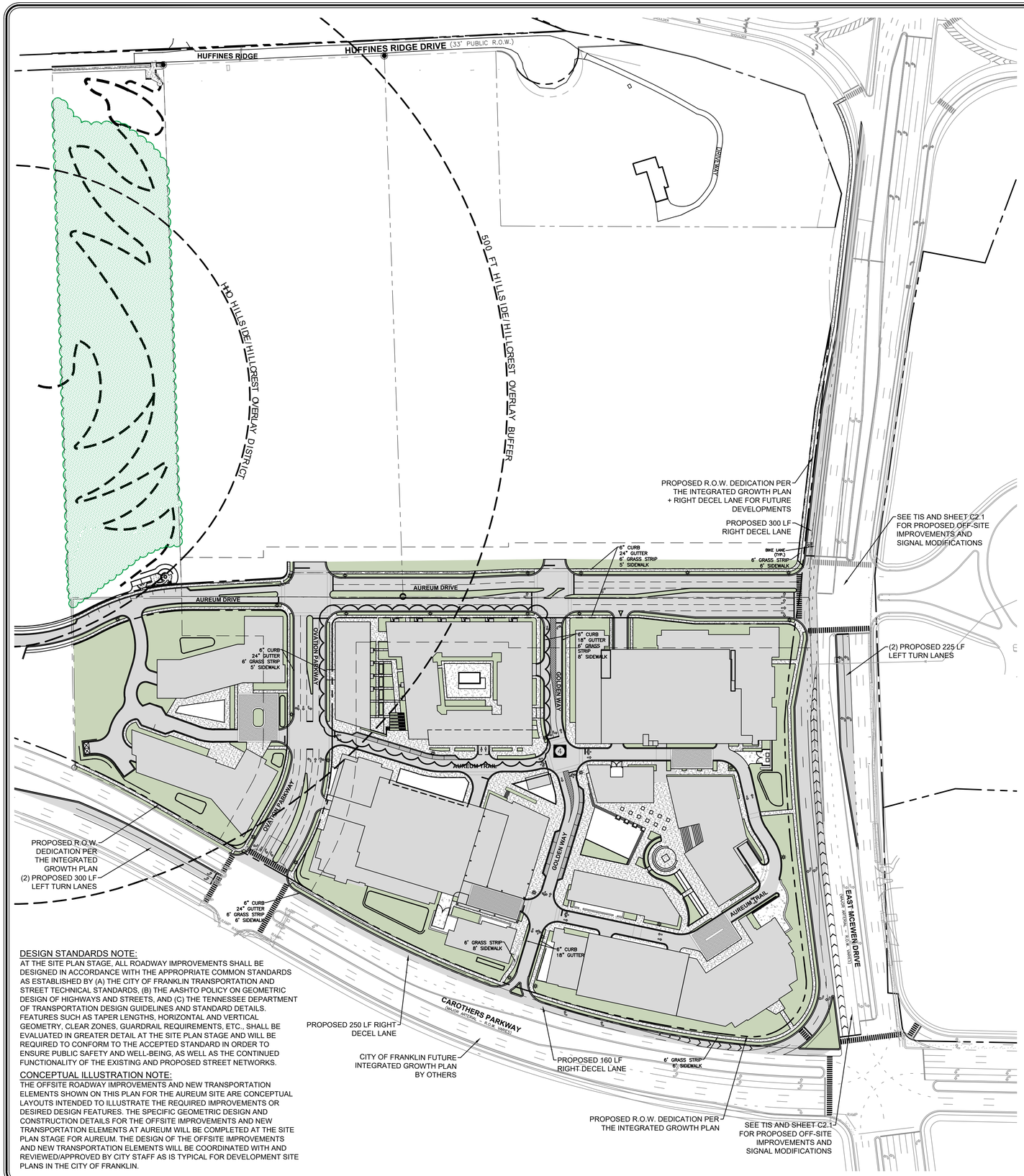
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-	-	-
4	2021.12.13	PER CITY COMMENTS
3	2021.11.29	PER ARCHITECTURE
2	2019.07.01	PER CITY COA COMMENTS
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=50'
DATE: FEBRUARY 11, 2019

ENLARGED PARKLAND PLAN

C2.2

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LAST UPDATED BY BBERNICK ON: 1/6/2022 9:48 AM



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NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

	PHASE 1: E. McEwen (Summit)	PHASE 2: E. McEwen	PHASE 3: Carothers			
Description	**Qty.**	**Qty.**	**Qty.**	**Units**	**Cost/Unit**	**Total**
R.O.W. Dedication	0.24	0.90	0.39	ac	$ 915,783.00	$ 1,401,147.99
Gen. Cond./Demo	$ 181,900.00	$ 259,900.00	$ 296,800.00	ls	--	$ 738,600.00
Erosion Control	$ 96,600.00	$ 138,000.00	$ 214,700.00	ls	--	$ 449,300.00
Clearing and Grubbing	$ 35,000.00	$ 25,000.00	$ 25,000.00	ls	--	$ 85,000.00
EarthWork (Haul Off)	27,900	6,650	8,250	cy	$ 38.00	$ 1,626,400.00
EarthWork-Pavement (Haul O	975	1,637	1,533	cy	$ 52.00	$ 215,540.00
2.5' Curb & Gutter	877	2,050	1,594	lf	$ 18.50	$ 83,638.50
Asphalt	1,900	4,300	3,100	sy	$ 73.50	$ 683,550.00
6' Wide Conc. Sidewalk	5,538	4,740	8,226	sf	$ 8.50	$ 157,284.00
Storm Pipe						
18"	770	165	135	lf	$ 146.00	$ 156,220.00
30"	0	657	404	lf	$ 185.00	$ 196,285.00
48"	0	0	524	lf	$ 205.00	$ 107,420.00
54"	0	0	373	lf	$ 226.00	$ 84,298.00
Catch Basins						
Single	7	0	1	ea	$ 6,000.00	$ 48,000.00
Double	0	6	6	ea	$ 8,500.00	$ 102,000.00
8'x3' Box Culvert (Extension)	0	30	0	lf	$ 1,250.00	$ 37,500.00
C.I.P. Junction	0	1	0	ea	$ 20,000.00	$ 20,000.00
Retaining Walls	3,500	0	0	sf	$ 45.00	$ 157,500.00
Underdrains	$ 37,000.00	$ 52,900.00	$ 130,200.00	ls	--	$ 220,100.00
Landscaping					$ 1.00	$ -
Canopy Trees	0	0	3	ea	$ 550.00	$ 1,650.00
Understory Trees	0	0	20	ea	$ 400.00	$ 8,000.00
Topsoil/Turf/Landscape Strip	7,200	2,700	6,280	sy	$ 12.00	$ 194,160.00
Street Lighting	$ 100,000.00	$ 85,000.00	$ 185,500.00	ls	--	$ 370,500.00
Signal Improvements	$ 57,750.00	$ 51,750.00	$ 130,000.00	ls	--	$ 239,500.00
Traffic Control / Striping	$ 115,000.00	$ 145,000.00	$ 180,000.00	ls	--	$ 440,000.00
Engineering Design/Survey Co	$ 110,000.00	$ 110,000.00	$ 110,000.00	ls	--	$ 330,000.00
Total Estimated Cost						$ 8,153,593.49
15% Contingency						$ 1,223,039.02
Grand Total						$ 9,376,632.51
Offset Requested	100%	100%	100%	%		$ 9,376,632.51
Add 10% for Material and Subcontractor Cost Inflation						$ 937,663.25
Grand Total with Financing and Cost Inflation Add						$ 10,314,295.76
Total Road Impact Fee Offsets Required						$ 10,309,506.00
Total Road Impact Fee Offsets - Full Build-Out						$ 10,314,295.76 ***
Excess Impact Fee Contingency - Full Build-Out						$ 1,995,210.24

***SEE CITY OF FRANKLIN CONTRACT #2019-0178 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

Aureum - Summary of Road Impact Fees Collected by Phase of Development

Date: April 3, 2019 (REV 12 13, 2021) By: Ralph A. Knauss (SMB)

Development Phase	Development Use Types and Quantities	Road Impact Fees - Arterial	Road Impact Fees - Collector	Total Road Impact Fees by Phase
Development Phase 1	Multi-Family Apartments - 340 Units	$1,058,080	$721,140	$1,779,220
Development Phase 1	Limited Service Hotel - 200 Rooms Loft Office - 75,000 SF Restaurants (2) - 12,000 SF	$1,018,637	$694,731	$1,713,368
Development Phase 3	Extended Stay Hotel - 200 Rooms Loft Office - 75,000 SF Tower Office - 280,000 SF Restaurants - 6,000 SF Retail - 25,000 SF	$2,471,618	$1,687,734	$4,159,352
Development Phase 4	Condominium Towers - 140 Units	$435,680	$296,940	$732,620
Development Phase 5	Loft Office - 100,000 SF Tower Office - 220,000 SF Restaurants - 12,000 SF Retail - 35,000 SF	$1,874,591	$1,280,057	$3,154,648
Development Phase 6	Full Sevice Hotel - 300 Rooms	$770,152	$525,036	$1,295,188
Total Road Impact Fees Collected at Full Development		**$7,628,758**	**$5,205,638**	**$12,834,396**

Aureum - Use of Conceptual Development Milestone Dates for the purpose of Establishing Road Impact Fee Offset Project Completion Dates

Date: April 3, 2019 By: Ralph A. Knauss

Development Phase Milestone	Completion Date	Road Impact Fee Offset Project Milestone	Completion Date
Complete Design/Secure Building Permits - Development Phase 1	June 1 - 2020	Begin McEwen IGP Road Improvement Design	June 1 - 2020
Complete Construction - Development Phase 1	October 1 - 2022	Complete McEwen IGP Road Improvement Design	January 1 - 2022
Complete Design/Secure Building Permits - Development Phase 2	January 1 - 2021	Begin Carothers IGP Road Improvement Design	January 1 - 2021
Complete Construction - Development Phase 2	July 1 - 2023	Complete Carothers IGP Road Improvement Design	August 1 - 2022
Complete Design/Secure Building Permits - Development Phase 3	January 1 - 2023	Begin McEwen Road Improvements - I-65 to Tower Circle	January 1 - 2021
Complete Construction - Development Phase 3	May 1 - 2026	Complete McEwen Improvements - I-65 to Tower Circle	October 1 - 2022
Complete Design/Secure Building Permits - Development Phase 4	January 1 - 2025	Begin McEwen Road Improvements - Tower to Carothers	January 1 - 2023
Complete Construction - Development Phase 4	May 1 - 2027	Complete McEwen Improvements - Tower to Carothers	October 1 - 2024
Complete Design/Secure Building Permits - Development Phase 5	January 1 - 2026	Begin Carothers Parkway Road Improvements	January 1 - 2026
Complete Construction - Development Phase 5	September 1 - 2029	Complete Carothers Parkway Road Imprivements	July 1 - 2028
Complete Design/Secure Building Permits - Development Phase 6	January 1 - 2028		
Complete Construction - Development Phase 6	July 1 - 2030		

Required Milestones to be met for Road Impact Fee Offset Project Completions

1) Must complete all McEwen Drive Road Improvements - I-65 to Tower Circle prior to issuance of Final Certificate of Occupancy for Phase 2 Building Completion. As currently scheduled this completion would occur on or before July 1, 2023.

2) Must complete all McEwen Drive Road Improvements - Tower Circle to Carothers Pkwy prior to issuance of Final Certificate of Occupancy for Tower Office Building in Phase 3. As currently scheduled this completion would occur on or before May 1, 2026.

3) Must complete all Carothers Parkway Road Improvements prior to issuance of Final Certificate of Occupancy for Tower Office Building in Phase 5. As currently scheduled this completion would occur on or before September 1, 2029.

Note: Developer shall have the flexibility to freely substitute the Phase 3 Office Tower for the Phase 5 Office Tower provided the Road Improvements described in Item 2 above are fully completed prior to the first Office Tower Completion Date and provided that the Road Improvements described in Item 3 above are fully completed prior to the second Office Tower Completion Date.

DESIGN STANDARDS NOTE:
AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

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SCOTT MICHAEL BERNICK REGISTERED AGRICULTURE TENNESSEE NO. 001 LANDSCAPE ARCHITECT

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN # 7737

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
4	2021.12.13	PER CITY COMMENTS
3	2021.11.29	PER ARCHITECTURE
2	2019.07.01	PER CITY COA COMMENTS
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=60'
DATE: FEBRUARY 11, 2019

FUTURE IGP PLAN

C2.3

G:\2-18\BIDS+CIVIL ENGINEERING\PLANSHEETS\C2.3 FUTURE IGP.DWG
PLOTTED BY SCOTTY BERNICK ON 1/6/2022 10:56 AM LAST UPDATED BY BERNICK ON 1/6/2022 8:53 AM



STATEMENT OF IMPACTS:

DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER NARRATIVE

FUTURE DEVELOPMENT STORMWATER QUANTITY AND QUALITY ARE CURRENTLY BEING REVIEWED WITH THE CITY OF FRANKLIN. GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1, 3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. EXISTING SITE STORMWATER OUTFALL AT EAST MCEWEN DRIVE TO BE MAINTAINED.
8. OFFSITE STORMWATER FLOWS FROM CAROTHERS PARKWAY WILL BE COLLECTED AT THE SITE BOUNDARY AND ROUTED NORTH VIA A PROPOSED STORMWATER NETWORK TO THE SITE OUTFALL.
9. THE FIRST DOWNSTREAM STRUCTURE FROM THE SITE IS AN 8'x3' BOX CULVERT THAT TRAVELS UNDER MCEWEN DRIVE. THIS CULVERT IS CAPABLE OF CARRYING 150 CFS. THIS STRUCTURE DISCHARGES TO THE SOUTH PRONG OF SPENCER CREEK.
10. DURING DETAILED ENGINEERING DESIGN AT THE SITE PLAN STAGE, THE APPLICANT WILL BE REQUIRED TO PROVIDE ANALYSIS FOR THE NEXT TWO OFF-SITE DOWNSTREAM STRUCTURES, INCLUDING FOR THE EXISTING CULVERT BELOW EAST MCEWEN DRIVE. SHOULD THE ANALYSIS INDICATE THAT THE EXISTING STORM STRUCTURE(S) DO NOT HAVE CAPACITY TO HANDLE FLOW FROM THE SITE, THE APPLICANT WILL BE REPLACE THE STRUCTURE(S) WITH APPROPRIATELY SIZED INFRASTRUCTURES.

GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 22.04 AC
IMPERVIOUS AREA: 0.00 AC
DISTURBED AREA: 21.04 AC
Proposed Rv VALUE: TBD
PEAK FLOW RUNOFF:
SITE PEAK FLOWS ARE TBD. PEAK FLOW ATTENUATION WILL OCCUR ON SITE AND DISCHARGES FROM THE SITE WILL NOT BE INCREASE.

KEY

- BIORETENTION
- PAVERS
- GREEN ROOF/WATER RE-USE
- DETENTION/UNDERGROUND DETENTION

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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Murfreesboro 615-546-6555
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SCOTT MICHAEL BERNICK
REGISTERED
2007
AGRICULTURE
ENGINEER
TENNESSEE NO. 001
LANDSCAPE ARCHITECT
01/04/2022

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN # 7737

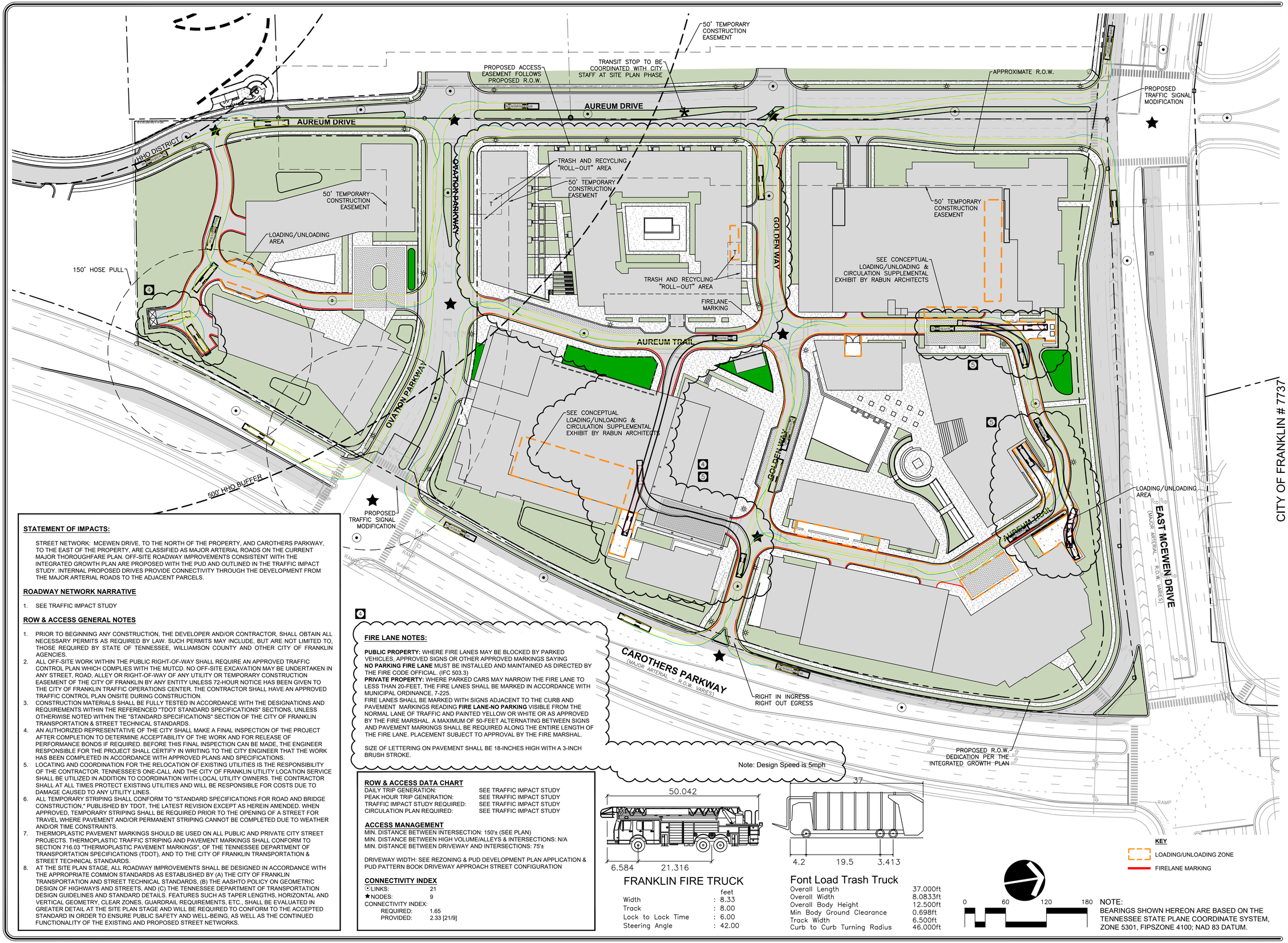
REV. #	DATE:	DESCRIPTION:
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-	-	-
5	2022.01.06	PER CITY COMMENTS
4	2021.12.13	PER CITY COMMENTS
3	2021.11.29	PER ARCHITECTURE
2	2019.07.01	PER CITY, COA COMMENTS

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: 1"=60'
DATE: FEBRUARY 11, 2019

OVERALL GRADING & DRAINAGE PLAN

C3.0

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PLOTTED BY SCOTT BERNICK ON 1/4/2022 10:56 AM LAST UPDATED BY SBERNICK ON 1/4/2022 8:56 AM



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

1. SEE TRAFFIC IMPACT STUDY

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

FIRE LANE NOTES:

PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
PEAK HOUR TRIP GENERATION:	SEE TRAFFIC IMPACT STUDY
TRAFFIC IMPACT STUDY REQUIRED:	SEE TRAFFIC IMPACT STUDY
CIRCULATION PLAN REQUIRED:	SEE TRAFFIC IMPACT STUDY

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

⊙LINKS:	21
★NODES:	9
CONNECTIVITY INDEX:	
REQUIRED:	1.65
PROVIDED:	2.33 [21/9]

FRANKLIN FIRE TRUCK

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 42.00

Font Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SCOTT MICHAEL BENICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 001 — 04/04/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

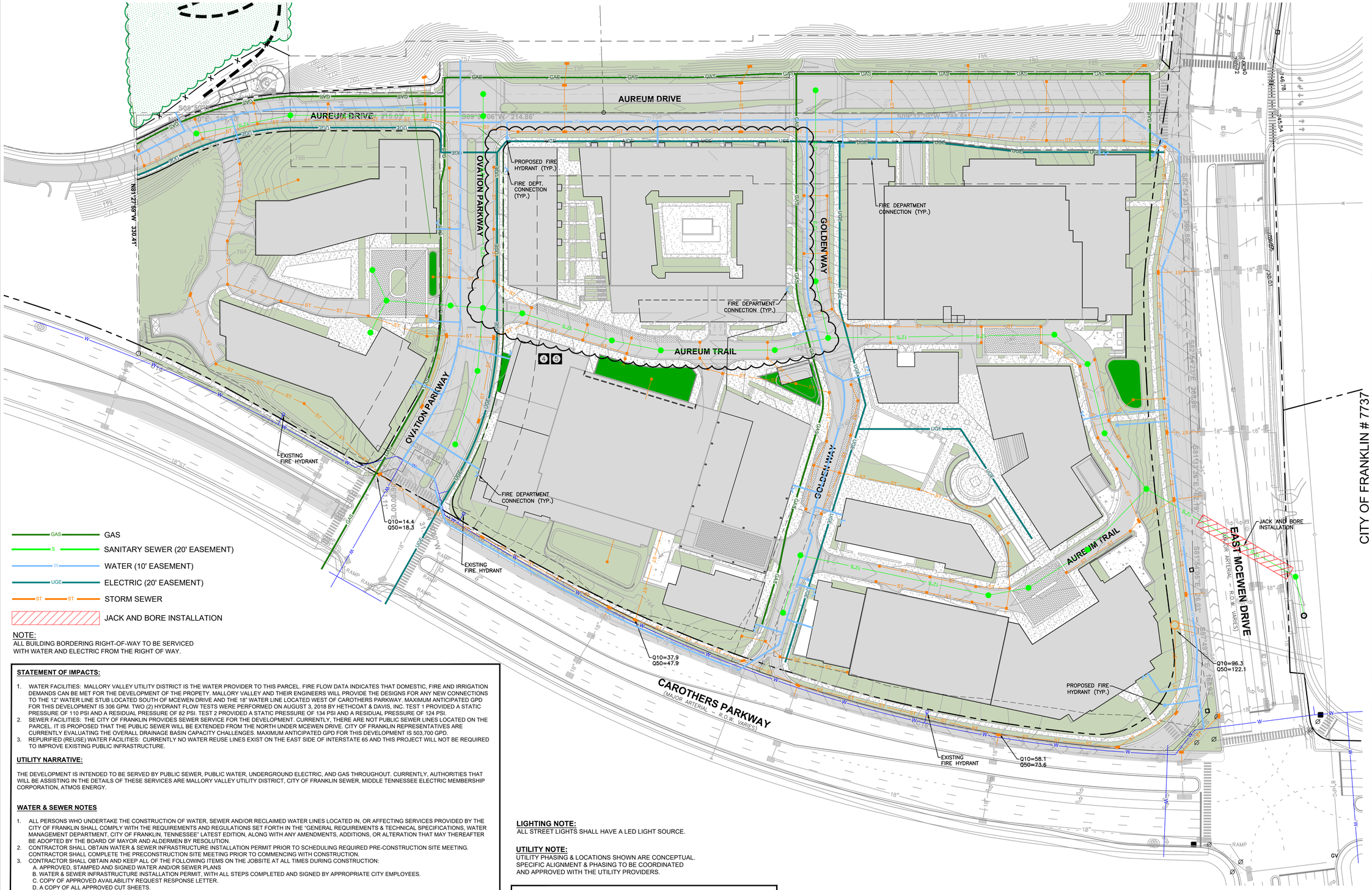
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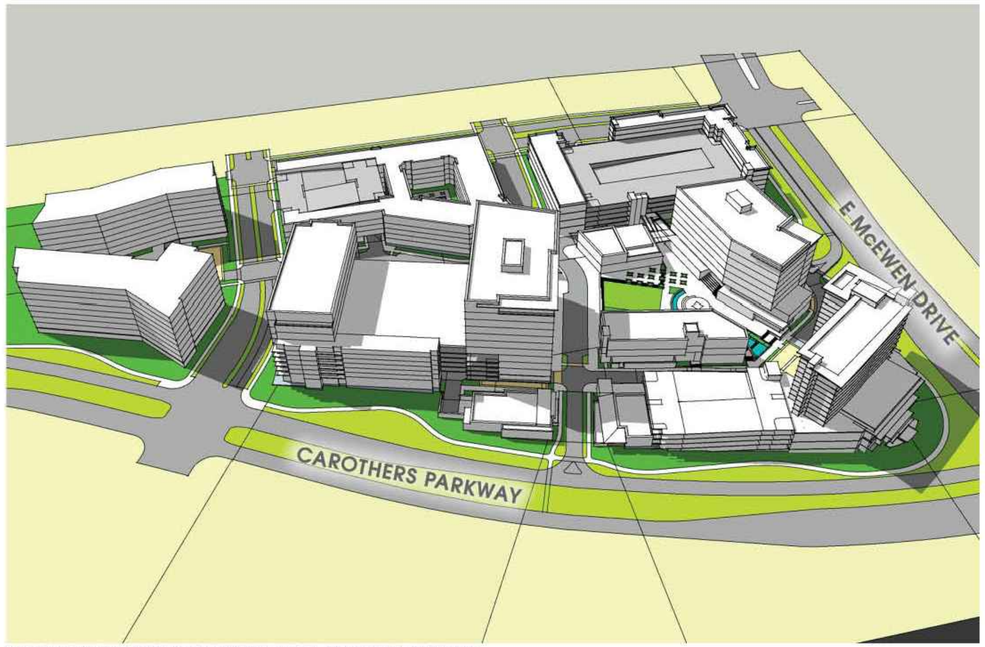
JOB NO. 18-106 | WK. ORDER 1221
DESIGNED: WLH | DRAWN: ZDS
SCALE: 1"=60' | DATE: FEBRUARY 11, 2019

OVERALL R.O.W. & ACCESS PLAN

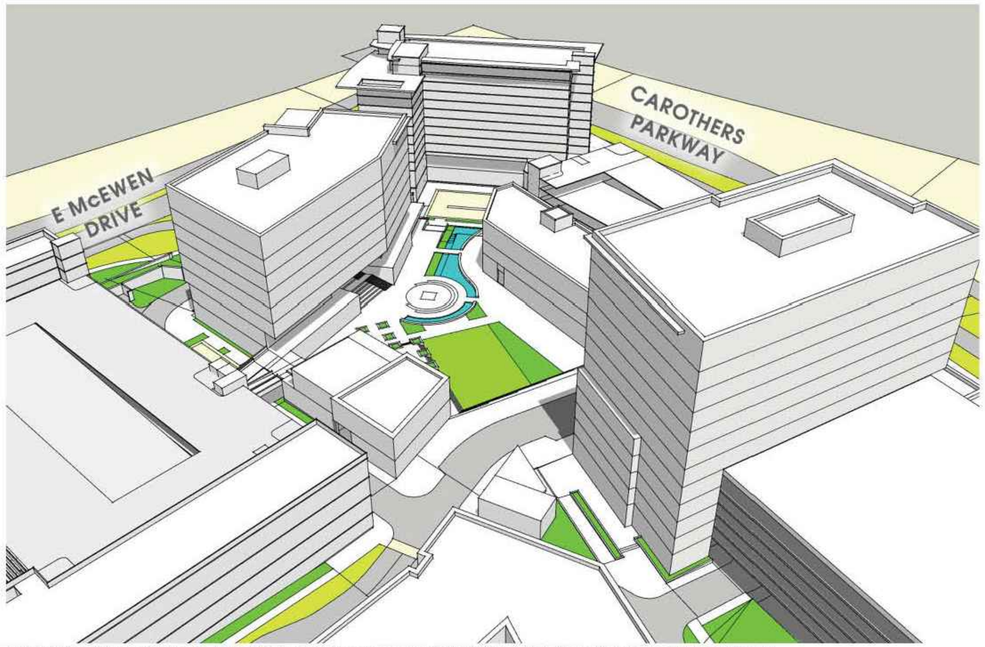
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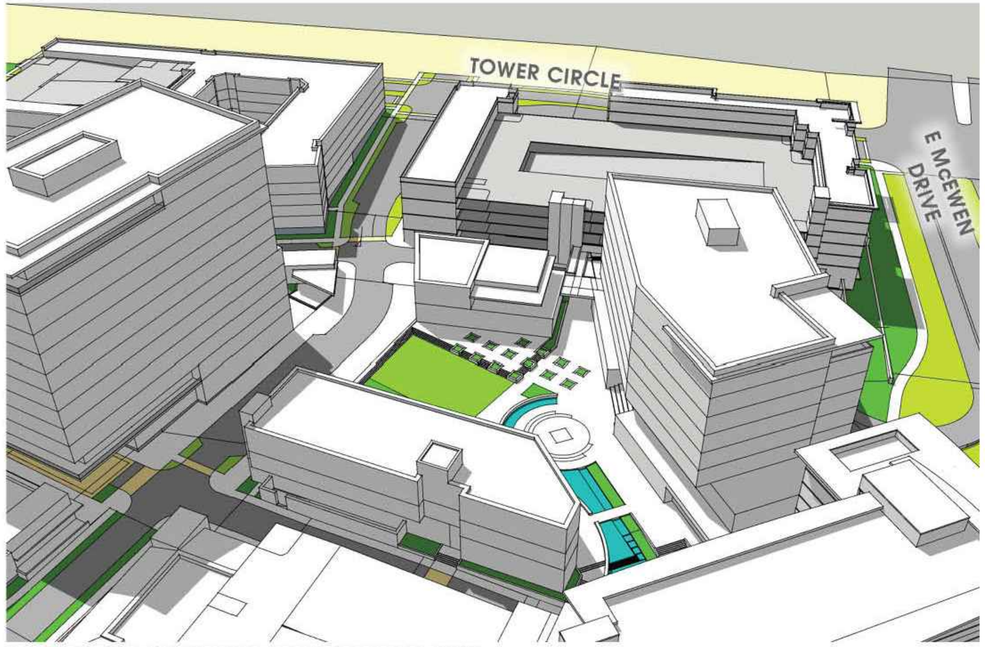

AUREUM DRIVE
AUREUM DRIVE
OVATION PARKWAY
OVATION PARKWAY
GOLDEN WAY
GOLDEN WAY
AUREUM TRAIL
AUREUM TRAIL
EAST MCEWEN DRIVE
(MAJOR ARTERIAL – R.O.W. VARIES)
CAROTHERS PARKWAY
(MAJOR ARTERIAL – R.O.W. VARIES)
PROPOSED FIRE HYDRANT (TYP.)
FIRE DEPT. CONNECTION (TYP.)
FIRE DEPARTMENT CONNECTION (TYP.)
FIRE DEPARTMENT CONNECTION (TYP.)
FIRE DEPARTMENT CONNECTION (TYP.)
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT (TYP.)
JACK AND BORE INSTALLATION
Q10=14.4
Q50=18.3
Q10=37.9
Q50=47.9
Q10=58.1
Q50=73.6
Q10=96.3
Q50=122.1
N81°27'59"W 330.41'
S08°50'04"E 26.70'
S09°06'06"W 214.86'
S09°32'20"W 789.54'
S82°54'23"E 306.86'
S82°54'23"E 265.86'
S81°13'36"E 82.03'
S81°13'36"E 82.03'
S07°49'24"W 156.23'
S07°49'24"W 156.23



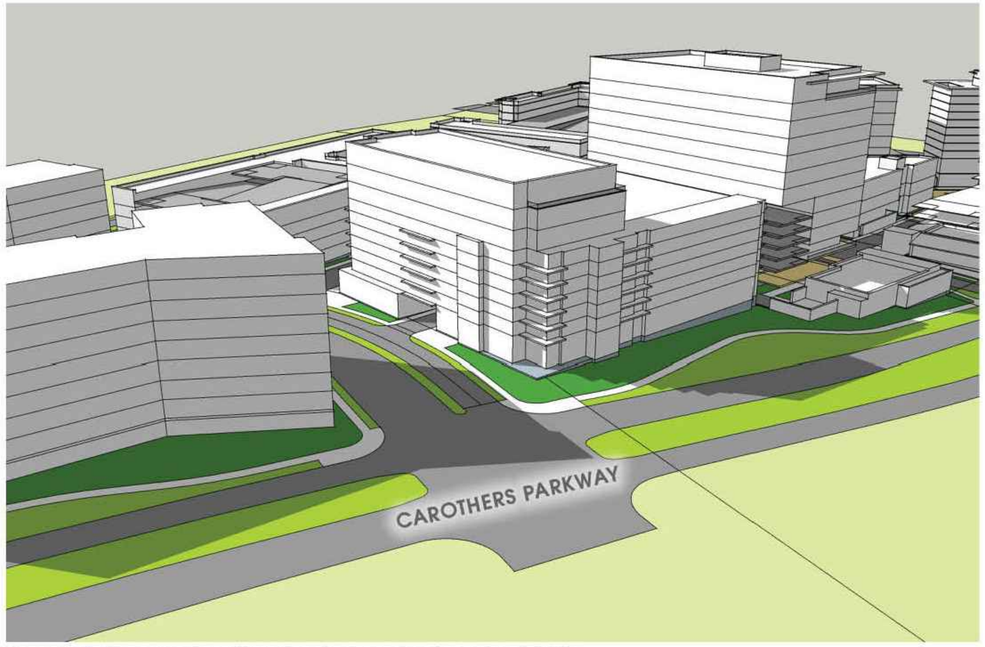
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ELEVATIONS MUST MEET THE REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

6

1. CONSTRUCTION TYPES:
   See Sheet A1.2: for Multi-Family/Commercial/Hotel Construction Types, Enclosed Garage NFPA 13 / Open Garage un sprinkled.
2. SPRINKLERS
   Condo and Garage likely Type I or Type II; Buildings and Garage sprinkled NFPA 13.
3. The Hotels (A2 and R1 Uses) likely Type 1B construction.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

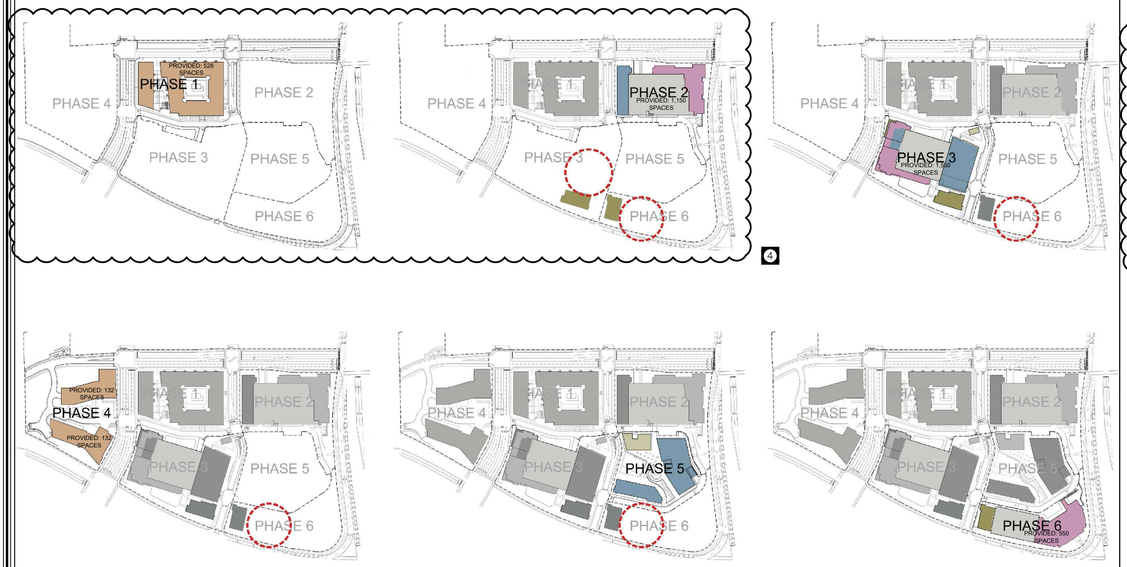
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MASSING

A1.0

G:\21-0085\CIVIL ENGINEERING\PLANSHEETS\1221 SVD ARCHIVING
PLOTTED BY SCOTTY BERNICK ON: 1/6/2022 10:58 AM LAST UPDATED BY SBERNICK ON: 1/6/2022 9:51 AM



Temporary surface parking will be constructed to permanent standards in regards to surface treatment, curbing, landscape and screening, and stormwater facilities. Temporary parking will be proposed and permitted during individual phase site plans.

ANTICIPATED DEVELOPMENT PHASING

ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.

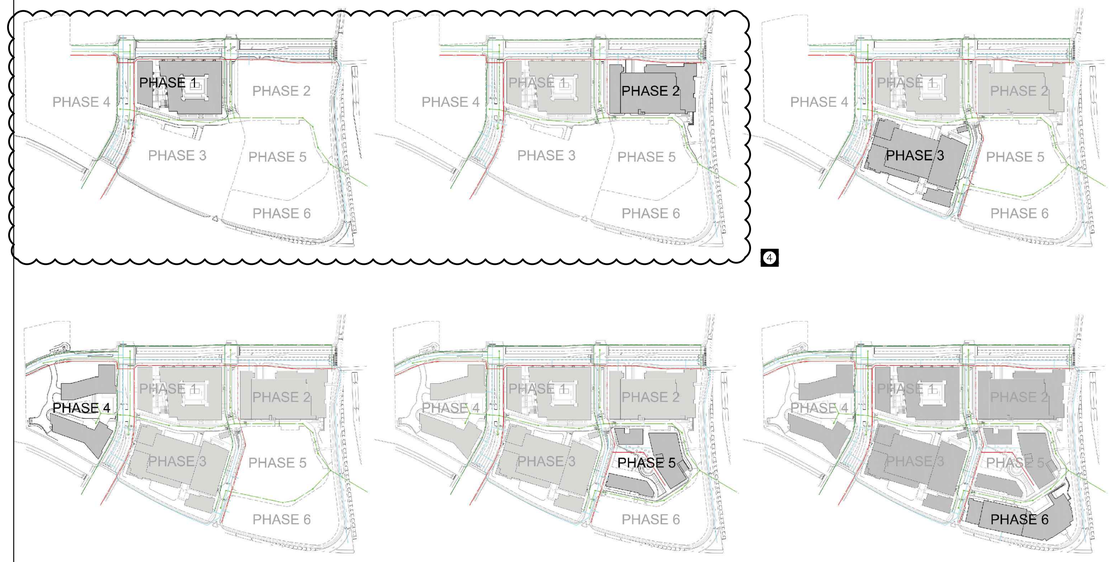


KEY
- BIORETENTION
- PAVERS
- GREEN ROOF
- TEMPORARY DETENTION
- DETENTION/UNDERGROUND DETENTION
- TEMPORARY BIORETENTION

ANTICIPATED DEVELOPMENT STORMWATER PHASING

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

NOTE:
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ANTICIPATED DEVELOPMENT UTILITY PHASING

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

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SCOTT MICHAEL BERNICK REGISTERED 2561 AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 001 04/04/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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2022.01.06	2021.12.13	2021.11.29
PER CITY COMMENTS	PER CITY COMMENTS	PER ARCHITECTURE
2021.07.01	2019.04.04	PER CITY COMMENTS
PER CITY COA COMMENTS	PER CITY COMMENT	
2019.04.04	2019.02.11	
PER CITY COMMENT		
DATE:	DESCRIPTION:	

JOB NO.	WK. ORDER	-
18-106	1221	5
DESIGNED:	WLH	4
DRAWN:	ZDS	3
SCALE:	NOT TO SCALE	2
DATE:	FEBRUARY 11, 2019	1
		REV.

DEVELOPMENT PHASING

A1.1

G:\21-0666\CIVIL ENGINEERING\PD SHEETS\121 DVD ARCHIVING
PLOTTED BY: SCOTT BERNICK ON: 1/6/2022 10:08 AM LAST UPDATED BY: BBERNICK ON: 1/6/2022 9:51 AM

AUREUM ANTICIPATED CONSTRUCTION PLAN

	STORIES	CONSTRUCTION TYPE	SPRINKLERED	EXTERIOR MATERIALS - CONFORMING	EXTERIOR WALL MATERIALS NON-CONFORMING
Phase 1					
MULTIFAMILY (A2)	5	TYPE IIIA FIRE TREATED WOOD	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPOSITE WOOD, CEMENTITIOUS PANEL AND SIDING
MULTIFAMILY (A1)	12	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPOSITE WOOD, CEMENTITIOUS PANEL AND SIDING
PARKING DECK D W/ LINER	5	TYPE IA	NFPA 13	BRICK, PRECAST CONCRETE PANEL, STUCCO, METAL SCREEN, ARCHITECTURAL METAL	COMPLIES
Phase 2					
SELECT SERVICE HOTEL	7	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.	COMPLIES
PARKING DECK A	7	TYPE IB	NFPA 13	SIMILAR TO HOTEL AND LOFT OFFICE	TBD
LOFT OFFICE	4	TYPE IIB	NFPA 13	SIMILAR TO HOTEL	TBD
Phase 3					
EXTENDED STAY HOTEL	7	TYPE IB	NFPA 13	ARCHITECTURAL PRECAST(75% MAX), BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.	COMPLIES
RESTAURANT	1	TYPE IB	NFPA 13	TBD	TBD
LOFT OFFICE ABOVE HOTEL	8 - 10	TYPE IB	NFPA 13	SIMILIAR TO HOTEL	TBD
PARKING DECK C	7	TYPE IB	NFPA 13	SIMILIAR TO HOTEL	TBD
OFFICE TOWER	12	TYPE IB	NFPA 13	XXX	TBD
Phase 4					
MULTIFAMILY CONDOS	9	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPLIES
MULTIFAMILY CONDOS	9	TYPE IB	NFPA 13	BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING	COMPLIES
Phase 5					
OFFICE TOWER	8	TYPE IB	NFPA 13	XXX	TBD
RETAIL	2	TYPE IIB	NFPA 13	XXX	TBD
LOFT OFFICE	3	TYPE IIB	NFPA 13	XXX	TBD
Phase 6					
FULL SERVICE HOTEL	12	TYPE IB	NFPA 13	ARCHITECTURAL PRECAST(75% MAX), GLASS, ARCHITECTURAL METAL <3FLR)	COMPLIES
PARKING DECK B	5	TYPE IIB	NFPA 13	SIMILAR TO HOTEL	TBD
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD
Phase X					
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD
RESTAURANT	1	TYPE IIB	NFPA 13	TBD	TBD

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9480
Nashville 615-244-8591
Murfreesboro 615-546-9555
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED AGRICULTURE LICENSE NO. 001 TENNESSEE LANDSCAPE ARCHITECT 04/01/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
5	2022.01.06	PER CITY COMMENTS
2	2019.07.01	PER CITY COA COMMENTS
1	2019.04.04	PER CITY COMMENTS

JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NOT TO SCALE
DATE: FEBRUARY 11, 2019

ARCHITECTURAL IMAGERY

A1.2

G:\21-0999\CIVIL ENGINEERING\PD SHEETS\221 PUD ARCHIVING
PLOTTED BY: SCOTT BERNICK ON: 1/6/2022 10:08 AM LAST UPDATED BY: BBERNICK ON: 1/6/2022 9:51 AM

















NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED AGRICULTURE TENNESSEE NO. 001 LANDSCAPE ARCHITECT 04/04/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNNESSEE

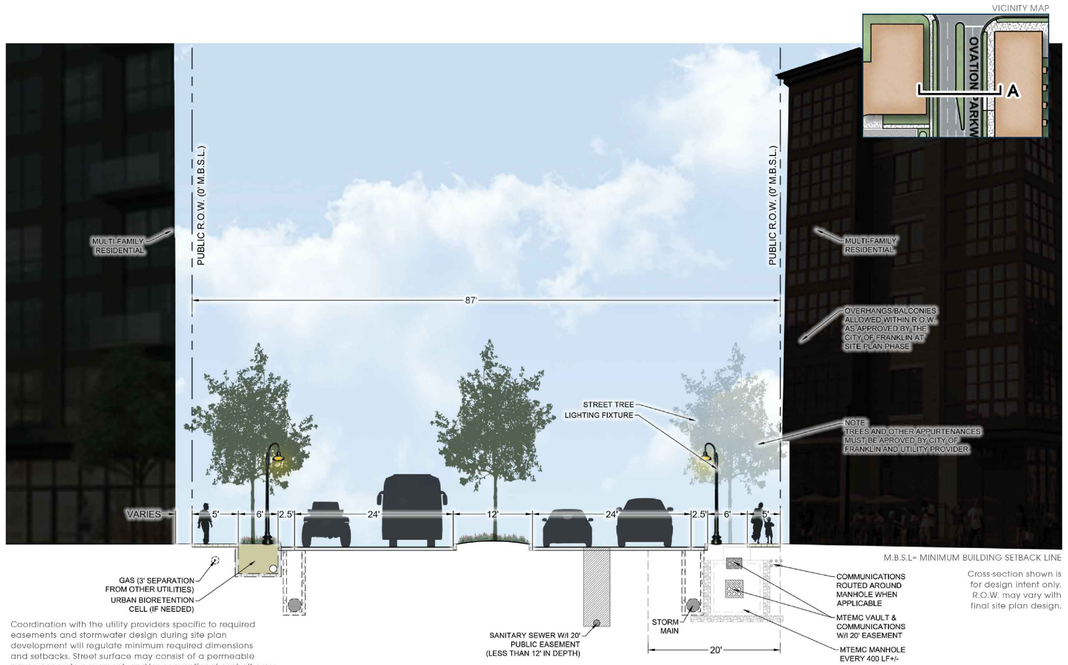
REV. #	DATE:	DESCRIPTION:
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JOB NO. 18-106
WK. ORDER 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NOT TO SCALE
DATE: FEBRUARY 11, 2019

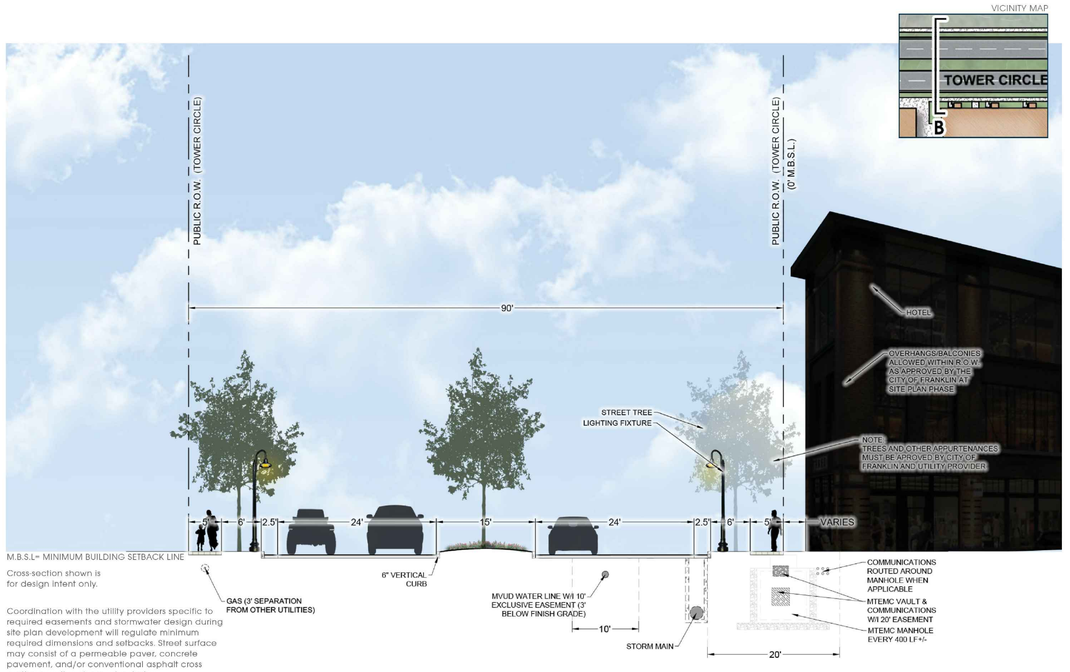
GARAGE FACADE IMAGERY

A1.3

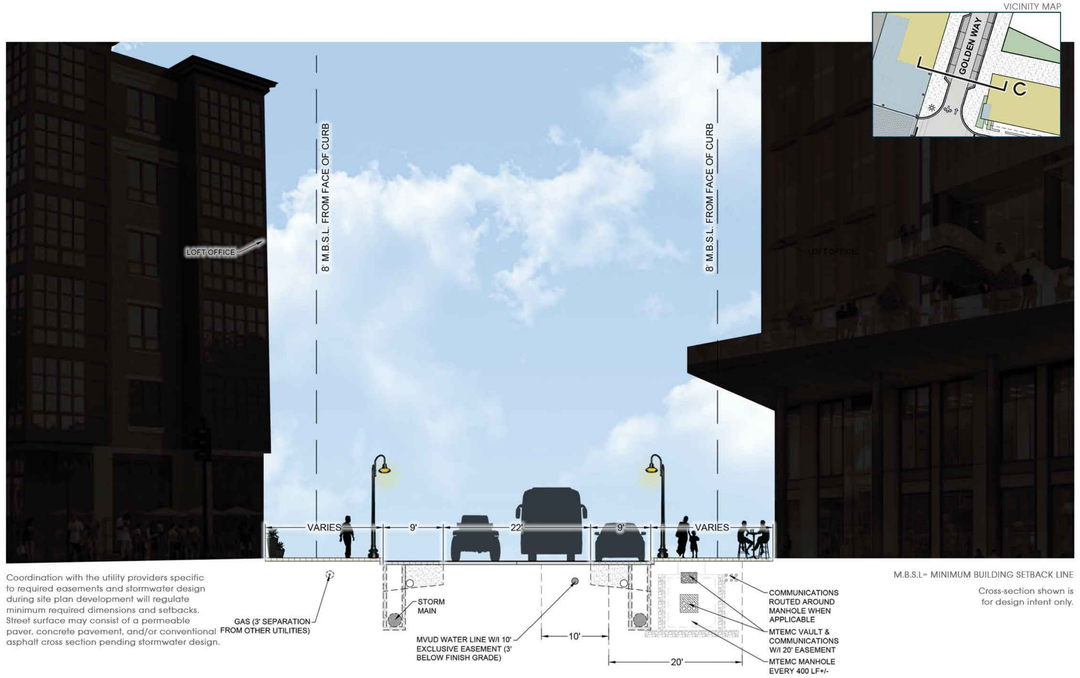
G:\21-0999\C-CIVIL ENGINEERING\PLANS\SHEETS\1221.DVG #NOVIS
PLOTTED BY: SCOTTY BERNICK ON: 1/6/2022 10:56 AM LAST UPDATED BY: BBERNICK ON: 1/6/2022 9:51 AM



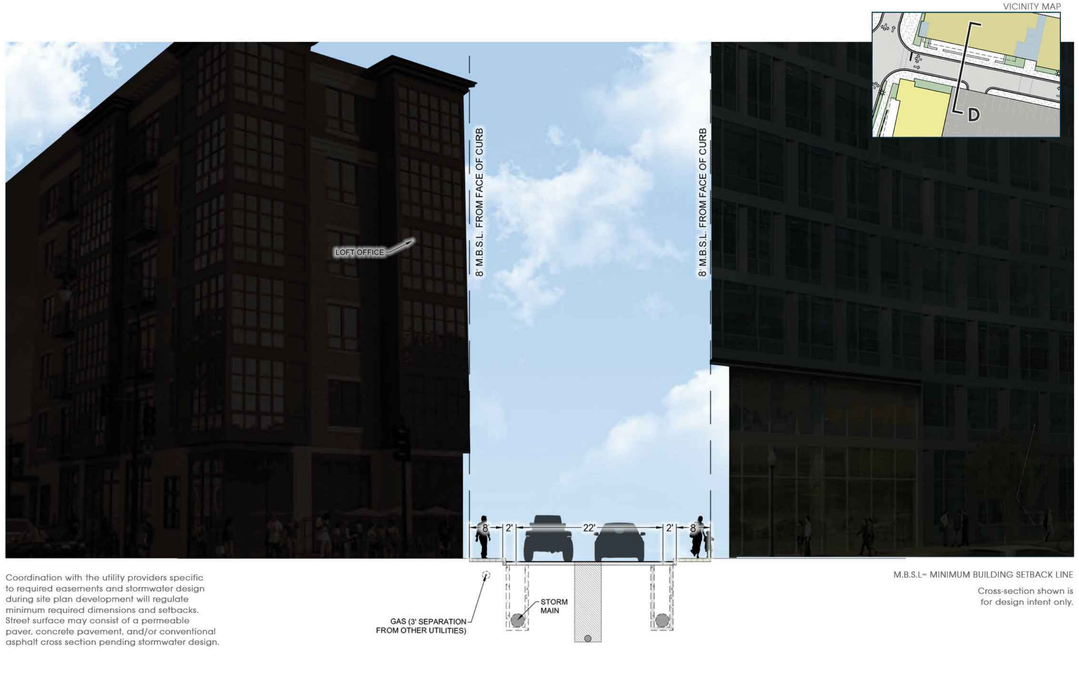
OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)



TOWER CIRCLE CROSS SECTION (PUBLIC R.O.W.)



AUREUM TRAIL[SOUTH OF GOLDEN WAY] & GOLDEN WAY CROSS SECTION (PRIVATE)



AUREUM TRAIL [NORTH OF GOLDEN WAY] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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LANDSCAPE ARCHITECTS • SURVEYORS
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Nashville 615-244-8591
Murfreesboro 615-546-9550
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 001 — 04/19/2022

CITY OF FRANKLIN # 7737

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2019.04.04	PER CITY COMMENT

JOB NO. 18-106
WK. ORDER: 1221
DESIGNED: WLH
DRAWN: ZDS
SCALE: NOT TO SCALE
DATE: FEBRUARY 11, 2019

CROSS SECTIONS

A1.4

G:\21-0999\CIVIL ENGINEERING\PD SHEETS\121 DVD XRCHING
PLOTTED BY: SCOTT BERNICK ON: 1/6/2022 10:08 AM LAST UPDATED BY: BBERNICK ON: 1/6/2022 9:51 AM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02763

DATE: January 14, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Modifying Site And Building Layout, On 13.44 Acres, Located West Of Peytonsville Road And South Of McBride Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7704
Applicant: Gary Vogrin, KVD
Owner: Phil Fawcett, BNB-WCD Investors, LLC on Behalf of Rural Plains Partnership

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to revise the site layout and building locations for the Berry Farms Reams-Fleming Tract PUD Subdivision. The plan was first approved in 2007 and last revised in September 2021. No changes to the entitlements are being proposed with this revision. Envision Franlin places this area in the Regional Commerce Design Concept. These areas "contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Any revisions to previously approved developments must conform to the guiding principles of Envision Franklin. For Regional Commerce, Envision Franklin states that, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity." It further states, "Buildings should engage and define the street edge with landscaping, wide sidewalks, and street furnishings to allow for safe and comfortable movement of pedestrians. Street furnishings may include a combination of pedestrian seating, movable tables, planters, pedestrian-scaled light fixtures, artwork or decorative paving, waste receptacles, bike racks, and other street furnishings." The design as submitted does not meet the intent of Envision Franklin. However, an alternate design has been submitted to the staff which better meets the principles of Envision Franklin for the portion of the plan fronting McBride Lane that encourages street activation and pedestrian mobility.

In regards to parking, "Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view." Overall, the plan maintains its intent as an economic generator for the southern region of the City of Franklin. However, the proposed location of the parking garage along Peytonsville Road does not fully meet the intent and principles of Enviison Franklin. As a condition of approval, the final design of the parking garage that incorporates additional site elements and screening methods shall be met with the site plan submittal.

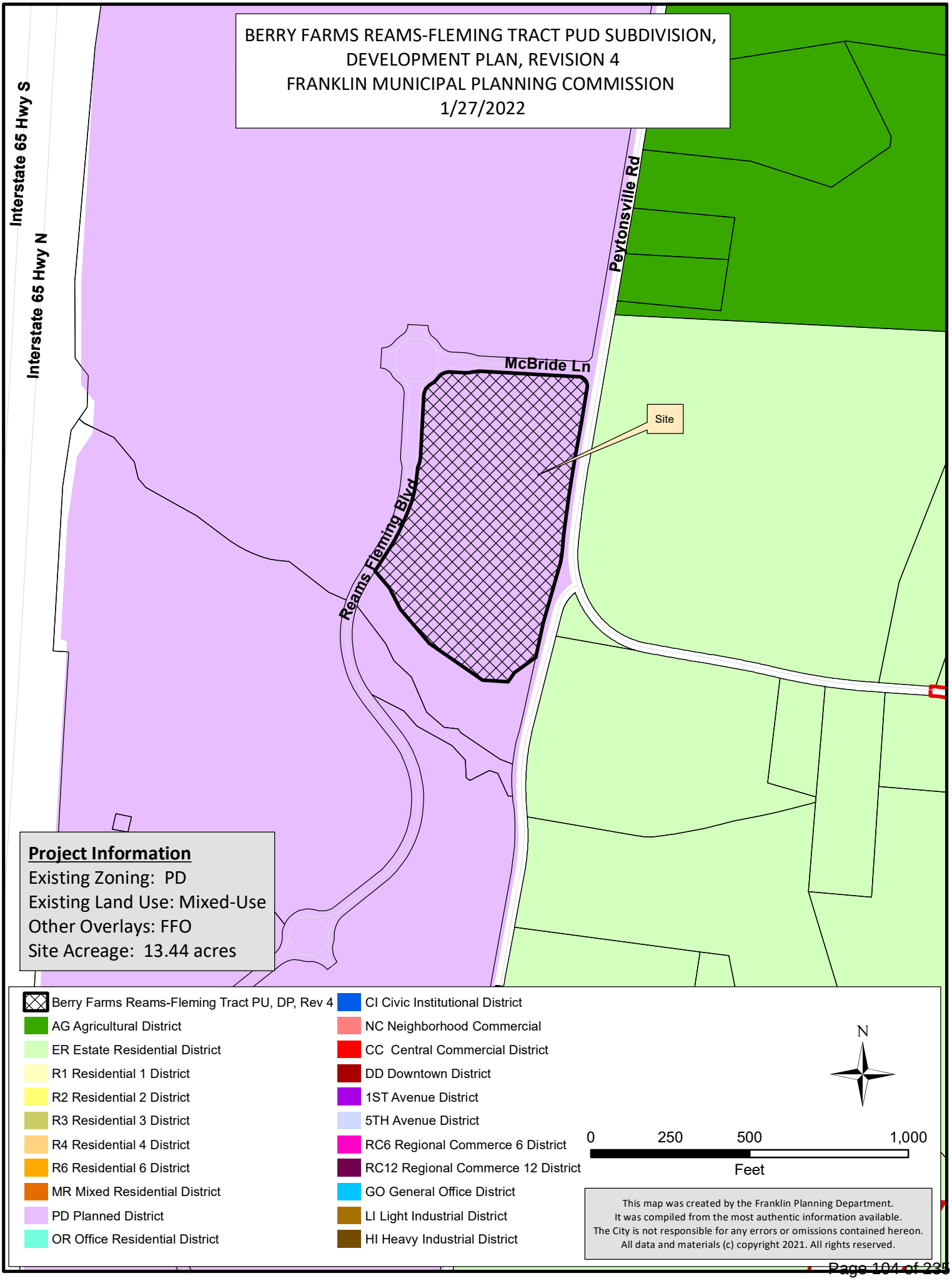
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4.


BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Interstate 65 Hwy S
Interstate 65 Hwy N
Peytonsville Rd
McBride Ln
Site
Reams Fleming Blvd
Project Information
Existing Zoning: PD
Existing Land Use: Mixed-Use
Other Overlays: FFO
Site Acreage: 13.44 acres
Berry Farms Reams-Fleming Tract PU, DP, Rev 4
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7704

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

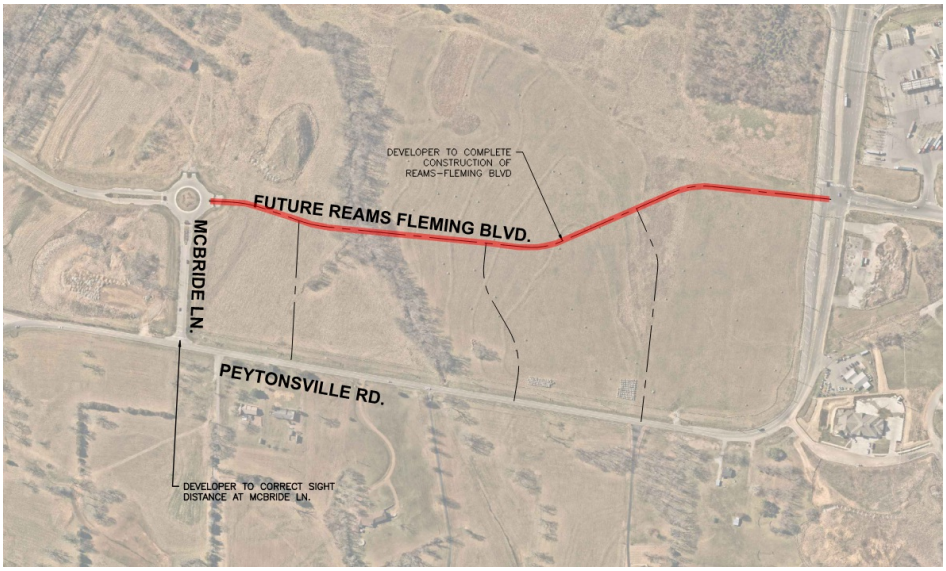
28. Traffic Impact Analysis

jimmy.wiseman@franklintn.gov Prior to the first Certificate of Occupancy of the parcel on the southeast corner of Reams Fleming

Blvd and McBride Lane, the following improvements must be constructed, inspected and accepted:

- A northbound slip lane on Peytonsville Road. Details below.
  - 

Or,

- The full connection of Reams Fleming Blvd to Goose Creek Bypass at Long Lane. Details below.
  - 

The design of the slip lane shall be submitted and approved with the first site plan for the property as there is no commitment to the timing of the extension of Reams Fleming Blvd. Bonds for the roadway improvements as required for the McBride Lane and Peytonsville Road intersection shall be posted with the first site plan.

With either option, the sight distance south of McBride Lane on Peytonsville Road shall be corrected to meet the City of Franklin Transportation and Technical Street Standards.

Unless otherwise waived by the City Engineer, no additional site plans or building permits beyond the lot on the southeast corner of McBride Lane and Reams Fleming Blvd shall be approved for the Reams Fleming Development Plan/PUD until a comprehensive update to the 2015 Traffic Impact Analysis has been completed. This includes a scoping meeting and 3rd party review per the City of Franklin Guidelines.
https://www.franklintn.gov/home/showpublisheddocument/33207/637521981863570000

41. ADA On-Street Parking

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but does not hinder approval of the Development Plan.*

At Site Plan, accessible on-street parking shall be provided where on-street parking is marked or metered. Quantity of accessible on-street parking shall be provided per Table R214 of the "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" by the United States Access Board. A 5'-0" access aisle, exclusive of gutter, shall be provided at each space regardless of the location of the space along the block face. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

FIRE--Planning

General Issues

18. Fire Protection

curt.edelmann@franklintn.gov Comment to remain open as a reminder to staff that a flow test is required.

Planning

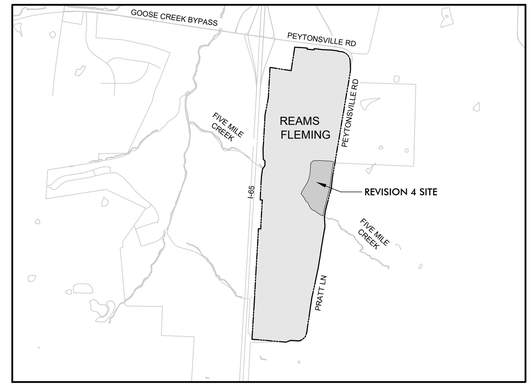
General Issues

50. Envision Franklin

joseph.bryan@franklintn.gov Applicant shall provide an additional open space, at site plan, along Peytonsville Road that provides a pedestrian-friendly gathering place, connecting the multi-use trail to the site per the recommendations of Envision Franklin for the Regional Commerce Design Concept.
[Edited By Joseph Bryan]

BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4

TAX MAP 117, GROUP G & J
PARCELS 03000 & 03003
ADDRESS: REAMS FLEMING BLVD. FRANKLIN, TN 37064
COF # 7704
FRANKLIN, WILLIAMSON COUNTY, TN



SITE LOCATION MAP
N.T.S

DEVELOPERS

BOYLE

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

EDUCATIONAL MEDIA FOUNDATION
5700 W Oaks Blvd,
Rocklin, CA 95765
Contact: Sam Wallington
916.251.1600

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

CIVIL ENGINEER

Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

ARCHITECT

HASTINGS

Hastings
225 Polk Avenue Suite 100
Nashville TN 37203
Contact: David Powell
615.329.1399

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	Re-Submittal
COVER	C0.0	09-27-21	10/11/21	11/04/21	01/06/22
REVISION 2 OVERALL PUD PLAN	C0.1	09-27-21	10/11/21	11/04/21	01/06/22
REVISION 3 OVERALL PUD PLAN	C0.2	09-27-21	10/11/21	11/04/21	01/06/22
OVERALL EXISTING CONDITIONS	C1.0	09-27-21	10/11/21		
ENLARGED EXISTING CONDITIONS	C1.1	09-27-21	10/11/21	11/04/21	01/06/22
ENLARGED EXISTING CONDITIONS	C1.2	09-27-21	10/11/21		
ENLARGED EXISTING CONDITIONS	C1.3	09-27-21	10/11/21		
OVERALL DEVELOPMENT PLAN	C2.0	09-27-21	10/11/21	11/04/21	01/06/22
DEVELOPMENT PLAN ENLARGEMENT	C2.1	09-27-21	10/11/21	11/04/21	01/06/22
DEVELOPMENT PLAN ENLARGEMENT	C2.2	09-27-21	10/11/21	11/04/21	01/06/22
DEVELOPMENT PLAN ENLARGEMENT	C2.3	09-27-21	10/11/21		
DEVELOPMENT PLAN ENLARGEMENT	C2.4	09-27-21	10/11/21		
OVERALL GRADING AND DRAINAGE PLAN	C3.0	09-27-21	10/11/21		
ENLARGED GRADING AND DRAINAGE PLAN	C3.1	09-27-21	10/11/21	11/04/21	01/06/22
ENLARGED GRADING AND DRAINAGE PLAN	C3.2	09-27-21	10/11/21		
ENLARGED GRADING AND DRAINAGE PLAN	C3.3	09-27-21	10/11/21		
OVERALL ROW & ACCESS PLAN	C4.0	09-27-21	10/11/21		
ENLARGED ROW & ACCESS PLAN	C4.1	09-27-21	10/11/21	11/04/21	01/06/22
ENLARGED ROW & ACCESS PLAN	C4.2	09-27-21	10/11/21	11/04/21	01/06/22
ENLARGED ROW & ACCESS PLAN	C4.3	09-27-21	10/11/21		
OVERALL UTILITY PLAN	C5.0	09-27-21	10/11/21		
ENLARGED UTILITY PLAN	C5.1	09-27-21	10/11/21	11/04/21	01/06/22
ENLARGED UTILITY PLAN	C5.2	09-27-21	10/11/21		
ENLARGED UTILITY PLAN	C5.3	09-27-21	10/11/21		
PHASING PLAN	C6.0	09-27-21	10/11/21		
PHASING PLAN	C6.1	09-27-21	10/11/21	11/04/21	01/06/22
TREE PRESERVATION PLAN	L1.0	09-27-21	10/11/21	11/04/21	01/06/22
OS F-8 CONCEPT DESIGN	L4.0				01/06/22
ARCHITECTURAL MASSING	A1.0	09-27-21	10/11/21	11/04/21	01/06/22
ARCHITECTURAL MASSING	A1.1	09-27-21	10/11/21	11/04/21	01/06/22
ARCHITECTURAL MASSING	A1.2			11/04/21	01/06/22

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

DESCRIPTION OF CHANGE:

REVISION 4 IS TO PROVIDE 300,000 SF OF OFFICE.

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS FLEMING
COF PROJECT NUMBER: 7704
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 4 EXISTING ACREAGE: 12.90 AC
562,218 SF
REVISION 4 PROPOSED ACREAGE *: 13.44 AC
585,315 SF
* INCLUDES PROPOSED FUTURE ROW DEDICATION

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 300,000 SF OFFICE
BUILDING HEIGHTS: 6 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (2.69 AC)
OPEN SPACE SF REQUIRED: 20% (2.69 AC)
SEE OPEN SPACE TAKEDOWN CHART
TREE CANOPY RETENTION ACREAGE: 26% MIN. (0.30 AC)
(SEE L1.0 FOR PROPOSED)
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES - OFFICE: 3/1,000
TOTAL REQUIRED SPACES: 900
PARKING PROVIDED, BY USE: 900 SPACES - OFFICE USE (SEE L6.1)
HISTORIC RESOURCE TREATMENT: NO

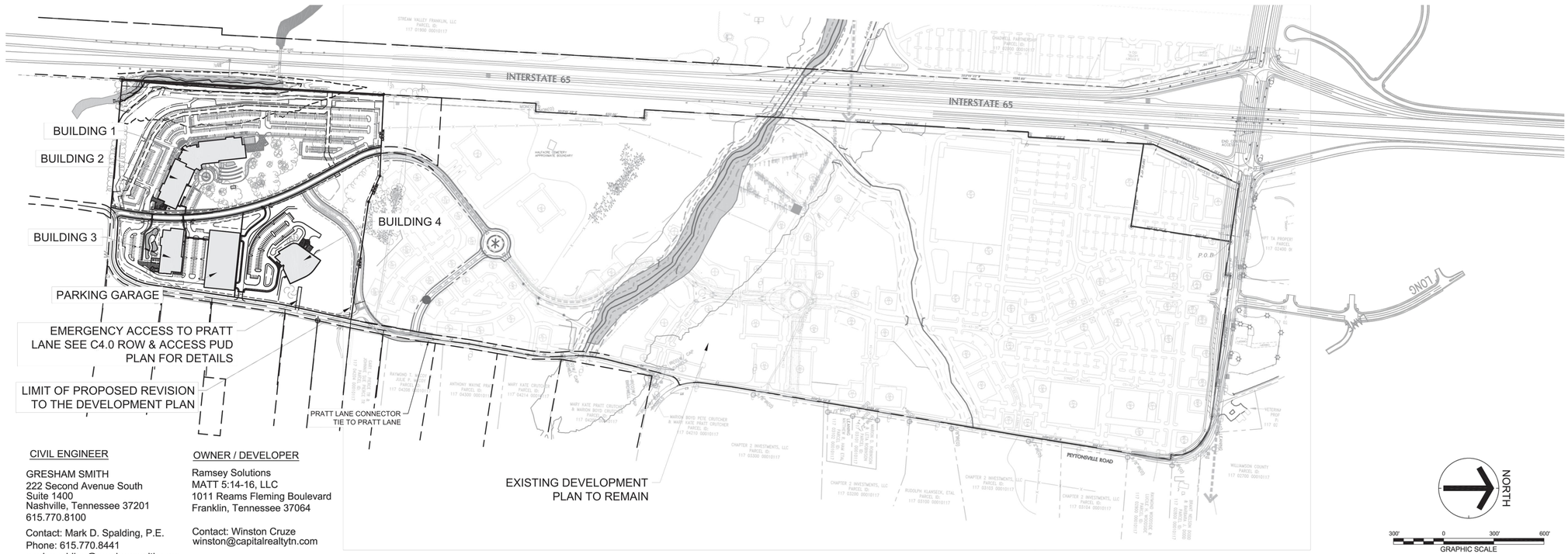
GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1001 STATE OF TENNESSEE
01/06/22

RYAN McMASTER REGISTERED ENGINEER NO. 109982 STATE OF TENNESSEE
2022-01-06

DAVID M. POWELL REGISTERED ARCHITECT NO. 101575 STATE OF TENNESSEE
01/06/22

KVD PROJECT# : 21082
COF # : 7704
Sheet #:
C0.0
DATE: 10-11-2021

NOT FOR CONSTRUCTION



CIVIL ENGINEER

GRESHAM SMITH
222 Second Avenue South
Suite 1400
Nashville, Tennessee 37201
615.770.8100

Contact: Mark D. Spalding, P.E.
Phone: 615.770.8441
mark.spalding@greshamsmith.com

OWNER / DEVELOPER

Ramsey Solutions
MATT 5:14-16, LLC
1011 Reams Fleming Boulevard
Franklin, Tennessee 37064

Contact: Winston Cruze
winston@capitalrealtytn.com

SITE DATA

PROPERTY

PLANNED UNIT DEVELOPMENT NAME	BERRY FARMS REAMS FLEMING TRACT RAMSEY SOLUTIONS HEADQUARTERS
ADDRESS	LOT 6: 1011 REAMS FLEMING BLVD LOT 7: TBD LOT 8: TBD
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	2ND
MAP, GROUP AND PARCEL NO.	WILLIAMSON COUNTY MAP 117, PARCEL 25 & 30

ZONING

EXISTING ZONING	SD-X SPECIFIC DEVELOPMENT - VARIETY
CHARACTER AREA OVERLAY	GCCO-3 (GCCO-4A)
OTHER APPLICABLE OVERLAYS	FFO
APPLICABLE DEVELOPMENT STANDARD	CONVENTIONAL
PROPOSED USE	OFFICE
OCCUPANCY TYPE	N/A

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT IS A PORTION OF A LARGER PUD PLAN PREVIOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMAN. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOLID WASTE, PUBLIC RECREATIONAL FACILITIES, ETC AS A RESULT OF THE PROPOSED REVISION DOES NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

LAND AREA

YARD FRONTING ON ANY STREET*	12 FT
SIDE YARD	N/A
REAR YARD	N/A
MINIMUM LANDSCAPE SURFACE RATIO	0.20 (371,590 SF)
FORMAL OPEN SPACE REQUIRED	3%

LAND AREA NOTES: MINIMUM REQUIRED SETBACK LINES TAKEN FROM REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK. REFER TO THE REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK FOR ALL OTHER SITE DEVELOPMENT GUIDELINES.

DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERCIAL OFFICE SQ.F	COMMERCIAL RETAIL SQ.FT	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	7/11/2006 (1)	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			101, 102, 103		650,000		45.17
REMAINING		192.89		400	400			715,100	847,600	192.89

LAND USE TABLE

DEVELOPMENT	DEVELOPABLE ACREAGE	TOTAL OPEN SPACE REQUIRED: 3%	FORMAL OPEN SPACE REQUIRED: 3%	INFORMAL OPEN SPACE REQUIRED: N/A
REAMS FLEMING TRACT CONCEPT PLAN	191.22	5.74	5.74	0.00
RAMSEY SOLUTION HEADQUARTERS	45.17	1.36	1.36	0.00
REMAINING	**146.05**	**4.38**	**4.38**	**0.00**

OPEN SPACE TAKE DOWN CHART

REAMS-FLEMING TRACT SITE DATA

GROSS SITE AREA: +/-238.06 AC.
EXISTING ZONING: AGRICULTURE

PROPOSED LAND USES

PLANNED COMMERCIAL: +/- 238.06 AC
TOTAL PROPOSED DWELLING UNITS: 400 APARTMENT UNITS

PROPOSED GROSS DENSITY: 168 DU/AC
PROPOSED ZONING: PC-PLANNED COMMERCIAL (168)

TOTAL SF OF COMMERCIAL: 1,210,700 SF

PROPOSED FLOOR AREA RATIO: 0.21
MAXIMUM ALLOWABLE FLOOR AREA RATIO: 0.60

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 4 LINKS / 2 NODES 2.0
MINIMUM CONNECTIVITY INDEX 1.65

PLANNING NARRATIVE

CHARACTER OVERLAY: GCCO-4a;
SPECIAL OVERLAY DISTRICT:
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

THE SITE IS LOCATED IN AREA 4 OF THE GOOSE CREEK (GCCO) CHARACTER AREA. THE SITE IS LOCATED SOUTH OF PEYTONSVILLE ROAD, SURROUNDING USED INCLUDE RESIDENTIAL TO THE SOUTH AND EAST AND DEVELOPED COMMERCIAL TO THE NORTH. THE PROPOSED COMMERCIAL DEVELOPMENT IS A REVISION AND IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. THIS DEVELOPMENT PROVIDES MIXED-USE OPPORTUNITIES AT A MAJOR INTERCHANGE ALONG I-65 AT PEYTONSVILLE ROAD. THE INCLUSION OF A CORPORATE OFFICE PROVIDES VISIBILITY AND A TRANSITION FROM THE HIGH OCCUPANCY USE OF THE INTERSTATE TO THE RURAL RESIDENTIAL PROPERTIES ADJACENT TO THE DEVELOPMENT.

PROJECT DATUM:
VERTICAL DATUM PROVIDED BY TENNESSEE DEPARTMENT OF TRANSPORTATION, TENNESSEE GEODETIC REFERENCE NETWORK. GPS 27 LOCATED 0.15 ML EAST OF JUNCTION OF I-65 AND MOORES LANE ON SOUTH ROW OF MOORES LANE.
ELEV: 735.67

SITE BENCHMARK:
IRON ROD W/ LEA CAP. CONTROL POINT #4
LOCATED 270' EAST OF CENTERLINE OF I-65 & 2800' SOUTH OF CENTERLINE OF GOOSE CREEK BY-PASS.
ELEV: 692.69

PROPERTY LINE/CURVE DATA

LINE DATA

LINE	LENGTH	BEARING
L1	200.06'	S81°26'43"E
L2	28.76'	N08°33'17"E
L3	30.00'	S80°52'34"E
L4	179.10'	S07°38'41"W
L5	6.64'	S73°34'07"W
L6	385.09'	S14°22'03"W
L7	15.78'	S04°46'21"E
L8	357.65'	S10°19'38"W
L9	218.47'	S07°43'30"W
L10	392.04'	S10°01'23"W
L11	501.16'	S12°16'51"W
L12	17.86'	S28°12'10"W
L13	184.99'	N86°18'51"W
L14	50.00'	S86°40'37"E
L15	50.00'	N86°40'37"W
L16	30.00'	S86°40'37"E
L17	349.94'	S81°26'43"E
L18	57.77'	N03°19'23"E

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	30°24'33"	334.02	90.78	177.28	175.20	S67°26'17"E
C2	61°21'26"	185.00	109.75	198.11	188.78	S21°33'17"E
C3	26°28'12"	300.00	70.56	138.60	137.37	S05°35'25"E
C4	59°12'04"	73.00	41.47	75.43	72.12	S43°58'05"W
C5	19°08'24"	785.00	132.35	262.23	261.02	S04°47'51"W
C6	15°05'59"	774.00	102.58	203.98	203.39	S02°46'38"W
C7	03°49'13"	1500.00	50.03	100.01	100.00	S10°22'15"W
C8	19°44'32"	411.00	71.52	141.62	140.92	S18°19'54"W
C9	65°28'59"	163.00	104.81	186.29	176.32	S60°56'40"W
C10	36°22'06"	85.00	27.92	53.95	53.05	S75°30'06"W

MINIMUM OPEN SPACE REQUIREMENTS FOR NONRESIDENTIAL

20% of Site Required for Open Space = +/-47.68 AC
Developable Acreage = Total Site - 20% Slopes - Stream Buffers = +/- 191.22 AC
Total Open Space Provided: +/-4.55 AC (Formal) + +/-36.54 AC (General) = +/-45.49 AC or 20.38%

FORMAL OPEN SPACE 3% OF 191.22 = 5.74 AC Required

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE(SF+/-)	MAXIMUM PAVED AREA SF (25%)
Area F-1	Formal	Formal Entry	12200	3050
Area F-2	Formal	Formal Entry	13480	3370
Area F-3	Formal	Courtyard	5012	1253
Area F-4	Formal	Streetscape	6000	1500
Area F-5	Formal	Streetscape	6540	1635
Area F-6	Formal	Traffic Circle	2500	625
Area F-7	Formal	Streetscape	3370	842.5
Area F-8	Formal	Streetscape	3270	817.5
Area F-9	Formal	Streetscape	3270	817.5
Area F-10	Formal	Streetscape	3370	842.5
Area F-11	Formal	Streetscape	4000	1000
Area F-12	Formal	Streetscape	5400	1350
Area F-13	Formal	Traffic Circle	2500	625
Area F-14	Formal	Streetscape	3200	800
Area F-15	Formal	Streetscape	4500	1125
Area F-16	Formal	Streetscape	13500	3375
Area F-17	Formal	Streetscape	8900	2225
Area F-18	Formal	Streetscape	3961	1290
Area F-19	Formal	Streetscape	8300	2075
Area F-20	Formal	Traffic Circle	3400	850
Area F-21	Formal	Green	7980	1995
Area F-22	Formal	Courtyard	12288	3072
Area F-23	Formal	Courtyard	12330	30825
Area F-24	Formal	Oval	20606	5154
Area F-25	Formal	Courtyard	12411	3102.75
Area F-26	Formal	Courtyard	12306	3076.5
Area F-27	Formal	Formal Entry	11003	2750
Area F-28	Formal	Formal Entry	7440	1860
Area F-29	Formal	Formal Entry	2920	773
Area F-30	Formal	Formal Entry	2800	700
Area F-31	Formal	Courtyard	5454	13635
Area F-32	Formal	Streetscape	13020	3255
Area F-33	Formal	Streetscape	13400	3350
		Total Formal O/S Provided	+/-202870.00 SF (5.29 AC)	3270%

LEGEND

EXISTING TREELINE
PROPOSED FORMAL OPEN SPACE
PROPOSED INFORMAL OPEN SPACE
SLOPES 14% - 19%
SLOPES >20%
BLOCK BUILDING TYPE
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE REMOVED
TRAIL

PROPOSED THOROUGHFARE DESIGNATIONS

Throughfare Type
Right of Way Width
Pavement Width
XX-XX-XX

Throughfare Types
CBV – Commercial Boulevard
CS – Commercial Street
RS – Residential Street

SITE TABULATION MATRIX NOTES:

1. The improvements depicted on this Concept Plan are designed to provide the information required by Section 3.3.3 of the Franklin Zoning Ordinance. To accommodate the mixed-use retail/office/residential character of the property, actual uses may vary from those indicated and may include those uses permitted within the relevant Planned Commercial zoning use restrictions or a mix thereof, unless by note or otherwise a particular use is prohibited or restricted from a particular portion of the property.

2. The square footages for improvements are based on availability of parking for the uses indicated without accounting for a sharing adjustment. Because parking requirements will be adjusted for shared uses and uses different from those shown in the columns above, actual permitted square footages for particular improvements shall be adjusted in accordance with the satisfaction of parking for the actual use of the improvements and the adjacent improvements, taking into account the shared parking factor resulting from the combination of such uses.

3. Individual buildings shown are schematic in concept and may be attached, combined or reconfigured in order to create larger footprints, additional and varied levels, resident buildings, or otherwise alter building placement, provided such configurations do not violate overall FAR, density, setback, or other requirements applicable to the Concept Plan.

4. Institutional/Civic uses are allowed in any zone by right.

NOT TO SCALE

BERRY FARMS REAMS FLEMING TRACT EXISTING SITE DATA TO REMAIN

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RAMSEY SOLUTIONS

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

MATT 5:14-16, LLC.
1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS PLAN HAS BEEN DESIGNED TO MEET THE BERRY FARMS REAMS FLEMING PATTERN BOOK. CHANGES SHALL NOT BE MADE TO THE APPROVED PLAN UNLESS ALSO APPROVED BY THE BERRY FARMS REAMS FLEMING ARCHITECTURAL REVIEW COMMITTEE

COF #7295

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GARY MICHAEL VOGRIN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
01/06/2022

JUBAL R. FARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 117031
STATE OF TENNESSEE
08/04/2020

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY.

Revision

No.	Date	Description
1	08.04.2020	CITY COMMENTS

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	KMR
2	COF INITIAL SUBMITTAL	10/11/21	KMR
3	COF RESUBMITTAL	11/04/21	KMR
4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 10/11/21

KVD PROJECT NO. 21082

DRAWING TITLE:
REVISION 2 OVERALL PUD PLAN

SHEET NUMBER
C0.1

OVERALL PUD LAYOUT

C2.0A

41138.02
06/25/2020

This Line Is 3 Inches When Printed Full Size

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LAND USE TABLE

DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTAL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERICAL OFFICE SQ. FT.	COMMERICAL RETAIL SQ. FT.	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	7/11/2006	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			100, 102, 103		650,000		192.89
LOT 5 OFFICE	8/12/2019	6.94	5			5		83,619		185.95
REVISION 3	TBD	40.47	6, 7, A-I	400	400	1, 3		300,000	74,200	145.48
REMAINING				0	0			331,481	773,400	145.48

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- THE CURRENT PROPERTY OWNER WILL DONATE THE RIGHT-OF-WAY AND SLOPE EASEMENTS FOR THE CONNECTOR ROAD IN GENERAL COMPLIANCE WITH THE ALIGNMENT SHOWN ON THE SITE PLAN AND PLAT AT SUCH TIME THE PROJECT IS APPROVED BY THE BOARD OF MAYOR AND ALDERMEN

Berry Farms Reams Fleming Revision 3 BUILDING DATA CHART

BUILDING	RETAIL	OFFICE	RESIDENTIAL (DU)	# OF STORIES
A	15,000			1
B	6,600			1
C	18,000			1
D	22,100		60	4
E			65	4
F			50	4
G	12,500		75	4
H			70	4
I			80	4
6		200,000		8
7		100,000		4
TOTAL	74,200	300,000	400	

OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	DEVELOPABLE ACREAGE	TOTAL OPEN SPACE REQUIRED: 20%	FORMAL OPEN SPACE REQUIRED: 3%	INFORMAL OPEN SPACE REQUIRED: N/A
REAMS FLEMING TRACT CONCEPT PLAN	191.22	38.24	5.74	0.00
RAMSEY SOLUTION HEADQUARTERS	45.17	9.03	1.36	0.00
REVISION 3	40.47	8.09	1.21	±2.75
REMAINING	105.58	21.12	3.17	0.00

MINIMUM OPEN SPACE REQUIREMENTS FOR NON-RESIDENTIAL

REAMS FLEMING TRACT SITE DEVELOPABLE ACREAGE: 191.22 AC 8,329,543 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 20% 38.24 AC 1,665,734 SF

FORMAL OPEN SPACE REQUIRED: 3% OF 191.22 AC = 5.74 AC REQUIRED

TOTAL FORMAL OPEN SPACE PROVIDED: 5.79 AC PROVIDED PER ORIGINAL DEVELOPMENT PLAN

REVISION 3 FORMAL OPEN SPACE

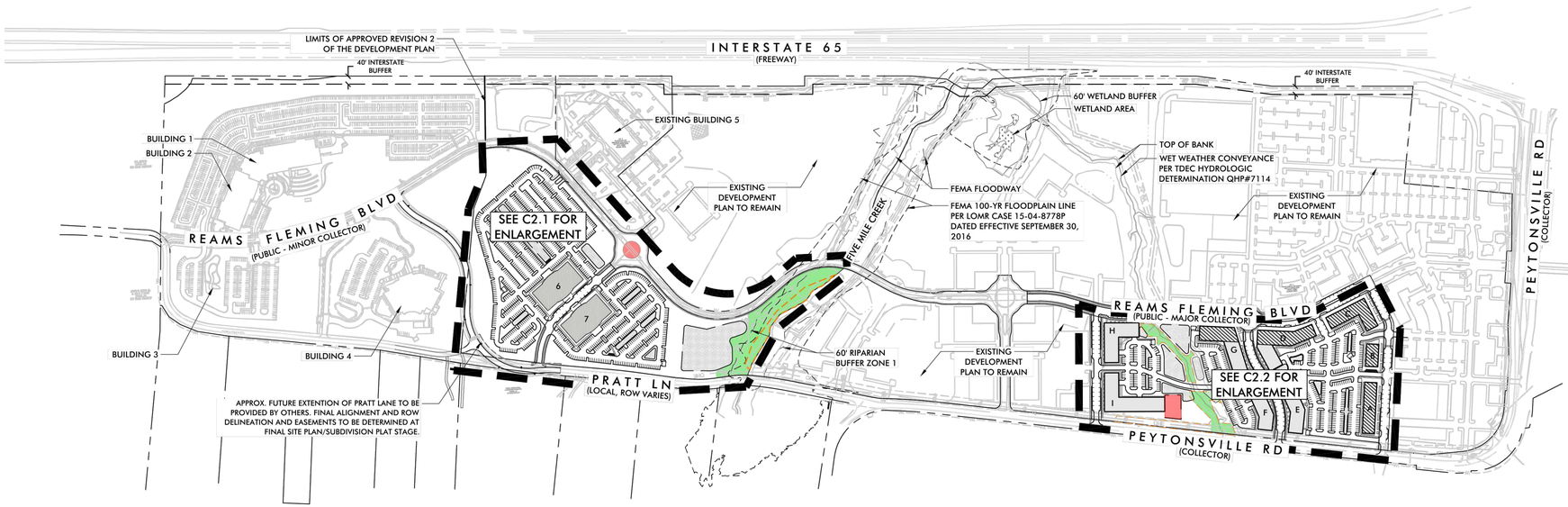
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACES SF	MAXIMUM PAVED AREA SF (25%)
F-1	FORMAL	TRAFFIC CIRCLE*	5,200	1,300
F-2	FORMAL	TRAFFIC CIRCLE*	3,400	850
F-3	FORMAL	NEIGHBORHOOD AMENITY (POOL AMENITY)	9,200	2,300
REVISION 3 FORMAL OPEN SPACE PROVIDED			17,800 (0.41 AC)	
RAMSEY SOLUTION HEADQUARTERS FORMAL OPEN SPACE PROVIDED (PER COF #7295)			91,477 (2.10 AC)	
FORMAL OPEN SPACE REMAINING			142,877 (3.28 AC)	

*THE INTENT OF THESE OPEN SPACE AREAS IS TO COMPLY WITH THE ORIGINAL BERRY FARMS REAMS FLEMING PUD DEVELOPMENT PLAN, COF #7295, FOR MINIMUM OPEN SPACE REQUIREMENTS. REFER TO SHEET C0.1 OF THIS APPLICATION.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS-FLEMING
COF PROJECT NUMBER: 7571
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 3 PROPOSED ACREAGE: 40.47 AC
1,762,873 SF
VESTING: XXX

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE, RESIDENTIAL, COMMERCIAL
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 74,200 SF RETAIL | 300,000 SF OFFICE
RESIDENTIAL: 400 MULTI-FAMILY UNITS
BUILDING HEIGHTS: 4 - 8 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 8.09 AC
OPEN SPACE SF REQUIRED: 38.24 AC
TREE CANOPY RETENTION ACREAGE: 26% MIN. 0.74 AC
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES
PARKING PROVIDED, BY USE: 1,062 SPACES FOR OFFICE
608 SPACES FOR RESIDENTIAL & COMMERCIAL
HISTORIC RESOURCE TREATMENT: NO



KEY

- PROPOSED GROUND-FLOOR RETAIL
- STORMWATER. REFER TO CIVIL SHEETS
- FORMAL OPEN SPACE (REFER TO MIN. OPEN SPACE REQ. FOR NON-RESIDENTIAL CHART)
- INFORMAL OPEN SPACE
- PROPOSED TREE SAVE AREA
- MATCHLINES

NOT TO SCALE

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GARY MICHAEL VOGRIN REGISTERED TENNESSEE NO. 101 LANDSCAPE ARCHITECT
09.01.21

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RESUBMITTAL	7/01/21	KMR
4	COF RESUBMITTAL	8/05/21	KMR
5	COF ONE STOP SUBMITTAL	8/31/21	KMR

DESIGNED BY: KR
DRAWN BY: ML
CHECKED BY: KR
DATE: 05/24/21
KVD PROJECT NO. 21011

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

COF # 7571

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS-FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 3
REAMS FLEMING BLVD. FRANKLIN, TN

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GARY MICHAEL VOGRIN REGISTERED TENNESSEE NO. 101 LANDSCAPE ARCHITECT
01/06/2022

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	KMR
2	COF INITIAL SUBMITTAL	10/11/21	KMR
3	COF RESUBMITTAL	11/04/21	KMR
4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 10/11/21
KVD PROJECT NO. 21082

DRAWING TITLE:
REVISION 3 OVERALL PUD PLAN

SHEET NUMBER
C0.2

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. PARTIAL BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C. DATED MAY 5, 2021. EXISTING CONTOURS SHOWN HERE REFLECT PROPOSED GRADES PER THE APPROVED COF #7304 DATED 8/31/2020. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X, AND THE MINORITY LIES WITHIN ZONE AE ACCORDING TO LETTER OF MAP REVISION (LOMR) 15-04-8778P, EFFECTIVE 9/30/2016 AND COMMUNITY PANEL 47187C0355F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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RYAN McMASTER
REGISTERED ENGINEER
101001
STATE OF TENNESSEE
2022-01-06

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	WGH
2	INITIAL SUBMITTAL	10/11/21	WGH
3	RESUBMITTAL	11/04/21	WGH
4	RESUBMITTAL	01/06/22	WGH

DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	RLM
DATE:	01/06/22

KHA PROJECT NO.
118102020

DRAWING TITLE:

ENLARGED EXISTING CONDITIONS

SHEET NUMBER

C1.1

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Berry Farms Reams Fleming Original PUD BUILDING DATA CHART - 'REVISION 4' AREA ONLY	
BUILDING	OFFICE
I-1*	25,000
I-2	15,000
I-3	15,000
I-4	15,000
I-5	40,000
H-3	48,500
H-4	50,000
TOTAL	183,500

Berry Farms Reams Fleming Revision 4 BUILDING DATA CHART - REDUCTIONS	
BUILDING	OFFICE
~~G-1~~	-12,000
~~H-10~~	-50,000
~~H-11~~	-50,000
I-1*	-4,500
I-2	-15,000
I-3	-15,000
I-4	-15,000
I-5	-40,000
~~H-3~~	-48,500
~~H-4~~	-50,000
TOTAL	-300,000

*I-1 TOTAL SQUARE FOOTAGE IS 20,500 SF, A REDUCTION OF 4,500 SF

Berry Farms Reams Fleming Revision 4 BUILDING DATA CHART - PROPOSED		
BUILDING	OFFICE	# OF STORIES
8A	150,000	6
8B	150,000	6
TOTAL	300,000	

BERRY FARMS REAMS FLEMING LAND USE TABLE

DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTAL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERICAL OFFICE SQ. FT.	COMMERICAL RETAIL SQ. FT.	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	7/11/2006	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			100, 102, 103		650,000		192.89
LOT 5 OFFICE	8/12/2019	6.94	5			5		83,619		185.95
REVISION 3	9/8/2021	40.47	6, 7, A-I	400	400	1, 3	F-1, F-2, F-3	300,000	74,200	145.48
REVISION 4	TBD	13.44	8A, 8B	0	0	4	F-4, F-5, F-6, F-7	300,000		132.04
TOTAL TO-DATE				400	400			1,333,619	74,200	
REMAINING				0	0			31,481	773,400	132.04

MINIMUM OPEN SPACE REQUIREMENTS FOR NON-RESIDENTIAL

REAMS FLEMING TRACT SITE DEVELOPABLE ACREAGE: 191.22 AC 8,329,543 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 20% 38.24 AC 1,665,734 SF

FORMAL OPEN SPACE REQUIRED: 3% OF 191.22 AC = 5.74 AC REQUIRED

TOTAL FORMAL OPEN SPACE PROVIDED: 5.79 AC PROVIDED PER ORIGINAL DEVELOPMENT PLAN

REVISION 4 FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACES SF	MAXIMUM PAVED AREA SF	OPEN SPACE FEATURES
F-4	FORMAL	PLAZA	12,800	3,200	SEATING ELEMENTS (AMPHITHEATER)
F-5	FORMAL	PLAZA	33,200	8,300	SEATING ELEMENTS, FURNISHINGS, SPECIALIZED HARDSCAPE
F-6	FORMAL	PLAZA	5,000	1,250	SEATING ELEMENTS, FURNISHINGS, SPECIALIZED HARDSCAPE
F-7	FORMAL	GREENWAY	17,700	4,425	MULTI-USE PATH
F-8	FORMAL	POCKET PARK	9,175	N/A	SEE L4.0 FOR DESIGN INTENT
		REVISION 4 FORMAL OPEN SPACE PROVIDED	77,875 (1.79 AC)		
		REVISION 3 FORMAL OPEN SPACE PROVIDED	17,800 (0.41 AC)		
		RAMSEY SOLUTION HEADQUARTERS FORMAL OPEN SPACE PROVIDED (PER COF #7295)	91,477 (2.10 AC)		
		FORMAL OPEN SPACE REMAINING	1.70 AC		

THE INTENT OF THESE OPEN SPACE AREAS IS TO COMPLY WITH THE ORIGINAL BERRY FARMS REAMS FLEMING PUD DEVELOPMENT PLAN, COF #7295, FOR MINIMUM OPEN SPACE REQUIREMENTS. REFER TO SHEET C0.1 OF THIS APPLICATION.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS FLEMING
COF PROJECT NUMBER: 7704
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 4 EXISTING ACREAGE: 12.90 AC
562,218 SF
REVISION 4 PROPOSED ACREAGE *: 13.44 AC
585,315 SF
* INCLUDES PROPOSED FUTURE ROW DEDICATION

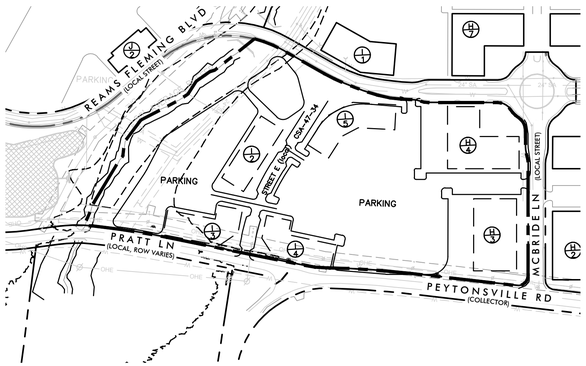
REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 300,000 SF OFFICE
BUILDING HEIGHTS: 6 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (2.69 AC)
OPEN SPACE SF REQUIRED: 20% (2.69 AC)
SEE OPEN SPACE TAKEDOWN CHART
TREE CANOPY RETENTION ACREAGE: 26% MIN. (0.30 AC)
(SEE L1.0 FOR PROPOSED)
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES - OFFICE: 3/1,000
TOTAL REQUIRED SPACES: 900
PARKING PROVIDED, BY USE: 900 SPACES - OFFICE USE (SEE L6.1)
HISTORIC RESOURCE TREATMENT: NO

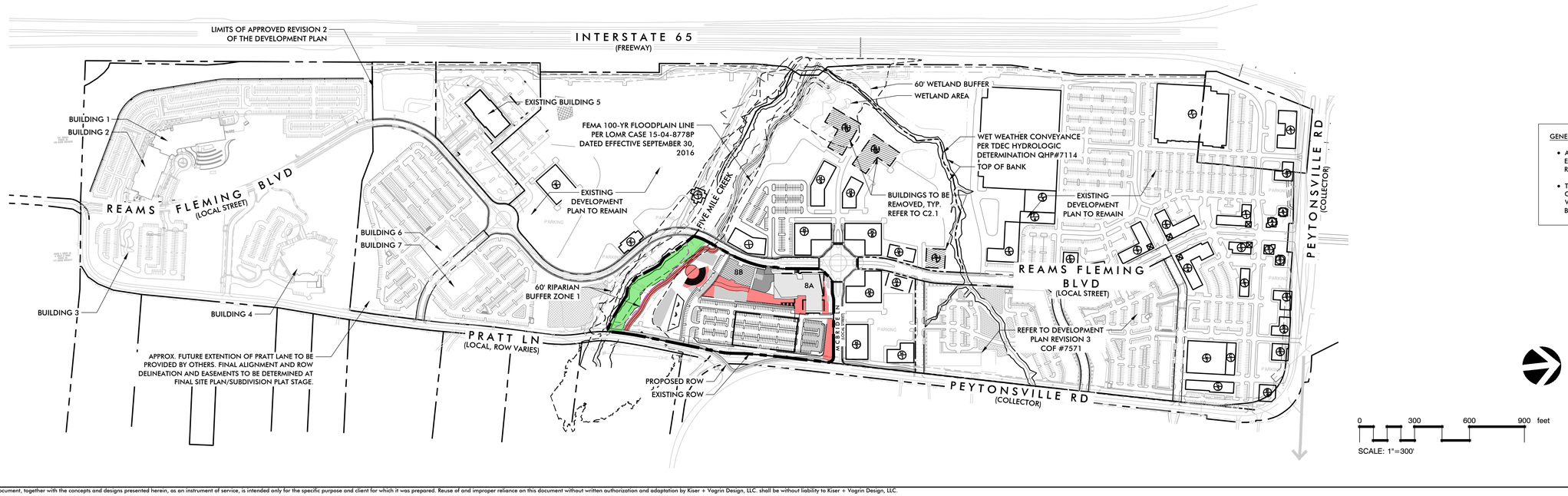
OPEN SPACE TAKE DOWN CHART

DEVELOPMENT	DEVELOPABLE ACREAGE	TOTAL OPEN SPACE REQUIRED: 20%	FORMAL OPEN SPACE REQUIRED: 3%	INFORMAL OPEN SPACE REQUIRED: N/A
REAMS FLEMING TRACT CONCEPT PLAN	191.22	38.24	5.74	0.00
RAMSEY SOLUTION HEADQUARTERS	45.17	9.03	1.36	0.00
REVISION 3	40.47	8.09	1.21	2.75
REVISION 4	13.44	2.69	.40	3.08
REMAINING	92.14	18.43	2.77	0.00

BERRY FARMS REAMS FLEMING ORIGINAL PUD DEVELOPMENT PLAN- REV 4 AREA ENLARGEMENT
(REFER TO BUILDING DATA CHARTS ABOVE)

SCALE: 1" = 200'





0 300 600 900 feet
SCALE: 1"=300'

GENERAL NOTES:

- A 12-FT. MULTI-USE PATH SHALL BE CONSTRUCTED WITH EACH SITE PLAN WITH FRONTAGE ON PEYTONSVILLE ROAD OR PRATT LANE. REFER TO PLANS.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

KEY

- STORMWATER. (REFER TO CIVIL SHEETS)
- PROPOSED PERMEABLE PAVERS
- FORMAL OPEN SPACE (REFER TO MIN. OPEN SPACE REQ. FOR NON-RESIDENTIAL CHART)
- INFORMAL OPEN SPACE
- PROPOSED TREE SAVE AREA
- MATCHLINES

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Franklin, TN 37067
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www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 2101
LANDSCAPE ARCHITECT
01/06/2022

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	KMR
2	COF INITIAL SUBMITTAL	10/11/21	KMR
3	COF RESUBMITTAL	11/04/21	KMR
4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 10/11/21
KVD PROJECT NO. 21082

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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I-1*	25,000
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I-3	15,000
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I-5	40,000
H-3	48,500
H-4	50,000
TOTAL	183,500

Berry Farms Reams Fleming Revision 4 BUILDING DATA CHART - REDUCTIONS	
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~~G-1~~	-12,000
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I-3	-15,000
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I-5	-40,000
H-3	-48,500
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TOTAL	-300,000

*I-1 TOTAL SQUARE FOOTAGE IS 20,500 SF, A REDUCTION OF 4,500 SF

Berry Farms Reams Fleming Revision 4 BUILDING DATA CHART - PROPOSED		
BUILDING	OFFICE	# OF STORIES
8A	150,000	6
8B	150,000	6
TOTAL	300,000	

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MINIMUM OPEN SPACE ACREAGE REQUIRED: 20% 38.24 AC 1,665,734 SF

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REVISION 4 FORMAL OPEN SPACE

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F-4	FORMAL	PLAZA	12,800	3,200	SEATING ELEMENTS (AMPHITHEATER)
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F-6	FORMAL	PLAZA	5,000	1,250	SEATING ELEMENTS, FURNISHINGS, SPECIALIZED HARDSCAPE
F-7	FORMAL	GREENWAY	17,700	4,425	MULTI-USE PATH
F-8	FORMAL	POCKET PARK	9,175	N/A	SEE L4.0 FOR DESIGN INTENT
REVISION 4 FORMAL OPEN SPACE PROVIDED			77,875 (1.79 AC)		
REVISION 3 FORMAL OPEN SPACE PROVIDED			17,800 (0.41 AC)		
RAMSEY SOLUTION HEADQUARTERS FORMAL OPEN SPACE PROVIDED (PER COF #7295)			91,477 (2.10 AC)		
FORMAL OPEN SPACE REMAINING			1.70 AC		

THE INTENT OF THESE OPEN SPACE AREAS IS TO COMPLY WITH THE ORIGINAL BERRY FARMS REAMS FLEMING PUD DEVELOPMENT PLAN, COF #7295, FOR MINIMUM OPEN SPACE REQUIREMENTS. REFER TO SHEET C0.1 OF THIS APPLICATION.

SITE DATA CHART:

PROJECT NAME: BERRY FARMS REAMS FLEMING
COF PROJECT NUMBER: 7704
TAX MAP: 117
GROUP: G & J
PARCEL NUMBERS: 03000 & 03003
ADDRESS: REAMS FLEMING BLVD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 2
PUD SITE ACREAGE: 238.06 AC
PUD SITE SQUARE FOOTAGE: 10,369,893 SF
REVISION 4 EXISTING ACREAGE: 12.90 AC
562,218 SF
REVISION 4 PROPOSED ACREAGE *: 13.44 AC
585,315 SF
* INCLUDES PROPOSED FUTURE ROW DEDICATION

REGULATIONS
BASE ZONING: PLANNED DISTRICT (PD)
OVERLAY ZONING: GCCO-3 (GCCO-4A), FFO
BUILDING TYPES APPLIED: OFFICE
BUILDING SETBACKS: PER APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES (PAGE 27)
COMMERCIAL SF, BY USE: 300,000 SF OFFICE
BUILDING HEIGHTS: 6 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (2.69 AC)
OPEN SPACE SF REQUIRED: 20% (2.69 AC)
SEE OPEN SPACE TAKEDOWN CHART
TREE CANOPY RETENTION ACREAGE: 26% MIN. (0.30 AC)
(SEE L1.0 FOR PROPOSED)
PARKING REQUIRED, BY USE: REFER TO APPROVED BERRY FARMS REAMS FLEMING DESIGN GUIDELINES - OFFICE: 3/1,000
TOTAL REQUIRED SPACES: 900
PARKING PROVIDED, BY USE: 900 SPACES - OFFICE USE (SEE L6.1)
HISTORIC RESOURCE TREATMENT: NO

INTERSTATE 65
(FREEWAY)
FEMA 100-YR FLOODPLAIN LINE PER LOMR CASE 15-04-8778P DATED EFFECTIVE SEPTEMBER 30, 2016
60' WETLAND BUFFER
WETLAND AREA
F-7 - AAPE (ALL ACCESS PUBLIC EASEMENT) FOR FUTURE 12' ASPHALT TRAIL INSTALLATION TRAIL TO BE FIELD LOCATED AND COORDINATED WITH FRANKLIN PARKS DEPARTMENT
60' RIPARIAN BUFFER ZONE 1
TOP OF BANK
30' EXCLUSIVE ESMT
20' OF THE ESMT IS EXCLUSIVELY FOR SEWER ESMT
PLAT BOOK 69, PAGE 49
FIVE MILE CREEK
EXISTING DEVELOPMENT PLAN TO REMAIN
I-1 BUILDING TO DECREASE IN SIZE TO RELOCATE THE BUILDING OUT OF THE FLOODPLAIN ENTITLED SQUARE FOOTAGE THAT IS TO BE REMOVED (4,500 SF) SHALL BE REALLOCATED TO REVISED AREA OF DEVELOPMENT PLAN
TEMPORARY PARKING FOR PHASE 2 CONSTRUCTION REFER TO L6.1 PHASING PLAN
H-11 BUILDING TO BE REMOVED (REDUCTION OF 50,00 SF FROM APPROVED ENTITLEMENTS) (ENTITLED SQUARE FOOTAGE TO BE REALLOCATED TO REVISED AREA OF DEVELOPMENT PLAN)
H-10 BUILDING TO BE REMOVED (REDUCTION OF 50,00 SF FROM APPROVED ENTITLEMENTS) (ENTITLED SQUARE FOOTAGE TO BE REALLOCATED TO REVISED AREA OF DEVELOPMENT PLAN)
TOP OF BANK
WET WEATHER CONVEYANCE PER TDEC HYDROLOGIC DETERMINATION QHP#7114
EXISTING DEVELOPMENT PLAN TO REMAIN
G-1 BUILDING TO BE REMOVED (REDUCTION OF 12,000 SF FROM APPROVED ENTITLEMENTS)
REFER TO ORIGINAL DEVELOPMENT PLAN
REAMS FLEMING BLVD (LOCAL STREET)
MATCHLINE - SEE C2.2
BUILDING 8B PHASE 2 150,000 SF
SERVICE AREA
BUILDING 8A PHASE 1 150,000 SF
F-4
F-5
F-6
F-7
F-8
RETAINING WALLS
LOADING ZONE
PHASE 2 PARKING GARAGE (SEE L6.1)
MCBRIDE LN (LOCAL STREET)
REFER TO DEVELOPMENT PLAN REVISION 3 COF #7571
PRATT LN (LOCAL, ROW VARIES)
ELECTRIC EASEMENT
SATELLITE DISHES & SCREEN WALLS
RETAINING WALL
PROPOSED ROW
EXISTING ROW
MULTI-PURPOSE TRAIL
RETAINING WALLS
PEYTONSVILLE RD (COLLECTOR)
PARKING

GENERAL NOTES:

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0 100 200 300 feet
SCALE: 1"=100'

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 328
01/06/2022

DEVELOPMENT PLAN AMENDMENT
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COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 10/11/21
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DRAWING TITLE:
DEVELOPMENT PLAN ENLARGEMENT

SHEET NUMBER
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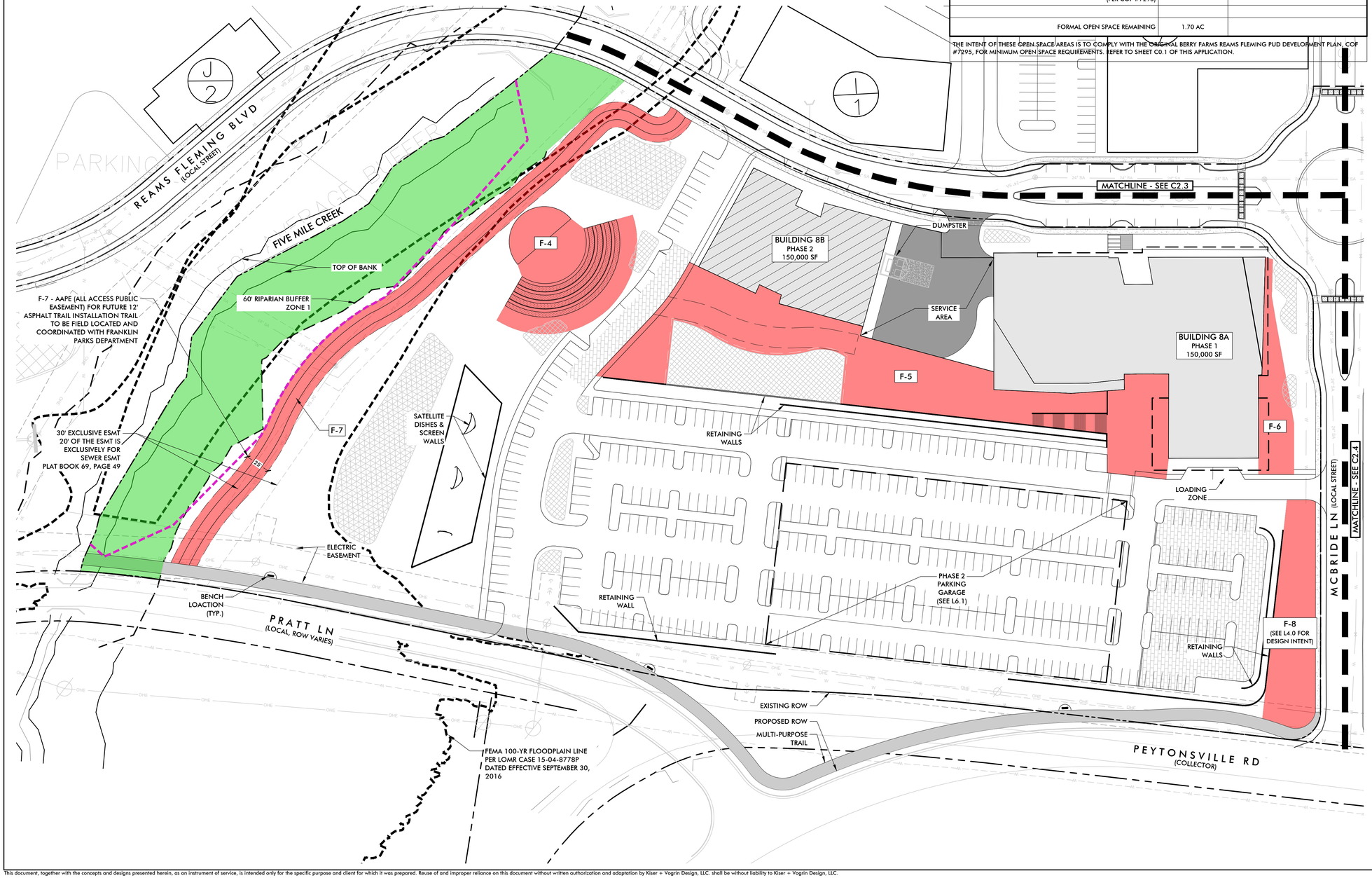
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GENERAL NOTES:

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0 50 100 150 feet
SCALE: 1"=50'

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CHECKED BY: KMR
DATE: 10/11/21

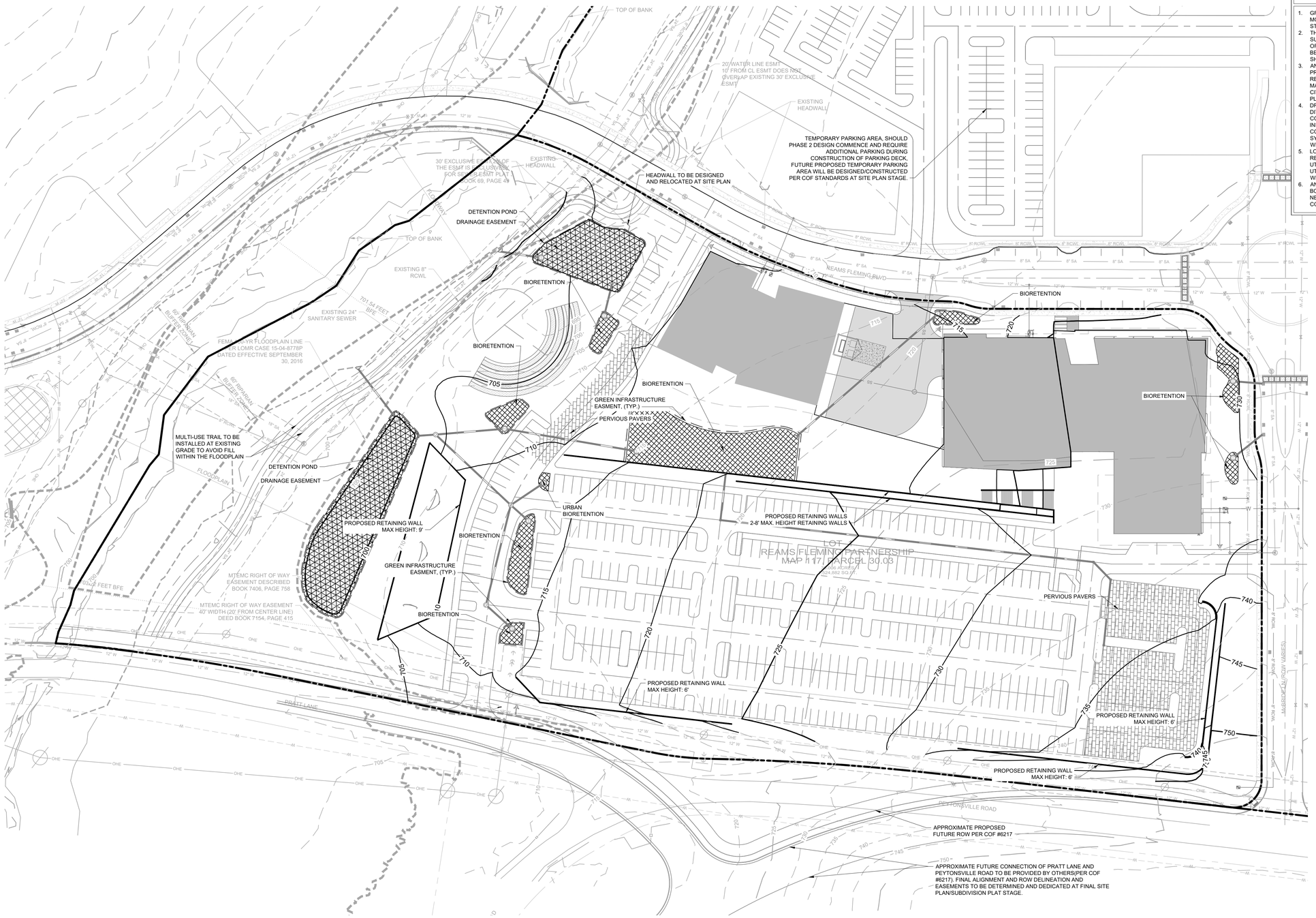
KVD PROJECT NO. 21082

DRAWING TITLE:
DEVELOPMENT PLAN ENLARGEMENT

SHEET NUMBER
C2.2

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COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STREAM BUFFER BOUNDARY NOTE

STREAM BUFFER BOUNDARY SIGNS EVERY 150' ALONG THE STREAM BUFFER ON NORTH SIDE OF THE CREEK. SIGNS TO BE PROVIDED BY THE CITY OF FRANKLIN.

WATER QUALITY BMP NOTE

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE

TREE PROTECTION NOTE

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

STORMWATER NOTE

STORMWATER MANAGEMENT FOR THE MULTI-PHASED DEVELOPMENT WILL BE DESIGNED AND ACCOUNTED FOR AS EACH PHASE IS DEVELOPED. DETAILED DESIGN OF STORMWATER FEATURES FOR THE REVISION AREA WILL BE PROVIDED AT THE SITE PLAN LEVEL SUBMITTAL. WATER QUALITY FEATURES, DETENTION, AND STORM INFRASTRUCTURE FOR THE REVISION AREA ARE TO BE DESIGNED PER CITY OF FRANKLIN 2016 BMP MANUAL, CITY OF FRANKLIN 2017 STORMWATER ORDINANCE AND ALL OTHER APPLICABLE DESIGN GUIDELINES.

STORMWATER NARRATIVE

STORMWATER TO BE COLLECTED VIA SHEETFLOW ON ALL IMPERVIOUS AREAS AND ROUTED TO SURFACE DRAINS; STORM PIPE NETWORK TO CONVEY FLOW SOUTH, SIMILAR TO EXISTING DRAINAGE PATTERNS. WATER QUALITY/BMP DESIGN INCLUDES BIORETENTION AREAS AND PERVIOUS PAVERS TO CAPTURE THE FIRST INCH OF RAINFALL. ALL CAPTURED WATER IS CONVEYED TO DRY DETENTION PONDS LOCATED AT THE SOUTHERN END OF THE SITE AND ULTIMATELY OUTFALLED TO THE ADJACENT CREEK.

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RYAN McMASTER — REGISTERED ENGINEER — 120201 — STATE OF TENNESSEE — 2022-01-06

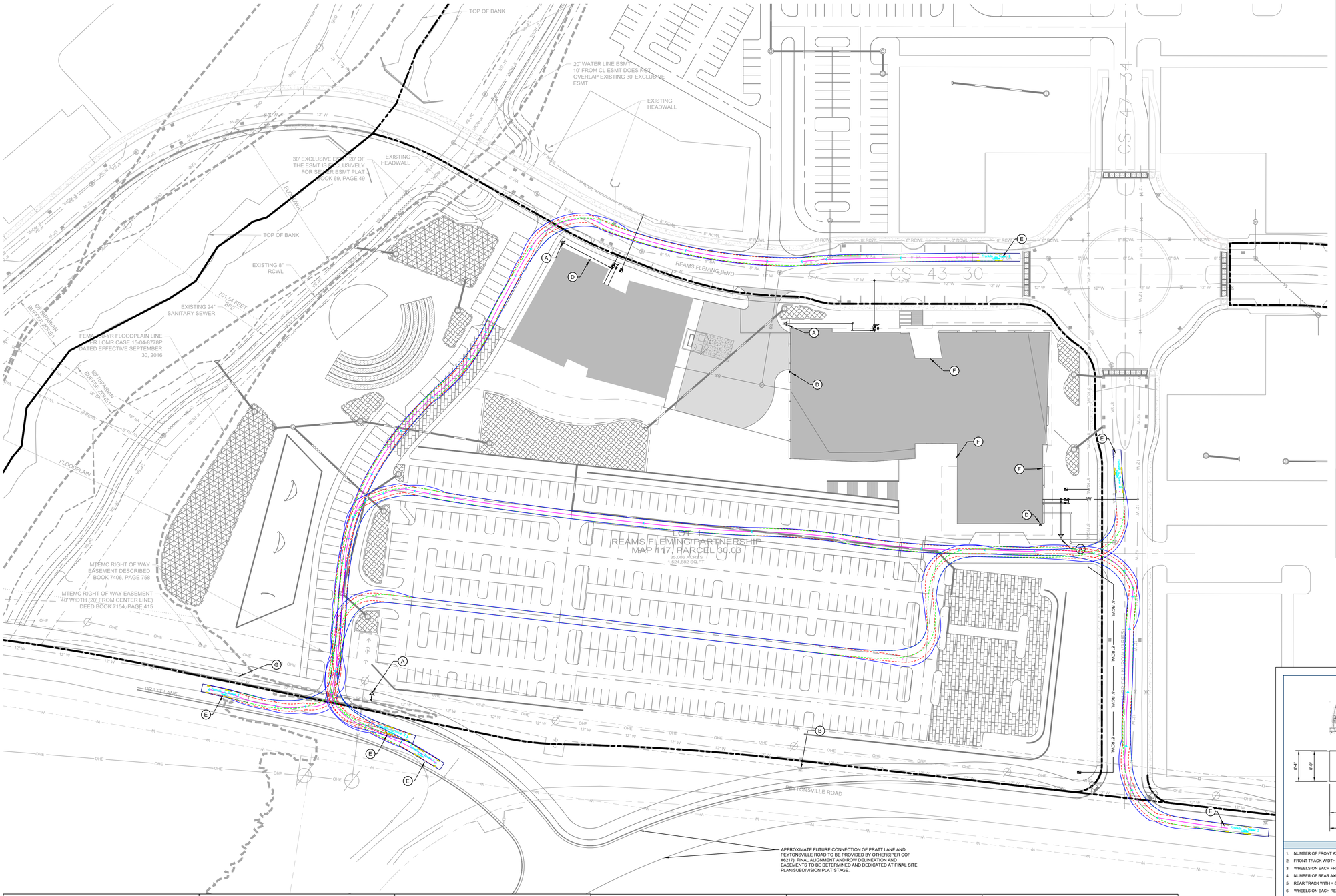
DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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3	RESUBMITTAL	11/04/21	WGH
4	RESUBMITTAL	01/06/22	WGH

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: RLM
DATE: 01/06/22
KHA PROJECT NO. 118102020
DRAWING TITLE: ENLARGED GRADING & DRAINAGE PLAN
SHEET NUMBER **C3.1**

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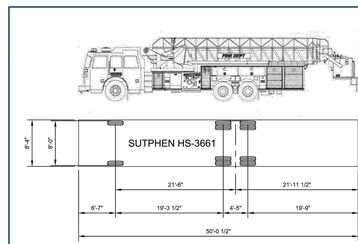


R.O.W. & ACCESS GENERAL NOTES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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6. ALL TEMPORARY STRIPPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. FIRE AND REFUSE COLLECTION ACCESS AND ASSOCIATED DESIGN FOR THE REVISION AREA ARE TO BE PROVIDED IN DETAIL AT THE SITE PLAN LEVEL SUBMITTAL. FIRE ACCESS DESIGN IS TO MEET COF MUNICIPAL CODE REQUIREMENTS, 2018 IFC REQUIREMENTS AND ALL OTHER APPLICABLE DESIGN GUIDELINES. CURB RADII, LANE WIDTHS, PARKING LAYOUT, AND ALL OTHER SITE FEATURES ARE TO BE DESIGNED TO ALLOW FOR ACCESS OF THE SUTPEHN TOWER 2 TRUCK, AS SHOWN IN THE DETAIL PROVIDED WITHIN THIS PLAN. ADDITIONALLY, SITE FEATURES ARE TO BE DESIGNED TO ALLOW ACCESS FOR THE COF FRONT-END LOADER REFUSE COLLECTOR, AS SHOWN IN THE DETAIL PROVIDED WITHIN THIS PLAN.

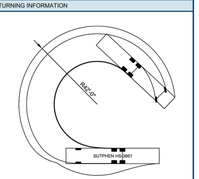
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APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE | CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

FIRE APPARATUS TURNING TEMPLATE — DWG. NO. **SD-7**

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

KEYNOTE LEGEND

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING FIRE HYDRANT ASSEMBLY

FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS

FIRE DEPARTMENT CONNECTION (TYP.)

FRANKLIN T-2 SUTPHEN FIRE TRUCK

BUILDING MAIN ENTRY

PROPOSED ROW

SIGHT DISTANCE NOTE

AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

FDC LOCATIONS NOTE

FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

VEHICLE LEGEND

VEHICLE FENDER PATH

VEHICLE FRONT WHEEL PATH

VEHICLE REAR WHEEL PATH

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

AUTO-TURN OBSTRUCTION NOTE

NO SIGNS, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED WITHIN MEDIANS THAT WOULD INFRINGE ON THE AUTO-TURN PATH.

GRAPHIC SCALE IN FEET
0 25 50 100

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RYAN McMASTER REGISTERED ENGINEER 120221 STATE OF TENNESSEE
2022-01-06

DEVELOPMENT PLAN AMENDMENT

BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4

COF PROJECT # 7704

FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY: WGH
DRAWN BY: LJA
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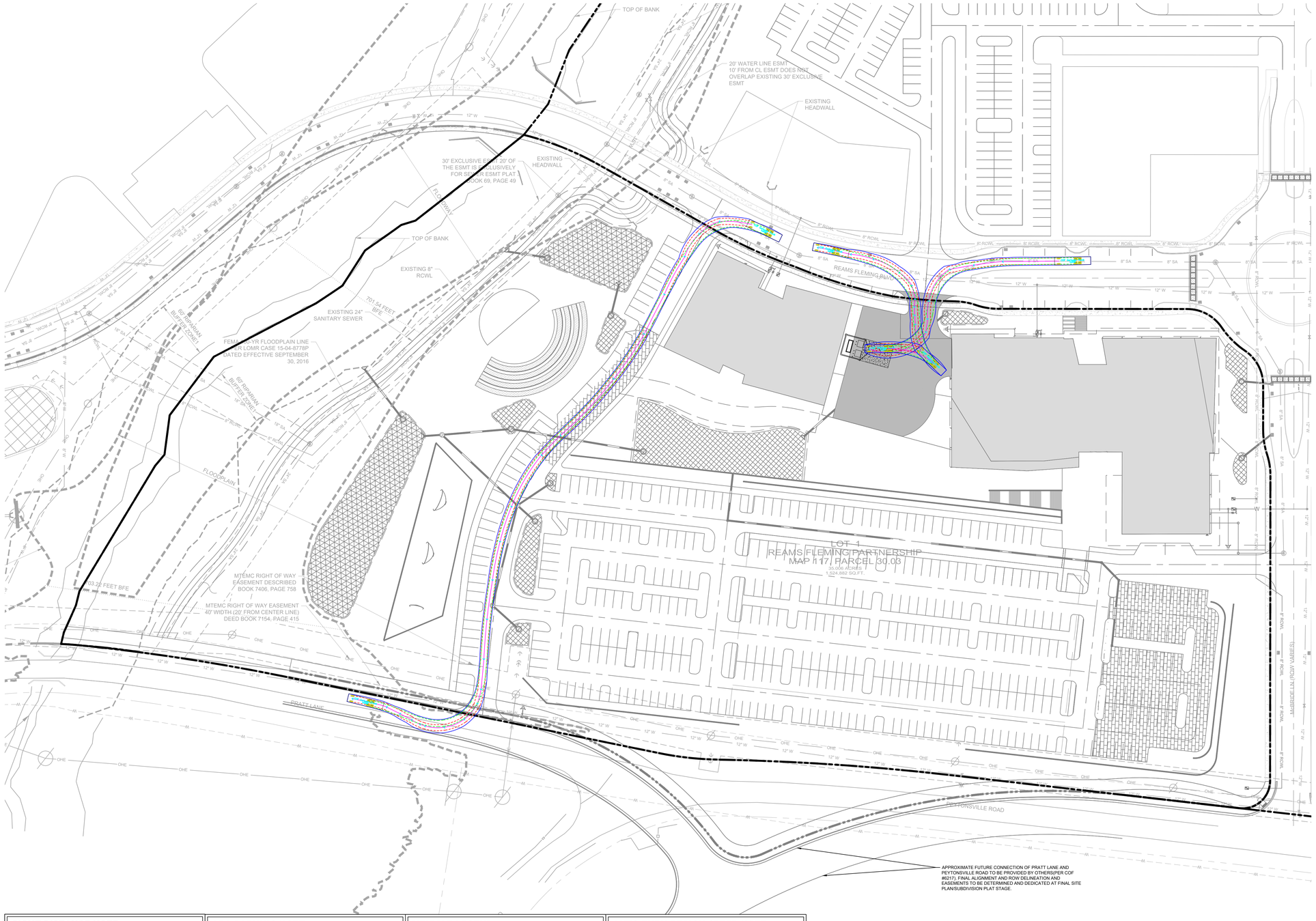
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VEHICLE LEGEND

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AUTO-TURN OBSTRUCTION NOTE

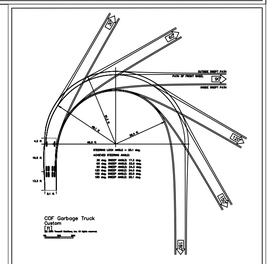
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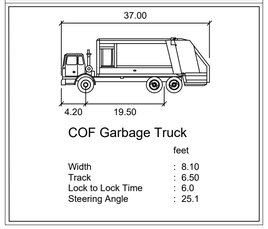
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RYAN McMASTER
REGISTERED ENGINEER
102021
STATE OF TENNESSEE
2022-01-06

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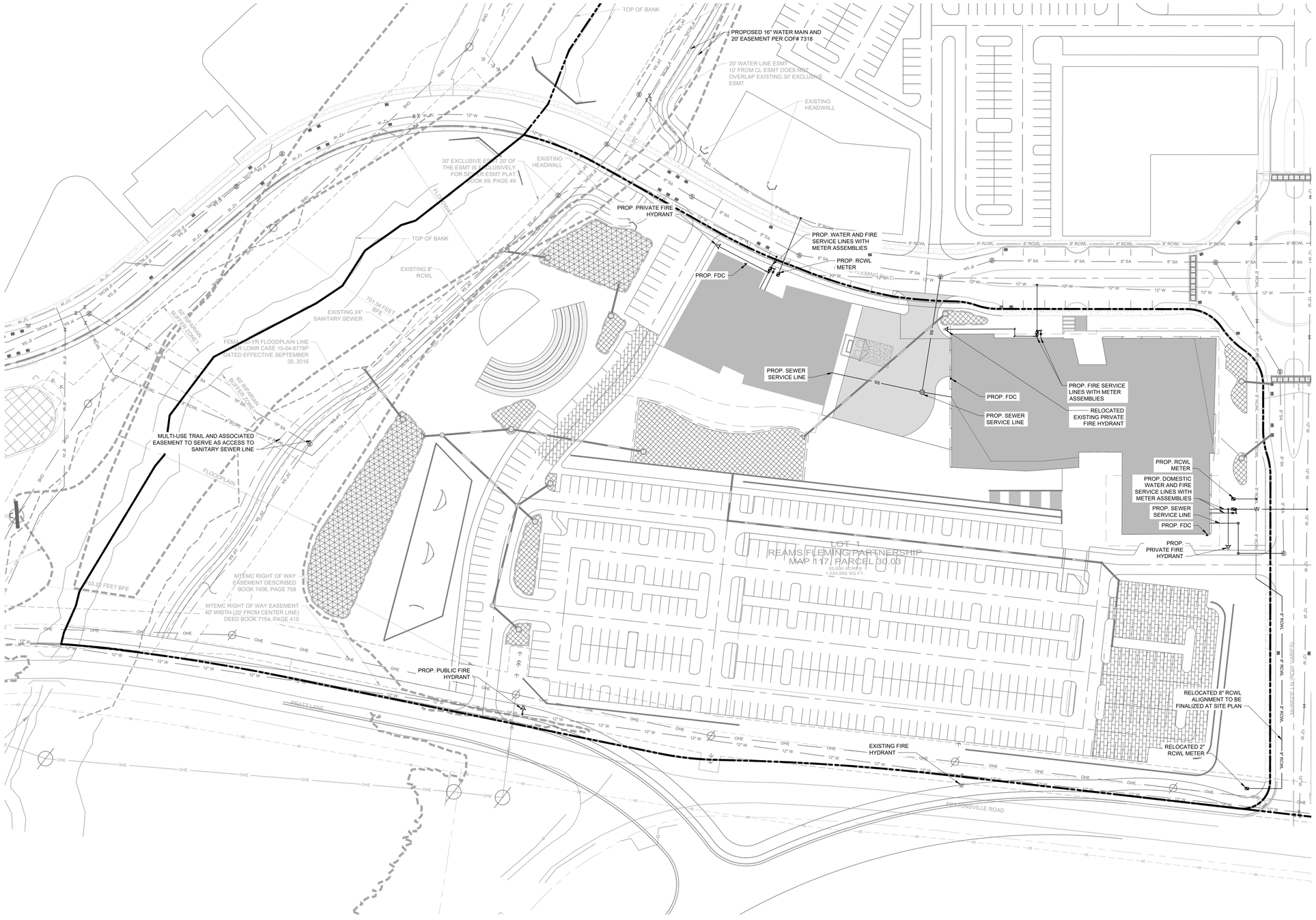
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NORTH

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FIRE FLOW NOTE

MINIMUM FIRE PROTECTION MUST BE PROVIDED PRIOR TO APPROVED SITE PLANS.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY CONTACT

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
(615)-794-4554
ATTN: UTILITY INSPECTOR

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RYAN McMASTER REGISTERED ENGINEER 120222 STATE OF TENNESSEE
2022-01-06

DEVELOPMENT PLAN AMENDMENT

BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4

COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	WGH
2	INITIAL SUBMITTAL	10/11/21	WGH
3	RESUBMITTAL	11/04/21	WGH
4	RESUBMITTAL	01/06/22	WGH

DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	RLM
DATE:	01/06/22

KHA PROJECT NO.
118102020

DRAWING TITLE:

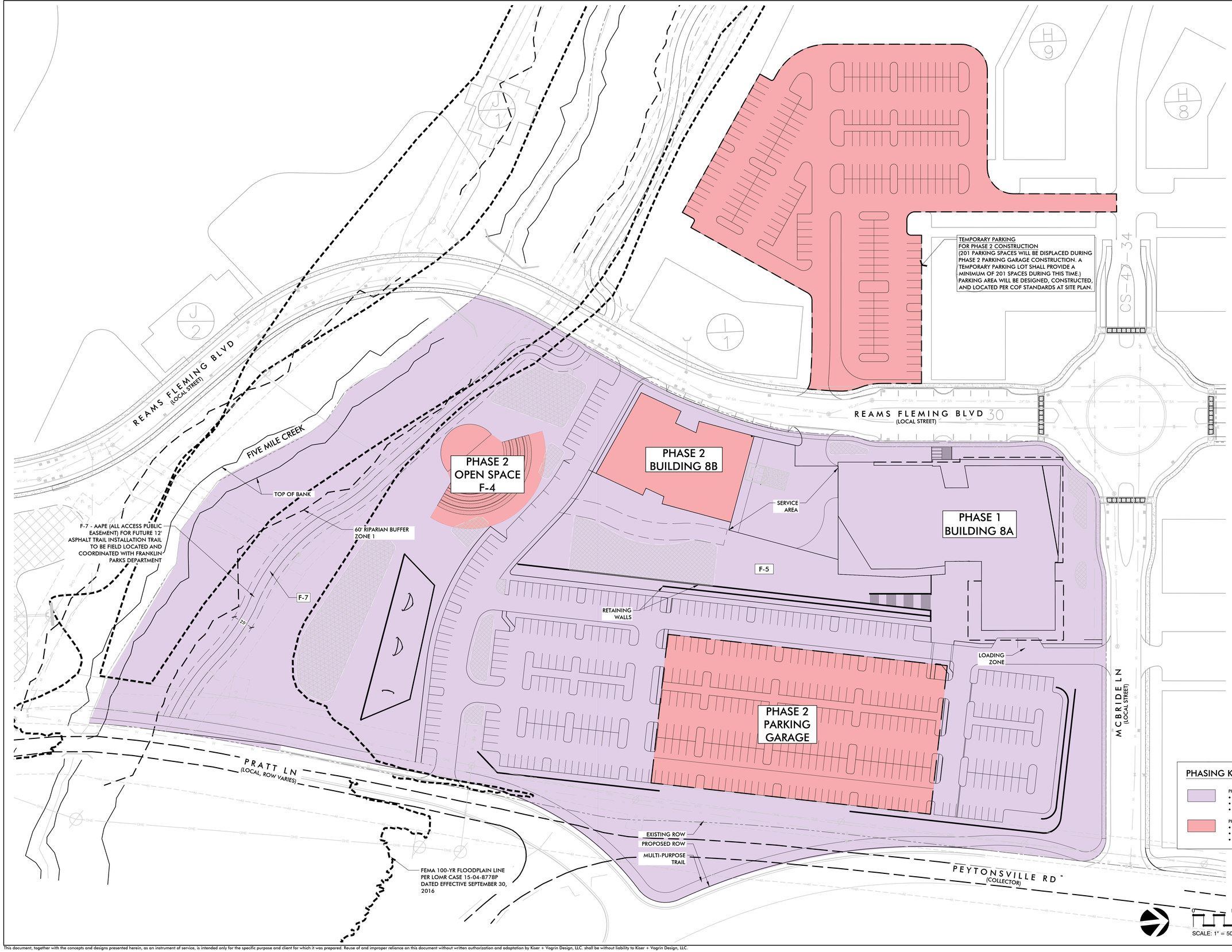
ENLARGED UTILITY PLAN

SHEET NUMBER

C5.1

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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
01/06/2022

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	9/27/21	KMR
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3	COF RESUBMITTAL	11/04/21	KMR
4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY:	GMV
DRAWN BY:	KMR
CHECKED BY:	KMR
DATE:	10/11/21
KVD PROJECT NO.	21082

DRAWING TITLE:

PHASE 1 ENLARGEMENT

SHEET NUMBER

C6.1

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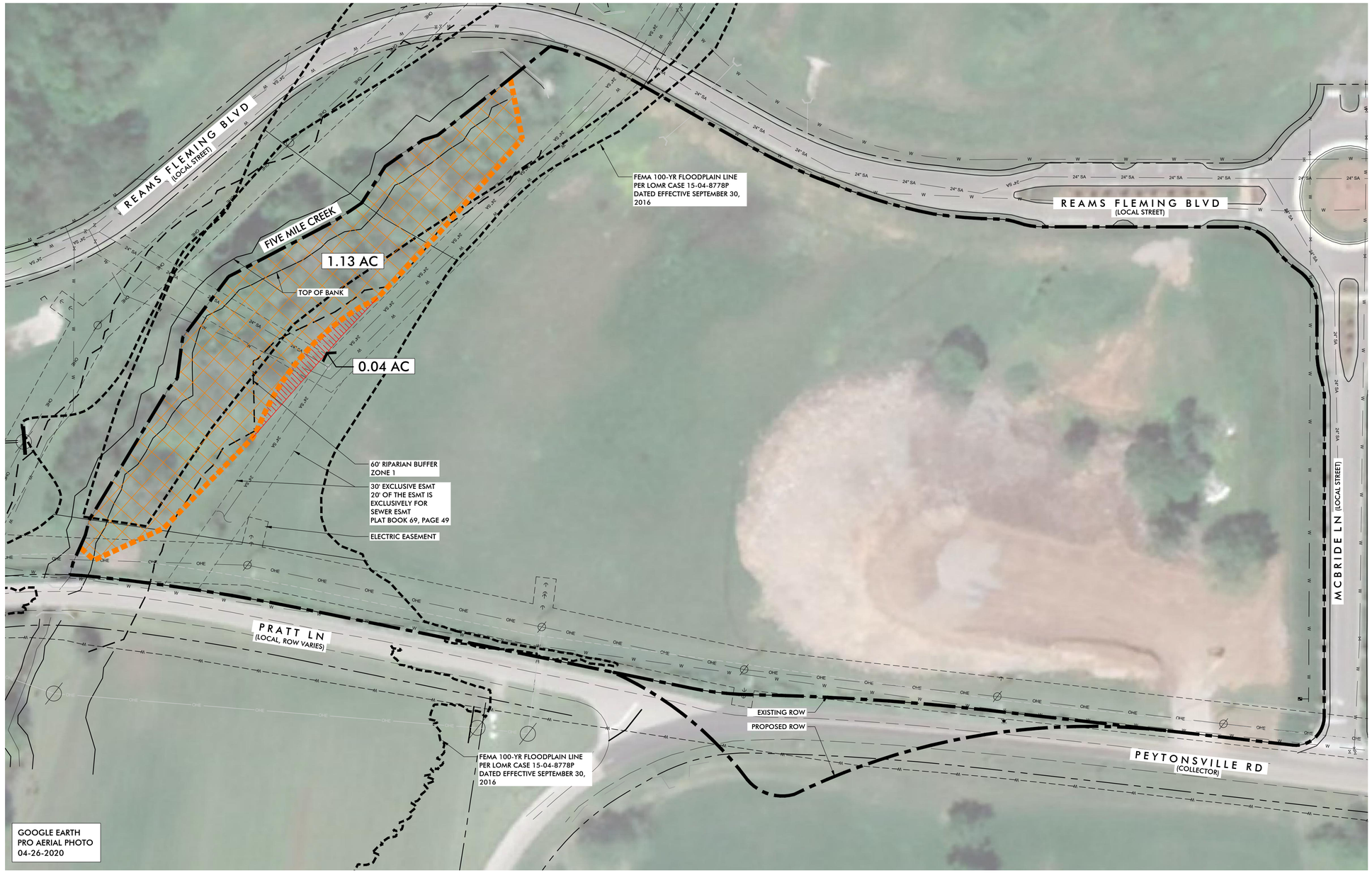
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LANDSCAPE DATA

SITE ACREAGE:	13.44 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT GCCO-3 (GCCO-4A) - GOOSE CREEK CHARACTER AREA OVERLAY FFO - FLOOD FRINGE OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (2.69 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (0.30 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	96% (1.13 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PROPOSED TREE SAVE AREA:	1.13 AC

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



KEY

AROXIMATE EXISTING TREE CANOPY TO REMAIN
1.13 AC (49,200 SQ. FT.)

PROPOSED EXISTING TREE CANOPY TO BE REMOVED
0.04 AC (1,750 SQ. FT.)

0 100 200 300 feet

SCALE: 1"=100'

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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
01/06/2022

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY:	GMV
DRAWN BY:	KMR
CHECKED BY:	KMR
DATE:	10/11/21

KVD PROJECT NO.
21082

DRAWING TITLE:

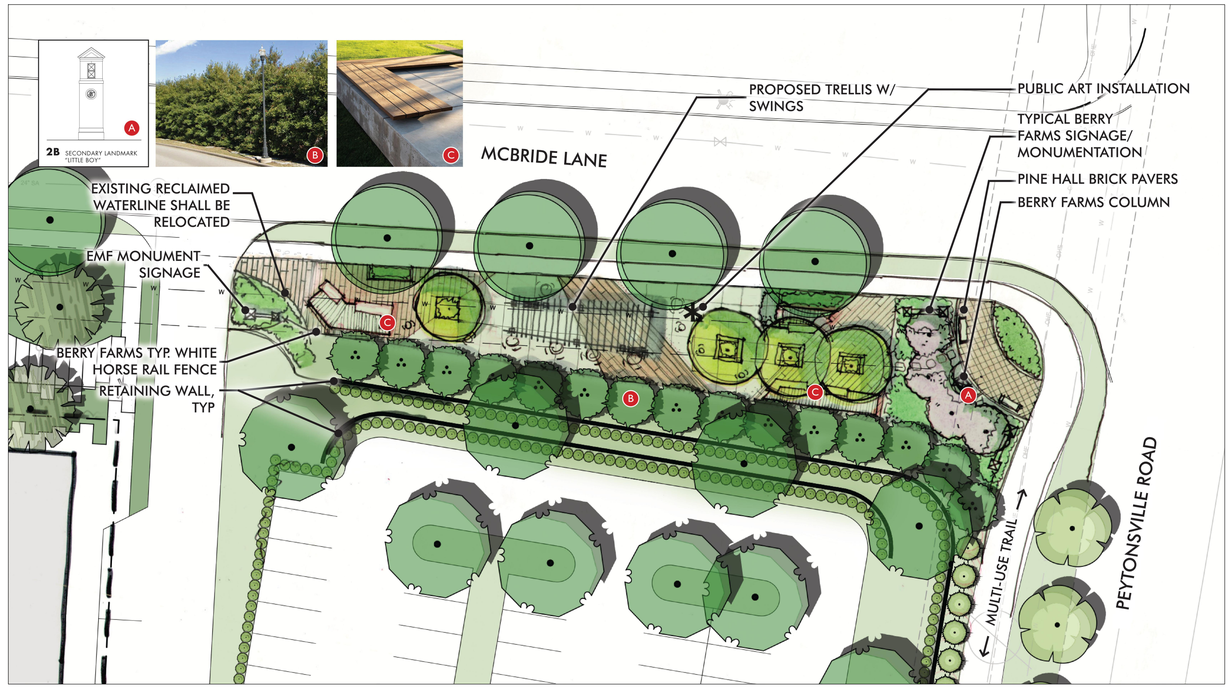
TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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PROPOSED F-8 OPEN SPACE CONCEPT

AMENITIES

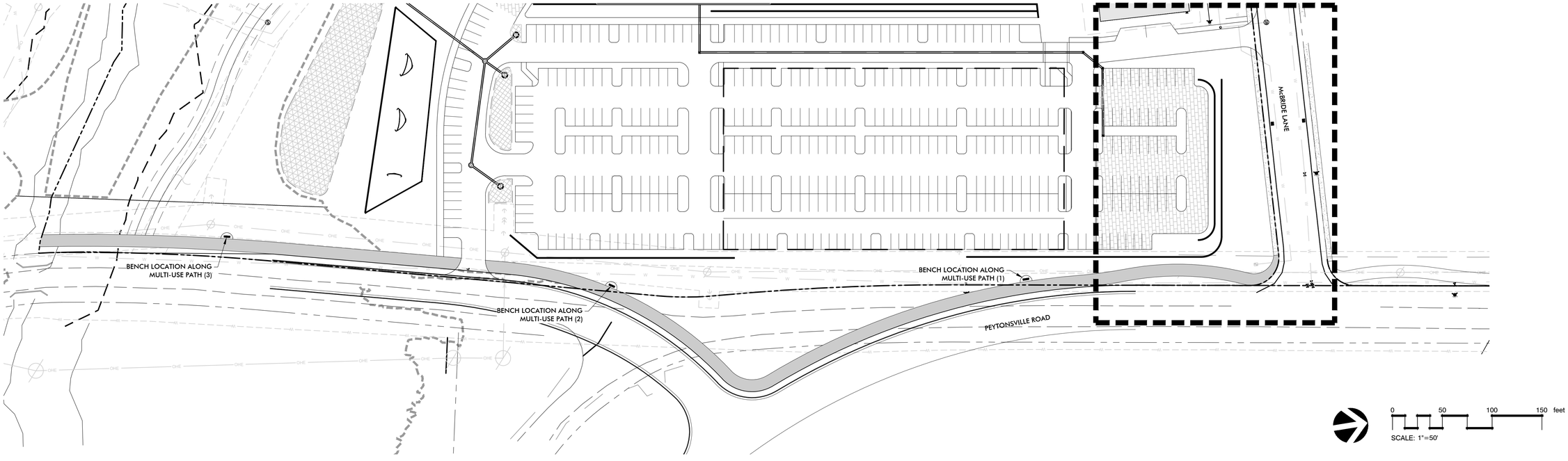
- INCLUDED BUT NOT LIMITED TO:
- SHADE TRELLIS WITH SWINGS
- PUBLIC ART ELEMENT
- VARIOUS SEATING ELEMENTS
- BERRY FARMS FENCING/ SIGNAGE
- CANOPY & UNDERSTORY TREES
- PARKING LOT SCREENING
- ORNAMENTAL SHRUB PLANTINGS

NOTE: Refer to sheet A1.2 for proposed concept rendering.

