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

City of Franklin

Meeting Agenda

Work Session

Tuesday, February 8, 2022 | **4:30 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Special Event Permit For Eat The Street Food Truck Festival At Bicentennial Park On May 6, 2022.

   Sponsors: Milissa Reierson, Monique McCullough

2. Presentation and Update of the Cumberland River Compact And City Of Franklin Partnership.

   Sponsors: Mark Hilty, Jeff Willoughby, Brittani Perez

3. *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).
   FMPC 1/27/22, 5-0

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

4. 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. Establishing A Public Hearing For March 8, 2022.
   FMPC 1/27/22, 5-0

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

5. Consideration Of COF Contract No. 2021-0359, Parkland Impact Fee And Construction Agreement Between The City Of Franklin and P&K, LLC For The Development Known As Legends View At Franklin PUD.

   Sponsors: Lisa Clayton

6. 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. Establishing A Public Hearing On March 8, 2022.
   FMPC 1/27/22, 5-0

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

7. 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. Establishing a Public Hearing for March 8, 2022.
   FMPC 1/27/22, 5-0

   Sponsors: Emily Wright, Amy Diaz-Barriga

8. Consideration Of Resolution 2021-180, A Resolution Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 5.03 Acres, Located At 4321 Long Lane. Establishing A Public Hearing For March 8, 2022.

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

9. *Consideration Of Resolution 2022-08, A Resolution To Support Restoring The Historic Revenue Sharing Relationship Between The State Of Tennessee And Its Local Governments And To Return The Local Share Of The Single Article Cap To Local Governments.

   Sponsors: Mayor Ken Moore, Eric Stuckey

10. Consideration Of Ordinance 2021-51, An Ordinance To Amend Title 2, Chapter 5, Of The Franklin Municipal Code Relative To The Franklin Civil War Historical Commission.

    Sponsors: Emily Wright, Kelly Dannenfelser, Amanda Rose

11. Discussion Regarding Maintaining A Permanent Access To Mack Hatcher From The City's Water Reclamation Facility.

    Sponsors: Alderman Matt Brown

12. Consideration Of The New City Hall Master Plan and Cost Estimates.
    FMPC/BOMA JCW 12/9/21
    WS 1/11/21

    Sponsors: Eric Stuckey, Vernon Gerth, Joe Marlo, Michael Walters Young

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

City of Franklin

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

File #: 21-02783

DATE: January 19, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Special Event Permit For Eat The Street Food Truck Festival At Bicentennial Park On May 6, 2022.

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Eat the Street food truck festival benefitting the 21st District Recovery Court.

BACKGROUND/STAFF COMMENTS:

The 21st District Recovery Court has submitted an event permit application for Friday, May 6, 2022 for their annual "Eat the Street" food truck festival. The event is held on ML King Jr. Ave (Bicentennial Park) from 5 p.m. until 10 p.m. Eat the Street features 40 food trucks/carts and music. Estimated attendance is over 5,000.

FINANCIAL IMPACT:

The applicant is responsible for extra-duty Police Officers who work the event.

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of trucks, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will provide notice of the event to businesses along Fourth Avenue North.
- Portable lights are needed for the event
- Applicant will work with Parks Department to determine which areas of Bicentennial Park are available for use during the event.

- Applicant will work with the Fire Marshal's Office to ensure all food trucks are inspected and abiding by City regulations.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured.

Streets Department:

- Department will block parking along ML King Jr Ave on the morning of August 6
- Department will close street at 2 p.m. on May 6
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the required number of extra-duty Franklin Police Officers

Building & Neighborhood Services Department:

- Electrical permit may be required

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Staff will continue to work with organizers on suggested guidelines and protocols as it relates to health and safety.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Eat The Street Foodtruck Festival benefiting Recovery Court
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Bicentennial Park in Franklin, off 5th Ave.

   Road closures MLK Jr Ave and part of. 4th Ave. South
3. **Date or dates of event:** 05/06/2022
4. **Start/End Times of Event:**
   5 pm to 10 pm

   What date/time will set-up begin? 5/6/2022 12:00 PM
   What date/time will tear-down be complete? 5/6/2022 10:45 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   2:00 pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 5,000 Event Staff/Volunteers:100 Total:5,100
7. **Name of applicant and Organization Requesting Permit:**
   Connie Martin - 21st District Recovery Court, Inc.
   a) Address: 370 Natchez street
   Franklin, TN 37064
   b) Phone: 6155957868 **c) Cell:** **d) Fax:**
   e) E-mail address: connie.martin@21stdc.org
8. **DETAILED description of event** *(use additional sheets)***:**
   Food truck festival fundraiser for the 21st District Recovery Court. Approx 30-35 food trucks will be set up, DJ will provide music. Families and pets encouraged to attend.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   Please detail any restricted parking areas on the event map.

   Event Map: ETSmap.pdf

10. **Person in charge on day of event:** Connie Martin
    Cell: 6155878463 **E-mail address:** cmarti17@comcast.net

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Kevin Riggs **Cell:** 6154407553 **E-mail address:** kevin@franklincommunitychurch.org
    Name: Jeff Moseley **Cell:** 615-957-1069 **E-mail address:** jmoseley@burgerlaw.com

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    Administrative Contact List: Board of Directors (1).xlsx

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: taxexempt2019.pdf

16. **Will you charge an admission fee?** No
    Average admission fee:

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 250

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

20. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? 21st District Recovery Court, Inc.
    What percentage of funds will they receive? 100

21. **Will parking in the area of the event need to be restricted or prohibited?** No

22. **Will any sound amplification equipment be used during the event?** Yes

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

    ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

    If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Food truck vendors to be determined

25. **Will food, beverages, or merchandise be sold or given away?** No
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider:

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
If yes, please list exact locations:

28. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

29. **Will your event include tents or other temporary structures, propane use, or open flames?** No
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: ETSgoodneighborletter.docx
Good Nieghbor Letter Mailing List:

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Coni Marth Director Date: 8/4/2021
(Signature and title – must be officer of organization)

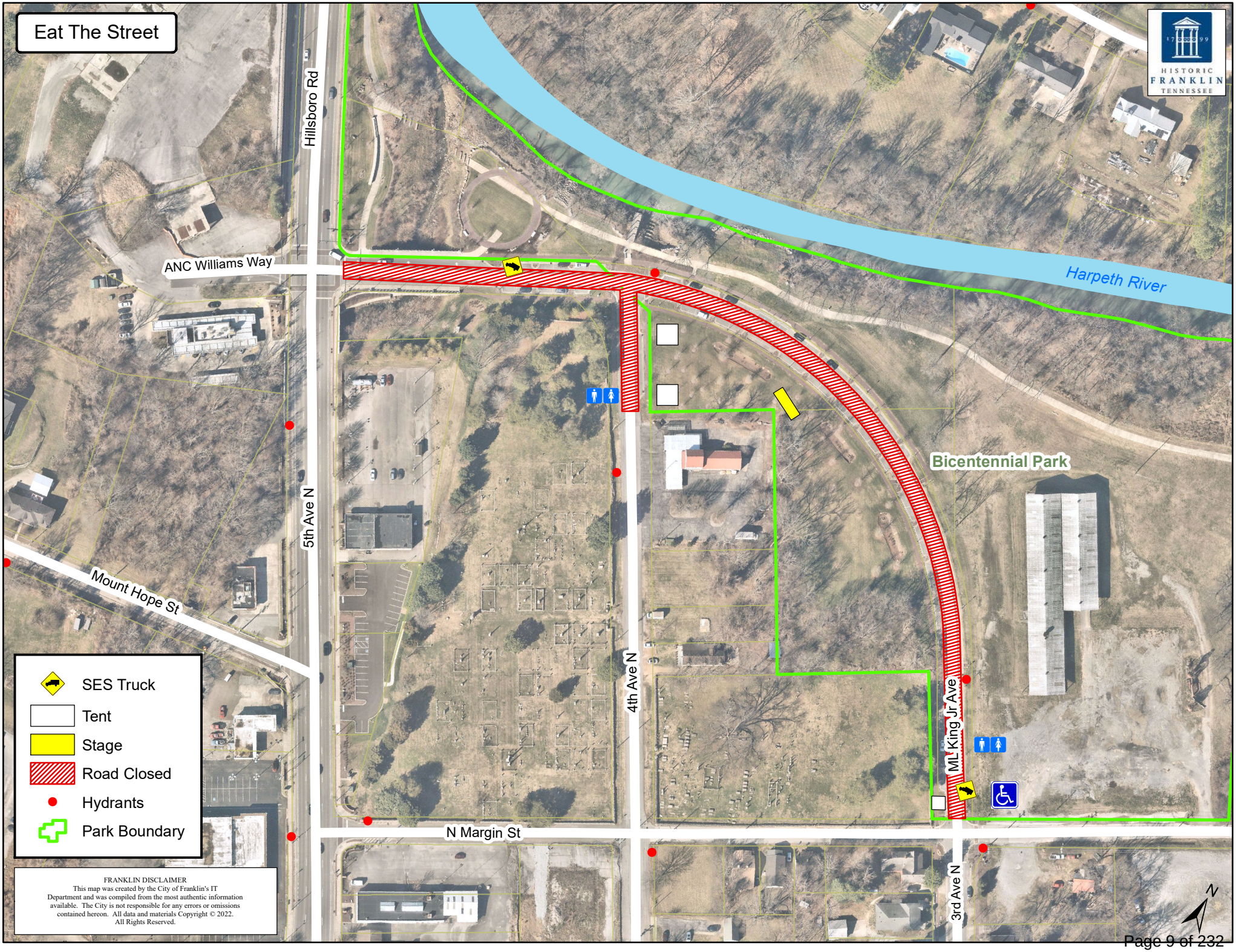
Approved by the Board of Mayor and Aldermen on _____, 20___.

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)


Eat The Street
HISTORIC FRANKLIN TENNESSEE
Hillsboro Rd
ANC Williams Way
Harpeth River
Bicentennial Park
5th Ave N
4th Ave N
ML King Jr Ave
3rd Ave N
Mount Hope St
N Margin St
SES Truck
Tent
Stage
Road Closed
Hydrants
Park Boundary
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2022. All Rights Reserved.
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HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Connie Martin - 21st District Recovery Court, Inc.
Event Name: Eat The Street Foodtruck Festival benefiting Recovery Court
Event Date(s): 05/06/2022

1. **Time amplification equipment will be used:** From: 6:00 PM To: 9:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.***:**
   Middle of the park in the grassy area off MLK Jr Ave.

   D J will be controlling the sound

   Sound Amplification Map: ETSmap.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - DJ
4. **Type of Amplifier:**
   - Mobile
5. **Number of Amplifiers:** unknown **Number of Speakers:** unknown **Number of Performers:** none
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Kevin Riggs **Cell:** 6154407553 **E-Mail:** kevin@franklincommunitychurch.org
   Name: Connie D Martin **Cell:** 6155878463 **E-Mail:** connie.martin@21stdc.org

Authorized Signature: Connie Martin **Date:** 08/04/2021

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

21ST DISTRICT RECOVERY COURT, INC.
PO BOX 757
FRANKLIN TN 37065-0757

Effective Date: July 1, 2019
Expiration Date: June 30, 2023
Account No: 1000325015-SLC
Exemption No: 1080622080
Facility Address:
PO BOX 757
FRANKLIN TN 37065-0757

Exempt Organizations or Institutions
Sales and Use Tax Certificate of Exemption

This organization or institution qualifies for the authority to make sales and use tax exempt purchases of goods and services that it will use, consume or give away.

This authorization for exemption is limited to sales made directly to the referenced organization. This exemption certificate may not be used for sales made to individuals paying with personal checks or personal debit or credit cards, even if the individual is a representative or employee of the organization, and he or she will be reimbursed for the purchase. Sellers must refuse to accept the certificate when the sale is made to someone other than the organization.

This exemption certificate may not be used to make purchases without the payment of sales and use tax for other locations and may not be transferred to or used by any other person.

Seller's Name *Seller's Address (City & State)*

I, Connie Martin, as an authorized representative of the taxpayer named above, affirm that the purchases qualify for the exemption and will be used at the location of the facility address referenced above. Under penalty of perjury, I affirm this to be a true and correct statement.

Connie Martin Connie Martin 7/1/19

Print Name of Authorized Representative *Signature of Authorized Representative* *Date*

The supplier must maintain a copy of this document as evidence of the sales tax exemption.

Good Neighbor Letter

August 4, 2021

Eat the Street Franklin
Bicentennial Park
Franklin, TN

Dear Neighbor,

I am writing to let you know of a proposed event coming to your neighborhood this spring of 2022. On May 6, 2022 we are proposing that the streets of Franklin play host to our annual food truck festival benefitting the 21st District Recovery Court, Inc. The event, Eat the Street Franklin, is expected to draw approximately 4-5000 people to the downtown Franklin area.

Several streets would be affected by the event. The event map is attached to this letter. It highlights the streets which will be closed and those with limited access.

This event would run from 5 pm until 10 pm. until 5 p.m. With set-up and tear-down, we anticipate having the area closed from 2 pm until approximately 11 p.m.

If you would like to contact someone in the City Administration's office regarding the event, you may contact the Public Outreach Specialist by e-mail at CityofFranklin@FranklinTN.gov, by phone at 615-550-6606, or by mail at 109 Third Avenue South, Franklin, TN 37064.

If you or need to contact the event organizer or would like to get involved, or become a sponsor, you may contact Connie Martin at 615-595-7868 ext. 1 or email at connie.martin@21stdc.org

We look forward to sharing this exciting day with you.

Regards,

Connie Martin
Recovery Court Director

21st District Recovery Court
Board of Directors

Name	Title	Email	Phone #	Company Name	Home Address		
Jeff Moseley	President	jmoseley@buergerlaw.com	(615) 957-1069	Buerger, Moseley & Carson, PLC	204 Kaitlyn Court	Franklin	37067
David Veile	Vice-President	dveile@franklin.legal	(615) 424-1770	Schell & Oglesby	204 Praire View Dr.	Franklin	37064
Donald P. Harris	Treasurer	dph216@bellsouth.net	(615) 306-3982		1627 Old Fowlkes Dr.	Brentwood	37027
Lacie Simonton	Secretary	LSimonton@parkescompanies.com laciesimonton@gmail.com	(931) 982-3674	The Parkes Companies, Inc	605 Band Dr.	Franklin	37064
Judge Jim Martin	Judge	judge.jim.martin@tncourts.gov	(615) 790-5407 (o) (615) 804-6906	State of TN	509 Fairfax Place	Franklin	37064
Paul Bolin	member	pbolin@wmed.org	(615) 496-0844	Williamson Medical Center	4321 Carothers Parkway	Franklin	37068
David Dingler	member	ddingler@comcast.net	(615) 373-5720 (o) (615) 390-6055 (c)		570 Grand Oaks Dr.	Brentwood	37027
Carlin C. Hess	member	cchess@tndagc.org	(615) 794-3167	District Attorneys General Conf.	P.O. Box 937	Franklin	37065
Amy Kovar	member	akovar@graypr.com	615-497-1799	Gray Public Relations	200 Vantage Way	Franklin	37067
Wilbert Long Jr.	member	wilbert.long@yahoo.com	(281) 770-4449	Strategic Supply Chain Solutions	1029 Vaughn Crest Dr.	Franklin	37069
Jen Meyer	member	jenmock2005@gmail.com	(615) 881-9456		900 High Point Ridge Rd.	Franklin	37069
Anthony Pickett	member	pick959@comcast.net	(615) 491-3230		7025 Willowick Dr.	Brentwood	37027
Tim Richards	member	coachforchrist@gmail.com	(615) 369-3547 (o)	Let It Shine Gymnastics	1892 General George Patton Dr.	Franklin	37067
Kevin Riggs	member	kevin@franklincommunitychurch.org	(615) 440-7553	Franklin Community Church	200 Devrow Court	Franklin	37064

Date: January 7, 2022
Applicant: Connie Martin
Project Title: Eat The Street Foodtruck Festival benefiting Recovery Court
Project Address:

Open Issues: 4

FIRE-Special Event

General Issues

1. Food Trucks

curt.edelmann@franklintn.gov

Food trucks must meet the following requirements:
1. Food trucks are spaced 10-feet apart
2.Food trucks with cooking operations require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
3.Food trucks with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
4.Food trucks using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
5.Food trucks using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
6. Only listed safety cans are used to dispense gasoline or other flammable liquids.
7. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service

Please make sure food vendors using solid-fuels, i.e., charcoal or wood, are aware of the requirement for an approved water fire extinguisher or a K-Class fire extinguisher. This has become a major issue in past events as more vendors are using solid fuels in their cooking operations.

2. Pop-Up Tents

curt.edelmann@franklintn.gov

Pop-Up tents must be securely anchored. If the parks department will permit the use of stakes, please provide adequate stakes to secure the tents. If parks will not permit the use of stakes. Provide at least 40-pounds of weight per tent leg, 160-pounds total.

3. Stages

curt.edelmann@franklintn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place. Note: An extinguisher is not required for an unattended electrical generator.

Sanitation and Environmental Services

General Issues

4. Solid Waste Service

nate.ridley@franklintn.gov	Sanitation and Environmental Services maintain the containers before, during and after the event. Additionally, we will provide the following: (2) rear loader for garbage collection and traffic control, if necessary. (5) crew members (15-20) rollout containers Thanks, Nate Ridley Assistant Director Sanitation and Environmental Services

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of trucks, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will provide notice of the event to businesses along Fourth Avenue North.
- Portable lights are needed for the event
- Applicant will work with Parks Department to determine which areas of Bicentennial Park are available for use during the event.
- Applicant will work with the Fire Marshal's Office to ensure all food trucks are inspected and abiding by City regulations.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured.

Streets Department:

- Department will block parking along ML King Jr Ave on the morning of August 6
- Department will close street at 2 p.m. on May 6
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the required number of extra-duty Franklin Police Officers

Building & Neighborhood Services Department:

- Electrical permit may be required

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Staff will continue to work with organizers on suggested guidelines and protocols as it relates to health and safety.

City of Franklin

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

File #: 21-02795

DATE: January 25, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Jeff Willoughby
Brittani Perez

SUBJECT:

Presentation and Update of the Cumberland River Compact And City Of Franklin Partnership.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the partnership between the Cumberland River Compact (CRC) and the City of Franklin through COF Contract 2018-0270.

BACKGROUND/STAFF COMMENTS:

CRC is a local watershed group that promotes watershed stewardship within the Cumberland River basin in which the Harpeth River is located. The City has worked with CRC in recent years on multiple events, such as the City's Arbor Day, Mallory Branch stream cleanup, and Environmental Science Day at Centennial High School. CRC has proven to be a valuable partner and has provided the City with assistance in organizing and facilitating these events with great success.

In 2019, CRC and the City of Franklin formalized this partnership through COF Contract 2018-0270 and has been a valuable resource to the City's Stormwater Division and community. The attached presentation provides an update on our partnership related to permit compliance, community engagement and outreach.

FINANCIAL IMPACT:

The City has a five-year contract with the Cumberland River Compact at a cost of $25,000 per year to support these partnership efforts. This agreement expires in 2024.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge receipt of this presentation.

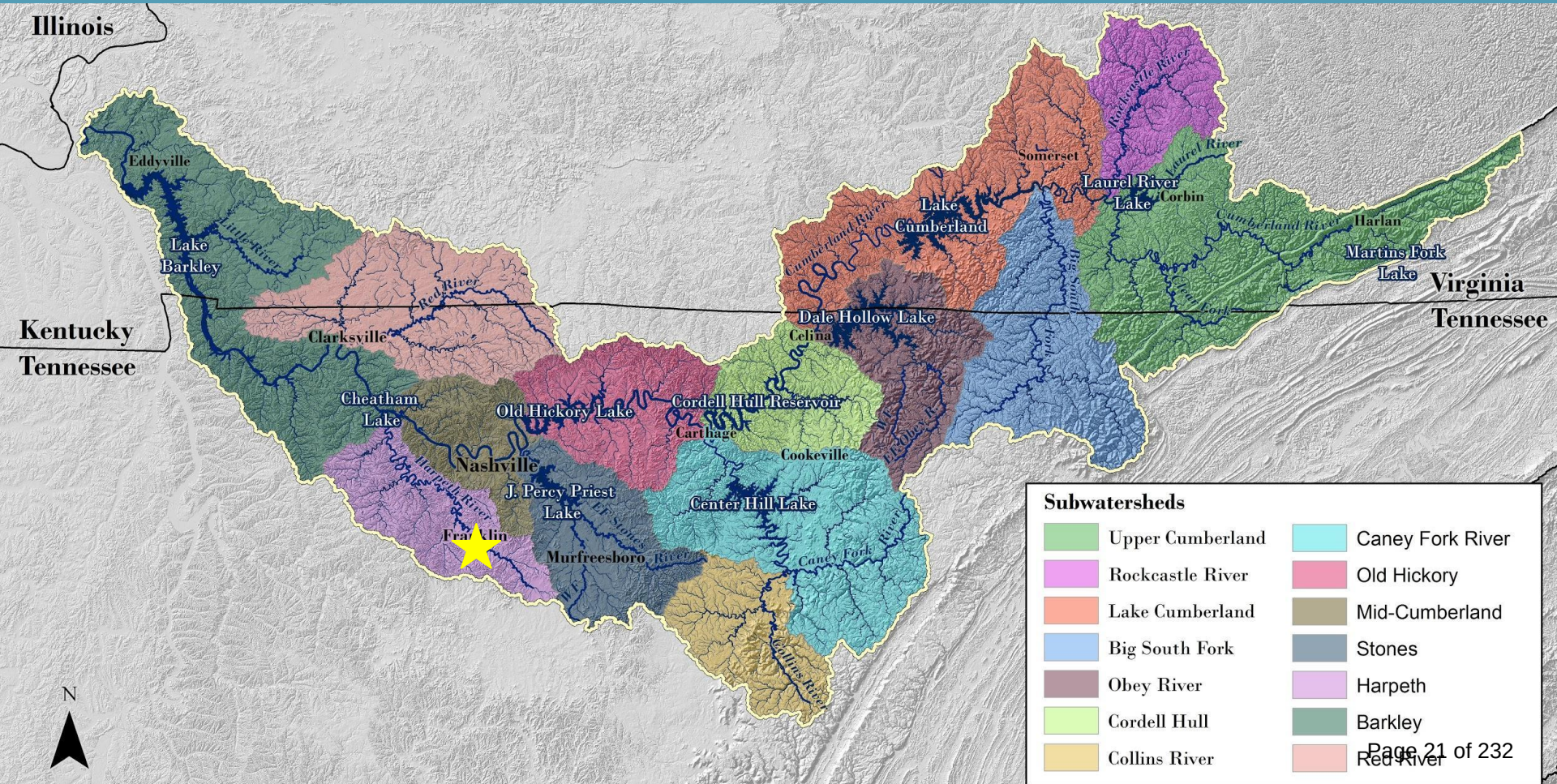
CUMBERLAND RIVER COMPACT

OUR WATER. OUR FUTURE.

Our Vision is Clean and Abundant Water

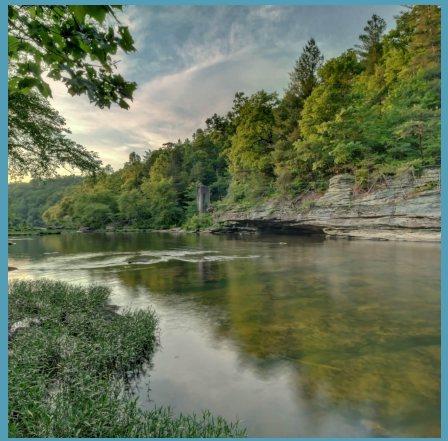
Three million people and thousands of species depend on clean water from the Cumberland River. Our job is to make sure they get it.

OUR CUMBERLAND RIVER BASIN

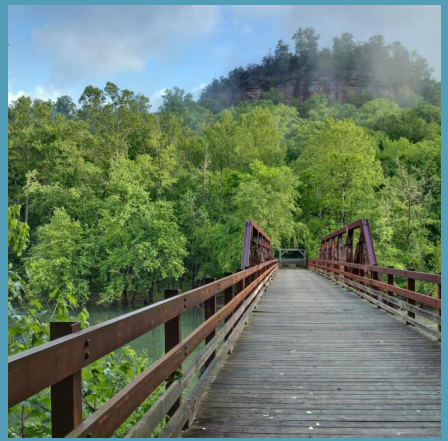


Our Work

Education



Restoration

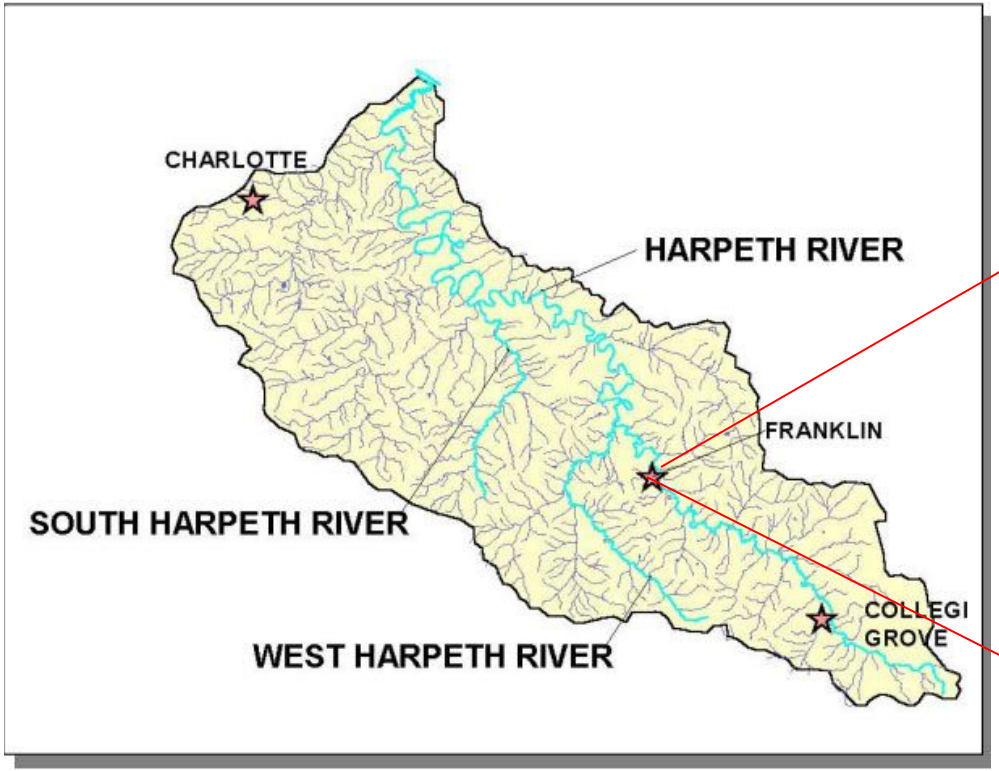


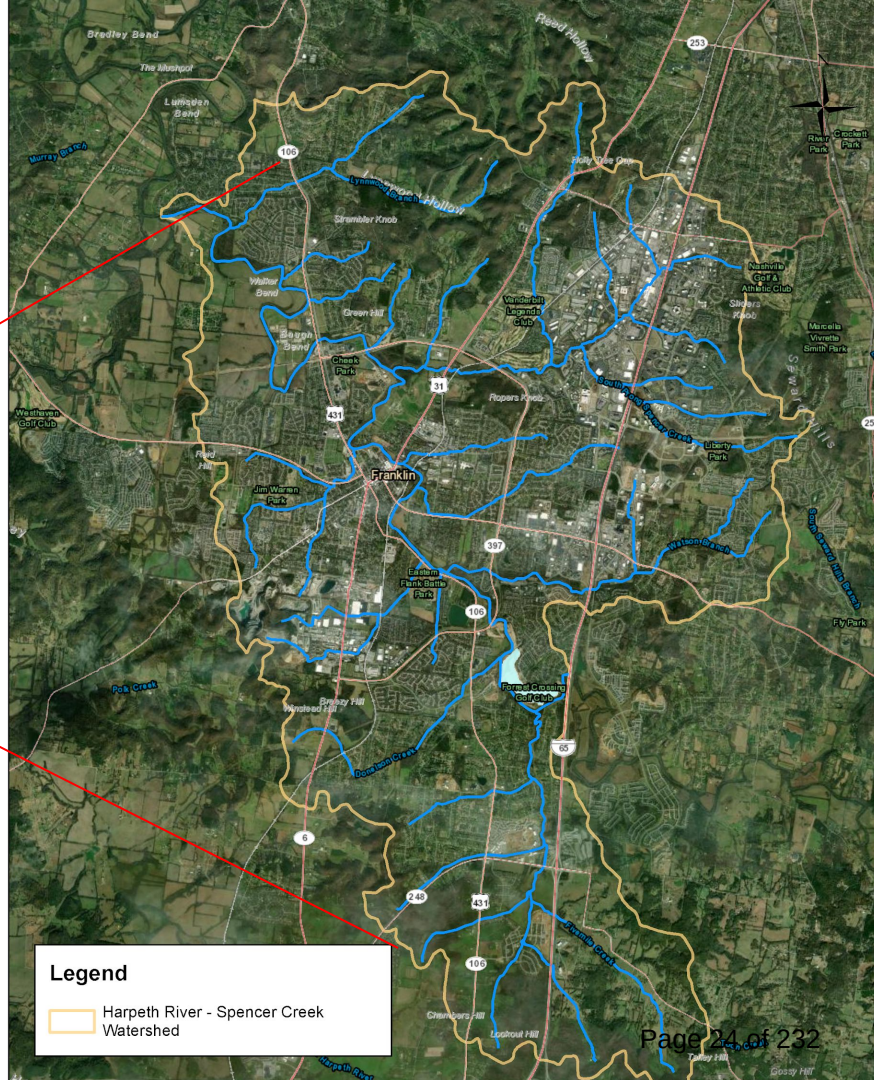
Urban Waters

Sustainable Agriculture

CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.

NDOLPH
CROSSE


CHARLOTTE
HARPETH RIVER
FRANKLIN
SOUTH HARPETH RIVER
COLLEGI
GROVE
WEST HARPETH RIVER


Franklin
Legend
Harpeth River - Spencer Creek Watershed

City of Franklin Partnership

- Cumberland River Compact will work with the City of Franklin and residents in the **spirit of conservancy and stewardship** to **improve natural and built environments** through various projects and activities.
- 5 year partnership July 2019 to June 2024

CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.

City of Franklin Projects

1. Stream Adoption & Stewardship
2. Special Events and Outreach
3. Watershed Stewardship to Local Schools
4. Water Education to HOAs and Local Businesses
5. Rain Garden Retrofits in City Parks
6. Watershed Based Plan

Stream Adoption & Stewardship

6 Stream Adopters

43 Total Volunteers Engaged

76 Bags of Trash Removed

CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.

Special Events and Outreach

6 Events

1450 Residents Engaged

Special Events and Outreach - Water Week

51

PARTICIPATING BUSINESSES

Businesses participated by either sharing on social media or hanging a poster in their business.

6,545

SOCIAL MEDIA REACH

Reach across Twitter, Facebook, and Instagram for all Franklin Water Week specific posts.

14,309

EMAIL BLAST

All members of the Compact's Streamlines list received an email highlighting the businesses and actions. 14.9% Open rate and 4.7% Click-to-Open Rate

Burger Up Franklin posted throughout the week and connected each day's theme to their restaurant. See all the posts @burgerupfranklin

Compact AmeriCorps members visited businesses up and down Main Street to distribute and hang posters. Businesses were all very enthusiastic about the event and wanted to learn more!

Watershed Stewardship to Local Schools

5 School Presentations

245 Students Engaged

CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.

Water Education to HOAs and Local Businesses

4 Presentations

126 Residents Engaged

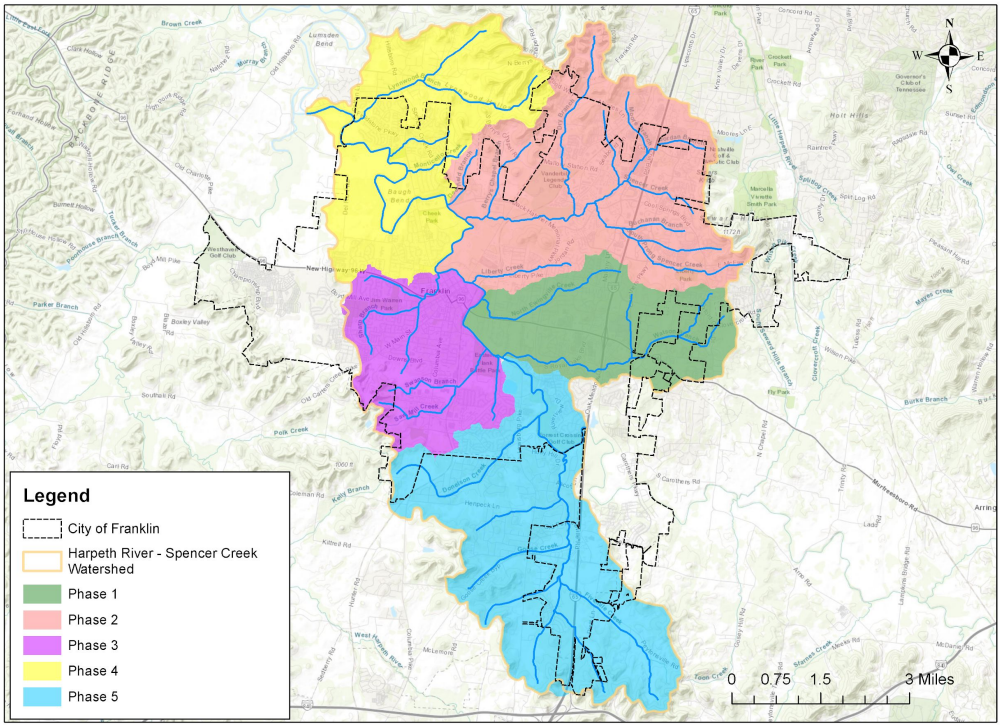
73 Neighborhoods Contacted

CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.

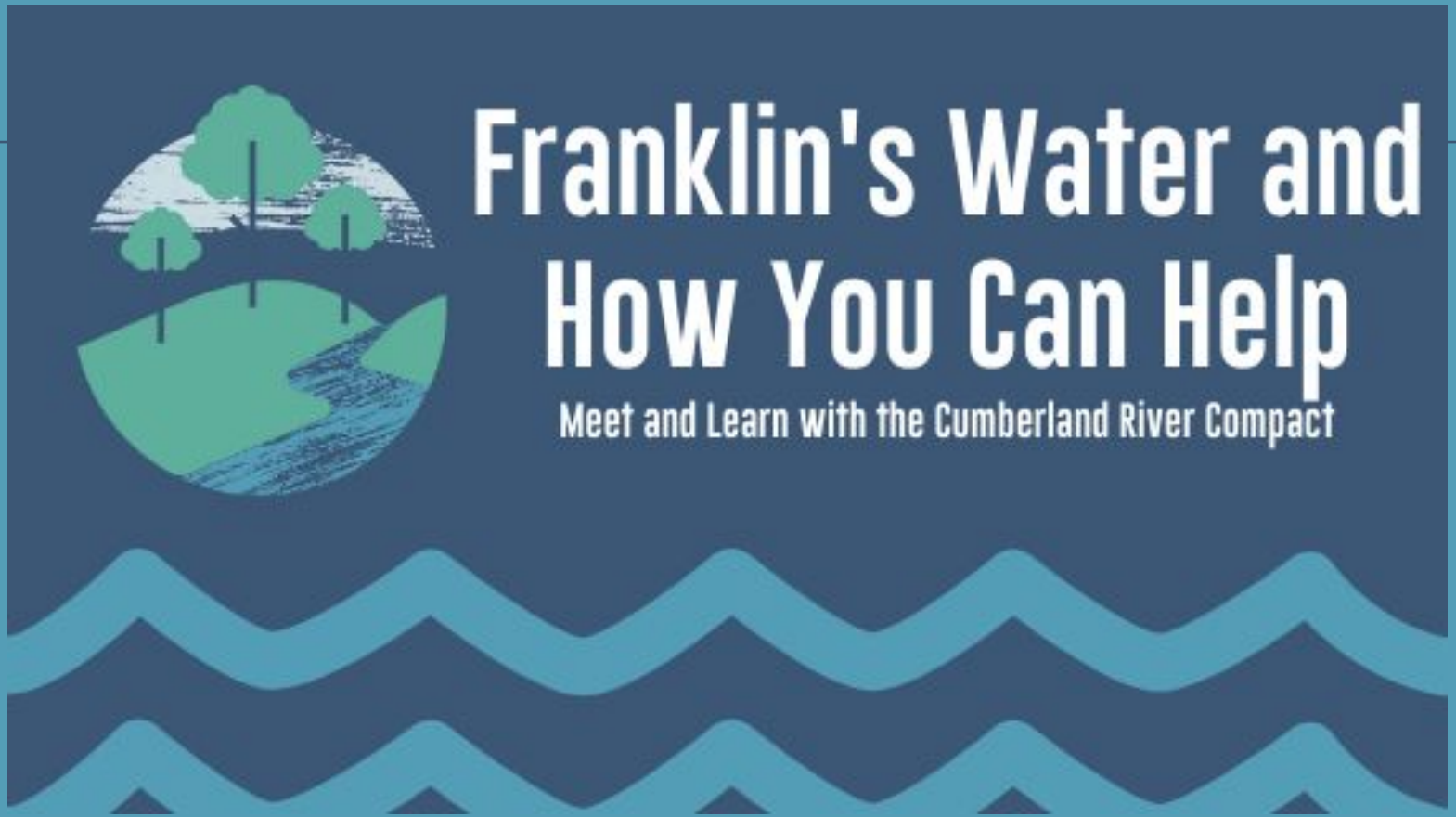
Rain Garden Retrofits in City Parks

Watershed Based Plan - Harpeth River Spencer Creek

Figure 3: Harpeth River - Spencer Creek Watershed Based Plan Phases



CUMBERLAND RIVER COMPACT
OUR WATER. OUR FUTURE.


Franklin's Water and
How You Can Help
Meet and Learn with the Cumberland River Compact

Stay Connected

Mekayle.Houghton@cumberlandrivercompact.org

Catherine.Price@cumberlandrivercompact.org

Gray.Perry@cumberlandrivercompact.org

Follow us on social media:

Instagram: @crcompact

Twitter: @the_compact

Facebook.com/CumberlandRiverCompact

www.cumberlandrivercompact.org

City of Franklin

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

File #: 21-02755

DATE: January 19, 2022

TO: Board of Mayor and Aldermen

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).
FMPC 1/27/22, 5-0

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 18 multifamily units and 2 office condominiums with 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.

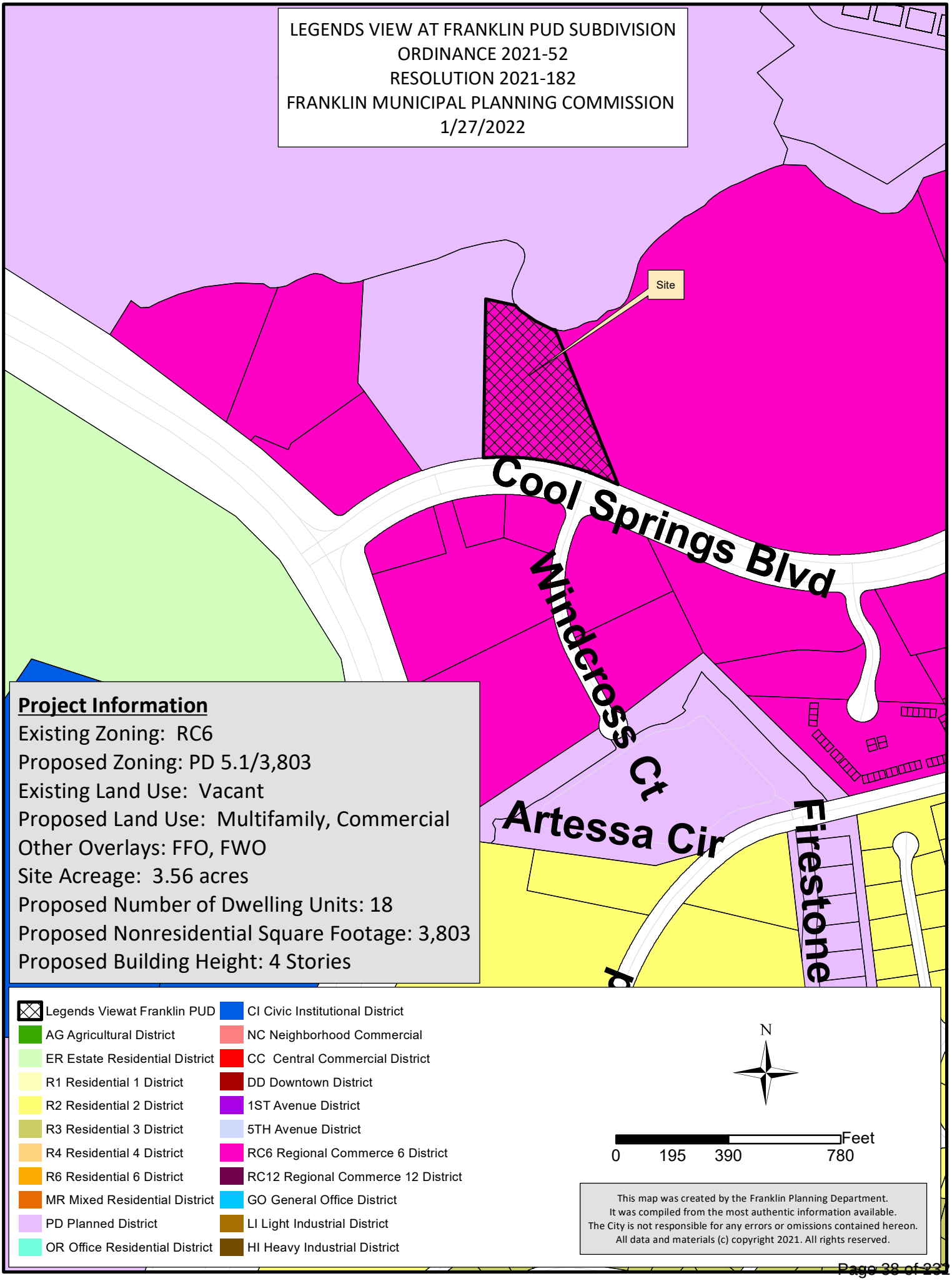
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommended approval of Ordinance 2021-52 (5-0).
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-52 on First Reading.


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: 18
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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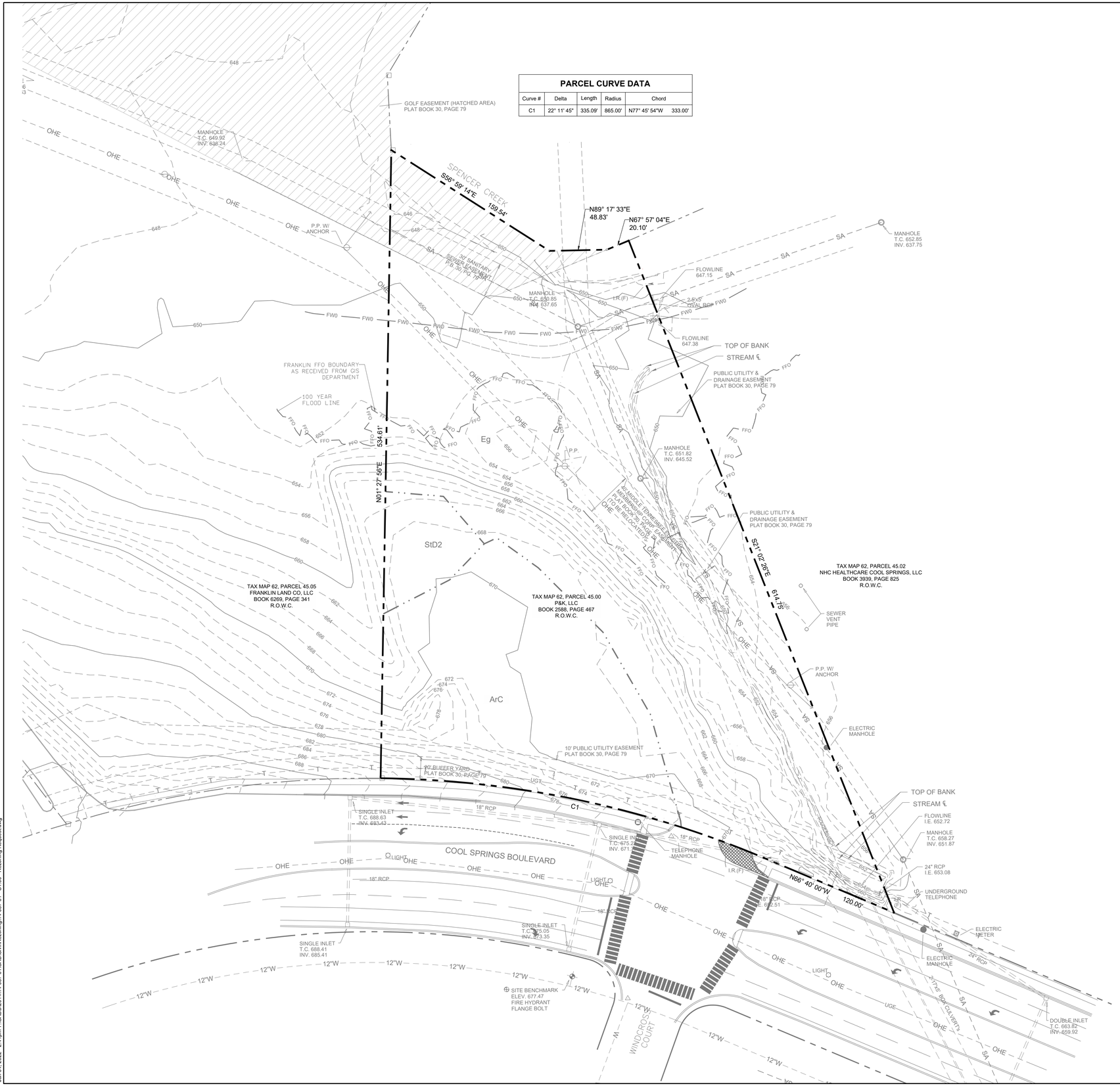
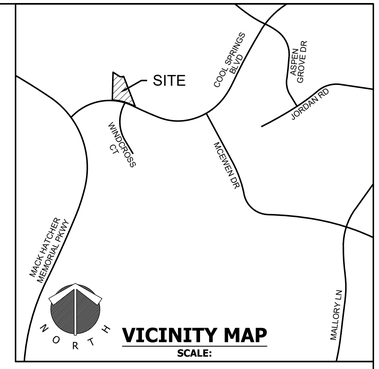




VICINITY MAP
SCALE:

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:

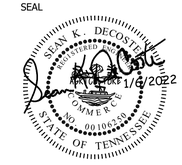
According to F.E.M.A. F.I.R.M. Map number 47189C0204F, effective date 09/29/2006, a portion of this site is located within zone AE which is determined to have a 1% annual chance of flooding.

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



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

SCALE: 1"=40'
0 40 80

Jan 04, 2022 - 2:41pm T:\CAD\2014\14-087-01\CAD\Civil\Rezoning\14-087-01 - C1.00 - Rezoning Request.dwg

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

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

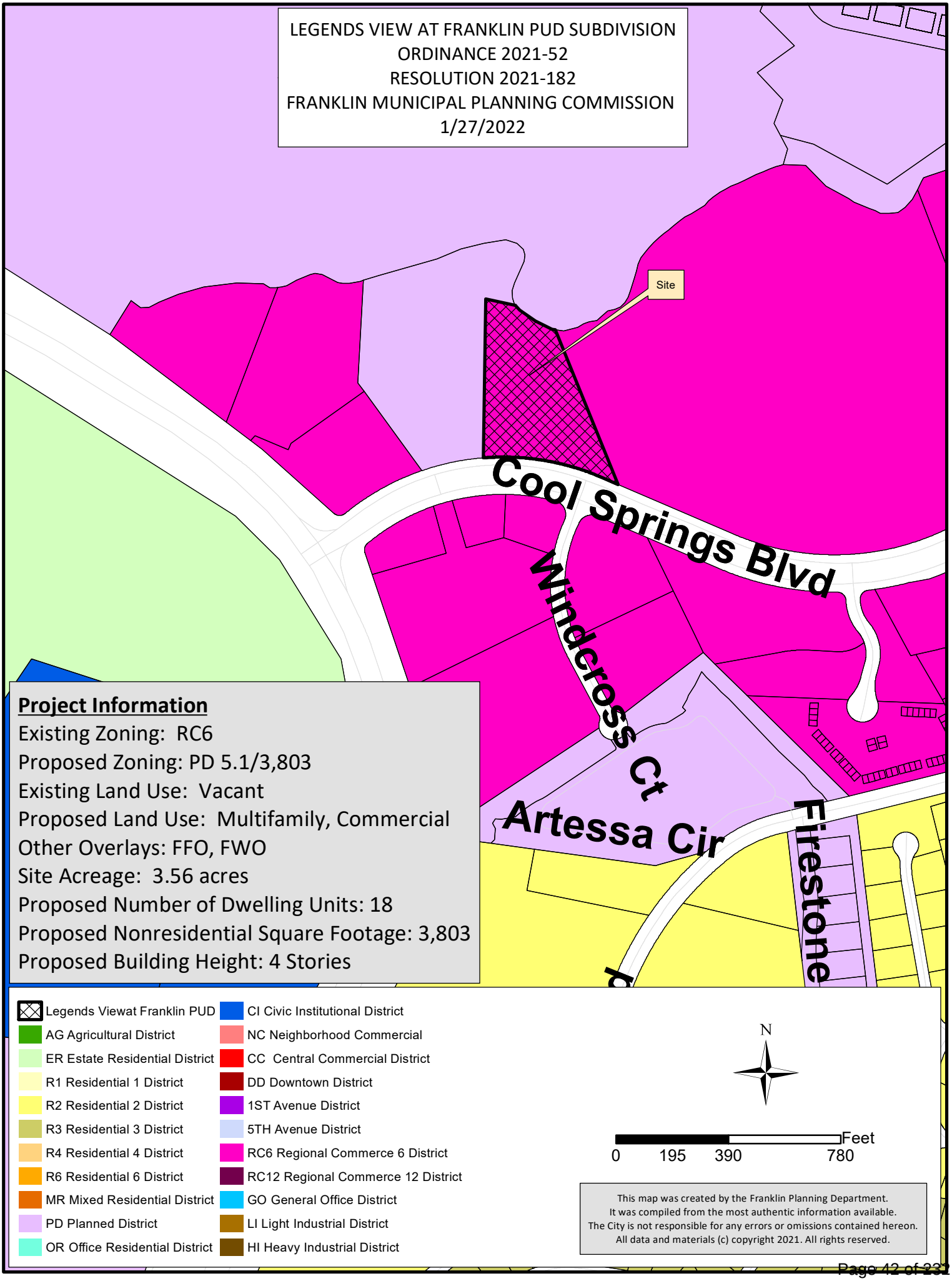
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


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: 18
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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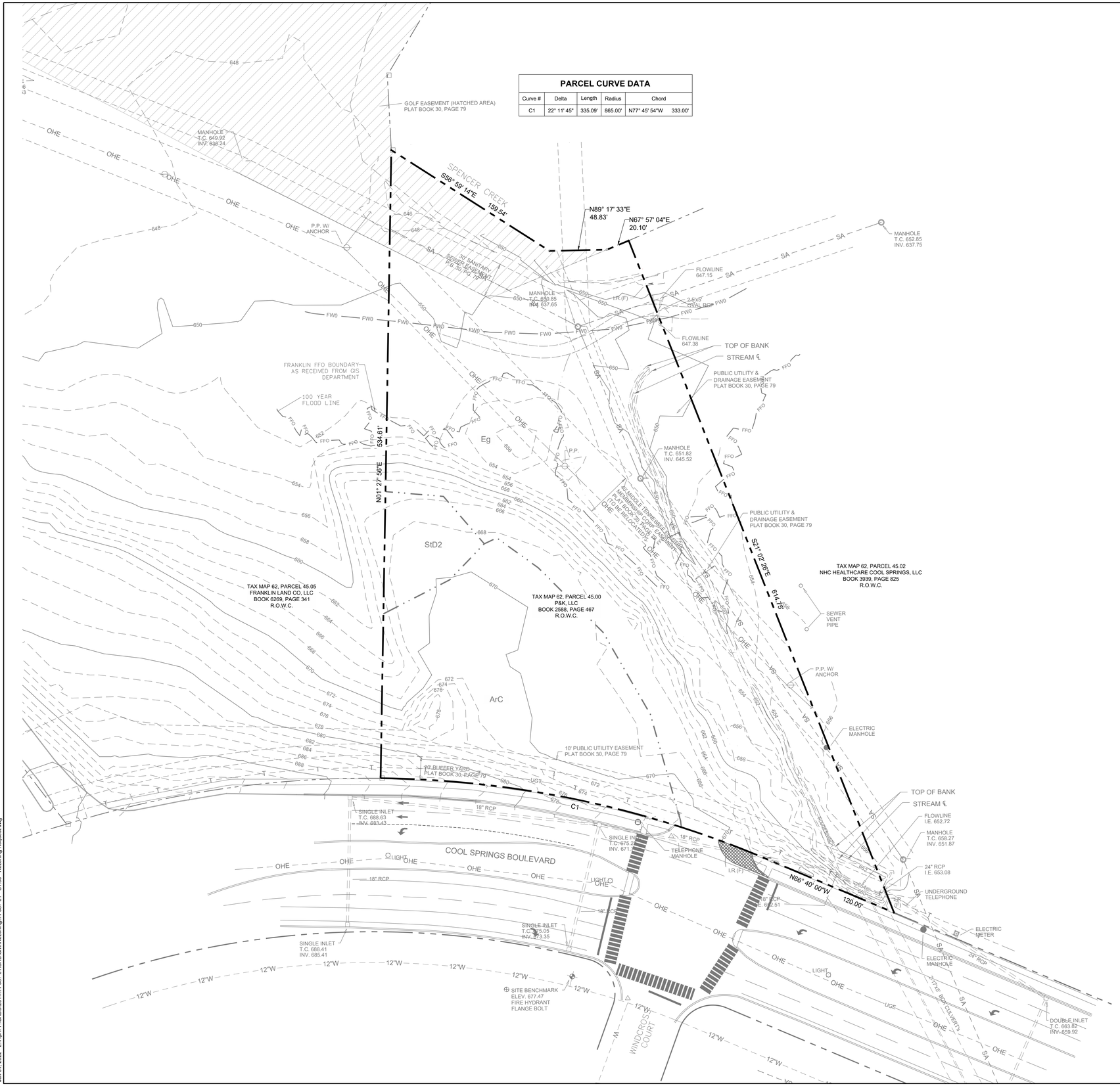

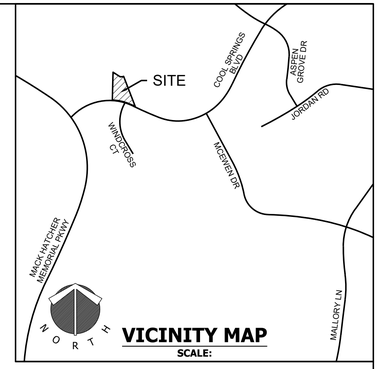

Existing Conditions Note:

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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
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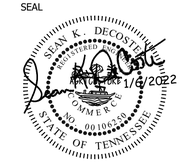
csdgtn.com

SEAL



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

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DESCRIPTION: FIRE HYDRANT FLANGE BOLT
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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

City of Franklin

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

File #: 21-02756

DATE: January 19, 2022

TO: Board of Mayor and Aldermen

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. Establishing A Public Hearing For March 8, 2022.
FMPC 1/27/22, 5-0

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 18 multifamily dwelling units and 2 office condominiums of 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 CONSIDERATIONS:
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:

Franklin Municipal Planning Commission recommended approval of Resolution 2021-182 with conditions (5-0)
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-182 with conditions.

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	18
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

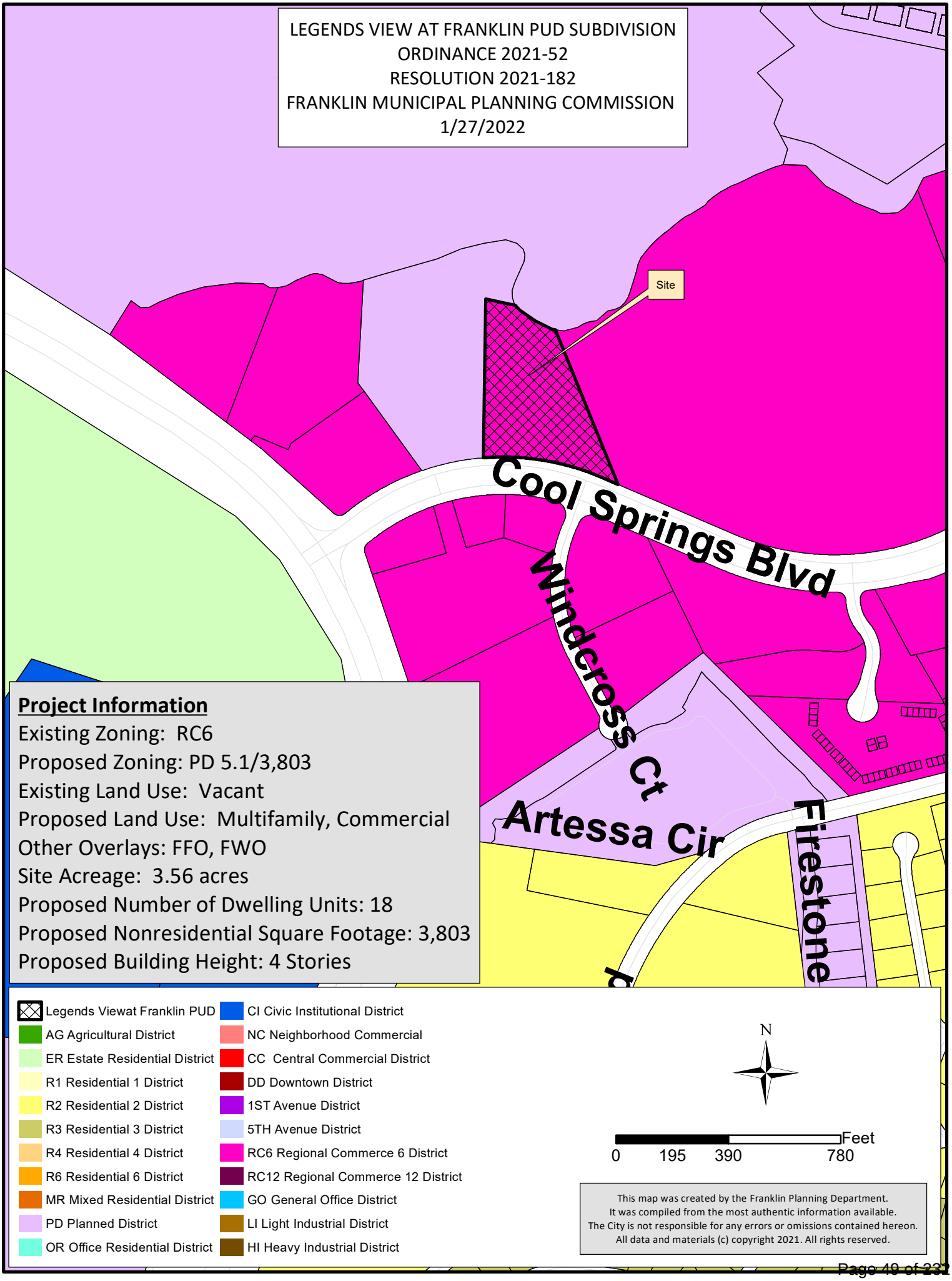
PREAPPLICATION CONFERENCE: _____12/7/21_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____12/9/21_____

NEIGHBORHOOD MEETING: _____12/7/21_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


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: 18
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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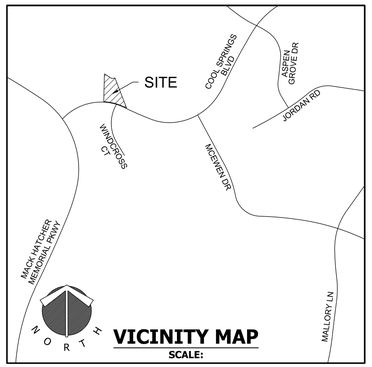
General Notes

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

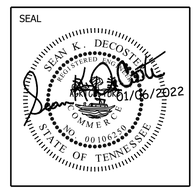
OWNER / DEVELOPER
P&K, LLC
3310 ASPEN GROVE DRIVE, SUITE 302
FRANKLIN, TN 37067
CONTACT: ERIC POWERS
PH: (615) 778-8828
E-MAIL: epowers@innovationsgrp.com

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.
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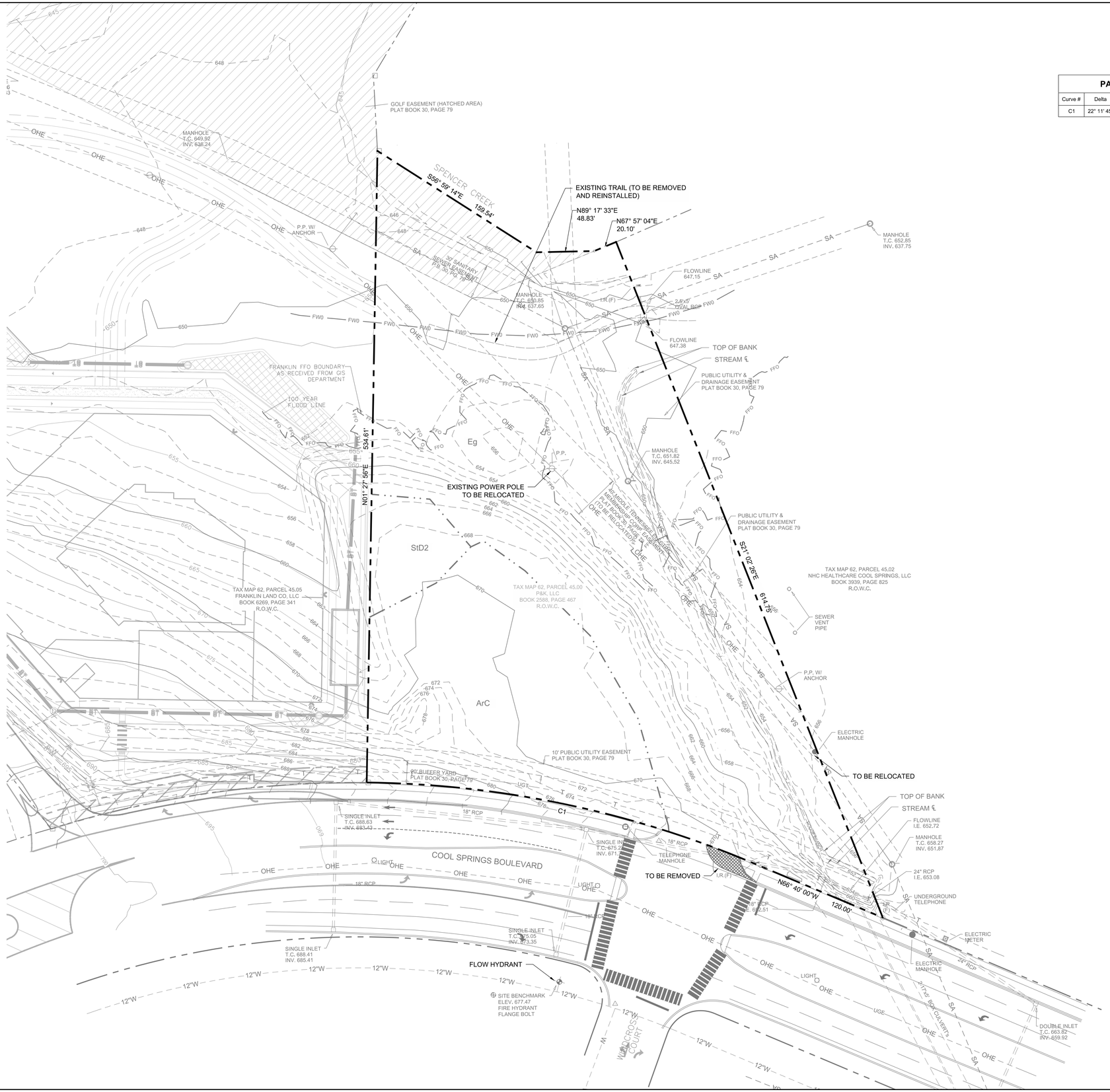
ISSUE SET:
DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

REVISION SCHEDULE:

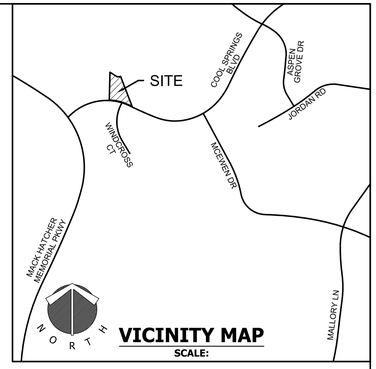
No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION: | DRAWN: JAM | CHECKED: 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.