DISCLAIMER:
This concept may be amended at site plan. If amended, an equal amount of amenities will be provided and approved by the City.

0 20 40 60 feet
SCALE: 1"=20'

SEE ENLARGEMENT ABOVE FOR OS F-8 POCKET PARK DESIGN INTENT



0 50 100 150 feet
SCALE: 1"=50'

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01/06/2022

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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4	COF RESUBMITTAL	01/06/22	KMR

DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 10/11/21

KVD PROJECT NO. 21082

DRAWING TITLE:
OS F-8 CONCEPT DESIGN

SHEET NUMBER
L4.0

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BUILDING 8A - PRIMARY INTERNAL ENTRY (OFF OF MCBRIDE LANE)



BUILDING 8A - PRIMARY INTERNAL ENTRY (OFF OF MCBRIDE LANE)



BUILDING 8A - VIEW OF ENTRY FROM MCBRIDE LANE



BUILDING 8A - ELEVATION ALONG MCBRIDE LANE

HASTINGS
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SUBDIVISION, DEVELOPMENT PLAN REVISION 4
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DESIGNED BY:	GMV
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CHECKED BY:	KMR
DATE:	10/11/21

KVD PROJECT NO.
21082

DRAWING TITLE:

ARCHITECTURAL MASSING

SHEET NUMBER
A1.0

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BUILDING 8A - VIEW OF MCBRIDE LANE ELEVATION
LOOKING EAST



BUILDING 8A - VIEW OF MCBRIDE LANE / REAMS FLEMING BLVD
LOOKING SOUTH



BUILDING 8A - VIEW OF MCBRIDE LANE / REAMS FLEMING BLVD
LOOKING SOUTH



BUILDING 8A - VIEW OF REAMS FLEMING BLVD
LOOKING SOUTH

HASTINGS
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REGISTERED ARCHITECT
ARCHITECTURE
PROFESSIONAL
STATE OF TENNESSEE

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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2	COF INITIAL SUBMITTAL	10/11/21	KMR
3	COF RESUBMITTAL	11/04/21	KMR

DESIGNED BY:	GMV
DRAWN BY:	KMR
CHECKED BY:	KMR
DATE:	10/11/21

KVD PROJECT NO.
21082

DRAWING TITLE:

ARCHITECTURAL MASSING

SHEET NUMBER

A1.1

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VIEW OF MCBRIDE LANE LOOKING SOUTHWEST



BUILDING 8A PHASE 2 GARAGE - VIEW OF PRATT LANE AND PEYTONSVILLE ROAD LOOKING NORTH

HASTINGS

KV+D KISER VOGRIN DESIGN

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DAVID M. POWELL
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No. 102813
STATE OF TENNESSEE

DEVELOPMENT PLAN AMENDMENT
BERRY FARMS REAMS FLEMING TRACT PUD
SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF PROJECT # 7704
FRANKLIN, WILLIAMSON COUNTY, TN

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3	COF RESUBMITTAL	11/04/21	KMR
4	COF RESUBMITTAL	1/06/22	ROK

DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 1/6/22

KVD PROJECT NO.
21082

DRAWING TITLE:

ARCHITECTURAL MASSING

SHEET NUMBER

A1.2

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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02738

DATE: January 7, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-183: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision, For A Property Located North Of Liberty Pike And West Of Carothers Parkway.

PURPOSE:

PROJECT INFORMATION
COF Project Number:7734
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Ralph Knauss, Southstar Company

BACKGROUND/STAFF COMMENTS:
The development plan proposed revision adds daycare as a proposed use for Lot 6 within Section 2 and updates the layout, phasing, and calculations of the overall development plan to align with currently approved site plans and construction on the ground. The original entitlements for 333 attached residential units and 67,328 square feet of commercial (retail and office) are not being modified.The addition of the daycare use meets the Envision Franklin design concept of Regional Commerce.

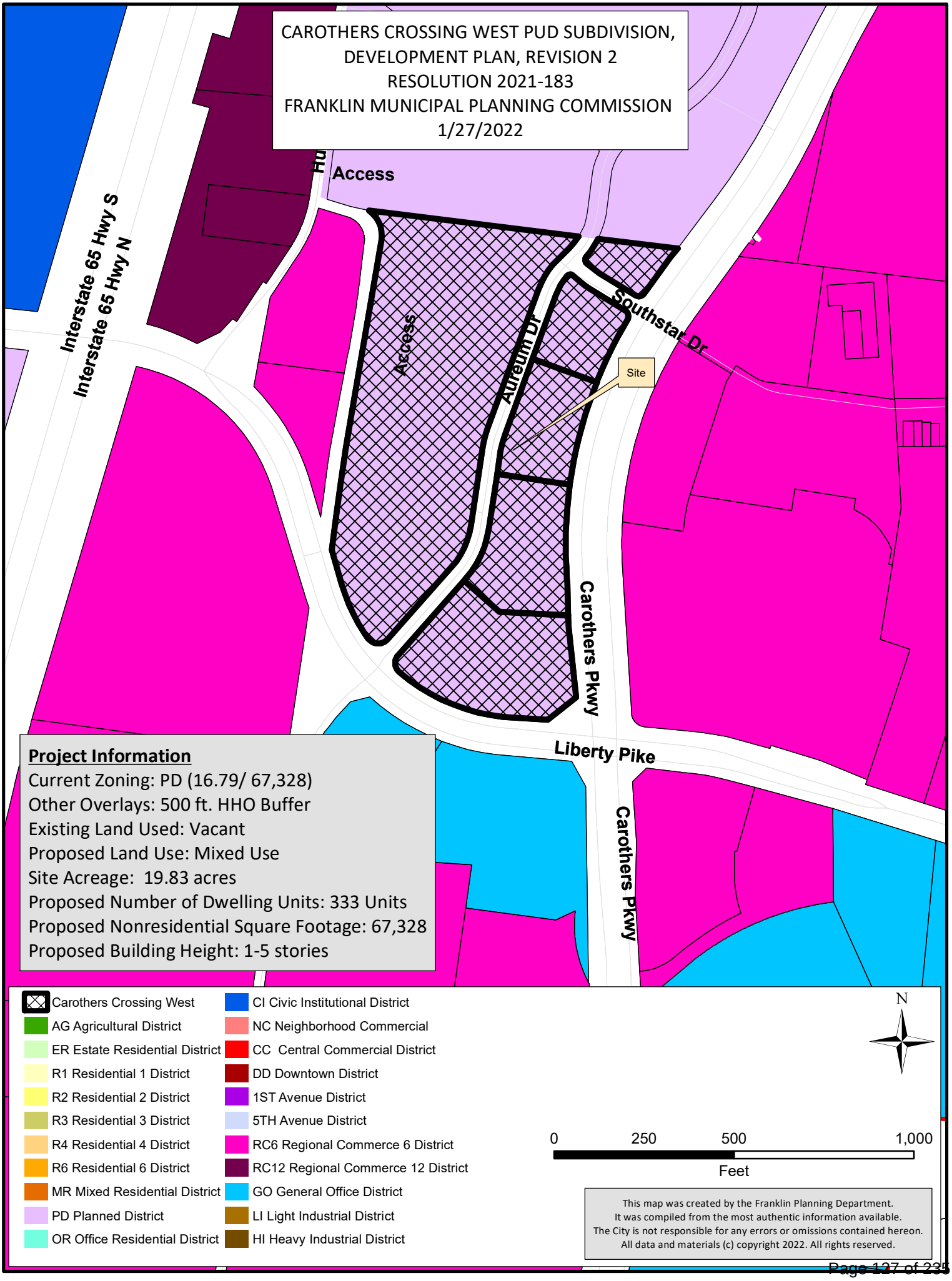
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-183 be recommended to the Board of Mayor and Aldermen for approval with conditions.


CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2021-183
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Access
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Autumn Dr
Southstar Dr
Site
Carothers Pkwy
Liberty Pike
Carothers Pkwy
Project Information
Current Zoning: PD (16.79/ 67,328)
Other Overlays: 500 ft. HHO Buffer
Existing Land Used: Vacant
Proposed Land Use: Mixed Use
Site Acreage: 19.83 acres
Proposed Number of Dwelling Units: 333 Units
Proposed Nonresidential Square Footage: 67,328
Proposed Building Height: 1-5 stories
Carothers Crossing West
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-183

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR CAROTHERS CROSSING WEST PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 2018-50 on 11/13/2018, and originally approved a Development Plan for the subject property as part of Resolution 2018-81 on 10/09/2018; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2018-81, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to a vested development plan shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance under which is it currently vested.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
079---04003	19.83
Total	19.83

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Carothers Crossing West PUD Subdivision are as follows:

Entitlements	**Carothers Crossing West PUD Subdivision**
Base Zone District	Planned Development (16.79 / 67,328)
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	333
Number of Nonresidential Square Footage	67, 328 SQFT
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. 2018-81 Date of approval: 10/9/2018
Development Plan Revision Number	2

SECTION IV: That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage first and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

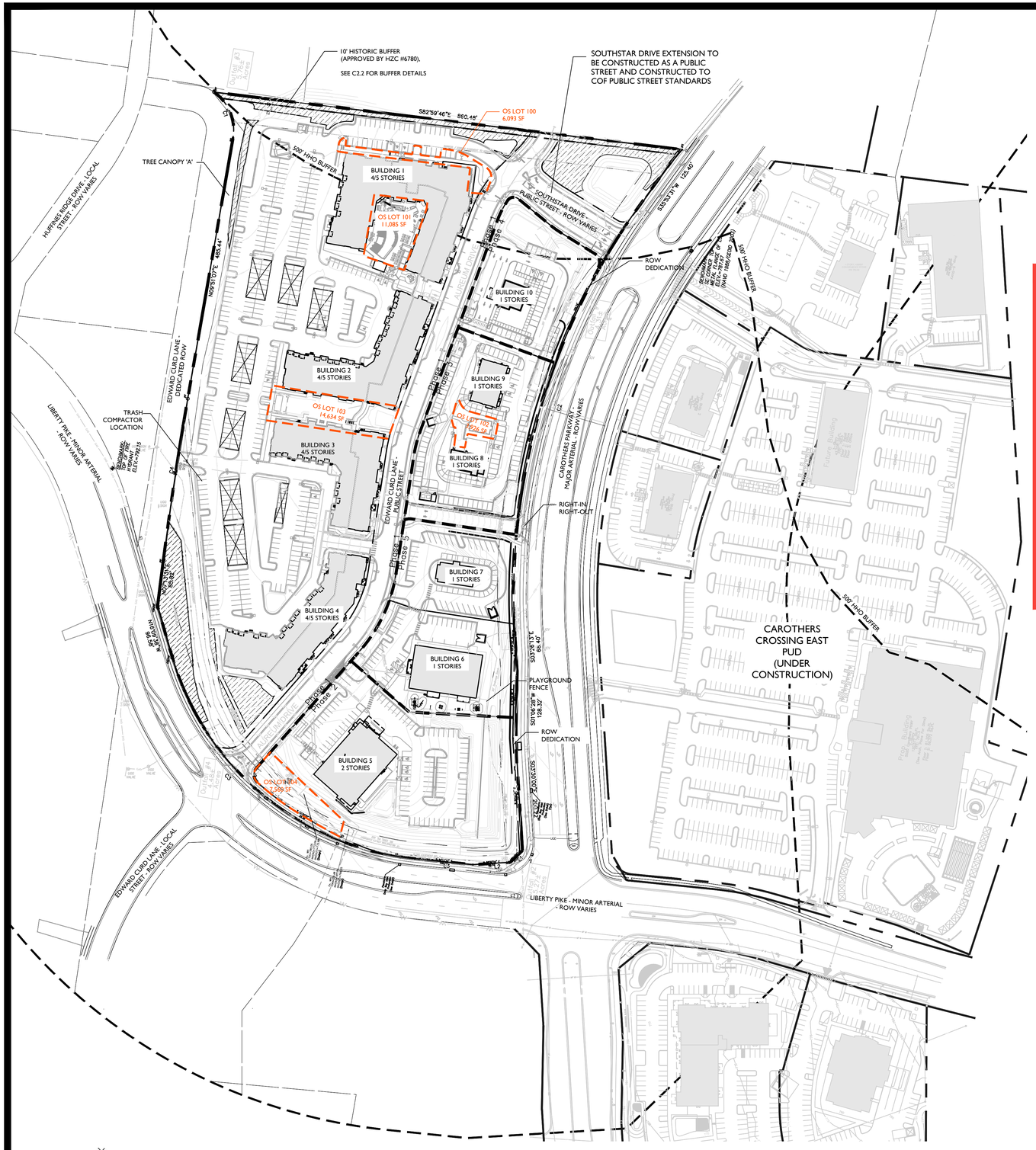
PREAPPLICATION CONFERENCE: 11/29/2021

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION: 15%
15% X 15.77 AC TOTAL CANOPY: 103,237 SF, 2.37 AC

PROVIDED CANOPY PRESERVATION: 13,593 SF, 0.31 AC (13% OF REQUIRED)

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

1. First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
2. On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
3. The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
   - -Total Site Area:19.83 AC (863,622 SF)
   - -Existing Tree Canopy: 15.77 AC (686,811 SF)
   - -Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

   Requested M.O.S. for tree preservation:
   - -Preserved Tree Canopy: 0.31 AC (13,593 SF)
   - -Reforested Tree Canopy: 1.23 AC (53,390 SF)
   - -Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

   Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

APPROVED COF#6939

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% x 19.83 AC = 0.99 AC
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC

OPEN SPACE PROVIDED:

LOT	CLASSIFICATION	TYPE	AREA (AC)
100	FORMAL	PLAZA	0.14
101	FORMAL	ENTRY	0.25
102	FORMAL	DINING	0.09
103	FORMAL	PLAZA	0.34
104	FORMAL	FORMAL PLANTING AREA	0.17

PARKING

	Section 1 (COF# 7043)	Section 2 (COF# 7320) LOT 2	Section 2 LOT 6		Section 3 (COF#7524)		Section 4 (COF# 7355)	TOTAL
Site Plan	Apartments	Office	Daycare	Restaurant	Retail	Restaurant	Bank	
SF by Use	328 Units	21,600	10,150	2,400	2,100	4,143	2400	42,793
Total Required Parking	613	86	27	30	7	62	12	837
Adjusted Parking Required (10% Internal Capture per Previously Approved Parking Study)								754
Provided Parking	**515**	**94**	**31**	**30**	**75**		**32**	**777**

BUILDING		REQUIRED PARKING PER COF
APARTMENTS	1 BEDROOM	1.5 / UNIT
	2 BEDROOM	2.5 / UNIT
RESTAURANT		10 / 1,000 SF
		1 / EMPLOYEE
BANK		5 / 1,000 SF
RETAIL		3.33 / 1,000 SF
OFFICE		4 / 1,000 SF
DAYCARE		2/ 1,000 SF
		1 / EMPLOYEE
TOTAL REQUIRED PER COF:		**837**
TOTAL REQUIRED PER SHARED PARKING STUDY:		**754**
TOTAL PROVIDED:		**777**

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 2
PROJECT #:	7734
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765
PHONE:	
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	10 BUILDINGS - 522,977 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	754 (UTILIZING SHARED PARKING)
EXISTING PARKING:	N/A
PROVIDED PARKING:	777
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x $4,304 = $1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,298 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

BUILDING DATA

BUILDING	NUMBER OF STORIES	SQUARE FOOTAGE
1	4/5 SPLIT	151,994
2	4/5 SPLIT	106,002
3	4/5 SPLIT	91,861
4	4/5 SPLIT	108,727
5	2	43,200
6	1	10,150
7	1	2,400
8	1	2,338
9	1	3,905
10	1	2,400
	TOTAL:	**522,977**

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

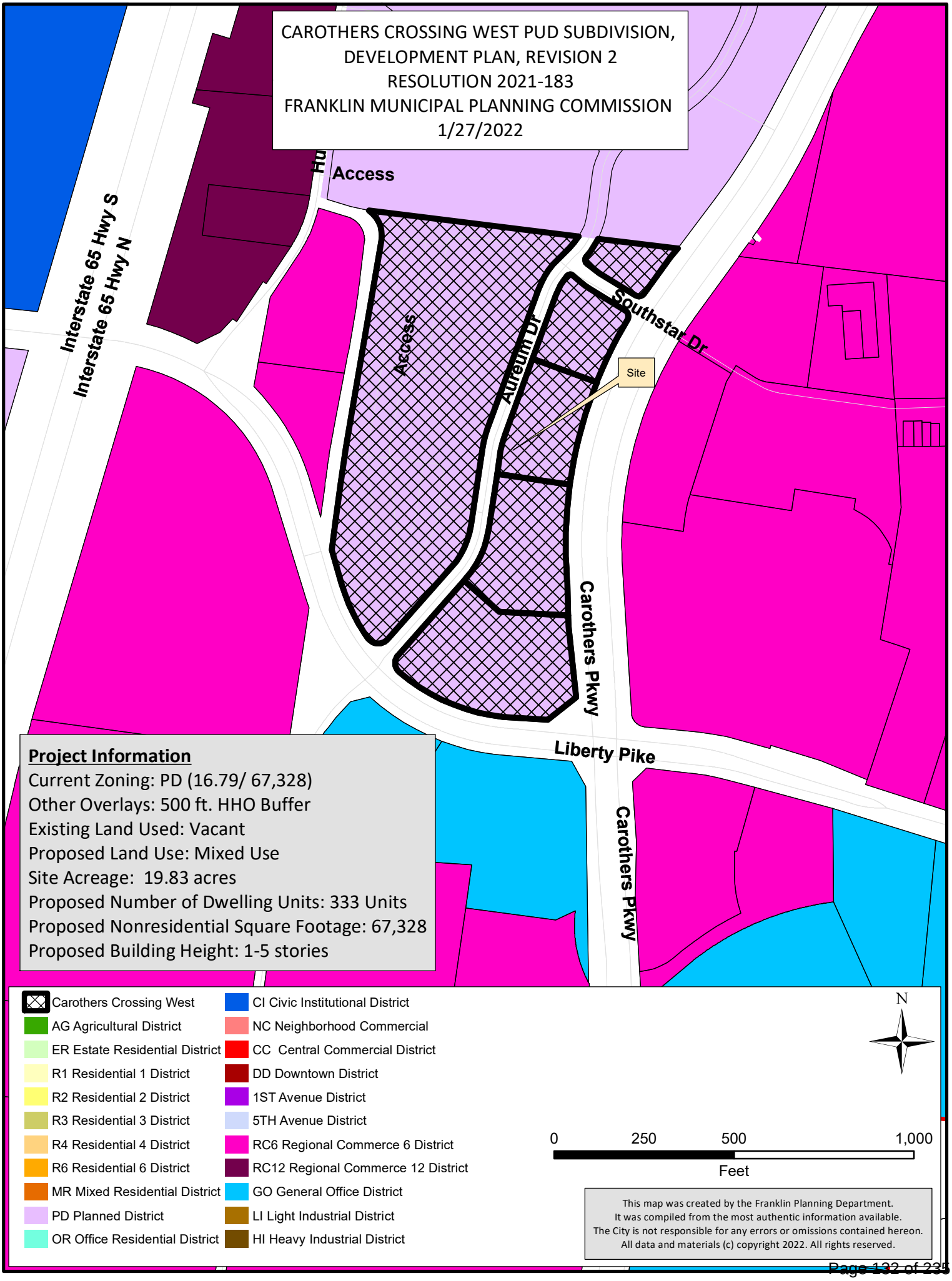
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

DEVELOPMENT PLAN
SHEET
C2.0
COF 7734


CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2021-183
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Access
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Autumn Dr
Southstar Dr
Site
Carothers Pkwy
Liberty Pike
Carothers Pkwy
Project Information
Current Zoning: PD (16.79/ 67,328)
Other Overlays: 500 ft. HHO Buffer
Existing Land Used: Vacant
Proposed Land Use: Mixed Use
Site Acreage: 19.83 acres
Proposed Number of Dwelling Units: 333 Units
Proposed Nonresidential Square Footage: 67,328
Proposed Building Height: 1-5 stories
Carothers Crossing West
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

COF no: 7734

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Addressing

General Issues

1. Addressing

lori.jarosz@franklintn.gov	Issue Closed
lori.jarosz@franklintn.gov	Issue re-opened
lori.jarosz@franklintn.gov	Please add the approved addresses to the plans.

FIRE--Planning

General Issues

8. Fire Protection

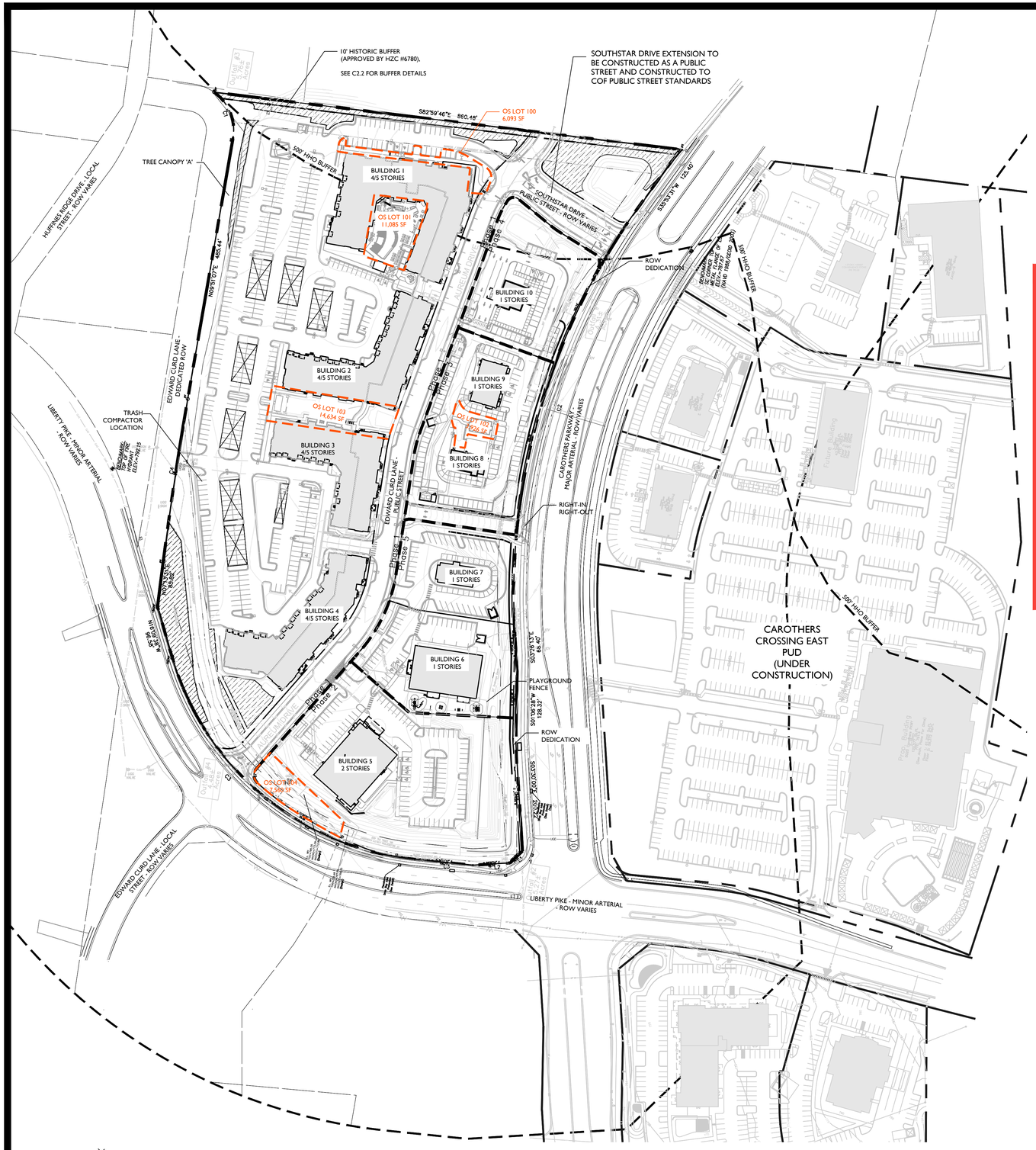
curt.edelmann@franklintn.gov	Flow test information can be provided at One-Stop. Please make sure the flow test information appears on the utility drawings.

Planning

General Issues

26. Site Data Chart

chelsea.randolph@franklintn.gov	Applicant shall reflect APPROVED density(16.79), nonresidential square footage (37,328), and unit count (333). These are approved totals that do not have to be equaled but cannot exceed. To clarify this information the applicant shall break out the following in the site data charts: Approved by Ordinance 2018-50: PD (16.79, 37,328) Actual Constructed nonresidential square footage: Total remaining allowable nonresidential square footage:



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
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KEY

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APPROVED COF#6939

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PARKING

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		LOT 2	LOT 6					
Site Plan	Apartments	Office	Daycare	Restaurant	Retail	Restaurant	Bank	
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SITE DATA CHART

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PROJECT #:	7734
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
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SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
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EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
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NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
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6	1	10,150
7	1	2,400
8	1	2,338
9	1	3,905
10	1	2,400
	TOTAL:	**522,977**

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

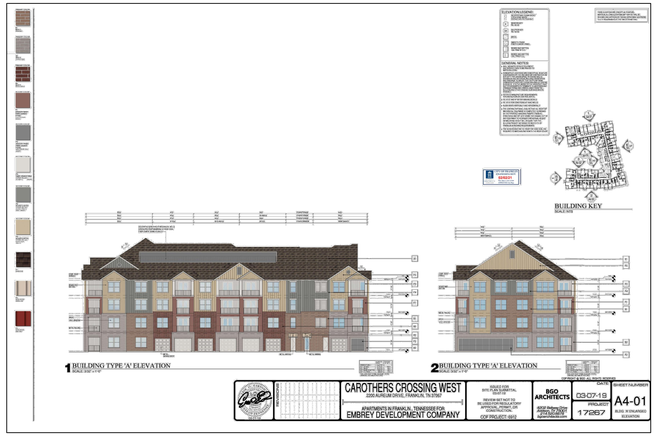
Revision Date

DEVELOPMENT PLAN

SHEET C2.0

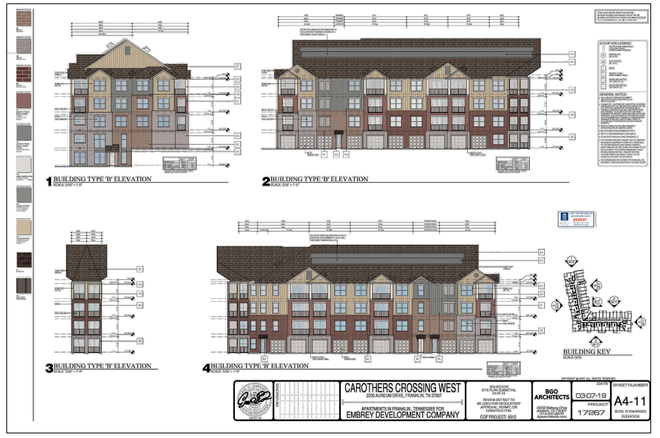
COF 7734



















PREVIOUSLY APPROVED - COF#7043

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ARCHITECTURE ELEVATIONS

SHEET
A1.1

COF 7734

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LICENSED PROFESSIONAL ENGINEER

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

ARCHITECTURE ELEVATIONS

SHEET
A1.2

COF 7734

GMC
Architecture and Engineering
3310 West End Avenue, Suite 420
Nashville, TN 37203

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 2
Franklin, Williamson County, Tennessee



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF's)	BRICK / STONE	BRICK / STONE % OF NFA	METAL PANEL / BAND	METAL PANEL / BAND % OF NFA
NORTH	3,591 SF	1,266 SF	2,325 SF	1,269 SF	55 %	1,056 SF	45 %
SOUTH	3,556 SF	1,122 SF	2,434 SF	1,583 SF	64 %	851 SF	36 %
EAST	4,883 SF	1,741 SF	3,143 SF	1,936 SF	62 %	1,206 SF	38 %
WEST	4,948 SF	1,939 SF	3,009 SF	1,806 SF	60 %	1,203 SF	40 %
TOTAL	17,008 SF	6,068 SF	10,940 SF	6,594 SF	60 %	4,346 SF	40 %

CITY OF FRANKLIN
DEVELOPMENT SERVICES
04/29/21
This Sheet is One of the Approved Plans

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BAU DIRECTOR OR THE PLANNING COMMISSION.

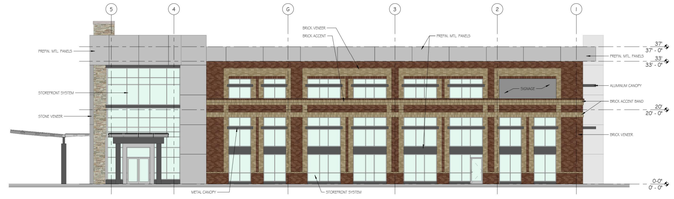
MEDICAL OFFICE BLDG
BUILDING ELEVATIONS RENDERED
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COF # 7186

GMC
Architecture and Engineering
3310 West End Avenue, Suite 420
Nashville, TN 37203

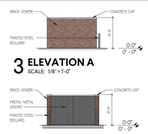
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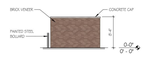


02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION A
SCALE: 1/8" = 1'-0"

4 ELEVATION B
SCALE: 1/8" = 1'-0"

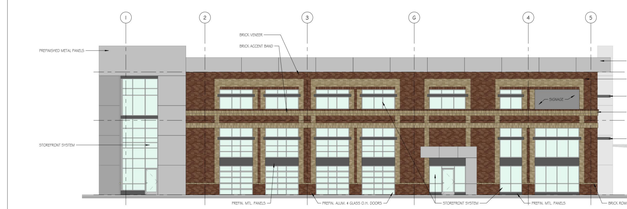


5 ELEVATION C
SCALE: 1/8" = 1'-0"



6 ELEVATION D
SCALE: 1/8" = 1'-0"

DUMPSTER ENCLOSURE ELEVATIONS



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF's)	BRICK / STONE	BRICK / STONE % OF NFA	METAL PANEL / BAND	METAL PANEL / BAND % OF NFA
NORTH	3,591 SF	1,266 SF	2,325 SF	1,269 SF	55 %	1,056 SF	45 %
SOUTH	3,556 SF	1,122 SF	2,434 SF	1,583 SF	64 %	851 SF	36 %
EAST	4,883 SF	1,741 SF	3,143 SF	1,936 SF	62 %	1,206 SF	38 %
WEST	4,948 SF	1,939 SF	3,009 SF	1,806 SF	60 %	1,203 SF	40 %
TOTAL	17,008 SF	6,068 SF	10,940 SF	6,594 SF	60 %	4,346 SF	40 %

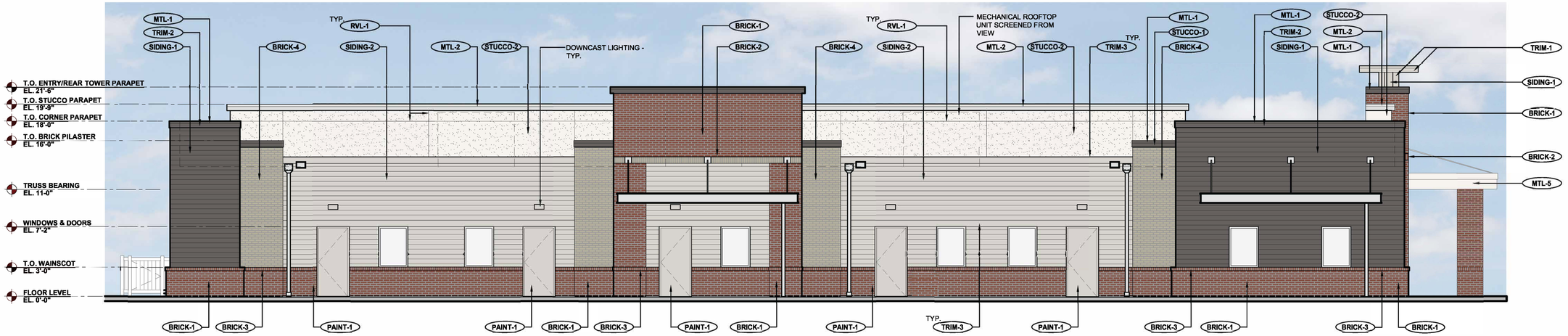
CITY OF FRANKLIN
DEVELOPMENT SERVICES
04/29/21
This Sheet is One of the Approved Plans

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BAU DIRECTOR OR THE PLANNING COMMISSION.

MEDICAL OFFICE BLDG
BUILDING ELEVATIONS RENDERED
A4.04
COF # 7186

PREVIOUSLY APPROVED - COF#7320

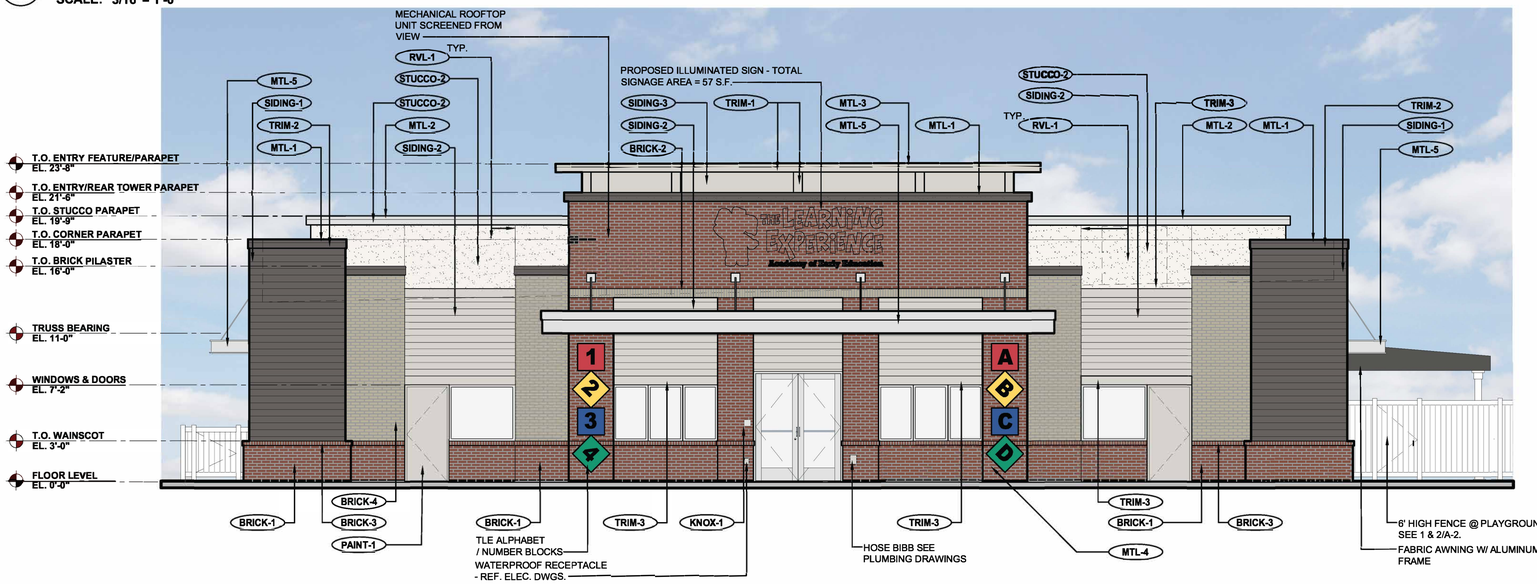
NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE TO BE REVIEWED IN A SEPARATE SUBMITTAL AND PERMIT. ALL FINAL COLORS ARE PER THE TENANT'S STANDARD CORPORATE COLORS AND SHALL BE INCLUDED WITH FINAL SIGNAGE PERMIT DOCUMENTATION FOR APPROVAL.



3 PROPOSED LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16"= 1'-0"

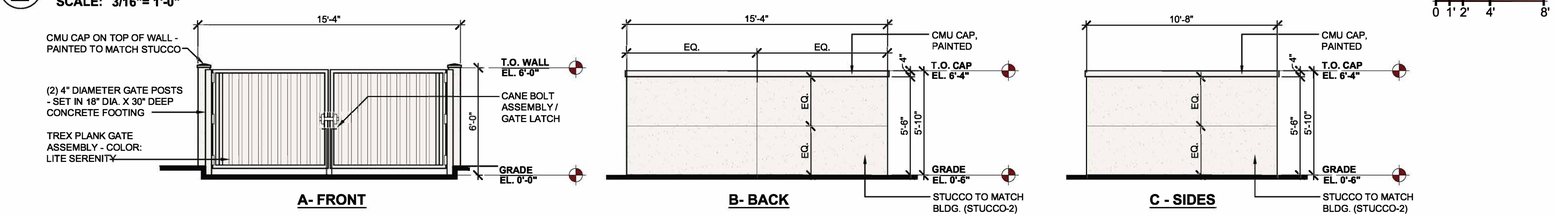
0 1' 2' 4' 8'



2 PROPOSED FRONT ELEVATION (WEST) (AUREUM DRIVE)

SCALE: 3/16"= 1'-0"

0 1' 2' 4' 8'



1 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4"= 1'-0"

0 1' 2' 4' 8'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR FIXED WINDOW	KAWNEER - PLY GEM 1500 VINYL ALT: ANDERSEN 100 SERIES	TRIFAB 451 PER DOOR SCHEDULE PER WINDOW SCHEDULE	BONE WHITE FACTORY PRIMED WHITE
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	QUORUM (RED)
BRICK-2	CHEROKEE BRICK (OR EQUIV.)	SOLDIER	VELOUR LIGHT GRAY
BRICK-3	ACME BRICK (OR EQUIV.)	ROWLOCK	QUORUM (RED)
BRICK-4	CHEROKEE BRICK (OR EQUIV.)	MODULAR	VELOUR LIGHT GRAY
STUCCO-1	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	CORNICE	TBD
STUCCO-2	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	FIELD ACCENT/CORNICE	BENJAMIN MOORE LITE SERENITY (#300) SMOOTH FINISH
SIDING-1	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	AGED PEWTER
SIDING-2	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	COBBLESTONE
SIDING-3	JAMES HARDIE BOARD & BATTEN	HARDIEPANEL 48" W - SMOOTH	COBBLESTONE
TRIM-1	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-2	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-3	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
MTL-1	MBCI	COPING CAP	TBD
MTL-2	MBCI	COPING CAP	TBD
MTL-3	MBCI	COPING CAP	TBD
MTL-4	MBCI	ROOF & OVERFLOW SCUPPER & DOWNSPOUTS	TBD
MTL-5	PAINTED	PREFABRICATED CANOPY W/ TURNBUCKLES W/ DOWNSPOUT	PREFINISHED: BONE WHITE
PAINT-1	PAINTED	DOORS AND FRAMES	SHERWIN WILLIAMS PERFECT GREIGE (#6073)
KBOX-1	KNOX BOX (MAIN ENTRY & MECHANICAL ROOM)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	ANODIZED BLACK

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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ACADEMY OF EARLY EDUCATION

AUREUM DR. & CAROTHERS PKWY.
EAST FRANKLIN, TN 37067

ISSUE

NO.	DATE	DESCRIPTION	INT.
	03.15.2021	CONCEPT SITE PLAN	
	11.22.2021	REVISED CONCEPT SITE PLAN	
	12.13.2021	CONCEPT DESIGN	
	01.05.2022	REVISED CONCEPT DESIGN	

REVISION

NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

Project Number:	Scale:
2021.15	AS NOTED
Drawn By: ROGUE	Approved By: SAB

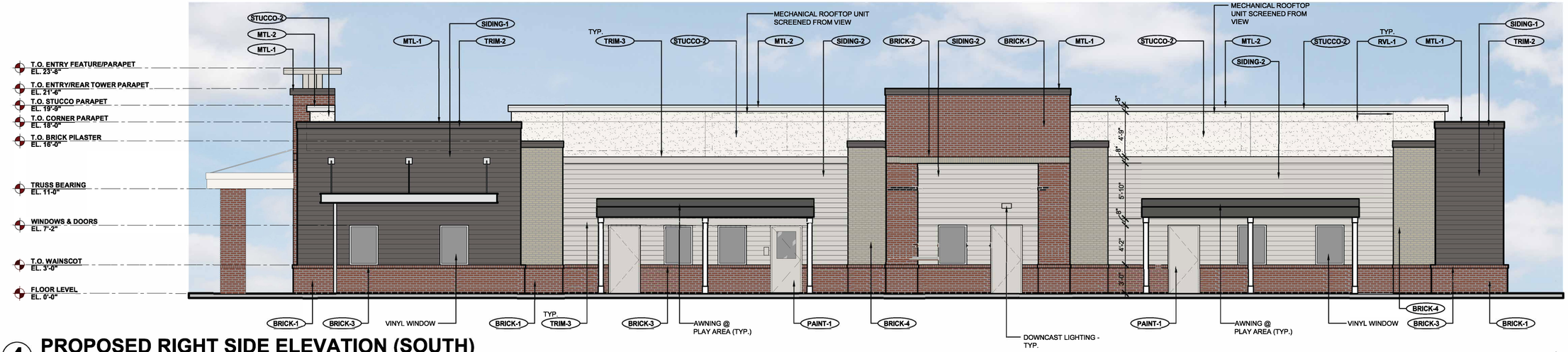
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Drawing Number: **A1.3**

REVISED CONCEPT DESIGN - 01.05.2022

2021.Q1.01 TN EAST FRANKLIN (AUREUM)

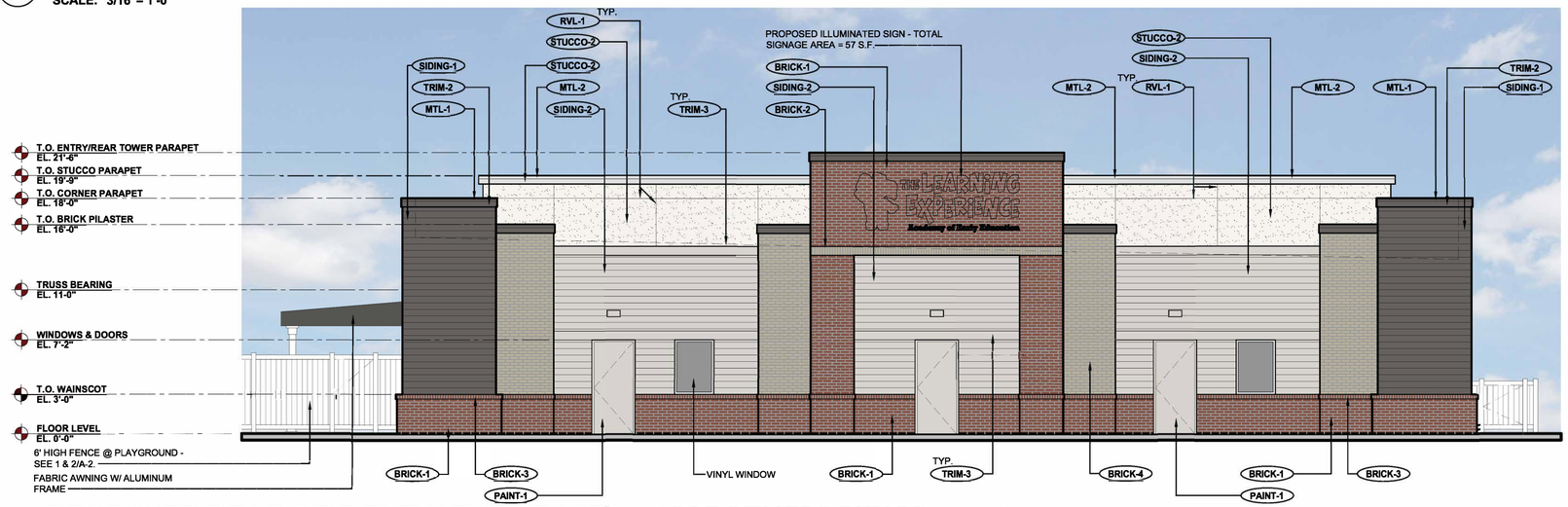
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4 PROPOSED RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16"= 1'-0"

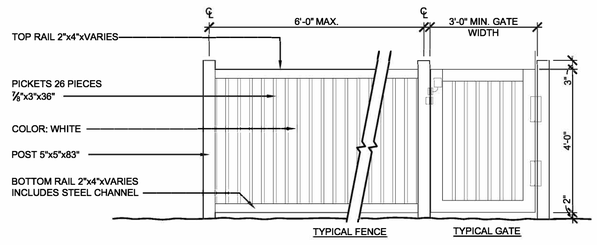
0 1' 2' 4' 8'



3 PROPOSED REAR SIDE ELEVATION (EAST) (CAROTHERS PKWY)

SCALE: 3/16"= 1'-0"

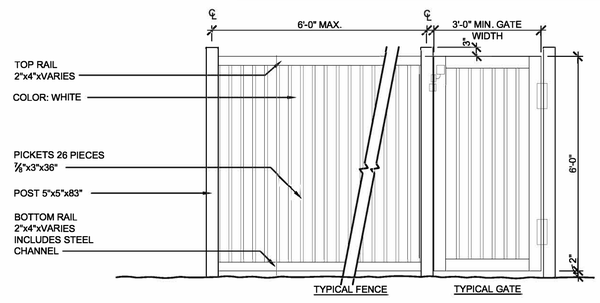
0 1' 2' 4' 8'



2 TYP. PVC PERIMETER SIDEWALK FENCE

SCALE: 1/2"= 1'-0"

0 1' 2' 4'



1 TYP. PVC PLAYGROUND FENCE

SCALE: 1/2"= 1'-0"

0 1' 2' 4'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR FIXED WINDOW	KAWNEER - PLY GEM 1500 VINYL ALT: ANDERSEN 100 SERIES	TRIFAB 451 PER DOOR SCHEDULE PER WINDOW SCHEDULE	BONE WHITE FACTORY PRIMED WHITE
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	QUORUM (RED)
BRICK-2	CHEROKEE BRICK (OR EQUIV.)	SOLDIER	VELOUR LIGHT GRAY
BRICK-3	ACME BRICK (OR EQUIV.)	ROWLOCK	QUORUM (RED)
BRICK-4	CHEROKEE BRICK (OR EQUIV.)	MODULAR	VELOUR LIGHT GRAY
STUCCO-1	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	CORNICE	TBD
STUCCO-2	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	FIELD ACCENT/CORNICE	BENJAMIN MOORE LITE SERENITY (#300) SMOOTH FINISH
SIDING-1	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	AGED PEWTER
SIDING-2	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	COBBLESTONE
SIDING-3	JAMES HARDIE BOARD & BATTEN	HARDIEPANEL 48" W - SMOOTH	COBBLESTONE
TRIM-1	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-2	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-3	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
MTL-1	MBCI	COPING CAP	TBD
MTL-2	MBCI	COPING CAP	TBD
MTL-3	MBCI	COPING CAP	TBD
MTL-4	MBCI	ROOF & OVERFLOW SCUPPER & DOWNSPOUTS	TBD
MTL-5	PAINTED	PREFABRICATED CANOPY W/ TURNBUCKLES W/ DOWNSPOUT	PREFINISHED: BONE WHITE
PAINT-1	PAINTED	DOORS AND FRAMES	SHERWIN WILLIAMS PERFECT GREIGE (#6073)
KBOX-1	KNOX BOX (MAIN ENTRY & MECHANICAL ROOM)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	ANODIZED BLACK

FINISH SCHEDULE NOTES:
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2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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EAST FRANKLIN, TN 37067

ISSUE

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2021.15	AS NOTED
Drawn By:	Approved By:
ROGUE	SAB

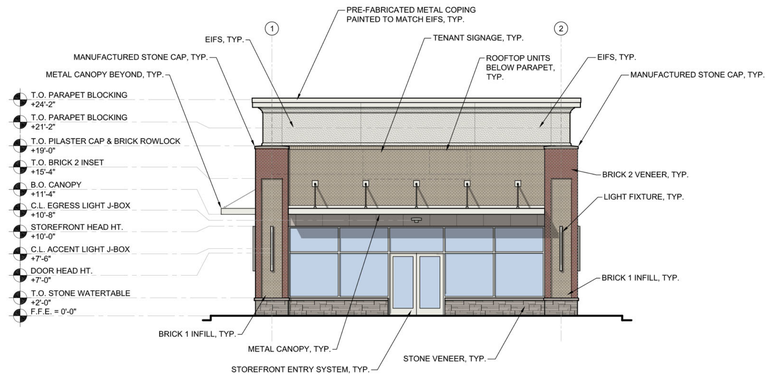
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PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.4

REVISED CONCEPT DESIGN - 01.05.2022

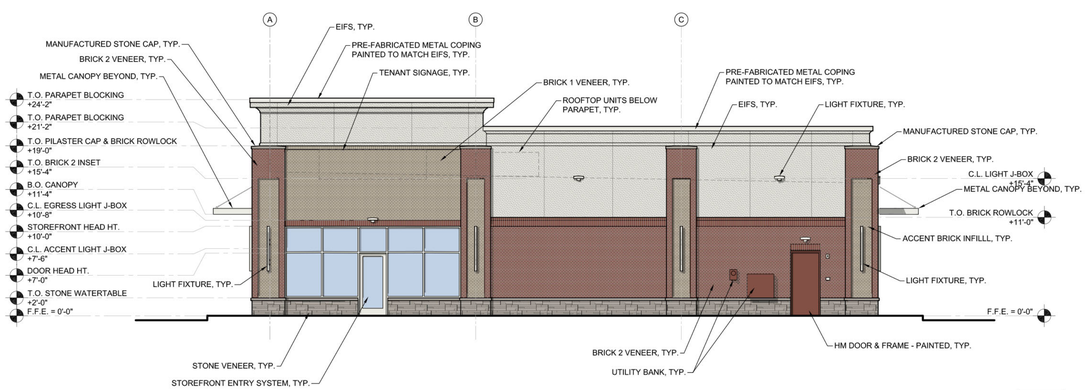
2021.Q1.01 TN EAST FRANKLIN (AUREUM)

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WEST ELEVATION (AUREUM DRIVE) 1

8' 4' 0 8'

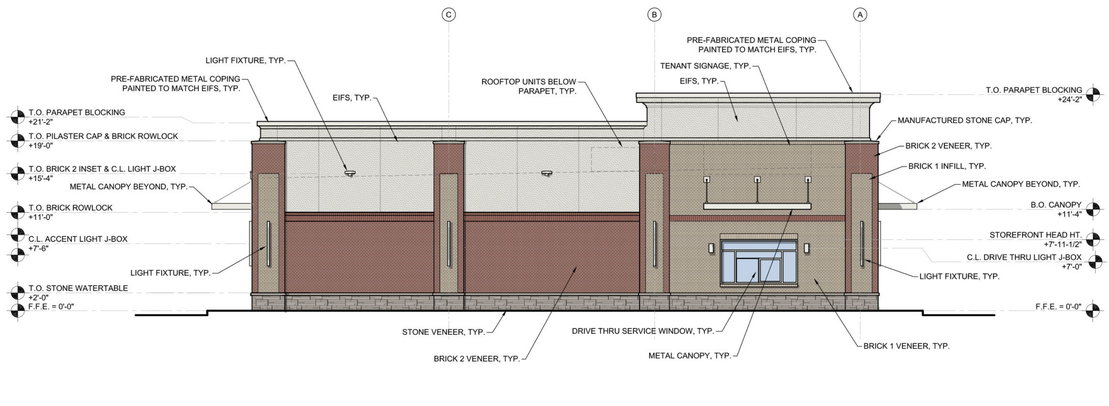


SOUTH ELEVATION 2

8' 4' 0 8'

EAST ELEVATION (CAROTHERS PARKWAY) 3

8' 4' 0 8'



NORTH ELEVATION 4

8' 4' 0 8'



BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY



BRICK #2
SIOUX CITY BRICK
PLUM VELOUR



STONE VENEER
IMPERIAL STACK
MESA GRAY

EIFS
STO
STO WHITE





CANOPIES AND STOREFRONT
CLEAR ANODIZED

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT
COMMERCIAL No. 102350
STATE OF TENNESSEE
05 JAN 2022

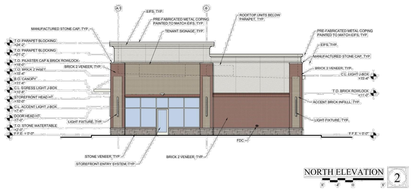
Revision Date
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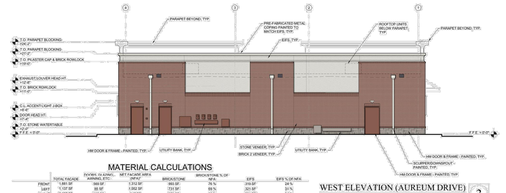
ARCHITECTURE ELEVATIONS

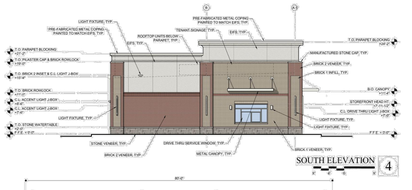
SHEET
A1.5

COF 7734









MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF)*	BRICK/STONE	BRICK/STONE % OF NFA	EIFS	EIFS % OF NFA
FRONT	1,961 SF	426 SF	1,535 SF	522 SF	34 %	399 SF	26 %
LEFT	1,137 SF	88 SF	1,092 SF	733 SF	67 %	301 SF	27 %
RIGHT	1,137 SF	192 SF	947 SF	638 SF	67 %	309 SF	33 %
REAR	1,490 SF	119 SF	1,374 SF	1,115 SF	81 %	259 SF	19 %
TOTAL	5,944 SF	825 SF	4,948 SF	3,008 SF	61 %	1,268 SF	26 %

* Net Façade Area = The portion of a building wall that excludes doors, glazing, awnings, and similar treatments" section 8.3 Definitions and Use Classifications - Franklin Zoning Ordinance

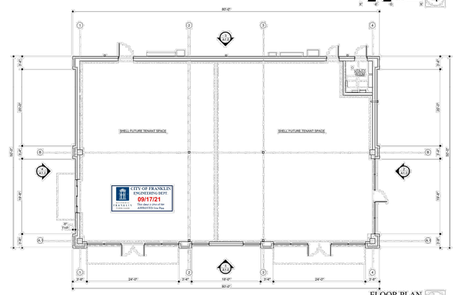
BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY

BRICK #2
SIOUX CITY BRICK
PLUM VELOUR

STONE VENEER
IMPERIAL STACK
MESA GRAY

EIFS
STO
STO WHITE

CANOPIES AND STOREFRONT
CLEAR ANODIZED



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SMALLWOOD NICKLE ARCHITECTURE

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 3
Franklin, Williamson County, Tennessee

Revision Date

ELEVATIONS

SHEET
A1.1
COF # 6444

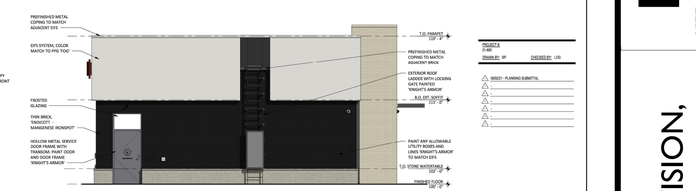
NOTE: SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS SET.



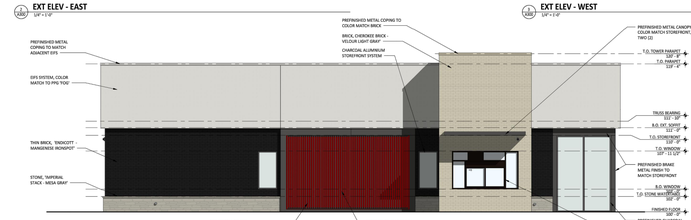
EXT ELEV - NORTH
1/4" = 1'-0"



EXT ELEV - EAST
1/4" = 1'-0"

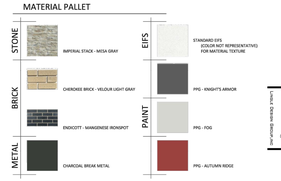


EXT ELEV - WEST
1/4" = 1'-0"



EXT ELEV - SOUTH
1/4" = 1'-0"

MATERIAL PALLET



CITY OF FRANKLIN ENGINEERING DEPT. 09/17/21 FINAL SITE PLAN APPROVAL

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF)*	BRICK/STONE	BRICK/STONE % OF NFA	METAL PANEL/BAND	METAL PANEL/BAND % OF NFA
NORTH	1,302 SF	376 SF	926 SF	285 SF	31%	69 SF	8%
EAST	774 SF	323 SF	459 SF	165 SF	29%	61 SF	13%
WEST	744 SF	43 SF	701 SF	464 SF	67%	5 SF	<1%
SOUTH	1,297 SF	141 SF	1,156 SF	494 SF	43%	36 SF	3%
TOTAL	4,117 SF	875 SF	3,242 SF	1,348 SF	42%	171 SF	5%

* Net Façade Area = The portion of a building wall that excludes doors, glazing, awnings, and similar treatments" section 8.3 Definitions and Use Classifications - Franklin Zoning Ordinance

LANDDESIGN/DENVER, INC
158 West Main Street
Lyons, IL 61548
1784 Bruce Street
Dillon, CO 80202
Phone: 815-589-5135
Fax: 815-589-4495
www.LandDesign.com

THE APPROVAL EXPIRES 2/25/17

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PROJECT #
21-080
DRAWN BY: BP
CHECKED BY: LDO

09/22/21 - PLANNING SUBMITTAL

FRANKLIN SHELL TO SUIT - CHIPOTLE MEXICAN GRILL

ADDRESS
CAROTHERS PKWY & LIBERTY PIKE
FRANKLIN, TN 37067

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED 29995 ARCHITECT TENNESSEE

Revision Date

ARCHITECTURE ELEVATIONS

SHEET
A1.6
COF 7734

PREVIOUSLY APPROVED - COF#7524

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SOUTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1013 sf	-
Net* of Wall	562 sf	-
Net* EIFS	163 sf	29%
Net* Brick	126 sf	22%
Net* Store Veneer	203 sf	36%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EAST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1197 sf	-
Net* of Wall	859 sf	-
Net* EIFS	140 sf	16%
Net* Brick	426 sf	50%
Net* Store Veneer	234 sf	28%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EIFS-2	EIFS CROWN MOLDING	DRYVIT	SW7508 EXTRA WHITE	
EIFS-3	EIFS BANNER SYSTEM	DRYVIT	SW6013 THREADED LOOM	
EXT-2	STONE VENEER	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-3	STANDARD MODULAR BRICK SOLDIER COURSE	ACME BRICK	QUORUM	MORTAR MANUFACTURER: CODIA
EXT-4	CAST STONE WATERTABLE	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-5	MODULAR STANDARD BRICK VENEER	ACME BRICK	QUORUM	MORTAR MANUFACTURER: CODIA
EXT-7	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	SW7015 REPOSE GRAY	

ELEVATION - GENERAL NOTES

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K. "CJ" = MASONRY CONTROL JOINT
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M. GLAZING PERCENTAGE FOR FIRST FLOOR = 22%
N. The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting configuration that will require the building parapet be raised to meet City of Franklin screening requirements.

MOODY•NOLAN
1625 BROADWAY
4TH FLOOR
NASHVILLE, TN 37203
PHONE: (615) 386-9690
FAX: (615) 386-0528

BURNS McDONNELL.

FIFTH THIRD BANK

COF Carothers Crossing West PUD
Subdivision, Site Plan, Lot 5
5045 CAROTHERS PKWY, FRANKLIN, TN 37067
for
Fifth Third Bank

#	DATE:	CHANGE DESCRIPTION
A	09/04/20	ISSUED FOR SITE PLAN REVIEW
B	10/01/20	REISSUED FOR SITE PLAN REVIEW
C	10/20/20	REISSUED FOR SITE PLAN ONE STOP

DRAWING TITLE:
EXTERIOR ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-200

SITE SUBMITTAL PACKAGE

4 DETAIL TOWER CORNICE PROFILE
1 1/2" = 1'-0"

3 DETAIL GENERAL CORNICE PROFILE
1 1/2" = 1'-0"

2 ELEVATION CAROTHERS PARKWAY (EAST)
1/4" = 1'-0"
REF: 1 / A-112

1 ELEVATION SOUTH STAR DRIVE (NORTH)
1/4" = 1'-0"
REF: 1 / A-110

CITY OF FRANKLIN ENGINEERING 10/22/20 Reviewed for Code Compliance Only Not Approved

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NORTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	932 sf	-
Net* of Wall	932 sf	-
Net* EIFS	64 sf	7%
Net* Brick	615 sf	66%
Net* Store Veneer	203 sf	22%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

WEST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1173 sf	-
Net* of Wall	844 sf	-
Net* EIFS	135 sf	16%
Net* Brick	370 sf	44%
Net* Store Veneer	396 sf	47%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EIFS-2	EIFS CROWN MOLDING	DRYVIT	SW7508 EXTRA WHITE	
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DRAWING TITLE:
EXTERIOR ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-201

SITE SUBMITTAL PACKAGE

3 CANOPY DETAIL
1 1/2" = 1'-0"

2 ELEVATION AURELIUM DRIVE (WEST)
1/4" = 1'-0"
REF: 1 / A-112

1 ELEVATION EXTERIOR (SOUTH)
1/4" = 1'-0"
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MEGA GRIDGE - SW6244 - SHERWIN-WILLIAMS

MEGA GRIDGE - SW6244 - SHERWIN-WILLIAMS

ACME BRICK - MODULAR STANDARD VERTICAL TEXTURE - ACME BRICK - CENTEX PLANT

ROCKCAST - CAST STONE - SUPPSTONE - READING ROCK

FINISH SCHEDULE LEGEND
3" x 12"

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COLORED ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-210

SITE SUBMITTAL PACKAGE

4 EXTERIOR ELEVATIONS SOUTH
1/8" = 1'-0"

3 EXTERIOR ELEVATIONS SOUTH STAR DRIVE (NORTH)
1/8" = 1'-0"

2 EXTERIOR ELEVATIONS CAROTHERS PARKWAY (EAST)
1/8" = 1'-0"

1 EXTERIOR ELEVATIONS AURELIUM DRIVE (WEST)
1/8" = 1'-0"

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PREVIOUSLY APPROVED - COF#7355

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

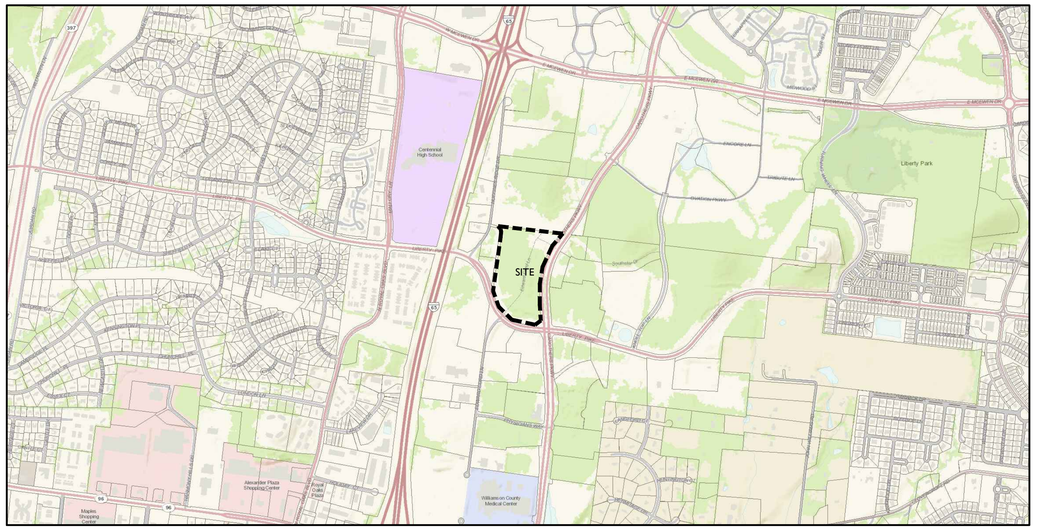
Revision Date
△
△
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ARCHITECTURE ELEVATIONS
SHEET
A1.7
COF 7734

CAROTHERS CROSSING WEST

PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

PD (16.79, 67,530) PLANNED DEVELOPMENT - MIXED-USE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N

NOT TO SCALE

SHEET INDEX

C0.1	APPROVED DEVELOPMENT PLAN
C0.2	DEVELOPMENT PLAN COMPARISON
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C2.1	SITE CROSS SECTIONS
C2.2	BUFFER COMPARISON PLAN
C2.3	BUFFER PLANTING PLAN
C3.0	GRADING PLAN
C4.0	ROW & ACCESS PLAN
C4.1	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	PHASING PLAN
A1.0	ARCHITECTURE ELEVATIONS
A1.1	ARCHITECTURE ELEVATIONS
A1.2	ARCHITECTURE ELEVATIONS
A1.3	ARCHITECTURE ELEVATIONS
A1.5	ARCHITECTURE ELEVATIONS
A1.6	ARCHITECTURE ELEVATIONS
A-2	ARCHITECTURE ELEVATIONS
A-3	ARCHITECTURE ELEVATIONS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
SITE ENGINEERING CONSULTANTS
MATT TAYLOR
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TN 37129
615-890-7901

ARCHITECT:
NICKLE ARCHITECTS, PLLC
JIM NICKLE
1612 17TH AVENUS SOUTH
NASHVILLE, TN 37212
615-269-3130

OWNER:
SOUTHSTAR
RALPH KNAUSS
501 CORPORATE CENTRE DRIVE
SUITE 315
FRANKLIN, TN 37067
615-472-8916

CAROTHERS CROSSING WEST, REVISION 2 SUMMARY

- ADD DAYCARE AS A PROPOSED USE FOR SECTION 2, LOT 6

- UPDATED PARKING (BOTH PROPOSED AND PROVIDED)

- UPDATE LAYOUT/PHASING TO ALIGN WITH APPROVED SITE PLANS:
  - SECTION 1
  - SECTION 2, LOT 2
  - SECTION 3
  - SECTION 4

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

1. First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
2. On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
3. The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
   -Total Site Area:19.83 AC (863,622 SF)
   -Existing Tree Canopy: 15.77 AC (686,811 SF)
   -Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

   Requested M.O.S. for tree preservation:
   -Preserved Tree Canopy: 0.31 AC (13,593 SF)
   -Reforested Tree Canopy: 1.23 AC (53,390 SF)
   -Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

   Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

APPROVED COF#6939

CAROTHERS CROSSING WEST

SITE DATA

SUBDVISION/DEVELOPMENT:	CAROTHERS CROSSING WEST PUD
COF PROJECT NUMBER:	7734
TAX MAP & PARCELS:	MAP 79, PARCEL 40.03
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
OVERALL SITE AREA:	19.83 AC
CURRENT ZONING:	PD (16.79 / 67,530)
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
VESTED CHARACTER OVERLAY:	MECO-4*
VESTED ZONING:	SD-X (16.79 / 67,530)*
VESTED DEVELOPMENT STANDARDS:	CONVENTIONAL*

*NOTE: ORIGINAL DEVELOPMENT PLAN WAS VESTED UNDER THE 7-1-2018 ZONING ORDINANCE

JEFFREY A. ROSIAK REGISTERED 2022

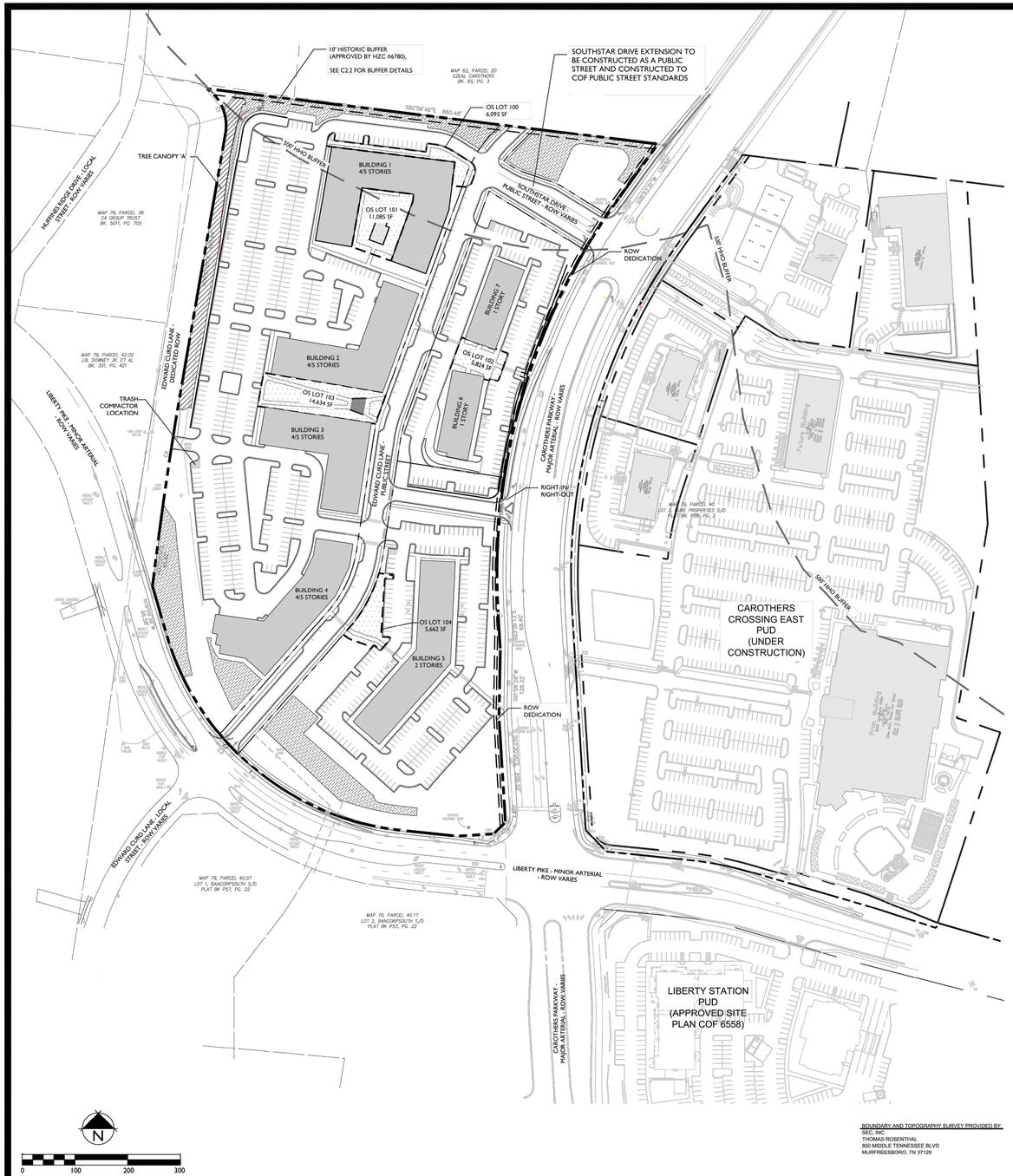
PRE-APP SUBMITTAL:	11/29/2021
INITIAL SUBMITTAL:	12/13/2021
RESUBMITTAL:	01/06/2021

SEC, Inc. SITE ENGINEERING CONSULTANTS

SOUTHSTAR

ESTABLISHED — 2001 — SMALLWOOD NICKLE ARCHITECTS — PLLC —

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 15.77 AC TOTAL CANOPY:	103,237 SF, 2.37 AC
PROVIDED CANOPY PRESERVATION:	13,593 SF, 0.31 AC (13% OF REQUIRED)