Tennessee 811
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MAP 62 PARCEL 45.00

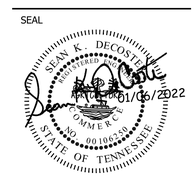
PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

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

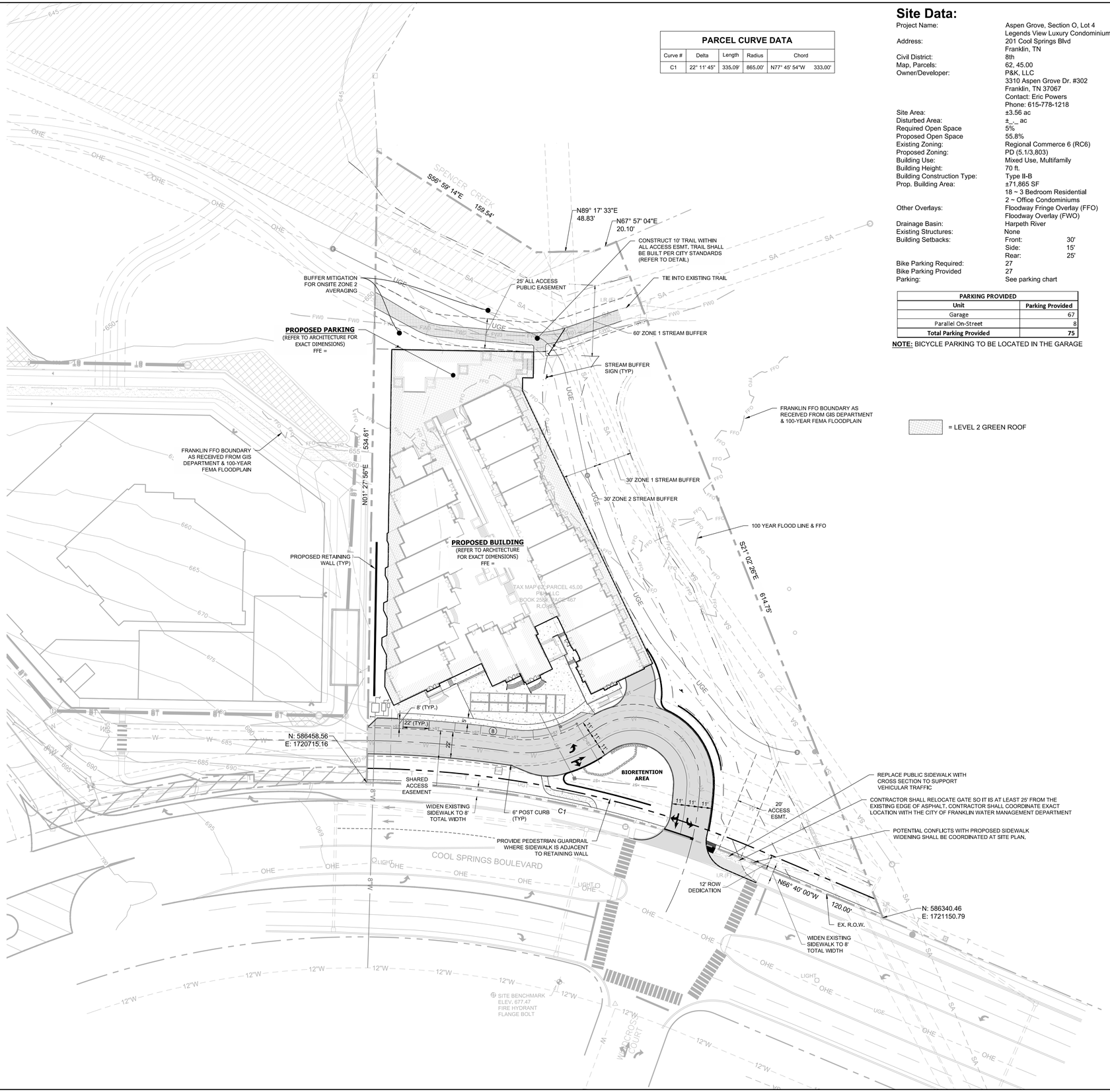
REVISION:	DRAWN:	CHECKED:
	JAM	SKD

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



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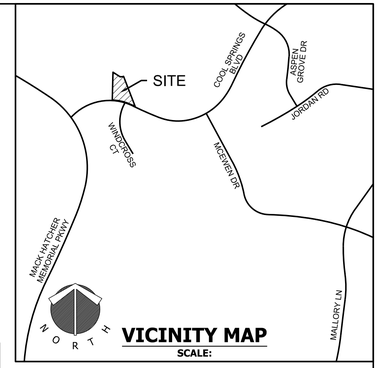
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 15' Rear: 25'
Bike Parking Required:	27
Bike Parking Provided	27
Parking:	See parking chart

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

PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

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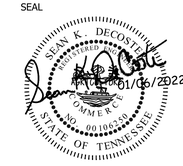
SEAL



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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	Re-Submittal	01/06/22

REVISION: | DRAWN: JAM | CHECKED: SKD

SITE LAYOUT PLAN

C2.00

PROJECT NO.: 14-087-01

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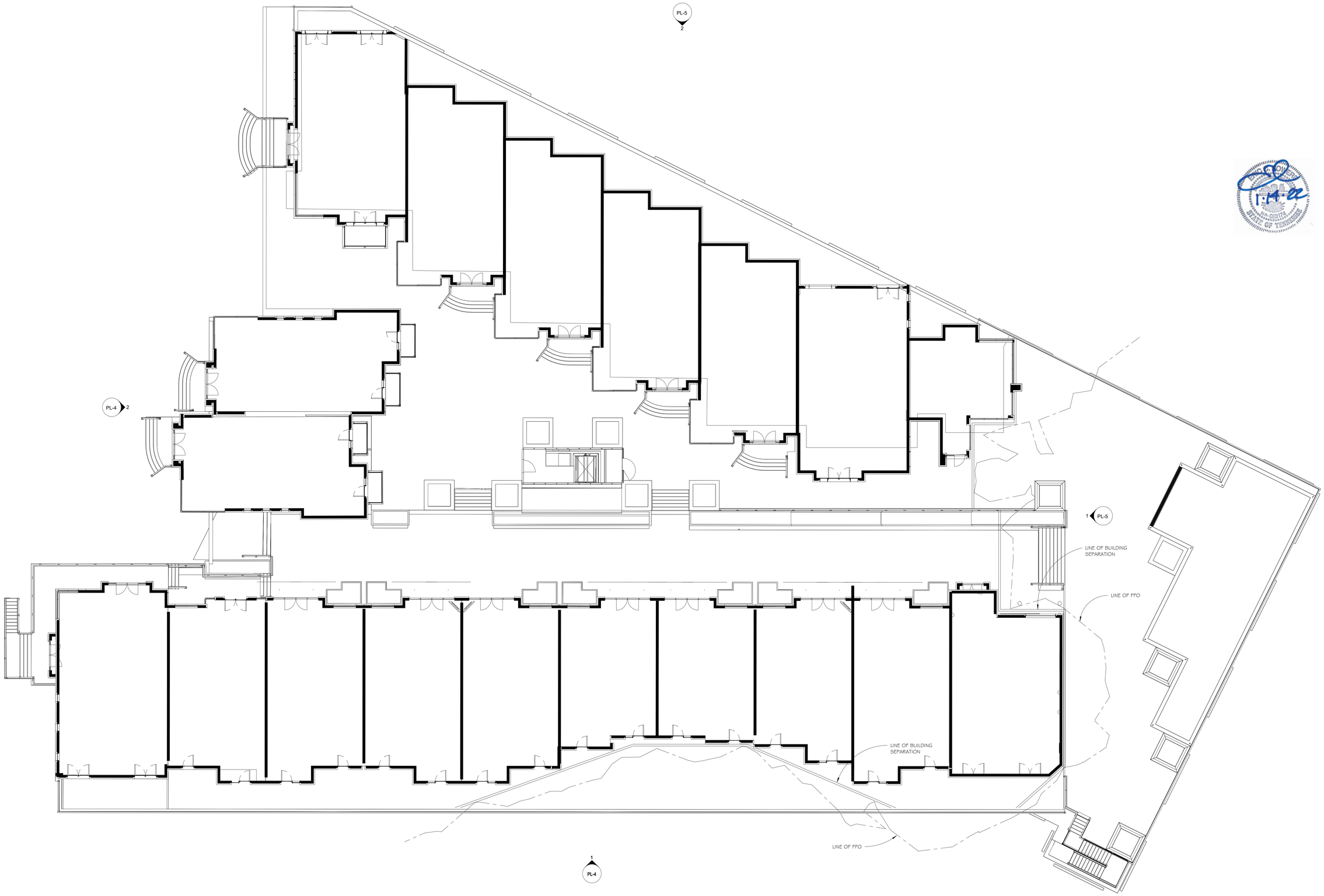

1 PLAZA LEVEL FLOOR PLAN
1" = 10'-0"

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ARCHITECTURE
functional creativity
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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

FPC #7747

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Chk'd By: Checker

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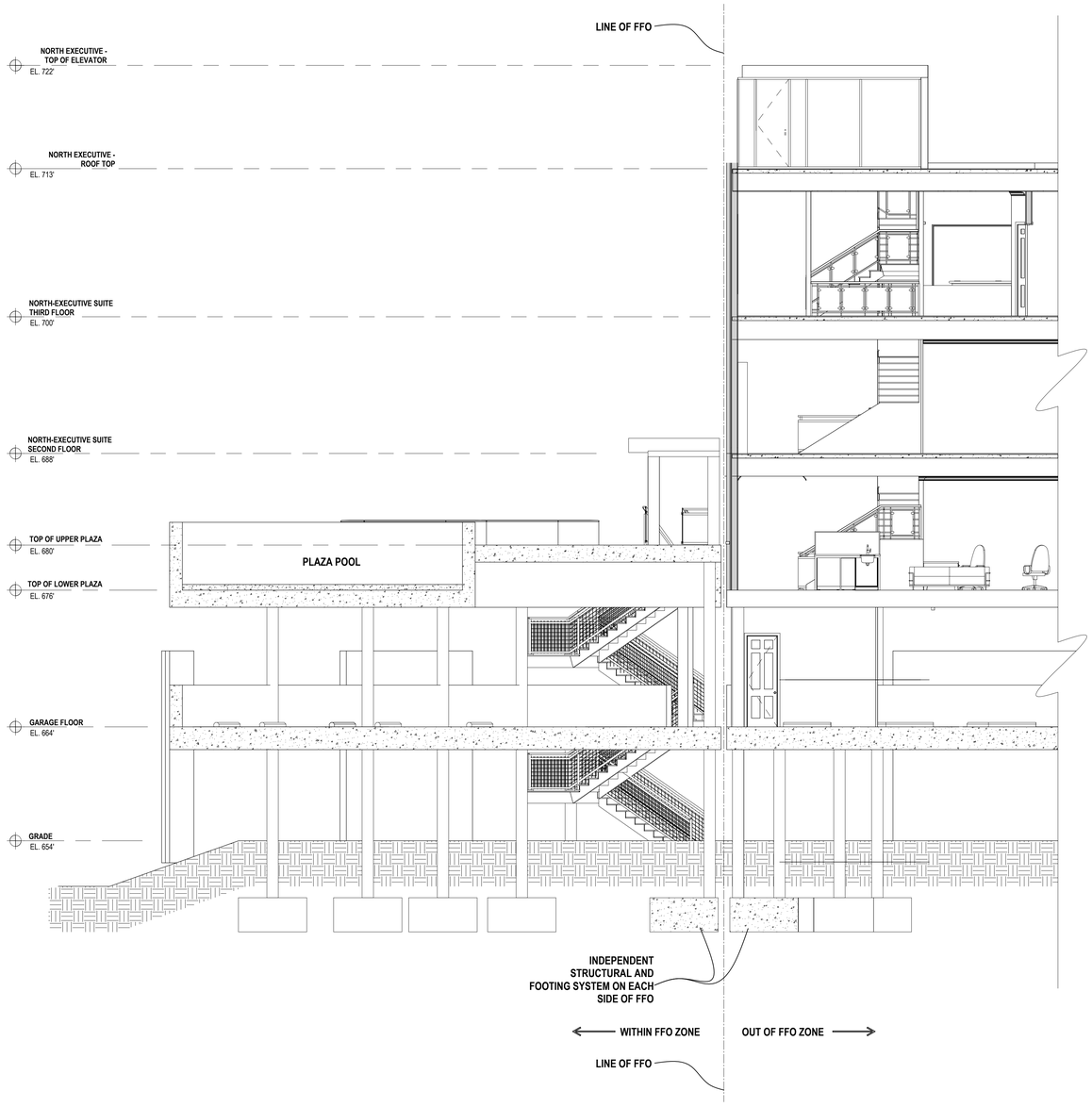
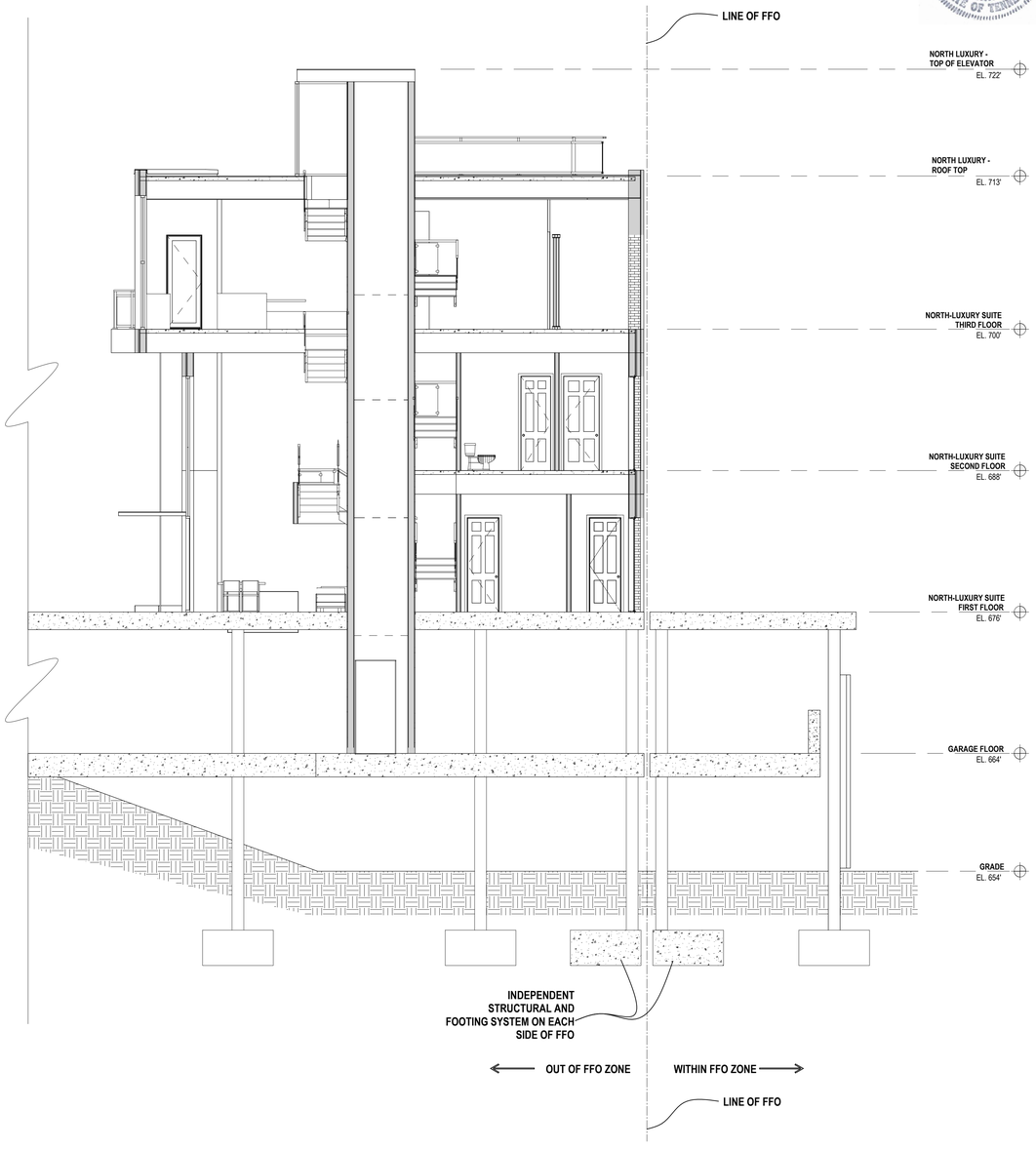


1 PL-3 BUILDING SECTION
3/16" = 1'-0"



2 PL-3 BUILDING SECTION
3/16" = 1'-0"

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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

FPC #7747

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Chk'd By: Checker

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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

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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

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-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

FPC #7747

1/6/2022 1:53:21 PM

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functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835
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NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

consultants:
CIVIL:
STRUCT.:
MECH, ELEC, PLUMBING:
SPECIALTY:

Legends View at Franklin PUD
Subdivision

201 COOL SPRINGS BLVD.
FRANKLIN, TN

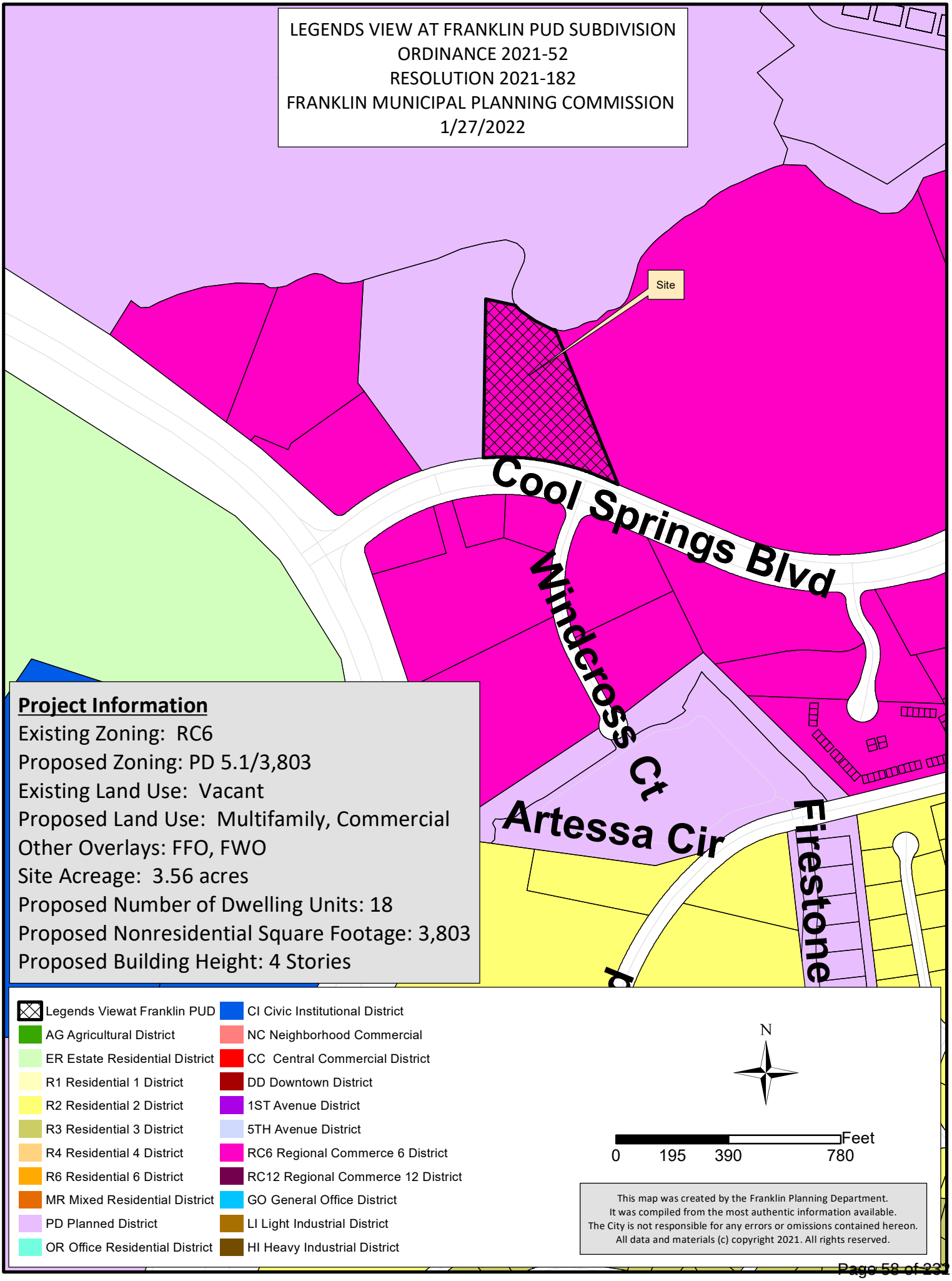
Project Number:
Project Number
Issue Date:

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: 18
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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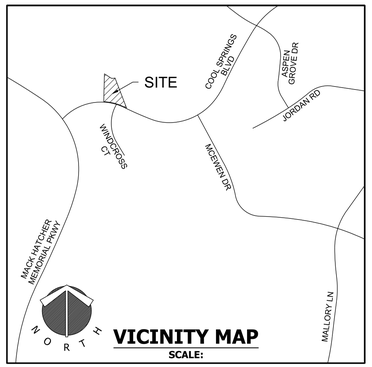
General Notes

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

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SEAL

SEAN K. DECOSTER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
01/06/2022
STATE OF TENNESSEE

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:	CHECKED:
	JAM	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.

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
No. 001050
STATE OF TENNESSEE
01/05/2022

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:

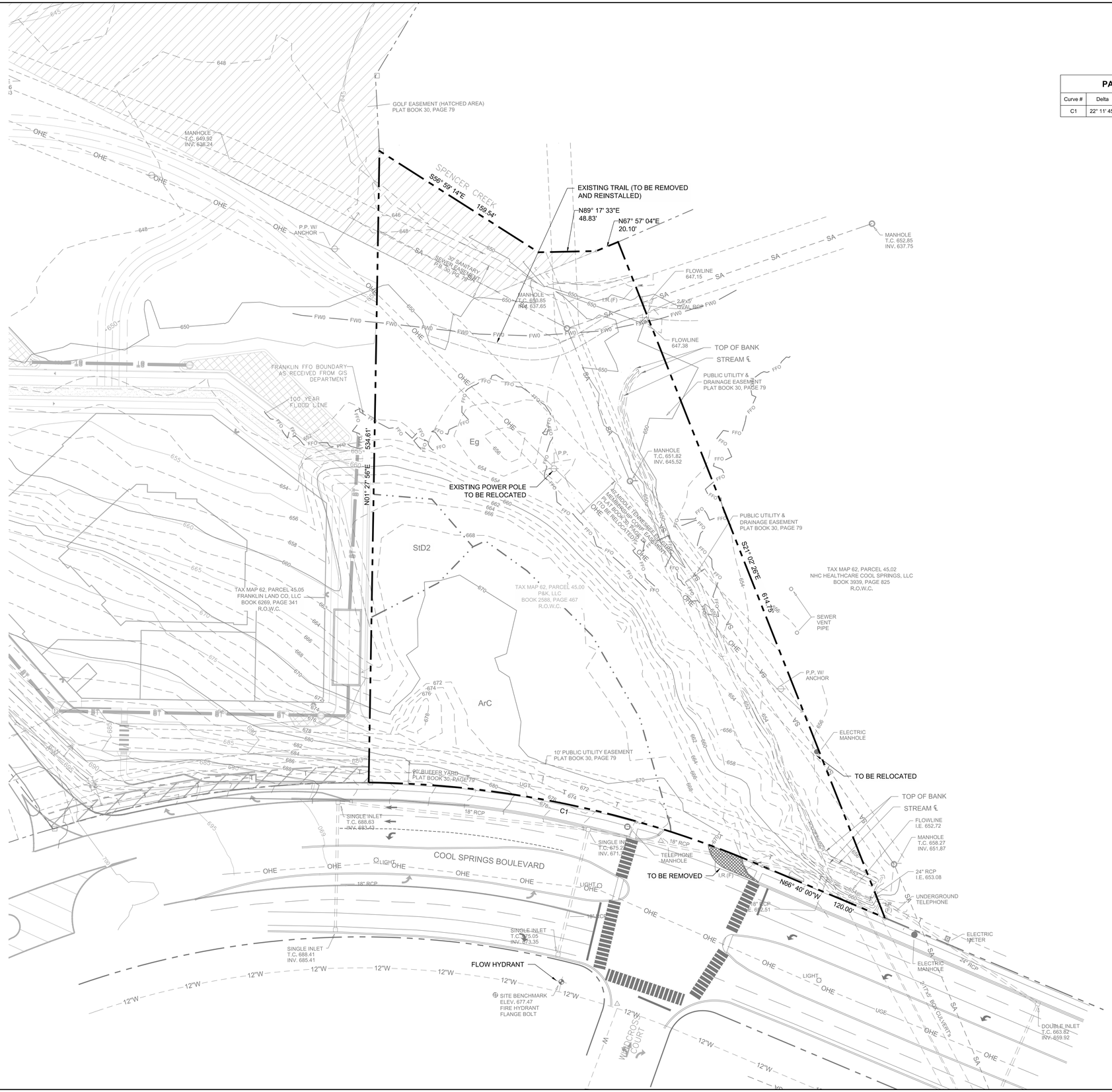
No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION: | DRAWN: JAM | CHECKED: SKD

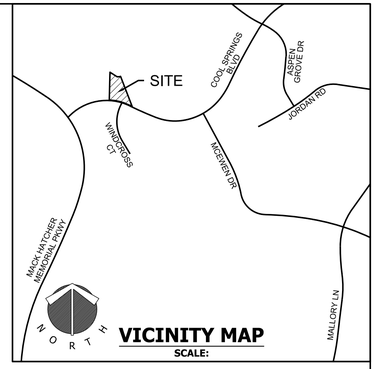
CIVIL NOTES

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
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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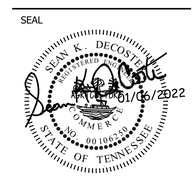
SEAL



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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No.	Description	Date
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	Re-Submittal	01/06/22