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Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% x 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 1.00 AC (43,298 SF)

OPEN SPACE PROVIDED:

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,662

PARKING

BUILDING		UNIT		REQUIRED PARKING PER COF	
				RATIO	TOTAL
APARTMENTS	1 BEDROOM	209	UNIT	1.5 / UNIT	314
	2 BEDROOM	121	UNIT	2.5 / UNIT	303
RESTAURANT		4,800	SF	10 / 1,000 SF	48
		7	EMPLOYEES	1 / EMPLOYEE	7
BANK		3,900	SF	5 / 1,000 SF	20
RETAIL		34,565	SF	3.33 / 1,000 SF	116
OFFICE		24,065	SF	4 / 1,000 SF	97

TOTAL REQUIRED PER COF	904
TOTAL REQUIRED PER SHARED PARKING STUDY	803
TOTAL PROVIDED	857

SHARED PARKING ANALYSIS

#1 City of Franklin Rates (with 10% internal capture reduction)	803 parking spaces

PROVIDED PARKING

AREA	PARKING PROVIDED
SURFACE- RETAIL / OFFICE / RESIDENTIAL	804
GARAGE	53
TOTAL:	857

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1
PROJECT #:	6939
SUBDIVISION:	
LOT NUMBER:	079—04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765
PHONE:	
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x $4,304 = $1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

PREVIOUSLY APPROVED - COF#6939

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1

EMBREY
Franklin, Williamson County, Tennessee

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT

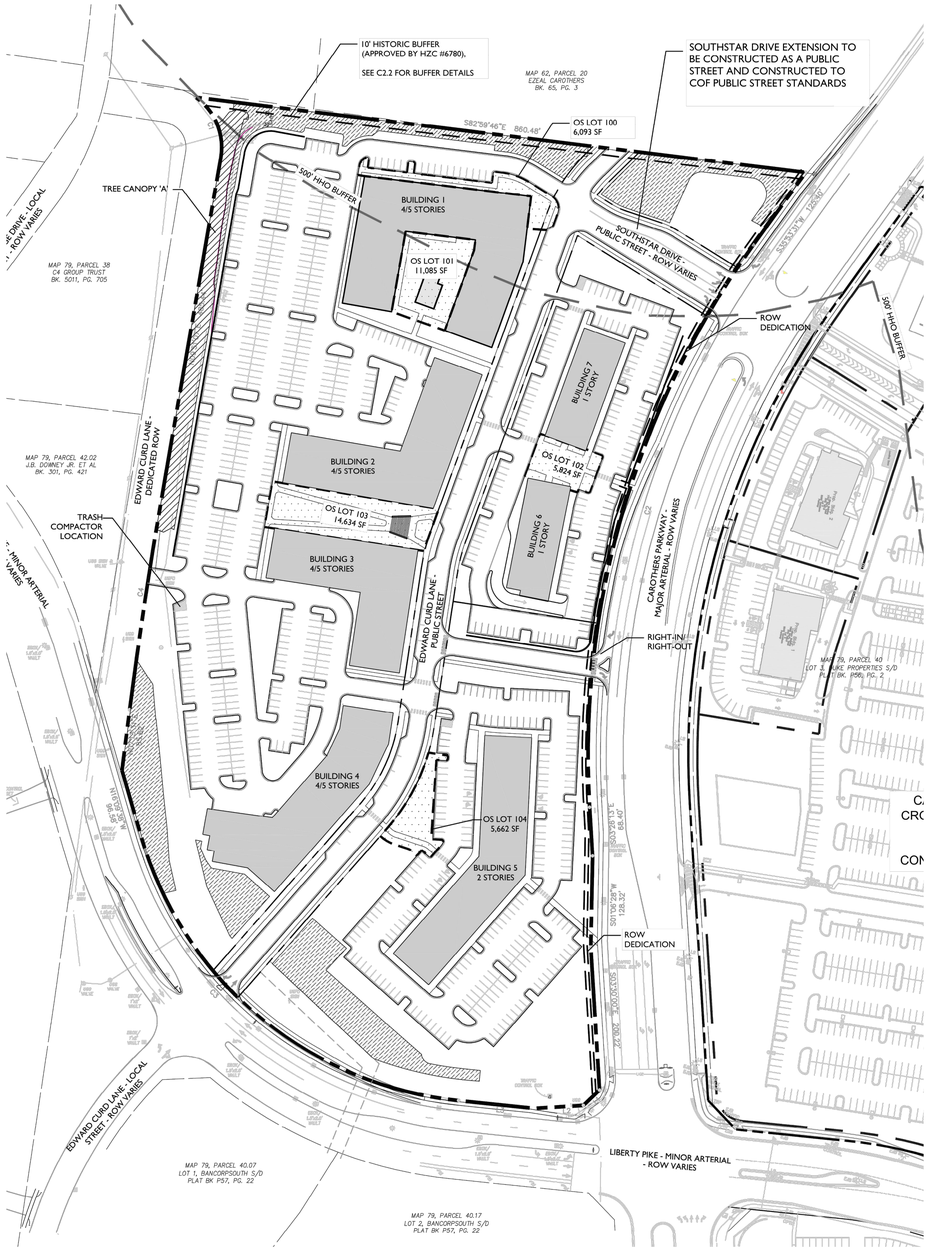
JEFFREY A. ROSIAK — REGISTERED LANDSCAPE ARCHITECT

Revision Date

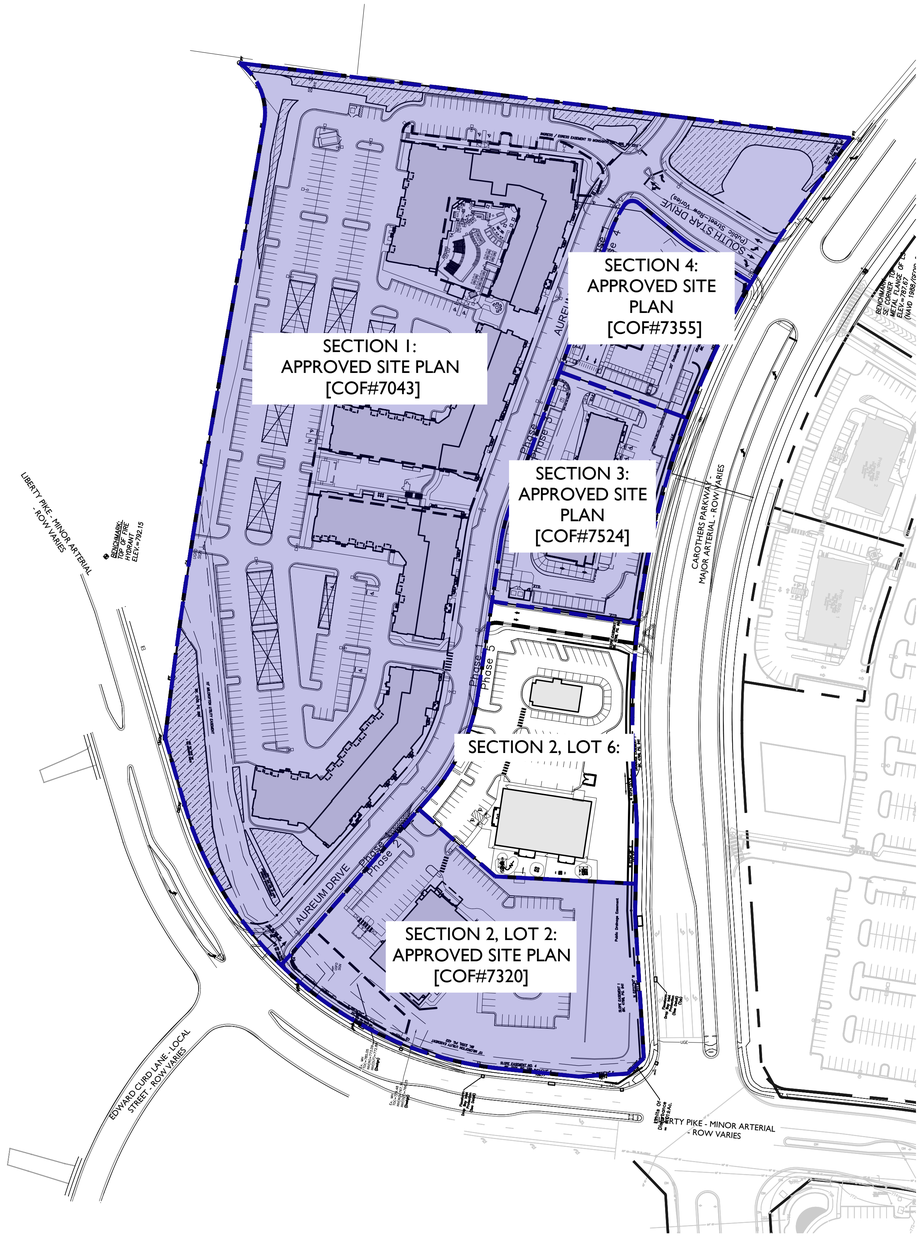
Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF # 6939

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF 7734



CURRENTLY APPROVED DEVELOPMENT PLAN, REVISION 1
COF#6939



PROPOSED DEVELOPMENT PLAN, REVISION 2

CAROTHERS CROSSING WEST, REVISION 2 SUMMARY

- ADD DAYCARE AS A PROPOSED USE FOR SECTION 2, LOT 6
- UPDATED PARKING (BOTH PROPOSED AND PROVIDED)
- UPDATE LAYOUT/PHASING TO ALIGN WITH APPROVED SITE PLANS:
  - SECTION 1
  - SECTION 2, LOT 2
  - SECTION 3
  - SECTION 4

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

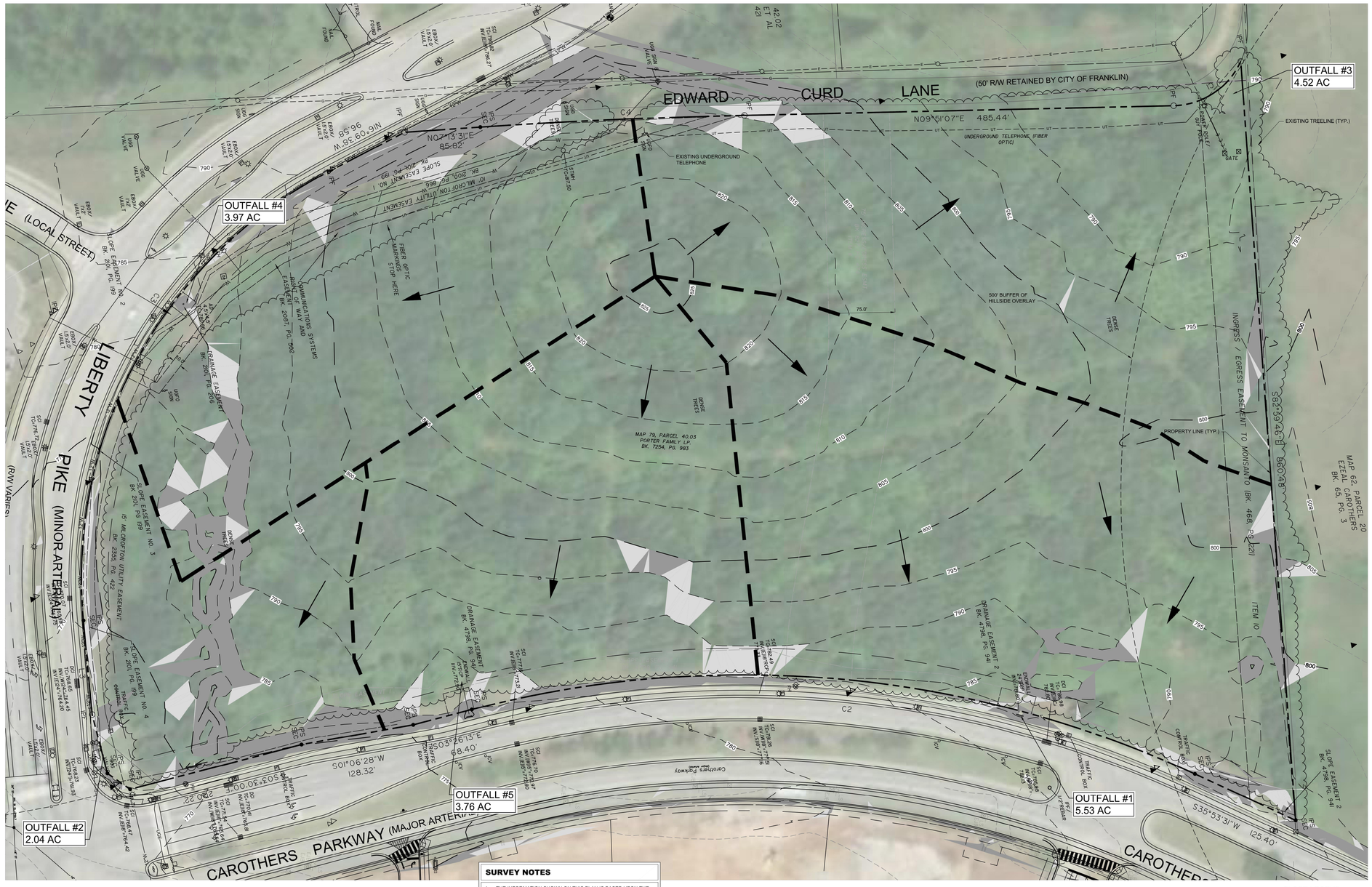
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN COMPARISON
SHEET
C0.2
COF 7734



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

W	EXISTING WATER LINE
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS MAIN
E	EXISTING ELECTRIC LINE
UT	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS; NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING ENDWALL ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING ENDWALL ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±15.77 AC, AND COVERS APPROXIMATELY 80 PERCENT OF THE SITE.

SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

PREVIOUSLY APPROVED - COF#6939

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST DEVELOPMENT PLAN - REVISION I

EMBREY

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET C1.1

COF # 6939

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECT

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

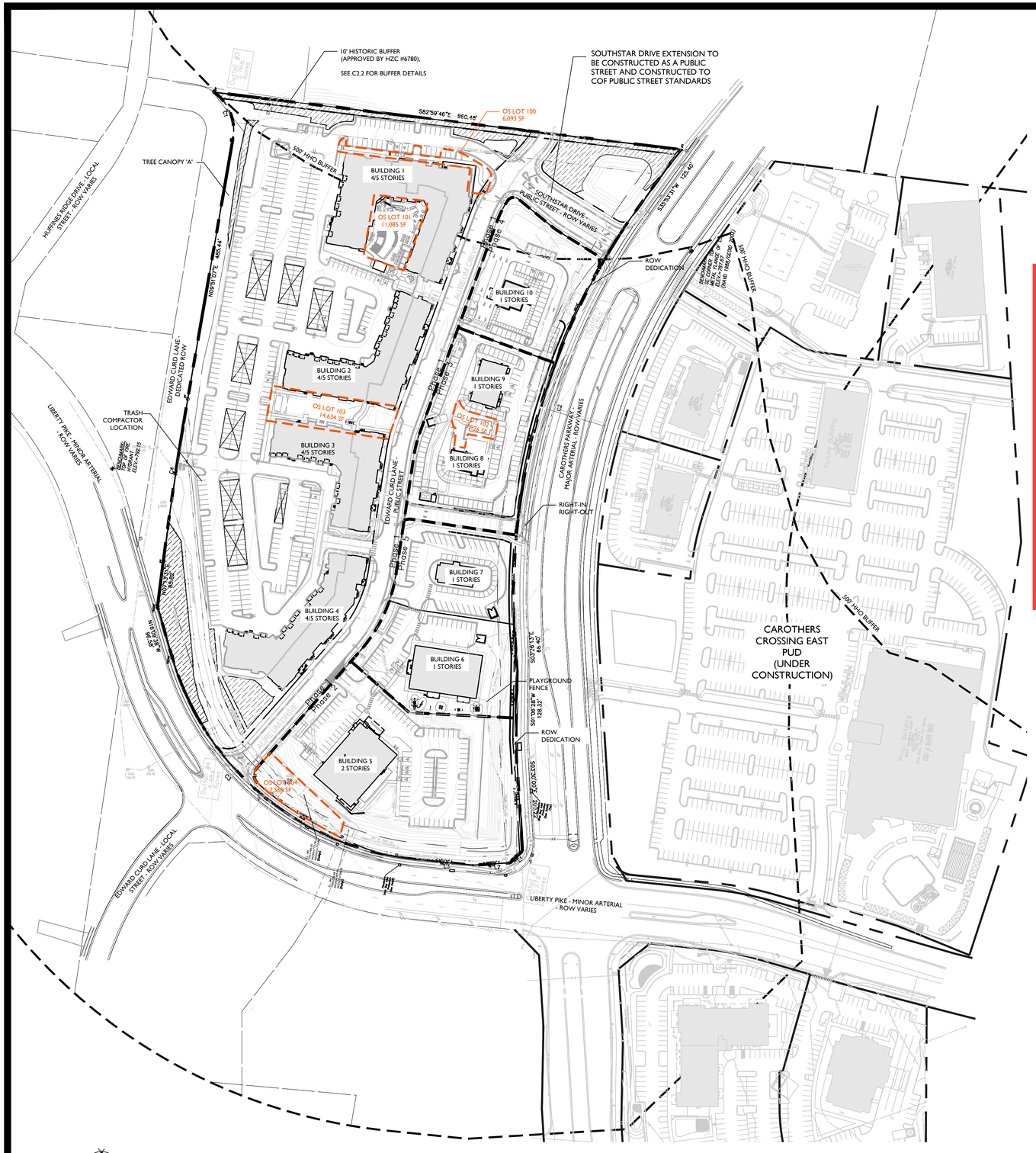
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Revision Date

EXISTING CONDITIONS PLAN

SHEET C1.0

COF 7734



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION: 15%
15% X 15.77 AC TOTAL CANOPY: 103,237 SF, 2.37 AC

PROVIDED CANOPY PRESERVATION: 13,593 SF, 0.31 AC (13% OF REQUIRED)

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

1. First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
2. On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
3. The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
   - -Total Site Area:19.83 AC (863,622 SF)
   - -Existing Tree Canopy: 15.77 AC (686,811 SF)
   - -Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

   Requested M.O.S. for tree preservation:
   - -Preserved Tree Canopy: 0.31 AC (13,593 SF)
   - -Reforested Tree Canopy: 1.23 AC (53,390 SF)
   - -Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

   Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

APPROVED COF#6939

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% x 19.83 AC = 0.99 AC
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC

OPEN SPACE PROVIDED:

LOT	CLASSIFICATION	TYPE	AREA (AC)
100	FORMAL	PLAZA	0.14
101	FORMAL	ENTRY	0.25
102	FORMAL	DINING	0.09
103	FORMAL	PLAZA	0.34
104	FORMAL	FORMAL PLANTING AREA	0.17

PARKING

	Section 1 (COF# 7043)	Section 2 (COF# 7320)	Section 2 LOT 6		Section 3 (COF#7524)		Section 4 (COF# 7355)	TOTAL
Site Plan	Apartments	Office	Daycare	Restaurant	Retail	Restaurant	Bank	
SF by Use	328 Units	21,600	10,150	2,400	2,100	4,143	2400	42,793
Total Required Parking	613	86	27	30	7	62	12	837
Adjusted Parking Required (10% Internal Capture per Previously Approved Parking Study)								754
Provided Parking	**515**	**94**	**31**	**30**	**75**		**32**	**777**

BUILDING		REQUIRED PARKING PER COF
APARTMENTS	1 BEDROOM	1.5 / UNIT
	2 BEDROOM	2.5 / UNIT
RESTAURANT		10 / 1,000 SF
		1 / EMPLOYEE
BANK		5 / 1,000 SF
RETAIL		3.33 / 1,000 SF
OFFICE		4 / 1,000 SF
DAYCARE		2/ 1,000 SF
		1 / EMPLOYEE
TOTAL REQUIRED PER COF:		**837**
TOTAL REQUIRED PER SHARED PARKING STUDY:		**754**
TOTAL PROVIDED:		**777**

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 2
PROJECT #:	7734
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765
PHONE:	
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	10 BUILDINGS - 522,977 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	754 (UTILIZING SHARED PARKING)
EXISTING PARKING:	N/A
PROVIDED PARKING:	777
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x $4,304 = $1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,298 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

BUILDING DATA

BUILDING	NUMBER OF STORIES	SQUARE FOOTAGE
1	4/5 SPLIT	151,994
2	4/5 SPLIT	106,002
3	4/5 SPLIT	91,861
4	4/5 SPLIT	108,727
5	2	43,200
6	1	10,150
7	1	2,400
8	1	2,338
9	1	3,905
10	1	2,400
	TOTAL:	**522,977**

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

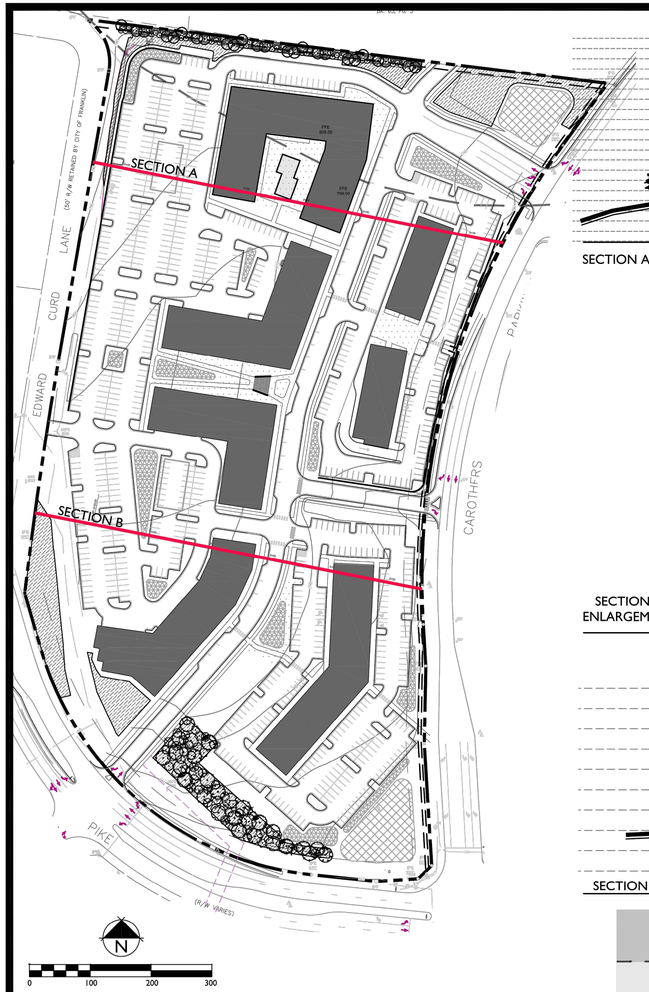
JEFFREY A. ROSIAK REGISTERED PROFESSIONAL ENGINEER

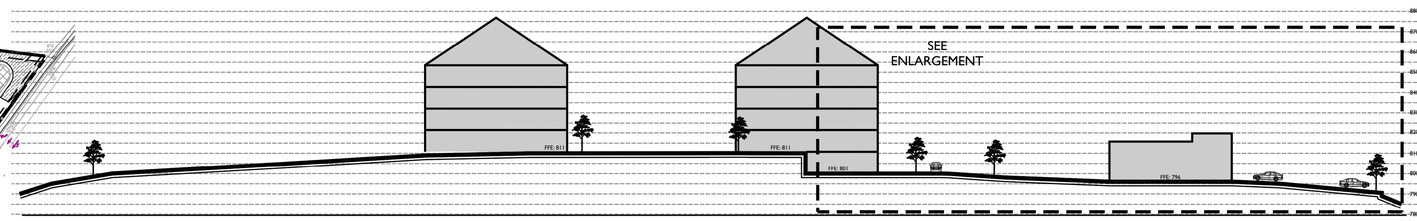
Revision Date

DEVELOPMENT PLAN

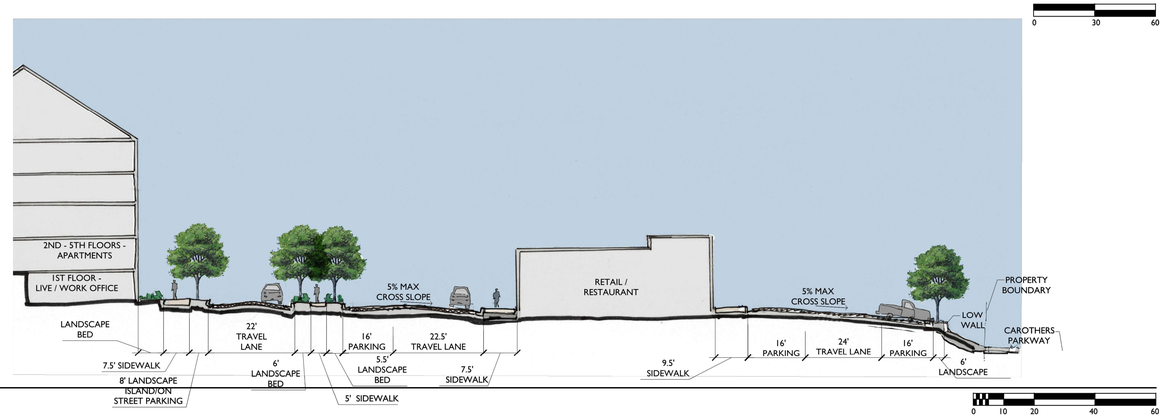
SHEET C2.0

COF 7734

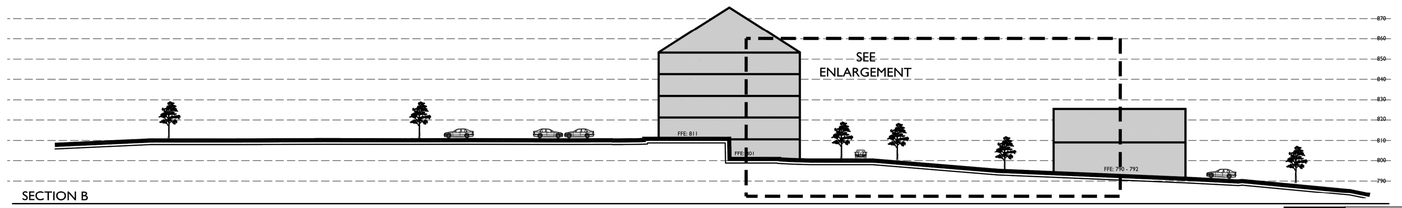




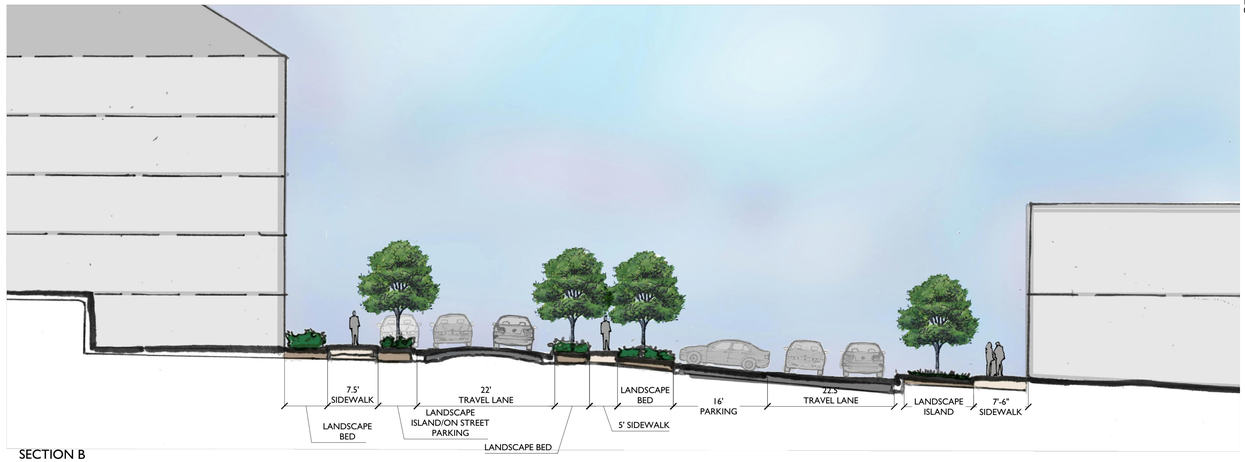
SECTION A



SECTION A ENLARGEMENT



SECTION B



SECTION B ENLARGEMENT

PREVIOUSLY APPROVED - COF#6939

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBREY
Franklin, Williamson County, Tennessee

GIBSON C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

Revision Date

CROSS SECTIONS EXHIBIT
SHEET
C2.1
COF # 6939

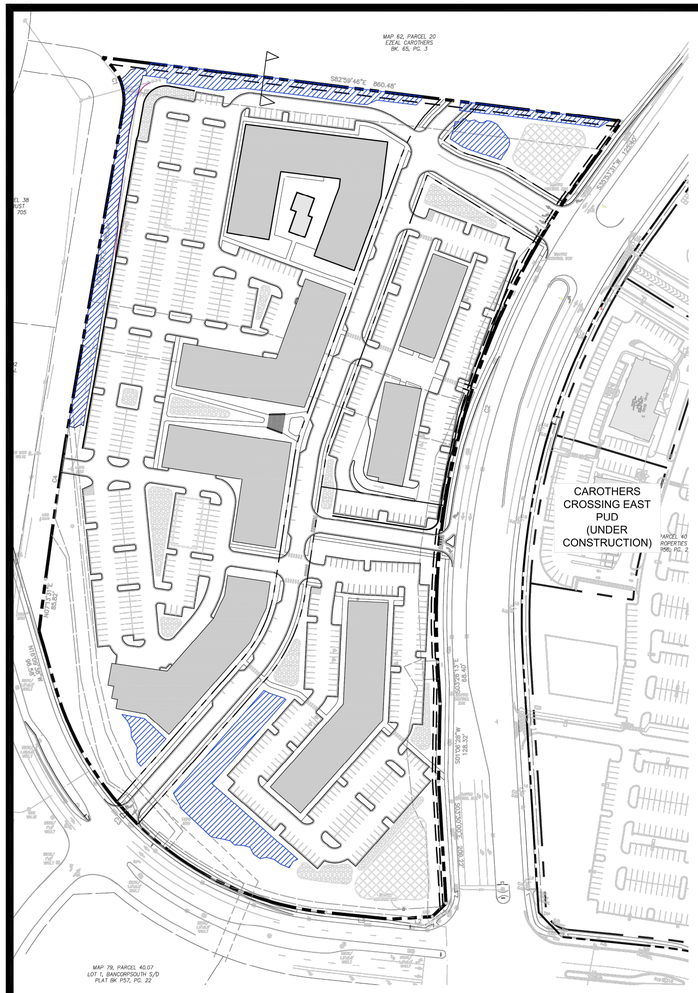
SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

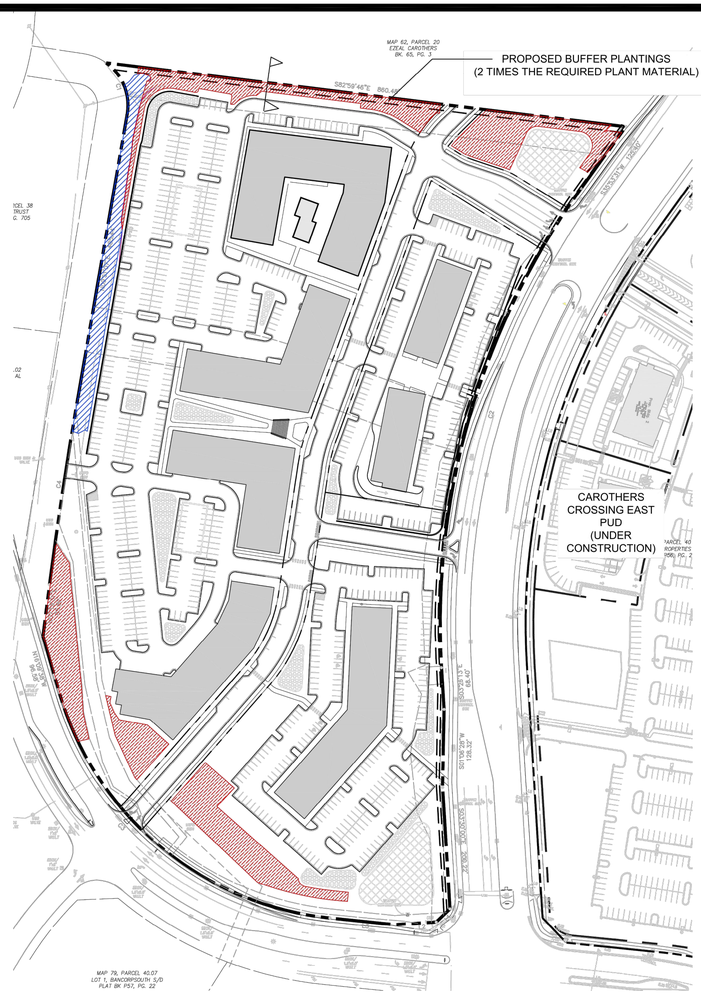
JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT

Revision Date

SITE CROSS SECTIONS
SHEET
C2.1
COF 7734

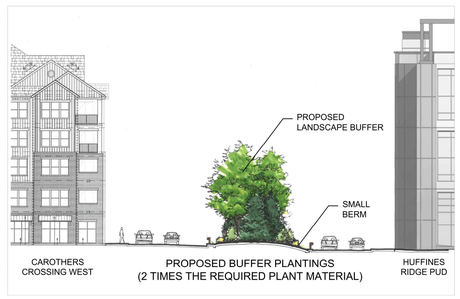


PREVIOUSLY APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN REVISION 1







BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

N

0 100 200 300

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1
PROJECT #:	6939
SUBDIVISION:	
LOT NUMBER:	079—04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
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CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
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OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:

	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION 1
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	53,390 SF (1.23 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	66,983 SF (1.54 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	65%

TREE PRESERVATION KEY:

PRESERVED TREE CANOPY

REFORESTATION AREA

REFORESTATION DESIGN INTENT:

ENVISION FRANKLIN STATES THAT ESTABLISHED FORESTED AREAS, EXISTING TREE CANOPIES, SPECIMEN TREES, AND RIPARIAN BUFFERS HELP TO ABSORB AIR POLLUTION, REDUCE GLARE, HEAT, NOISE, AND ENHANCE THE QUALITY OF LIFE THROUGH HEALTH AND RECREATION.

THIS DEVELOPMENT PLAN REVISION PROPOSES TO REFOREST WITH BETTER QUALITY PLANT MATERIAL TO ESTABLISH A CLIMAX FOREST THAT ENHANCES THE SAME QUALITIES OF ENVISION FRANKLIN.

PREVIOUSLY APPROVED - COF#6939

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBREY
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

Revision Date

BUFFER
COMPARISON PLAN
SHEET
C2.2
COF # 6939

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

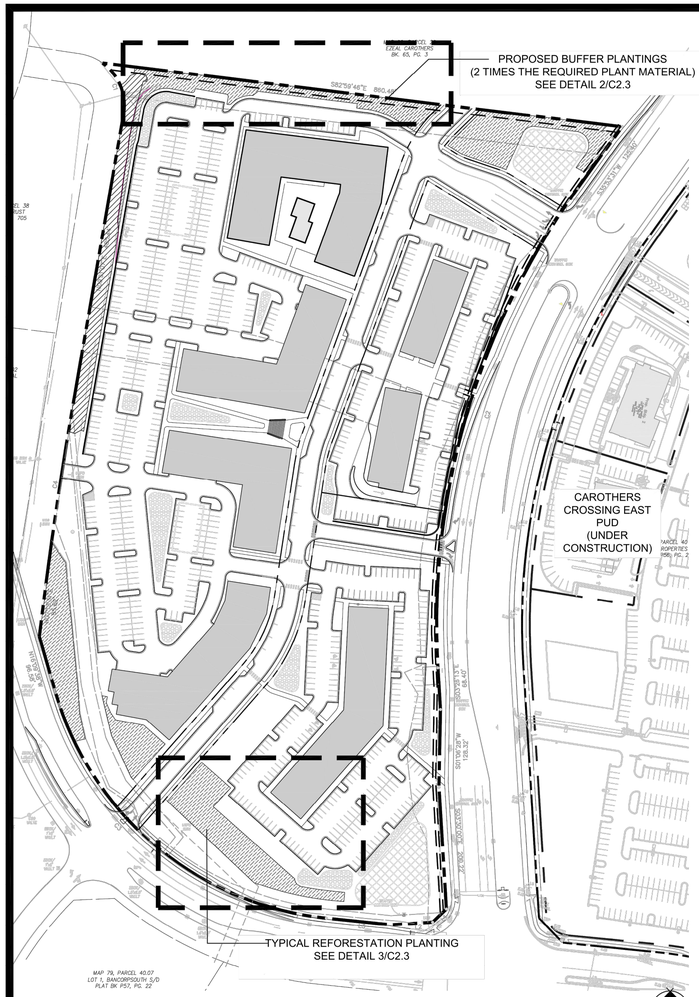
SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT

Revision Date

BUFFER
COMPARISON
SHEET
C2.2
COF 7734



1 C2.3 OVERALL LAYOUT PLAN

0' 100' 200'

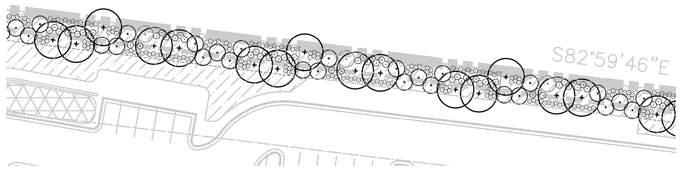
OVERALL REFORRESTATION PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
22	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
21	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21	QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES								
42	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC.
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

10' HISTORIC BUFFER LANDSCAPE REQUIREMENTS
BUFFER LENGTH: 482 LINEAR FEET
TREES PER 100 LINEAR FEET: 7 TREES (34 TOTAL)
SHRUBS PER 100 LINEAR FEET: 40 SHRUBS (193 TOTAL)

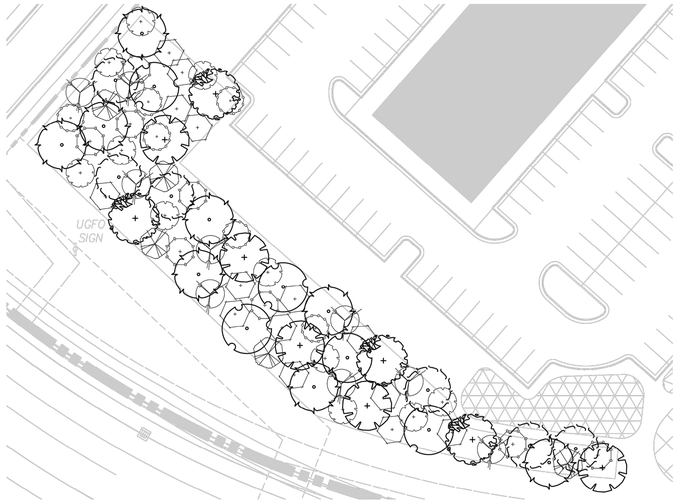
PROPOSED BUFFER LANDSCAPE TOTALS
BUFFER LENGTH: 482 LINEAR FEET
TREES PER 100 LINEAR FEET: 14 TREES (68 TOTAL)
SHRUBS PER 100 LINEAR FEET: 80 SHRUBS (386 TOTAL)



2 C2.3 BUFFER PLANTING (TYP.) PLAN

N

0' 30' 60'



3 C2.3 EXAMPLE REFORESTATION PLANTING (TYP.) PLAN

N

0' 30' 60'

EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP)								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
6	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
6	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
6	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5	QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES								
11	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
11	CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
11	OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10	OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1
PROJECT #:	6939
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765
PHONE:	
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x $4,304 = $1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

REFORESTATION PLANTING INTENT:

IT IS THE INTENT OF THE REFORESTATION PLAN TO ESTABLISH A VARIETY OF PLANT SPECIES AND SIZES IN ORDER TO PROGRESS FROM THE EXISTING WOODY PIONEER FOREST TO A CLIMAX FOREST.

THEREFORE, AT FINAL SITE PLAN THE REQUIRED TREES AND CALIPER INCHES SHALL BE A VARIETY OF SIZES AND HEIGHTS. IT IS RECOMMENDED TO INSTALL A VARIETY OF SIZES OF TREES INCLUDING 2", 3", AND 4" CALIPER INCHES.

THE PLANT SCHEDULE OF QUANTITIES AND SIZES ON THIS SHEET IS AN EXAMPLE OF THE TYPES OF PLANTS TO INSTALL. ACTUAL QUANTITIES AND SIZES OF EACH PLANT SPECIES WILL BE DETERMINED AT SITE PLAN PHASE.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBREY
Franklin, Williamson County, Tennessee

GREGORY C GAMBLE
LANDSCAPE ARCHITECT

Revision Date
1
2
3
4

BUFFER
PLANTING PLAN
SHEET
C2.3
COF # 6939

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

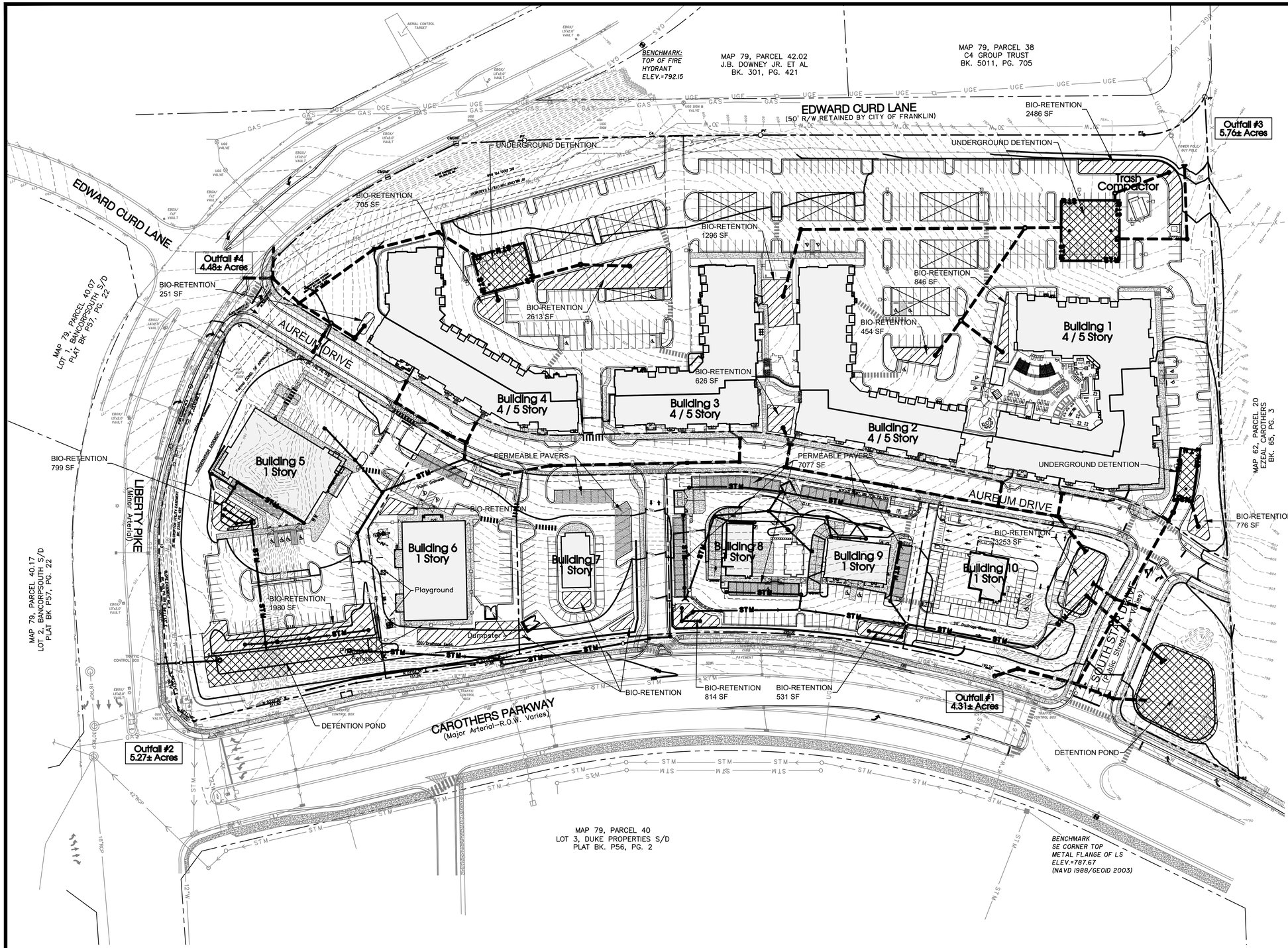
CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1
2
3
4

BUFFER
PLANTING PLAN
SHEET
C2.3
COF 7734

PREVIOUSLY APPROVED - COF#6939



IMPACT STATEMENT:

WATER:
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER:
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY:
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS:
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES:
APPROXIMATELY 13.3 AC. OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATION WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK:
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO THE CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMTNS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICALS.

COF GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IS APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEST STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND THE TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AND OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

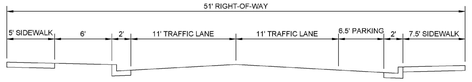
MATTHEW A. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
No. 120161
STATE OF TENNESSEE
5/2/22

Revision Date
△ 1-6-2022
△
△
△

GRADING PLAN

SHEET
C3.0

COF #7734
SEC#14432



AUREUM DRIVE CROSS SECTION

PROPOSED LEFT TURN LANE WITH 150' OF STORAGE

PROPOSED RIGHT TURN LANE WITH 125' OF STORAGE

TRAFFIC SIGNAL MODIFICATION PER TIS FOR THIS SITE

EDWARD CURD LANE
(50' R/W RETAINED BY CITY OF FRANKLIN)

AUREUM DRIVE

LIBERTY PIKE
(Minor Arterial)

CAROTHERS PARKWAY
(Major Arterial–R.O.W. Varies)

BENCHMARK:
TOP OF FIRE HYDRANT
ELEV.=792.15

MAP 79, PARCEL 42.02
J.B. DOWNEY JR. ET AL
BK. 301, PG. 421

MAP 79, PARCEL 40.07
LOT 1, BANCORPSOUTH S/D
PLAT BK. P57, PG. 22

MAP 79, PARCEL 40.17
LOT 2, BANCORPSOUTH S/D
PLAT BK P57, PG. 22

MAP 79, PARCEL 40
LOT 3, DUKE PROPERTIES S/D
PLAT BK. P56, PG. 2

Building 2
4 / 5 Story

Building 3
4 / 5 Story

Building 4
4 / 5 Story

Building 5
1 Story

Building 6
1 Story

Playground

Dumpster

Proposed Fence

Building 7
1 Story

Building 8
1 Story

Building 9
1 Story

PROPOSED RIGHT TURN LANE WITH 125' OF STORAGE

PROPOSED LEFT TURN LANE WITH 200' OF STORAGE

TRAFFIC SIGNAL MODIFICATION PER TIS FOR THIS SITE

IMPACT STATEMENT:

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO THE CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

ROW AND ACCESS GENERAL NOTES:

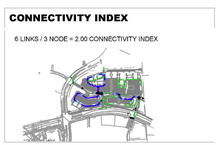
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY FOR THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MAKE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTANTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

Trip Generation - Carothers Crossing West

ITE Code	Land Use	Setting/Location	Density		Daily	AM Peak Hour Total	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129
912	Drive-in Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18
	GROSS TRIPS				**6,003**	**415**	**223**	**192**	**548**	**280**	**268**
	Gross Trips - Before Reductions				6,003	415	223	192	548	280	268
	Residential				1,840	113	29	84	143	87	56
	Office				266	49	42	7	30	5	25
	Retail				3,359	206	126	80	328	159	169
	Restaurant				538	47	26	21	47	29	18
	Reduction - Internal Capture				-784	-72	-36	-36	-180	-90	-90
	Residential				-96	-9	-2	-7	-66	-44	-22
	Office				-127	-15	-9	-6	-12	-5	-7
	Retail				-242	-19	-6	-13	-78	-28	-50
	Restaurant				-319	-29	-19	-10	-24	-13	-11
	Reduction - Pass-By		AM	PM	-1,158	-72	-36	-36	-96	-48	-48
820	Shopping Center	General Urban/Suburban	34%	34%	-921	-52	-26	-26	-64	-32	-32
912	Drive-in Bank	General Urban/Suburban	29%	35%	-143	-12	-6	-6	-22	-11	-11
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	43%	43%	-94	-8	-4	-4	-10	-5	-5
	NEW TRIPS				**4,061**	**271**	**151**	**120**	**272**	**142**	**130**
	DRIVEWAY VOLUMES				**5,219**	**343**	**187**	**156**	**368**	**190**	**178**

CONNECTIVITY INDEX

6 LINKS / 3 NODE = 2.00 CONNECTIVITY INDEX



Flow Test on Existing Fire Hydrant Located At Intersection Of Carothers Parkway & Liberty Pike Performed On 06-28-19 by Ben Butler and Hunter Patton, Hethcoat & Davis

Static Pressure =138 psi

Residual Pressure = 127 psi

Flow = 1,113 gpm

Fire Lane Markings shall be min. 18" in height with 3" brush stroke.
Lettering shall be yellow and spaced at no more than 50 feet.

Fire Truck AutoTurn Info:
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 19.292' (Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50'
Width = 8.333'
Rear Overhang = 24.167'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'
Truck Turn Speed = 5mph
Clearance Height = 13'-6"



N

60' 0 60' 120'

SCALE: 1"= 60'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

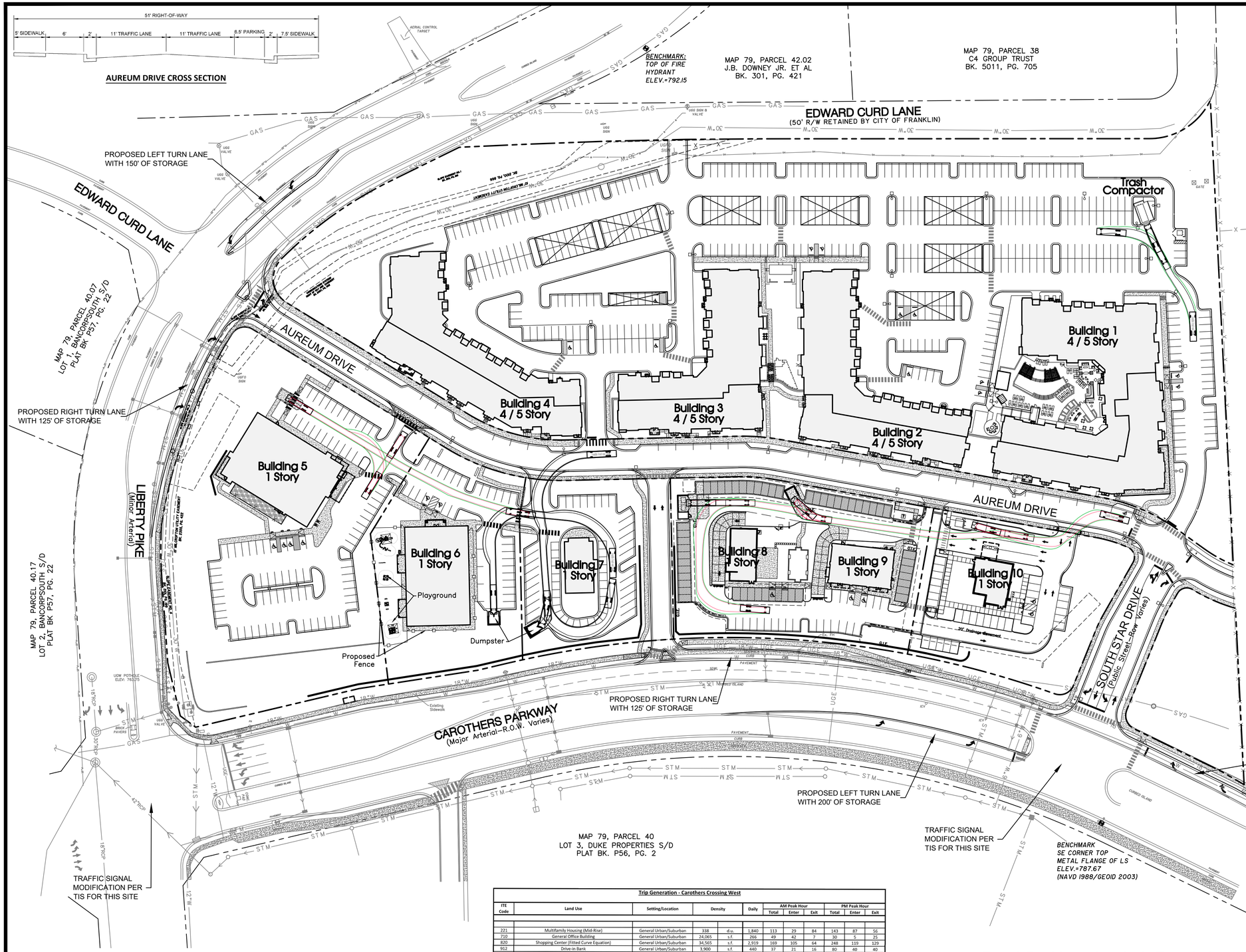


Revision Date
△ 1-6-2022
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△

ROW & ACCESS PLAN

SHEET
C4.0

COF #7734
SEC#14432



IMPACT STATEMENT:

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO THE CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

ROW AND ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY FOR THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MAKE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTANTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CONNECTIVITY INDEX

6 LINKS / 3 NODE = 2.00 CONNECTIVITY INDEX



Trip Generation - Carothers Crossing West

ITE Code	Land Use	Setting/Location	Density		Daily	AM Peak Hour Total	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129
912	Drive-in Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18
	GROSS TRIPS				**6,003**	**415**	**223**	**192**	**548**	**280**	**268**
	Gross Trips - Before Reductions				6,003	415	223	192	548	280	268
	Residential				1,840	113	29	84	143	87	56
	Office				266	49	42	7	30	5	25
	Retail				3,359	206	126	80	328	159	169
	Restaurant				538	47	26	21	47	29	18
	Reduction - Internal Capture				-784	-72	-36	-36	-180	-90	-90
	Residential				-96	-9	-2	-7	-66	-44	-22
	Office				-127	-15	-9	-6	-12	-5	-7
	Retail				-242	-19	-6	-13	-78	-28	-50
	Restaurant				-319	-29	-19	-10	-24	-13	-11
	Reduction - Pass-By		AM	PM	-1,158	-72	-36	-36	-96	-48	-48
820	Shopping Center	General Urban/Suburban	34%	34%	-921	-52	-26	-26	-64	-32	-32
912	Drive-in Bank	General Urban/Suburban	29%	35%	-143	-12	-6	-6	-22	-11	-11
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	43%	43%	-94	-8	-4	-4	-10	-5	-5
	NEW TRIPS				**4,061**	**271**	**151**	**120**	**272**	**142**	**130**
	DRIVEWAY VOLUMES				**5,219**	**343**	**187**	**156**	**368**	**190**	**178**

Front End Loader AutoTurn Info

Number of Front Axles 1
Front Track Width = 6'-6"
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'-1"
Wheel Base = 19.5'
Body Length = 37' (With Boom Overhang)
Width = 8'-1"
Body Style = Front-end Loader
Turning Radius Wall to Wall = 46'
Truck Turn Speed = 5mph



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

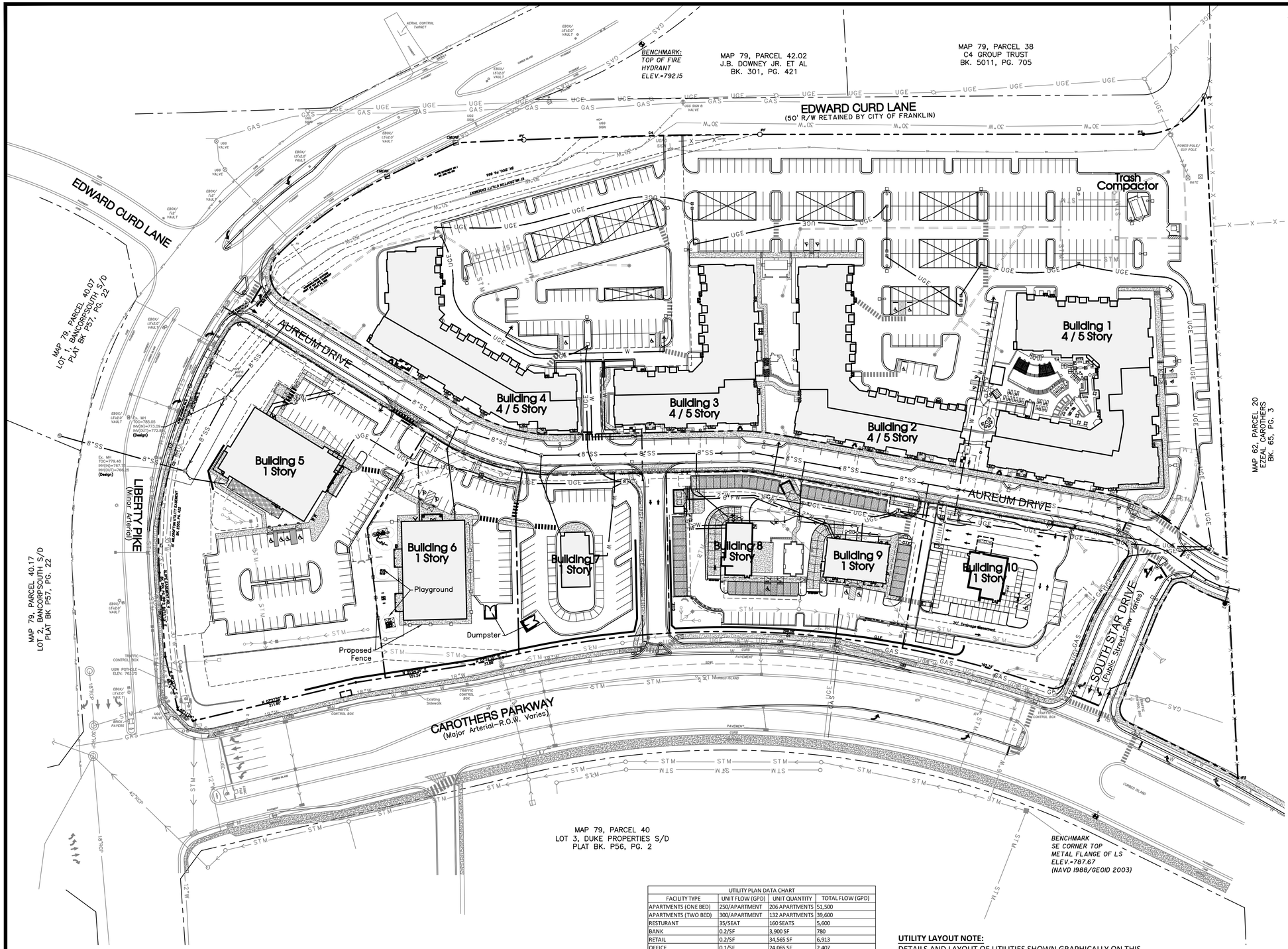
MATTHEW A. TAYLOR
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE

Revision Date
△ 1-6-2022
△
△
△

ROW & ACCESS PLAN

SHEET
C4.1

COF #7734
SEC#14432



UTILITY AGENCIES CONTACT LIST:

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURB LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS
ATMOS ENERGY
200 NOAH DRIVE FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6855
CONTACT: UTILITY INSPECTOR

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

CABLE
COMCAST
2501 MCGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 440-2920
CONTACT: PAULA BROOOKS

ENGINEER
SEC, INC.
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TENNESSEE 37128
PHONE: (615) 890-7901
CONTACT: MATT TAYLOR, P.E.

CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37067
CONTACT:
PLANNING: JOSH KING (615) 550-6977
ENGINEERING: LANCE FITTRO (615) 550-6676

UTILITY PLAN DATA CHART

FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
		TOTAL	106,800 GPD
			306 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

UTILITY LAYOUT NOTE:
DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS

EXISTING UTILITIES NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTRACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE:
WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

Know what's **below.**
Call before you dig.

UTILITY NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATIONS THAT MAY THEREAFTER BY ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
   C. COPY OF APPROVED AVAILABILITY REQUEST LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE BATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AND APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

IMPACT STATEMENT:

WATER:
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER:
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY:
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS:
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES:
APPROXIMATELY 13.3 AC. OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATION WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

Flow Test on Existing Fire Hydrant Located At Intersection Of Carothers Parkway & Liberty Pike Performed On 06-28-19 by Ben Butler and Hunter Patton, Hethcoat & Davis

Static Pressure =138 psi

Residual Pressure = 127 psi

Flow = 1,113 gpm

60′ 0 60′ 120′
SCALE: 1"= 60′

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

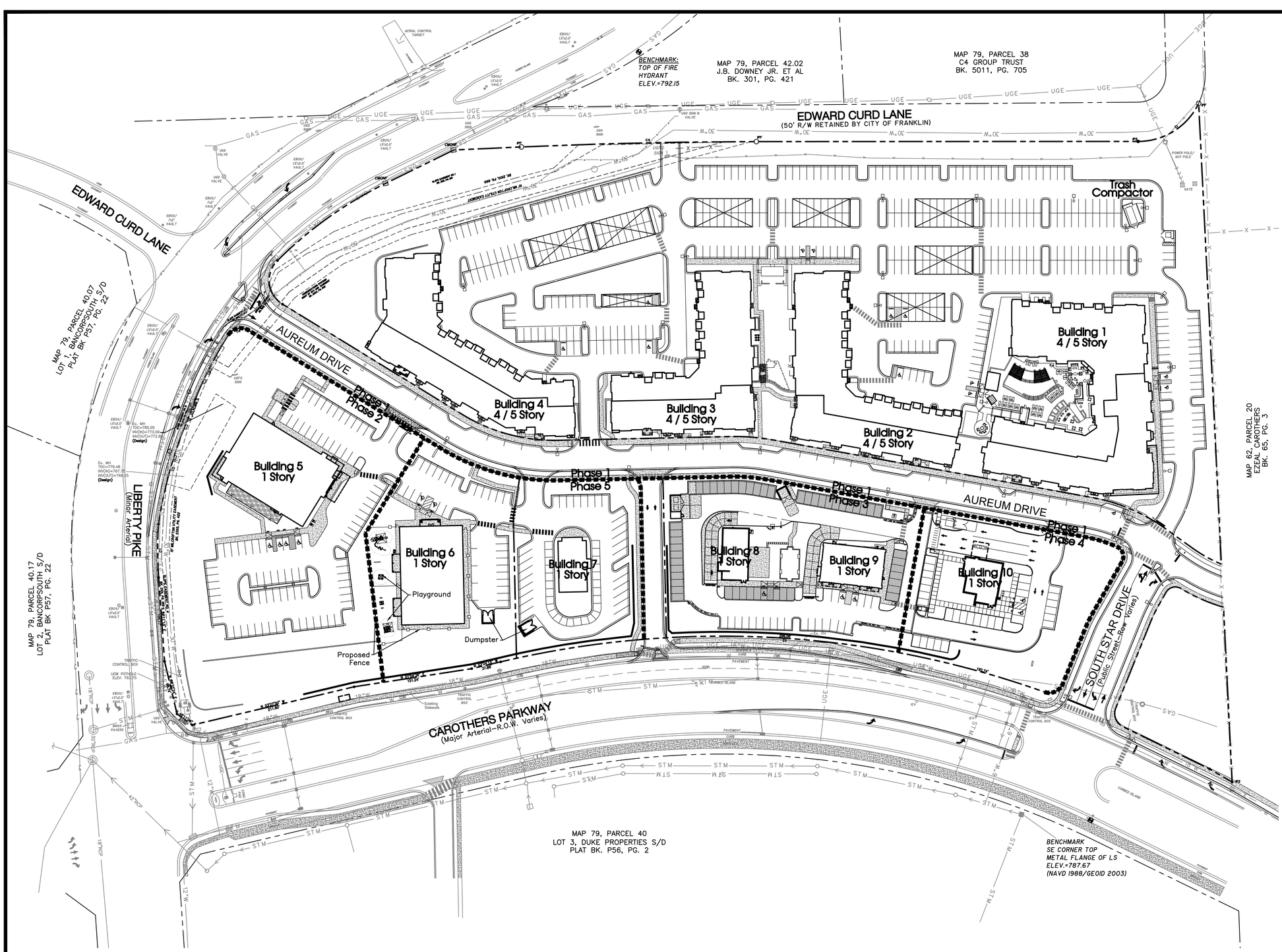
Franklin, Williamson County, Tennessee

Revision Date
△ 1-6-2022
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UTILITY PLAN

SHEET
C5.0

COF #7734
SEC#14432



Know what's **below.**
Call before you dig.

60′ 0 60′ 120′
SCALE: 1"= 60′

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
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CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

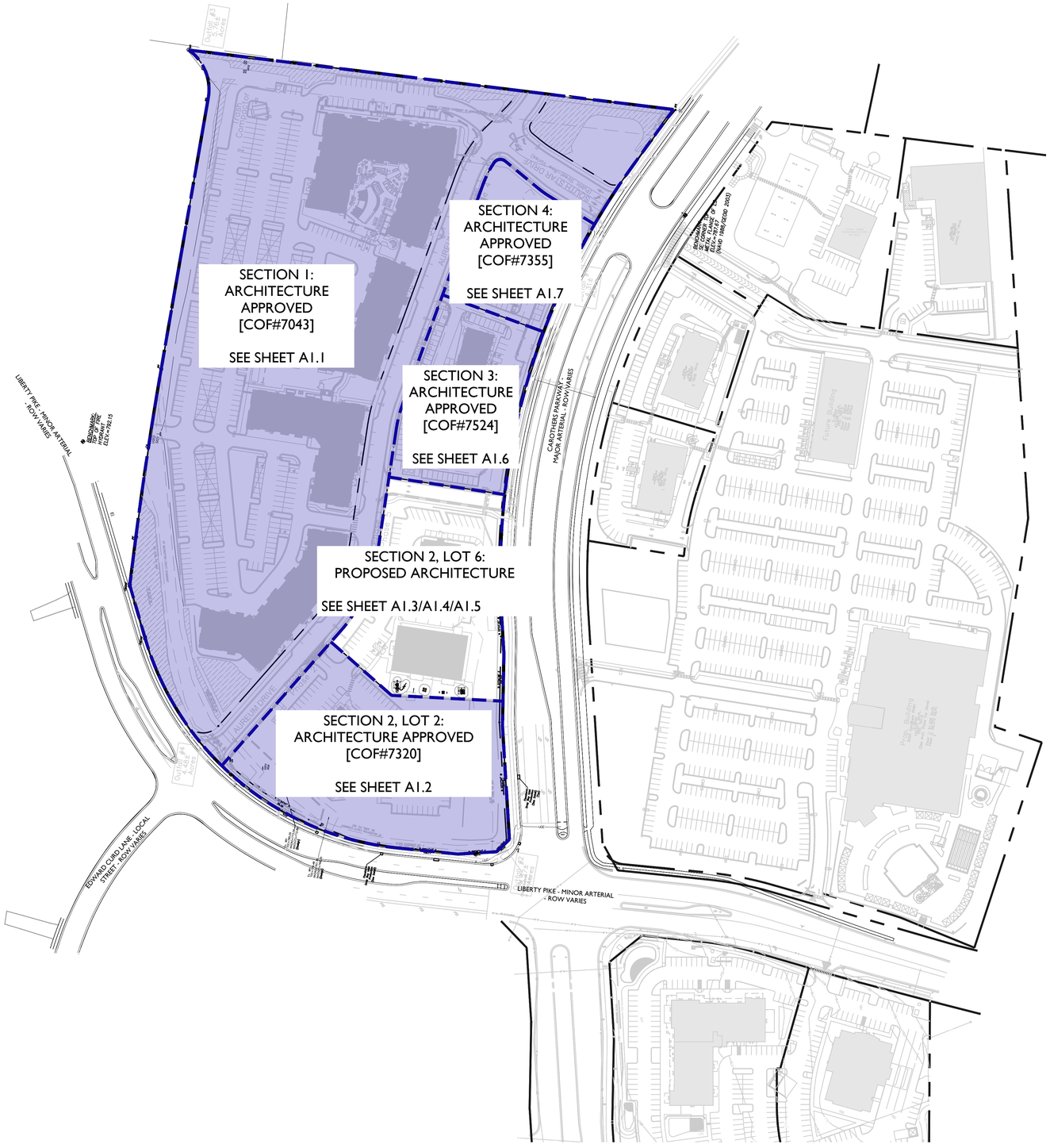
MATTHEW A. TAYLOR
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

Revision Date
△ 1-6-2022
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△

PHASE PLAN

SHEET
C6.0

COF #7734
SEC#14432



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
ARCHITECT
TENNESSEE

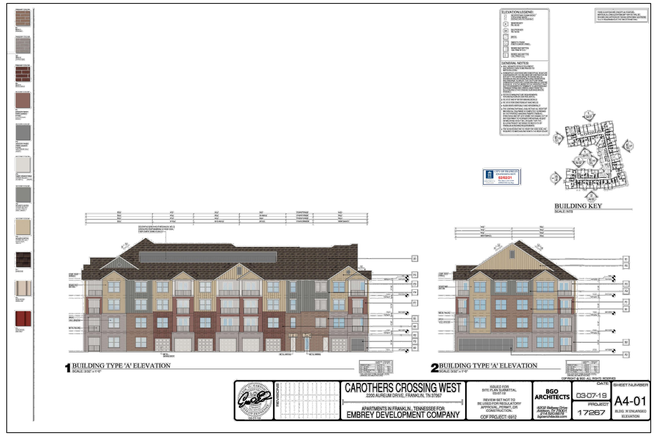
Revision Date

ARCHITECTURE ELEVATIONS

SHEET
A1.0

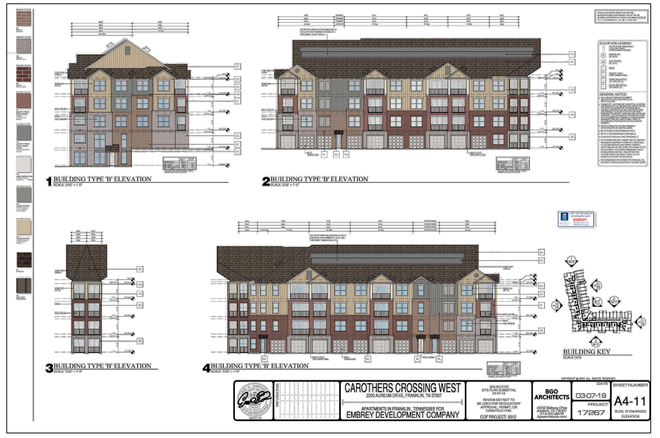
COF 7734



















PREVIOUSLY APPROVED - COF#7043

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
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SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ARCHITECTURE ELEVATIONS

SHEET
A1.1

COF 7734

GMC
Architecture and Engineering
3310 West End Avenue, Suite 420
Nashville, TN 37203

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF's)	BRICK / STONE	BRICK / STONE % OF NFA	METAL PANEL / BAND	METAL PANEL / BAND % OF NFA
NORTH	3,591 SF	1,266 SF	2,325 SF	1,269 SF	55 %	1,056 SF	45 %
SOUTH	3,556 SF	1,122 SF	2,434 SF	1,583 SF	64 %	851 SF	36 %
EAST	4,883 SF	1,741 SF	3,143 SF	1,936 SF	62 %	1,206 SF	38 %
WEST	4,948 SF	1,939 SF	3,009 SF	1,806 SF	60 %	1,203 SF	40 %
TOTAL	17,008 SF	6,068 SF	10,940 SF	6,594 SF	60 %	4,346 SF	40 %

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 2
Franklin, Williamson County, Tennessee

CITY OF FRANKLIN
DEVELOPMENT SERVICES
04/29/21
This Sheet is One of the Approved Elevations

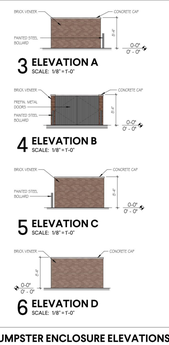
NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE R&S DIRECTOR OR THE PLANNING COMMISSION.

Revision Date
△ 09.30.20
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△

MEDICAL OFFICE BLDG
BULDING ELEVATIONS RENDERED
A4.03
COF # 7186



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATIONS



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF's)	BRICK / STONE	BRICK / STONE % OF NFA	METAL PANEL / BAND	METAL PANEL / BAND % OF NFA
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CAROTHERS CROSSING WEST
SITE PLAN, SECTION 2
Franklin, Williamson County, Tennessee

CITY OF FRANKLIN
DEVELOPMENT SERVICES
04/29/21
This Sheet is One of the Approved Elevations

NOTE:
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Revision Date
△ 09.30.20
△
△
△

MEDICAL OFFICE BLDG
BULDING ELEVATIONS RENDERED
A4.04
COF # 7186

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LICENSED PROFESSIONAL ENGINEER

Revision Date
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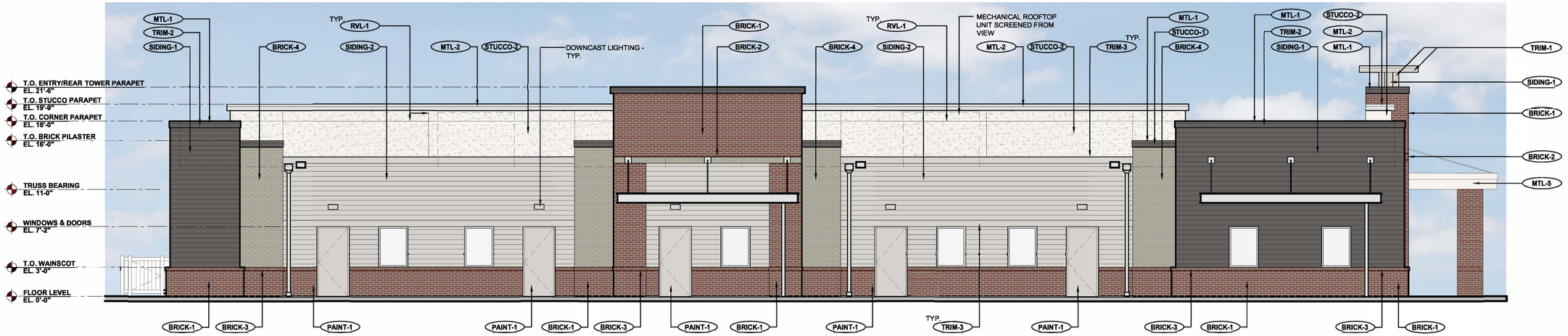
ARCHITECTURE ELEVATIONS

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COF 7734

PREVIOUSLY APPROVED - COF#7320

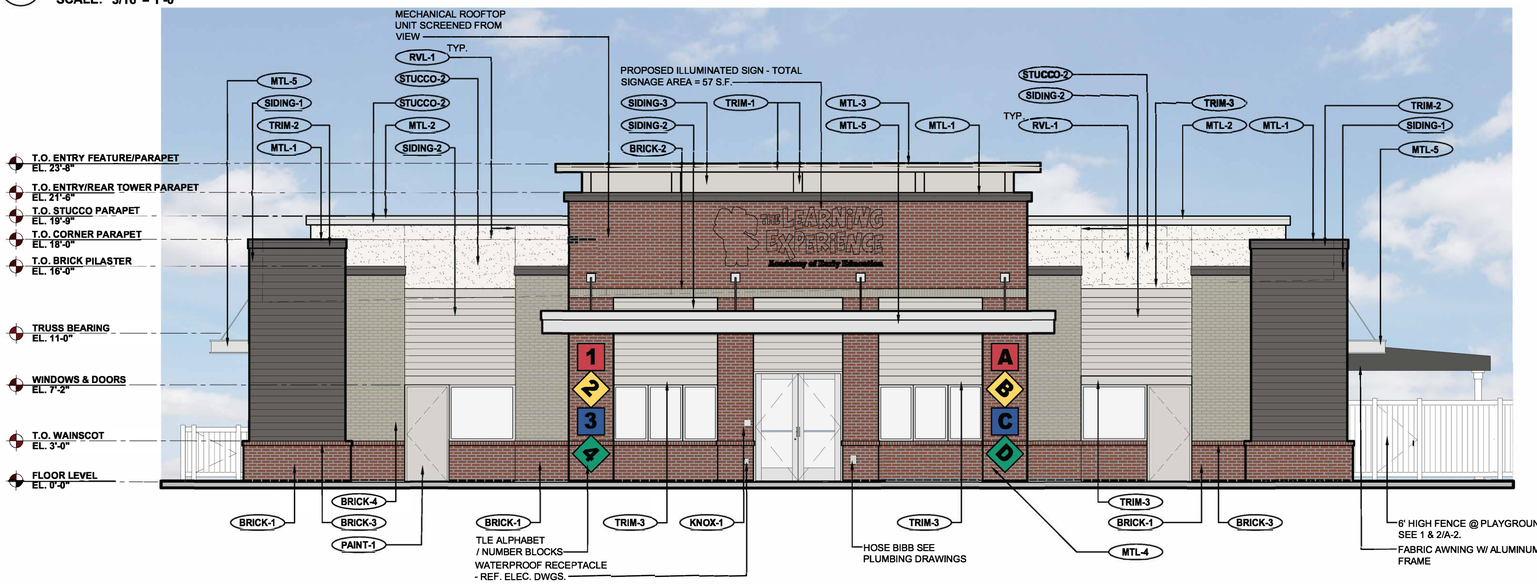
NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE TO BE REVIEWED IN A SEPARATE SUBMITTAL AND PERMIT. ALL FINAL COLORS ARE PER THE TENANT'S STANDARD CORPORATE COLORS AND SHALL BE INCLUDED WITH FINAL SIGNAGE PERMIT DOCUMENTATION FOR APPROVAL.



3 PROPOSED LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16"= 1'-0"

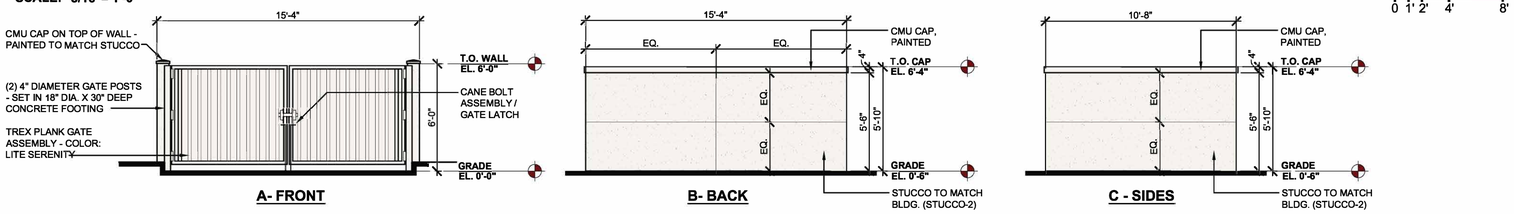
0 1' 2' 4' 8'



2 PROPOSED FRONT ELEVATION (WEST) (AUREUM DRIVE)

SCALE: 3/16"= 1'-0"

0 1' 2' 4' 8'



1 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4"= 1'-0"

0 1' 2' 4' 8'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR FIXED WINDOW	KAWNEER - PLY GEM 1500 VINYL ALT: ANDERSEN 100 SERIES	TRIFAB 451 PER DOOR SCHEDULE PER WINDOW SCHEDULE	BONE WHITE FACTORY PRIMED WHITE
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	QUORUM (RED)
BRICK-2	CHEROKEE BRICK (OR EQUIV.)	SOLDIER	VELOUR LIGHT GRAY
BRICK-3	ACME BRICK (OR EQUIV.)	ROWLOCK	QUORUM (RED)
BRICK-4	CHEROKEE BRICK (OR EQUIV.)	MODULAR	VELOUR LIGHT GRAY
STUCCO-1	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	CORNICE	TBD
STUCCO-2	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	FIELD ACCENT/CORNICE	BENJAMIN MOORE LITE SERENITY (#300) SMOOTH FINISH
SIDING-1	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	AGED PEWTER
SIDING-2	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	COBBLESTONE
SIDING-3	JAMES HARDIE BOARD & BATTEN	HARDIEPANEL 48" W - SMOOTH	COBBLESTONE
TRIM-1	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-2	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-3	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - 3½" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
MTL-1	MBCI	COPING CAP	TBD
MTL-2	MBCI	COPING CAP	TBD
MTL-3	MBCI	COPING CAP	TBD
MTL-4	MBCI	ROOF & OVERFLOW SCUPPER & DOWNSPOUTS	TBD
MTL-5	PAINTED	PREFABRICATED CANOPY W/ TURNBUCKLES W/ DOWNSPOUT	PREFINISHED: BONE WHITE
PAINT-1	PAINTED	DOORS AND FRAMES	SHERWIN WILLIAMS PERFECT GREIGE (#6073)
KBOX-1	KNOX BOX (MAIN ENTRY & MECHANICAL ROOM)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	ANODIZED BLACK

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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ACADEMY OF EARLY EDUCATION

AUREUM DR. & CAROTHERS PKWY.
EAST FRANKLIN, TN 37067

ISSUE

NO.	DATE	DESCRIPTION	INT.
	03.15.2021	CONCEPT SITE PLAN	
	11.22.2021	REVISED CONCEPT SITE PLAN	
	12.13.2021	CONCEPT DESIGN	
	01.05.2022	REVISED CONCEPT DESIGN	

REVISION

NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

Project Number:	Scale:
2021.15	AS NOTED
Drawn By:	Approved By:
ROGUE	SAB

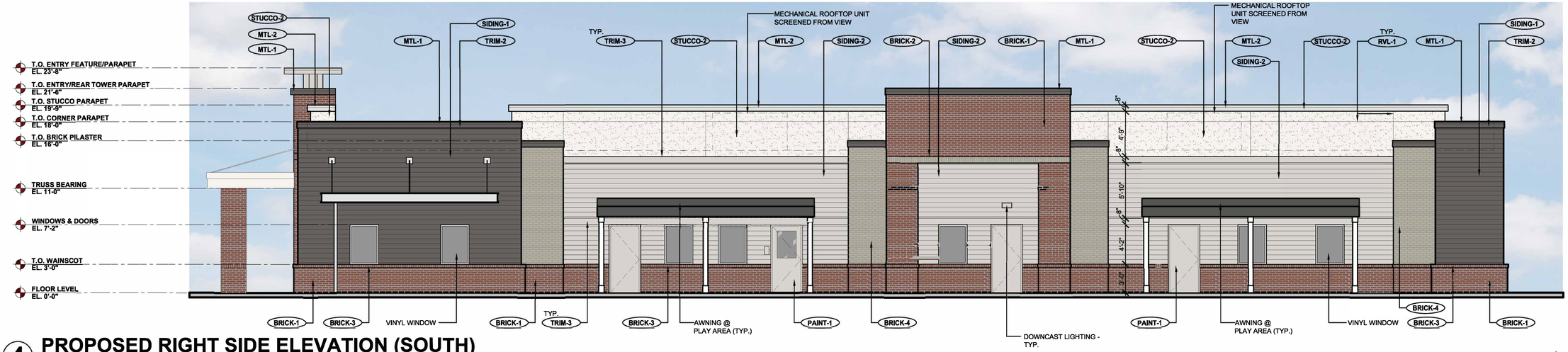
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PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.3

REVISED CONCEPT DESIGN - 01.05.2022

2021.Q1.01 TN EAST FRANKLIN (AUREUM)

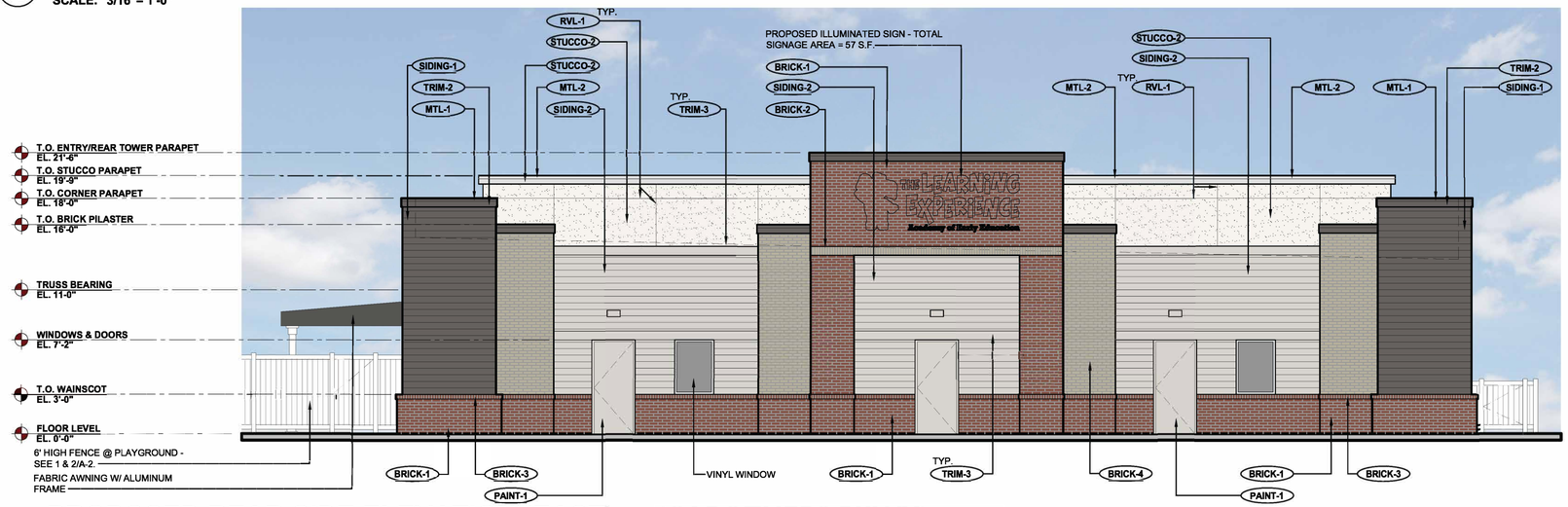
PLOTTED: 01/05/2022
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4 PROPOSED RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16"= 1'-0"

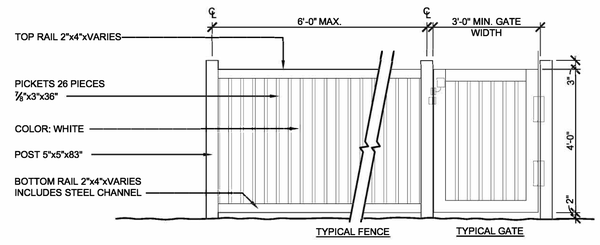
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3 PROPOSED REAR SIDE ELEVATION (EAST) (CAROTHERS PKWY)

SCALE: 3/16"= 1'-0"

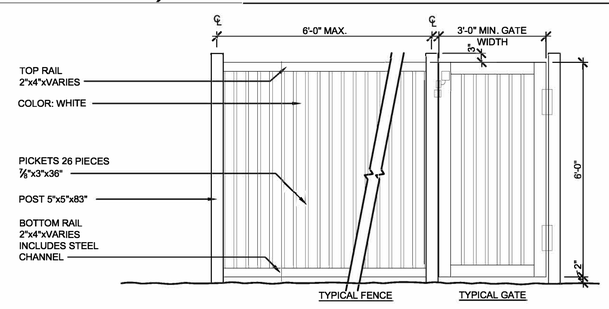
0 1' 2' 4' 8'



2 TYP. PVC PERIMETER SIDEWALK FENCE

SCALE: 1/2"= 1'-0"

0 1' 2' 4'



1 TYP. PVC PLAYGROUND FENCE

SCALE: 1/2"= 1'-0"

0 1' 2' 4'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR FIXED WINDOW	KAWNEER - PLY GEM 1500 VINYL ALT: ANDERSEN 100 SERIES	TRIFAB 451 PER DOOR SCHEDULE PER WINDOW SCHEDULE	BONE WHITE FACTORY PRIMED WHITE
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	QUORUM (RED)
BRICK-2	CHEROKEE BRICK (OR EQUIV.)	SOLDIER	VELOUR LIGHT GRAY
BRICK-3	ACME BRICK (OR EQUIV.)	ROWLOCK	QUORUM (RED)
BRICK-4	CHEROKEE BRICK (OR EQUIV.)	MODULAR	VELOUR LIGHT GRAY
STUCCO-1	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	CORNICE	TBD
STUCCO-2	DRYVIT OR SIMILAR (CEMENTITIOUS STUCCO)	FIELD ACCENT/CORNICE	BENJAMIN MOORE LITE SERENITY (#300) SMOOTH FINISH
SIDING-1	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	AGED PEWTER
SIDING-2	JAMES HARDIE LAP SIDING	HARDIEPLANK 6" EXPOSURE - SMOOTH	COBBLESTONE
SIDING-3	JAMES HARDIE BOARD & BATTEN	HARDIEPANEL 48" W - SMOOTH	COBBLESTONE
TRIM-1	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-2	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
TRIM-3	JAMES HARDIE TRIM BOARDS	HARDIETRIM 5/4 - SMOOTH - ¾" X 7 1/4"	PRE-PRIMED FOR PAINT, TBD
MTL-1	MBCI	COPING CAP	TBD
MTL-2	MBCI	COPING CAP	TBD
MTL-3	MBCI	COPING CAP	TBD
MTL-4	MBCI	ROOF & OVERFLOW SCUPPER & DOWNSPOUTS	TBD
MTL-5	PAINTED	PREFABRICATED CANOPY W/ TURNBUCKLES W/ DOWNSPOUT	PREFINISHED: BONE WHITE
PAINT-1	PAINTED	DOORS AND FRAMES	SHERWIN WILLIAMS PERFECT GREIGE (#6073)
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Drawn By:	Approved By:
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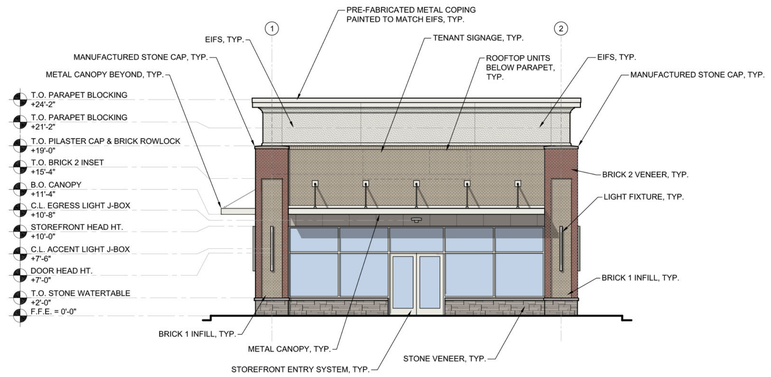
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PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.4

REVISED CONCEPT DESIGN - 01.05.2022

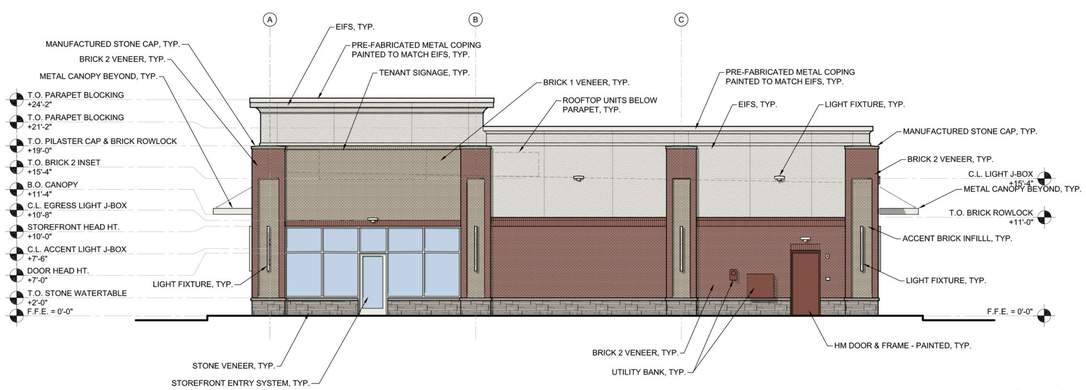
2021.Q1.01 TN EAST FRANKLIN (AUREUM)

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WEST ELEVATION (AUREUM DRIVE) 1

8' 4' 0 8'

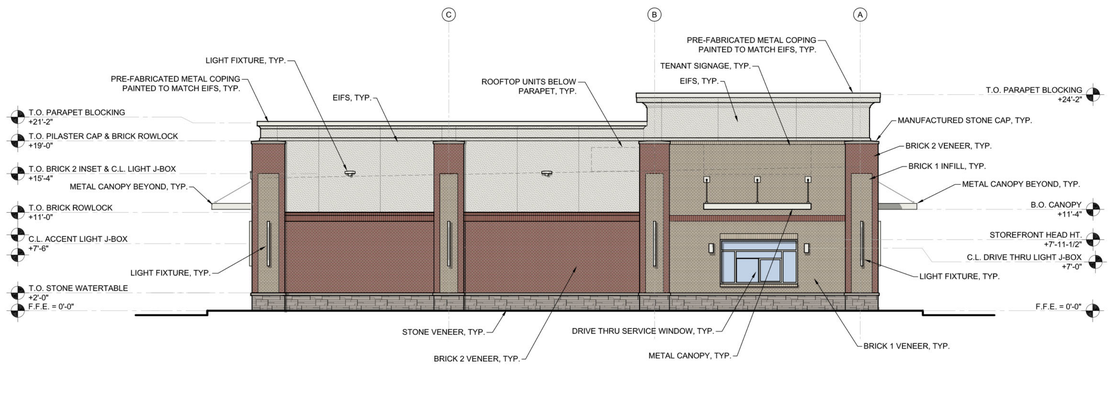


SOUTH ELEVATION 2

8' 4' 0 8'

EAST ELEVATION (CAROTHERS PARKWAY) 3

8' 4' 0 8'



NORTH ELEVATION 4

8' 4' 0 8'



BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY



BRICK #2
SIOUX CITY BRICK
PLUM VELOUR



STONE VENEER
IMPERIAL STACK
MESA GRAY

EIFS
STO
STO WHITE





CANOPIES AND STOREFRONT
CLEAR ANODIZED

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

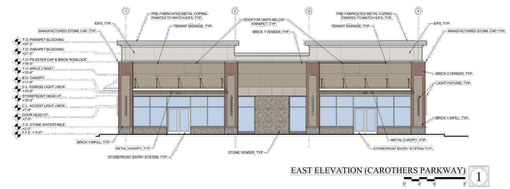
JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT
COMMISSION NO. 102350
STATE OF TENNESSEE
05 JAN 2022

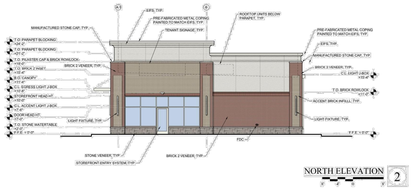
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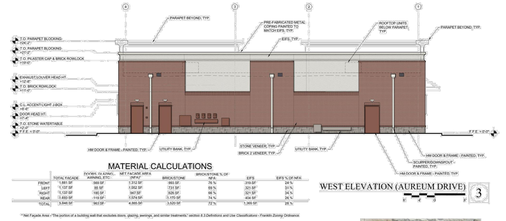
ARCHITECTURE ELEVATIONS

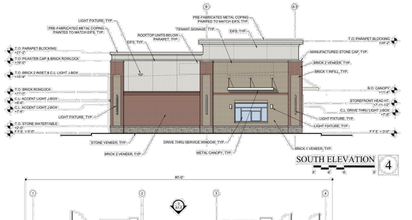
SHEET
A1.5

COF 7734









MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF)*	BRICK/STONE	BRICK/STONE % OF NFA	EIFS	EIFS % OF NFA
FRONT	1,961 SF	426 SF	1,535 SF	522 SF	34 %	399 SF	26 %
LEFT	1,137 SF	88 SF	1,092 SF	733 SF	67 %	301 SF	27 %
RIGHT	1,137 SF	182 SF	947 SF	638 SF	67 %	309 SF	33 %
REAR	1,490 SF	119 SF	1,374 SF	1,115 SF	81 %	259 SF	19 %
TOTAL	5,944 SF	815 SF	4,950 SF	3,009 SF	61 %	1,268 SF	26 %

* Net Façade Area = The portion of a building wall that excludes doors, glazing, awnings, and similar treatments" section 8.3 Definitions and Use Classifications - Franklin Zoning Ordinance

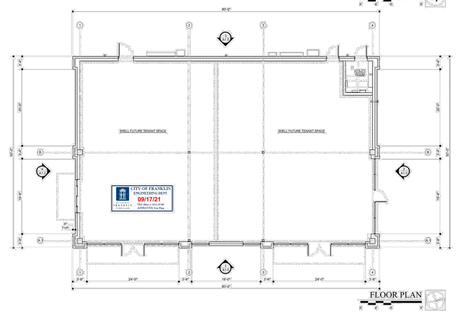
BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY

BRICK #2
SIOUX CITY BRICK
PLUM VELOUR

STONE VENEER
IMPERIAL STACK
MESA GRAY

EIFS
STO
STO WHITE

CANOPIES AND STOREFRONT
CLEAR ANODIZED



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SMALLWOOD NICKLE ARCHITECTURE

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 3
Franklin, Williamson County, Tennessee

Revision Date

ELEVATIONS
SHEET
A1.1
COF # 6444

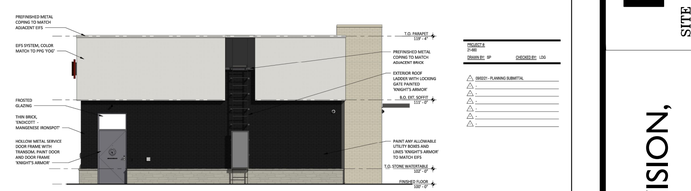
NOTE: SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS SET.



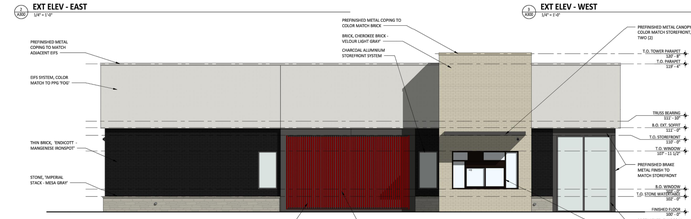
EXT ELEV - NORTH
1/4" = 1'-0"



EXT ELEV - EAST
1/4" = 1'-0"

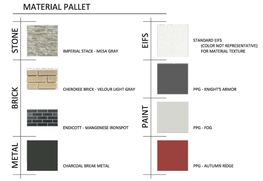


EXT ELEV - WEST
1/4" = 1'-0"



EXT ELEV - SOUTH
1/4" = 1'-0"

MATERIAL PALLET



CITY OF FRANKLIN ENGINEERING DEPT. 09/17/21

MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF)*	BRICK/STONE	BRICK/STONE % OF NFA	METAL PANEL/BAND	METAL PANEL/BAND % OF NFA
NORTH	1,302 SF	376 SF	926 SF	285 SF	31%	69 SF	8%
EAST	774 SF	323 SF	459 SF	165 SF	29%	61 SF	13%
WEST	744 SF	43 SF	701 SF	464 SF	67%	5 SF	<1%
SOUTH	1,297 SF	141 SF	1,156 SF	494 SF	43%	36 SF	3%
TOTAL	4,117 SF	875 SF	3,242 SF	1,348 SF	42%	171 SF	5%

* Net Façade Area = The portion of a building wall that excludes doors, glazing, awnings, and similar treatments" section 8.3 Definitions and Use Classifications - Franklin Zoning Ordinance

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158 West Main Street
Lyons, IL 61548
1764 Bruce Street
Dillon, CO 80202
Phone: 815-589-5135
Fax: 815-589-4495
www.LandDesign.com

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

PROJECT #
21-080
DRAWN BY: BP
CHECKED BY: LDO

09/22/21 - PLANNING SUBMITTAL

FRANKLIN SHELL TO SUIT - CHIPOTLE MEXICAN GRILL

ADDRESS
CAROTHERS PKWY & LIBERTY PIKE
FRANKLIN, TN 37067

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A300

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED 29995 ARCHITECT TENNESSEE

Revision Date

ARCHITECTURE ELEVATIONS
SHEET
A1.6
COF 7734

PREVIOUSLY APPROVED - COF#7524

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SOUTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1013 sf	-
Net* of Wall	562 sf	-
Net* EIFS	163 sf	29%
Net* Brick	126 sf	22%
Net* Store Veneer	203 sf	36%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EAST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1197 sf	-
Net* of Wall	859 sf	-
Net* EIFS	140 sf	16%
Net* Brick	426 sf	50%
Net* Store Veneer	234 sf	28%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EIFS-2	EIFS CROWN MOLDING	DRYVIT	SW7508 EXTRA WHITE	
EIFS-3	EIFS BANNER SYSTEM	DRYVIT	SW6510 THREADED LOOM	
EXT-2	STONE VENEER	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-3	STANDARD MODULAR BRICK SOLDIER COURSE	ACME BRICK	DUCRUM	MORTAR MANUFACTURER: CODIA
EXT-4	CAST STONE WATERTABLE	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-5	MODULAR STANDARD BRICK VENEER	ACME BRICK	DUCRUM	MORTAR MANUFACTURER: CODIA
EXT-7	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	SW7015 REPOSE GRAY	

ELEVATION - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 18 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
B. METAL SLOSD MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (U.O. TO COORDINATE)
D. SEE GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
E. ALL FLASTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL AND ASSOCIATED FLASHING. REFER TO FLASHING NOT BY CA SYSTEMS.
F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHING.
G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING) TYP.
H. USE EXTERIOR-GRADE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL END LAMB) CONDITIONS AT SIEBMALAR MATERIALS (E, STUCCO, WINDOW MULLIONS)
I. ALL SKYWARD ACM PANEL JOINTS TO HAVE EXTERIOR GRADE SEALANT AND BACKER ROD (BEHIND) TYP. 1/2E BACKER ROD AND CAULK AT ALL VERTICAL PANEL END LAMB) CONDITIONS AT SIEBMALAR MATERIALS (E STUCCO, WINDOW MULLION)
J. SEE A-400 SERIES SHEETS FOR WINDOW AND DOOR SCHEDULES AND DETAILS
K. "CJ" = MASONRY CONTROL JOINT
L. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission
M. GLAZING PERCENTAGE FOR FIRST FLOOR = 22%
N. The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting configuration that will require the building parapet be raised to meet City of Franklin screening requirements.

MOODY•NOLAN
1625 BROADWAY
4TH FLOOR
NASHVILLE, TN 37203
PHONE: (615) 386-9690
FAX: (615) 386-0528

BURNS McDONNELL.

FIFTH THIRD BANK

COF Carothers Crossing West PUD
Subdivision, Site Plan, Lot 5
5045 CAROTHERS PKWY, FRANKLIN, TN 37067
for
Fifth Third Bank

#	DATE:	CHANGE DESCRIPTION
A	09/04/20	ISSUED FOR SITE PLAN REVIEW
B	10/01/20	REISSUED FOR SITE PLAN REVIEW
C	10/20/20	REISSUED FOR SITE PLAN ONE STOP

DRAWING TITLE:
EXTERIOR ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-200

SITE SUBMITTAL PACKAGE

4 DETAIL TOWER CORNICE PROFILE
1 1/2" = 1'-0"

3 DETAIL GENERAL CORNICE PROFILE
1 1/2" = 1'-0"

2 ELEVATION CAROTHERS PARKWAY (EAST)
1/4" = 1'-0" REF: 1 / A-112

1 ELEVATION SOUTH STAR DRIVE (NORTH)
1/4" = 1'-0" REF: 1 / A-110

CITY OF FRANKLIN ENGINEERING 10/22/20 Review and Comment Only Not For Construction

PLOT DATE: 10/1/2020 2:55:08 PM
FILE NAME: S:\2017\20177.02 Gamble Design Collaborative\Carothers Crossing West PUD\Revit\Carothers Crossing West PUD_Central_v2019.rvt

NORTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	552 sf	-
Net* of Wall	552 sf	-
Net* EIFS	16 sf	3%
Net* Brick	473 sf	73%
Net* Store Veneer	203 sf	22%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

WEST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	1173 sf	-
Net* of Wall	844 sf	-
Net* EIFS	89 sf	7%
Net* Brick	335 sf	40%
Net* Store Veneer	396 sf	47%
Net* Split-face Brick (majority stone)	0 sf	0%

* Excludes roof forms, windows, doors, awnings, & similar features.

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EIFS-2	EIFS CROWN MOLDING	DRYVIT	SW7508 EXTRA WHITE	
EIFS-3	EIFS BANNER SYSTEM	DRYVIT	SW6510 THREADED LOOM	
EXT-2	STONE VENEER	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-3	STANDARD MODULAR BRICK SOLDIER COURSE	ACME BRICK	DUCRUM	MORTAR MANUFACTURER: CODIA
EXT-4	CAST STONE WATERTABLE	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
EXT-5	MODULAR STANDARD BRICK VENEER	ACME BRICK	DUCRUM	MORTAR MANUFACTURER: CODIA
EXT-7	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	SW7015 REPOSE GRAY	

ELEVATION - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 18 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
B. METAL SLOSD MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (U.O. TO COORDINATE)
D. SEE GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
E. ALL FLASTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL AND ASSOCIATED FLASHING. REFER TO FLASHING NOT BY CA SYSTEMS.
F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHING.
G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING) TYP.
H. USE EXTERIOR-GRADE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL END LAMB) CONDITIONS AT SIEBMALAR MATERIALS (E, STUCCO, WINDOW MULLIONS)
I. ALL SKYWARD ACM PANEL JOINTS TO HAVE EXTERIOR GRADE SEALANT AND BACKER ROD (BEHIND) TYP. 1/2E BACKER ROD AND CAULK AT ALL VERTICAL PANEL END LAMB) CONDITIONS AT SIEBMALAR MATERIALS (E STUCCO, WINDOW MULLION)
J. SEE A-400 SERIES SHEETS FOR WINDOW AND DOOR SCHEDULES AND DETAILS
K. "CJ" = MASONRY CONTROL JOINT
L. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission
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3 CANOPY DETAIL
1 1/2" = 1'-0"

2 ELEVATION AURELIUM DRIVE (WEST)
1/4" = 1'-0" REF: 1 / A-112

1 ELEVATION EXTERIOR (SOUTH)
1/4" = 1'-0" REF: 1 / A-110

CITY OF FRANKLIN ENGINEERING 10/22/20 Review and Comment Only Not For Construction

PLOT DATE: 10/1/2020 2:55:08 PM
FILE NAME: S:\2017\20177.02 Gamble Design Collaborative\Carothers Crossing West PUD\Revit\Carothers Crossing West PUD_Central_v2019.rvt

MOODY•NOLAN
1625 BROADWAY
4TH FLOOR
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PHONE: (615) 386-9690
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BURNS McDONNELL.

FIFTH THIRD BANK

COF Carothers Crossing West PUD
Subdivision, Site Plan, Lot 5
5045 CAROTHERS PKWY, FRANKLIN, TN 37067
for
Fifth Third Bank

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C	10/20/20	REISSUED FOR SITE PLAN ONE STOP

DRAWING TITLE:
EXTERIOR ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-201

SITE SUBMITTAL PACKAGE

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
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FINISH SCHEDULE LEGEND
3" x 12"

4 EXTERIOR ELEVATIONS SOUTH
1/8" = 1'-0"

3 EXTERIOR ELEVATIONS SOUTH STAR DRIVE (NORTH)
1/8" = 1'-0"

2 EXTERIOR ELEVATIONS AURELIUM DRIVE (WEST)
1/8" = 1'-0"

1 EXTERIOR ELEVATIONS CAROTHERS PARKWAY (EAST)
1/8" = 1'-0"

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BURNS McDONNELL.

FIFTH THIRD BANK

COF Carothers Crossing West PUD
Subdivision, Site Plan, Lot 5
5045 CAROTHERS PKWY, FRANKLIN, TN 37067
for
Fifth Third Bank

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B	10/01/20	REISSUED FOR SITE PLAN REVIEW
C	10/20/20	REISSUED FOR SITE PLAN ONE STOP

DRAWING TITLE:
COLORED ELEVATIONS

COF no: 7355
10/01/20
DRAWN BY: JT CHECKED BY: JS
MOODY NOLAN PROJ#: 20177.02

A-210

SITE SUBMITTAL PACKAGE

PREVIOUSLY APPROVED - COF#7355

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE ELEVATIONS

SHEET
AI.7
COF 7734

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02755

DATE: January 17, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2021-52: An Ordinance To Rezone 3.56 Acres From Regional Commerce 6 (RC6) District To Planned (PD 5.1/3,803) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 201 Cool Springs Boulevard (Legends View At Franklin PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7746
Applicant: Sean DeCoster, CSDG
Owner: Eric Powers, P&K LLC

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to rezone the subject property at 201 Cool Springs Boulevard from Regional Commerce 6 (RC6) to Planned (PD 5.1/3,803) to accommodate the Legends View at Franklin PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept, which "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The applicant is proposing 20 multifamily units and 3,803 square feet of commercial space. New multifamily residential is encouraged within Regional Commerce and the proposed mixed-use plan is consistent with the recommendations of Envision Franklin and recently approved adjacent development.

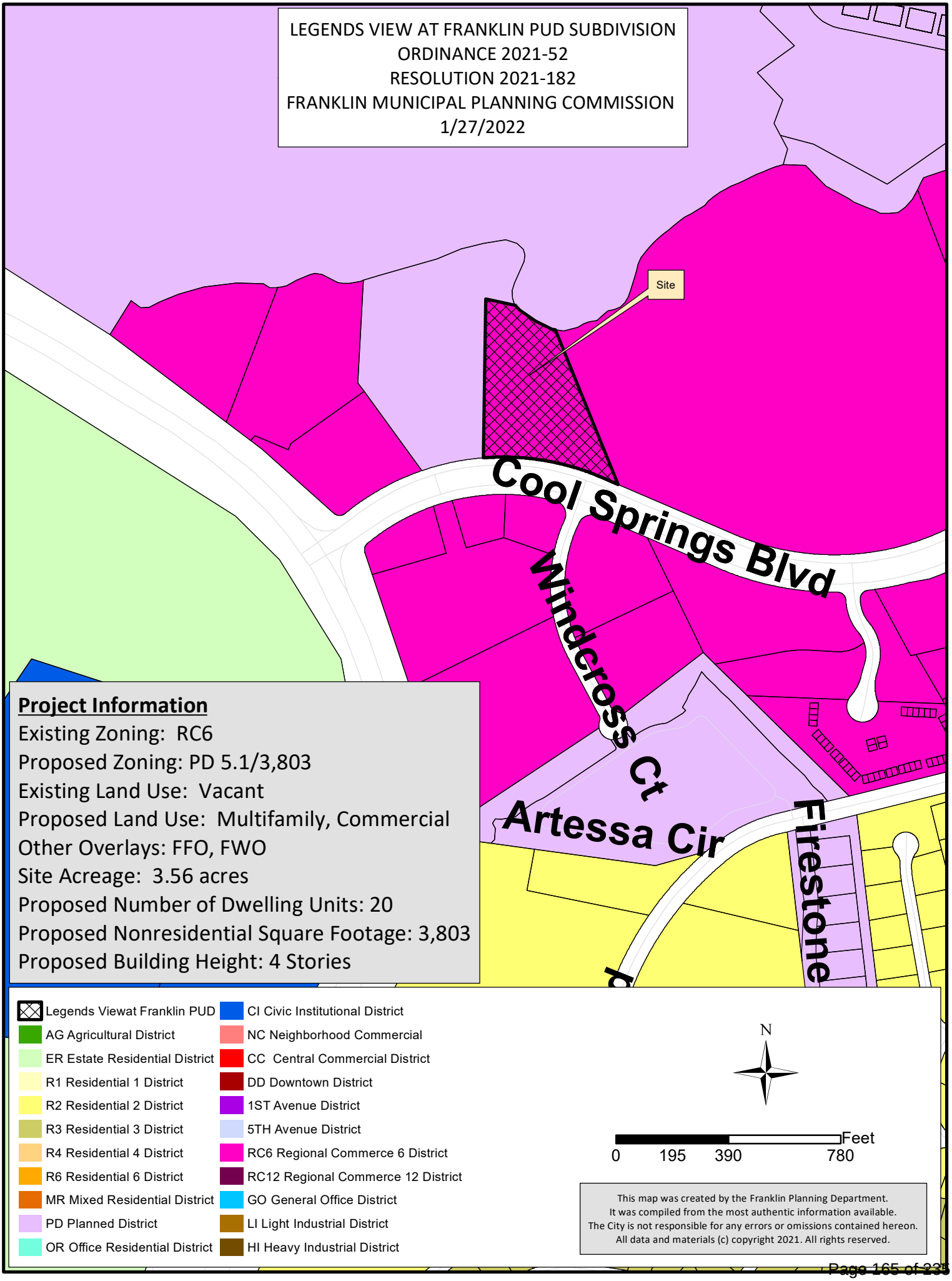
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-52 be recommended to the Board of Mayor and Aldermen for approval.


LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2021-52
RESOLUTION 2021-182
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
Project Information
Existing Zoning: RC6
Proposed Zoning: PD 5.1/3,803
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 3.56 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: 3,803
Proposed Building Height: 4 Stories
Legends Viewat Franklin PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 195 390 780 Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

ORDINANCE 2021-52

AN ORDINANCE TO REZONE 3.56 ACRES FROM REGIONAL COMMERCE 6 (RC6) DISTRICT TO PLANNED (PD 5.1/3,803) DISTRICT FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER PARKWAY, AT 201 COOL SPRINGS BOULEVARD (LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION)

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (PD 5.1/3,803) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-182, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Regional Commerce 6 (RC6)** District to **Planned (PD 5.1/3,803)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
62-45.00	3.56
Total	3.56

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Law Dept Approved (2) 01.19.22

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

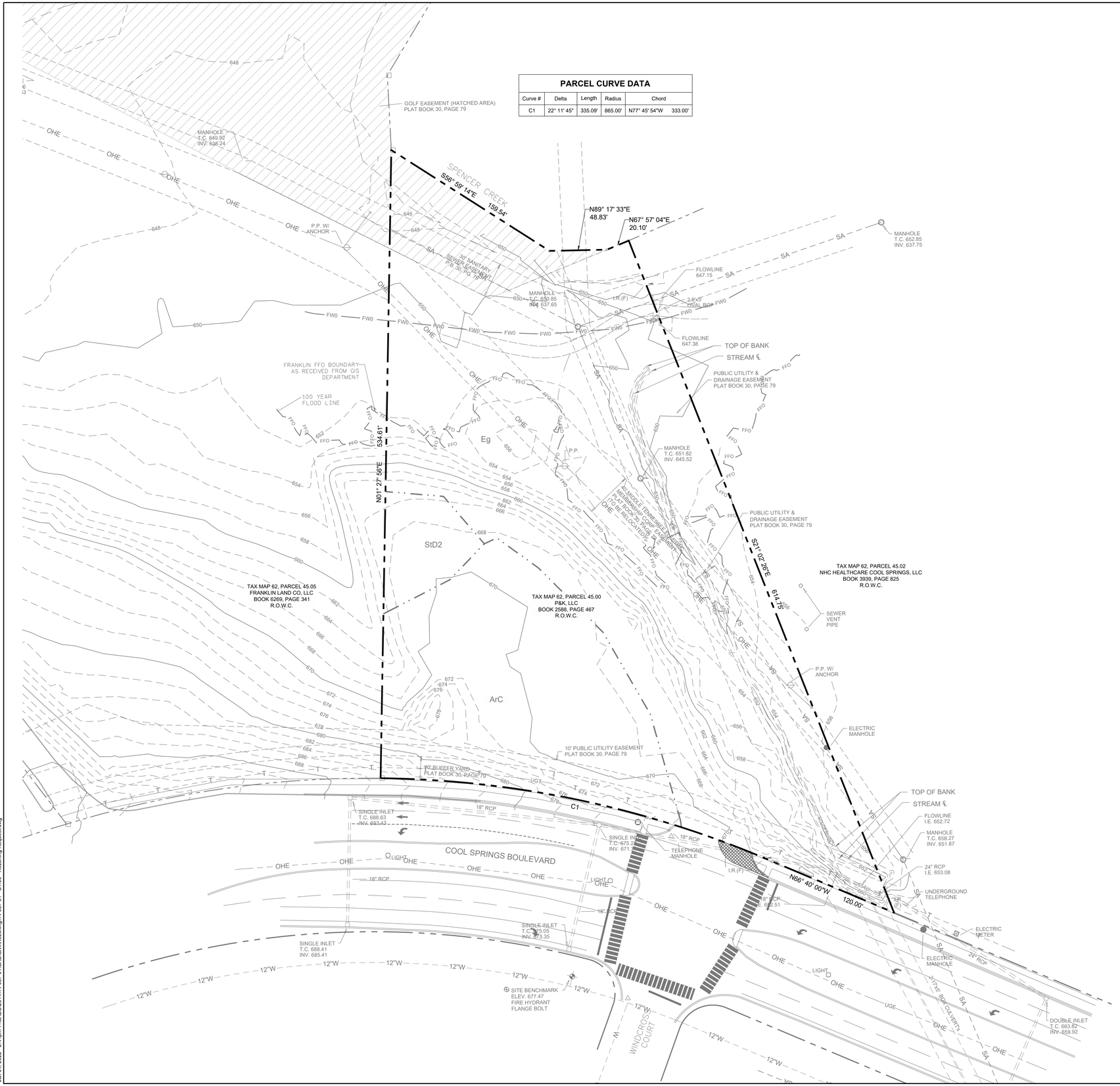
PLANNING COMMISSION RECOMMENDED: _____

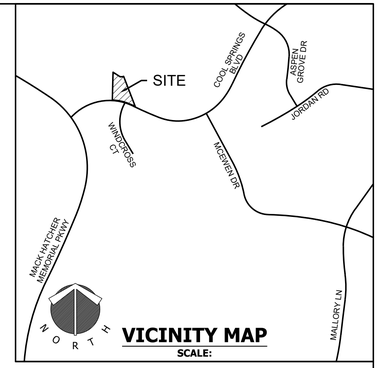
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____





VICINITY MAP
SCALE:

Existing Conditions Note:

The existing condition information shown on this sheet was taken from a Survey prepared by Arrowhead Survey, Dated January 27, 2015.. CSDG takes no responsibility for the correctness, accuracy, or completeness of this survey information.

FEMA Note:

According to F.E.M.A. F.I.R.M. Map number 47189C0204F, effective date 09/29/2006, a portion of this site is located within zone AE which is determined to have a 1% annual chance of flooding.

SITE DATA

EXISTING ZONING: REGIONAL COMMERCE 6 (RC6)
PROPOSED ZONING: PD (5.1/3,803)
SITE AREA: ±3.56 AC.

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
00106458
STATE OF TENNESSEE
1/6/2022

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7746

201 Cool Springs Blvd.
Franklin, Williamson
County, Tennessee

ISSUE SET:
REZONING REQUEST
ISSUE DATE: 12/13/2021

REVISION SCHEDULE:

No.	Description	Date
	Initial Submittal	12/13/21
	Resubmittal	1/6/2022

REVISION: | DRAWN: JAM | CHECKED: SKD

REZONING REQUEST

C1.00

PROJECT NO.: 14-087-01

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

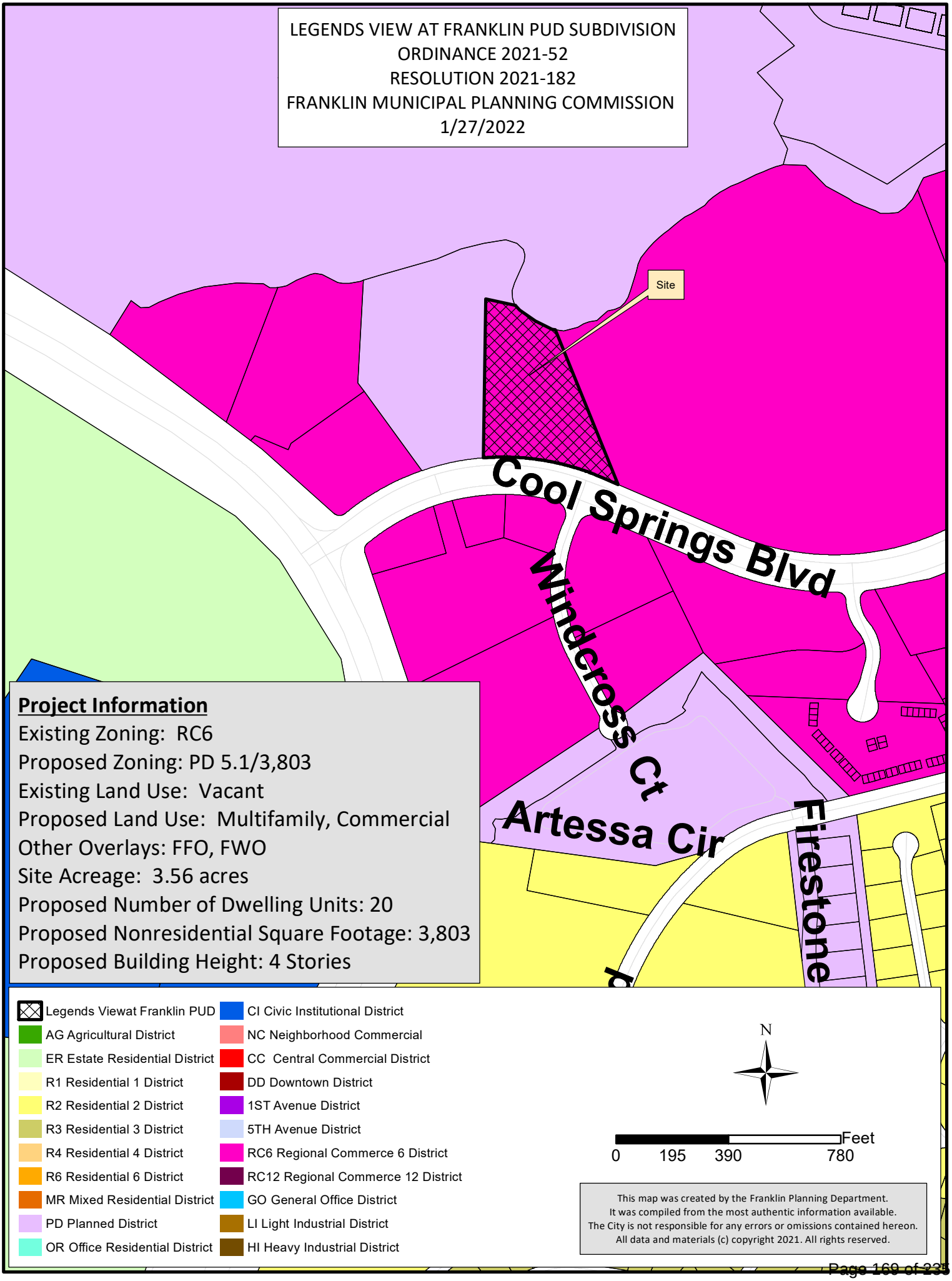
MAP 62 PARCEL 45.00

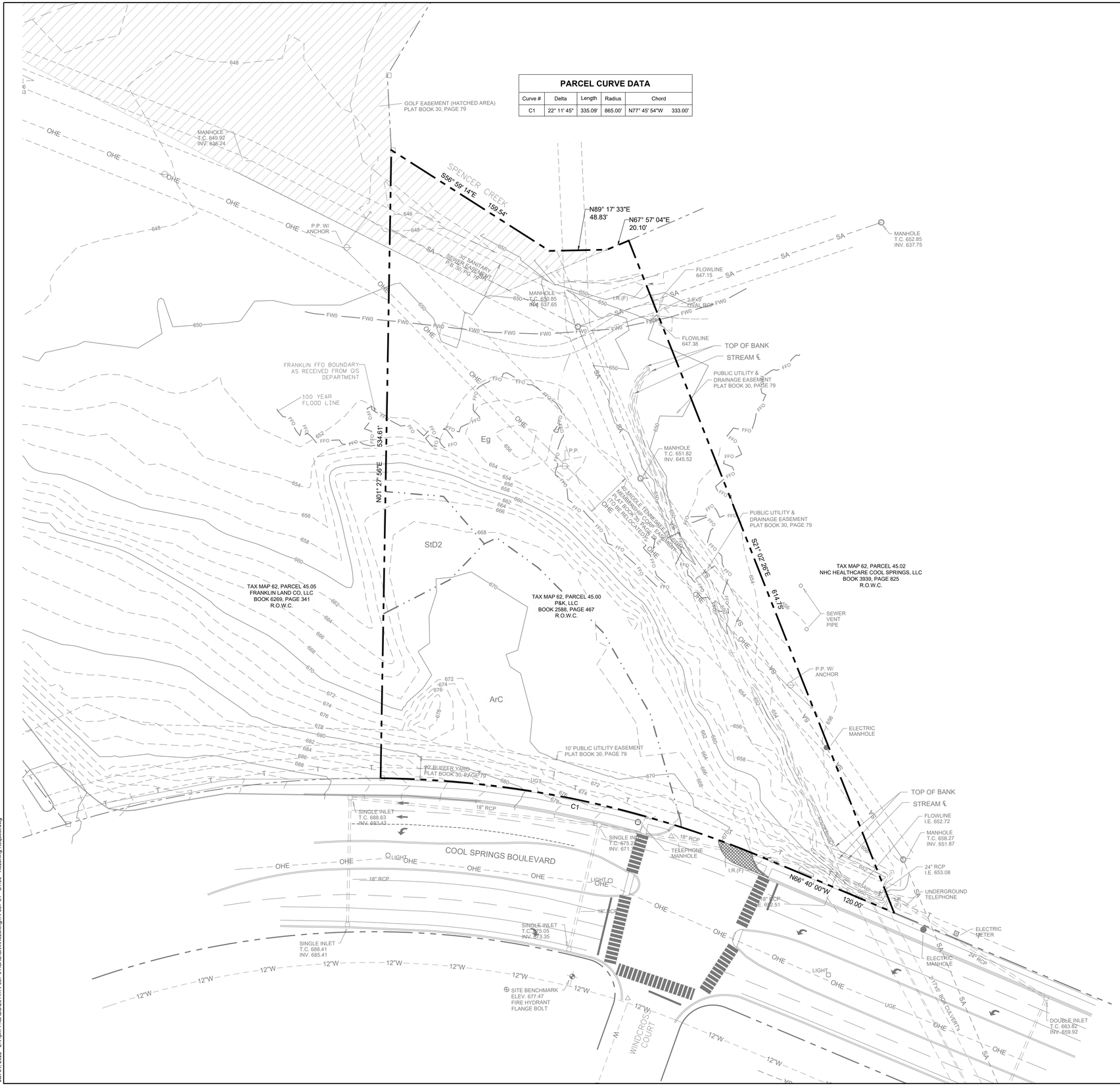
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

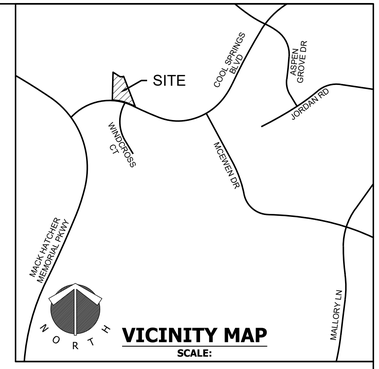
N

0 40 80
SCALE: 1"=40'

Jan 04, 2022 - 2:41pm T:\CAD\2014\14-087-01\CAD\Civil\Rezoning\14-087-01 - C1.00 - Rezoning Request.dwg


LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2021-52
RESOLUTION 2021-182
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
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Other Overlays: FFO, FWO
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Proposed Building Height: 4 Stories
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VICINITY MAP
SCALE:

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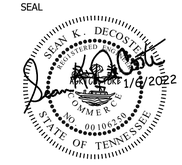
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csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7746

201 Cool Springs Blvd.
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REZONING REQUEST
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No.	Description	Date
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	Resubmittal	1/6/2022

REVISION: | DRAWN: JAM | CHECKED: SKD

REZONING REQUEST

C1.00

PROJECT NO.: 14-087-01

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

MAP 62 PARCEL 45.00

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ELEVATION: 677.47'

N

SCALE: 1"=40'
0 40 80

Jan 04, 2022 - 2:41pm T:\CAD\20141\14-087-01\CAD\Civil\Rezoning\14-087-01 - C1.00 - Rezoning Request.dwg

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02756

DATE: January 17, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-182: A Resolution Approving A Development Plan For Legends View At Franklin PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 201 Cool Springs Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7747
Applicant: Sean DeCoster, CSDG
Owner: Eric Powers P&K LLC

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to construct 20 multifamily dwelling units and 3,803 square feet of commercial space with the Legends View at Franklin PUD Subdivision on the property located at 201 Cool Springs Boulevard. Envision Franklin places this property in the Regional Commerce Design Concept. The areas in this concept, "contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." New multifamily residential is encouraged within the Regional Commerce Design Concept.

Envision Franklin states that new development within Regional Commerce have "High-activity uses, such as retail, are encouraged on the first floor, with uses such as offices and residential encouraged on second floors. Site design should integrate seamless pedestrian connectivity across the site and to other uses." Vehicular parking is contained within a structured parking garage below the multifamily units and commercial space, promoting pedestrian connectivity among the units and residential amenities.

It further states that, "First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and

be part of a connected and master-planned site." The two units at the front of the development contain 3,803 square feet of commercial space.

There are some concerns from the Fire Department concerning fire access for the site during an emergency event. Fire has stipulated 15 requirements that must be done in order to satisfy the conditions of approval. The full list can be found in Condition 7.

Project Consideration:
A portion of his plan is within the FFO boundary. The best and most advantageous route for the project to proceed is to go through the LOMA process with FEMA. This does not require any site work. It is submitting the proof of existing conditions for FEMA to reinterpret the floodplain boundary. Upon approval, the LOMA would go to BZA for reinterpretation of the FFO boundary. As the project is still in the development plan stage, this should be able to be accomplished without any significant delays through the site plan process. Simple LOMAs are typically processed quickly with FEMA. If the project were to proceed as submitted, the building will have to be separated into two different structures, with separate foundations and connections through expansion joints, to meet the stipulation that no new buildings, other than parking structures, be constructed in the floodplain. This may prove more expensive and timely than filing the LOMA.

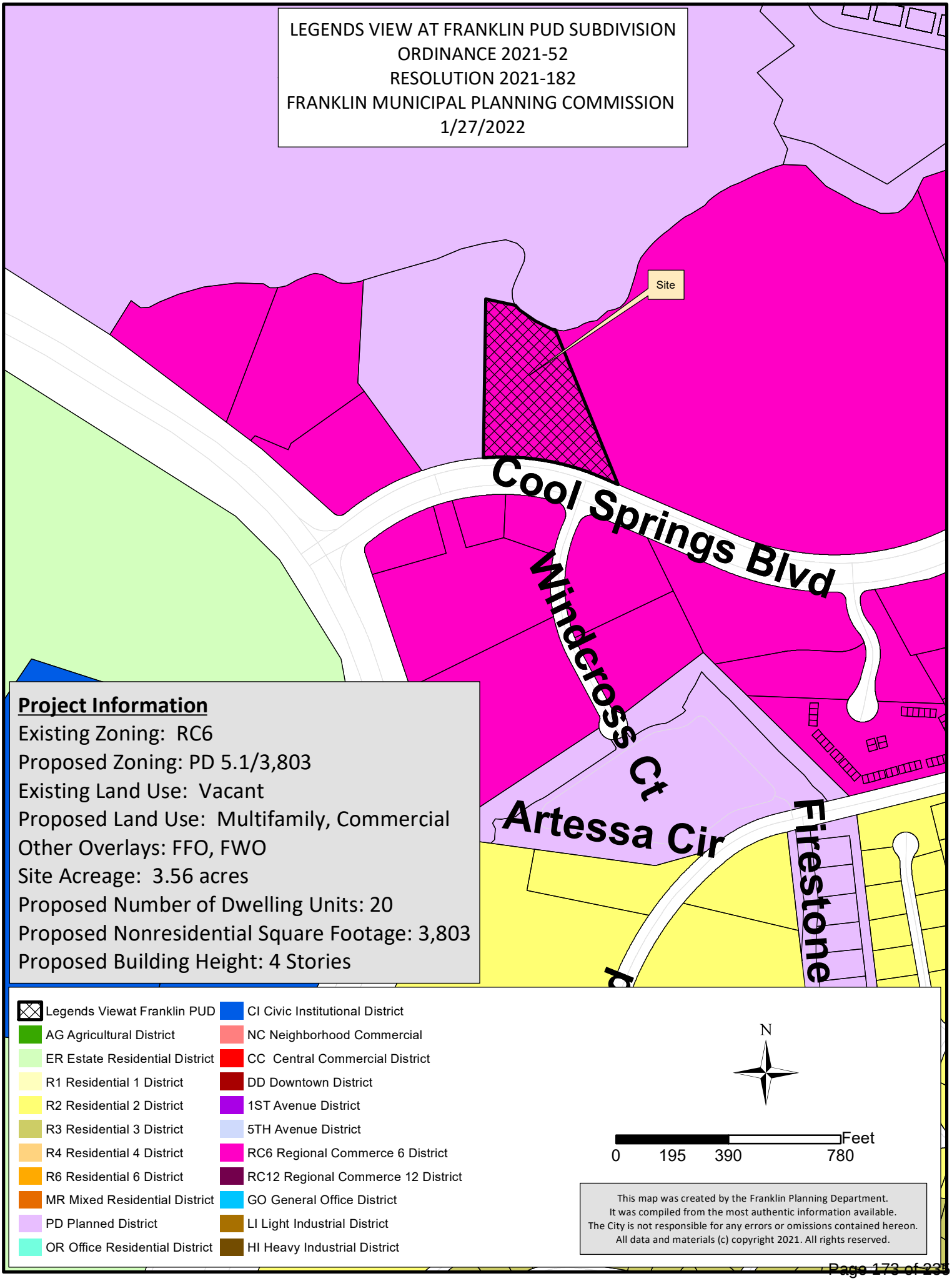
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-182 be recommended favorably for approval with conditions to the Board of Mayor and Alderman.


LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2021-52
RESOLUTION 2021-182
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
Project Information
Existing Zoning: RC6
Proposed Zoning: PD 5.1/3,803
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 3.56 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: 3,803
Proposed Building Height: 4 Stories
Legends Viewat Franklin PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 195 390 780 Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-182

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER PARKWAY, LOCATED AT 201 COOL SPRINGS BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-52; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
62-45.00	3.56
Total	3.56

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Legends View at Franklin PUD are as follows:

Entitlements	Legends View at Franklin PUD
Base Zone District	PD 5.1/3,803
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	20
Number of Nonresidential Square Footage	3,803 SF
Number of Hotel Rooms	0
Open Space Requirements	5% 10%
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2021-52, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____12/7/21_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____12/9/21_____

NEIGHBORHOOD MEETING: _____12/7/21_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

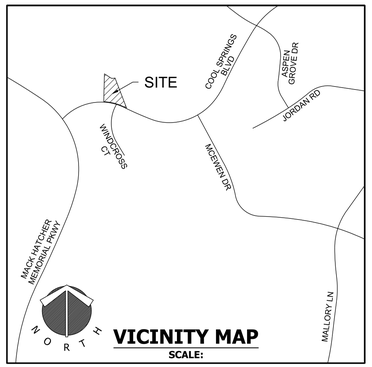
General Notes

1. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
2. All driveway and sidewalk construction shall conform to the requirements and specifications of the City of Franklin.
3. Concrete for curbs and sidewalks shall be 3500 PSI concrete.
4. The site layout is based on control points as noted. The contractor shall confirm the control data prior to any construction work, and protect such points.
5. The contractor shall conform to all local codes and receive approval where necessary before construction.
6. All construction materials and installation shall conform to local governing agency regulations and specifications.
7. Handicap ramps shall have a maximum slope of 1:12.
8. All pavement materials and construction shall conform to the City of Franklin and TDOT standards and specifications.
9. The contractor is to check all existing conditions, (i.e. existing grade, inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any work. Report any discrepancies to the owner's representative. The contractor shall repair any damage to existing utilities, at his own expense, to the standards of the utility company.
10. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
11. The contractor shall obtain permits from the City of Franklin and TDOT for any work performed in Public Right-of-Way.
12. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
13. Existing pavement in public roadways shall be patched in accordance with applicable City of Franklin and TDOT standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
14. The contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
15. Contractor shall give required necessary notices and obtain required permits.
16. In the event of any discrepancies and/or errors found in the drawing, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work. If engineer is not notified, the contractor shall take responsibility for the cost of any revision.
17. The contractor shall prepare and provide a Traffic Control Plan to the City of Franklin Public Works if any portion of the construction work will impair the normal traffic flow along the adjacent streets.
18. All site features shall be in compliance with the requirements of The Americans with Disabilities Act (ADA) in effect at the time in which the site features are constructed.
19. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, a portion of this site is located within Zone AE which is determined to have a 1% annual chance of flooding.
20. There are no known wetlands or karst features within this project.
21. Retaining walls greater than 30" shall be designed by a structural engineer.

DEVELOPMENT PLAN
ASPEN GROVE, SECTION O, LOT 4
LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

201 Cool Springs Blvd.
Franklin, Williamson County, TN

Map 62, Parcel 45.00



VICINITY MAP
SCALE:

SHEET INDEX

	COVER SHEET
C0.01	CIVIL NOTES
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	SITE LAYOUT PLAN
C2.01	SITE LAYOUT DETAILS
C2.02	TURNING MOVEMENT ANALYSIS
C2.03	TURNING MOVEMENT ANALYSIS
C3.00	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL STAGE 1 PLAN
C3.02	EROSION CONTROL STAGE 2 PLAN
C3.03	GRADING, DRAINAGE & SWPPP DETAILS
C3.04	GRADING, DRAINAGE & SWPPP DETAILS
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS

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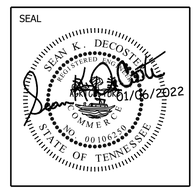
OWNER / DEVELOPER
P&K, LLC
3310 ASPEN GROVE DRIVE, SUITE 302
FRANKLIN, TN 37067
CONTACT: ERIC POWERS
PH: (615) 778-8828
E-MAIL: epowers@innovationsgrp.com

ENGINEER
CSDG
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: 615-248-9999
CONTACT: SEAN DECOSTER
E-MAIL: seand@csdgtn.com

LANDSCAPE ARCHITECT / PLANNER
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PH: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com

ARCHITECT
INTEGROUS ARCHITECTURE
3310 APSEN GROVE DR., SUITE 302
FRANKLIN, TN 37067
CONTACT: STEVE AKERS
PH: (615) 778-8835
E-MAIL: sakers@integrousarchitecture.com

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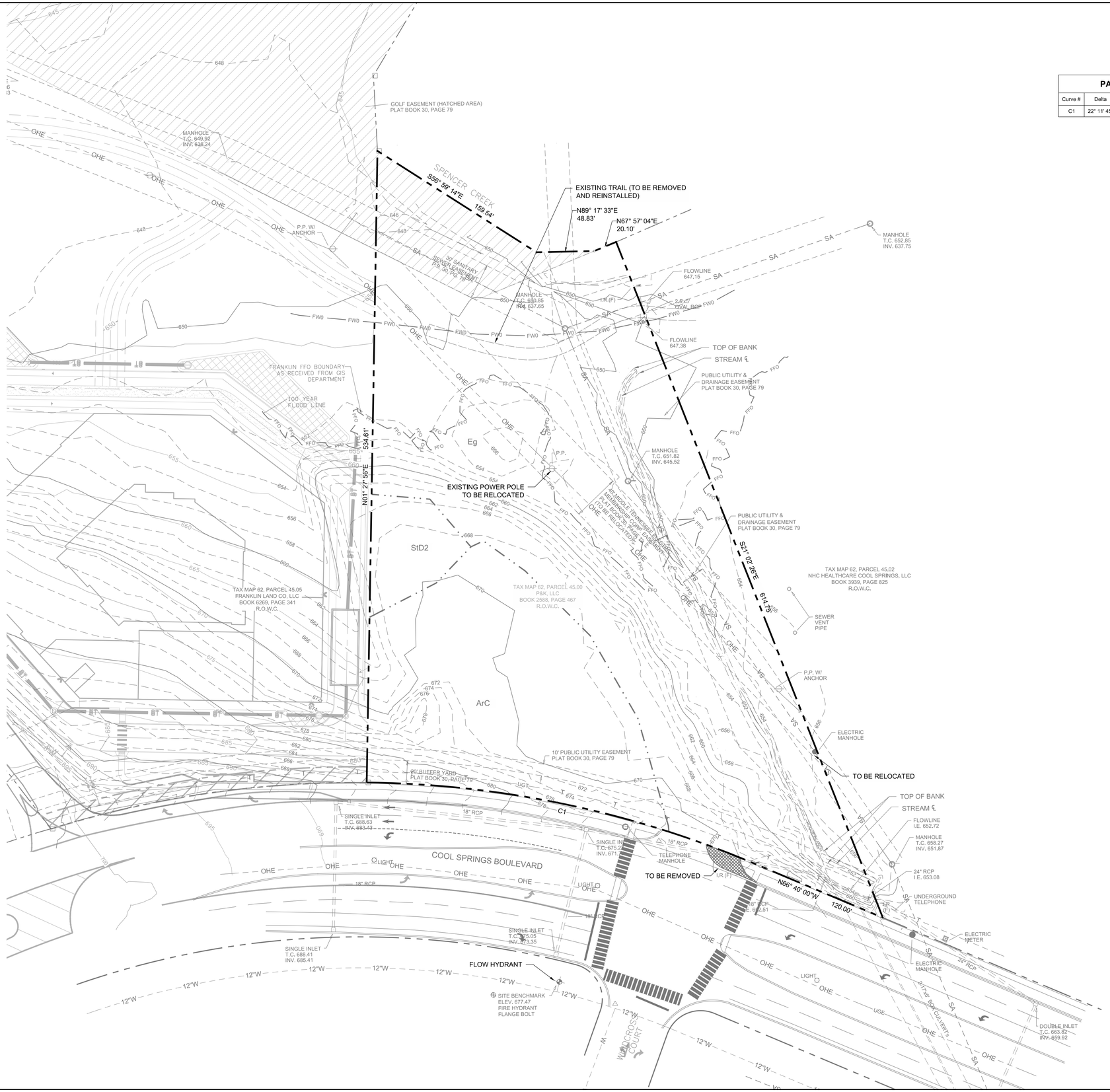
ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

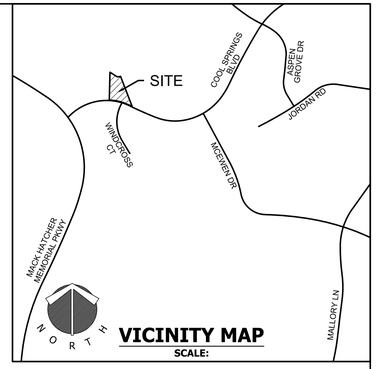
No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION:	DRAWN:	CHECKED:
	JAM	SKD

PROJECT NO.: 14-087-01



PARCEL CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	22° 11' 45"	335.09'	865.00'	N77° 45' 54"W	333.00'



VICINITY MAP
SCALE:

Site Data:

Project Name:	Aspen Grove, Section O, Lot 4 Legends View Luxury Condominiums
Address:	201 Cool Springs Blvd Franklin, TN
Civil District:	8th
Map, Parcels:	62, 45.00
Owner/Developer:	P&K, LLC 3310 Aspen Grove Dr. #302 Franklin, TN 37067 Contact: Eric Powers Phone: 615-778-1218
Site Area:	±3.56 ac
Disturbed Area:	±_._ ac
Required Open Space	5%
Proposed Open Space	55.8%
Existing Zoning:	Regional Commerce 6 (RC6)
Proposed Zoning:	PD (5.1/3,803)
Building Use:	Mixed Use, Multifamily
Building Height:	70 ft.
Building Construction Type:	Type II-B
Prop. Building Area:	±71,865 SF 18 ~ 3 Bedroom Residential 2 ~ Office Condominiums
Other Overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay (FWO)
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 15' Rear: 25'
Bike Parking Required:	27
Bike Parking Provided	27
Parking:	**See parking chart**

TWO HYDRANT FLOW TEST DATA	
TEST HYDRANT	
STATIC PRESSURE	120 PSI
RESIDUAL PRESSURE	116 PSI
FLOW HYDRANT	
FLOW	1,042 GPM
CALCULATED FLOW AT 20 PSI	5,936 GPM
DATE OF TEST	12/22/21
HYDRANT ELEVATION	±676

Williamson County, Tennessee (TN187)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArC	Armour silt loam, 5 to 12 percent slopes	1.1	29.5%
Eg	Egam silt loam, phosphatic	2.4	61.8%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	0.3	8.7%
Totals for Area of Interest		**3.8**	**100.0%**

CITY OF FRANKLIN HAS INDICATED THAT THERE MAY BE AN ABANDONED SEWER LINE ON SITE WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING. IF THE SEWER LINE IS UNCOVERED DURING EXCAVATION IT SHALL BE REMOVED FROM THE LIMITS OF THE BUILDING FOOTPRINT AT THE CONTRACTOR'S EXPENSE. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF THE ABANDONED LINE.

Existing Conditions Note:

The existing condition information shown on this sheet was taken from a Survey prepared by Arrowhead Survey, Dated January 27, 2015.. CSDG takes no responsibility for the correctness, accuracy, or completeness of this survey information.

FEMA Note:

According to F.E.M.A. F.I.R.M. Map number 47189C0204F, effective date 09/29/2006, a portion of this site is located within zone AE which is determined to have a 1% annual chance of flooding.