REVISION:	DRAWN:	CHECKED:
	JAM	SKD

EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 14-087-01

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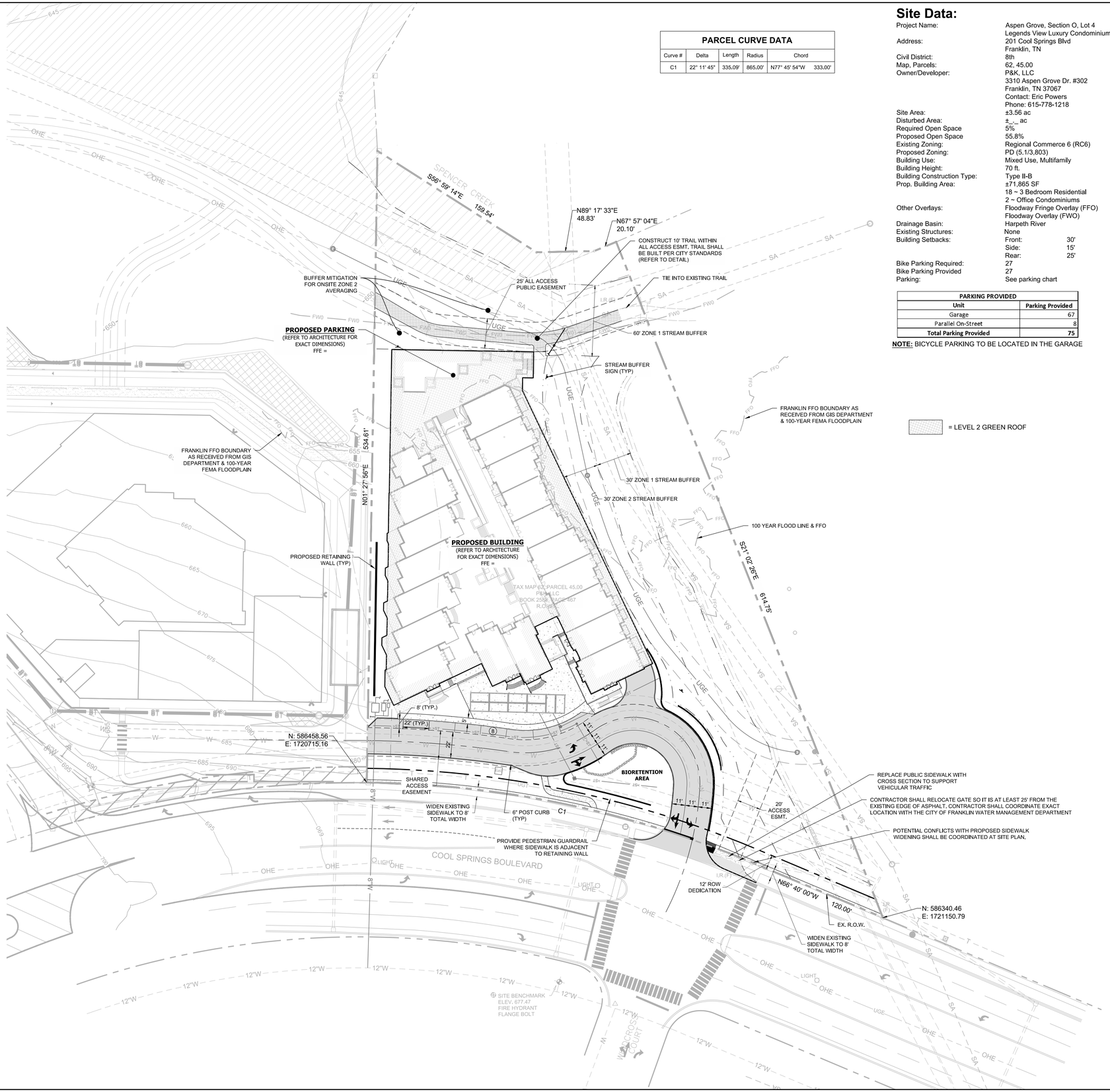

Site Data:

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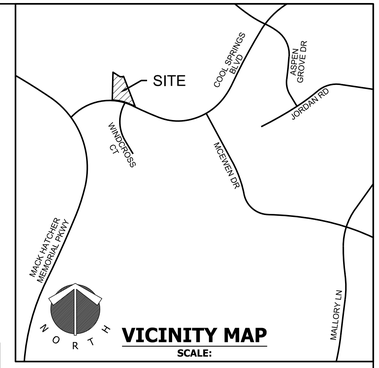
Building Height:	70 ft.
Building Construction Type:	Type II-B
Prop. Building Area:	±71,865 SF 18 ~ 3 Bedroom Residential 2 ~ Office Condominiums
Other Overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay (FWO)
Drainage Basin:	Harpeth River
Existing Structures:	None
Building Setbacks:	Front: 30' Side: 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
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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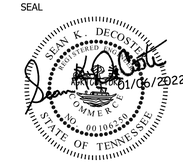

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

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REVISION: | DRAWN: JAM | CHECKED: SKD

SITE LAYOUT PLAN

C2.00

PROJECT NO.: 14-087-01

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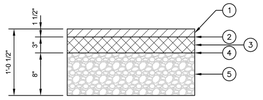
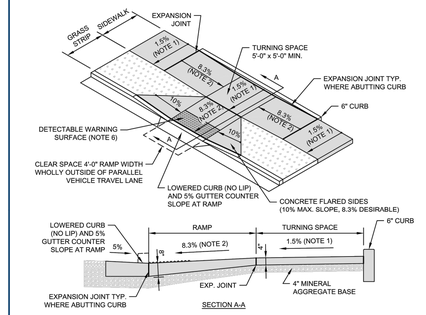


PAVEMENT SCHEDULE
1 — 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2 — TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3 — 9" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
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

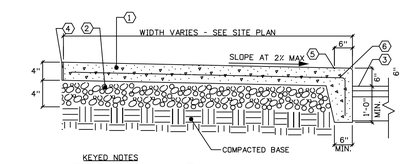
HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RD-3
	NOT TO SCALE			



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	CITY ENGINEER:	DATE: 7/1/2021	RP-12
	NOT TO SCALE			

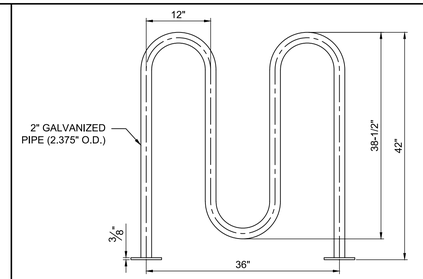


KEYED NOTES

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.

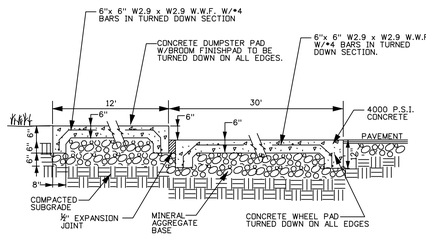


LOOPS	BIKE CAPACITY
3	5
5	7
7	9

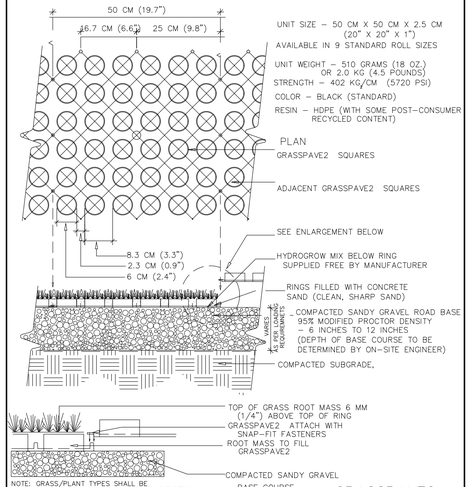
- COLOR AND FINISH SHALL BE DETERMINED BY OWNER
- SURFACE MOUNT IS SHOWN. OWNER SHALL DETERMINE MOUNTING TYPE (SURFACE, EMBEDDED, BENT BASE)

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.

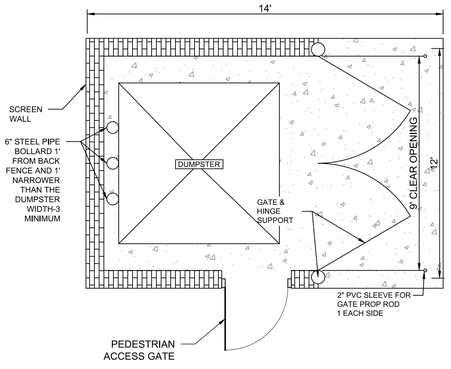


DUMPSTER PAD
N.T.S.

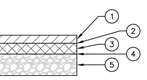


GRASSPAVE2
N.T.S.
**OR APPROVED EQUAL

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.

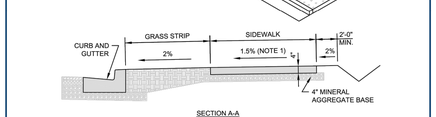


PAVEMENT SCHEDULE
1 — 1.5" - BITUMINOUS SURFACE COURSE 411-01.05 ACS MIX (PG 64-22) GRADING E RDWY
2 — TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3 — 2" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
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

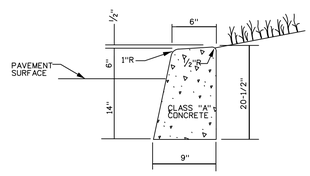
HISTORIC FRANKLIN TENNESSEE	MULTI-USE PATH PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RD-4
	NOT TO SCALE			



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

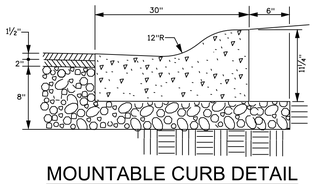
HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-8
	NOT TO SCALE			



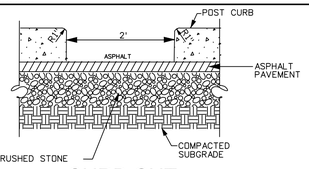
GENERAL NOTES:

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.

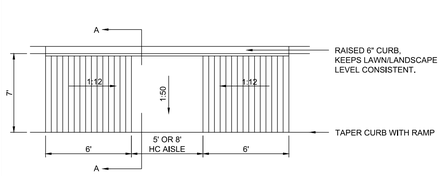
POST CURB
N.T.S.



MOUNTABLE CURB DETAIL
N.T.S.



CURB CUT
N.T.S.



SIDEWALK RAMP
N.T.S.

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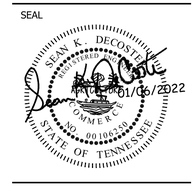
SEAL



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:

No.	Description	Date
	Pre Application Submittal	11/29/21
	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

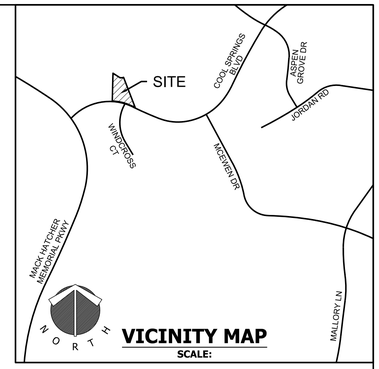
REVISION:	DRAWN:	CHECKED:
	JAM	SKD

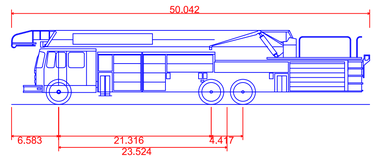
SITE LAYOUT DETAILS

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'

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Nashville, TN 37211
615.248.9999
csdgtn.com

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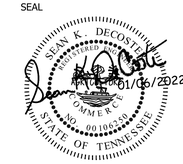

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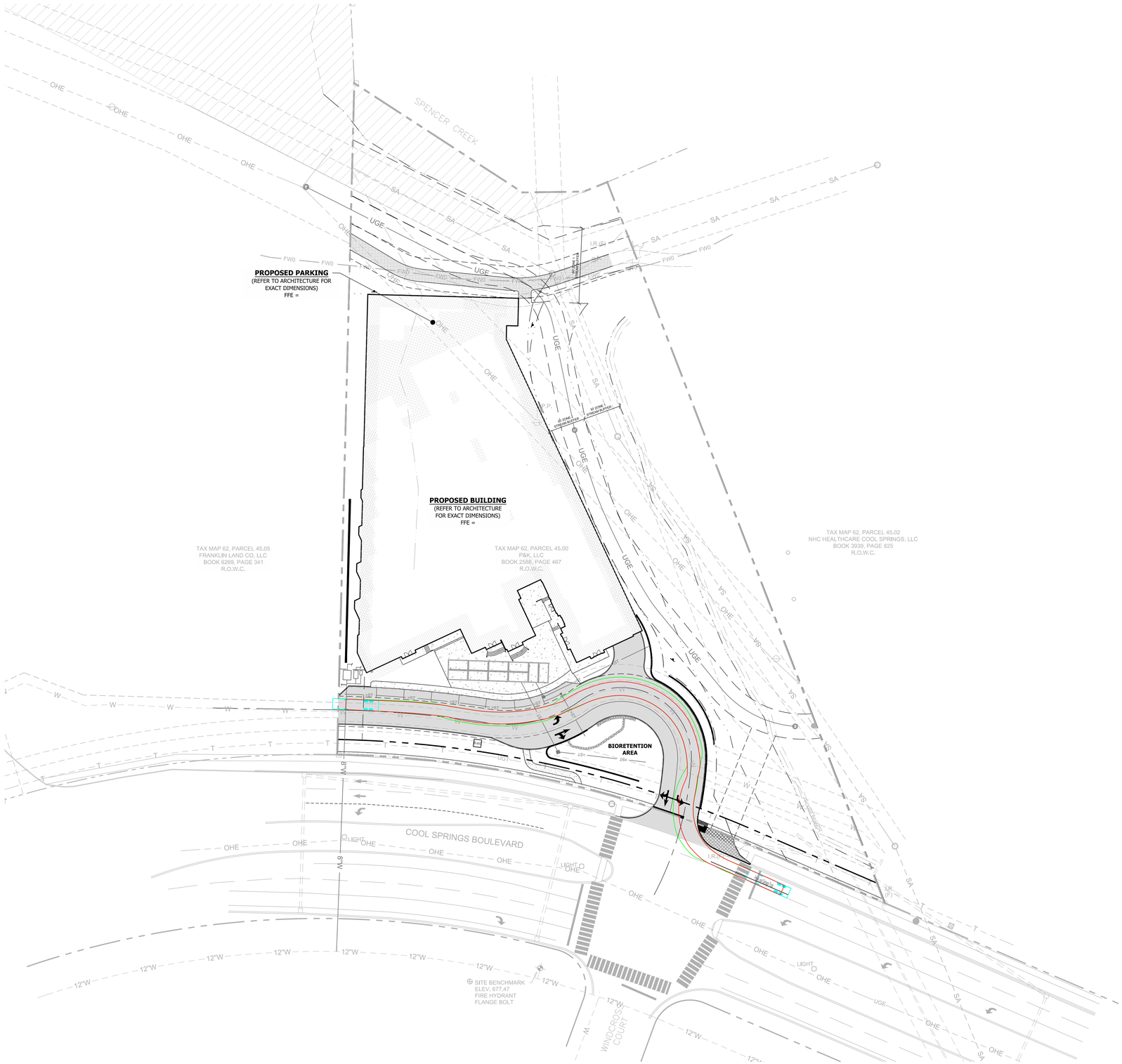
REVISION:	DRAWN:	CHECKED:
	JAM	SKD

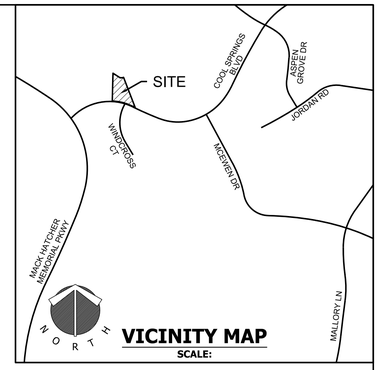
TURNING MOVEMENT ANALYSIS

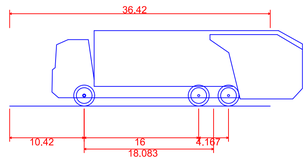
C2.02

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'

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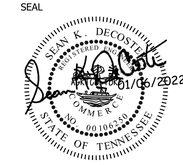
SEAL



LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

201 Cool Springs Blvd.
Franklin, Williamson County, Tennessee

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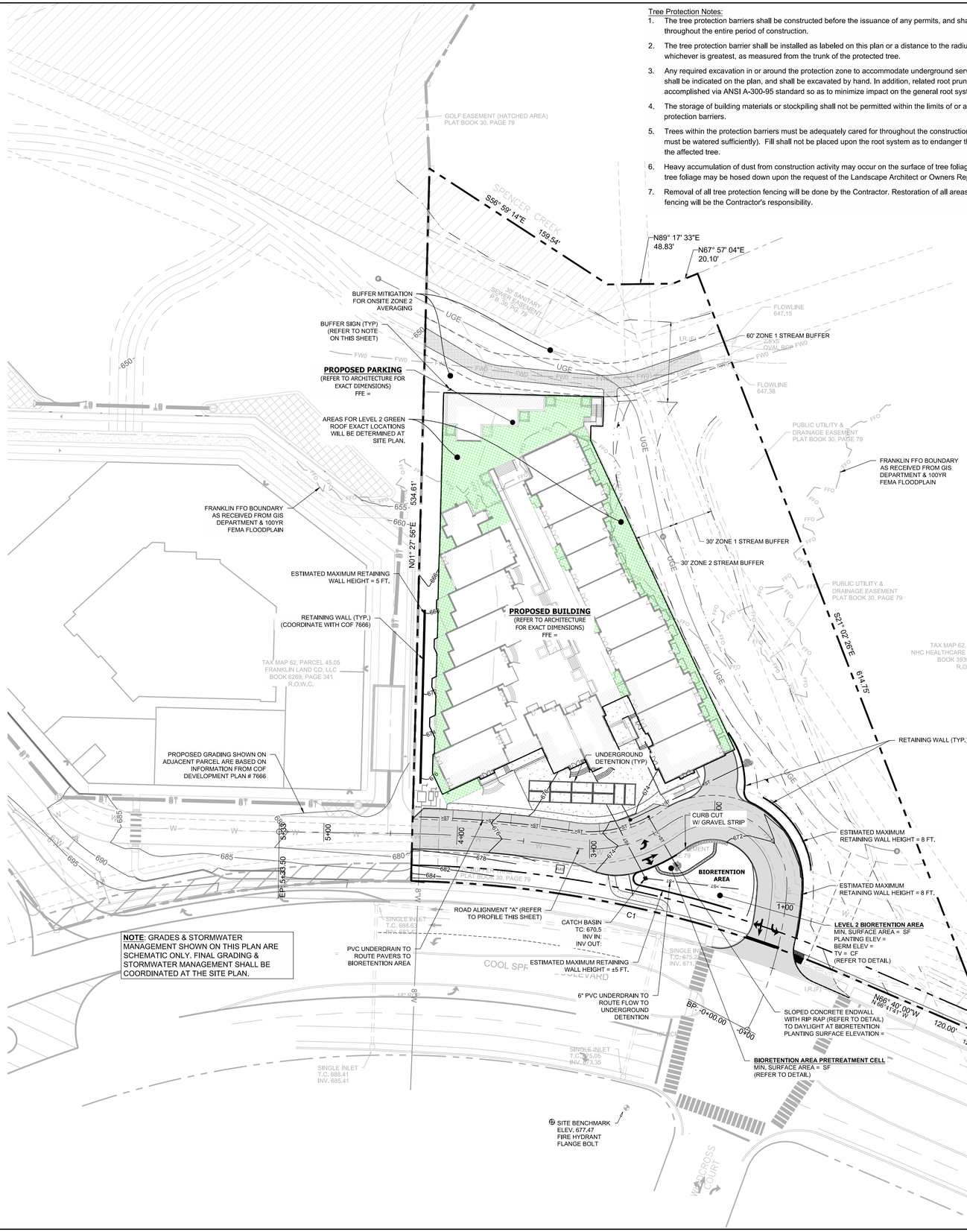
REVISION:	DRAWN:	CHECKED:
	JAM	SKD

TURNING MOVEMENT ANALYSIS

C2.03

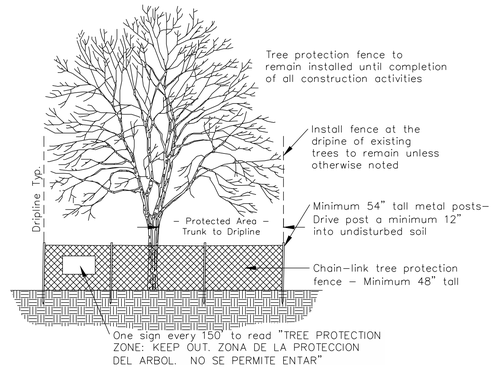
PROJECT NO.: 14-087-01

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.



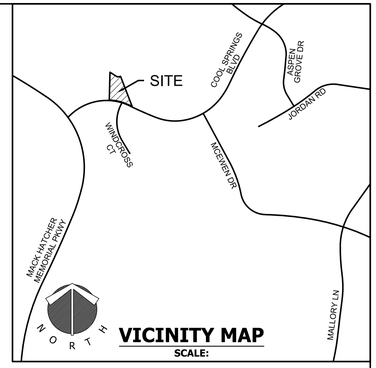
TREE PROTECTION FENCE DETAIL

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:

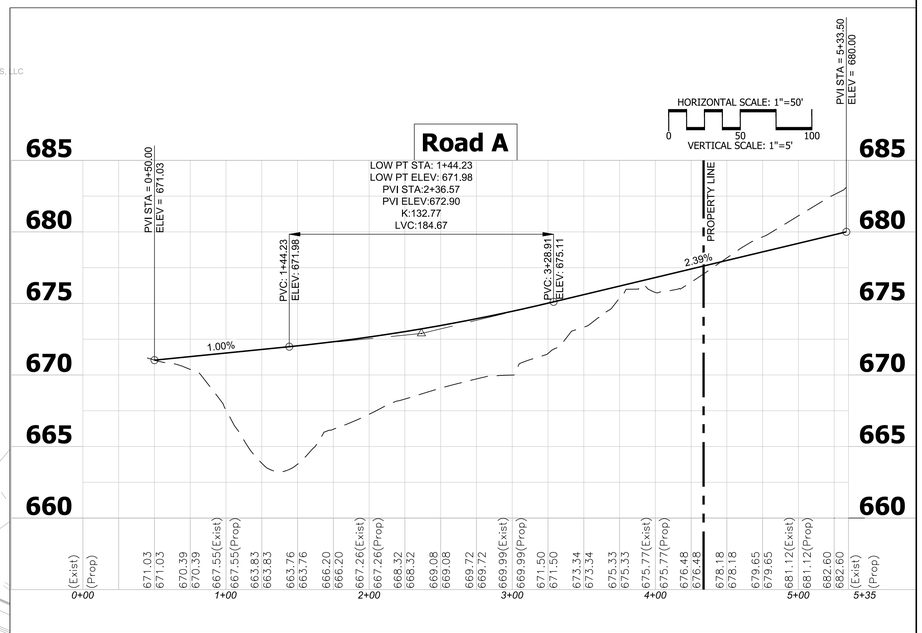
FLOODPLAIN NOTE
THE PORTION OF THE PROPOSED PARKING GARAGE WHICH IS LOCATED WITHIN THE LIMITS OFF THE 100 YEAR FLOODPLAIN SHALL BE CONSTRUCTED ON PIERS. ONLY THE PIERS WILL BE AT OR BELOW THE 100 YEAR FLOOD ELEVATION AND SHALL CREATE NO NET FILL IN THE FLOODPLAIN.

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



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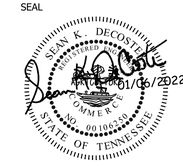

LEGEND'S VIEW AT FRANKLIN PUD SUBDIVISION

COF # 7747

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Franklin, Williamson
County, Tennessee

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DEVELOPMENT PLAN
ISSUE DATE: 11/29/2021

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	Initial Submittal	12/13/21
	Re-Submittal	01/06/22

REVISION: | DRAWN: JAM | CHECKED: SKD

GRADING AND DRAINAGE PLAN

C3.00

PROJECT NO.: 14-087-01

Tennessee811
Know what's below.
Call before you dig.

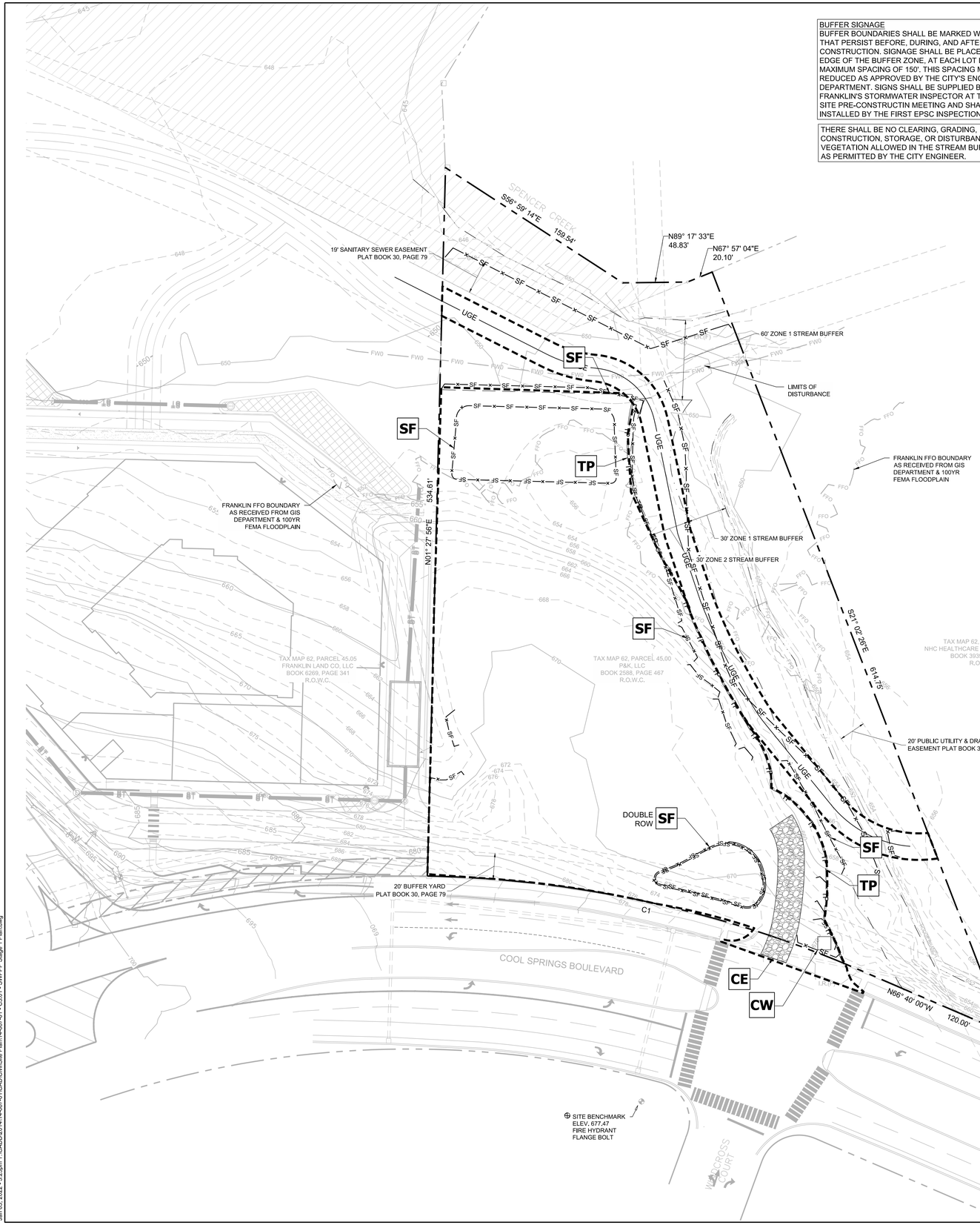
MAP 62 PARCEL 45.00

PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

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.

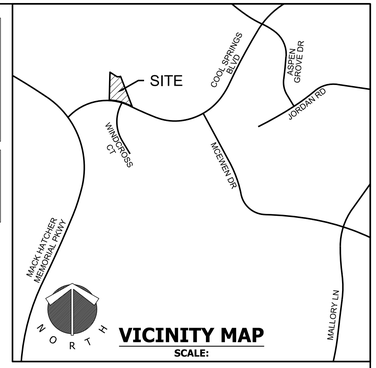
SWPPP LEGEND

- **CE** CONSTRUCTION ENTRANCE
- **SF** SILT FENCE
- **CW** CONCRETE WASHOUT
- **TP** TREE PROTECTION FENCE

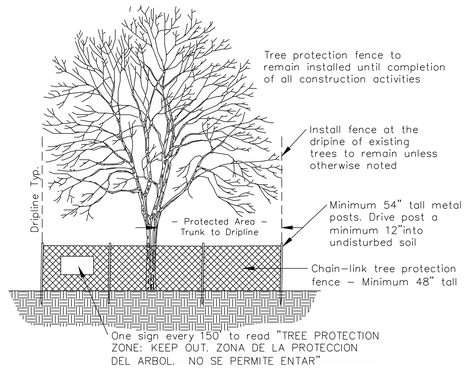
NOTE:
SILT FENCE ALONG STREAM BUFFER TO BE WIRE BACKED

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.
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.

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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Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
No. 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

REVISION: | DRAWN: JAM | CHECKED: SKD

SWPPP STAGE 1 PLAN

C3.01

PROJECT NO.: 14-087-01

Stormwater Management

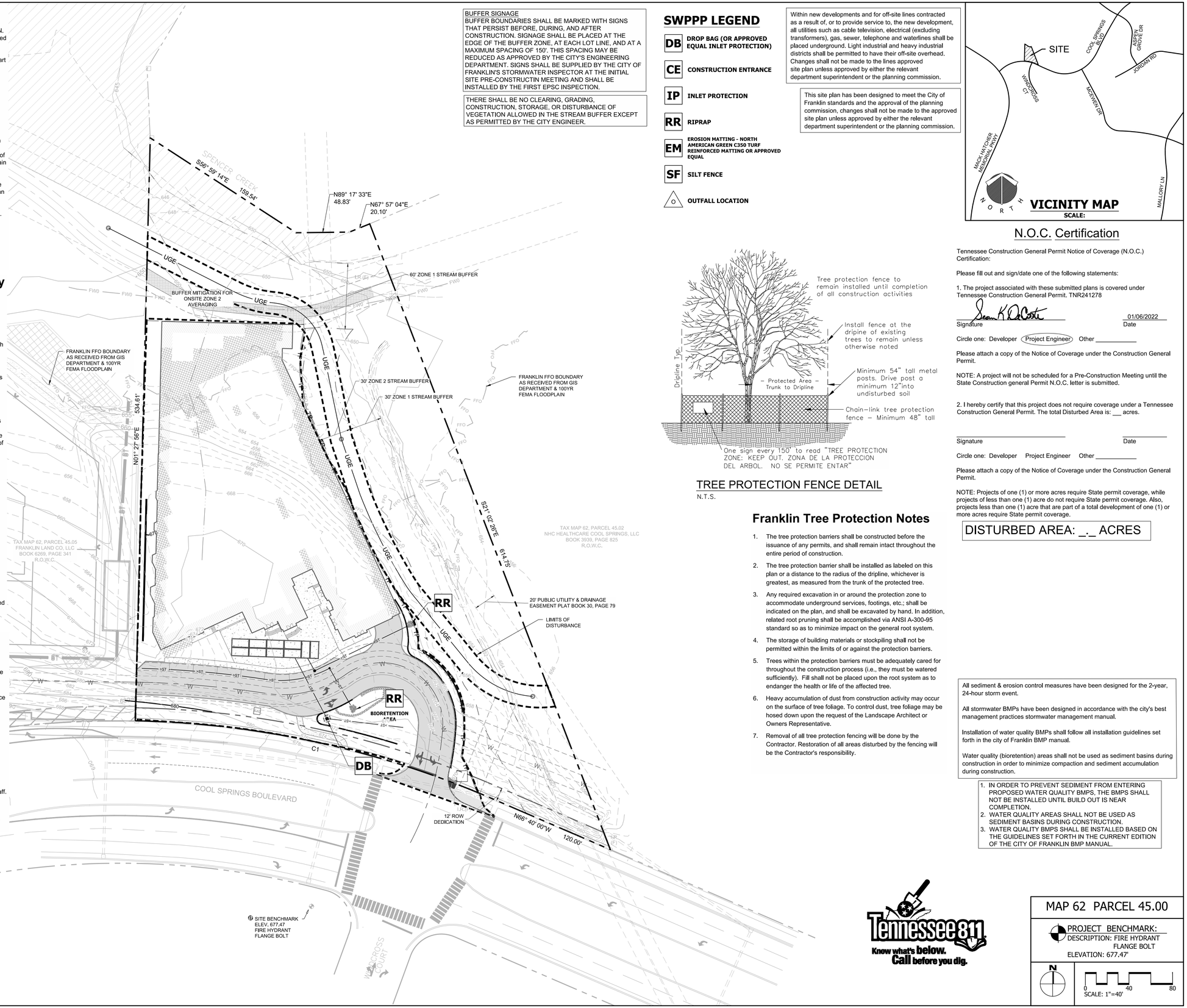
1. The project site is located at 201 Cool Springs Blvd. in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 62, Parcel 45.00 on the Williamson County tax maps
2. Total site area is ±_.__ ac of which ±_.__ ac will be disturbed as part of this development.
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
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

- **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

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
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Signature — 01/06/2022 Date

Circle one: Developer (Project Engineer) Other _____

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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 _____

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DISTURBED AREA: _._ ACRES

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

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PROJECT BENCHMARK:
DESCRIPTION: FIRE HYDRANT FLANGE BOLT
ELEVATION: 677.47'

N

0 40 80
SCALE: 1"=40'

CSDG
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615.248.9999
csdgtn.com

SEAL

SEAN K. DECOSTER — REGISTERED — LANDSCAPE ARCHITECT — 01/06/2022 — COMMERCE — 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
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	Re-Submittal	01/06/22

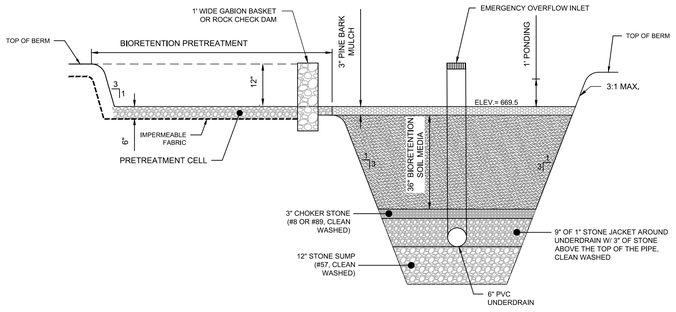
REVISION: | DRAWN: JAM | CHECKED: SKD

SWPPP STAGE 2 PLAN

C3.02

PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:24pm T:\CADD\2014\14-087-01\CAD\Civil\Site Plan\14-087-01 - C3.02 - SWPPP Stage 2 Plan.dwg



BIORETENTION AREA DETAIL

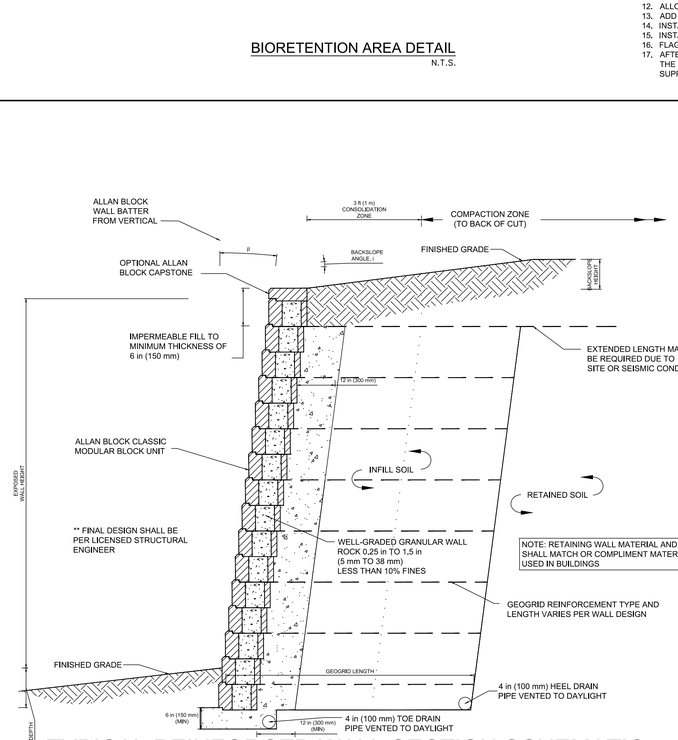
N.T.S.

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:

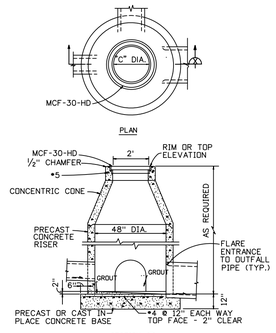
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, 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

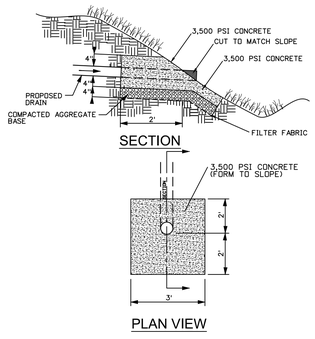
** TO BE ALLAN BLOCK OR APPROVED EQUIVALENT

N.T.S.



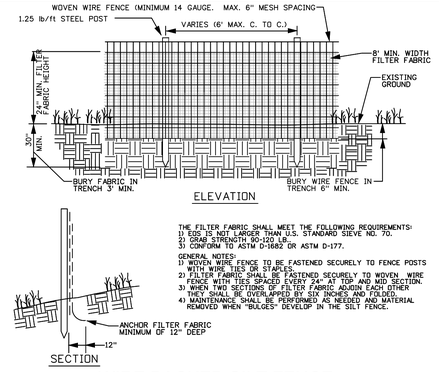
STORMWATER MANHOLE

N.T.S.



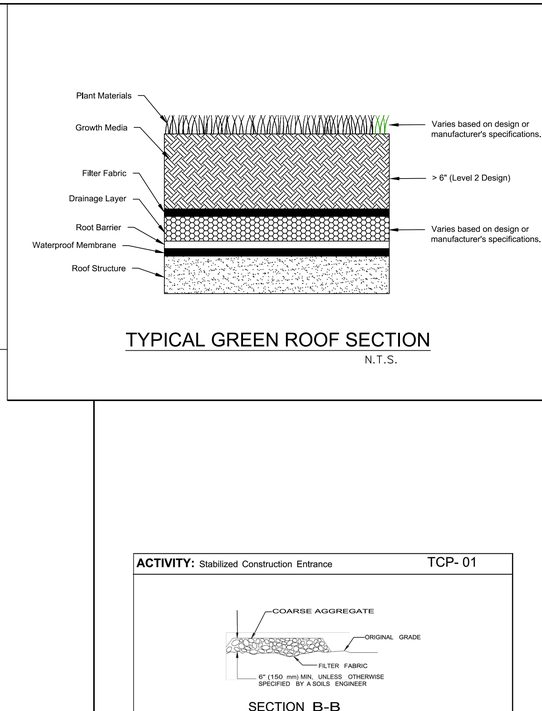
SLOPE HEADWALL

N.T.S.



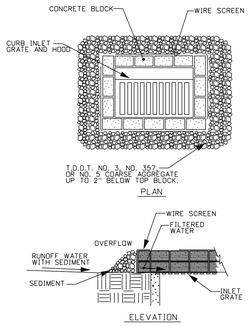
WIRE BACKED SILT FENCE

N.T.S.



TYPICAL GREEN ROOF SECTION

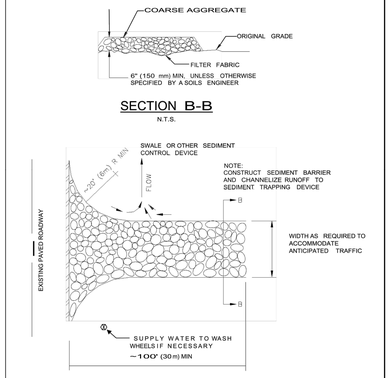
N.T.S.



INLET PROTECTION

N.T.S.

ACTIVITY: Stabilized Construction Entrance — TCP- 01



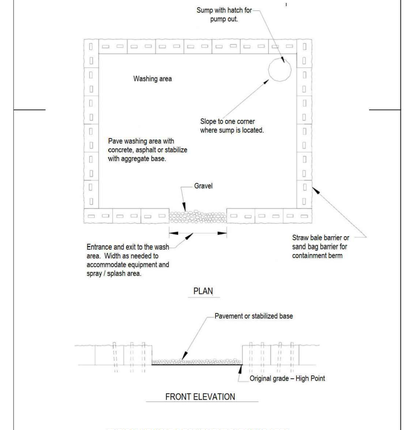
PLAN VIEW

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



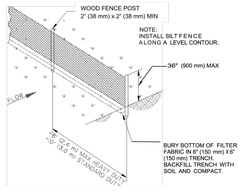
TYPICAL VEHICLE & EQUIPMENT CLEANING AREA

NOT TO SCALE

Figure CP-12-1
Typical Vehicle & Equipment Cleaning Area

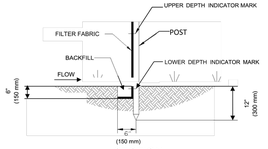
Stormwater Best Management Practices – Construction Management Practices	CP-12-4	January 2014

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

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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REVISION: | DRAWN: JAM | CHECKED: SKD

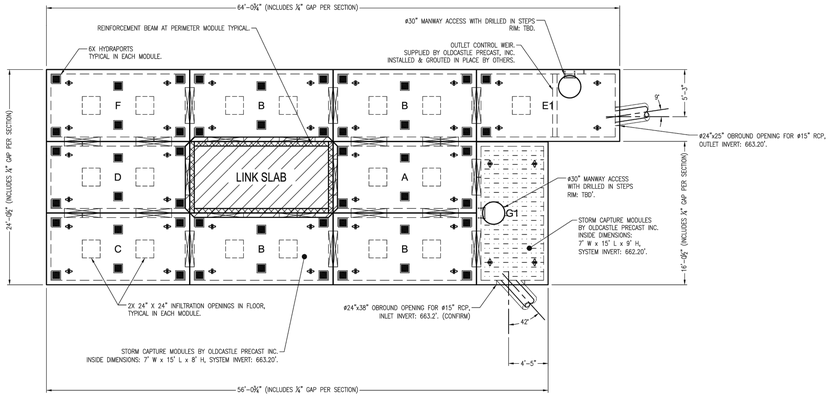
GRADING, DRAINAGE
& SWPPP DETAILS

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

Oldcastle Precast®
7901 Southpark Plaza, Suite 200 | Littleton, CO | 80120
Ph: 800.579.8818 | oldcastleprecastwater.com

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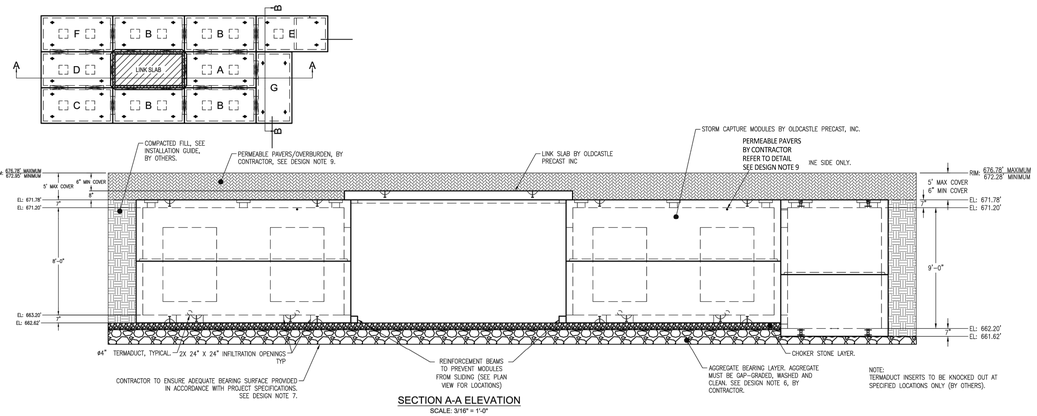
STORMCAPTURE ®
SC2 Detention System

Customer: Civil Site Design Group

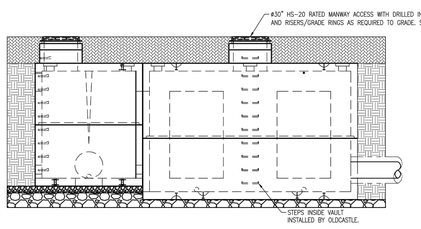
Job Name: The Franklin at Legends View, Franklin, TN

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
5/1/17	JB	VAH	VAH	-	-

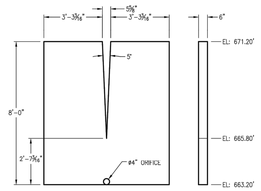
DRAWING NUMBER: SCDD-0538-2_SC2_IN
REVISION: 2 (REV DATE 5/15/17)
SHEET: 1 OF 2



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

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STORMCAPTURE ®
SC2 Detention System

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5/1/17	JB	VAH	VAH	-	-

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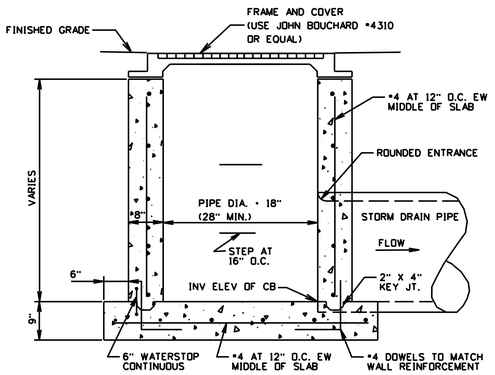
REVISION: 2 (REV DATE 5/15/17)
SHEET: 2 OF 2



CATCH BASIN
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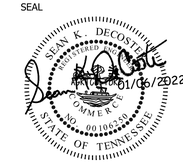
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

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

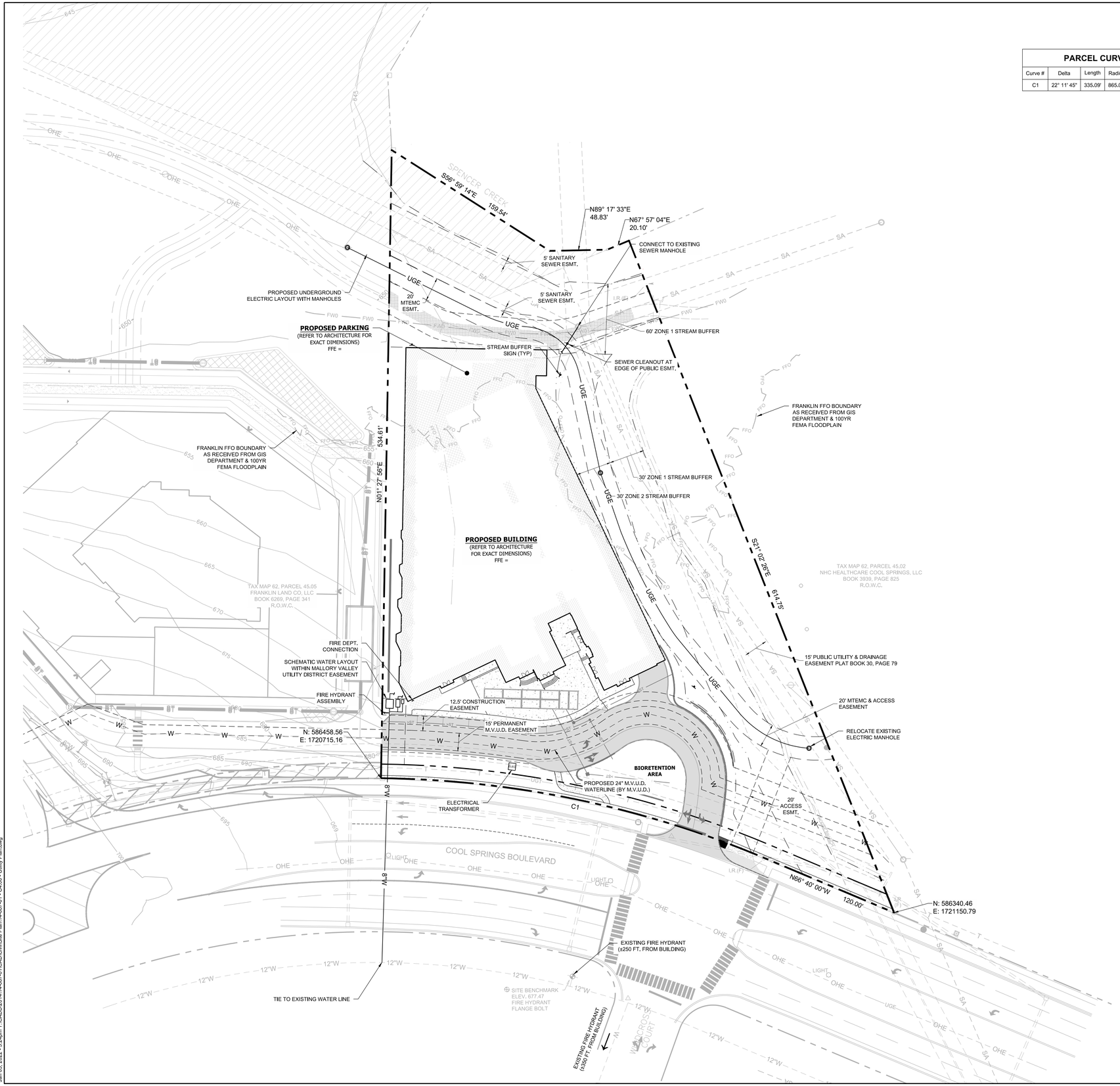
REVISION: | DRAWN: JAM | CHECKED: SKD

GRADING, DRAINAGE & SWPPP DETAILS

C3.04

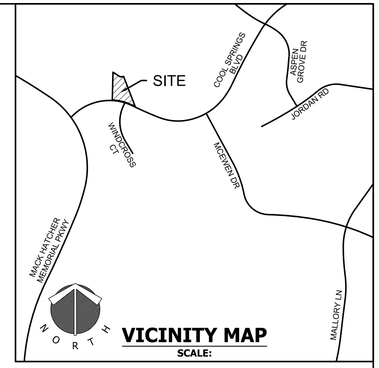
PROJECT NO.: 14-087-01

Jan 05, 2022 - 3:24pm T:\CADD\2021\14-087-01\CADD\Civil\Site Plan\14-087-31 - C3.04 - Grading, Drainage & SWPPP Details.dwg



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.

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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2305 Kline Ave, Ste 300
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615.248.9999
csdgtn.com

SEAL

SEAN K. DECOSTER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 120163
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
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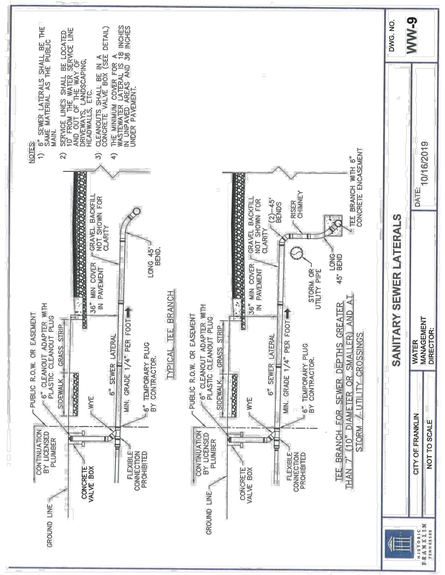
REVISION: | DRAWN: JAM | CHECKED: SKD

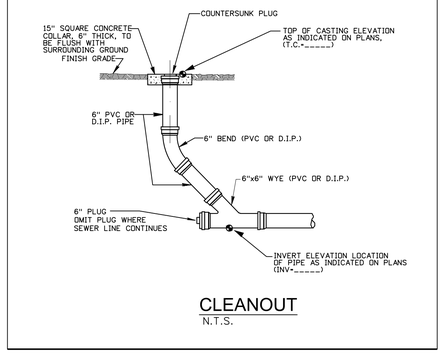
UTILITY PLAN

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.

DWG. NO. WW-9

SANITARY SEWER LATERALS

DATE: 10/16/2019

CITY OF FRANKLIN
WATER MANAGEMENT DIRECTOR:

NOT TO SCALE

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615.248.9999
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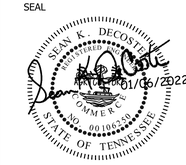
SEAL



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:

No.	Description	Date
	Pre Application Submittal	11/29/21
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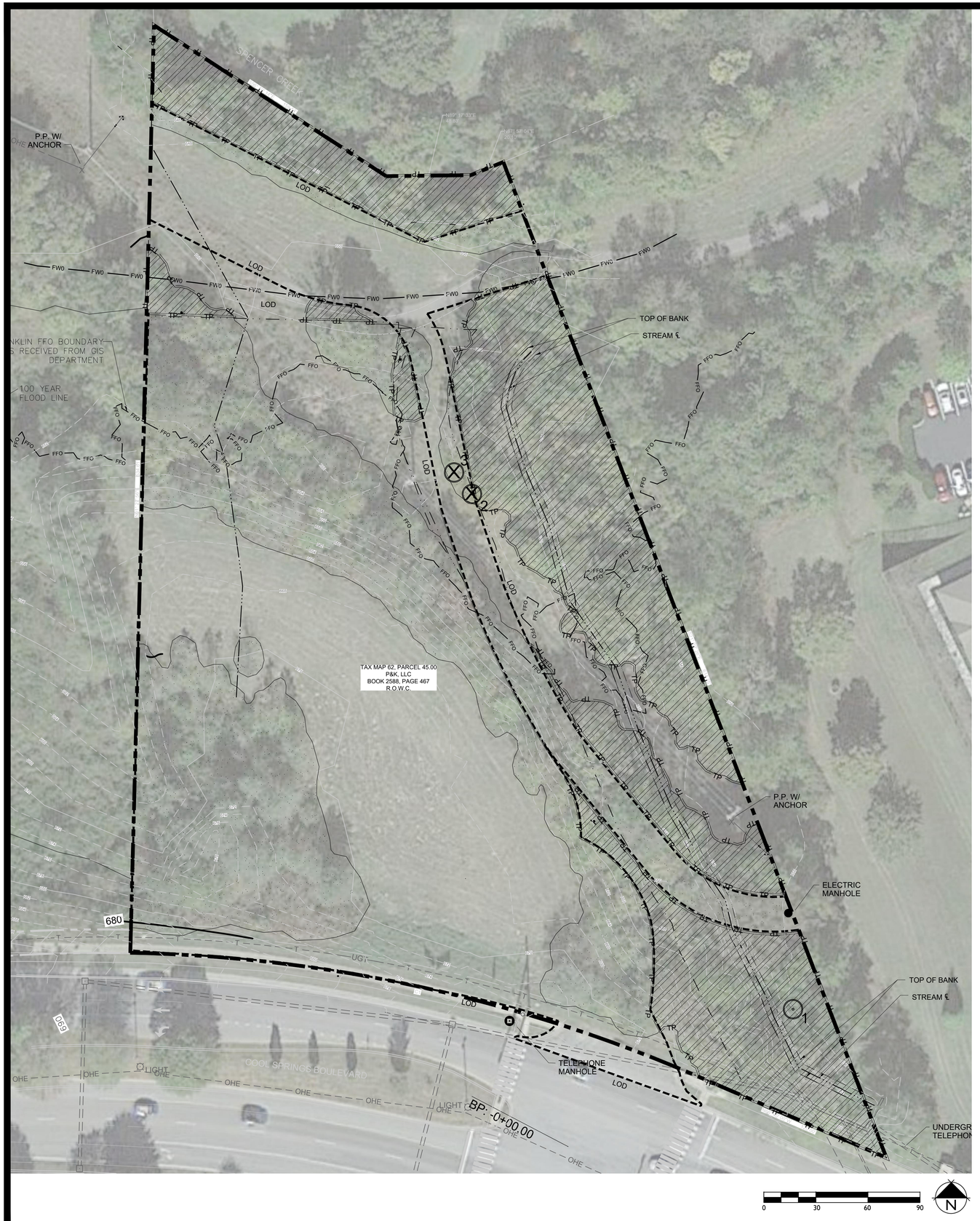
REVISION: | DRAWN: JAM | CHECKED: SKD

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:

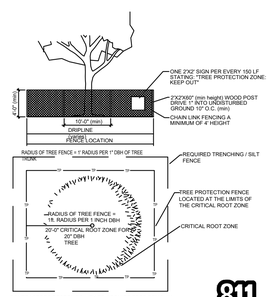
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEGENDS VIEW AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

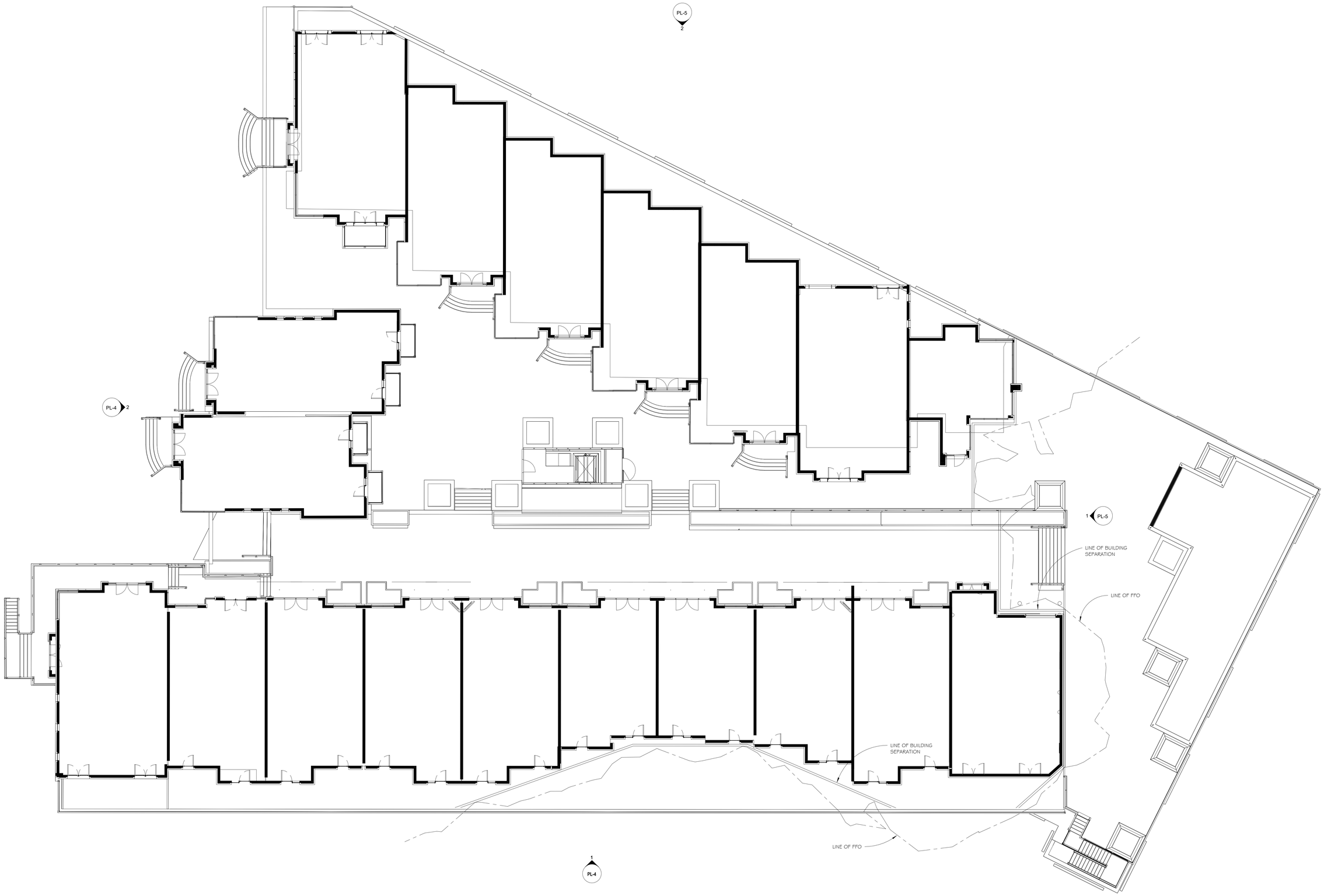
JEFFREY STOKES GREEN REGISTERED LANDSCAPE ARCHITECT No. 2023

Revision Date

TREE PRESERVATION

SHEET
L1.0

COF # 7747



1 PLAZA LEVEL FLOOR PLAN
1" = 10'-0"

FPC #7747

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functional creativity
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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-1
PLAN

Drawn By: Author
Chk'd By: Checker

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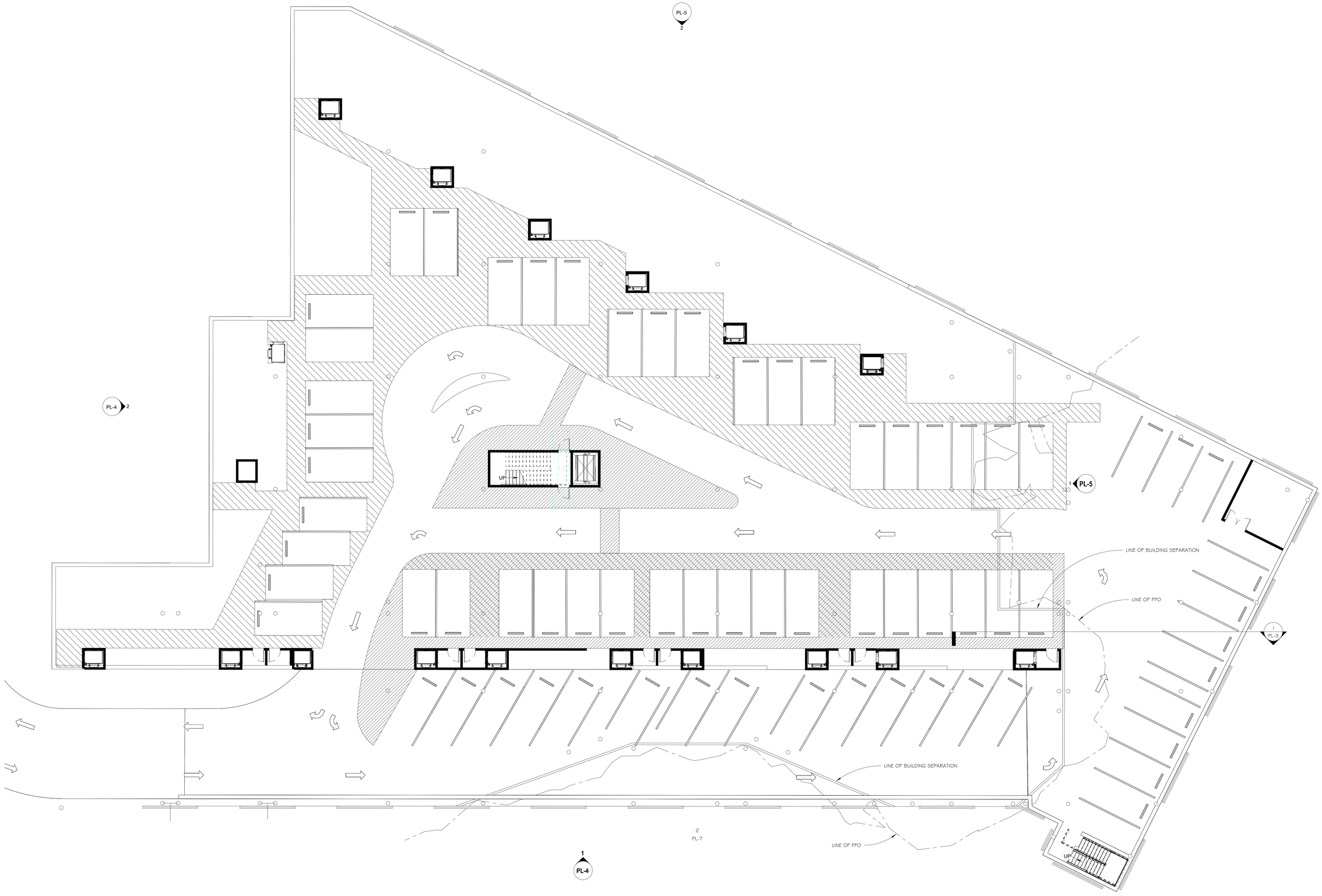