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MAP 62 PARCEL 45.00

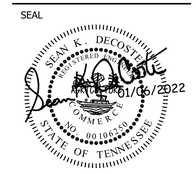
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson
County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION:	DRAWN:	CHECKED:
	JAM	SKD

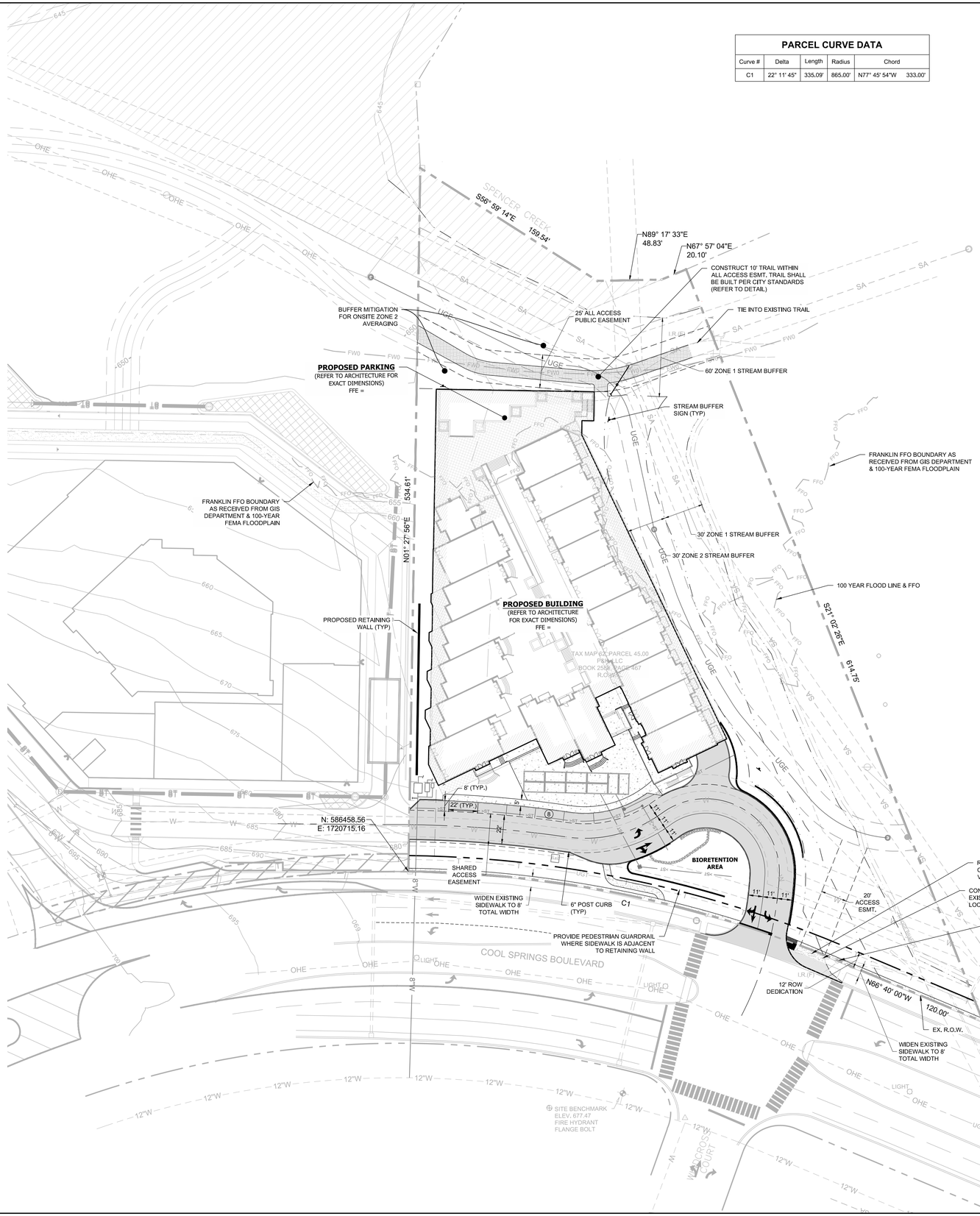
EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:22pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C1.00 - Existing Conditions Plan.dwg

PARCEL CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	22° 11' 45"	335.09'	865.00'	N77° 45' 54"W	333.00'



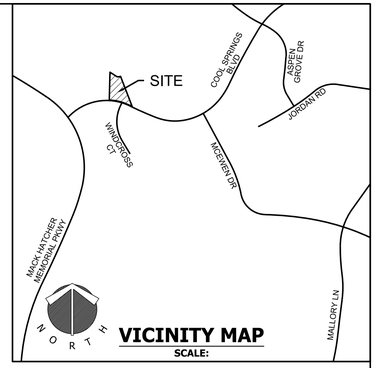
Site Data:

Project Name:	Aspen Grove, Section O, Lot 4 Legends View Luxury Condominiums
Address:	201 Cool Springs Blvd Franklin, TN
Civil District:	8th
Map, Parcels:	62, 45.00
Owner/Developer:	P&K, LLC 3310 Aspen Grove Dr. #302 Franklin, TN 37067 Contact: Eric Powers Phone: 615-778-1218
Site Area:	±3.56 ac
Disturbed Area:	±_._ ac
Required Open Space	5%
Proposed Open Space	55.8%
Existing Zoning:	Regional Commerce 6 (RC6)
Proposed Zoning:	PD (5.1/3,803)
Building Use:	Mixed Use, Multifamily
Building Height:	70 ft.
Building Construction Type:	Type II-B
Prop. Building Area:	±71,865 SF 18 ~ 3 Bedroom Residential 2 ~ Office Condominiums
Other Overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay (FWO)
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 15' Rear: 25'
Bike Parking Required:	27
Bike Parking Provided	27
Parking:	See parking chart

PARKING PROVIDED	
Unit	Parking Provided
Garage	67
Parallel On-Street	8
Total Parking Provided	**75**

NOTE: BICYCLE PARKING TO BE LOCATED IN THE GARAGE

= LEVEL 2 GREEN ROOF



VICINITY MAP

SCALE:

PARKLAND INFORMATION:
18 NEW UNITS X $4,304 = $77,472
FEES SHALL BE PAID AT FINAL PLAT

COMPREHENSIVE REVIEW AT SITE PLAN NOTE:
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

PLANNED ROAD NETWORK NOTE:
THE MAJOR THOROUGHFARE PLAN INDICATES THE FUTURE IMPROVEMENT OF COOL SPRINGS BOULEVARD FROM MACK HATCHER PARKWAY TO CAROTHERS PARKWAY. THE IDENTIFIED IMPROVEMENTS WOULD WIDEN THE ROAD FROM 4 TO 6 LANES. THERE ARE NO OTHER IMPROVEMENTS NEAR THE SITE.

PAVEMENT LEGEND

= COF PAVEMENT SECTION RD-3

= CONCRETE

Notes:

1. The project site is located at 201 Cool Springs Blvd in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62, Parcel 45.00 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey.
3. Fire hydrant flow for the hydrant located at SW corner of Windcross Ct. and Cool Springs Blvd. (test date 12/22/2021)
   - Static Pressure: 120 psi
   - Residual Pressure: 116 psi
   - Flow: 1,042 gpm
4. The acreage of this development is ±3.56 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, a portion of this site is located within Zone AE which is determined to have a 1% annual chance of flooding.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. No habitable portion of the building is proposed within the limits of the floodplain fringe overlay.

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MAP 62 PARCEL 45.00

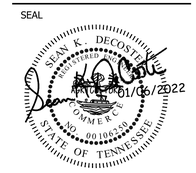
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SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson
County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

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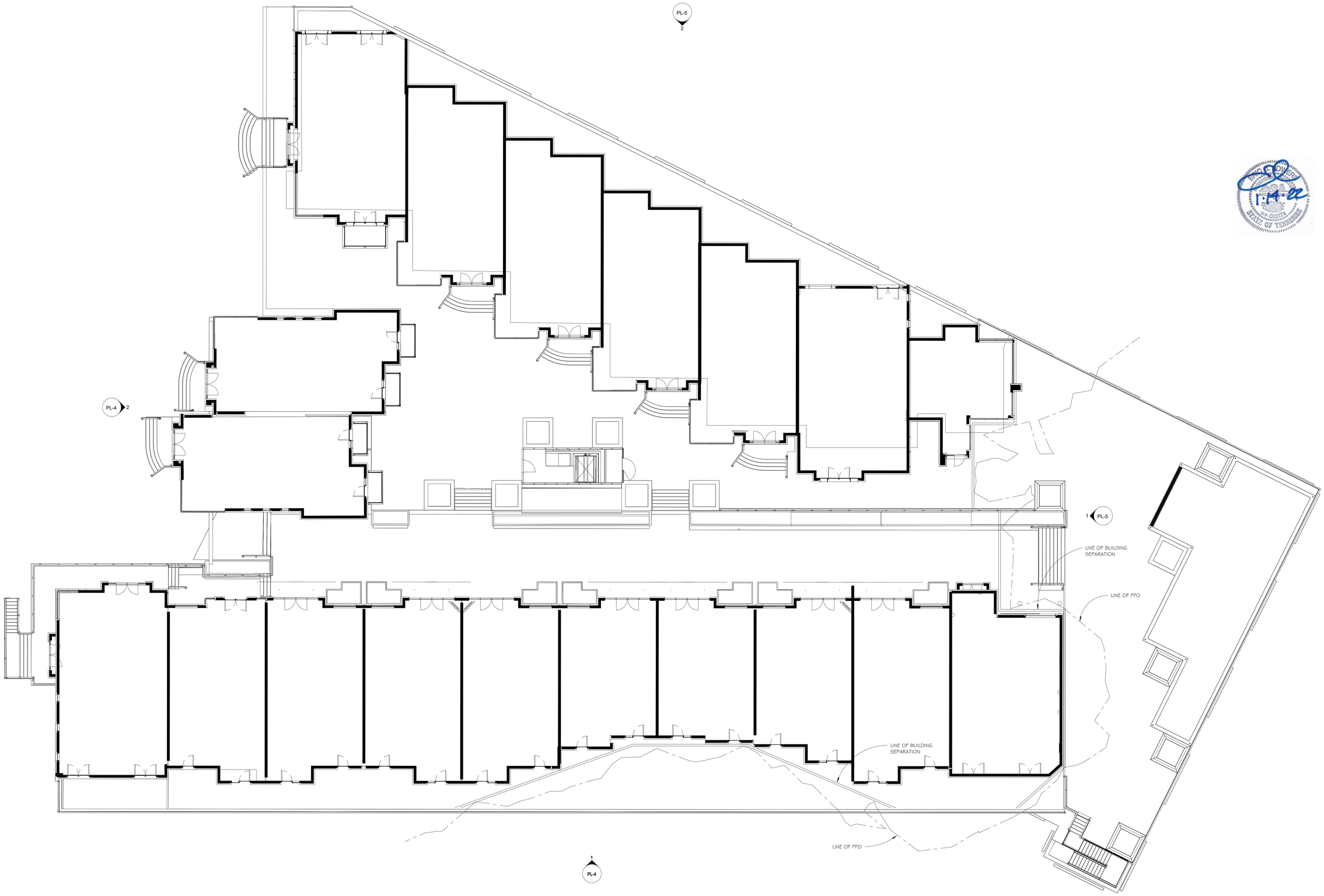
REVISION: | DRAWN: JAM | CHECKED: SKD

SITE LAYOUT PLAN

C2.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CADD\Civil\Site Plan\14-087-01 - C2.00 - Site Layout Plan.dwg



1 PLAZA LEVEL FLOOR PLAN
1" = 10'-0"

THE INNOVATIONS GROUP, LLC DBA:
integrous
ARCHITECTURE
functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835
© integrous Architecture 2016

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

consultants:

CIVIL:
STRUCT.:
MECH.,ELEC., PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

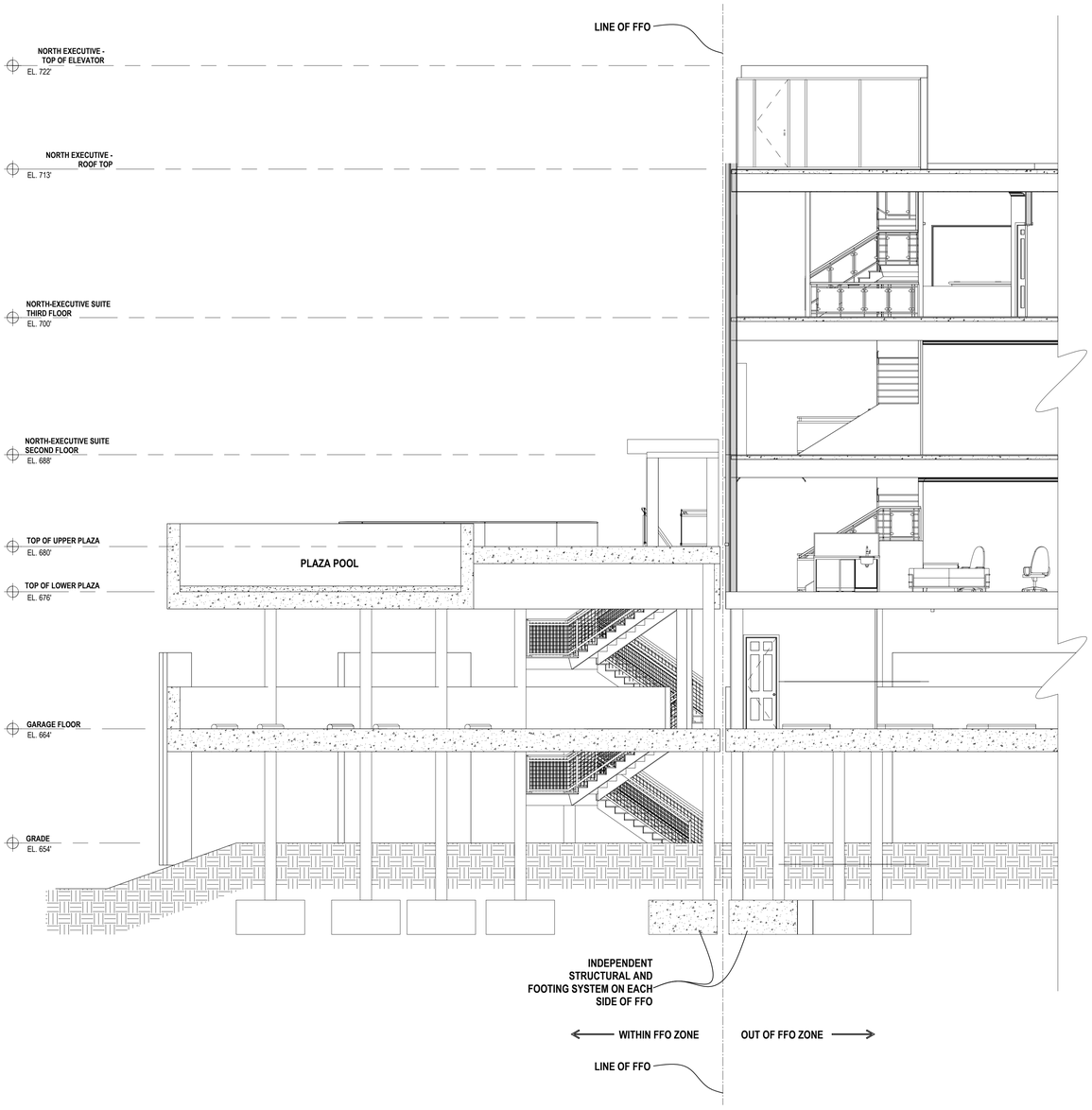
No.	Description	Date

PL-1
PLAN

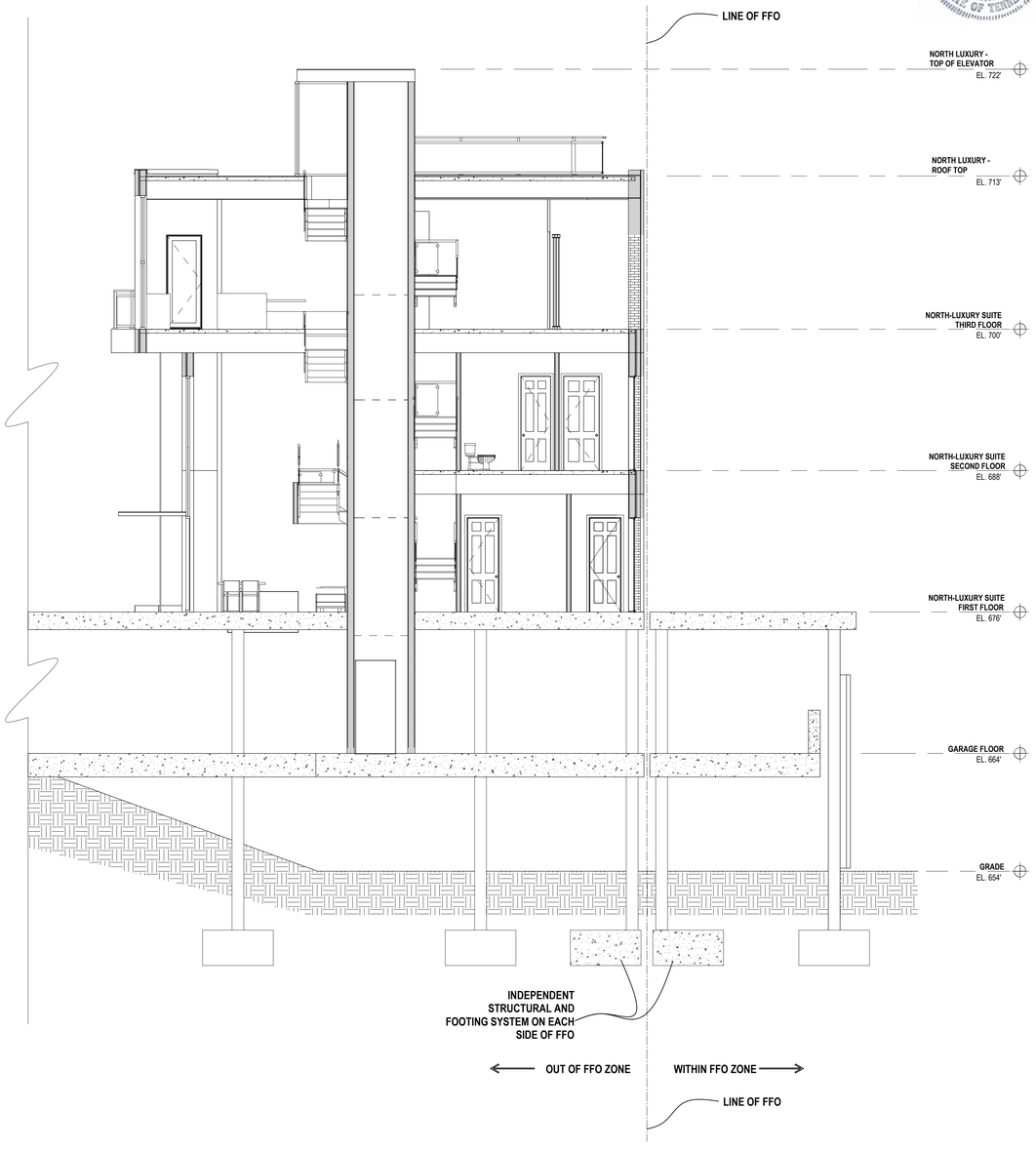
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Chk'd By: Checker

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1 PL-3 BUILDING SECTION
3/16" = 1'-0"



2 PL-3 BUILDING SECTION
3/16" = 1'-0"

FPC #7747

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1.14.22

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

consultants:
CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-3
SECTIONS

Drawn By: Author
Chk'd By: Checker



1 PL-4 NORTH EXTERIOR ELEVATION
1" = 10'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 10591 SF

BRICK 1	- 2730 SF = 26%	
BRICK 2	- 2810 SF = 27%	
ALUCOBOND 1	- 570 SF = 5%	
ALUCOBOND 2	- 931 SF = 9%	
CONCRETE	-1746 SF = 16%	
VEGETATED PANEL SYSTEM	- 1804 SF = 17%	



2 PL-4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 6147 SF

BRICK 1	- 0 SF = 0%	
BRICK 2	- 3356 SF = 55%	
ALUCOBOND 1	- 1154 SF = 19%	
ALUCOBOND 2	- 691 SF = 11%	
CONCRETE	- 946 SF = 15%	

MATERIAL LEGEND

ALUCOBOND 1 = ALUCOBOND PLUS BEIGE

ALUCOBOND 2 = ALUCOBOND PLUS NEW AGE DARK BRONZE MICA

BRICK 1 = MERIDIAN BRICK V100 QUEEN SIZE

BRICK 2 = CHEROKEE BRICK AND TILE COMPANY M/S VELOUR BLACK V100 QUEEN SIZE

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH.,ELEC., PLUMBING:
SPECIALTY:

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201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-4
ELEVATION - RENDERING

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:18 PM



2 PL-5 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 9886 SF

BRICK 1	- 3095 SF = 31%	
BRICK 2	- 2228 SF = 23%	
ALUCOBOND 1	- 532 SF = 5%	
ALUCOBOND 2	- 802 SF = 9%	
CONCRETE	- 2114 SF = 21%	
VEGETATED PANEL SYSTEM	- 1115 SF = 11%	



1 PL-5 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 5526 SF

BRICK 1	- 1113 SF = 20%	
BRICK 2	- 1441 SF = 26%	
ALUCOBOND 1	- 534 SF = 10%	
ALUCOBOND 2	- 279 SF = 5%	
CONCRETE	- 752 SF = 14%	
VEGETATED PANEL SYSTEM	- 1407 SF = 25%	

MATERIAL LEGEND

ALUCOBOND 1 = ALUCOBOND PLUS BEIGE

ALUCOBOND 2 = ALUCOBOND PLUS NEW AGE DARK BRONZE MICA

BRICK 1 = MERIDIAN BRICK V100 QUEEN SIZE

BRICK 2 = CHEROKEE BRICK AND TILE COMPANY M/S VELOUR BLACK V100 QUEEN SIZE

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH, ELEC., PLUMBING:
SPECIALTY:

Legends View at Franklin PUD Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-5
ELEVATION - RENDERING

Drawn By: Author
Chk'd By: Checker

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3D RENDERING FROM COOL SPRINGS BLVD.



3D RENDERING FROM LOWER PLAZA LEVEL LOOKING NORTH



3D RENDERING OF PLAZA LOOKING SOUTHEAST



3D RENDERING OF PLAZA FROM POOL DECK

FPC #7747

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

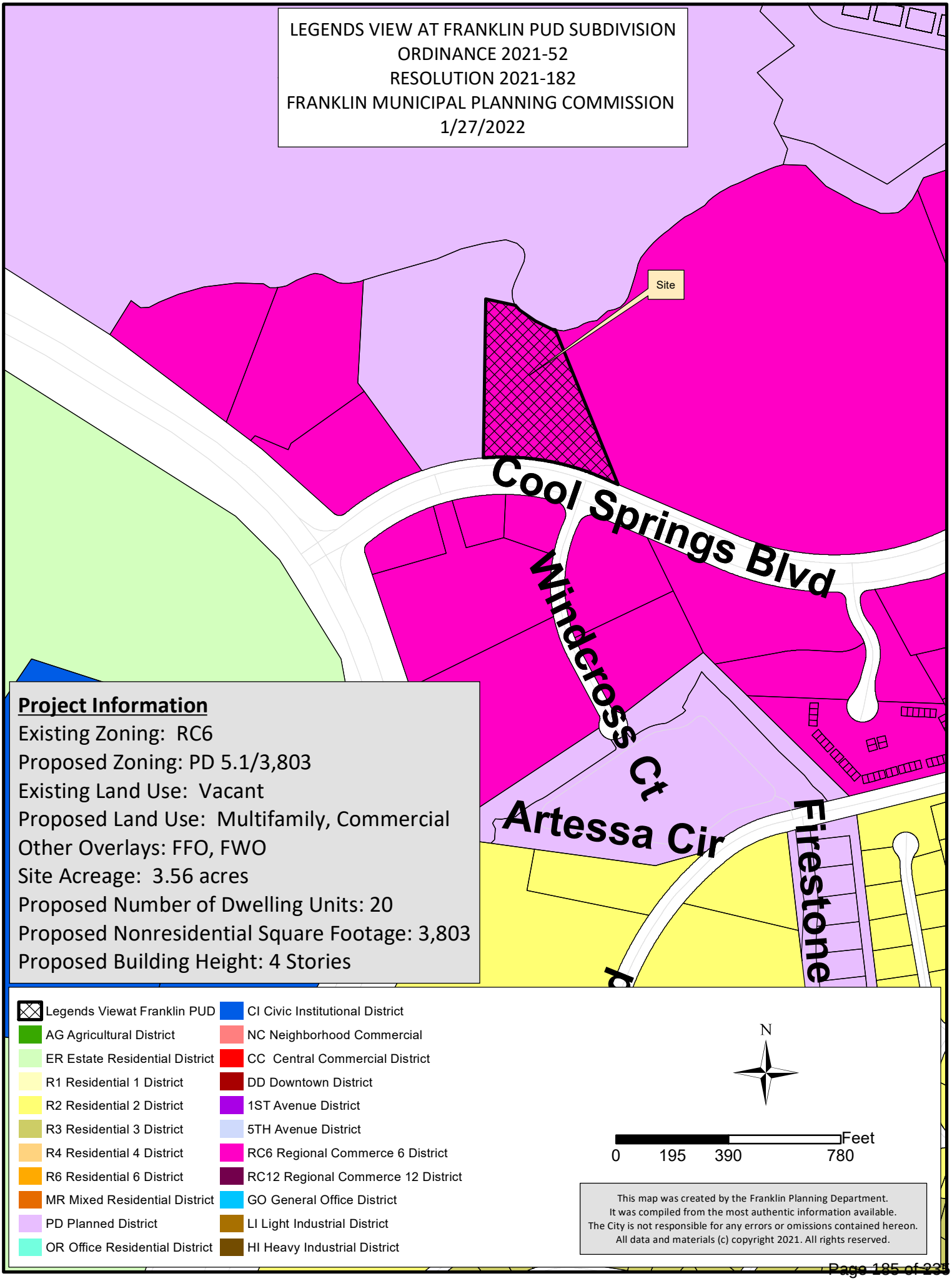
Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-6
RENDERINGS

Drawn By: Author
Chk'd By: Checker


LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2021-52
RESOLUTION 2021-182
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
Project Information
Existing Zoning: RC6
Proposed Zoning: PD 5.1/3,803
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 3.56 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: 3,803
Proposed Building Height: 4 Stories
Legends Viewat Franklin PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 195 390 780 Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7747

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

19. Adjacent Property

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval of the Development Plan.*

At site plan, Applicant shall show how building elements proposed on this site have been coordinated with the adjacent property to the west so as to not hinder building construction on the adjacent property

24. On-Street ADA Parking

joe.marlo@franklintn.gov *A 5'-0" access aisle shall be provided in addition to the sidewalk adjacent to on-street parking. The following shall remain open as a Condition of Approval of the Development Plan.*

At site plan, Applicant shall provide accessible on-street parking spaces as follows:

1. Quantity of accessible on-street parking spaces shall meet Table R214 of the "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle, exclusive of the adjacent sidewalk, shall be provided at each ADA space in addition to the 8'-0" minimum stall width, allowing the vehicle to park anywhere within the 13'-0" width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.

RP-23 Accessible On-Street Parking (Standard)
RP-24 Accessible On-Street Parking (Lowered Sidewalk)

Engineering Review

General Issues

52. Offsite Improvements

kevin.long@franklintn.gov Offsite roadway improvements required as part of the recommendations from the Traffic Impact Analysis shall be submitted as a separate offsite plan set. **The offsite plans shall be submitted and approved prior to the first grading permit for this site.** These plans shall include the turn lanes and traffic signal design. Design elements shall meet storage requirements determined as part of the TIA report and design standards as appropriate based on current AASHTO, TDOT, and COF standards. Additionally, **all offsite improvements shall be completed and accepted by the City prior to the first Certificate of Occupancy for the site.**

53. Cross-access Drive

kevin.long@franklintn.gov ***(The following comment applies to both developments at 151 and 201 Cool Springs. Comment to remain as a Condition of Approval <u>to be addressed at the Site Plan stage</u> and does not hinder approval of this Development Plan.)***

Applicant shall comply with the minimum Vertical and Horizontal Alignment per City Standards (Sections 3.3.8 & 3.3.9 of Street Standards)

Due to the anticipated volume of traffic using the access easement across the property connecting to the east, the design and construction of the access drive shall be equivalent to that of a low-volume local street, including such features as geometry and pavement design. Additional information and design details may be required at the Site Plan stage to ensure any component of the cross-access drive deemed out of compliance will still function as intended and does not present an impediment or hazard to motorists.

The cross-access connection to Windcross Court shall be completed and in service prior to the issuance of any Certificate of Occupancy for this Development Plan.



FIRE–Planning

General Issues

7. Fire Department Access

curt.edelmann@franklintn.gov Because this is a residential occupancy with limited fire department access, the fire department has the following conditions of approval.

1. Minimum construction type shall be **IIA** in accordance with Chapter 6 of the IBC.
2. All exterior materials shall be non-combustible.
3. Insulation shall have a flame-spread rating no more than 25.
4. The floor-ceiling assembly between the parking deck and the floor above must have a minimum 2-hour fire resistance rating.
5. Demising walls between the units must have a minimum 2-hour fire resistance rating.
6. The walls surrounding the apartment's entrance / elevator on the parking deck level shall have a minimum 2-hour fire resistance rating.
7. A wet wall hydrant system is required. Wet hydrants shall be located at the end of each row of buildings and at the mid-way point. The hydrant system shall have a separate FDC located along the access drive and no more than 100-feet from a public fire hydrant. Piping for the hydrant system shall be in a conditioned enclosure to prevent pipe from freezing. Heat tracing will not be permitted. Piping for the hydrant system may share the enclosure with the fire sprinkler system, but the hydrant system and sprinkler system shall be separate.
8. A minimum 60-inch path must be maintained in the plaza between the buildings for fire department access.
9. The project shall include two public fire hydrants located in front of the building. Sheet C4.00 shows a hydrant at the west end of the property. A second hydrant is required at the east end of the property.
10. Buildings shall be protected by a fire sprinkler system in accordance with NFPA 13. An NFPA 13-R system will not be permitted.
11. Unless elevators utilize hydraulic fluid or have drive belts that are not fire resistant, fire sprinklers are not required within the elevator shaft.
12. Frost-free horizontal sidewall sprinklers shall be installed on the perimeter of the penthouse to cover the roof terrace. Full coverage of the terrace is not required. An overhang shall be provided around the perimeter of the penthouse above the sprinklers.
13. Hose outlets will be required on the roof deck at the center of each building. It is assumed that the separations between the units at the roof decks will be as shown on Sheet PL-6.
14. The use of propane cylinders on the roof terrace is not permitted. Piped natural gas will be permitted.
15. The applicant shall engage an independent life-safety design professional to participate in the design and construction of the building and provide a report to the fire department detailing how the building's fire protection features will offset the lack of fire department access.

[Edited By Curt Edelmann]

9. Auto-Turn

curt.edelmann@franklintn.gov The 5-mph minimum speed requirement must appear on the drawing.

Parks

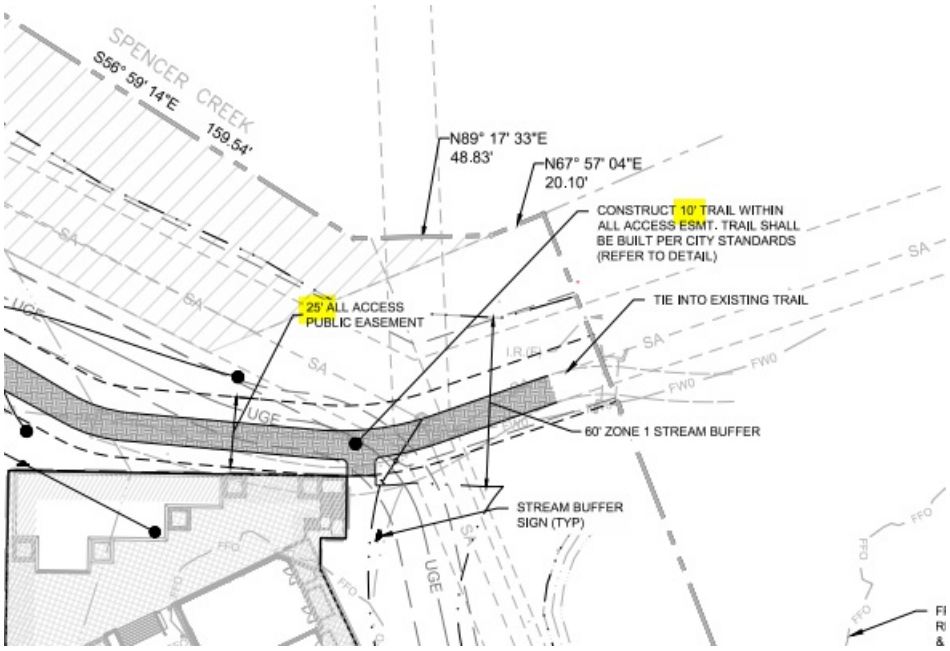
General Issues

26. Parkland Impact Fee

kevinl@franklintn.gov

Correct plan in yellow below to follow the Parkland Agreement submitted to Law on 12-27-21.

The trail asphalt path shall be 12 foot in width and the easement shall be 22 foot as shown in exhibit B of the Parkland Agreement.



Parkland Agreement Exhibit B

Public/Private Parkland, 75% Reimbursement [Public Access Easement, Privately Maintained]						
Multi-Use Trail Construction Cost Offsets						
	Linear Feet of 12' Asphalt Trail			221	$110/LF	$24,310
Multi-Use Trails Land Dedication Offsets						
	Land Dedication for Trail System (Asphalt Trail)		22' per LF of Trail	0.11 AC		
	Land Dedication Offset		$45,757 / Acre (Floodplain)	0.11 AC		$5,033.27
					Total Design Fees	$4,000.00
					Total Public/Private Parkland Construction Cost:	$24,310.00
					Total Public/Private Parkland Land Cost:	$5,033.27
					Total Public/Private Parkland Cost (Design + Construction + Land):	**$33,343.27**

[Edited By Kevin Lindsey]

Planning

General Issues

61. Site Data Chart

jason.arnold@franklintn.gov This comment has not been addressed.

Applicant shall show Open Space location, type and amenities, labeled on the plan, at the One-Stop submittal.

69. Parking

joseph.bryan@franklintn.gov Applicant shall add parallel parking spaces to both sides of the street, or remove the street parking altogether from the plan.

Stormwater

General Issues

34. Riparian Buffer

jeff.willoughby@franklintn.gov	As per FMC 23-107(5)(b)(ii) Underground utilities such as sanitary sewer, water mains, and above ground utilities shall be located outside of the riparian buffer except for crossings

36. Riparian Buffer

jeff.willoughby@franklintn.gov	LOD, silt fence and tree protection fencing shall be located outside the riparian buffer limits

37. Riparian Buffer

jeff.willoughby@franklintn.gov	There's a lot going on inside the riparian buffer zones and it is unclear to what extent. A buffer management plan shall be submitted showing ALL encroachments for staff to evaluate. A variance request may be required based on the buffer management plan. I would highly recommend submitting this to me by email in draft form to review before initial submittal. Reply

Zoning

General Issues

28. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as a project reminder. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

29. FFO/FEMA

shanna.mccoy@franklintn.gov	As discussed in the previous meeting, the best and most advantageous route for the project is to go through the LOMA process with FEMA. This does not require any site work. It is submitting the proof of existing conditions for FEMA to reinterpret the floodplain boundary. Upon approval, the LOMA would go to BZA for reinterpretation of the FFO boundary. As the project is still in the development plan stage, this should be able to be accomplished without any significant delays through the site plan process. Simple LOMAs are typically processed quickly with FEMA.

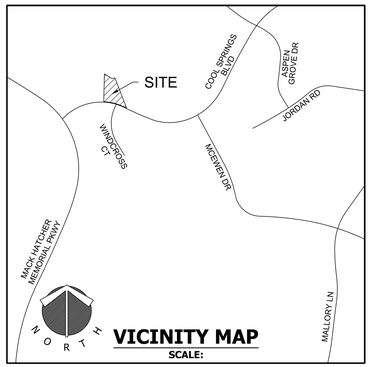
General Notes

1. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
2. All driveway and sidewalk construction shall conform to the requirements and specifications of the City of Franklin.
3. Concrete for curbs and sidewalks shall be 3500 PSI concrete.
4. The site layout is based on control points as noted. The contractor shall confirm the control data prior to any construction work, and protect such points.
5. The contractor shall conform to all local codes and receive approval where necessary before construction.
6. All construction materials and installation shall conform to local governing agency regulations and specifications.
7. Handicap ramps shall have a maximum slope of 1:12.
8. All pavement materials and construction shall conform to the City of Franklin and TDOT standards and specifications.
9. The contractor is to check all existing conditions, (i.e. existing grade, inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any work. Report any discrepancies to the owner's representative. The contractor shall repair any damage to existing utilities, at his own expense, to the standards of the utility company.
10. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
11. The contractor shall obtain permits from the City of Franklin and TDOT for any work performed in Public Right-of-Way.
12. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
13. Existing pavement in public roadways shall be patched in accordance with applicable City of Franklin and TDOT standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
14. The contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
15. Contractor shall give required necessary notices and obtain required permits.
16. In the event of any discrepancies and/or errors found in the drawing, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work. If engineer is not notified, the contractor shall take responsibility for the cost of any revision.
17. The contractor shall prepare and provide a Traffic Control Plan to the City of Franklin Public Works if any portion of the construction work will impair the normal traffic flow along the adjacent streets.
18. All site features shall be in compliance with the requirements of The Americans with Disabilities Act (ADA) in effect at the time in which the site features are constructed.
19. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, a portion of this site is located within Zone AE which is determined to have a 1% annual chance of flooding.
20. There are no known wetlands or karst features within this project.
21. Retaining walls greater than 30" shall be designed by a structural engineer.

DEVELOPMENT PLAN
ASPEN GROVE, SECTION O, LOT 4
LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

201 Cool Springs Blvd.
Franklin, Williamson County, TN

Map 62, Parcel 45.00



VICINITY MAP
SCALE:

SHEET INDEX

	COVER SHEET
C0.01	CIVIL NOTES
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	SITE LAYOUT PLAN
C2.01	SITE LAYOUT DETAILS
C2.02	TURNING MOVEMENT ANALYSIS
C2.03	TURNING MOVEMENT ANALYSIS
C3.00	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL STAGE 1 PLAN
C3.02	EROSION CONTROL STAGE 2 PLAN
C3.03	GRADING, DRAINAGE & SWPPP DETAILS
C3.04	GRADING, DRAINAGE & SWPPP DETAILS
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS

CSDG
Planning | Engineering
Landscape Architecture

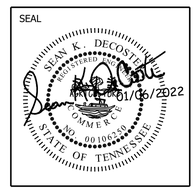
OWNER / DEVELOPER
P&K, LLC
3310 ASPEN GROVE DRIVE, SUITE 302
FRANKLIN, TN 37067
CONTACT: ERIC POWERS
PH: (615) 778-8828
E-MAIL: epowers@innovationsgrp.com

ENGINEER
CSDG
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: 615-248-9999
CONTACT: SEAN DECOSTER
E-MAIL: seand@csdgtn.com

LANDSCAPE ARCHITECT / PLANNER
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PH: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com

ARCHITECT
INTEGROUS ARCHITECTURE
3310 APSEN GROVE DR., SUITE 302
FRANKLIN, TN 37067
CONTACT: STEVE AKERS
PH: (615) 778-8835
E-MAIL: sakers@integrousarchitecture.com

SEAL



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

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION: | DRAWN: JAM | CHECKED: SKD

PROJECT NO.: 14-087-01

Stormwater Pollution Prevention Plan Notes:

1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer in not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure):
   a) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number
   b) name, company name, email address, telephone number and address of the project site owner or a local contact person
   c) a brief description of the project
   d) the location of the SWPPP if an on-site location for storing the plan is not available.
2. The owner of this project site will provide erosion control measures as shown on this SWPPP. Once the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
5. All erosion control measures shall be installed and maintained in accordance with the manufacture's specifications and recommendations. It is the purpose of all control measures to slow runoff so that silt and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 sq.ft. of area. Provide adequate amounts of water to establish a healthy stand of grass.
7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.
8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 33%.
9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
11. There is a stream on this site, however, no part of the proposed construction is within the banks of the stream, therefore no additional permits associated with these features are required.
12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from be washed from the site by storm water runoff.
13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
14. Construction must be phased for projects in which over 50 acres of soil will be disturbed. Areas of the completed phase must be stabilized with in 15 days. No more than 50 acres of active soil disturbance is allowed at any time during the construction project.
15. For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres at one time. Submit the phasing plan to the state and local agencies for their review.
16. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
17. The contractor shall maintain a rain gauge and daily rainfall records at the site.
18. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
19. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
20. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.
21. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
22. After construction in complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
23. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
24. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
25. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. Contractor shall erect construction barriers or take other means necessary to insure that the areas remain protected.
26. The contractor shall employee a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
27. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
28. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.25 inches or greater.
29. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.
30. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate fro a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
31. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
32. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
33. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
34. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
35. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
36. All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.
37. All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.
38. Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.
39. Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.
40. This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. Civil Site Design Group P.L.L.C. personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.

As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC).

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately ___ acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50%%% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (4 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 4". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

General Notes:

1. Base information was taken from a survey prepared by Arrowhead Survey, dated January 27, 2015. Civil Site Design Group, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.
2. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
3. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
4. Concrete for curbs and sidewalks shall be 3500 PSI concrete unless required otherwise by local codes.
5. The site layout is based on control points as noted.
6. The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
7. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
8. Handicap ramps shall have a maximum slope of 1:12.
9. All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
10. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the preconstruction condition or better.
11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
13. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
14. Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
15. The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
16. Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
17. In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
18. The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocated existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
19. Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
20. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
21. Drawing is a reproduction and subject to distortion. Please verify graphic scale before scaling drawing.
22. These plans, prepared by Civil Site Design Group, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
23. In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.

Site Utility Notes:

1. The sanitary sewer line shall be PVC-SDR 35, The domestic water line shall be Type K copper, The public water line and the fire service line shall be class 52 ductile iron pipe.
2. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
3. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
4. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.
5. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.
6. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.
7. Coordinate the exact location of all utilities entering the building with the plumbing plans.
8. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
9. Reduced Pressure Backflow Preventer (RPBP) or dual check valves will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the local water department/district.
10. All connections to existing manholes shall be by the coring and resilient seal method.
11. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.
12. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.
13. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by local utility department/district.
14. Contractor shall mark the location of all new PVC lines with #8 wire.
15. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground in the area of private utility lines. The contractor shall have an underground locator mark the location of the existing lines. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
16. Fire hydrant assemblies include the appropriate sized tee (with kicker), 6" line to hydrant, 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations within 7 feet of the curb, (minimum of 2 feet behind curb).
17. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for retesting.
18. The contractor shall field verify the exact horizontal and vertical location of existing manholes, sanitary sewer lines, and water lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.
19. Repair existing pavement, curbs, walks, landscaping. etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
20. Sanitary sewer services shall be 6" diameter PVC (SDR 35) at a minimum slope of 1.0% unless shown otherwise on the drawings. Lines shall start 5' beyond the buildings. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.
21. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
22. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.
23. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.
24. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair pavement in accordance with the local governing agency requirements.
25. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.
26. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.
27. The fire line shall be installed by a sprinkler contractor licensed in the State of Tennessee. The fire line shall be flushed and tested in accordance with NFPA requirements.
28. The proposed gas line construction and installation shall be coordinated with the local gas provider by the contractor.
29. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.
30. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.
31. Siamese stand pipe to be galvanized steel.
32. The flow test information shown on this plan is for general information purposes only. It shall be the sprinkler designer / contractor's responsibility to have their own flow test preformed and their sprinkler design shall be based on their flow test.
33. If the double detector check valve assembly is located outside of the building the pit shall include a ¼ hp sump pump. Use Myers model S25 or approved equal. Discharge pipe shall extend to the surface and be directed toward the street. Provide a 12-inch by 12-inch by 4-inch thick concrete splash pad at the discharge point. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the pit for electrical service for the pump.
34. If the reduced pressure backflow preventer is located outside of the building it shall be installed with a heated enclosure. enclosure shall be a safe-t-cover (6-inch model) with heat or approved equal. heat shall be safe-t-cover model hch2000-120 (2,000 watt, 120 volt, single phase, 16.66 amp) or approved equal. the contractor shall confirm the enclosure model number with the safe-t-cover supplier based on the model / manufacturer of backflow preventer that the contractor is using, the contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the enclosure for electrical service for the heat.
35. The 1-inch irrigation reduced pressure backflow preventer shall be installed with a heated enclosure. Enclosure shall be a Safe-T-Cover (1-inch model) with heat or approved equal. Heat shall be Chromalox self-regulating heating cable (5 watt per foot, 120 volt, 10 amp) or approved equal. The contractor shall confirm the enclosure model number with the Safe-T-Cover supplier based on the model / manufacturer of backflow preventer that the contractor is using. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the enclosure for electrical service for the heat.
36. The contractor shall have the meters, backflow devices and enclosures approved by the water provider before ordering or installing.
37. If irrigation is provided it will require a separate tap, meter and RPBP.

City of Franklin Grading & Drainage General Notes:

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

City of Franklin EPSC General Notes:

1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
2. EPSC's shall be implemented before earth moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes).
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart.
5. Vegetation, EPSC's and other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue.
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSC's shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres fro sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMP's shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

City of Franklin ROW & Access General Notes:

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

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SEAL
SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
01/06/2022
No. 001050
STATE OF TENNESSEE

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION
COF # 7747
201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

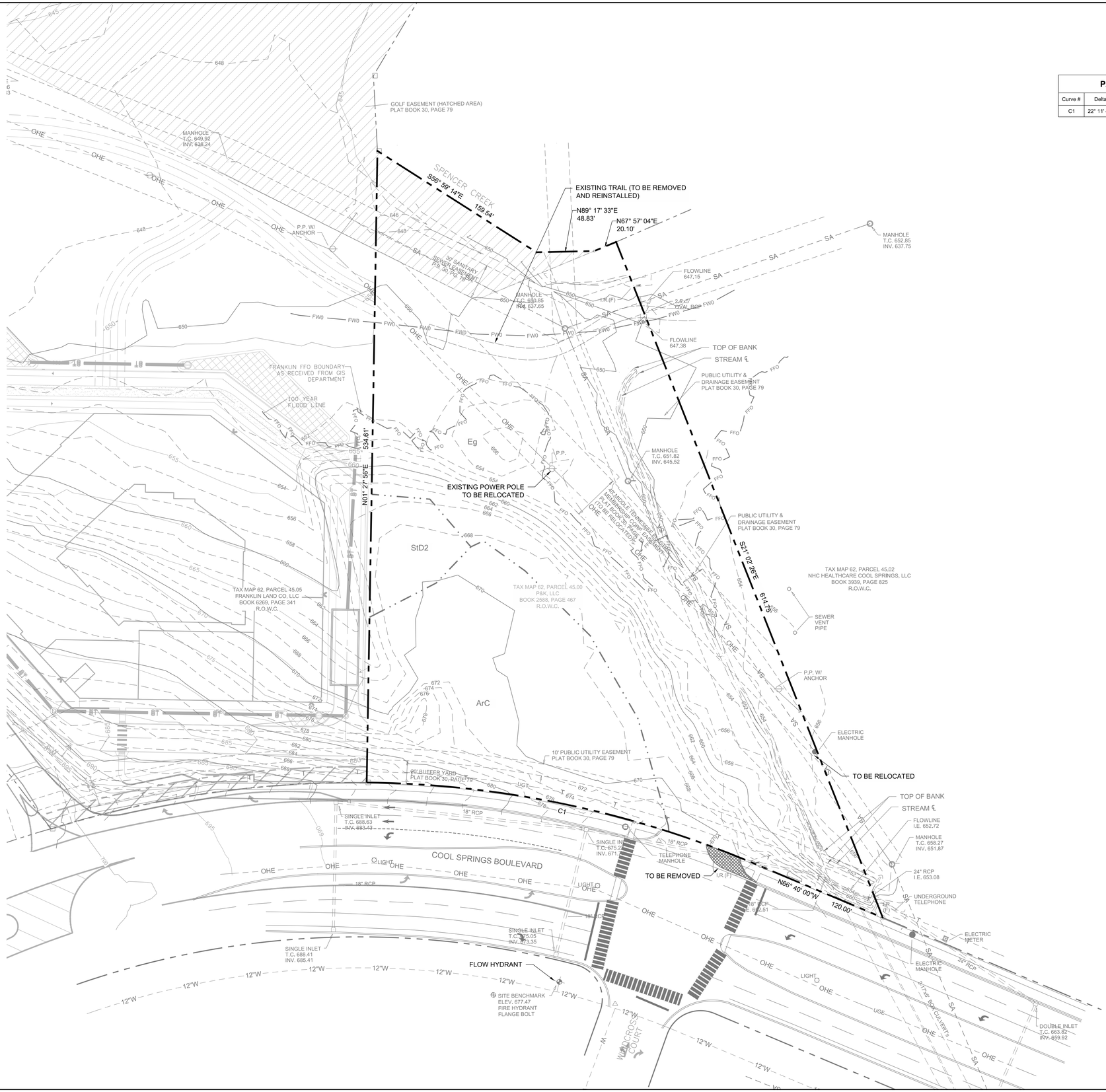
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CIVIL NOTES

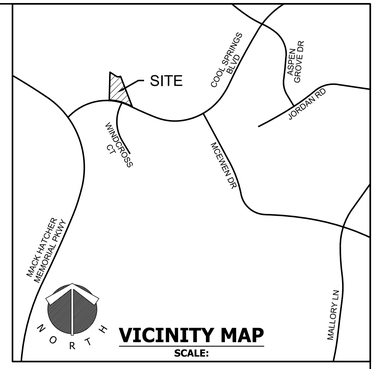
C0.01

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:22pm T:\CIAD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C0.01 - Civil Notes.dwg



PARCEL CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	22° 11' 45"	335.09'	865.00'	N77° 45' 54"W	333.00'



Site Data:

Project Name:	Aspen Grove, Section O, Lot 4 Legends View Luxury Condominiums
Address:	201 Cool Springs Blvd Franklin, TN
Civil District:	8th
Map, Parcels:	62, 45.00
Owner/Developer:	P&K, LLC 3310 Aspen Grove Dr. #302 Franklin, TN 37067 Contact: Eric Powers Phone: 615-778-1218
Site Area:	±3.56 ac
Disturbed Area:	±_._ ac
Required Open Space	5%
Proposed Open Space	55.8%
Existing Zoning:	Regional Commerce 6 (RC6)
Proposed Zoning:	PD (5.1/3,803)
Building Use:	Mixed Use, Multifamily
Building Height:	70 ft.
Building Construction Type:	Type II-B
Prop. Building Area:	±71,865 SF 18 ~ 3 Bedroom Residential 2 ~ Office Condominiums
Other Overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay (FWO)
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 15' Rear: 25'
Bike Parking Required:	27
Bike Parking Provided	27
Parking:	**See parking chart**

TWO HYDRANT FLOW TEST DATA	
TEST HYDRANT	
STATIC PRESSURE	120 PSI
RESIDUAL PRESSURE	116 PSI
FLOW HYDRANT	
FLOW	1,042 GPM
CALCULATED FLOW AT 20 PSI	5,936 GPM
DATE OF TEST	12/22/21
HYDRANT ELEVATION	±676

Williamson County, Tennessee (TN187)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArC	Armour silt loam, 5 to 12 percent slopes	1.1	29.5%
Eg	Egam silt loam, phosphatic	2.4	61.8%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	0.3	8.7%
Totals for Area of Interest		**3.8**	**100.0%**

CITY OF FRANKLIN HAS INDICATED THAT THERE MAY BE AN ABANDONED SEWER LINE ON SITE WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING. IF THE SEWER LINE IS UNCOVERED DURING EXCAVATION IT SHALL BE REMOVED FROM THE LIMITS OF THE BUILDING FOOTPRINT AT THE CONTRACTOR'S EXPENSE. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF THE ABANDONED LINE.

Existing Conditions Note:

The existing condition information shown on this sheet was taken from a Survey prepared by Arrowhead Survey, Dated January 27, 2015.. CSDG takes no responsibility for the correctness, accuracy, or completeness of this survey information.

FEMA Note:

According to F.E.M.A. F.I.R.M. Map number 47189C0204F, effective date 09/29/2006, a portion of this site is located within zone AE which is determined to have a 1% annual chance of flooding.

Tennessee 811
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MAP 62 PARCEL 45.00

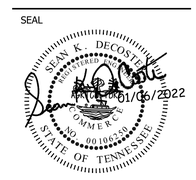
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson
County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION:	DRAWN:	CHECKED:
	JAM	SKD

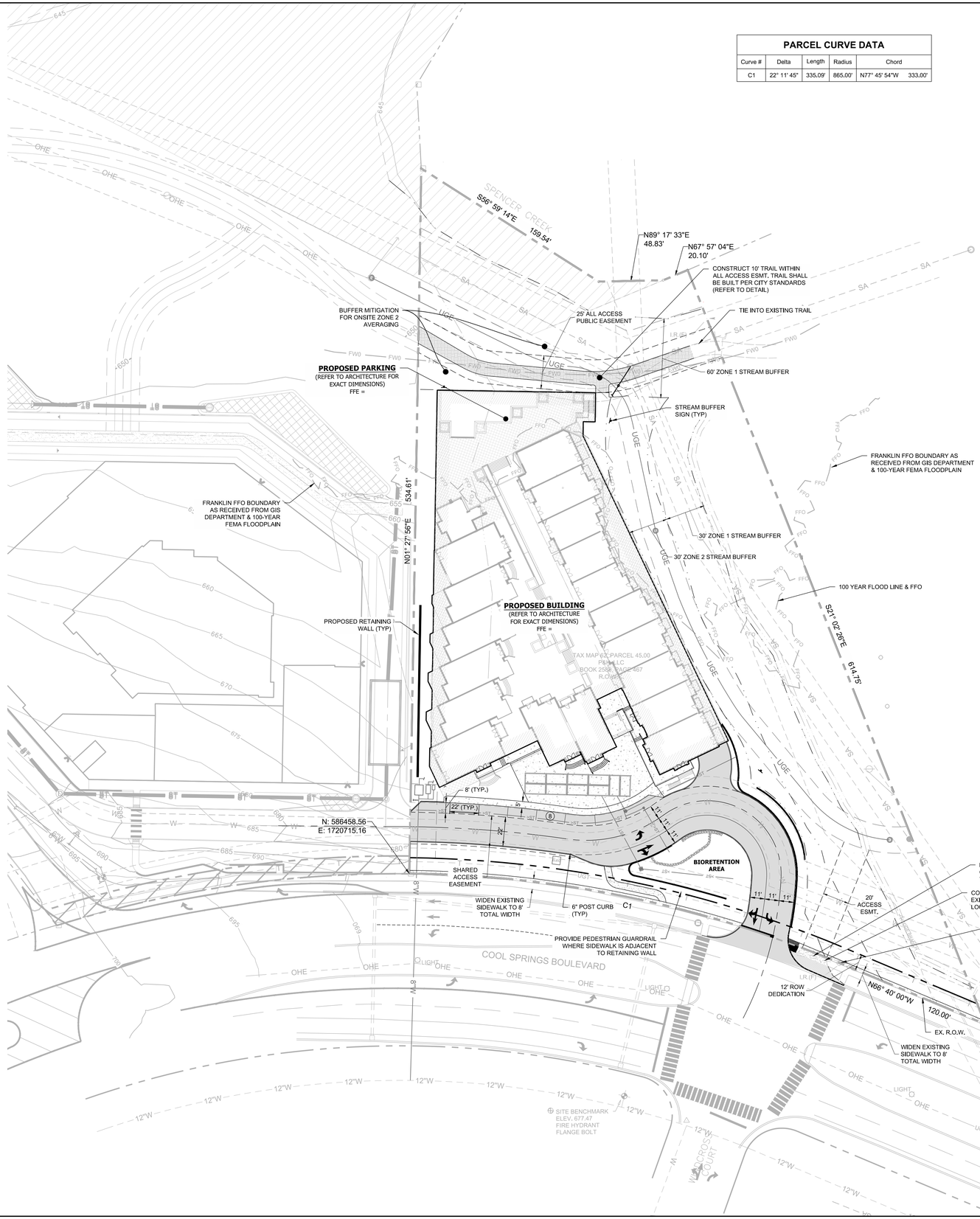
EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:22pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C1.00 - Existing Conditions Plan.dwg

PARCEL CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	22° 11' 45"	335.09'	865.00'	N77° 45' 54"W	333.00'



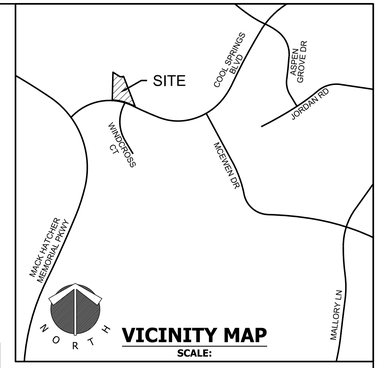
Site Data:

Project Name:	Aspen Grove, Section O, Lot 4 Legends View Luxury Condominiums
Address:	201 Cool Springs Blvd Franklin, TN
Civil District:	8th
Map, Parcels:	62, 45.00
Owner/Developer:	P&K, LLC 3310 Aspen Grove Dr. #302 Franklin, TN 37067 Contact: Eric Powers Phone: 615-778-1218
Site Area:	±3.56 ac
Disturbed Area:	±_._ ac
Required Open Space	5%
Proposed Open Space	55.8%
Existing Zoning:	Regional Commerce 6 (RC6)
Proposed Zoning:	PD (5.1/3,803)
Building Use:	Mixed Use, Multifamily
Building Height:	70 ft.
Building Construction Type:	Type II-B
Prop. Building Area:	±71,865 SF 18 ~ 3 Bedroom Residential 2 ~ Office Condominiums
Other Overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay (FWO)
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 15' Rear: 25'
Bike Parking Required:	27
Bike Parking Provided	27
Parking:	See parking chart

PARKING PROVIDED	
Unit	Parking Provided
Garage	67
Parallel On-Street	8
Total Parking Provided	**75**

NOTE: BICYCLE PARKING TO BE LOCATED IN THE GARAGE

= LEVEL 2 GREEN ROOF



VICINITY MAP

SCALE:

PARKLAND INFORMATION:
18 NEW UNITS X $4,304 = $77,472
FEES SHALL BE PAID AT FINAL PLAT

COMPREHENSIVE REVIEW AT SITE PLAN NOTE:
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

PLANNED ROAD NETWORK NOTE:
THE MAJOR THOROUGHFARE PLAN INDICATES THE FUTURE IMPROVEMENT OF COOL SPRINGS BOULEVARD FROM MACK HATCHER PARKWAY TO CAROTHERS PARKWAY. THE IDENTIFIED IMPROVEMENTS WOULD WIDEN THE ROAD FROM 4 TO 6 LANES. THERE ARE NO OTHER IMPROVEMENTS NEAR THE SITE.

PAVEMENT LEGEND

= COF PAVEMENT SECTION RD-3

= CONCRETE

Notes:

1. The project site is located at 201 Cool Springs Blvd in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62, Parcel 45.00 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey.
3. Fire hydrant flow for the hydrant located at SW corner of Windcross Ct. and Cool Springs Blvd. (test date 12/22/2021)
   - Static Pressure: 120 psi
   - Residual Pressure: 116 psi
   - Flow: 1,042 gpm
4. The acreage of this development is ±3.56 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, a portion of this site is located within Zone AE which is determined to have a 1% annual chance of flooding.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. No habitable portion of the building is proposed within the limits of the floodplain fringe overlay.

Tennessee 811
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MAP 62 PARCEL 45.00

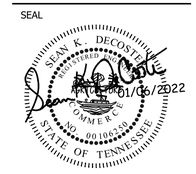
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0 40 80
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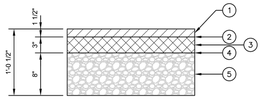
REVISION: | DRAWN: JAM | CHECKED: SKD

SITE LAYOUT PLAN

C2.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CADD\Civil\Site Plan\14-087-01 - C2.00 - Site Layout Plan.dwg

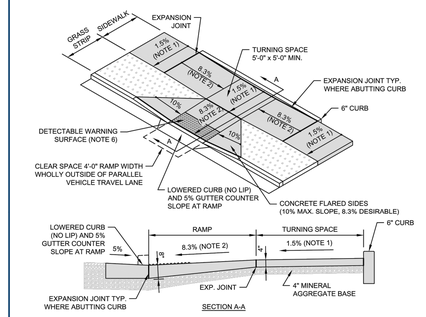


PAVEMENT SCHEDULE
1 — 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2 — TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3 — 3" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4 — PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5 — 8" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

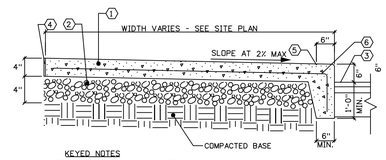
HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	RD-3



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	COMBINATION CURB RAMP - FLARED SIDES			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	RP-12

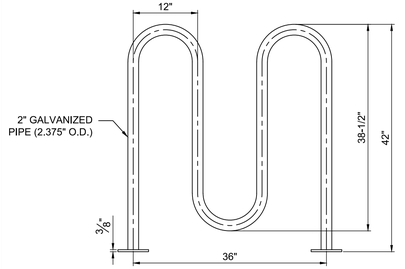


KEYED NOTES

1. 4" THICK CONCRETE
2. 4" COMPACTED AGGREGATE BASE
3. PAVEMENT.
4. COMPRESSIBLE FILLER (3/4" MAXIMUM. WHERE ABUTTING RIGID SURFACE
5. 1/4" TOOLED JOINT
6. 6" X 6" W2.1 X W2.1 W.W.F.

NOTES:
CONCRETE: 3500 PSI
STEEL: GRADE 60
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
SLOPE WALK IN DIRECTION OF POSITIVE DRAINAGE AT 2% MAX.

SIDEWALK WITH TURNED DOWN CURB
N.T.S.

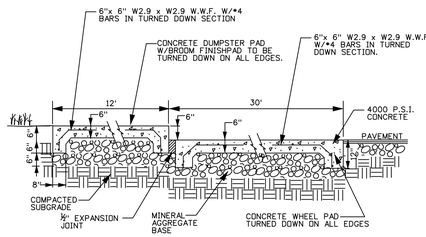


LOOPS	BIKE CAPACITY
3	5
5	7
7	9

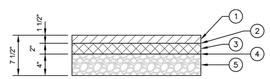
- COLOR AND FINISH SHALL BE DETERMINED BY OWNER
- SURFACE MOUNT IS SHOWN. OWNER SHALL DETERMINE MOUNTING TYPE (SURFACE, EMBEDDED, BENT BASE)

BIKE RACK DETAIL
N.T.S.

NOTES :
1) WIDTH OF DUMPSTER PAD AND WHEEL PAD SHALL BE 12'.
2) USE 4000 P.S.I. CONCRETE.
3) USE GRADE 60 STEEL.
4) PROVIDE EXPANSION JOINTS WHERE CONCRETE PAD ABUTS RIGID MATERIAL.



DUMPSTER PAD
N.T.S.

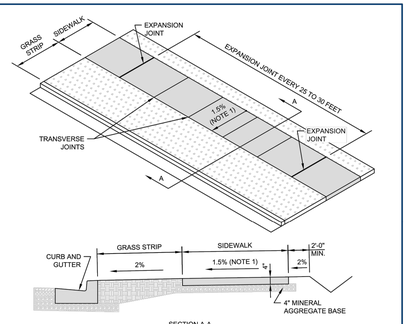


PAVEMENT SCHEDULE
1 — 1.5" - BITUMINOUS SURFACE COURSE 411-01.05 ACS MIX (PG 64-22) GRADING E RDWY
2 — TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3 — 2" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4 — PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5 — 4" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THE ASPHALT PAVEMENT MULTI-USE PATH SHOWN HEREON SHALL ONLY BE USED WHERE SPECIFICALLY PERMITTED BY THE CITY ENGINEER. THE CONCRETE MULTI-USE PATH SECTION ON DWG. NO. RP-9 SHALL BE USED IN ALL OTHER LOCATIONS.
2. MULTI-USE PATH CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAXIMUM
3. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
4. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

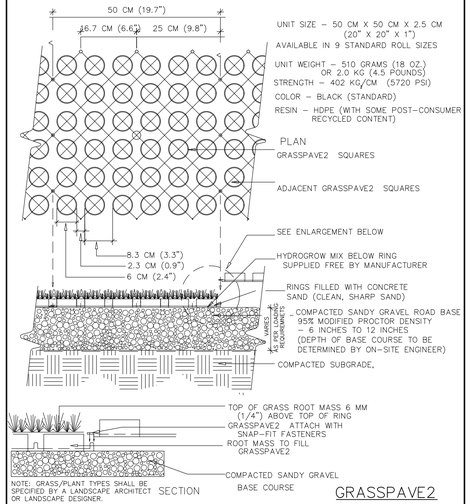
HISTORIC FRANKLIN TENNESSEE	MULTI-USE PATH PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	RD-4



NOTES

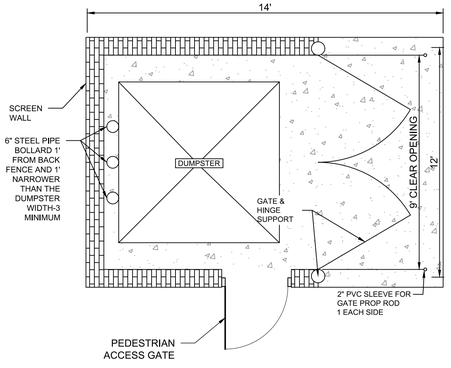
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	RP-8

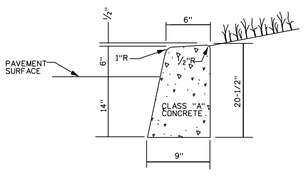


GRASSPAVE2
N.T.S.
**OR APPROVED EQUAL

NOTE: ALL PAVEMENT DESIGN AND CROSS SECTIONS INCLUDING PARKING AREAS, SIDEWALKS, EMERGENCY ACCESS LANES, DECKS, ETC., SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.



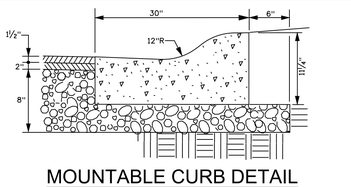
SCHEMATIC SINGLE DUMPSTER ENCLOSURE
N.T.S.



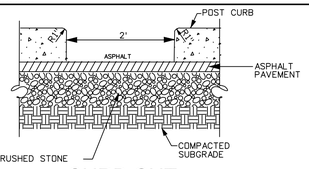
GENERAL NOTES:

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 6 FEET.
4. USE 3500 P.S.I. CONCRETE.

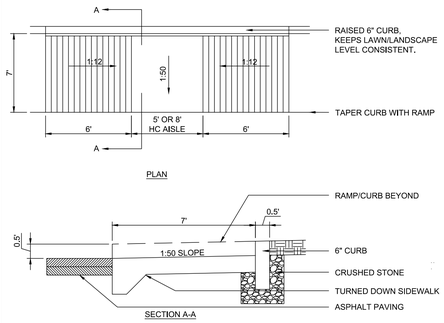
POST CURB
N.T.S.



MOUNTABLE CURB DETAIL
N.T.S.



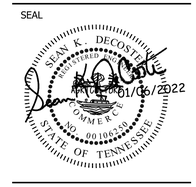
CURB CUT
N.T.S.



SIDEWALK RAMP
N.T.S.

CSDG
Planning | Engineering
Landscape Architecture
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SEAL



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	JAM	SKD

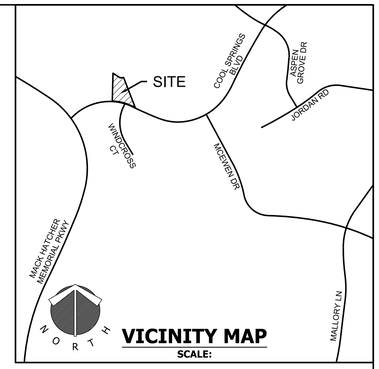
SITE LAYOUT DETAILS

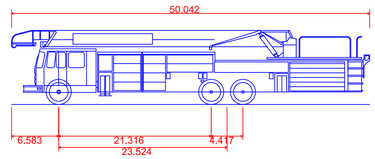
C2.01

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C2.01 - Site Layout Details.dwg







Tower 2 Suthpen SP100 Aerial

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.351ft
Min Body Ground Clearance	1.212ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

MAP 62 PARCEL 45.00

PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

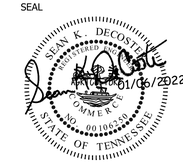
N

0 40 80
SCALE: 1"=40'

CSDG
Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
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	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

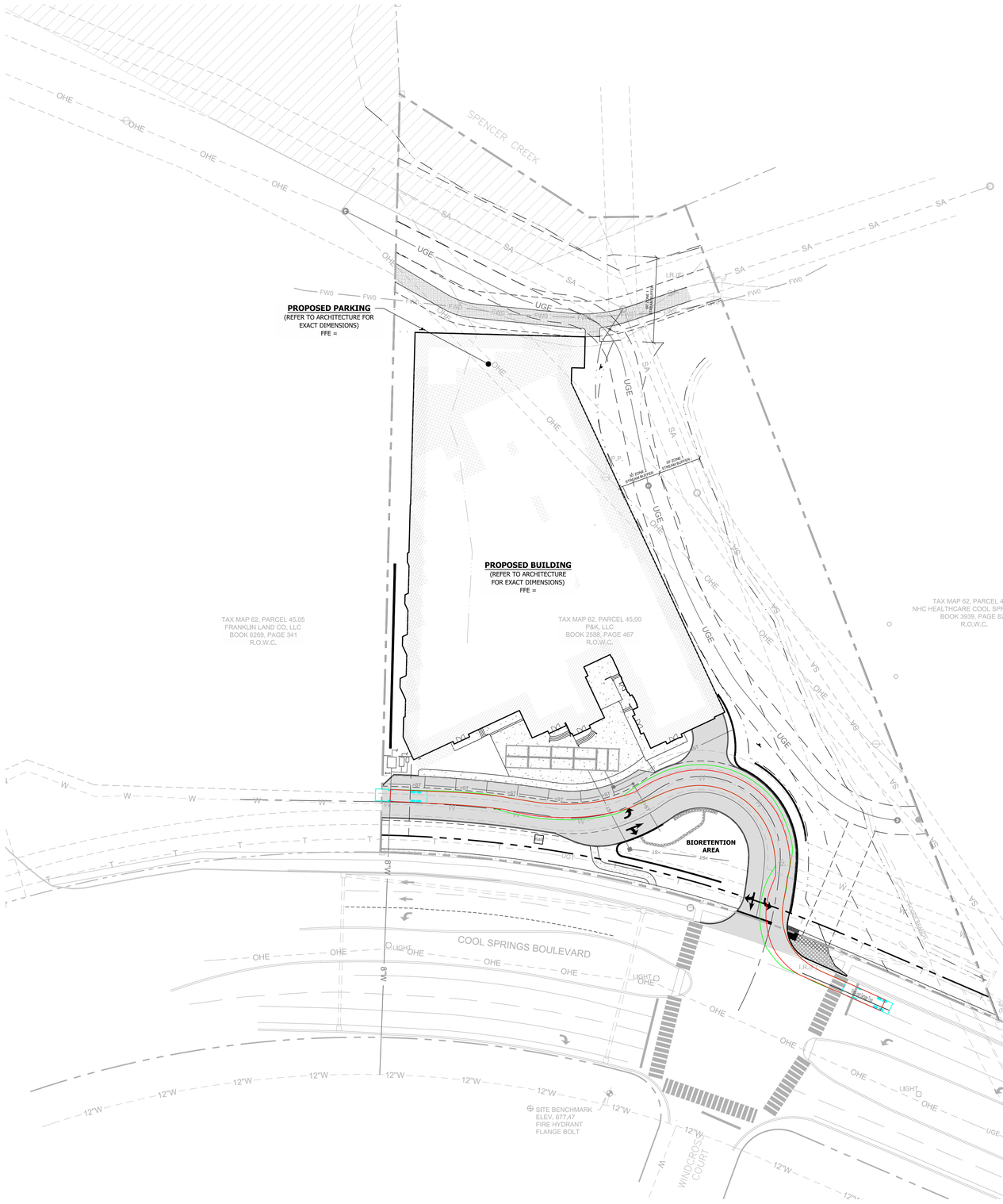
REVISION:	DRAWN:	CHECKED:
	JAM	SKD

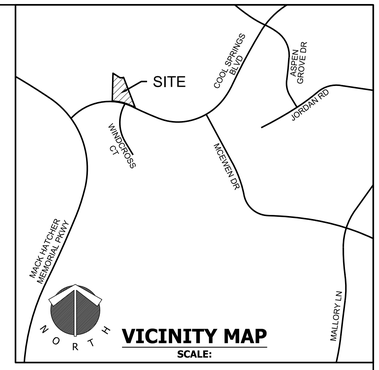
TURNING MOVEMENT ANALYSIS

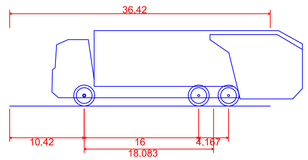
C2.02

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C2.02 - Turning Movement Analysis.dwg







Front-Load Garbage Truck	
Overall Length	36.420ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	40.000ft

MAP 62 PARCEL 45.00

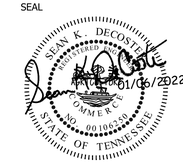
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

CSDG
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SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

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REVISION:	DRAWN:	CHECKED:
	JAM	SKD

TURNING MOVEMENT ANALYSIS

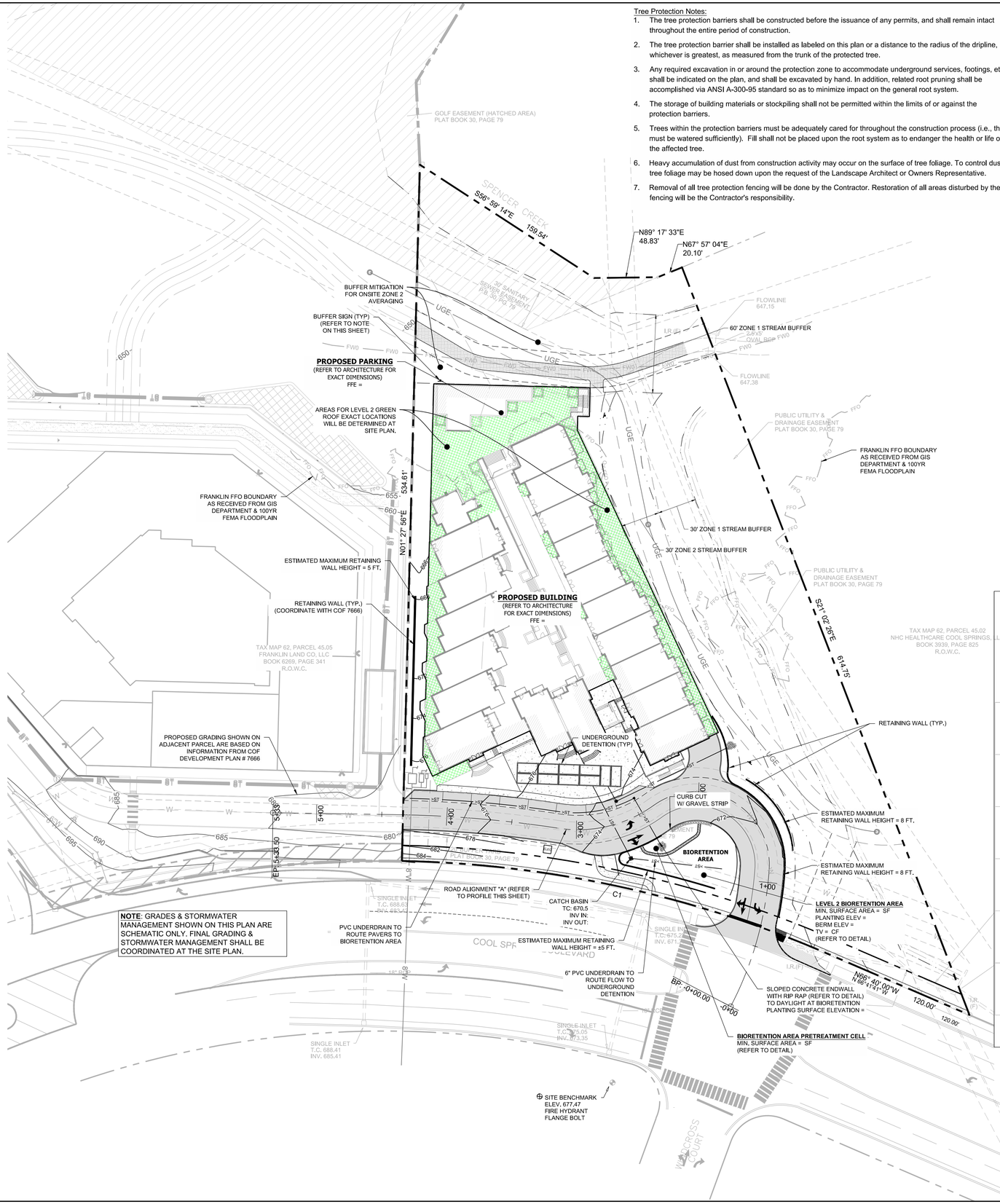
C2.03

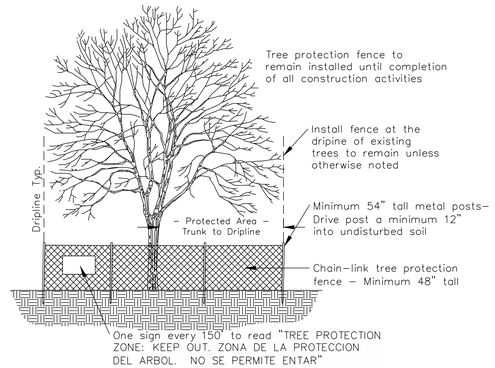
PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C2.03 - Turning Movement Analysis.dwg

Tree Protection Notes:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc.; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



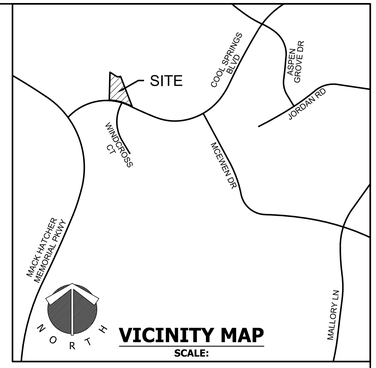


TREE PROTECTION FENCE DETAIL

N.T.S.