1 GARAGE FLOOR
1" = 10'-0"

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

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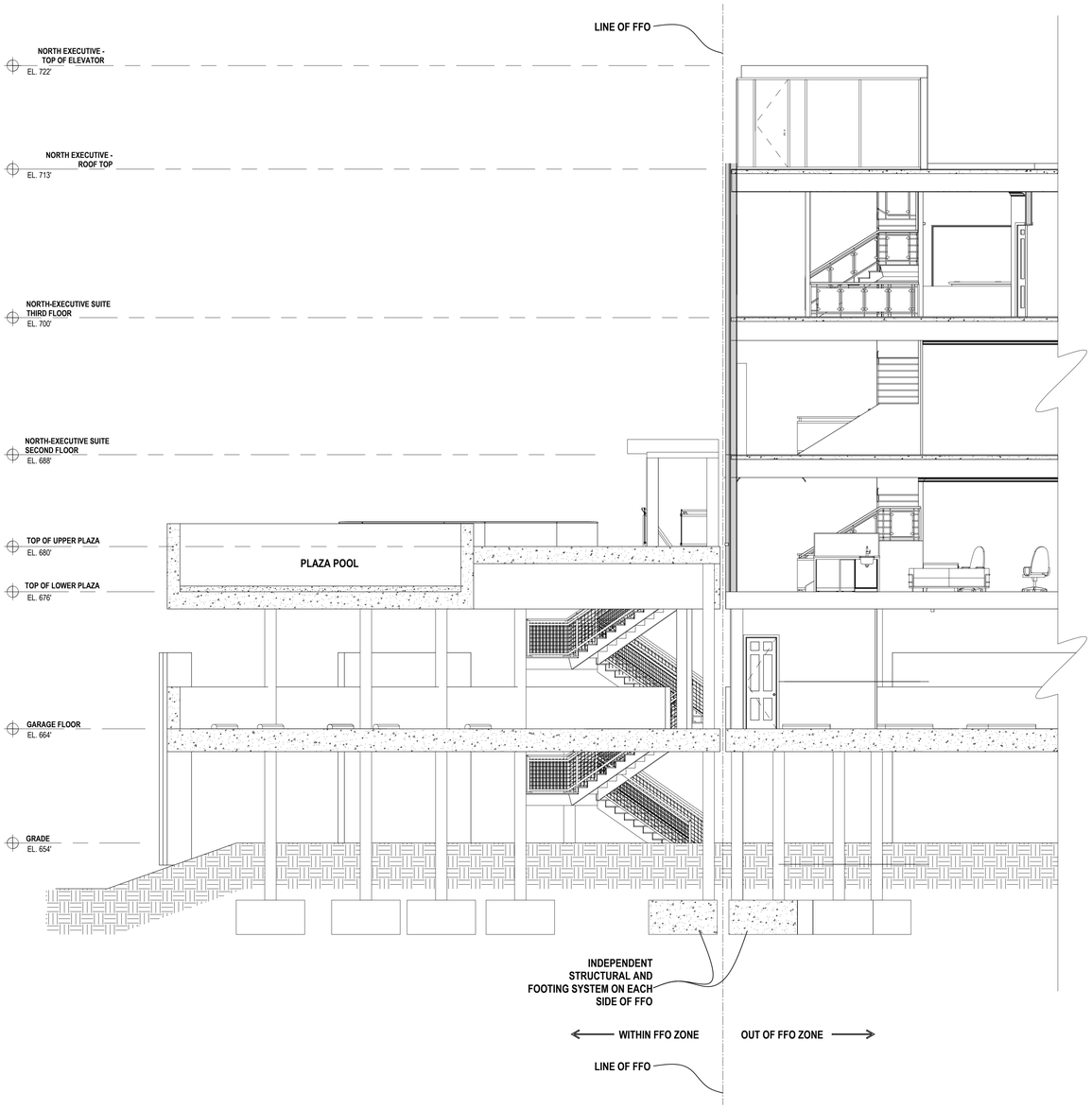
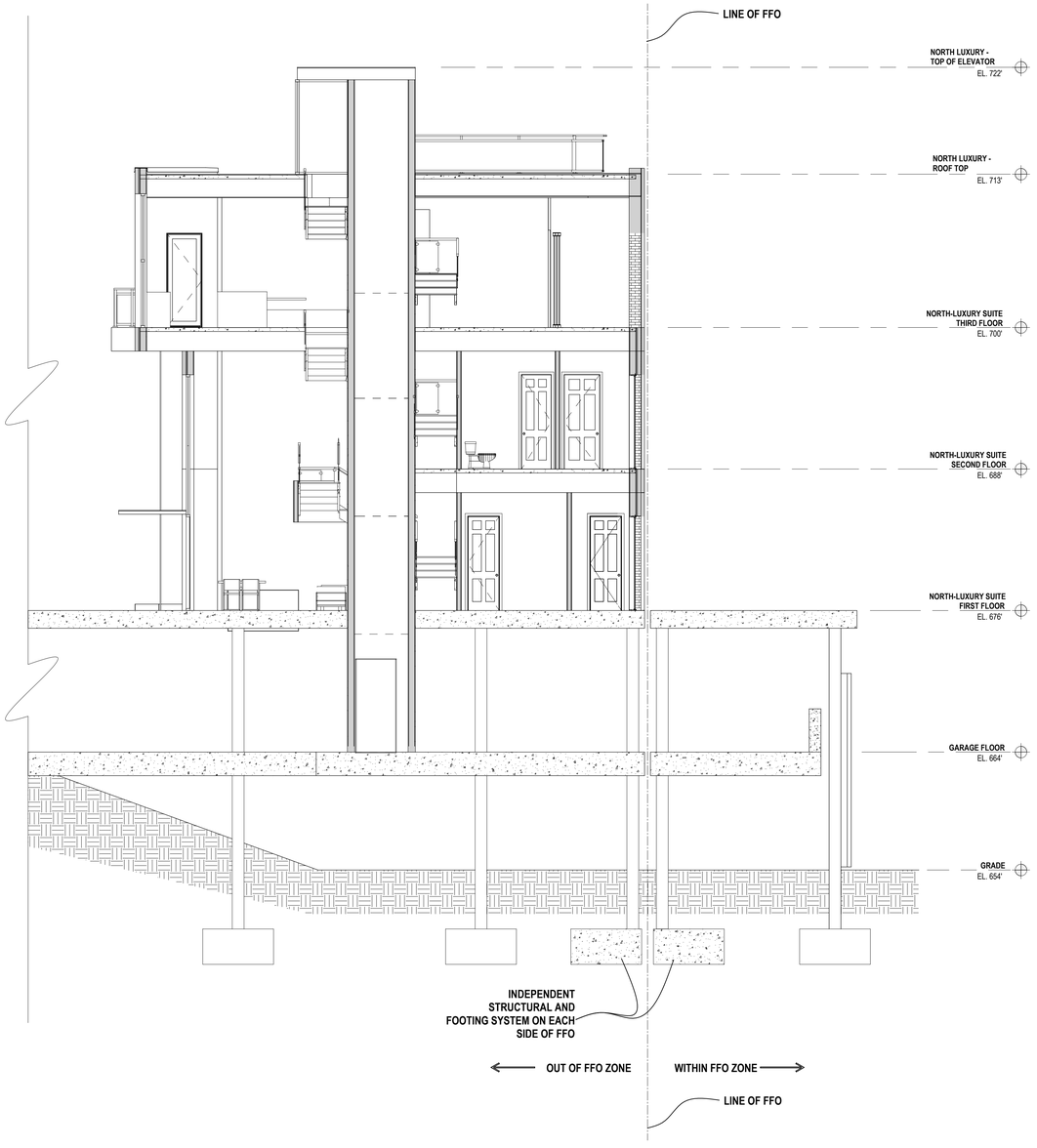


1 PL-3 BUILDING SECTION
3/16" = 1'-0"



2 PL-3 BUILDING SECTION
3/16" = 1'-0"

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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

FPC #7747

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

FPC #7747

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functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835
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NOT FOR CONSTRUCTION

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

THE INNOVATIONS GROUP, LLC DBA:
integrous ARCHITECTURE
functional creativity
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NOT FOR CONSTRUCTION

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

FPC #7747

Drawn By: Author
Chk'd By: Checker

1/6/2022 1:53:21 PM

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

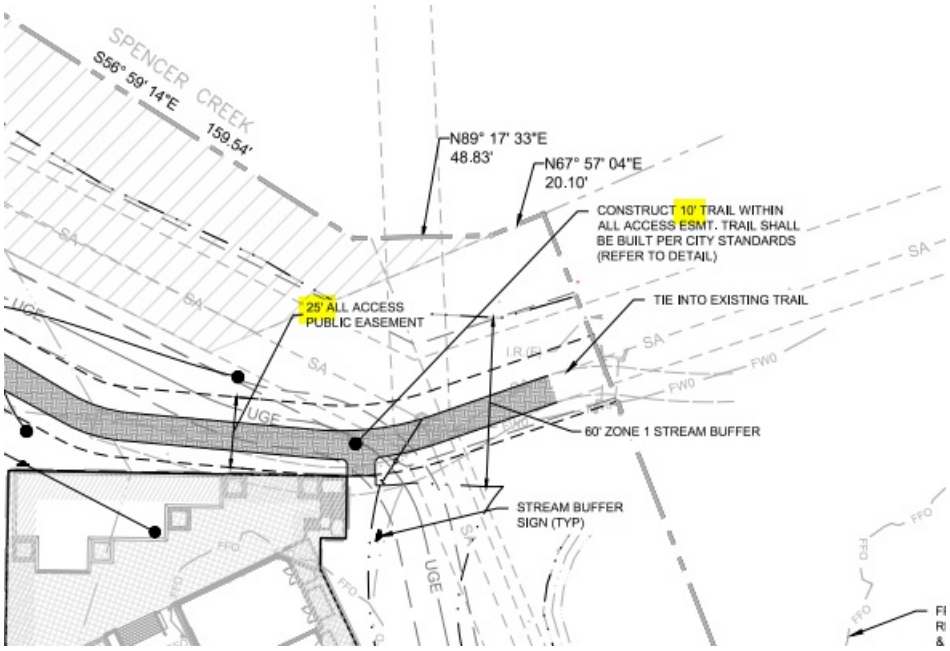
General Issues

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.

City of Franklin

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

File #: 21-02758

DATE: December 22, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2021-0359, Parkland Impact Fee And Construction Agreement Between The City Of Franklin and P&K, LLC For The Development Known As Legends View At Franklin PUD.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee and Construction Agreement Between the City of Franklin and P & K, LLC for the development known as Legends View Luxury Condominiums.

BACKGROUND/STAFF COMMENTS:

The development plans to develop eighteen (18) dwelling units in quadrant one (1) and construct a public Greenway trail extension as part of the overall project.

FINANCIAL IMPACT:

The Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Ordinance with a set fee of four thousand three hundred four and 00/100 dollars ($4,304.00) per dwelling unit for a total impact fee for this development is seventy-seven thousand, four hundred and seventy-two 00/100 dollars (77,472.00). The owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Eighty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied. The development plans to construct a Greenway trail extension which will tie into the existing trail system to Aspen Grove Park.

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	18		Units	$4,304.00	**$77,472.00**
Minimum Parkland Fee Payment:		25%			$19,368.00
Maximum Parkland Off Set Eligibility:		75%			$58,104.00
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	$24,310.00
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**

Parkland Offset Summary	
Total Parkland Impact Fees	**$77,472.00**
Maximum Parkland Offset Eligibility (Max 75% of Total Parkland Impact Fee):	**$58,104.00**
Total Proposed Parkland Expenditure	**$33,343.27**
Minus Maximum Parkland Offset Eligibility	**$58,104.00**
Surplus Parkland Expenditure	**-$24,760.73**

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2021-0359.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND P&K, LLC
CONTRACT NO. 2021-0359

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 2022 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and P&K, LLC, developer of that certain land known as 201 Cool Springs Blvd in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map 62 Parcel 45.00 ("Development Project"), located in Parkland Quadrant QUADRANT #1 of the City, consisting of 18 DWELLING UNITS on the property known as Legends View Luxury Condominiums; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of the Greenway Trail Extension on approximately 3.54 acres, all as more particularly shown and described on Exhibit A; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is Seventy Seven Thousand, Four Hundred and Seventy Two dollars ($77,472.00); and

WHEREAS, Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied; and

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on 12/22/21, to be $58,104; and

WHEREAS, Owner has agreed to construct the Public Parkland Project as illustrated on Exhibit A and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibit A shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this

Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at $1,000,000 per occurrence and $2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is $33,343.27, as more particularly described in Exhibit B, and the estimated total offset to Owner is $58,104.00 upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland

Project area.

11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:

- All property lines and easements
- New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
- Location of all "as-built" work with station and offsets
- Height and location of all fences, walls, screens, trees, and hedges over 42" tall
- All commercial driveways, paved areas, and required parking spaces
- All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
- All utilities
- File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
- Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

19. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:	In the case of Owner:
City of Franklin	P&K, LLC
Attn: Mark Hilty, ACA	Attn: Eric Powers
109 Third Ave. South	3310 Aspen Grove Dr
P.O. Box 305	Suite 302
Franklin, TN 37065-0305	Franklin, TN 37067

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to

the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. Personal Liability.
   No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.

2. Warranties /Limitation of Liability/Waiver.
   The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.

3. Severability.
   If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By:_____ By: _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

Owner

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

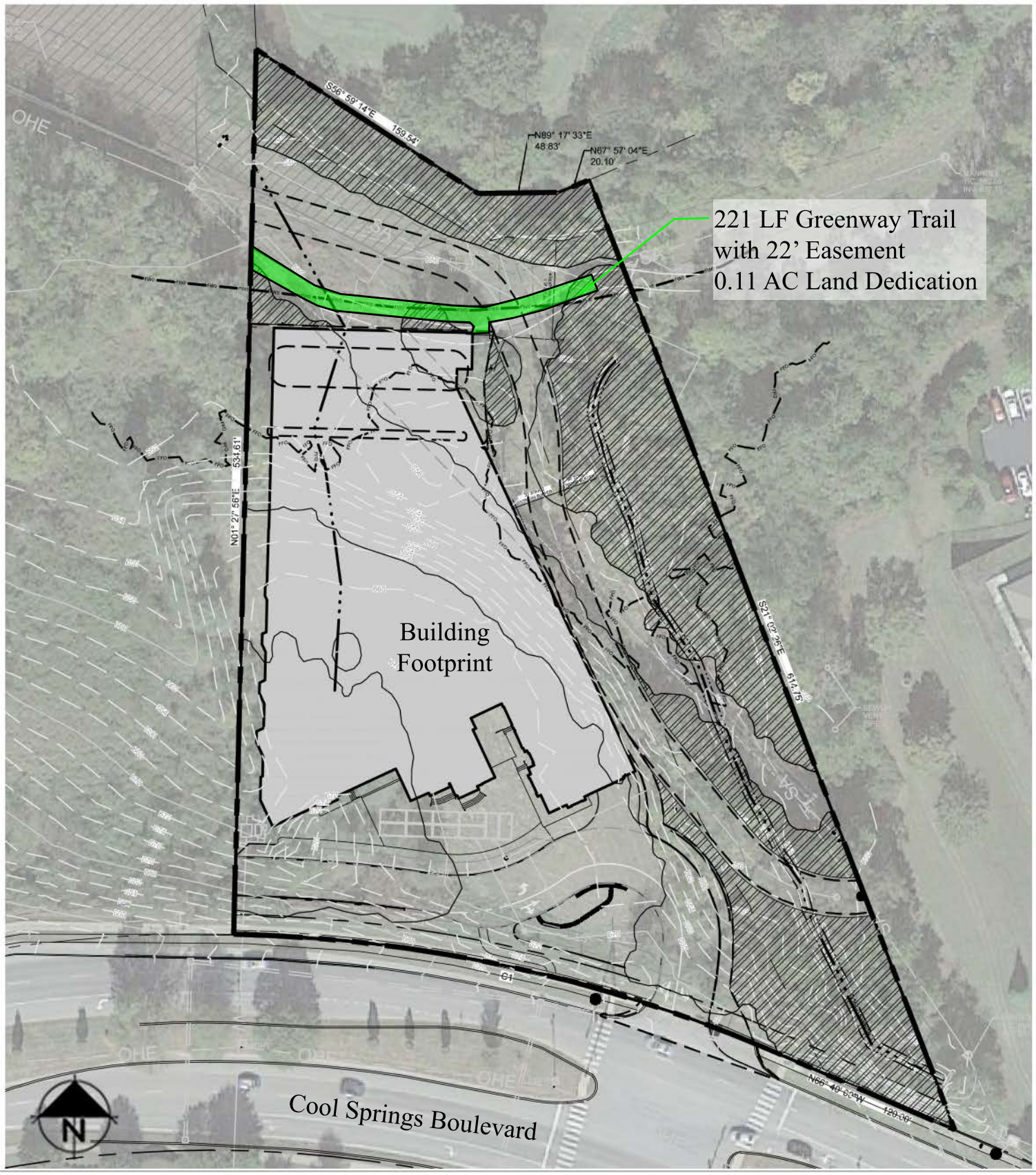
On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of_____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____



Legends View Luxury Condominiums

Exhibit 'A'

December 22, 2021

gamble design collaborative

EXHIBIT B
Parkland Dedication

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	18		Units	$4,304.00	**$77,472.00**
Minimum Parkland Fee Payment:		25%			$19,368.00
Maximum Parkland Off Set Eligibility:		75%			$58,104.00

Parkland Reimbursement Cost

Key	Description	Quantity	Notes	Units	Cost/Unit	Total
Design/Planning/Engineering (Professional Services)						
	Design Fees, Project Constrution Administration Fees, Misc.			1		**$4,000.00**
Public Parkland, 100% Reimbursement [Public Access, Public Maintained]						
N/A	None Proposed					
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	$24,310.00
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**

Parkland Offset Summary

Total Parkland Impact Fees	**$77,472.00**
Maximum Parkland Offset Eligibility (Max 75% of Total Parkland Impact Fee):	**$58,104.00**
Total Proposed Parkland Expenditure	**$33,343.27**
Minus Maximum Parkland Offset Eligibility	**$58,104.00**
Surplus Parkland Expenditure	**-$24,760.73**

City of Franklin

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

File #: 21-02738

DATE: January 19, 2022

TO: Board of Mayor and Aldermen

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. Establishing A Public Hearing On March 8, 2022.
FMPC 1/27/22, 5-0

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:

Franklin Municipal Planning Commission recommended Resolution 2021-183 with conditions (5-0). Staff recommends that the Board of Mayor and Aldermen approve with conditions of Resolution 2021-183.

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

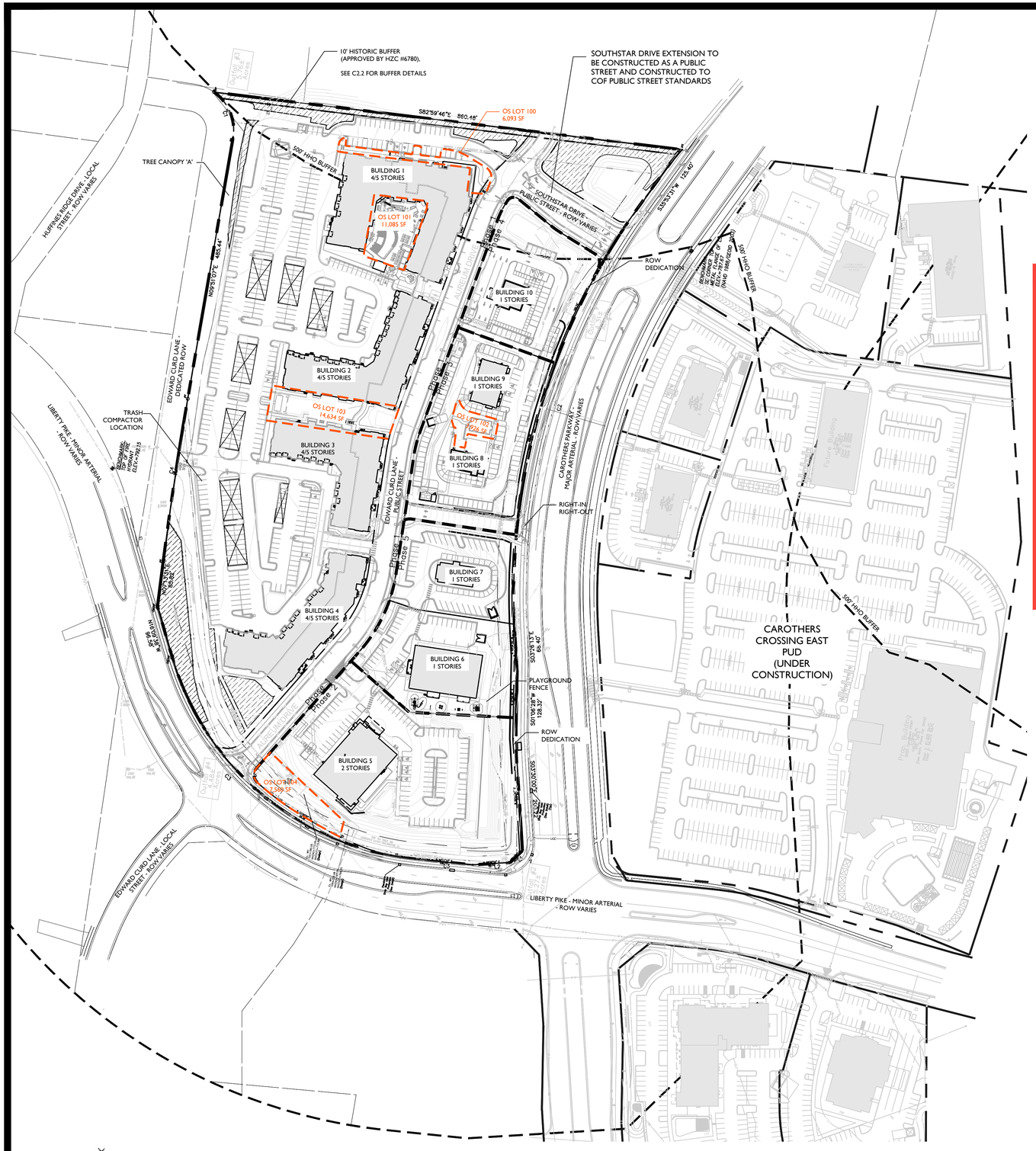
PREAPPLICATION CONFERENCE: 11/29/2021

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	Section 2			Section 3		Section 4	
	(COF# 7043)	LOT 2 (COF# 7320)	LOT 6		(COF#7524)		(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
PHONE:	(615) 975-5765
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

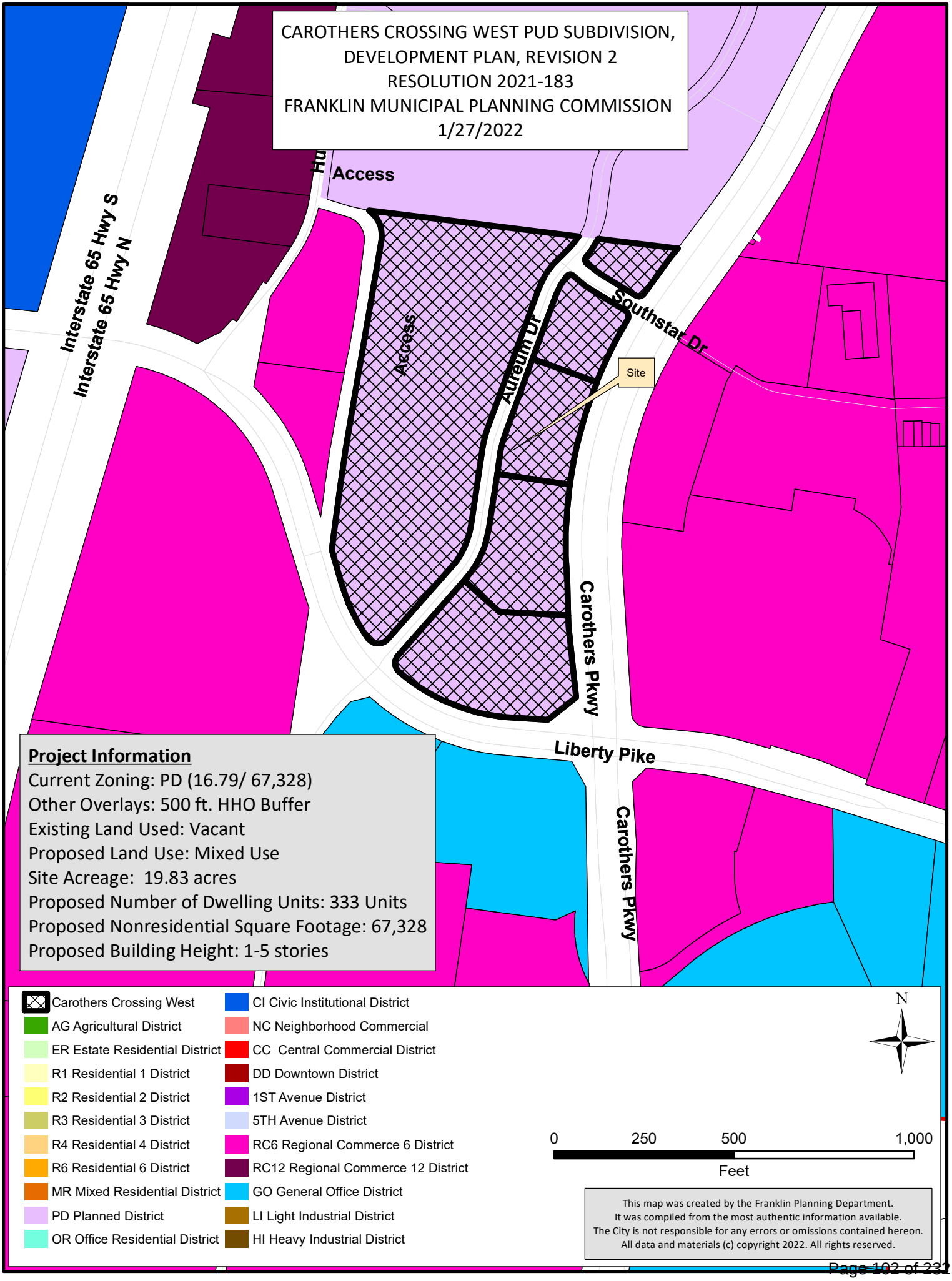
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

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.
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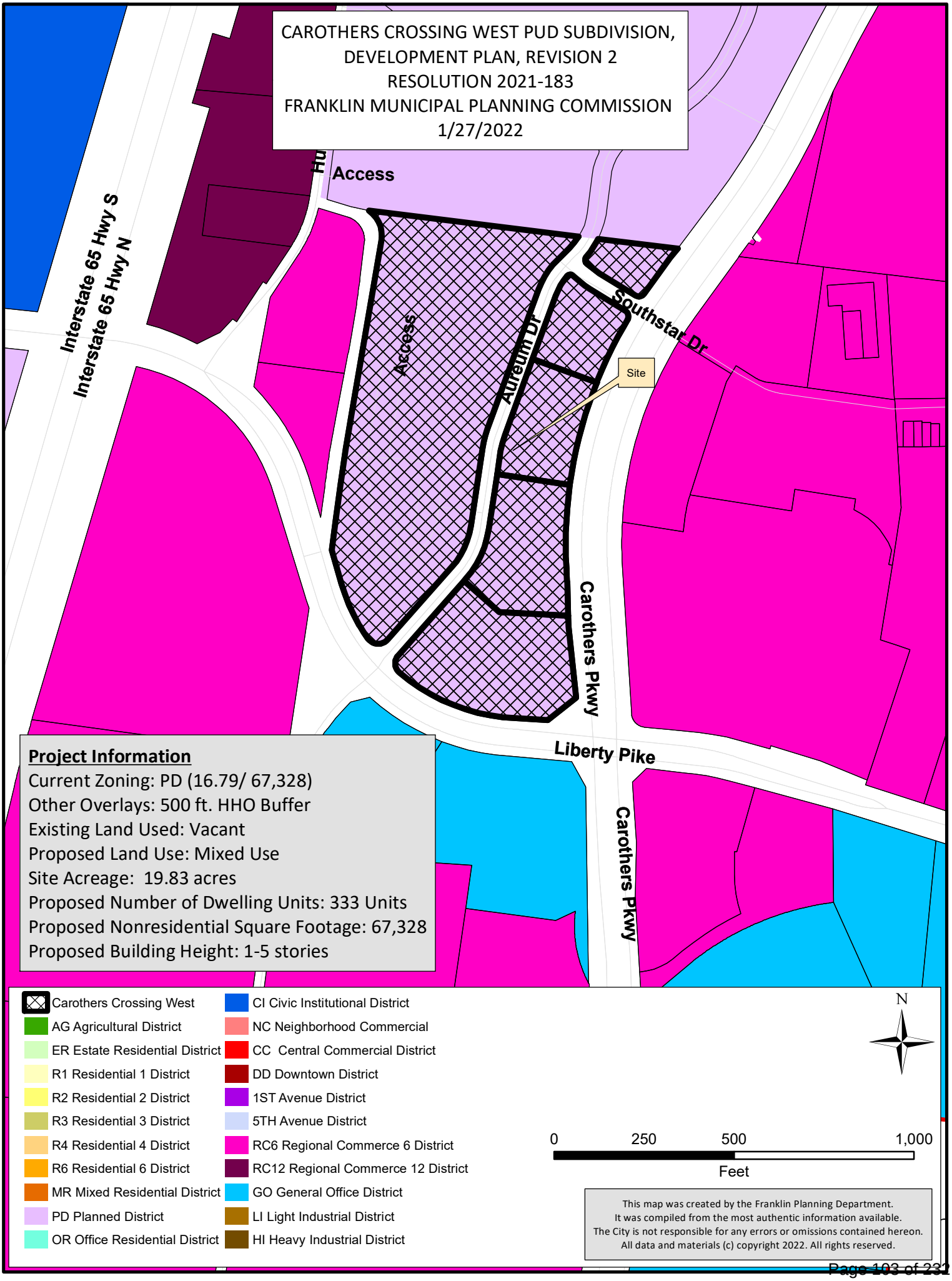
CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2021-183
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/27/2022
Access
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Autumn Dr
Southstar Dr
Site
Carothers Pkwy
Liberty Pike
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1ST Avenue District
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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

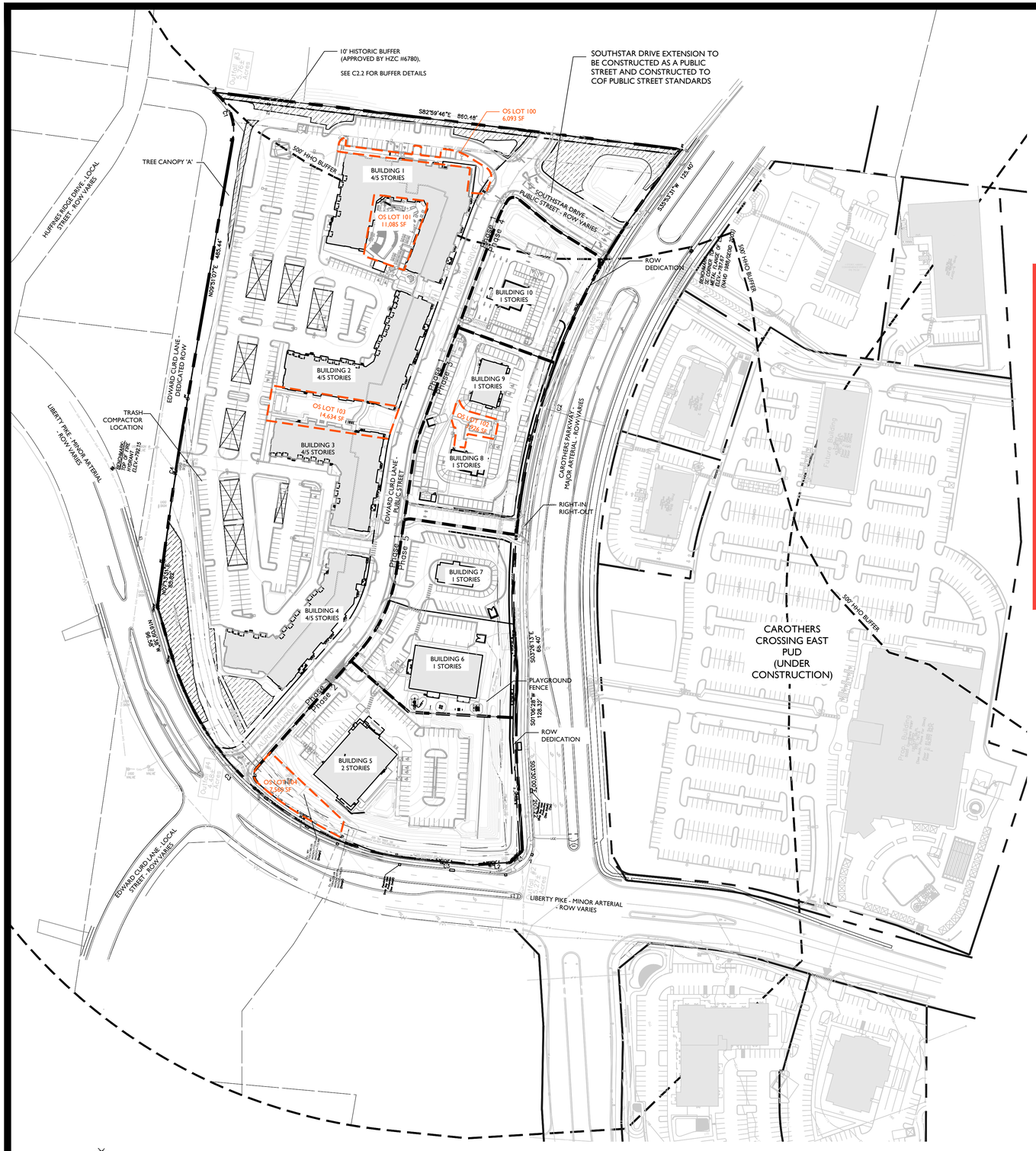
curt.edelmann@franklintn.gov	Flow test information can be provided at One-Stop. Please make sure the flow test information appears on the utility drawings.

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:



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SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

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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.

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)
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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

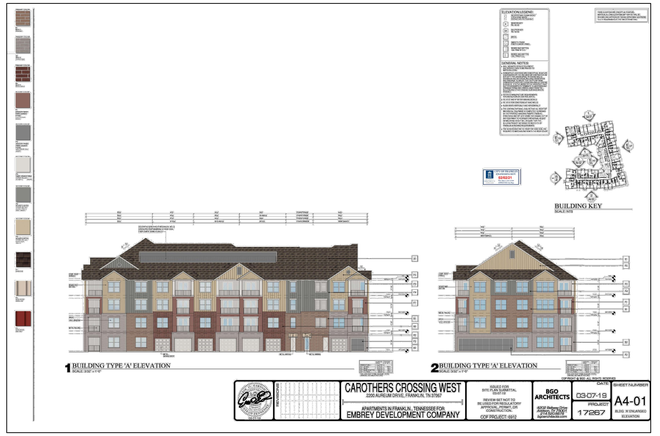
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

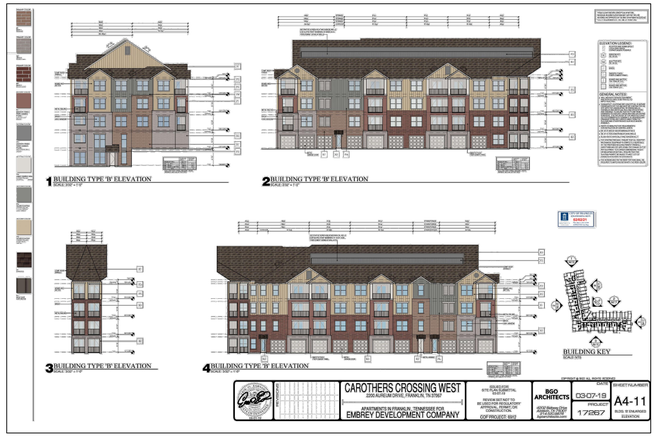
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

DEVELOPMENT PLAN
SHEET
C2.0
COF 7734





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

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 %

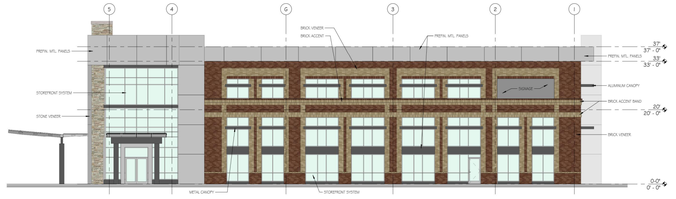
CAROTHERS CROSSING WEST
SITE PLAN, SECTION 2
Franklin, Williamson County, Tennessee

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 BAU DIRECTOR OR THE PLANNING COMMISSION.

Revision Date
1 04.30.22

MEDICAL OFFICE BLDG
BUILDING ELEVATIONS RENDERED
A4.03
COF # 7186



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 %

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 2
Franklin, Williamson County, Tennessee

CITY OF FRANKLIN
DEVELOPMENT SERVICES
04/29/21
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NOTE:
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Revision Date
1 04.30.22

MEDICAL OFFICE BLDG
BUILDING 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
1
2
3
4

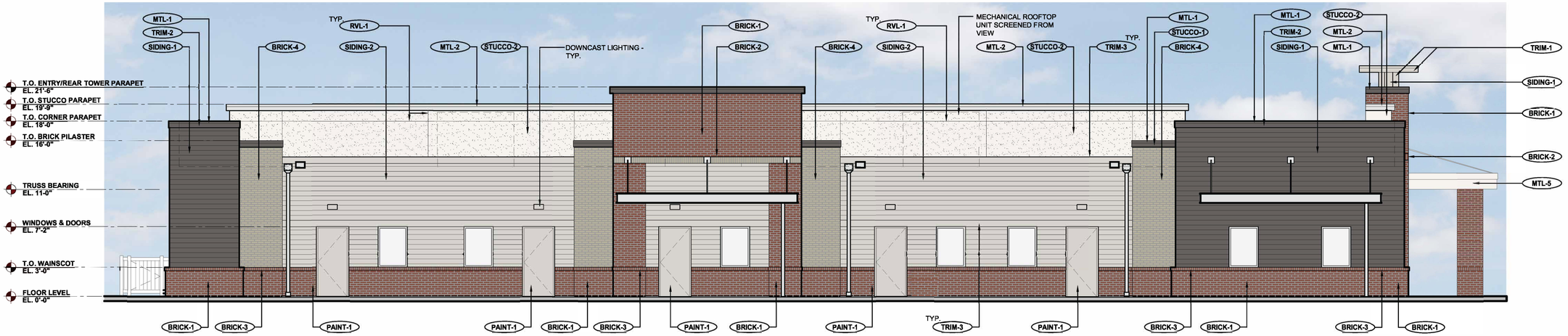
ARCHITECTURE ELEVATIONS

SHEET
A1.2

COF 7734

PREVIOUSLY APPROVED - COF#7320

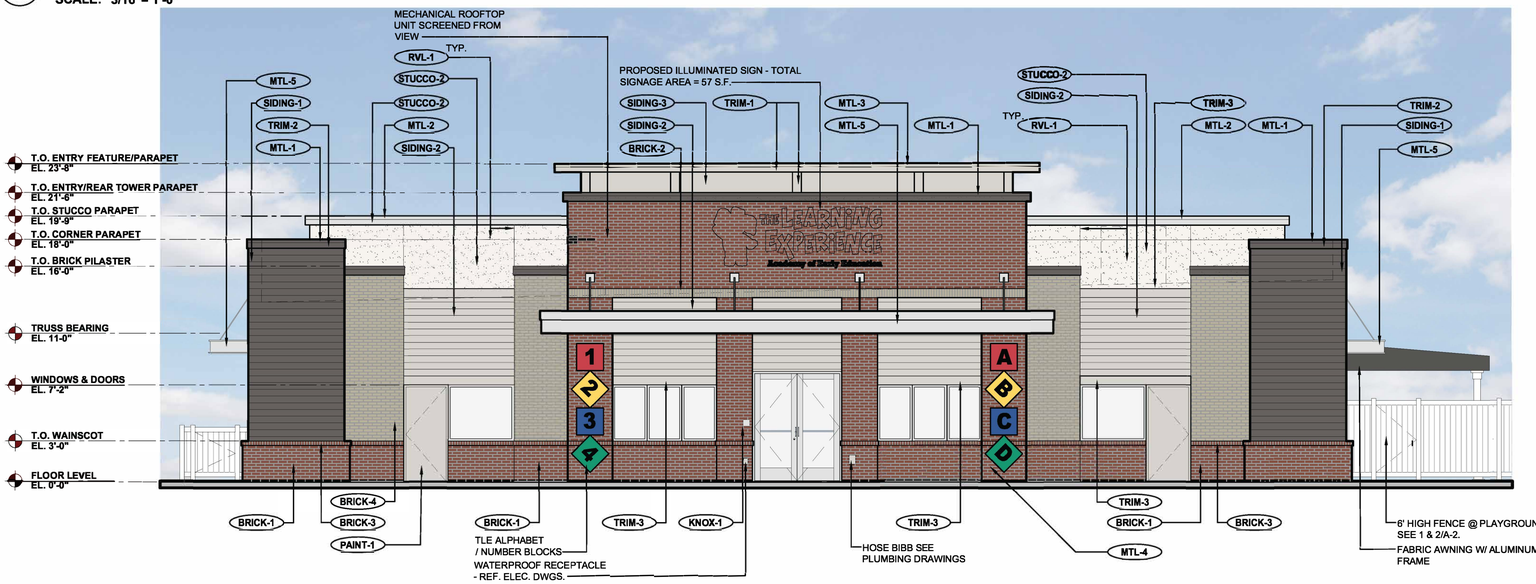
NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE TO BE REVIEWED IN A SEPARATE SUBMITTAL AND PERMIT. ALL FINAL COLORS ARE PER THE TENANT'S STANDARD CORPORATE COLORS AND SHALL BE INCLUDED WITH FINAL SIGNAGE PERMIT DOCUMENTATION FOR APPROVAL.



3 PROPOSED LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16"= 1'-0"

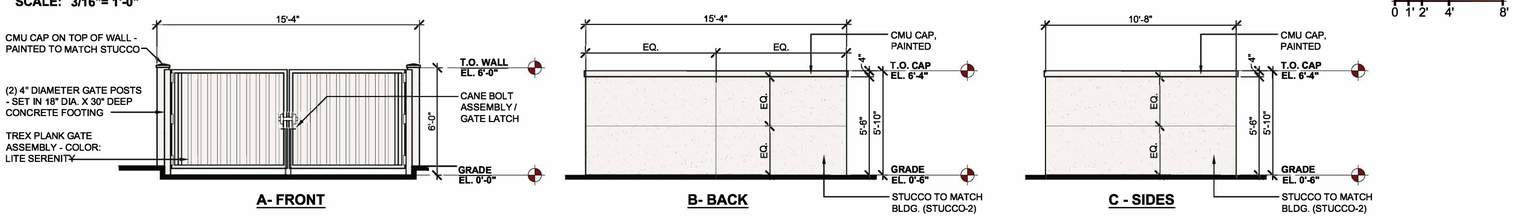
0 1' 2' 4' 8'



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.

ROGUE ARCHITECTURE
CHALLENGING THE STATUS QUO™
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THE LEARNING EXPERIENCE

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

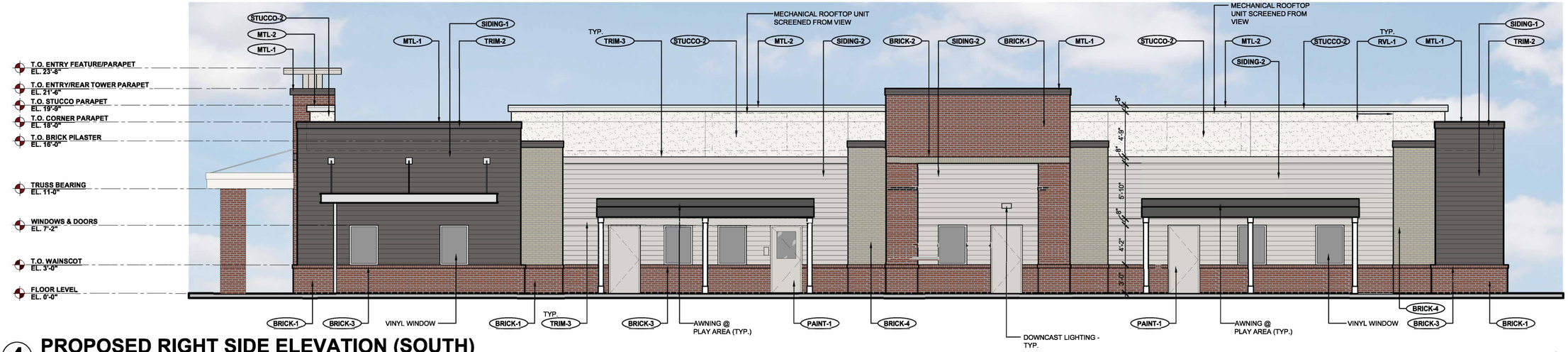
Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.3

REVISED CONCEPT DESIGN - 01.05.2022

2021.Q1.01 TN EAST FRANKLIN (AUREUM)

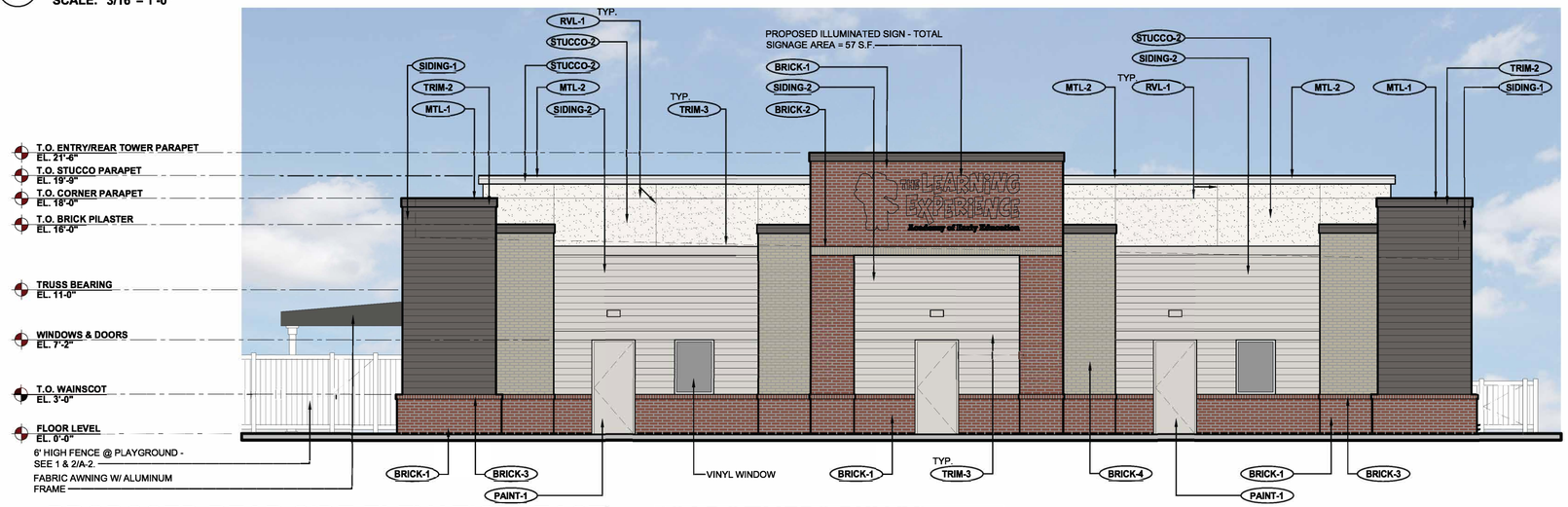
PLOTTED: 01/05/2022 SBODUCH D:\PROJECTS\2021.15 - WARHORSE - TLE EAST FRANKLIN, TN\CAD\SCHEMATIC DESIGN\2021.15 - A-2 - EXTERIOR ELEVATIONS (COLOR).DWG



4 PROPOSED RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16"= 1'-0"

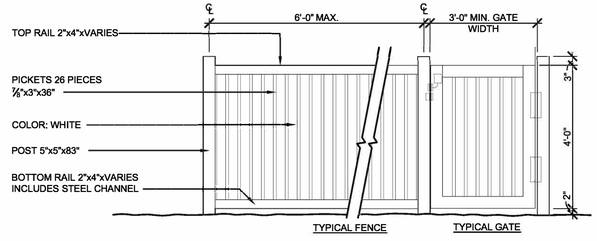
0 1' 2' 4' 8'



3 PROPOSED REAR SIDE ELEVATION (EAST) (CAROTHERS PKWY)

SCALE: 3/16"= 1'-0"

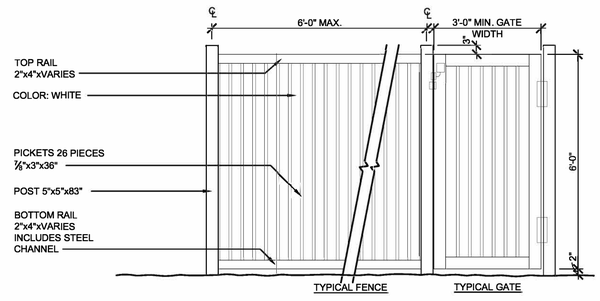
0 1' 2' 4' 8'



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:
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

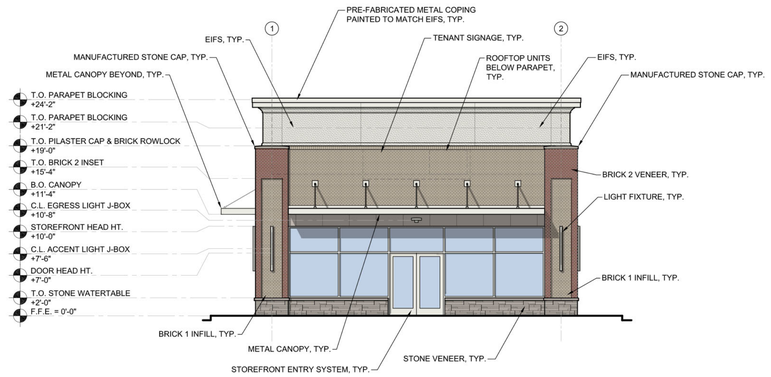
Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.4

REVISED CONCEPT DESIGN - 01.05.2022

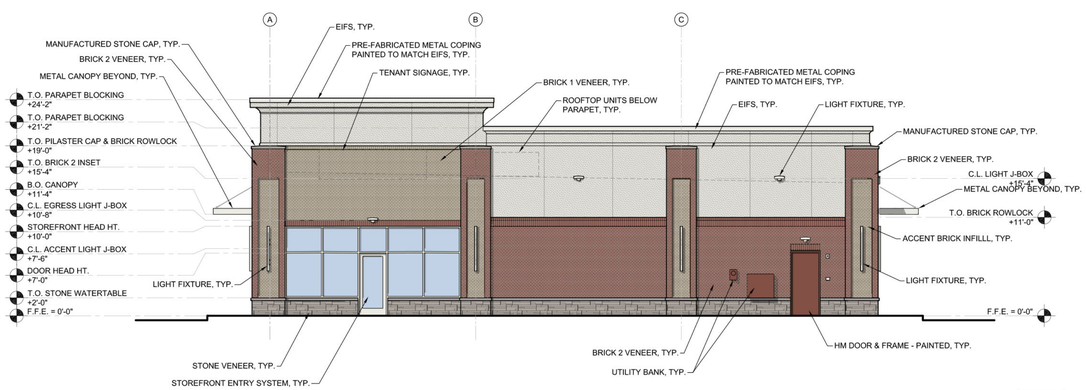
2021.Q1.01 TN EAST FRANKLIN (AUREUM)

D:\PROJECTS\2021.15 - WARHORSE - TLE EAST FRANKLIN, TN\CAD\SCHEMATIC DESIGN\2021.15 - A-3 - EXTERIOR ELEVATIONS (COLOR).DWG SBODUCH PLOTTED: 01/05/2022



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

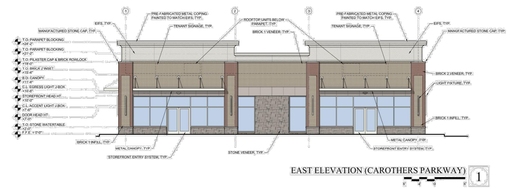
JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT
05 JAN 2022
COMMERCIAL No. 102350
STATE OF TENNESSEE

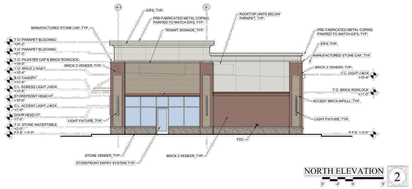
Revision Date
△ _____
△ _____
△ _____
△ _____

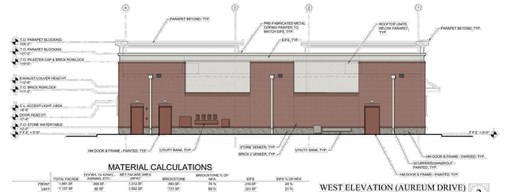
ARCHITECTURE ELEVATIONS

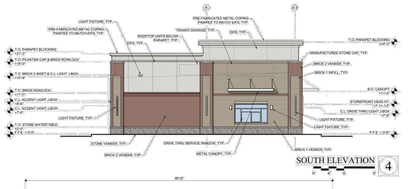
SHEET
A1.5

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

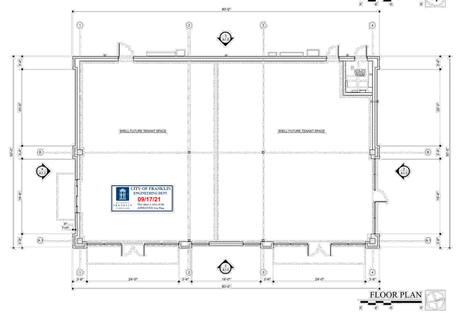
BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY

BRICK #2
SIOUX CITY BRICK
PLUM VELOUR

STONE VENEER
IMPERIAL STACK
MESA GRAY

EIFS
STO
STO WHITE

CANOPIES AND STOREFRONT
CLEAR ANODIZED



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SMALLWOOD NICKLE ARCHITECTURE

CAROTHERS CROSSING WEST
SITE PLAN, SECTION 3
Franklin, Williamson County, Tennessee

Revision Date

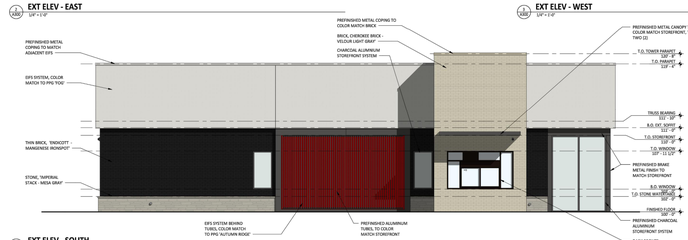
ELEVATIONS
SHEET
A1.1
COF # 6444

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"

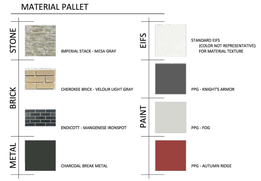
EXT ELEV - EAST
1/4" = 1'-0"

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

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

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 2995 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	SW6513 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

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 SLOPED MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COPING. REFER TO ACM PANEL ATTACHMENT.
C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (U.C. 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 (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHING
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 DISSIMILAR MATERIALS (E, STUCCO, WINDOW MULLIONS)
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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. All roof-top 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.
O. 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 Comments Only

PRINT DATE: 10/1/2020 2:55:08 PM
FILE NAME: S:\2017\20177.02 Fifth Third Bank\01 Drawings\01 Architectural\Elevations\20177.02 Elevations - Colored and Courtesy - A200.dwg

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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	133 sf	14%
Net* Store Veneer	390 sf	41%
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	58 sf	7%
Net* Brick	135 sf	16%
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

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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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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"
REF: 1 / A-110

CITY OF FRANKLIN ENGINEERING 10/22/20 Review Comments Only

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EXTERIOR FINISH SCHEDULE

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FINISH SCHEDULE LEGEND
3" x 12"

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:
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"

1 EXTERIOR ELEVATIONS AURELIUM DRIVE (WEST)
1/8" = 1'-0"

2 EXTERIOR ELEVATIONS CAROTHERS PARKWAY (EAST)
1/8" = 1'-0"

CITY OF FRANKLIN ENGINEERING 10/22/20 Review Comments Only

PRINT DATE: 10/1/2020 2:55:08 PM
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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

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

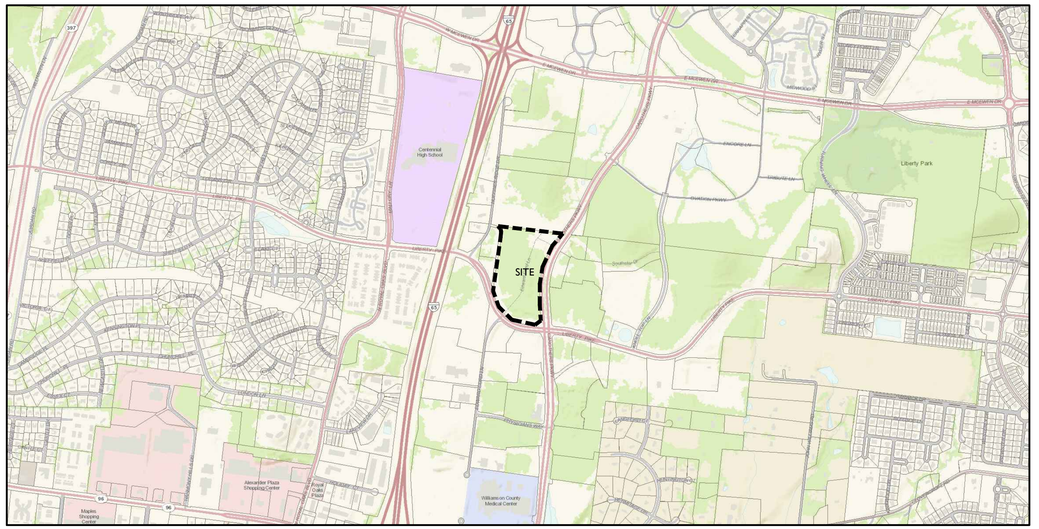
ARCHITECTURE ELEVATIONS

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 2050 TENNESSEE LICENSED LANDSCAPE ARCHITECT

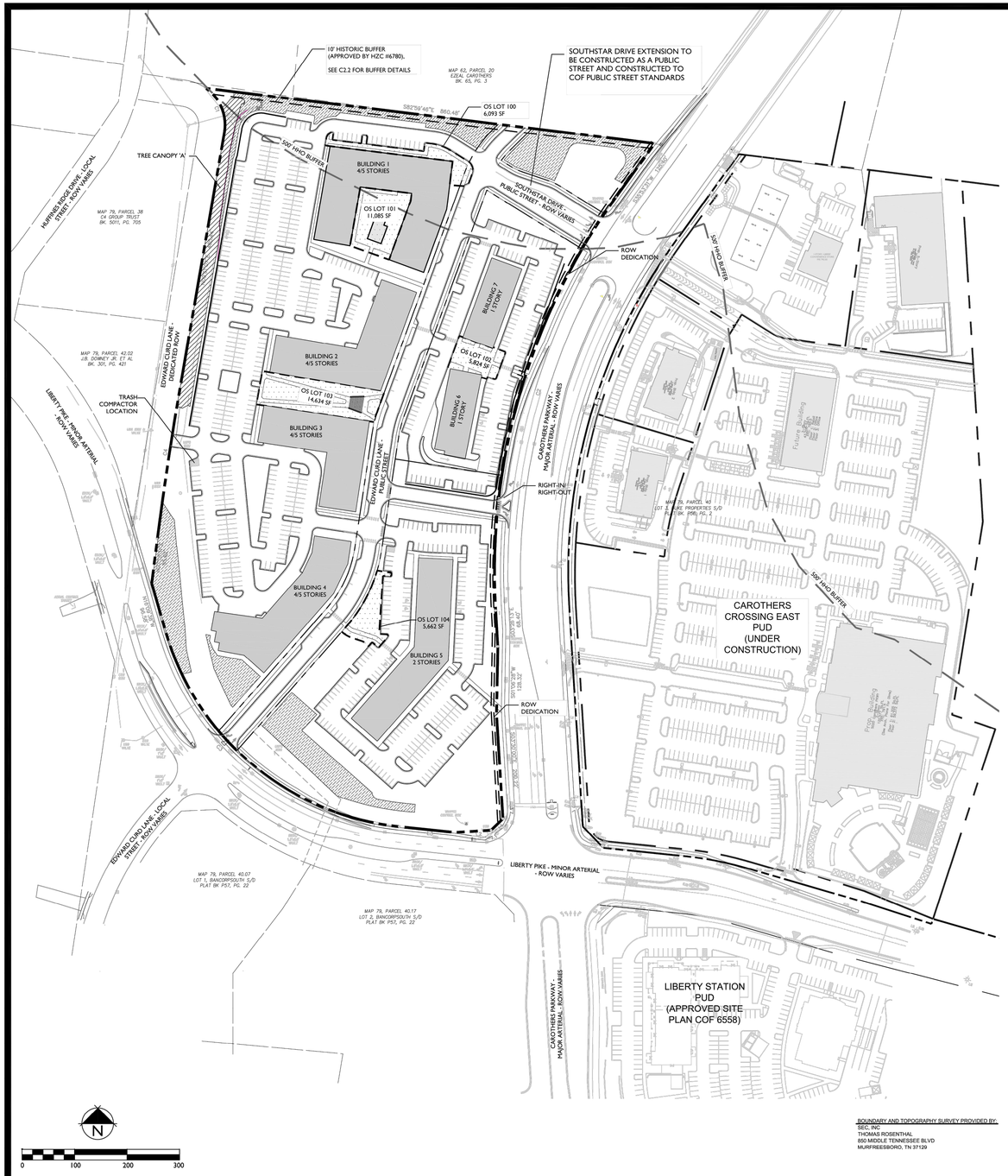
PRE-APP SUBMITTAL:	11/29/2021
INITIAL SUBMITTAL:	12/13/2021
RESUBMITTAL:	01/06/2021

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)

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:
- -Reforested Tree Canopy:
- -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.