RETAINING WALL HEIGHT NOTE:
PER CITY OF FRANKLIN ZONING ORDINANCE SECTION 13.2.5, RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 10 FEET. CHANGES IN GRADE MAY BE PERMITTED TO REACH A MAXIMUM OF 16 FEET IF TWO OR MORE RETAINING WALLS ARE USED, PROVIDED EACH WALL IS NO GRATER THAN 8 FEET TALL AND THERE IS A MINIMUM HORIZONTAL SEPARATION OF 6 LINEAR FEET BETWEEN OPPOSING WALL FACES.

GIP CONSTRUCTION NOTES:
1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
3. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.



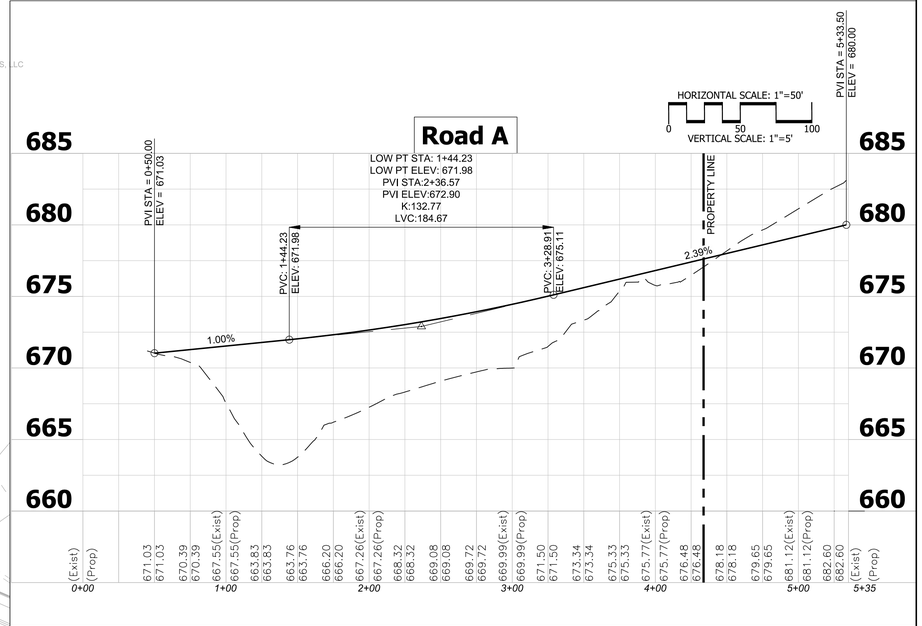
VICINITY MAP

SCALE:

FLOODPLAIN NOTE
THE PORTION OF THE PROPOSED PARKING GARAGE WHICH IS LOCATED WITHIN THE LIMITS OFF THE 100 YEAR FLOODPLAIN SHALL BE CONSTRUCTED ON PIERS. ONLY THE PIERS WILL BE AT OR BELOW THE 100 YEAR FLOOD ELEVATION AND SHALL CREATE NO NET FILL IN THE FLOODPLAIN.

BUFFER NOTES:
1. BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE PLACED AT THE EDGE OF THE BUFFER ZONE, AT EACH LOT LINE, AND AT A MAXIMUM SPACING OF 150'. THIS SPACING MAY BE REDUCED AS APPROVED BY THE CITY'S ENGINEERING DEPARTMENT. SIGNS SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTOR AT THE INITIAL SITE PRE-CONSTRUCTIN MEETING AND SHALL BE INSTALLED BY THE FIRST EPSC INSPECTION.
2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

AS-BUILT NOTES
1. UPON COMPLETION OF THE SITE CONSTRUCTION THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR THE STORMWATER IMPROVEMENTS
2. STAMPED AS-BUILT DRAWINGS OF THE STORMWATER IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN ENGINEERING DEPT. FOR VERIFICATION



Tennessee811
Know what's below. Call before you dig.

MAP 62 PARCEL 45.00

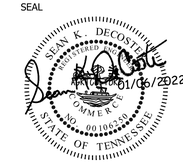
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

SCALE: 1"=40'

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csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

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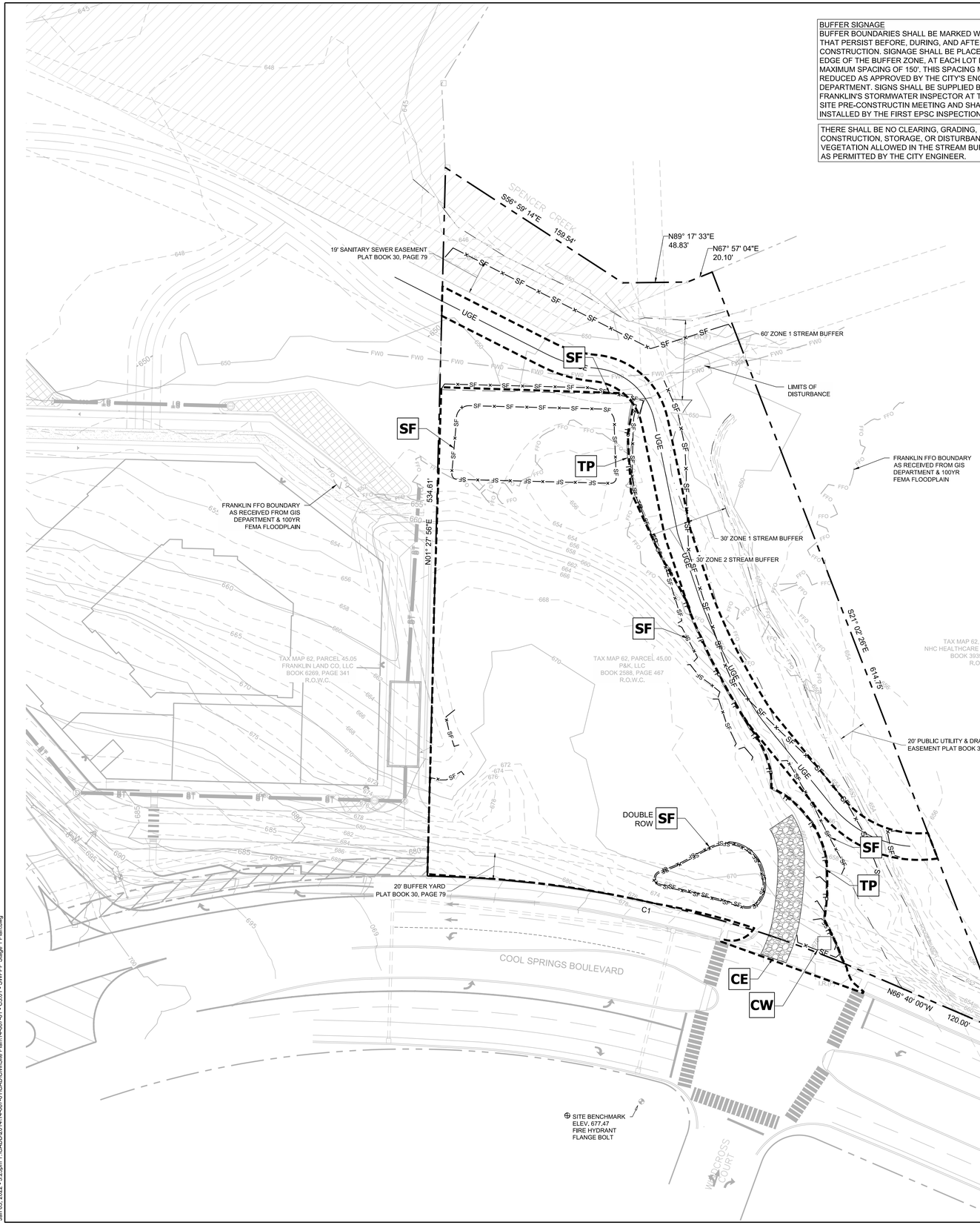
REVISION: | DRAWN: JAM | CHECKED: SKD

GRADING AND DRAINAGE PLAN

C3.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C3.00 - Grading and Drainage Plan.dwg



BUFFER SIGNAGE
BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE PLACED AT THE EDGE OF THE BUFFER ZONE, AT EACH LOT LINE, AND AT A MAXIMUM SPACING OF 150'. THIS SPACING MAY BE REDUCED AS APPROVED BY THE CITY'S ENGINEERING DEPARTMENT. SIGNS SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTOR AT THE INITIAL SITE PRE-CONSTRUCTIN MEETING AND SHALL BE INSTALLED BY THE FIRST EPSC INSPECTION.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

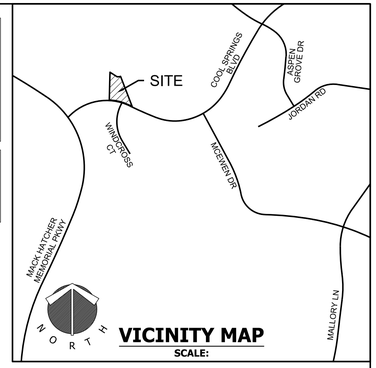
SWPPP LEGEND

- **CE** CONSTRUCTION ENTRANCE
- **SF** SILT FENCE
- **CW** CONCRETE WASHOUT
- **TP** TREE PROTECTION FENCE

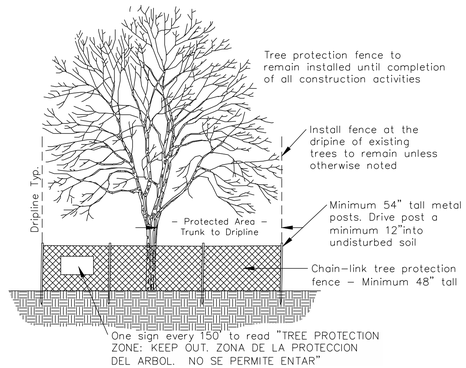
NOTE:
SILT FENCE ALONG STREAM BUFFER TO BE WIRE BACKED

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.



VICINITY MAP
SCALE:



TREE PROTECTION FENCE DETAIL
N.T.S.

Franklin Tree Protection Notes

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
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4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.

N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (N.O.C.) Certification:

Please fill out and sign/date one of the following statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit, TNR241278

Signature 01/06/2022 Date

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction general Permit N.O.C. letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The total Disturbed Area is: __ acres.

Signature Date

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects less than one (1) acre that are part of a total development of one (1) or more acres require State permit coverage.

DISTURBED AREA: _._ ACRES

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

All sediment & erosion control measures have been designed for the 2-year, 24-hour storm event.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
3. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.

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

MAP 62 PARCEL 45.00

PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

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615.248.9999
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SEAL

SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
No. 001055
STATE OF TENNESSEE
01/06/2022

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION
COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson
County, Tennessee

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REVISION: | DRAWN: JAM | CHECKED: SKD

SWPPP STAGE 1 PLAN

C3.01

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:23pm T:\CADD\2014\14-087-01\CADD\Civil\Site Plan\14-087-01 - C3.01 - SWPPP Stage 1 Plan.dwg

Stormwater Management

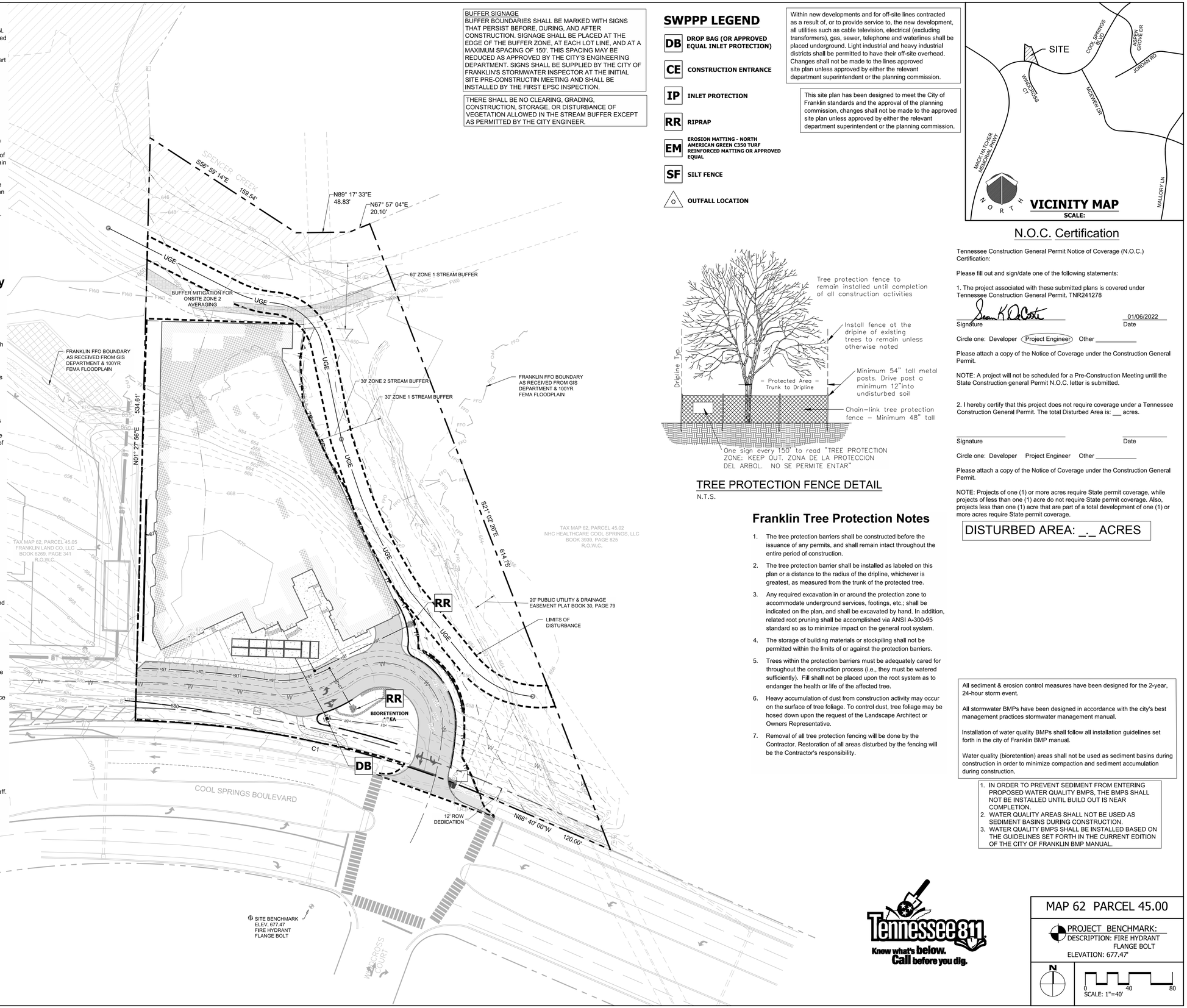
1. The project site is located at 201 Cool Springs Blvd. in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62, Parcel 45.00 on the Williamson County tax maps
2. Total site area is ±_.__ ac of which ±_.__ ac will be disturbed as part of this development.
3. Approximate Construction Time Table:
   Begin Construction - _____
   Complete Construction - _____
4. Construction Sequence:
   - Install construction entrance
   - Install erosion prevention and sediment control measures
   - Install sediment basin, if required
   - Contact City of Franklin - Storm Water Management Section to obtain Storm Water Management and Grading
   - Contact City of Franklin - Streets Department for inspection of erosion prevention and sediment control devices and to obtain a full grading permit
   - Clear, grub, and grade site
   - Construct remainder of site per approved plans including the installation of all additional EPSC measure shown on the plan or as directed by the EPSC inspector
   - Upon permanent stabilization of the site, remove silt fence, tree protection, and other temporary erosion control devices.
5. Refer to geotechnical report for detailed soil data.
6. Total New Impervious Area = _.__ ac

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on AS-BUILT plans.

Additional BMP Notes

1. Construction of the bio-retention area shall begin only after the contributing drainage area has been stabilized.
2. Installation of the bio-retention area shall follow the guidelines of the City of Franklin BMP manual which can be found on the City's website.
3. Bio-retention area shall be protected during construction by silt fence or construction fencing to prevent soil compaction by heavy equipment.
4. In order to prevent sediment from entering proposed water quality bmps, the bmps shall not be installed until build out is near completion.
5. Water quality areas shall not be used as sediment basins during construction.
6. Water quality BMP's shall be installed based on the guidelines set forth in the current edition of the city of Franklin BMP manual.
7. Water Quality signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.
8. Rip-rap shall not be installed until bio-retention construction has finished.
9. Temporary grading easement shall be permanently stabilized after work has finished.



BUFFER SIGNAGE
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THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

SWPPP LEGEND

- **DB** — DROP BAG (OR APPROVED EQUAL INLET PROTECTION)
- **CE** — CONSTRUCTION ENTRANCE
- **IP** — INLET PROTECTION
- **RR** — RIPRAP
- **EM** — EROSION MATTING - NORTH AMERICAN GREEN C350 TURF REINFORCED MATTING OR APPROVED EQUAL
- **SF** — SILT FENCE
- **O** — OUTFALL LOCATION

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

VICINITY MAP
SCALE:

TREE PROTECTION FENCE DETAIL
N.T.S.

Franklin Tree Protection Notes

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N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (N.O.C.) Certification:

Please fill out and sign/date one of the following statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit. TNR241278

Signature — Date: 01/06/2022

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction general Permit N.O.C. letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The total Disturbed Area is: __ acres.

Signature — Date

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects less than one (1) acre that are part of a total development of one (1) or more acres require State permit coverage.

DISTURBED AREA: _._ ACRES

All sediment & erosion control measures have been designed for the 2-year, 24-hour storm event.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

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1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
3. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.

Tennessee 811 — Know what's below. Call before you dig.

MAP 62 PARCEL 45.00

PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

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Landscape Architecture
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Nashville, TN 37211
615.248.9999
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SEAL
SEAN K. DECOSTER — REGISTERED — LANDSCAPE ARCHITECT — 001050 — STATE OF TENNESSEE
01/06/2022

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION
COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

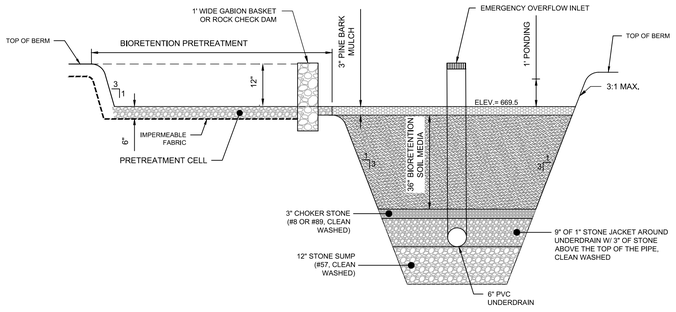
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SWPPP STAGE 2 PLAN

C3.02

PROJECT NO.: 14-087-01

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BIORETENTION AREA DETAIL

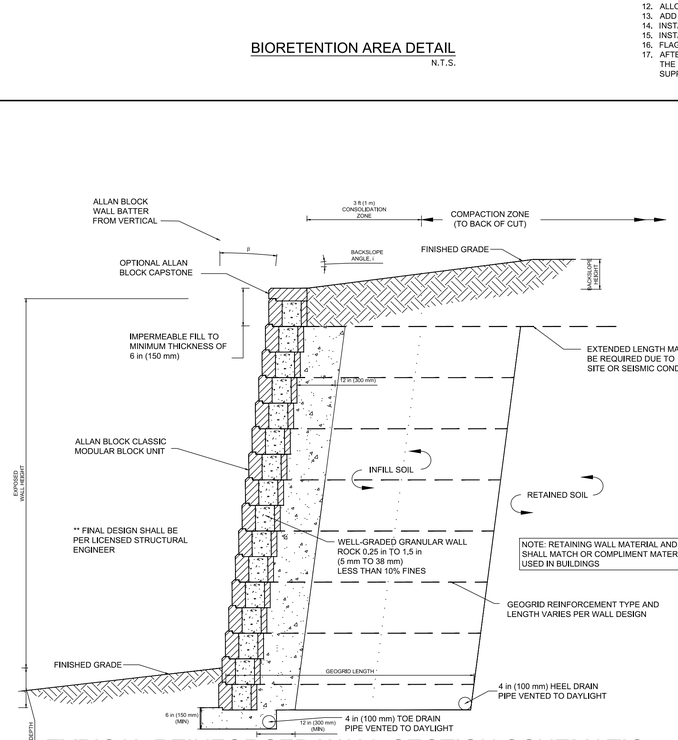
N.T.S.

NOTES:

1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE COMPOSITION OF THE SOIL MIXTURE USED IS PER PLAN.
7. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION AREA AN ADDITIONAL 2' OF BEDROCK SHALL BE REMOVED BELOW THE PROPOSED STONE SUMP OF THE BIORETENTION POND AND BACKFILLED WITH #57 STONE.
8. THE SOIL MIXTURE USED IN BIORETENTION AREAS IS TO BE LOOSELY PLACED AND UN-COMPACTED. THE SOIL MIXTURE SHALL NOT BE CONSIDERED LOAD BEARING OR TO HAVE STRUCTURAL BACKFILL PROPERTIES. ANY STRUCTURES (WALLS, FOOTINGS, FOUNDATIONS, ETC) ADJACENT TO BIORETENTION AREAS SHALL BE DESIGNED, BY OTHERS, SO THAT THEY DO NOT BEAR ON THE BIORETENTION SOIL MEDIA.
9. CONTRACTOR IS RESPONSIBLE SEQUENCING OF CONSTRUCTION OF PROPOSED IMPROVEMENTS ADJACENT TO BIORETENTION AREAS.

BIORETENTION CONSTRUCTION SEQUENCE:

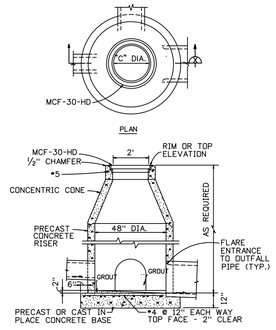
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT, EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.
17. AFTER BIORETENTION AREA CONSTRUCTION, THE DEVELOPER SHALL HAVE AN AS-BUILT CERTIFICATION OF THE BIORETENTION AREA CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER. CONTRACTOR SHALL SUPPLY ENGINEER WITH AS-BUILT INFORMATION AND PICTURES OF BIORETENTION CONSTRUCTION.



TYPICAL REINFORCED WALL SECTION SCHEMATIC

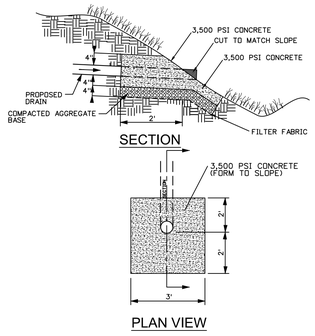
** TO BE ALLAN BLOCK OR APPROVED EQUIVALENT

N.T.S.



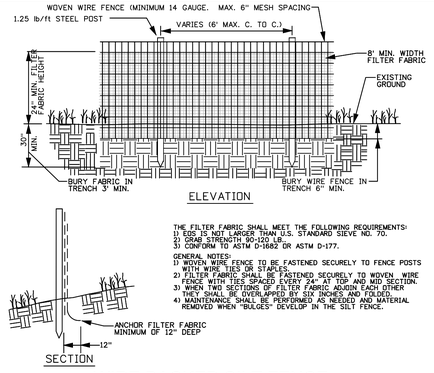
STORMWATER MANHOLE

N.T.S.



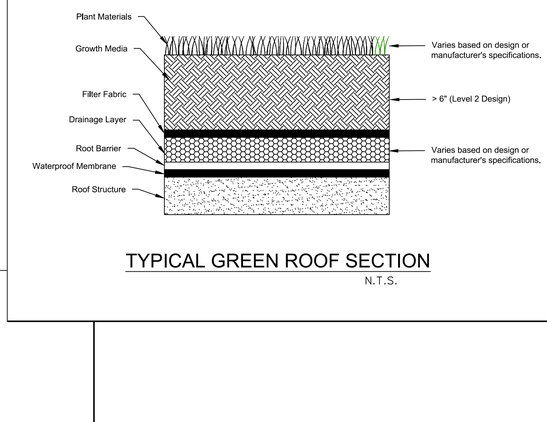
SLOPE HEADWALL

N.T.S.



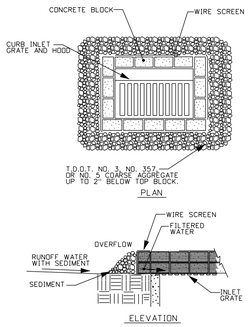
WIRE BACKED SILT FENCE

N.T.S.



TYPICAL GREEN ROOF SECTION

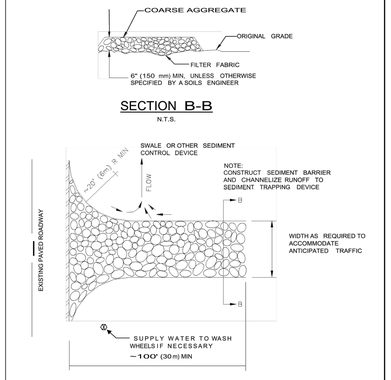
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INLET PROTECTION

N.T.S.

ACTIVITY: Stabilized Construction Entrance — TCP- 01



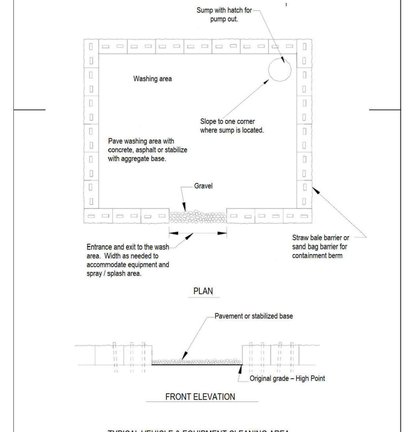
PLAN VIEW

N.T.S.

Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management	TCP-01-5	January 2014

ACTIVITY: Vehicle and Equipment Cleaning — CP – 12



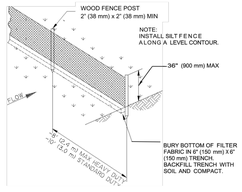
TYPICAL VEHICLE & EQUIPMENT CLEANING AREA

NOT TO SCALE

Figure CP-12-1
Typical Vehicle & Equipment Cleaning Area

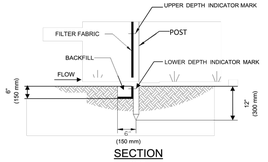
Stormwater Best Management Practices – Construction Management Practices	CP-12-4	January 2014

ACTIVITY: Silt Fence — TCP – 02



TYPICAL PREFABRICATED SILT FENCE INSTALLATION

N.T.S.



N.T.S.

Figure TCP-02-1
Silt Fence Anchoring

Stormwater Best Management Practices- Temporary Construction Site Runoff Management	TCP-02-7	January 2014

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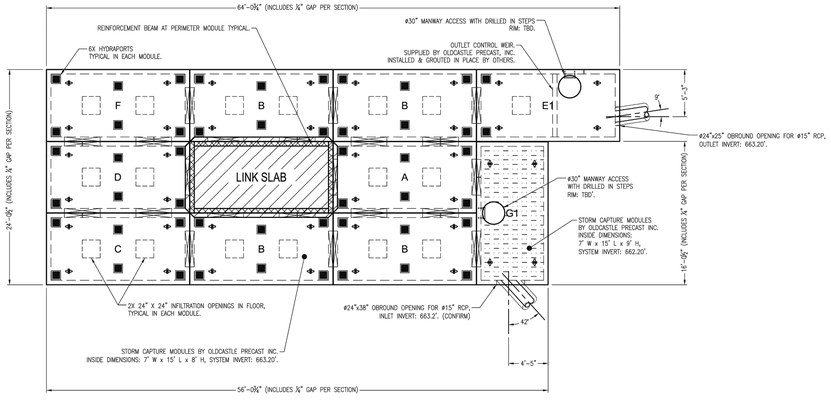
GRADING, DRAINAGE
& SWPPP DETAILS

C3.03

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:24pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C3.03 - Grading, Drainage & SWPPP Details.dwg

REVISIONS			
REVISION	DATE	REV BY	DESCRIPTION OF REVISION
1	5/5/17	VAH	ADDED INFILTRATION OPENINGS. CALLED OUT PERMEABLE PAVERS AND AGGREGATE LAYERS.
2	5/15/17	VAH	ADDED PERMECAPTURE HYDRAPORTS.



PLAN VIEW
SCALE: 1/8" = 1'-0"

Underground Infiltration System

DESIGN NOTES:
1. DESIGN LOADINGS:
   - A. AASHTO HS-20-44 W/ IMPACT.
   - B. DEPTH OF COVER = 0" - 5'-0" (120 PCF ASSUMED).
   - C. ASSUMED WATER TABLE = BELOW BOTTOM OF PRECAST.
   - D. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   - F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALL PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORM CAPTURE MODULE TYPE = INFILTRATION.
6. DEPTH OF AGGREGATE BEARING LAYER TO BE DETERMINED BY GEOTECHNICAL ENGINEER (SEE OLDCASTLE TECH NOTE SC-01).
7. ALLOWABLE SOIL BEARING PRESSURE ADDRESSED IN OLDCASTLE TECH NOTE SC-01.
8. REFERENCE STANDARDS:
   - A. ASTM C 890
   - B. ASTM C 891
   - C. ASTM C 913
9. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE. ANY DESIGN CONSTRAINT DIFFERENT FROM ABOVE REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE AND REVISED PRICING.

NOTES TO REVIEWING ENGINEER:
1. THIS SYSTEM IS DESIGNED TO THE PARAMETERS NOTED. PLEASE VERIFY THAT THESE PARAMETERS MEET PROJECT REQUIREMENTS (I.E. LIVE LOAD AND FILL RANGE). IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND RE-PRICING.
2. REVIEWING ENGINEER TO CONFIRM ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER TO CONFIRM ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. UNLESS OTHERWISE NOTED, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
5. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE BELOW SYSTEM INVERT. REVIEWING ENGINEER TO VERIFY THAT THE DESIGN GROUNDWATER TABLE IS BELOW INVERT OF PRECAST. IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND REVISED PRICING.
6. THIS SYSTEM IS DESIGNED WITHOUT A CONTAINMENT MEMBRANE LINER. IF A LINER IS NEEDED PLEASE CONTACT OLDCASTLE TO PROVIDE THIS OPTION IN THE FINAL DESIGN.
7. VOLUME PROVIDED IS 9,531 CF BEHIND WEIR WALL NOT INCLUDING 1' SUMP IN INLET MODULE.

Detention/ Infiltration

Stormwater

- PRELIMINARY -
NOT FOR CONSTRUCTION

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7901 Southpark Plaza, Suite 200 | Littleton, CO | 80120
Ph: 800.579.8818 | oldcastleprecastwater.com

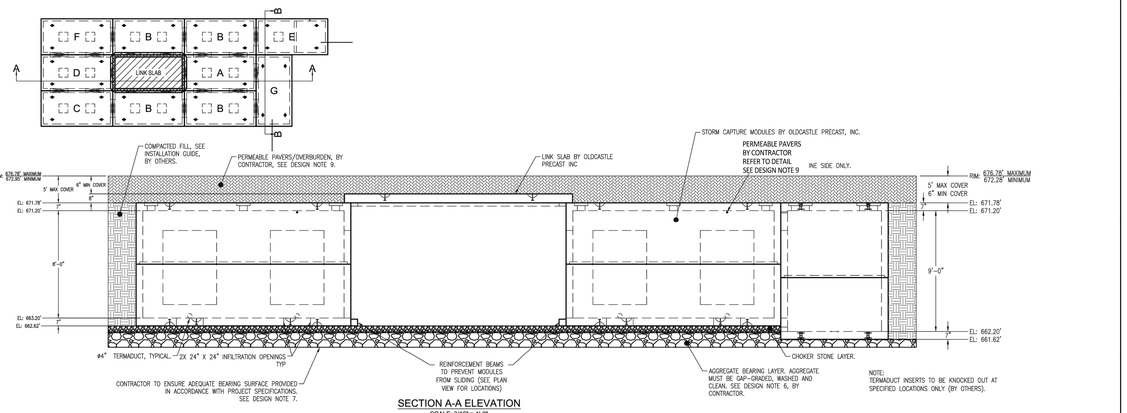
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STORMCAPTURE ®
SC2 Detention System

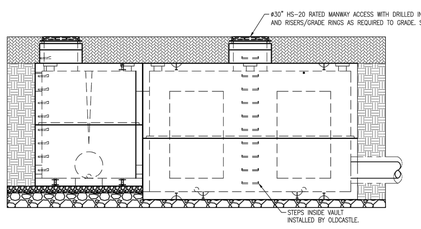
Customer: Civil Site Design Group
Job Name: The Franklin at Legends View, Franklin, TN

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
5/1/17	JB	VAH	VAH	-	-

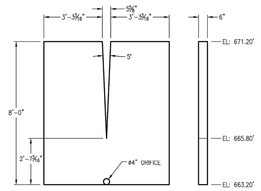
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REVISION: 2 (REV DATE 5/15/17)
SHEET: 1 OF 2



SECTION A-A ELEVATION
SCALE: 3/16" = 1'-0"



SECTION B-B ELEVATION
SCALE: 3/16" = 1'-0"



OUTLET WEIR WALL
SCALE: 1/4" = 1'-0"

Detention/ Infiltration

Stormwater

- PRELIMINARY -
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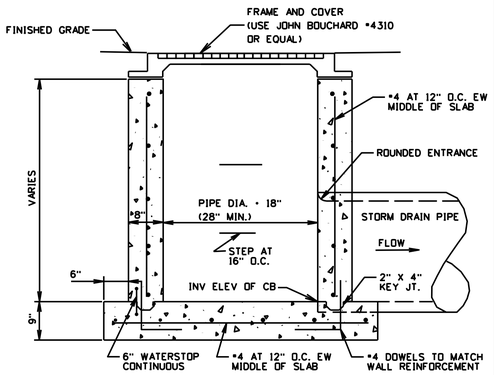
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STORMCAPTURE ®
SC2 Detention System

Customer: Civil Site Design Group
Job Name: The Franklin at Legends View, Franklin, TN

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
5/1/17	JB	VAH	VAH	-	-

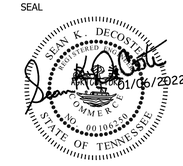
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REVISION: 2 (REV DATE 5/15/17)
SHEET: 2 OF 2



CATCH BASIN
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SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

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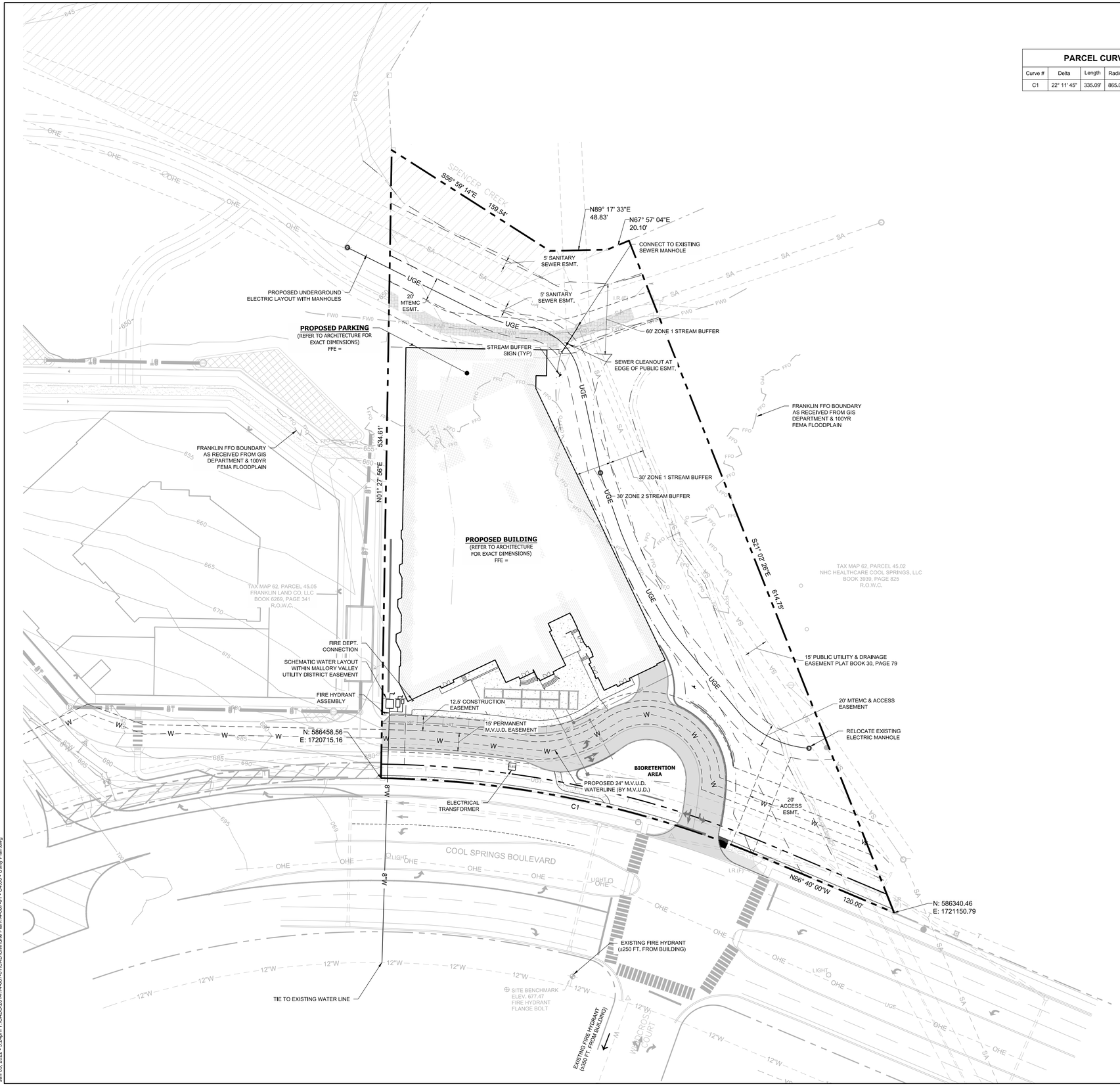
REVISION: | DRAWN: JAM | CHECKED: SKD

GRADING, DRAINAGE & SWPPP DETAILS

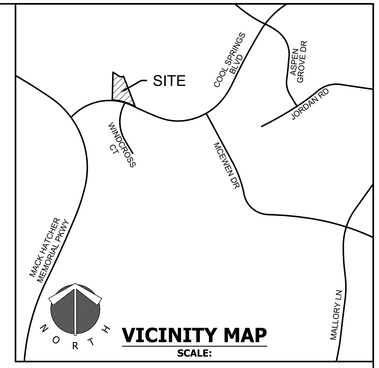
C3.04

PROJECT NO.: 14-087-01

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PARCEL CURVE DATA					
Curve #	Delta	Length	Radius	Chord	
C1	22° 11' 45"	335.09'	865.00'	N77° 45' 54"W	333.00'



VICINITY MAP
SCALE:

NOTES:
1. Proposed water service layout is conceptual, refer to Mallory Valley Utility District plans for final construction plans.
2. Contractor shall coordinate final utility service sizes and locations with plumbing plans.
3. The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapets from all directions and off-site views. The change out of any equipment to a larger dimensional height or mounting height will require that the building parapet be raised to meet City of Franklin screening requirements.
4. Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.
5. This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

NOTE: CITY OF FRANKLIN HAS INDICATED THAT THERE MAY BE AN ABANDONED SEWER LINE ON SITE WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING. IF THE SEWER LINE IS UNCOVERED DURING EXCAVATION IT SHALL BE REMOVED FROM THE LIMITS OF THE BUILDING FOOTPRINT AT THE CONTRACTOR'S EXPENSE. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF THE ABANDONED LINE.

STATEMENT OF IMPACTS FOR SANITARY SEWER
THIS DEVELOPMENT WILL ADD 21 SINGLE-FAMILY UNIT EQUIVALENTS (S.F.U.E) OF FLOW TO THE CITY OF FRANKLIN SANITARY SEWER SYSTEM.

Notes:
1. The project site is located at 201 Cool Springs Blvd in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62, Parcel 45.00 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey.
3. Fire hydrant flow for the hydrant located at SW corner of Windcross Ct. and Cool Springs Blvd. (test date 12/22/2021)
   - Static Pressure: 120 psi
   - Residual Pressure: 116 psi
   - Flow: 1,042 gpm
4. The acreage of this development is ±3.56 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0204F dated September 29, 2006, a portion of this site is located within Zone AE which is determined to have a 1% annual chance of flooding.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. No habitable portion of the building is proposed within the limits of the floodplain fringe overlay.

Tennessee811
Know what's below. Call before you dig.

MAP 62 PARCEL 45.00

PROJECT BENCHMARK:
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ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

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No. 120163
STATE OF TENNESSEE
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	Re-Submittal	01/06/22

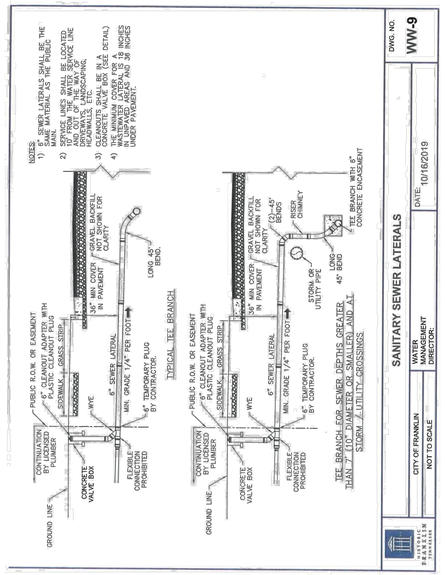
REVISION: | DRAWN: JAM | CHECKED: SKD

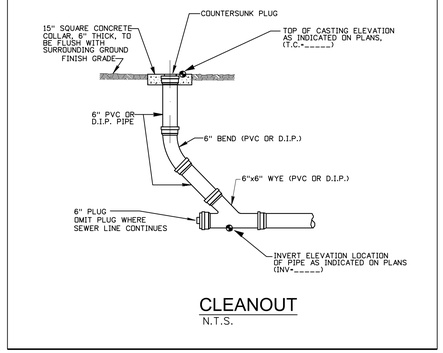
UTILITY PLAN

C4.00

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:24pm T:\CAD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C4.00 - Utility Plan.dwg



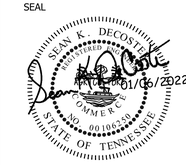


CLEANOUT
N.T.S.

CSDG
Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

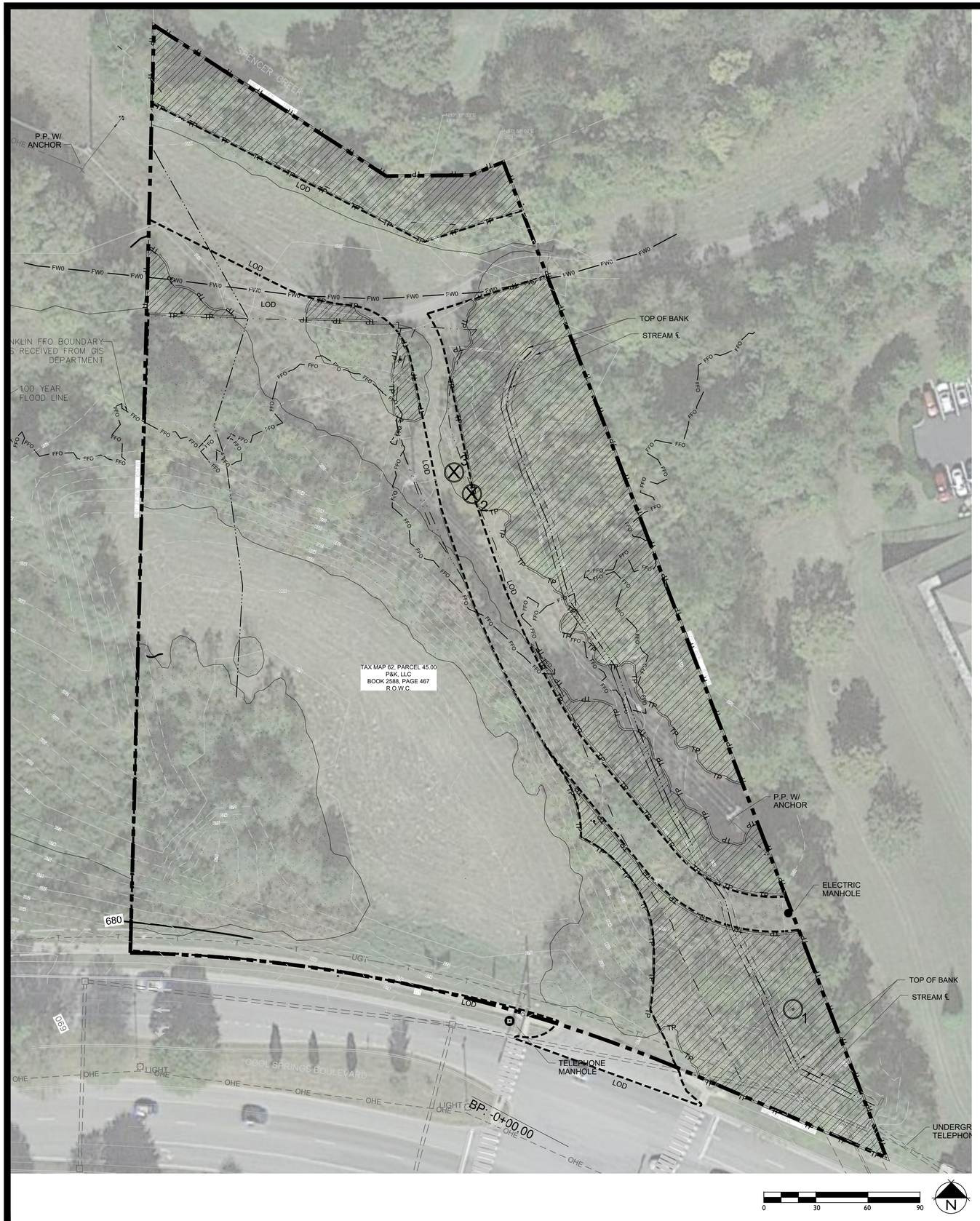
REVISION: | DRAWN: JAM | CHECKED: SKD

UTILITY DETAILS

C4.01

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:24pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C4.01 - Utility Details.dwg



SITE DATA CHART

PROJECT NAME:	LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
PROJECT NUMBER:	7747
ADDRESS:	201 COOL SPRINGS BLVD FRANKLIN, TN
CIVIL DISTRICT:	8th
PARCEL(S):	MAP 62, PARCEL 045
OWNER/DEVELOPER:	P&K, LLC 3310 ASPEN GROVE DR. #302 FRANKLIN, TN 37067 CONTACT: ERIC POWERS PHONE: 6 15-778-11218
ACREAGE / SF OF SITE:	3.56 AC / 155,074 SF
DISTURBED AREA:	XX AC
EXISTING ZONING:	REGIONAL COMMERCE 6 (RC6)
PROPOSED ZONING:	PD (5.1/3,803)
BUILDING USE:	MIXED-USE
BUILDING HEIGHT:	70'
PROPOSED BUILDING AREA:	71,865 SF 18 - 3 BEDROOM RESIDENTIAL 2 - OFFICE CONDOMINIUMS
OTHER OVERLAYS:	FFO, FWO
DRAINAGE BASIN:	HARPETH RIVER
EXISTING STRUCTURES:	NONE
SETBACKS	
FRONT: 30'	
SIDE: 15'	
REAR: 25'	
BIKE PARKING REQUIRED:	27
BIKE PARKING PROVIDED:	27
PARKING:	SEE PARKING CHART

TREE CANOPY AREA:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 2.16 ACRES WHICH IS 61% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	94,141 SF	53,501 SF	40,640 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:
94,141 SF
61% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
18% OF TOTAL CANOPY
16,945 SF
PROVIDED CANOPY PRESERVATION :
43% OF TOTAL CANOPY
40,640 SF

SPECIMEN TREES

TREE NUMBER	SPECIES	CAL. INCHES	TO REMAIN	TO BE REMOVED
1	HACKBERRY	24	X	
2	SYCAMORE	30		X
3	SYCAMORE	32		X

TOTAL SPECIMEN INCHES: 86"
GOOD SPECIMEN INCHES REMOVED: 62"
REQUIRED REPLACEMENT: 124"

KEY

- EXISTING TREE CANOPY
- SPECIMEN TREE REMOVED
- PRESERVED TREE CANOPY
- SPECIMEN TREE
- LOD — LIMIT OF DISTURBANCE

TREE PROTECTION NOTES:

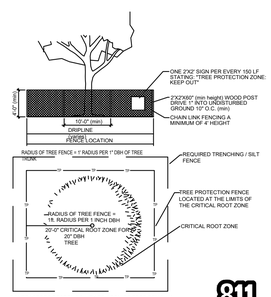
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

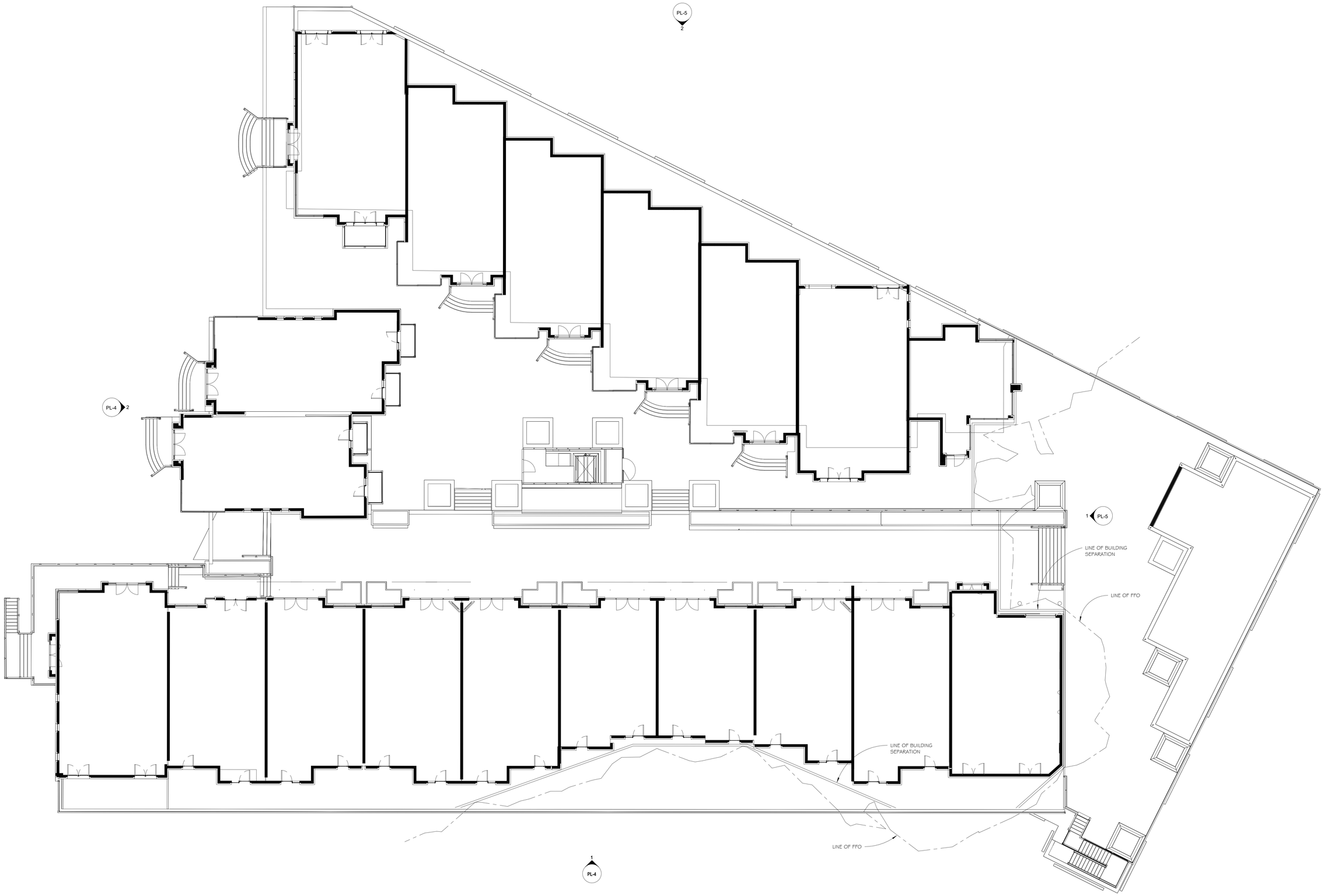
JEFFREY STOKES GAMBLE AGRICOLA LANDSCAPE ARCHITECT

Revision Date

TREE PRESERVATION

SHEET
L1.0

COF # 7747



1 PLAZA LEVEL FLOOR PLAN
1" = 10'-0"

FPC #7747

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integrous ARCHITECTURE
functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835
© integrous Architecture 2016

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

consultants:

CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

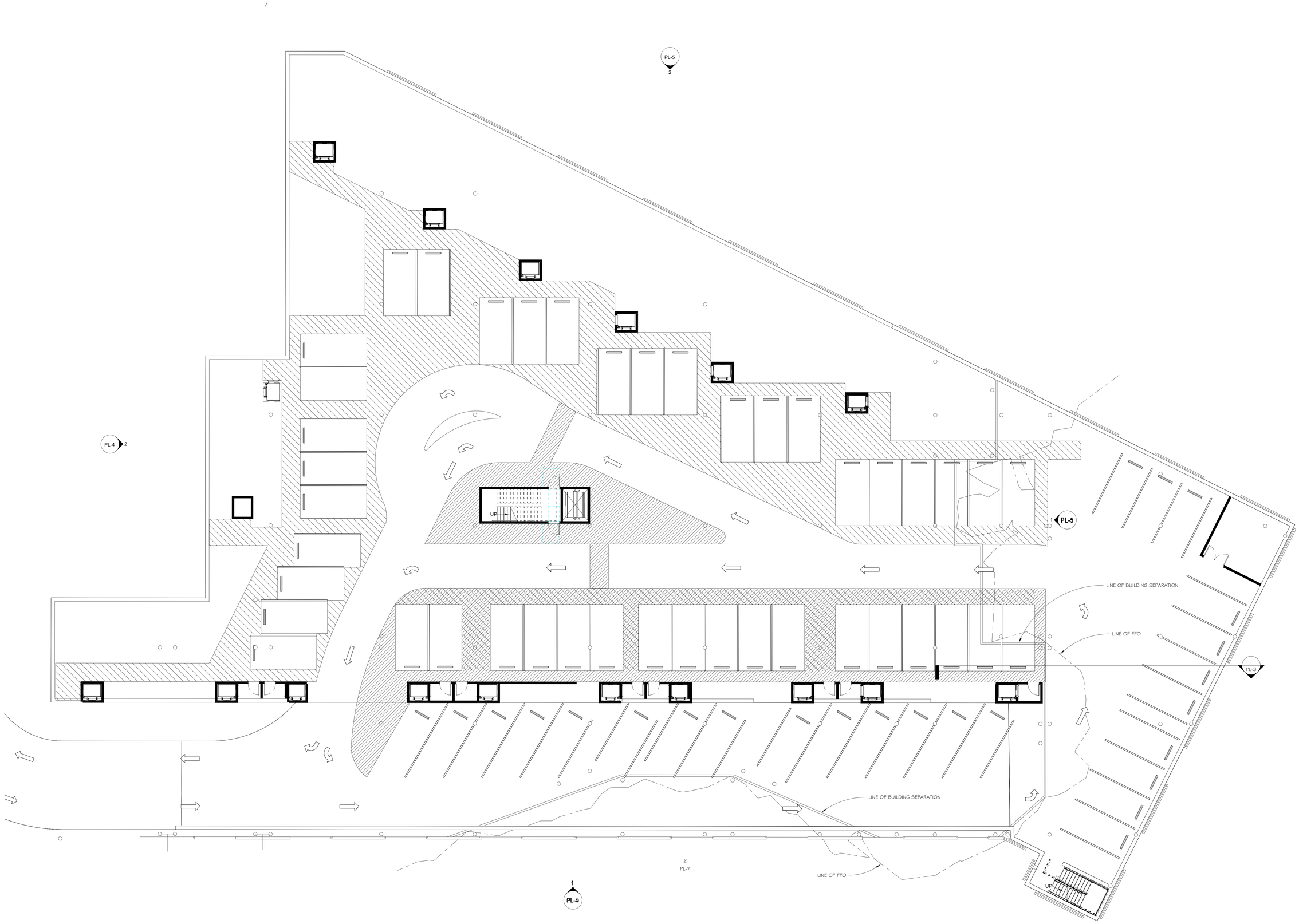
Revisions:

No.	Description	Date

PL-1
PLAN

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:15 PM



1 GARAGE FLOOR
1" = 10'-0"

FPC #7747

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DESIGN DEVELOPMENT

consultants:

CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

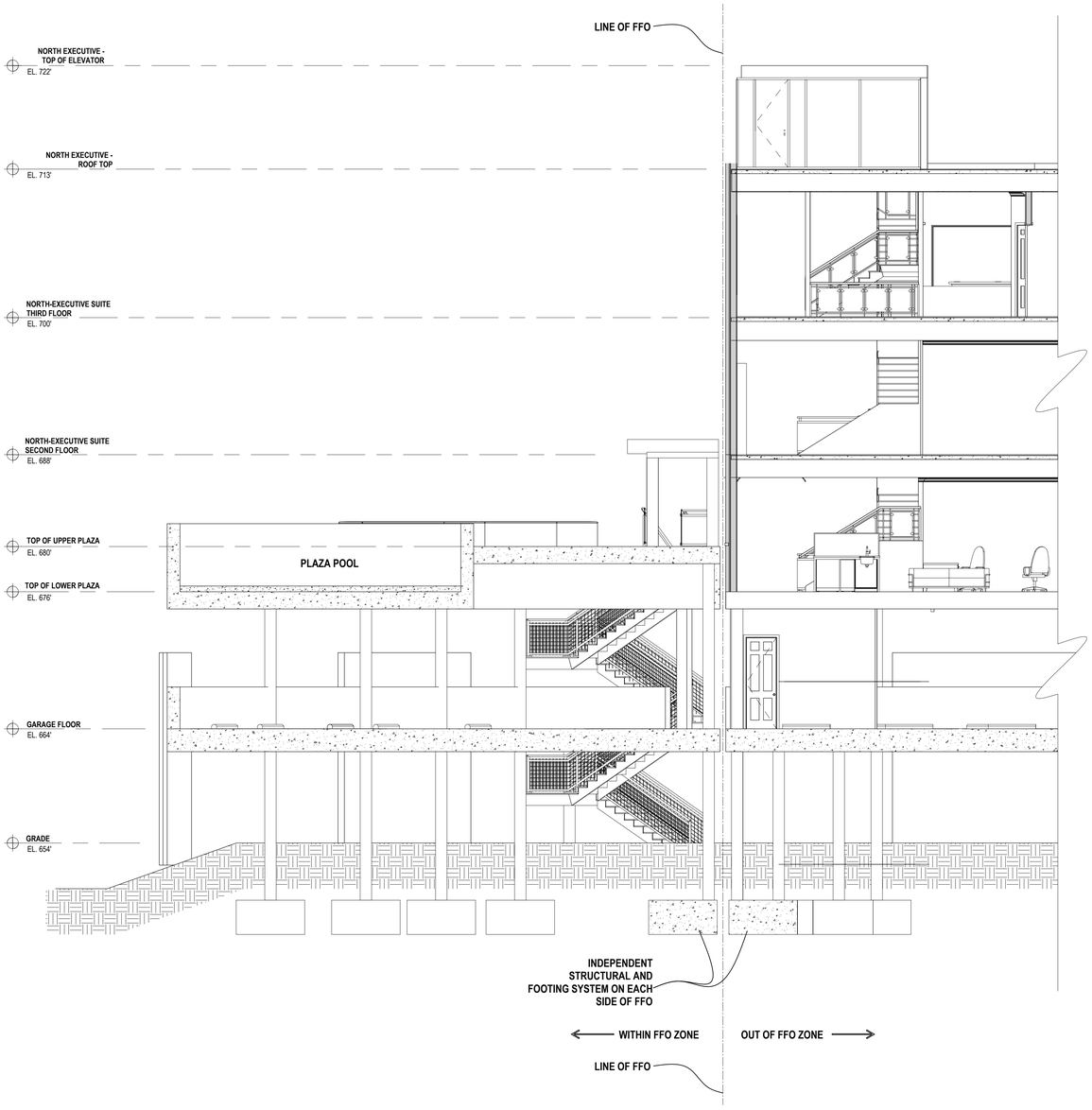
Revisions:

No.	Description	Date

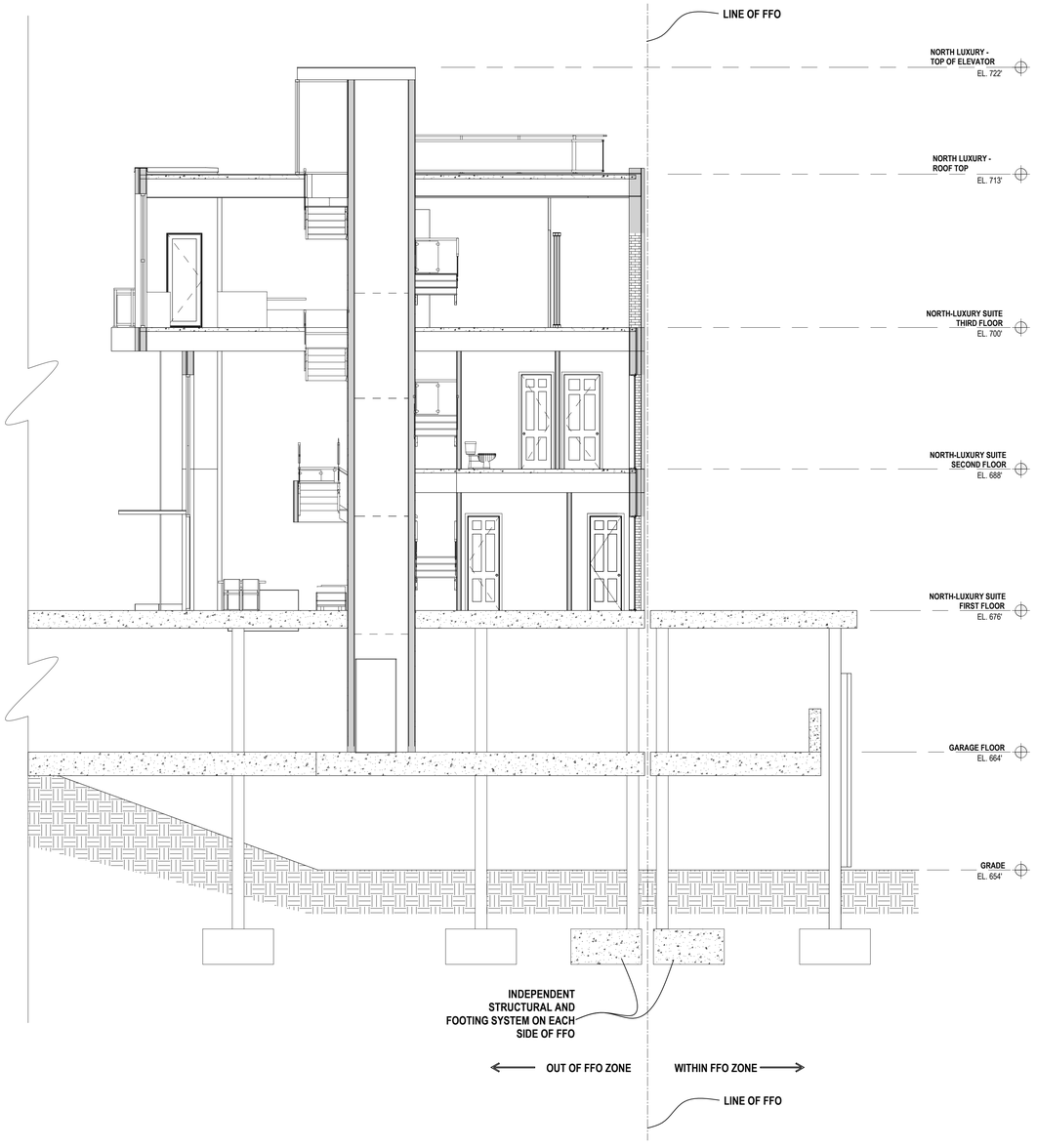
PL-2
GARAGE PLAN

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:17 PM



1 PL-3 BUILDING SECTION
3/16" = 1'-0"



2 PL-3 BUILDING SECTION
3/16" = 1'-0"

FPC #7747

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DESIGN DEVELOPMENT

consultants:
CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-3
SECTIONS

Drawn By: Author
Chk'd By: Checker

1/6/2022 12:01:52 PM



1 PL-4 NORTH EXTERIOR ELEVATION
1" = 10'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 10591 SF

BRICK 1	- 2730 SF = 26%	
BRICK 2	- 2810 SF = 27%	
ALUCOBOND 1	- 570 SF = 5%	
ALUCOBOND 2	- 931 SF = 9%	
CONCRETE	-1746 SF = 16%	
VEGETATED PANEL SYSTEM	- 1804 SF = 17%	



2 PL-4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 6147 SF

BRICK 1	- 0 SF = 0%	
BRICK 2	- 3356 SF = 55%	
ALUCOBOND 1	- 1154 SF = 19%	
ALUCOBOND 2	- 691 SF = 11%	
CONCRETE	- 946 SF = 15%	

MATERIAL LEGEND

ALUCOBOND 1 = ALUCOBOND PLUS BEIGE

ALUCOBOND 2 = ALUCOBOND PLUS NEW AGE DARK BRONZE MICA

BRICK 1 = MERIDIAN BRICK V100 QUEEN SIZE

BRICK 2 = CHEROKEE BRICK AND TILE COMPANY M/S VELOUR BLACK V100 QUEEN SIZE

FPC #7747

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH.,ELEC., PLUMBING:
SPECIALTY:

Legends View at Franklin PUD Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-4
ELEVATION - RENDERING

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:18 PM



2 PL-5 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 9886 SF

BRICK 1	- 3095 SF = 31%
BRICK 2	- 2228 SF = 23%
ALUCOBOND 1	- 532 SF = 5%
ALUCOBOND 2	- 802 SF = 9%
CONCRETE	- 2114 SF = 21%
VEGETATED PANEL SYSTEM	- 1115 SF = 11%



1 PL-5 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

TOTAL SF OF MATERIAL - 5526 SF

BRICK 1	- 1113 SF = 20%
BRICK 2	- 1441 SF = 26%
ALUCOBOND 1	- 534 SF = 10%
ALUCOBOND 2	- 279 SF = 5%
CONCRETE	- 752 SF = 14%
VEGETATED PANEL SYSTEM	- 1407 SF = 25%

MATERIAL LEGEND

ALUCOBOND 1 = ALUCOBOND PLUS BEIGE

ALUCOBOND 2 = ALUCOBOND PLUS NEW AGE DARK BRONZE MICA

BRICK 1 = MERIDIAN BRICK V100 QUEEN SIZE

BRICK 2 = CHEROKEE BRICK AND TILE COMPANY M/S VELOUR BLACK V100 QUEEN SIZE

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH, ELEC., PLUMBING:
SPECIALTY:

Legends View at Franklin PUD Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-5
ELEVATION - RENDERING

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:19 PM



3D RENDERING FROM COOL SPRINGS BLVD.



3D RENDERING FROM LOWER PLAZA LEVEL LOOKING NORTH



3D RENDERING OF PLAZA LOOKING SOUTHEAST



3D RENDERING OF PLAZA FROM POOL DECK

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SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

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Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

Project Number:
Project Number
Issue Date:

Revisions:

No.	Description	Date

PL-6
RENDERINGS

FPC #7747

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:21 PM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02779

DATE: January 18, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

508 Duke Drive Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 4), Subdiving 1 Commercial Lot into 2 Commercial Lots, On 2.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7741
Applicant: Mike Holmes, H&H Land Surveying
Owner: Jonathan Cross, Aligned Equity Partners

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide Lot 4 of the 508 Duke Drive Subdivision into two commercial lots. The property is zoned Light Industrial and is 2.29 acres. The previous plat for the 508 Duke Drive Subdivision was approved in August 2018. These lots are platted as part of a unified development plan.

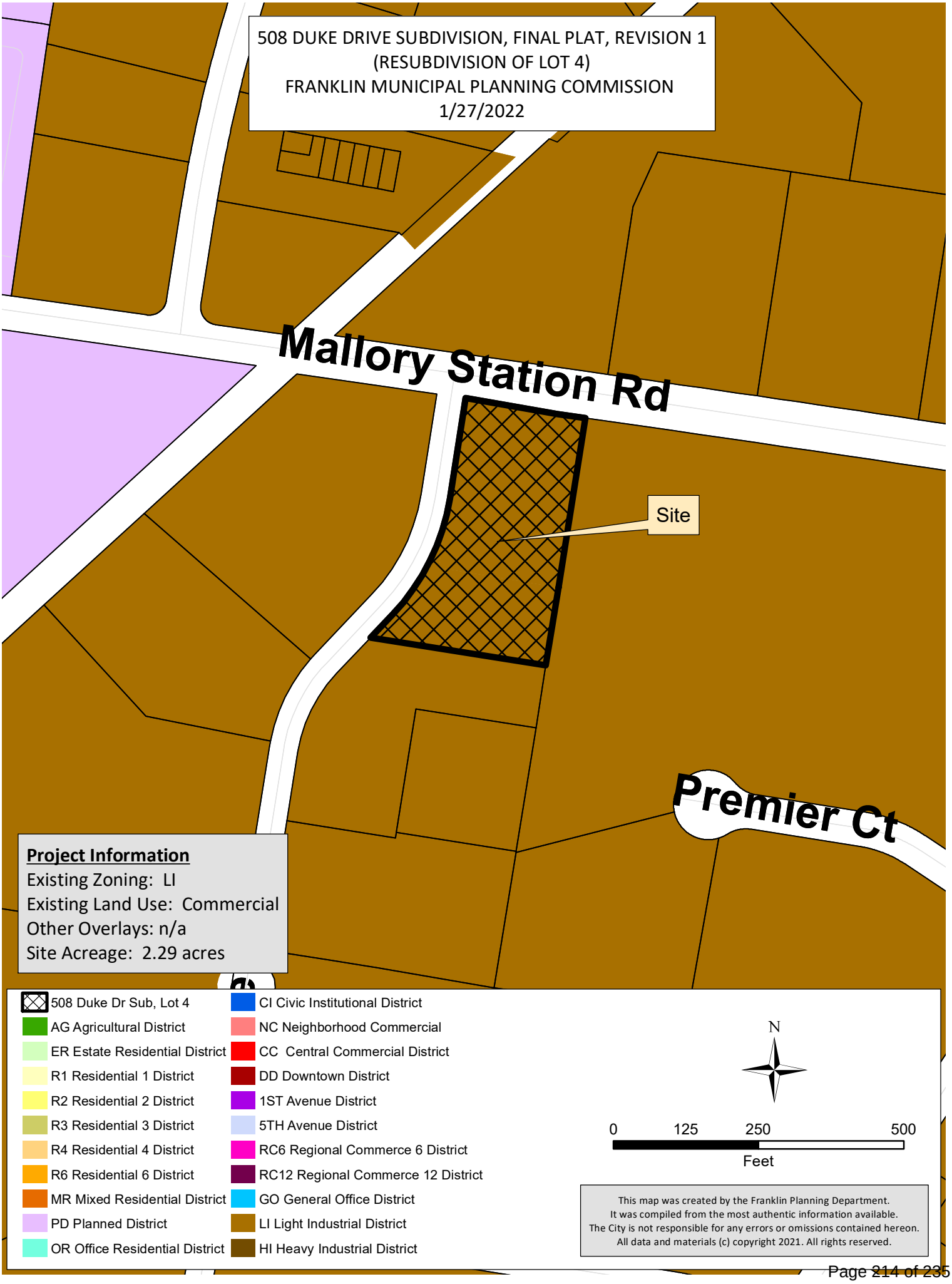
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the 508 Duke Drive Subdivision, Final Plat, Revision 1.


508 DUKE DRIVE SUBDIVISION, FINAL PLAT, REVISION 1
(RESUBDIVISION OF LOT 4)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Mallory Station Rd
Site
Premier Ct
Project Information
Existing Zoning: LI
Existing Land Use: Commercial
Other Overlays: n/a
Site Acreage: 2.29 acres
508 Duke Dr Sub, Lot 4
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7741

CONDITIONS OF APPROVAL:

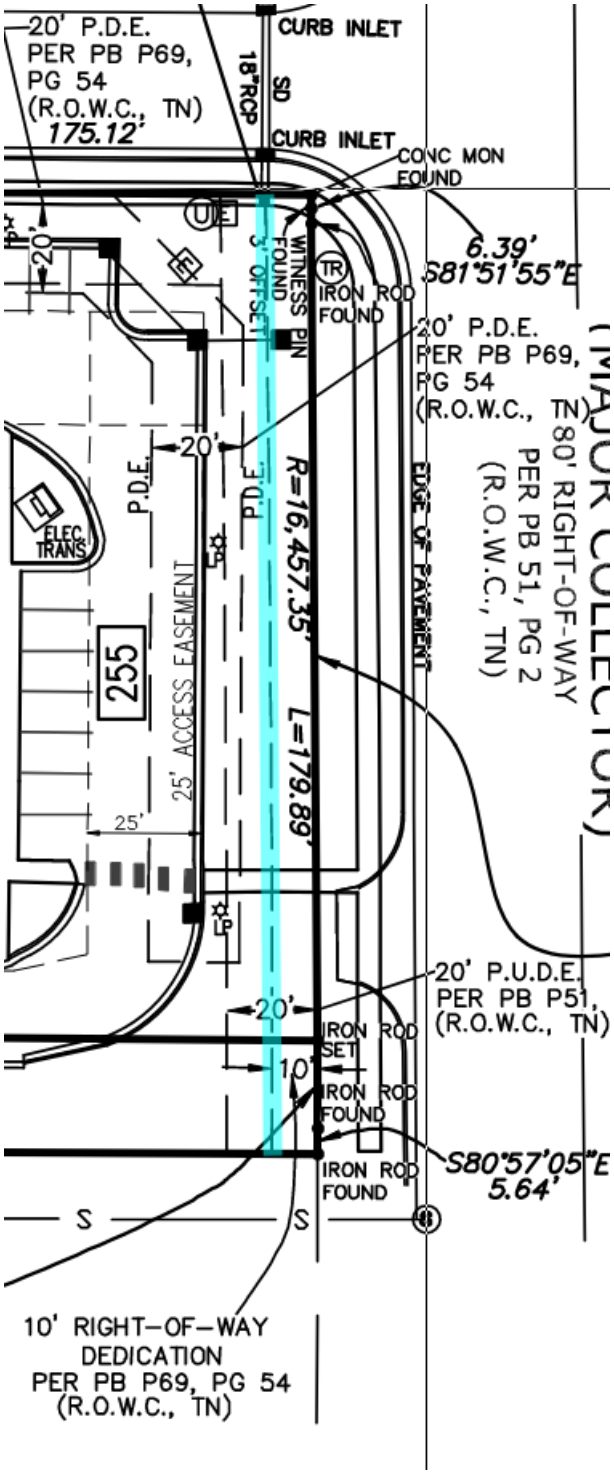
Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

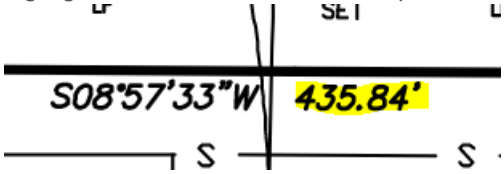
General Issues

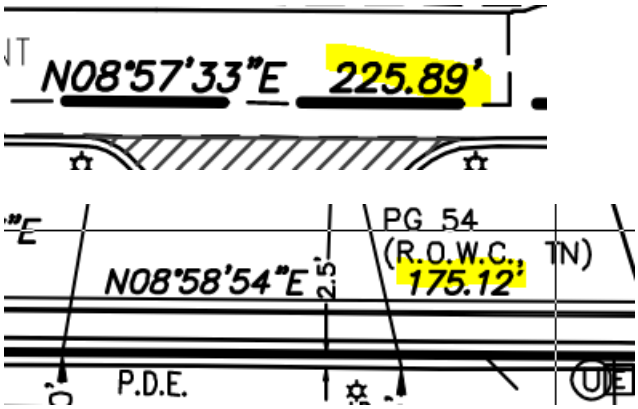
7. C. Final Plat

lance.fittro@franklintn.gov	Where ROW dedication was made with the previous plat, Applicant shall indicate this 10' width on the revised plat as existing ROW outside the bounds of the re-platted property.



Applicant shall also verify that the length and bearing for the property line highlighted above is consistent with what is shown on the plat, and adjust the boundary lengths highlighted below to account for the previous 10' ROW dedication:





[Edited By Lance Fittro]

11. C. Final Plat

lance.fittro@franklintn.gov With the property boundary of Lot 5 being shifted with this submittal, Applicant shall revise General Note 24 to reference both Lots 4 and 5:

24. THERE SHALL BE NO DIRECT ACCESS FROM LOT 4 TO MALLORY STATION ROAD.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

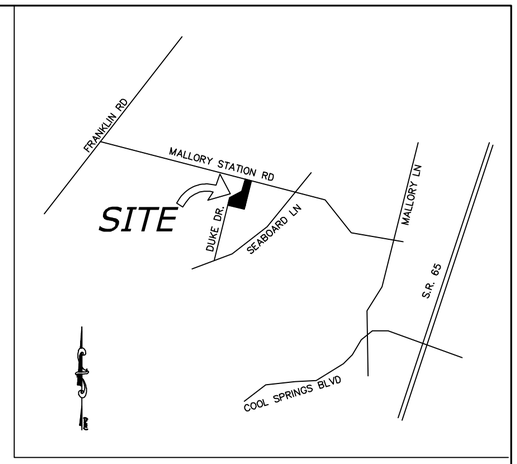
kevin.long@franklintn.gov **No sureties are associated with this Final Plat.** Any sureties were posted with the original Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON THE PLAT ENTITLED "FINAL PLAT – 508 DUKE DRIVE SUBDIVISION" AS OF RECORD IN PLAT BOOK P69, PAGE 54 – R.O.W.C., TN. INTO TWO LOTS OF RECORD.

THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 4 ON THE PLAT ENTITLED "FINAL PLAT – 508 DUKE DRIVE SUBDIVISION" AS OF RECORD IN PLAT BOOK P69, PAGE 54 – R.O.W.C., TN.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 53 AS PARCELS 107.00. TOTAL ACRES = 2.30±.
3. SITE ADDRESS
   500 & 520 DUKE DRIVE & 255 MALLORY STATION ROAD
   FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37067
   8TH CIVIL DISTRICT
   CHARACTER AREA: MECO–1
4. SUBJECT PROPERTY IS CURRENTLY ZONED: "LI" LIGHT INDUSTRIAL DISTRICT.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1–800–351–1111 OR 1–615–366–1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

EXTERIOR	INTERIOR
FRONT – 75'	FRONT – 75'
SIDES – 25'	SIDES – 5'
REAR – 25'	REAR – 25'

8. PROPERTY OWNERS: MAP 53, PARCELS 107.00.
   CONTACT: ALIGNED EQUITY PARTNERS, LLC
   ADDRESS : 500 DUKE DRIVE
   FRANKLIN, TN 37067
   PHONE: 630–884–8855
   EMAIL: jmcross@turnkeyprocessing.com
9. SURVEYOR: H & H LAND SURVEYING, INC.
   CONTACT: BOBBY G. MOORE
   ADDRESS : 612A FITZHUGH BOULEVARD
   SMYRNA, TN 37167
   PHONE: (615) 831–0756
   E–MAIL: handhland@bellsouth.net
10. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON FEMA MAP NUMBER 47187C0204 F ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. (MAP DATED: REVISED SEPTEMBER 29, 2006)
11. MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
14. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE HAYES FINAL PLAT AS OF RECORD IN PLAT BOOK P51, PAGE 2–(R.O.W.C.,TN) AND THAT PORTION OF THE FINAL PLAT FOR MALLORY VALLEY UTILITY DISTRICT AS OF RECORD IN PLAT BOOK P46, PAGE 72–(R.O.W.C.,TN) THAT PERTAINS TO LOT 1.
15. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE.
16. STREET ADDRESSES SHOWN THUS 500
17. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
19. THE 2.5' WIDE ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALKS. ANY SIDEWALKS WHICH WHOLLY OR IN PART LIE OUTSIDE THE RIGHT–OF–WAY SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
20. ALL PROPERTY CORNERS THAT FALL WITHIN THE PROPOSED CONCRETE SIDEWALKS WILL NOT BE SET IN CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT–OF–WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
24. THERE SHALL BE NO DIRECT ACCESS FROM LOT 4 TO MALLORY STATION ROAD.
24. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT AND THE MALLORY VALLEY UTILITY DISTRICT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT OR WITHIN A MALLORY VALLEY UTILITY DISTRICT EASEMENT, THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHUR PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN NOR THE MALLORY VALLEY UTILITY DISTRICT. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN AND/OR THE MALLORY VALLEY UTILITY DISTRICT WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
25. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820–3–.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000
26. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

SANITARY SEWER EASEMENTS

* SANITARY SEWER EASEMENTS SHOWN HEREON ARE EXCLUSIVE EASEMENTS.

WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:

1. 0'–12' DEPTH REQUIRES 20' EASEMENT.
2. 13'–20' DEPTH REQUIRES 30' EASEMENT.
3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.

A MINIMUM 10–FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7555, Page 111, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public–ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re–subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.

Owner–Aligned Equity Partners, LLC *Date*
Authorized Signature

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer systems designated in The Final Plat of Resubdivision Of Lot 4, 508 Duke Drive Subdivision, have been installed in accordance with City specifications, or

(2) a Performance Agreement and surety in the amount of $_____ for the sewer system has been posted with the City Of Franklin, Tennessee to assure completion of such systems.

Director Sewer Department
City Of Franklin, Tennessee *Date*

SPECIAL NOTE:
Stormwater and Water Quality for Lots 1, 2, 3, and 4 is provided by the existing Regional Detention and Water Quality pond located West of Duke Drive at the rear of Map 53 and Parcel 106.00.

NOTE:
LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

BOBBY G. MOORE REGISTERED LAND SURVEYOR AGRICULTURE TLG COMMERCE STATE OF TENNESSEE 1039
12/29/21

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20_____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary *Date*
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
(1) the water systems designated in The Final Plat of Resubdivision Of Lot 4, 508 Duke Drive Subdivision, have been installed in accordance with City specifications, or

2) a performance agreement and surety in the amount of $_____ for the water system has been posted with MVUD, to assure completion of such systems.

Title *Date*
Mallory Valley Water District

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets and drainage designated in The Final Plat of Resubdivision Of Lot 4, 508 Duke Drive Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department *Date*
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County *Date*
Emergency Management Agency

City of Franklin, TN *Date*

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 3rd day of May, 2016.

Bobby G Moore
Registered Land Surveyor

1039 *Tenn. License No.* 12/29/21 *Date*

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831–0756 (FAX) 355–6928

H & H Project No. 2020–0436
City of Franklin Project No. 7741

FINAL PLAT
RESUBDIVISION OF LOT 4 508 DUKE DRIVE SUBDIVISION

500 & 520 DUKE DRIVE
8TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.29 Ac.±
ACRES NEW STREETS: 0
MILES NEW STREETS: 0
SCALE: 1"= 60'
CLOSURE ERROR: 1:10,000

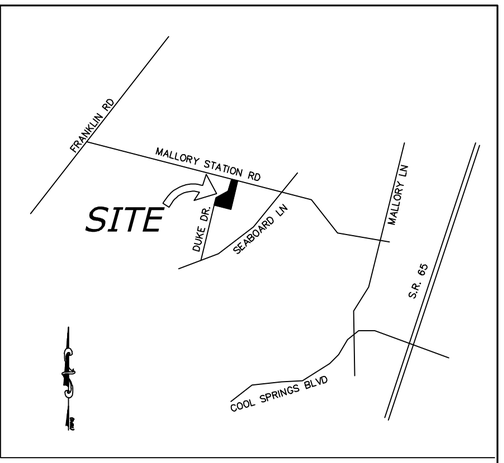
TOTAL LOTS: 2
FEET NEW STREETS: 0
DATE: ~~SEPTEMBER 24, 2021~~
REVISED: DECEMBER 29, 2021

SHEET 1 OF 2

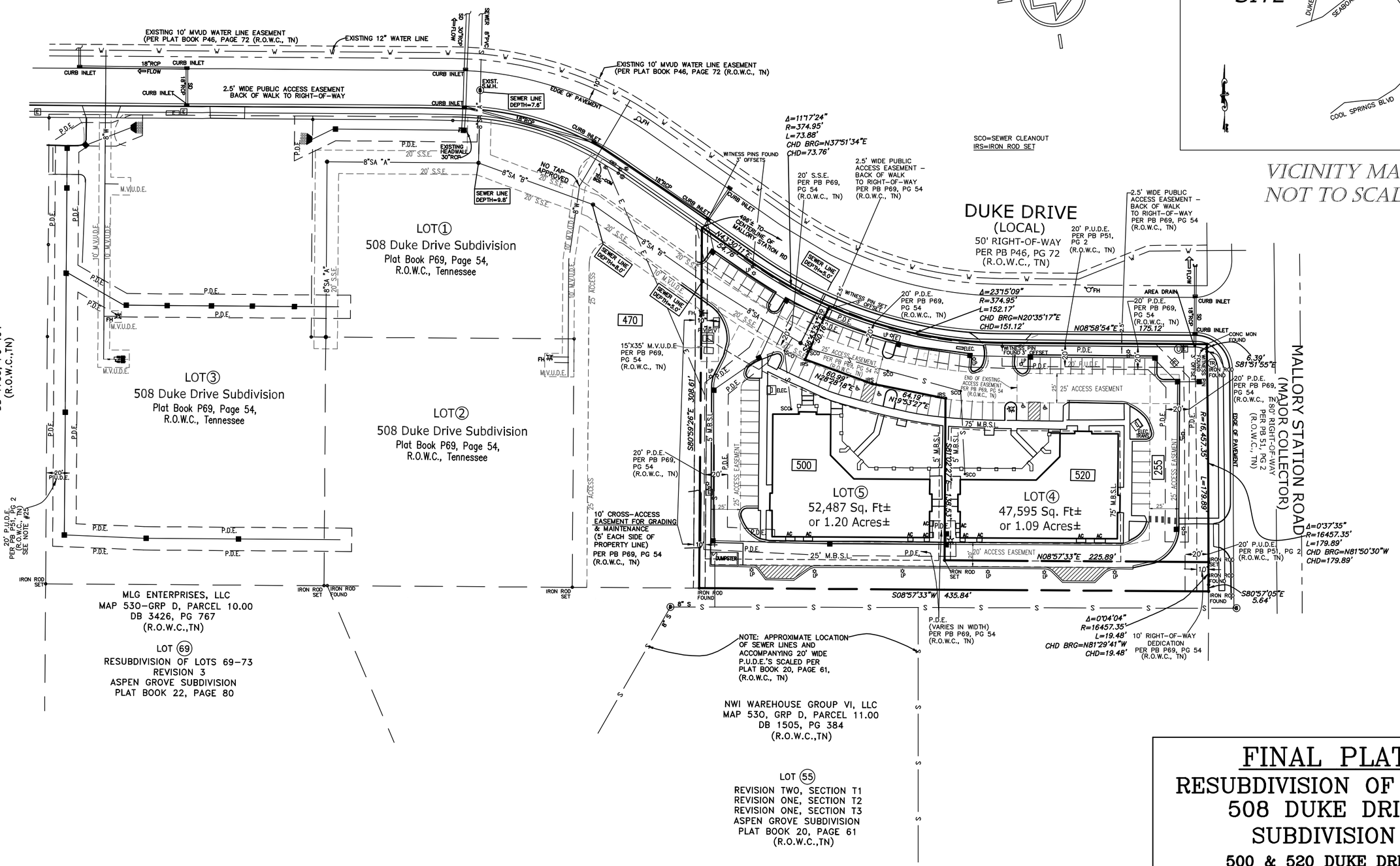
GENERAL NOTES:

SEE SHEET 1 OF 2

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM



VICINITY MAP
NOT TO SCALE



SPECIAL NOTE:
Stormwater and Water Quality for Lots 1, 2, 3, and 4 is provided by the existing Regional Detention and Water Quality pond located West of Duke Drive at the rear of Map 53 and Parcel 106.00.

NOTE:
LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

Scale : 1" = 60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928

H & H Project No. 2020-0436

City of Franklin Project No. 7741

FINAL PLAT

RESUBDIVISION OF LOT 4 508 DUKE DRIVE SUBDIVISION

500 & 520 DUKE DRIVE

8TH CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.29 Ac.±
ACRES NEW STREETS: 0
MILES NEW STREETS: 0
SCALE: 1"= 60'
CLOSURE ERROR: 1:10,000

TOTAL LOTS: 2
FEET NEW STREETS: 0
DATE: ~~SEPTEMBER 24, 2021~~
REVISED: DECEMBER 29, 2021

SHEET 2 OF 2

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02742

DATE: January 10, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7736
Applicant: Manish Patel, Lockwood Joint Venture
Owner: Manish Patel, Lockwood Joint Venture

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create a lot, dedicate easements, and abandon an existing drainage easement. The existing zoning is Neighborhood Commercial (NC) District . The proposed final plat is made up of 5.35 acres and the required setbacks are shown. The corresponding site plan was approved by the FMPC in August 2021.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 2. The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in

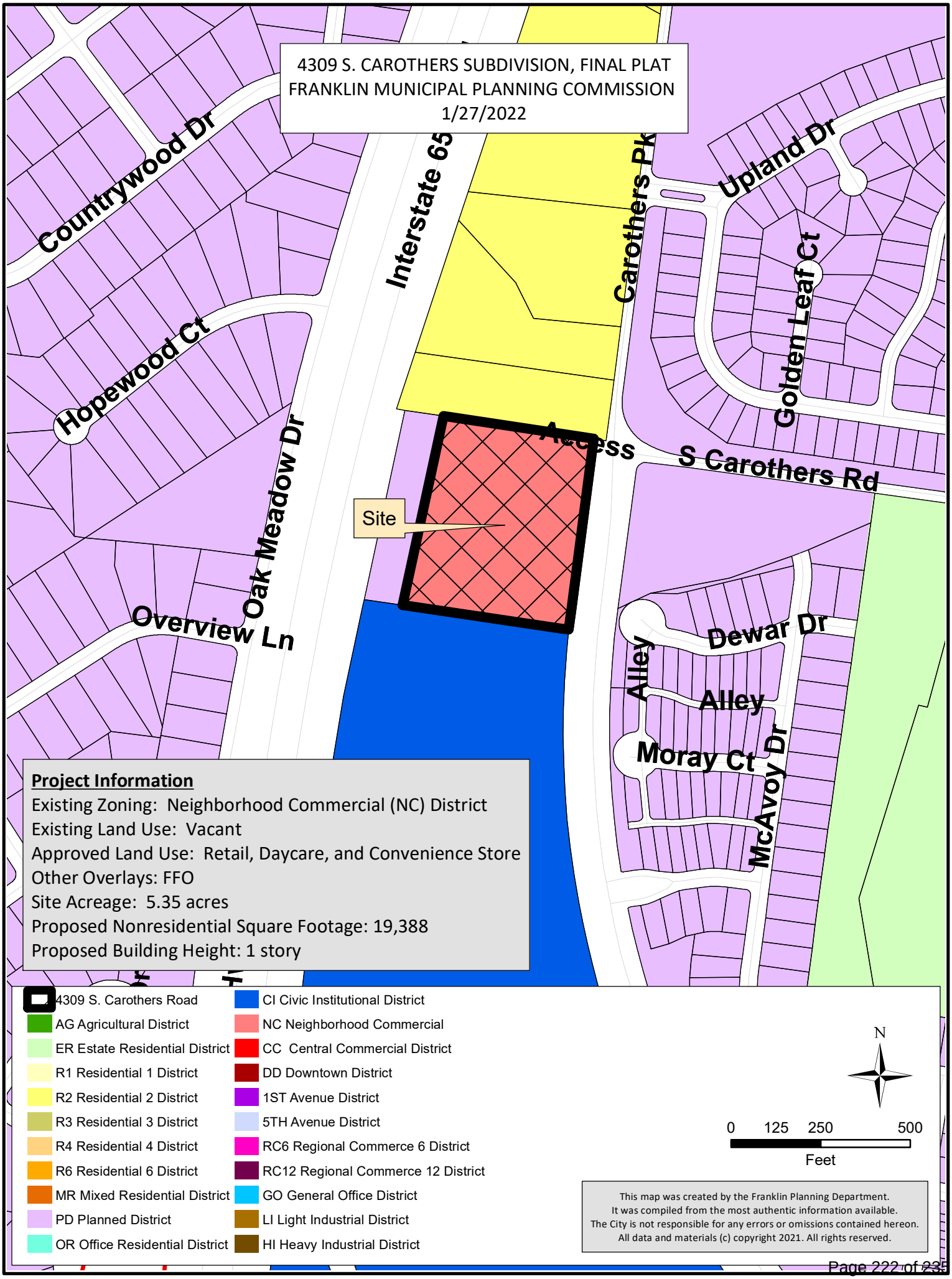
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of 4309 S. Carothers Subdivision, Final Plat. The conditions are attached to this staff report.


4309 S. CAROTHERS SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Countrywood Dr
Interstate 65
Carothers Pk
Upland Dr
Golden Leaf Ct
Hopewood Ct
Oak Meadow Dr
Access
S Carothers Rd
Site
Overview Ln
Dewar Dr
Alley
Alley
Moray Ct
McAvoy Dr
Project Information
Existing Zoning: Neighborhood Commercial (NC) District
Existing Land Use: Vacant
Approved Land Use: Retail, Daycare, and Convenience Store
Other Overlays: FFO
Site Acreage: 5.35 acres
Proposed Nonresidential Square Footage: 19,388
Proposed Building Height: 1 story
4309 S. Carothers Road
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7736

CONDITIONS OF APPROVAL:

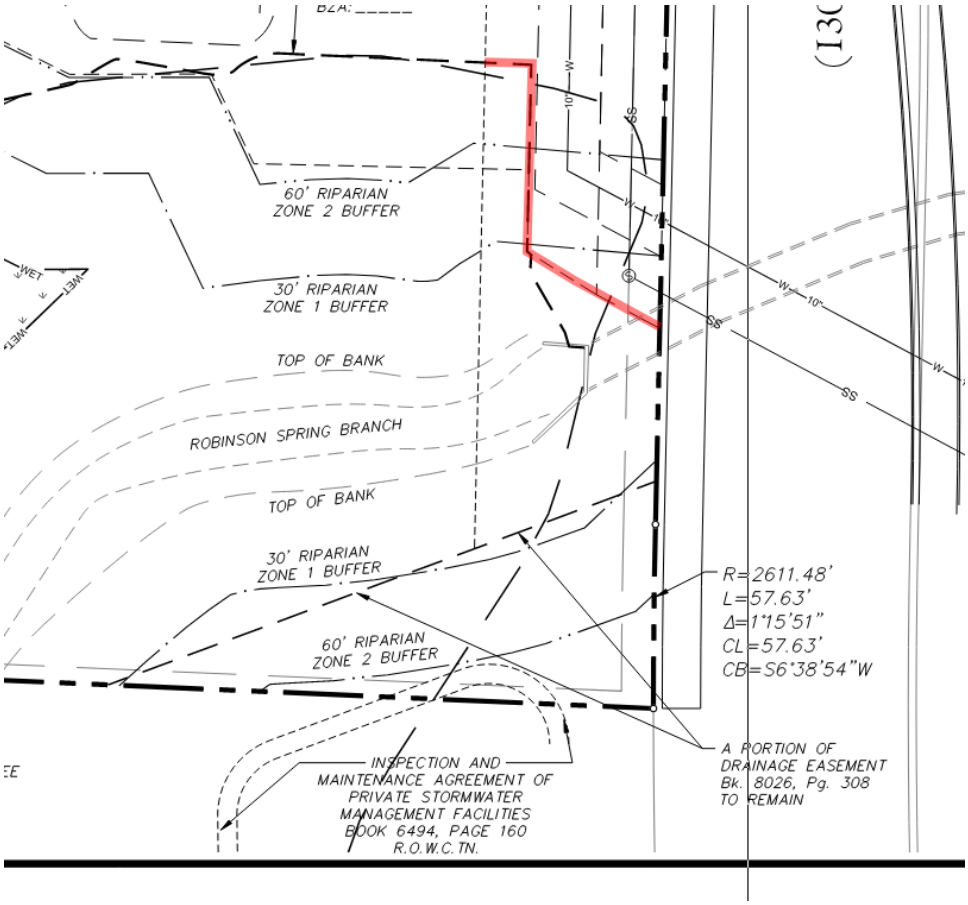
Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

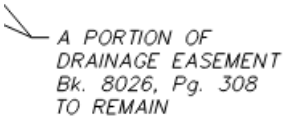
General Issues

11. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*No portion of the easement containing stormwater infrastructure, the stream channel, or portions of the floodplain remaining at the foot of the proposed retaining wall should be indicated as abandoned*" has not been properly addressed. The existing drainage easement area south of the proposed retaining wall and exclusive sanitary sewer easement boundary shall remain as previously recorded. The City of Franklin is not in agreement with abandoning the existing drainage easement area south of this line (highlighted in red below), regardless of whether this existing drainage easement area is also encompassed within the proposed conservation easement. Where the existing drainage easement and proposed conservation easement areas overlap, both shall remain in effect.



Additionally, applicant shall correct the book and page number reference of the "easement to remain" which appears to be in error as currently shown:



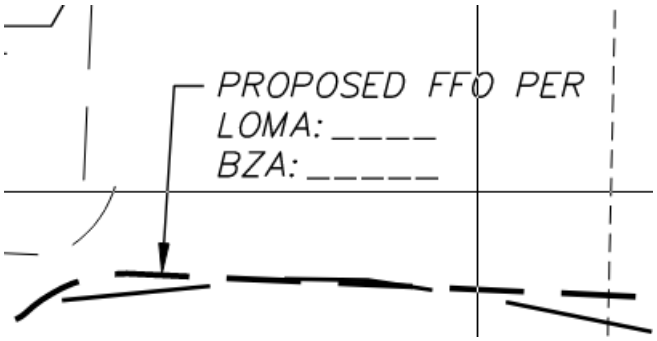
[Edited By Lance Fittro]

13. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan COF #7541 which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan. Submittal of this Final Plat to One Stop for conditions of approval and City signatures may be concurrent with, but shall not precede, the associated Site Plan COF #7451.

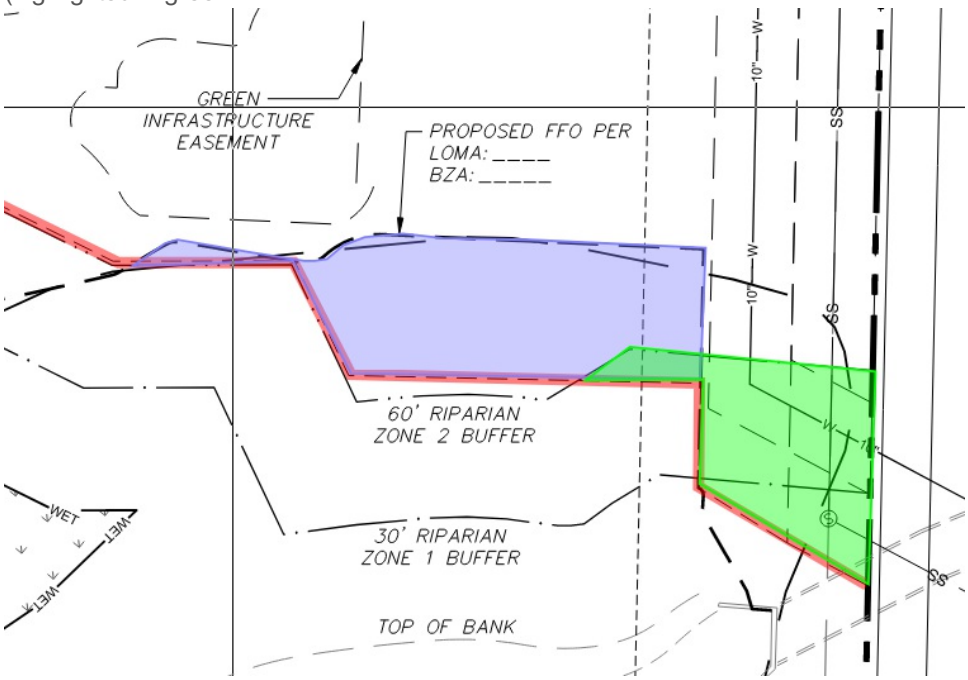
20. C. Final Plat

lance.fittro@franklintn.gov Prior to submittal of the final plat to One Stop, the revisions to the mapped floodplain and FFO boundary shall be completed with FEMA and Applicant shall provide the associated case number references for the LOMA and BZA approval for the associated revision to the FFO.



26. C. Final Plat

lance.fittro@franklintn.gov This is a new comment for the conservation easement added to the plat with this submittal:
Applicant shall ensure that the conservation easement (highlighted in red below) fully encompasses the floodplain / FFO and riparian buffer areas on the lot as intended. The conservation easement boundary as shown on the current submittal (highlighted in red below) omits portions of the floodplain / FFO (highlighted in purple) and riparian buffer (highlighted in green:



Performance Agreement and Surety

General Issues

16. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plans **COF# 7541 (4309 S. Carothers Subdivision, Site Plan)** and **COF# 7673 (4309 S Carothers Commercial, Site Plan (Carothers Parkway Intersection Improvements))** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

4. Separate Pages

chelsea.randolph@franklintn.gov Applicant shall separate overall utility plan from final plat document.

24. Site Data Chart

chelsea.randolph@franklintn.gov Applicant shall remove reference to the "Building Types Applied" and update the zoning to reflect the correct zoning of Neighborhood Commercial.
[Edited By Chelsea Randolph]

Stormwater

General Issues

18. Riparian Buffer

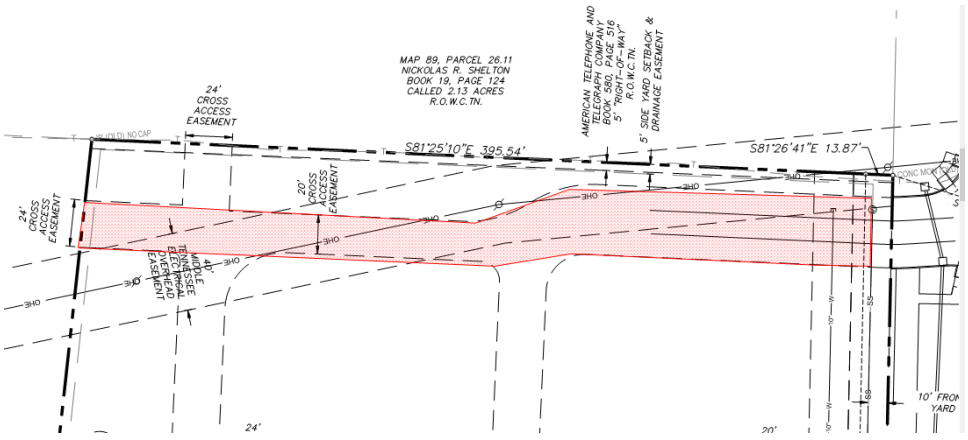
jeff.willoughby@franklintn.gov The site plan for this project still hasn't received approval. If any riparian buffer widths change with future site plan submittals then the plat shall reflect these changes.

Water/Sewer

General Issues

25. PUDE

ben.mcneil@franklintn.gov The applicant shall provide a 24' PUDE for the extension of future utilities to serve the western lot. This is to ensure the lot has access to water and sewer in the event it is developed.



Zoning

General Issues

19. FFO

shanna.mccoy@franklintn.gov Per the email sent on 1-6-22;

The conservation easement is an option for the riparian buffers on a commercial site but this does not replace the requirements of Section 4.3.7.B. These are 2 different types of easements.

Unless you are proposing a permitted use or encroachment from 4.3.4 and 4.3.5, the FFO should be on its own lot. If you are proposing a permitted use/encroachment, then it can be shown as a and recorded as an easement. It should be shown and labeled as “floodplain easement for limited uses/encroachments” and a note added to include the permitted uses/encroachment.

4.3.7 Prohibited Development
A. For residential uses, other than multifamily residential, any portion of land within the FFO shall be placed in an open space lot and shall be noted on the final plat as non buildable.
B. Any portion of land within the FFO on a nonresidential, mixed-use, or multifamily development site shall:
1. Be placed in an open space lot and noted on the final plat as non-buildable;
or
2. Be placed in an easement where the permitted uses and encroachments are limited to the uses and encroachments in Subsection 4.3.3, Permitted Uses, and Subsection 4.3.4, Permitted Encroachments.

DocuSign Envelope ID: D4306685-5913-4A74-A1AA-8DC0D8DFB357

Site Data

Project Name:	4309 S. Carothers Subdivision, Final Plat
Project #	7736
Address:	4309 South Carothers, Franklin, TN
Parcel(s)	Map 89, Parcel 47.00
Acreage/Square Footage of Site:	5.35 AC / 232,957 SQ.FT.
Vesting (date development first became vested):	October 2021
REGULATIONS	
Base Zoning:	PD
Overlay Zoning:	FFO (Flood Fringe Overlay)
Building Types Applied:	Civic Building
Frontage Types Applied:	Landscape Frontage
Setbacks	
Front Yard:	10'
Side Yard:	5'
Rear Yard:	5'
Hotel Keys:	N/A
Building Height:	1 Story
Minimum Landscape Surface Area:	15%
Formal/Informal Open Space:	0.28 AC)
Natural Area SF Required:	N/A
Tree Canopy Retention Acreage:	1.01 AC
Parking Required:	99
Parking Provided:	101
Historic Resource Treatment	No

Notes

1. The purpose of this plat is to abandon a drainage easement, dedicate easements, and creation of a lot.
2. Part of the subject property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187CO214G, dated December 22, 2016.
3. The lot shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 080.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
10. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
11. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
12. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may by located within the easement without obtaining any further permission from the owner. The property owner shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner at no expense to the City of Franklin. Owner shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the owners' lot at the owners' expense.
13. Any and all mineral rights for the subject property shall remain with the owner.
14. Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
15. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.
16. Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
17. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s)
18. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the Property
19. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
20. Access to the proposed lot from Carothers Parkway shall be via the cross-access easement location shown. No additional access or relocated access from Carothers Parkway shall be permitted.

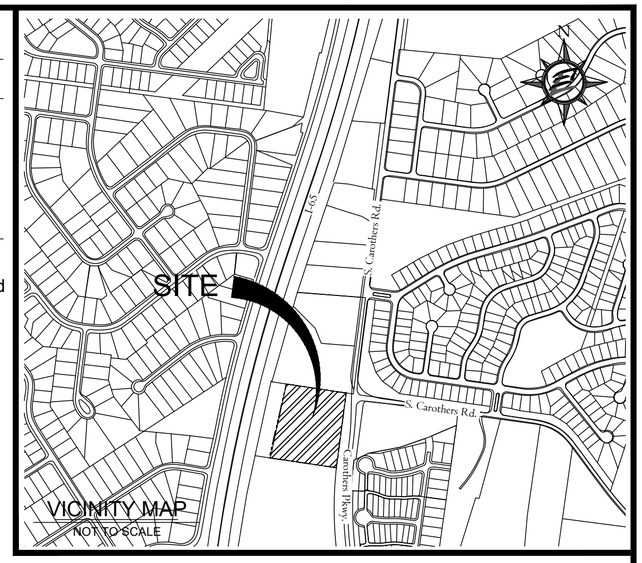
Total area: 232,957 S.F. or 5.35 Acres

Road Data:

Area in ROW dedication	0 SQ.FT. 0 Acres
Linear footage of new roads	0 Feet

Deed Reference

TAX MAP 89, PARCEL 47.00
Part of the same Property conveyed to Lockwood Joint Venture, of record in Book 8527, Page 404 in the Register's Office for Williamson County, Tennessee



Tennessee 811 — Know what's below. Call before you dig.

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in 4309 S Carothers Rd Commercial Site Plan has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of $ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee — Date

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in 4309 S Carothers Rd Commercial Site Plan has been installed in accordance with MUD specifications, or
(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District — Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

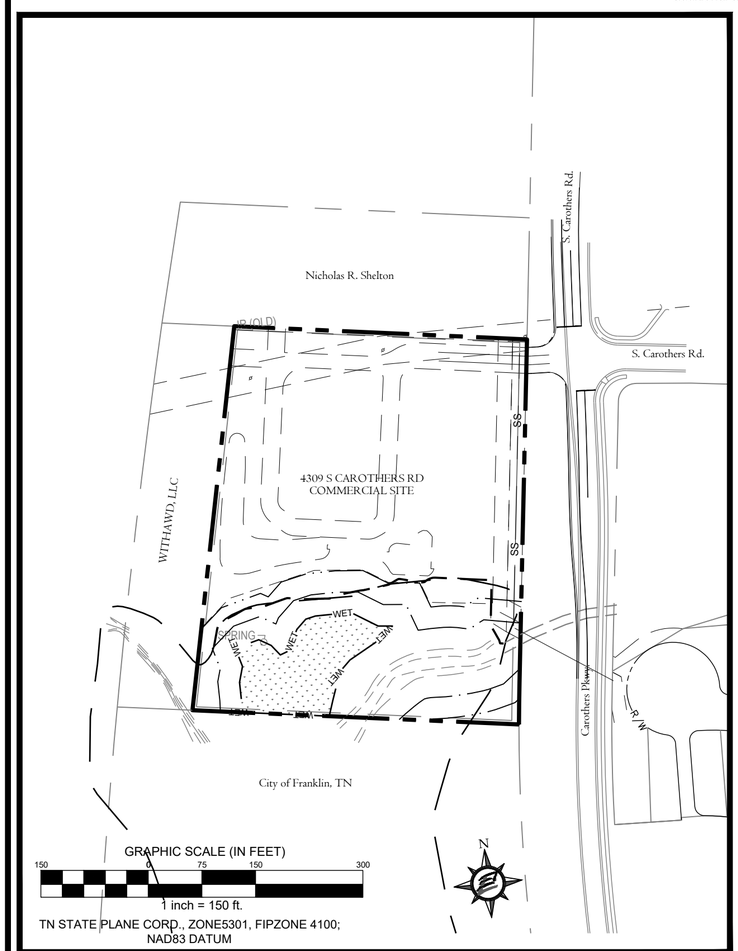
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in 4309 S Carothers Rd Commercial Site Plan has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for access, $ _____ for drainage,
and $ _____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee — Date

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____,
20 ___ , and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the properties shown hereon as of record in Book 8527, Page 404 R.O.W.C., Tennessee and that I (we) hereby adopt this plan of combination of the properties as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner — Date

Owner Information
Lockwood Joint Venture
NAME
208 N. Thompson Lane
Murfreesboro, Tennessee 37129

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation — Date

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this survey was done in compliance with current Tennessee Minimum Standards of Practice as defined under rule 0820-03-07, and is a Category I survey having a ratio of precision of the unadjusted survey greater than 1:10,000.

DocuSigned by:
509F4C57426D4E0...
01/06/2022

CHRISTOPHER BLAKE SEXTON — REGISTERED LAND SURVEYOR XVI — AGRICULTURE — COMMERCE — TENNESSEE NO. 2400

Surveyor Information
Blake Sexton, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: blake.sexton@eli-llc.com

DocuSigned by:
509F4C57426D4E0...
01/06/2022

4309 S. CAROTHERS SUBDIVISION, FINAL PLAT

SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7736
DATE: December 13, 2021
Rev.: January 6, 2022

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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DocuSign Envelope ID: D4306685-5913-4A74-A1AA-8DC0D8DFB357

I-65

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 19, PAGE 124
CALLED 2.13 ACRES
R.O.W.C. TN.

24' CROSS ACCESS EASEMENT

AMERICAN TELEPHONE AND TELEGRAPH COMPANY
BOOK 580, PAGE 516
5' "RIGHT-OF-WAY"
R.O.W.C. TN.

5' SIDE YARD SETBACK & DRAINAGE EASEMENT

CONC MON (OLD)

IR (OLD) NO CAP

S81°25'10"E 395.54'

S81°26'41"E 13.87'

CONC MON (OLD)

76.75'
S66° 23' 53"E

PHYSICAL ℄ & ℄ INTERSECTION

S. Carothers Road
(ROW Varies, - Minor Collector)

20' CROSS ACCESS EASEMENT

24' CROSS ACCESS EASEMENT

40' MIDDLE TENNESSEE ELECTRICAL MEMBERSHIP OVERHEAD EASEMENT

OHE

W

SS

T

10' FRONT YARD

20' EXCLUSIVE MILCROFTON EASEMENT

20' EXCLUSIVE SANITARY SEWER EASEMENT

24' CROSS ACCESS EASEMENT

24' CROSS ACCESS EASEMENT

MAP 89, PARCEL 47.02
WITHAWD, LLC
BOOK 7399, PAGE 423
CALLED 1.30 ACRES
R.O.W.C. TN.

N12°13'01"E 539.74'

MAP 89, PARCEL 47.00
LOCKWOOD JOINT VENTURE
BOOK 8527, PAGE 404
CALLED 5.35 ACRES
R.O.W.C. TN.

EXISTING DRAINAGE EASEMENT TO BE ABANDONED Bk. 6025, Pg. 309

S07°15'10"W 480.46'

Carothers Parkway
(130' R.O.W. - Major Arterial)

5' REAR YARD SETBACK & DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

PROPOSED FFO PER LOMA:_____ BZA:_____

UNITED STATES OF AMERICA
BOOK 4439, PAGE 813
CALLED 5.09 ACRES
R.O.W.C. TN.

CONSERVATION EASEMENT

EXISING FFO

SPRING

WET

WETLAND

60' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

TOP OF BANK

ROBINSON SPRING BRANCH

TOP OF BANK

30' RIPARIAN ZONE 1 BUFFER

60' RIPARIAN ZONE 2 BUFFER

N81°30'44"W 456.72'

R=2611.48'
L=57.63'
Δ=1°15'51"
CL=57.63'
CB=S6°38'54"W

5' SIDE YARD SETBACK & DRAINAGE EASEMENT

MAP 89, PARCEL 48.08
CITY OF FRANKLIN, TENNESSEE
BOOK 7268, PAGE 403
CALLED 75.52 ACRES
R.O.W.C. TN.

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES
BOOK 6494, PAGE 160
R.O.W.C. TN.

A PORTION OF DRAINAGE EASEMENT Bk. 8026, Pg. 308 TO REMAIN

Legend

- Fire Hydrant
- W — Water Line
- SS — Sewer Line
- T — Telephone Fiber
- OHE — Overhead Electric
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Sidewalk Ramp
- 1 — Lot Number
- 325 — Address Number
- Tree Save Canopy

NOTE: IRON ROD (NEW) IS A ½" REBAR, 18" IN LENGTH, WITH CAP STAMPED ELI, LLC.

CHRISTOPHER BLAKE SEXTON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2400

DocuSigned by:
509F4C57426D4E0...
01/06/2022

N

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

TN STATE PLANE CORD., ZONE5301,
FIPZONE 4100; NAD83 DATUM

4309 S. CAROTHERS SUBDIVISION, FINAL PLAT

SHEET 2 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7736
DATE: December 13, 2021
Rev.: January 6, 2022

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02777

DATE: January 14, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1, Creating 3 Commercial Lots, On 5.88 Acres, Located At 1730 Galleria Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7743
Applicant: Jim Henderson, CBL Properties
Owner: Jim Henderson, CBL Properties

BACKGROUND/STAFF COMMENTS:
The purpose of this preliminary plat is to subdivide the existing commercial Lot 41 of the Galleria Commercial Complex Subdivision into three commercial lots. The proposed subdivision will establish separate lots for the three existing commercial buildings on the property. Lot 41 was previously platted in 1993 as part of Galleria Commercial Complex, Final Plat, Revision 10.

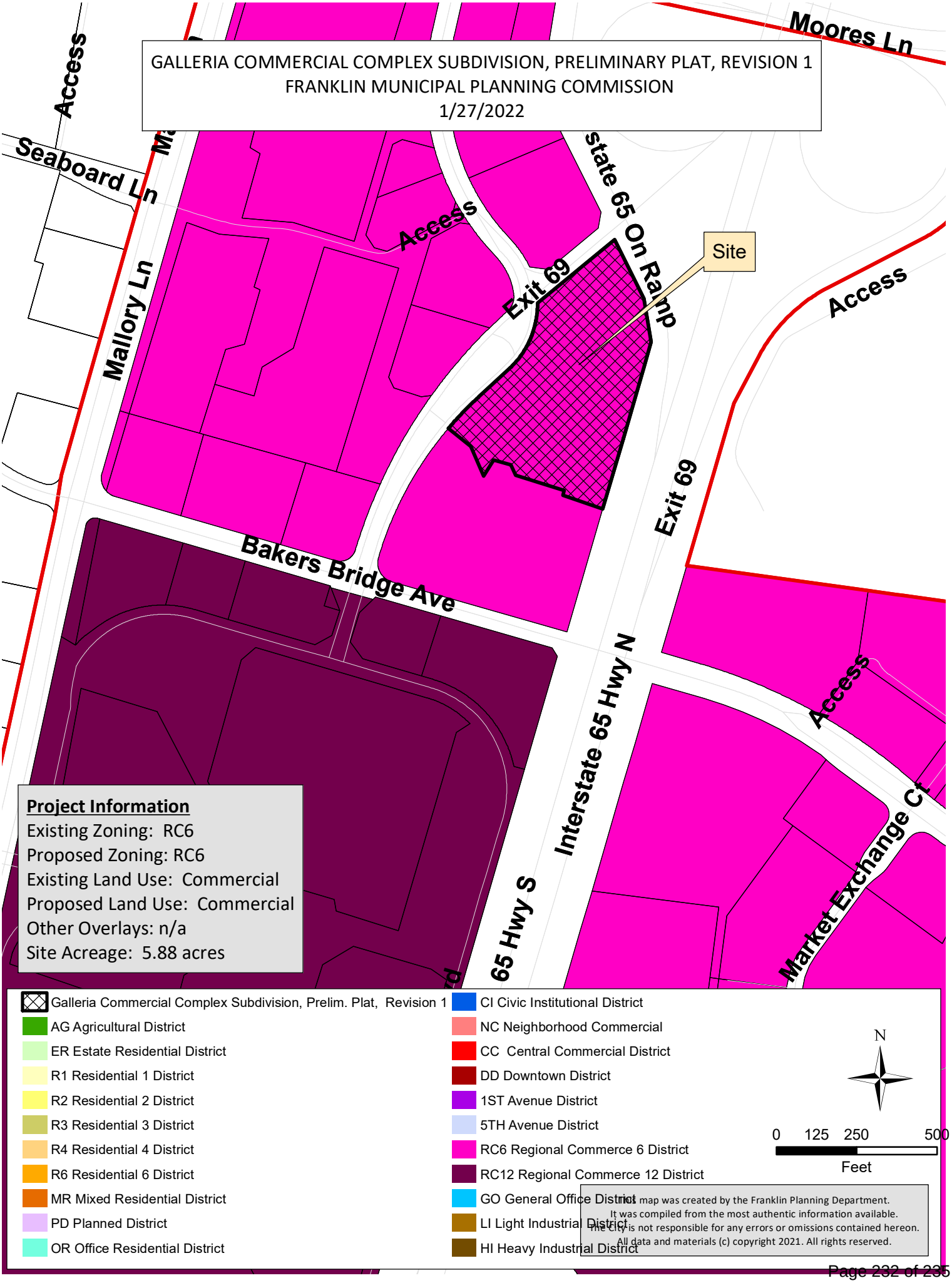
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the revised preliminary plat for the Galleria Commercial Complex Subdivision.


GALLERIA COMMERCIAL COMPLEX SUBDIVISION, PRELIMINARY PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Moores Ln
Access
Seaboard Ln
Mallory Ln
Access
State 65 On Ramp
Exit 69
Site
Access
Exit 69
Bakers Bridge Ave
Interstate 65 Hwy N
65 Hwy S
Access
Market Exchange Ct
Project Information
Existing Zoning: RC6
Proposed Zoning: RC6
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: n/a
Site Acreage: 5.88 acres
Galleria Commercial Complex Subdivision, Prelim. Plat, Revision 1
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7743

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Planning

General Issues

5. Project name

joseph.bryan@franklintn.gov Revise project name to Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1.

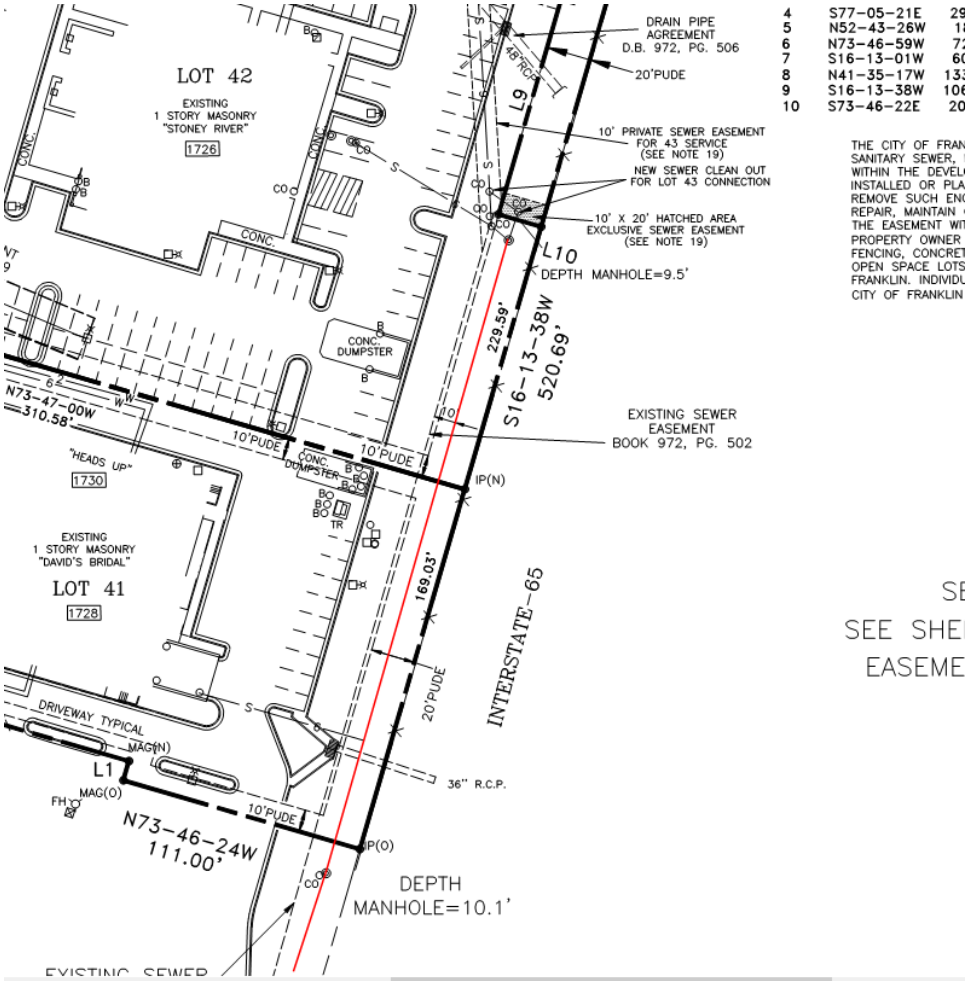
Applicant shall revise all sheets to reflect the revised name in the title bar.

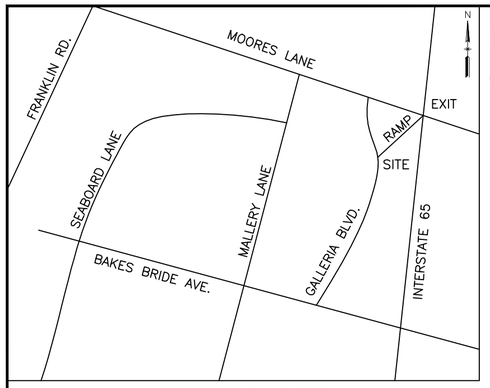
Water/Sewer

General Issues

1. Utility easement

ben.mcneil@franklintn.gov The applicant has failed to add the line work for the existing sanitary sewer. The applicant shall add the linework to the preliminary plat.

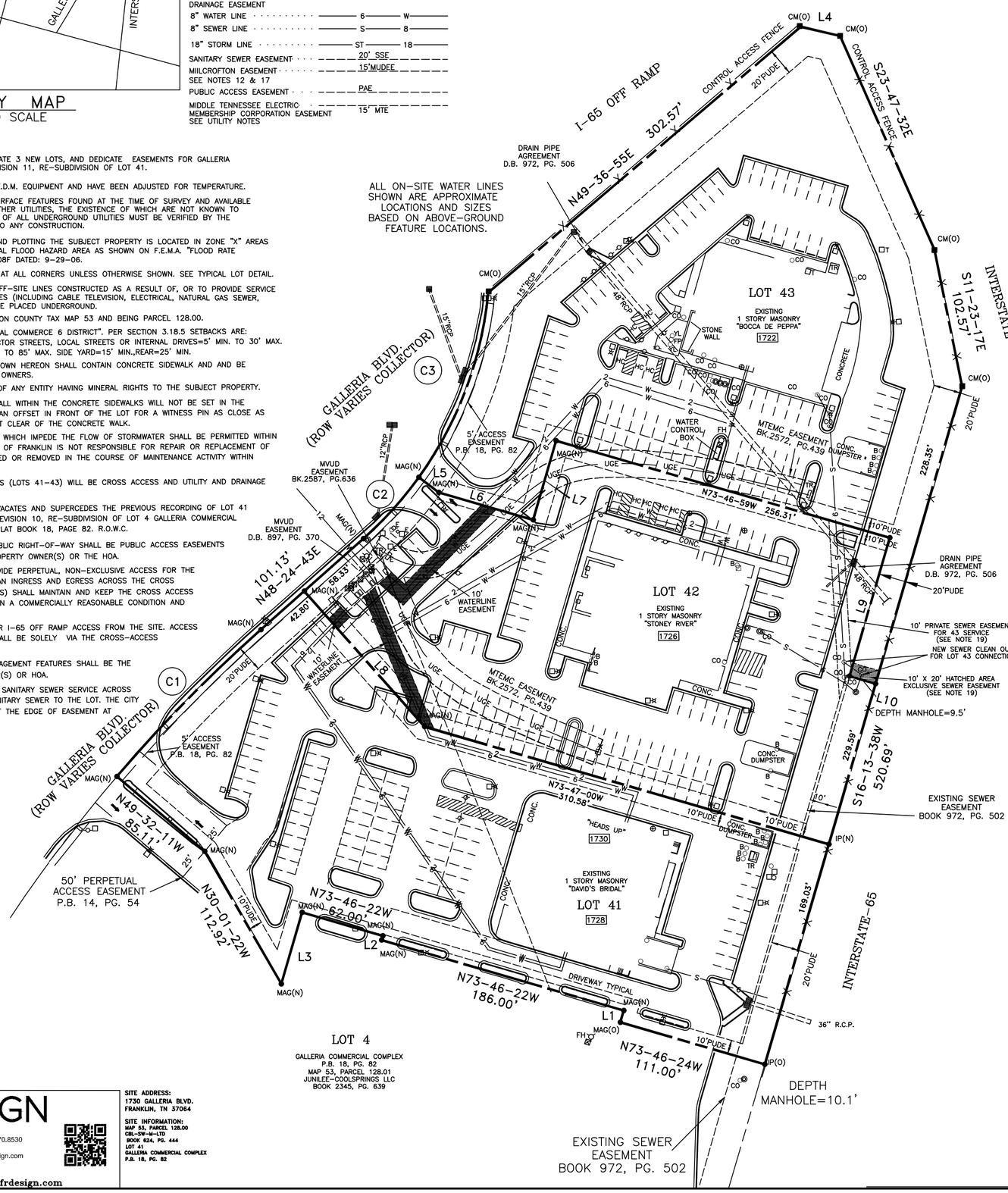




VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING FIRE HYDRANT	FH	UTILITY POLE	
LIGHT POLE		DRAINAGE EASEMENT TYPICAL	DE
CURB INLET /CATCH BASIN		CONCRETE	CONC.
EXISTING MANHOLE		CLEAN OUT	CO
5/8" IRON PIN SET THIS PLAT		BOLLARD	B
UTILITY STUB OUT	ST	FLAG POLE	FP
STREET ADDRESS	1730	YARD LIGHT	YL
SIGN POST		TRANSFORMER	TR
HANDI-CAPPED SPACE	HC	TELEPHONE PEDISTAL	T
GAS VALVE		REINFORCED CONCRETE PIPE	RCP
GAS METER		WATER VALVE	
		ELECTRIC BOX	E
PROPERTY/R.O.W. LINE			
PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE		
8" WATER LINE	6 W		
8" SEWER LINE	S 8		
18" STORM LINE	ST 18		
SANITARY SEWER EASEMENT	20' SSE		
MIILCROFTON EASEMENT SEE NOTES 12 & 17	15'MUDEE		
PUBLIC ACCESS EASEMENT	PAE		
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE UTILITY NOTES	15' MTE		



60 0 30 60 120
GRAPHIC SCALE – 1" = 60'

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHAD R. WILLIAMS REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 1906

09-13-2021

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
41	84,551.98	1.941
42	79332.78	1.821
43	92,171.71	2.116
TOTAL	256,056.47	5.878

LINE TABLE

NO.	BEARING	DIST.
1	N16-13-37E	9.00'
2	N16-13-35E	3.22'
3	S16-13-37W	54.92'
4	S77-05-21E	29.88'
5	N52-43-26W	18.50'
6	N73-46-59W	72.45'
7	S16-13-01W	60.80'
8	N41-35-17W	133.66'
9	S16-13-38W	106.28'
10	S73-46-22E	20.00'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-56-55	1093.90'	76.00'	151.75'	151.64'	N44-26-16E
C2	12-36-58	277.50'	30.68'	61.10'	60.98'	N42-06-17E
C3	30-23-25	277.50'	75.37'	147.19'	145.47'	N20-36-02E

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS, AND DEDICATE EASEMENTS FOR GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 11, RE-SUBDIVISION OF LOT 41.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0208F DATED: 9-29-06.
5) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
6) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
7) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 53 AND BEING PARCEL 128.00.
8) THIS PROPERTY IS ZONED RC6 "REGIONAL COMMERCE 6 DISTRICT". PER SECTION 3.18.5 SETBACKS ARE: PRINCIPAL BUILDING FRONT FOR COLLECTOR STREETS, LOCAL STREETS OR INTERNAL DRIVES=5' MIN. TO 30' MAX. FRONT FOR ARTERIAL STREETS=20' MIN. TO 85' MAX. SIDE YARD=15' MIN.,REAR=25' MIN.
9) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
10) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
11) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET IN FRONT OF THE LOT FOR A WITNESS PIN AS CLOSE AS POSSIBLE TO THE ORIGINAL CORNER BUT CLEAR OF THE CONCRETE WALK.
12) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
13) ALL DRIVEWAYS ON SUBJECT PROPERTIES (LOTS 41-43) WILL BE CROSS ACCESS AND UTILITY AND DRAINAGE EASEMENTS FOR EACH OF LOTS.
14) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 41 SHOWN ON THE FINAL PLAT ENTITLED REVISION 10, RE-SUBDIVISION OF LOT 4 GALLERIA COMMERCIAL COMPLEX SUBDIVISION OF RECORD IN PLAT BOOK 18, PAGE 82. R.O.W.C.
15) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
17) THERE SHALL BE NO INTERSTATE-65 OR I-65 OFF RAMP ACCESS FROM THE SITE. ACCESS TO THE LOTS FROM GALLERIA BLVD. SHALL BE SOLELY VIA THE CROSS-ACCESS EASEMENTS AS SHOWN HEREON.
18) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBLY OF THE PROPERTY OWNER(S) OR HOA.
19) LOT 43 AGREES TO OWN AND MAINTAIN SANITARY SEWER SERVICE ACROSS LOT 42 FOR THE ABILITY TO SERVE SANITARY SEWER TO THE LOT. THE CITY OF FRANKLIN'S RESPONSIBILITY ENDS AT THE EDGE OF EASEMENT AT THE FINAL MANHOLE LOT 42.

SEE SHEET 1 FOR SITE DETAILS
SEE SHEET 2 FOR CROSS ACCESS AND PUDE EASEMENT DETAILS (SEE NOTES 13 & 16)

COF PROJECT # (_____)

PRELIMINARY PLAT
GALLERIA COMMERCIAL COMPLEX SUBDIVISION
REVISION 39, (RE-SUBDIVISION OF LOT 41)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

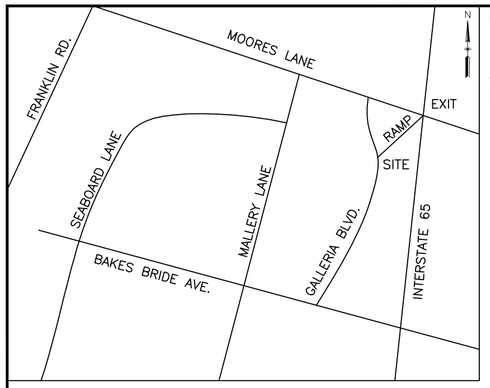
TOTAL ACRES: 5.878 TOTAL LOTS: 3
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=60' SHEET 1 OF 2 DATE: 12-6-2021

PREPARED BY:
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com
615.370.8500
SURVEY DIVISION mwilliams@hfrdesign.com

SITE ADDRESS:
1730 GALLERIA BLVD.
FRANKLIN, TN 37064

SITE INFORMATION:
MAP 53, PARCEL 128.00
CBL-SW-W-LTD
BOOK 624, PG. 444
LOT 41
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82

WOLD/HFR PROJECT NO. 217572



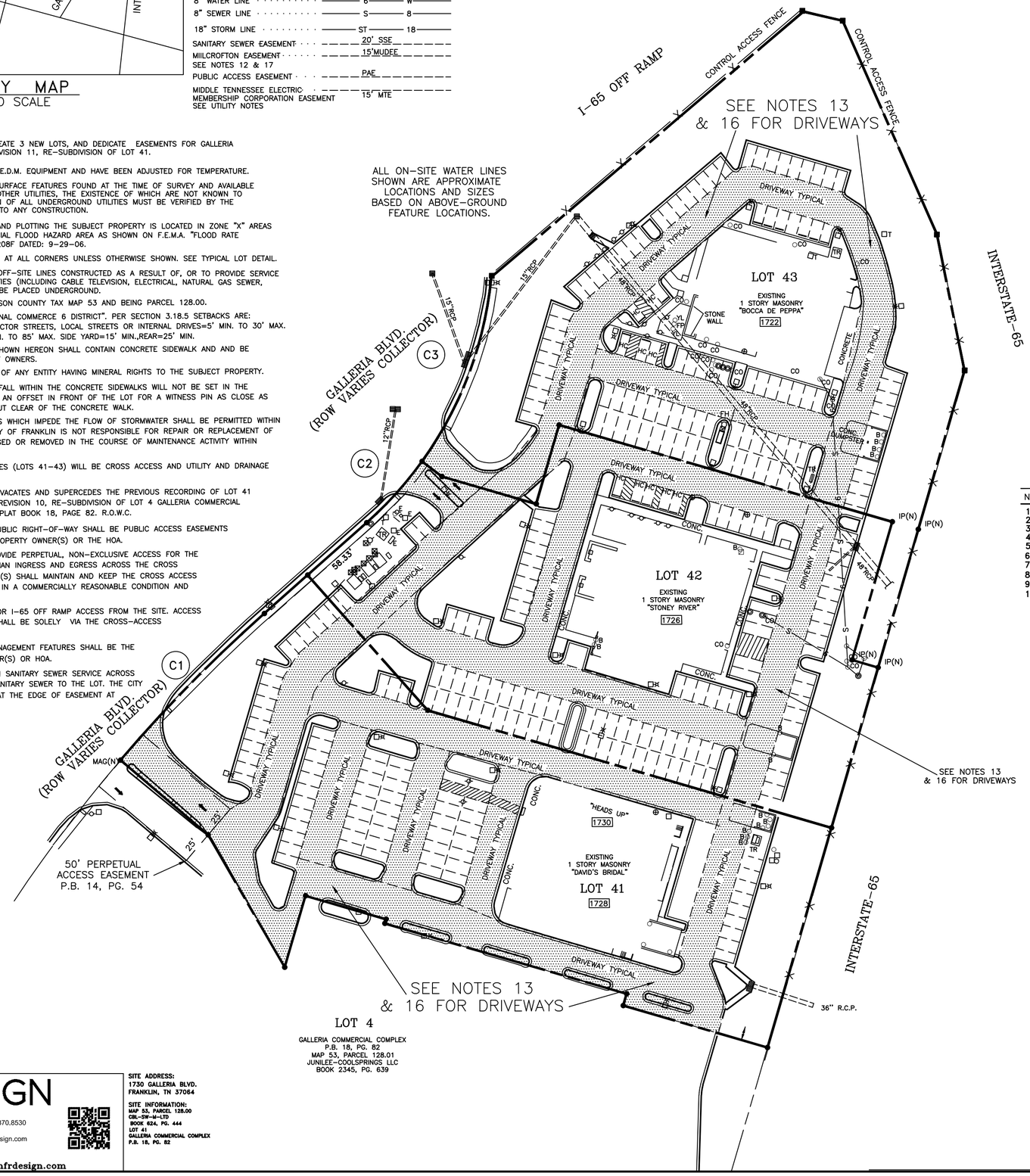
VICINITY MAP
NOT TO SCALE

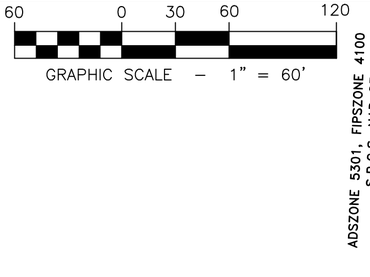
LEGEND

EXISTING FIRE HYDRANT	FH	UTILITY POLE	
LIGHT POLE		DRAINAGE EASEMENT TYPICAL	DE
CURB INLET /CATCH BASIN		CONCRETE	CONC.
EXISTING MANHOLE		CLEAN OUT	CO
5/8" IRON PIN SET THIS PLAT		BOLLARD	B
UTILITY STUB OUT	ST	FLAG POLE	FP
STREET ADDRESS	1730	YARD LIGHT	YL
SIGN POST		TRANSFORMER	TR
HANDI-CAPPED SPACE	HC	TELEPHONE PEDISTAL	T
GAS VALVE		REINFORCED CONCRETE PIPE	RCP
GAS METER		WATER VALVE	
		ELECTRIC BOX	E
PROPERTY/R.O.W. LINE			
PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE		
8" WATER LINE	6 W		
8" SEWER LINE	S 8		
18" STORM LINE	ST 18		
SANITARY SEWER EASEMENT	20' SSE		
MIILCROFTON EASEMENT SEE NOTES 12 & 17	15'MUDEE		
PUBLIC ACCESS EASEMENT	PAE		
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE UTILITY NOTES	15' MTE		

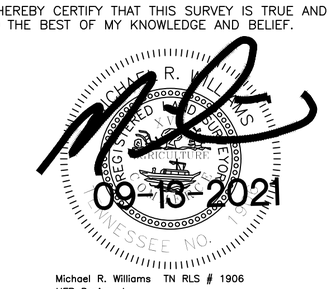
NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS, AND DEDICATE EASEMENTS FOR GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 11, RE-SUBDIVISION OF LOT 41.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0208F DATED: 9-29-06.
5) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
6) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
7) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 53 AND BEING PARCEL 128.00.
8) THIS PROPERTY IS ZONED RC6 "REGIONAL COMMERCE 6 DISTRICT". PER SECTION 3.18.5 SETBACKS ARE: PRINCIPAL BUILDING FRONT FOR COLLECTOR STREETS, LOCAL STREETS OR INTERNAL DRIVES=5' MIN. TO 30' MAX. FRONT FOR ARTERIAL STREETS=20' MIN. TO 85' MAX. SIDE YARD=15' MIN.,REAR=25' MIN.
9) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
10) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
11) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET IN FRONT OF THE LOT FOR A WITNESS PIN AS CLOSE AS POSSIBLE TO THE ORIGINAL CORNER BUT CLEAR OF THE CONCRETE WALK.
12) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
13) ALL DRIVEWAYS ON SUBJECT PROPERTIES (LOTS 41-43) WILL BE CROSS ACCESS AND UTILITY AND DRAINAGE EASEMENTS FOR EACH OF LOTS.
14) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 41 SHOWN ON THE FINAL PLAT ENTITLED REVISION 10, RE-SUBDIVISION OF LOT 4 GALLERIA COMMERCIAL COMPLEX SUBDIVISION OF RECORD IN PLAT BOOK 18, PAGE 82. R.O.W.C.
15) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
17) THERE SHALL BE NO INTERSTATE-65 OR I-65 OFF RAMP ACCESS FROM THE SITE. ACCESS TO THE LOTS FROM GALLERIA BLVD. SHALL BE SOLELY VIA THE CROSS-ACCESS EASEMENTS AS SHOWN HEREON.
18) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBLY OF THE PROPERTY OWNER(S) OR HOA.
19) LOT 43 AGREES TO OWN AND MAINTAIN SANITARY SEWER SERVICE ACROSS LOT 42 FOR THE ABILITY TO SERVE SANITARY SEWER TO THE LOT. THE CITY OF FRANKLIN'S RESPONSIBILITY ENDS AT THE EDGE OF EASEMENT AT THE FINAL MANHOLE LOT 42.





I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Michael R. Williams TN RLS # 1906
HFR Design, Inc.

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
41	84,551.98	1.941
42	79332.78	1.821
43	92,171.71	2.116
TOTAL	256,056.47	5.878

LINE TABLE

NO.	BEARING	DIST.
1	N16-13-37E	9.00'
2	N16-13-35E	3.22'
3	S16-13-37W	54.92'
4	S77-05-21E	29.88'
5	N52-43-26W	18.50'
6	N73-46-59W	72.45'
7	S16-13-01W	60.80'
8	N41-35-17W	133.66'
9	S16-13-38W	106.28'
10	S73-46-22E	20.00'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-56-55	1093.90'	76.00'	151.75'	151.64'	N44-26-16E
C2	12-36-58	277.50'	30.68'	61.10'	60.98'	N42-06-17E
C3	30-23-25	277.50'	75.37'	147.19'	145.47'	N20-36-02E

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

SEE SHEET 1 FOR SITE DETAILS
SEE SHEET 2 FOR CROSS ACCESS AND PUDE EASEMENT DETAILS (SEE NOTES 13 & 16)

COF PROJECT # (_____)

PRELIMINARY PLAT
GALLERIA COMMERCIAL COMPLEX SUBDIVISION
REVISION 39, (RE-SUBDIVISION OF LOT 41)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.878 TOTAL LOTS: 3
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=60' SHEET 2 OF 2 DATE: 12-06-2021

PREPARED BY:
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hfrdesign.com
615.370.8500
SURVEY DIVISION mwilliams@hfrdesign.com

SITE ADDRESS:
1730 GALLERIA BLVD.
FRANKLIN, TN 37064

SITE INFORMATION:
MAP 53, PARCEL 128.00
CBL-SW-W-LTD
BOOK 624, PG. 444
LOT 41
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82

WOLD/HFR PROJECT NO. 217572