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

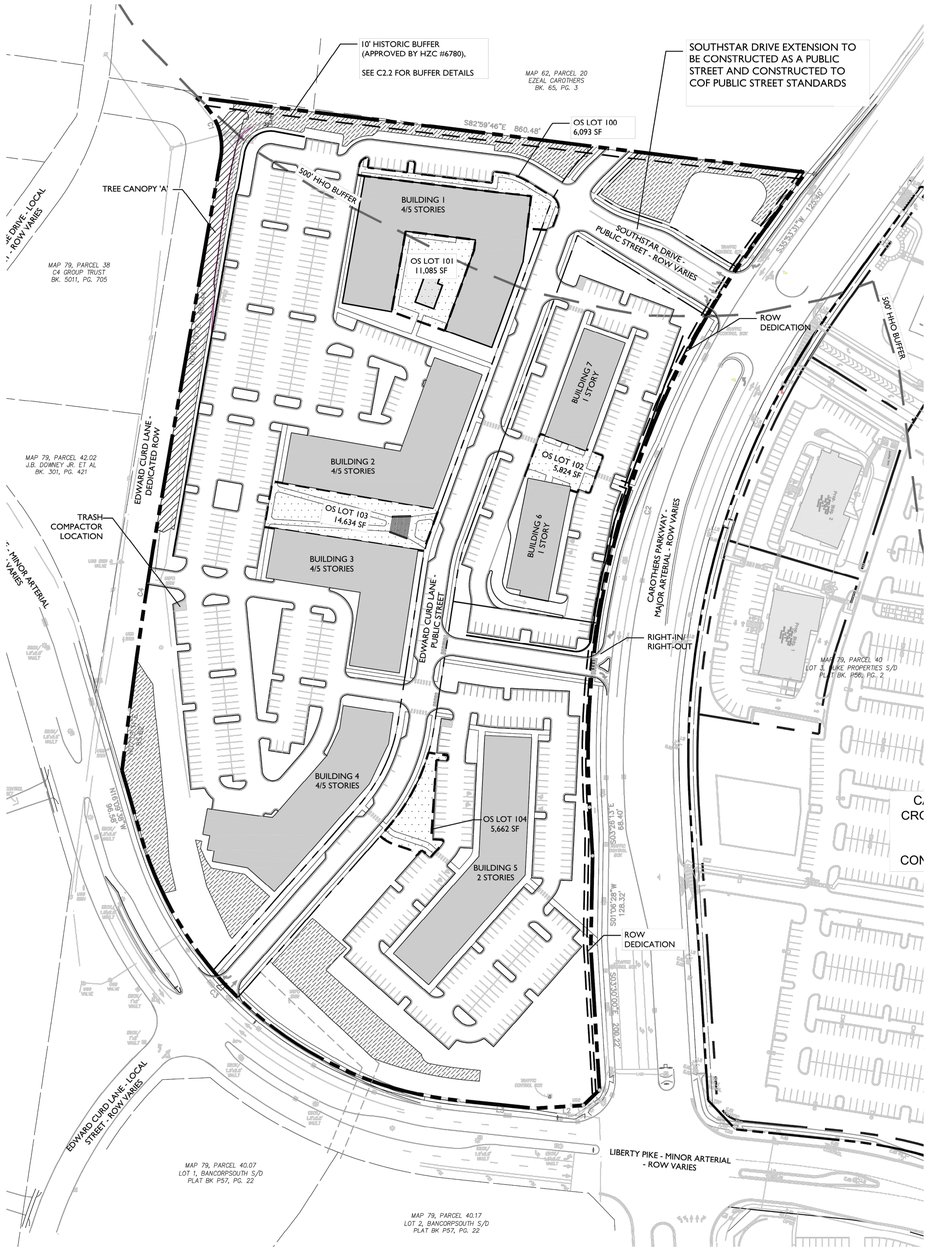
JEFFREY A. ROSIAK — REGISTERED LANDSCAPE ARCHITECT

Revision Date

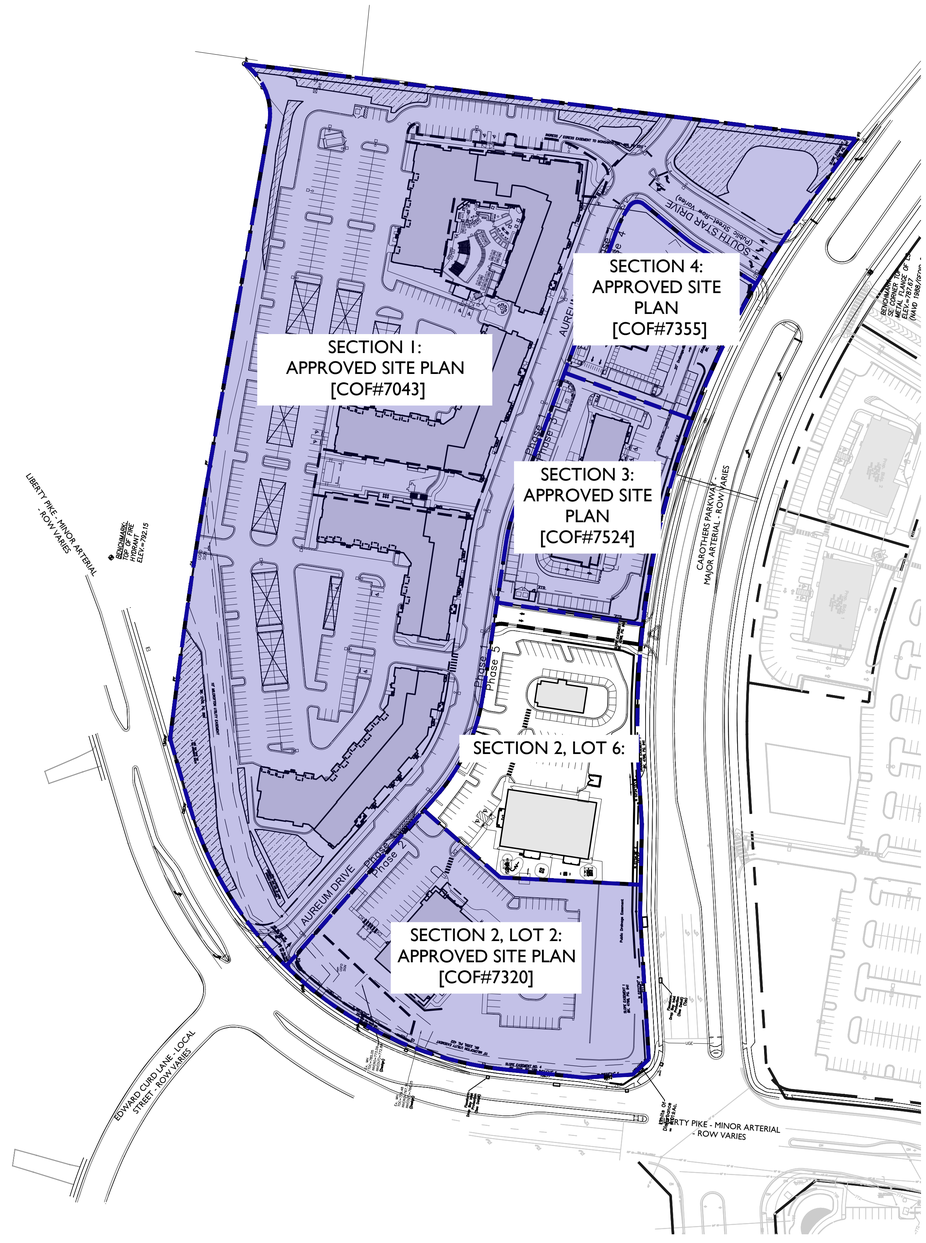
Revision Date

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

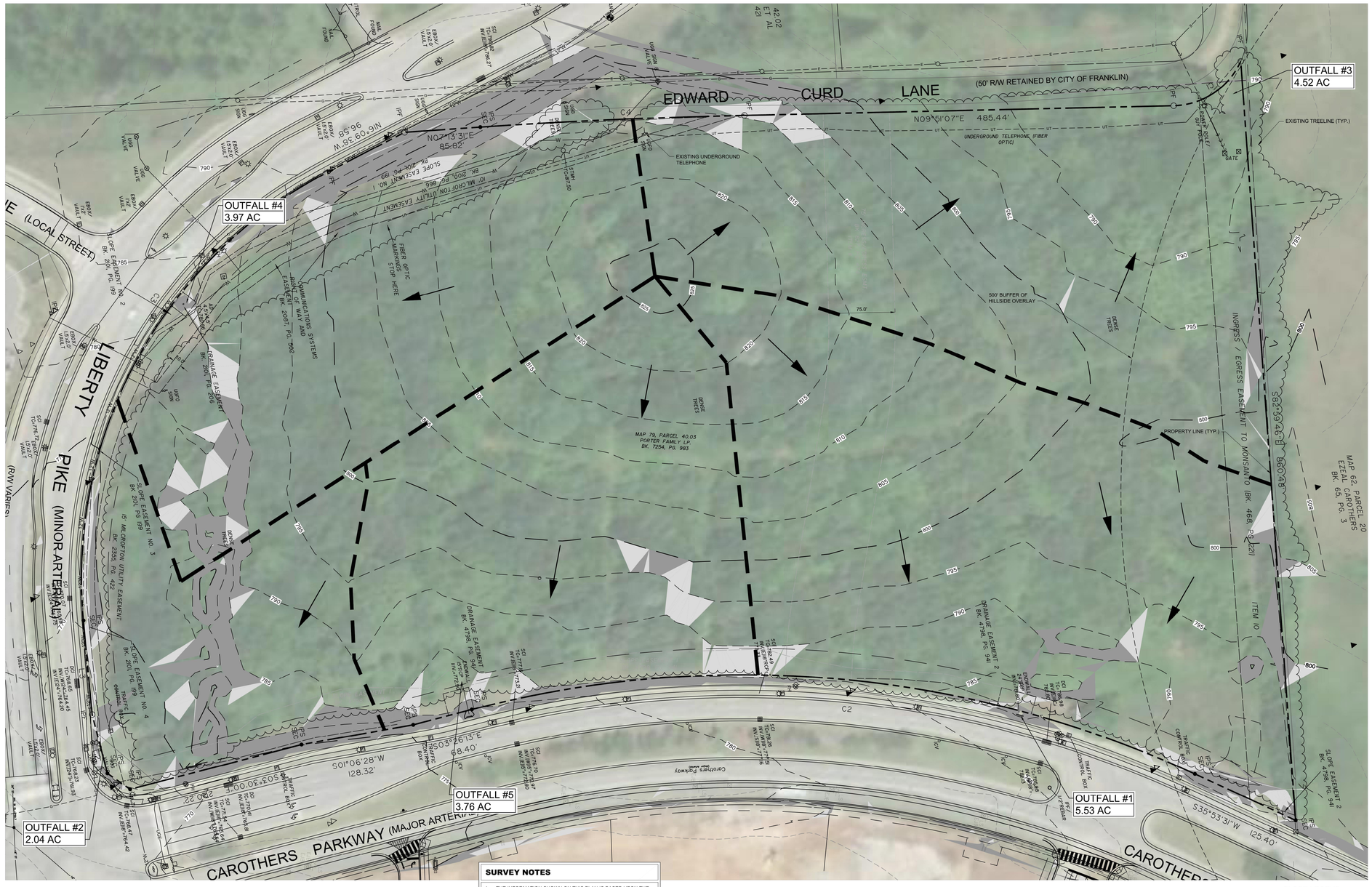
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

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

- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS MAIN
- EXISTING ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
- 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

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET C1.1

COF # 6939

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

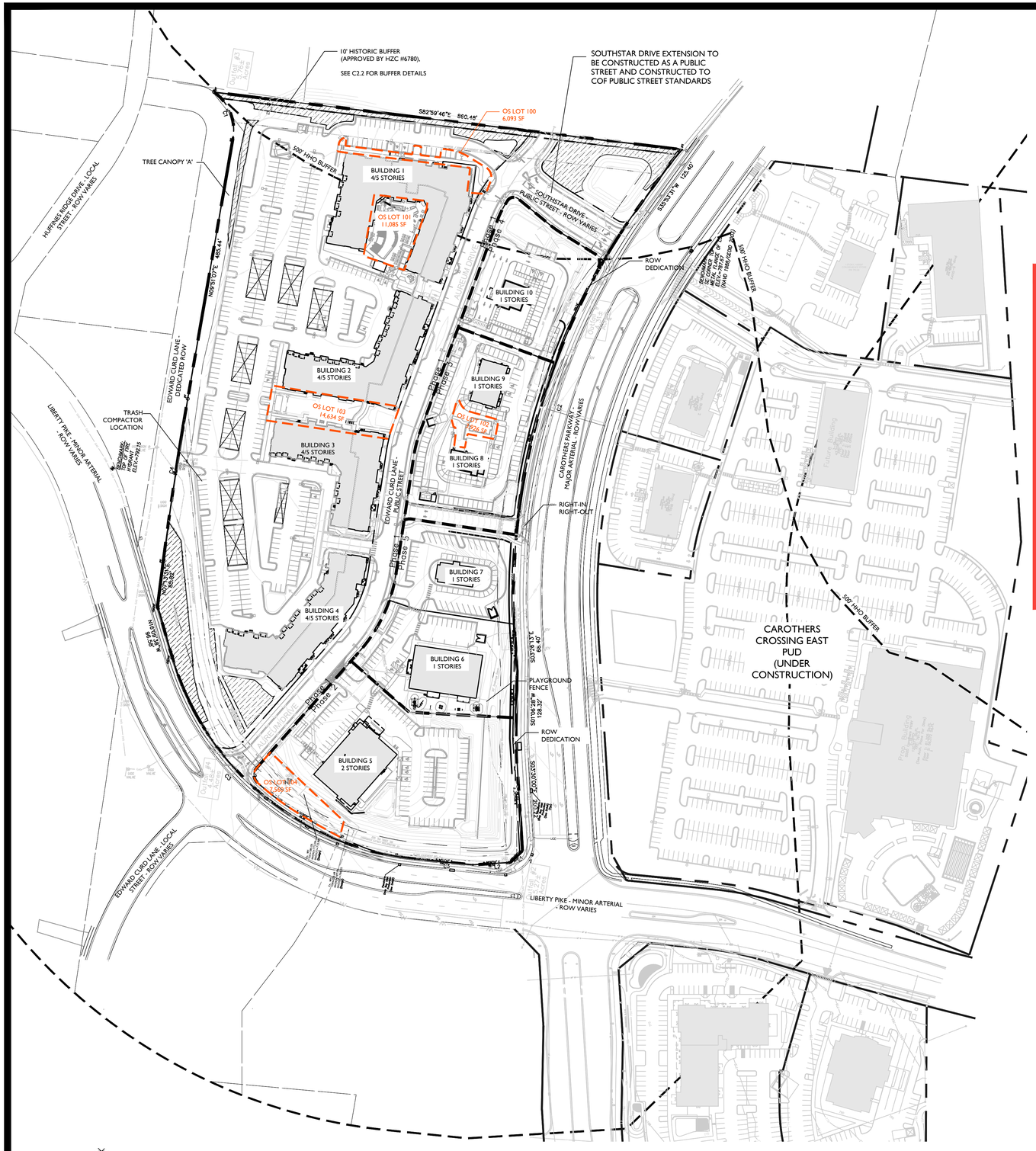
Franklin, Williamson County, Tennessee

Revision Date

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.
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   - -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

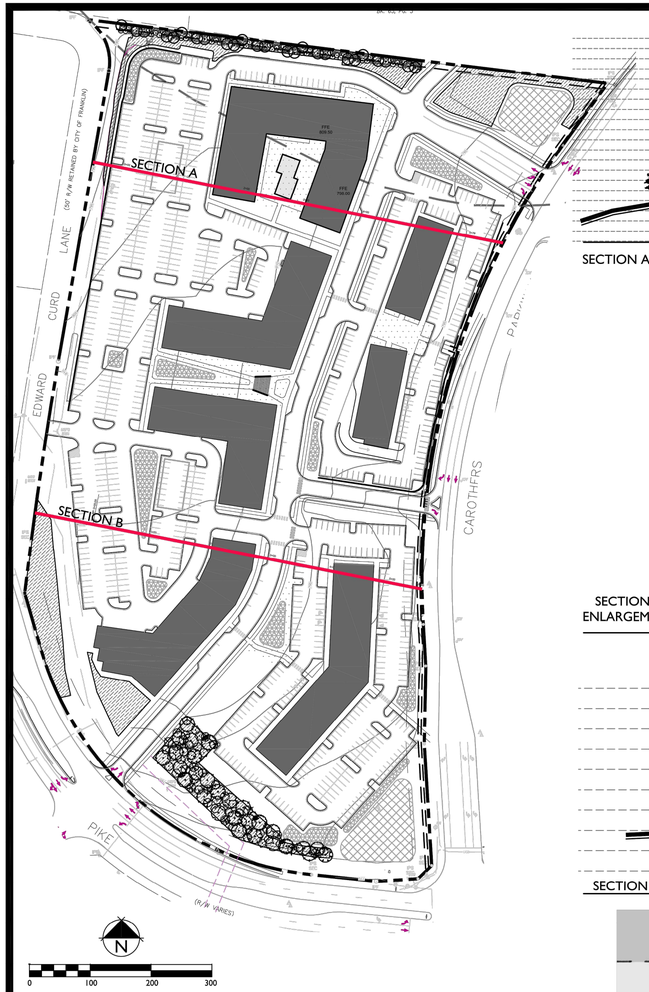
CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

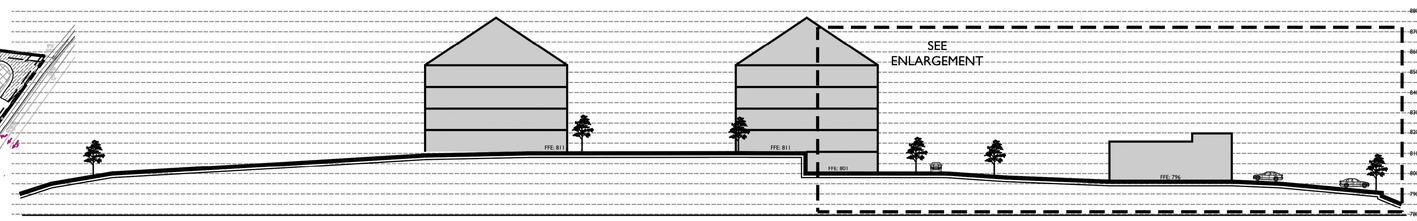
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

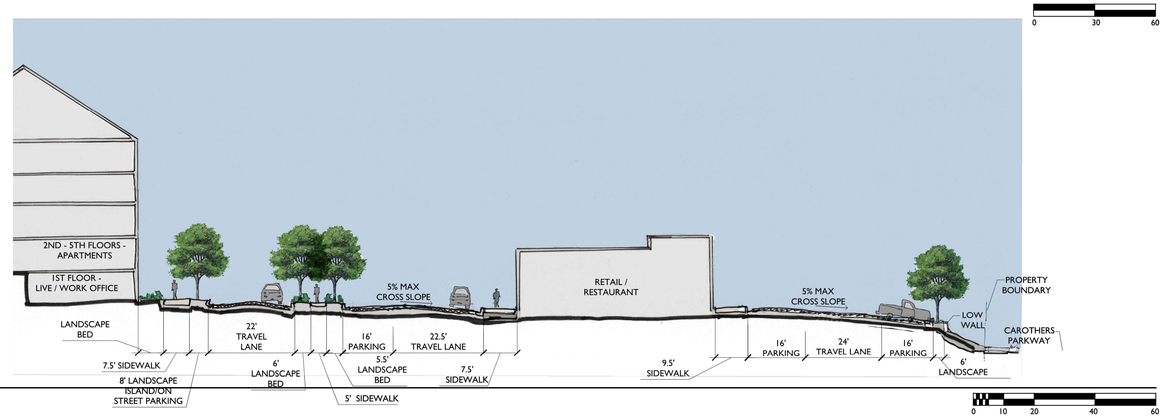
Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 7734

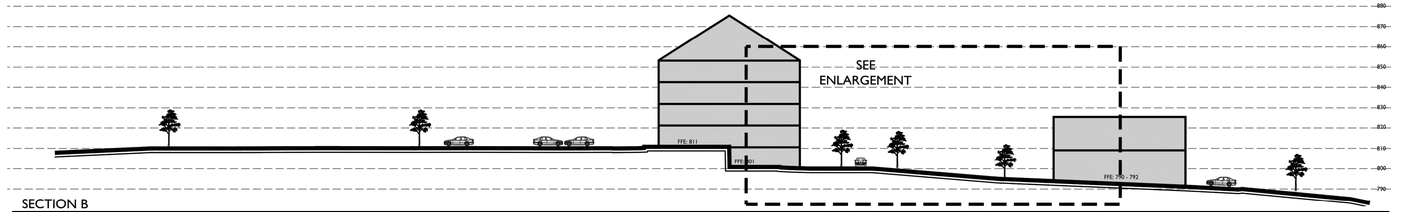




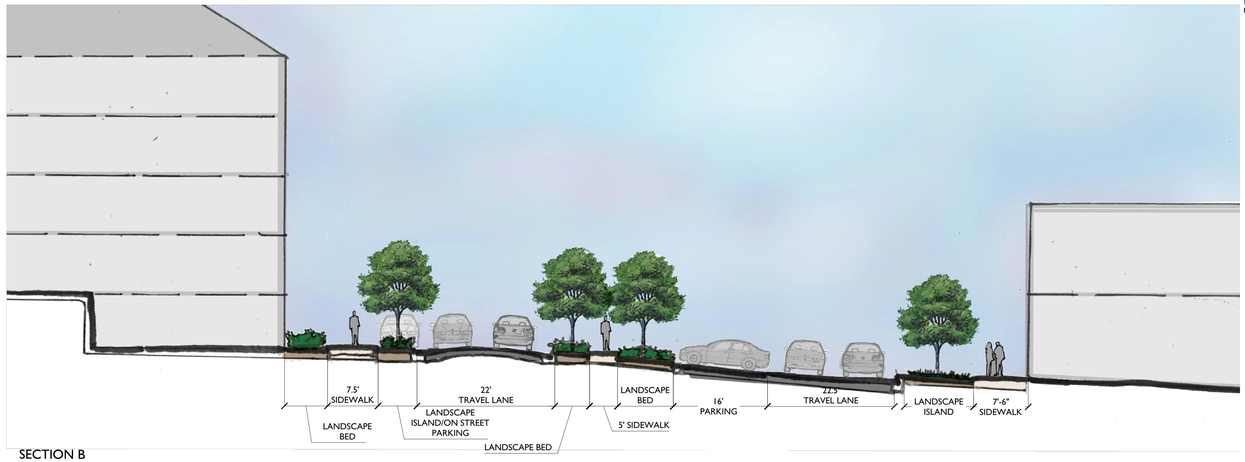
SECTION A



SECTION A ENLARGEMENT



SECTION B



SECTION B ENLARGEMENT

PREVIOUSLY APPROVED - COF#6939

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1 EMBREY

Franklin, Williamson County, Tennessee

ROBSON C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT

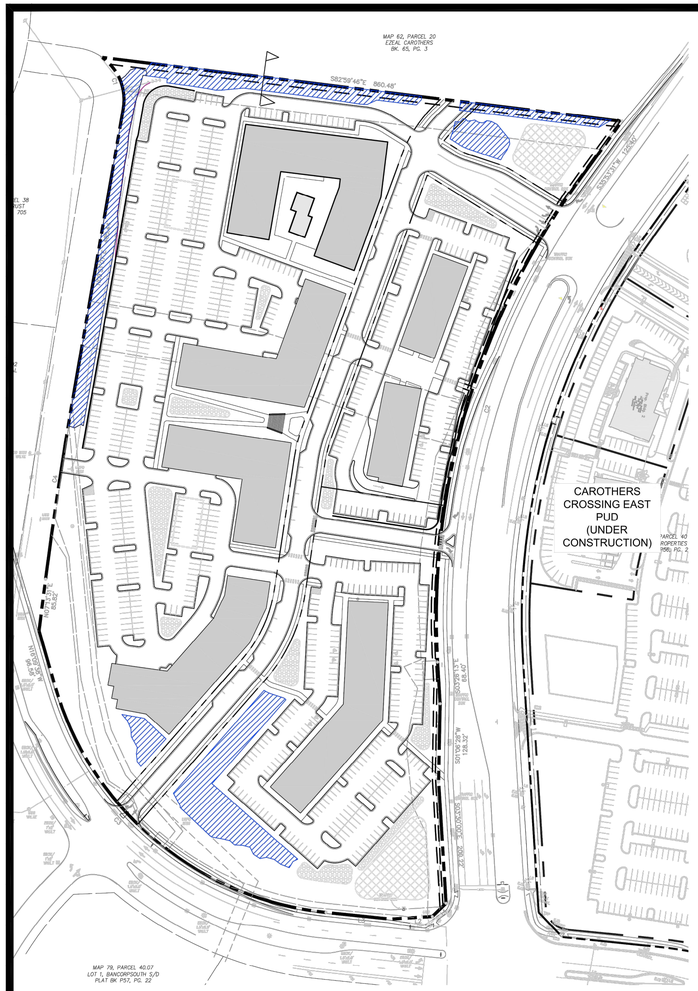
Revision Date

CROSS SECTIONS EXHIBIT
SHEET
C2.1
COF # 6939

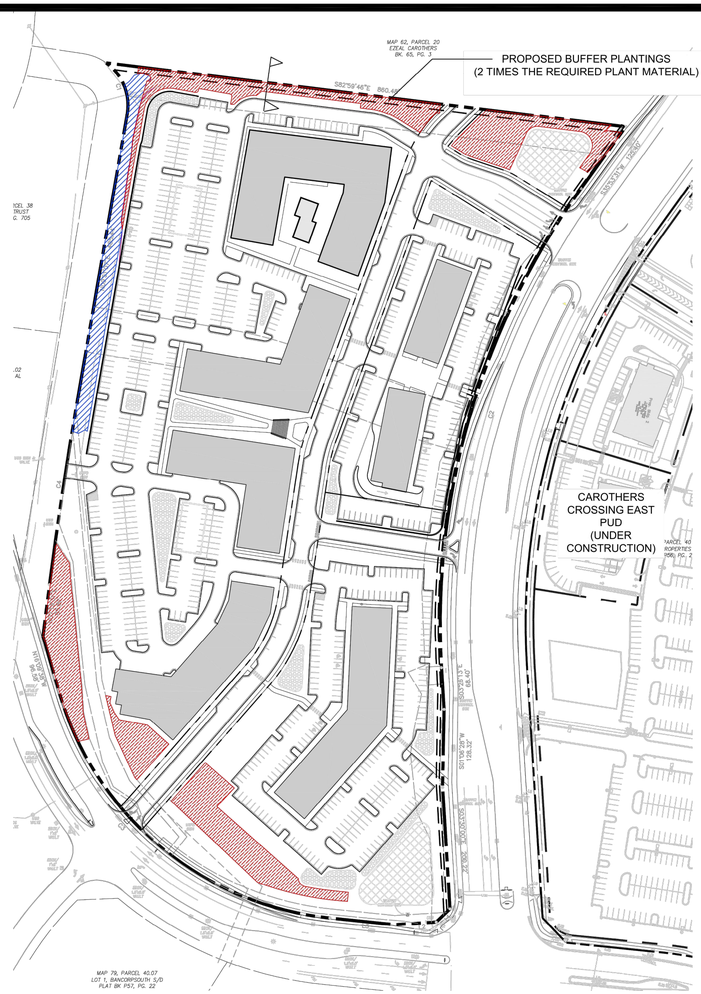
JEFFREY A. ROSIAK — REGISTERED LANDSCAPE ARCHITECT

Revision Date

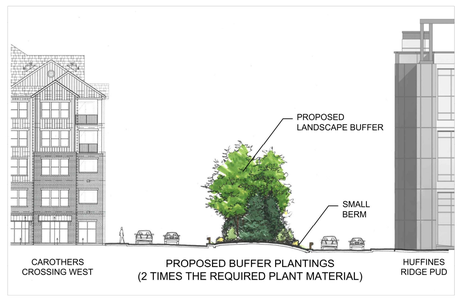
SITE CROSS SECTIONS
SHEET
C2.1
COF 7734



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
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
PHONE:	(615) 975-5765
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)

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.

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

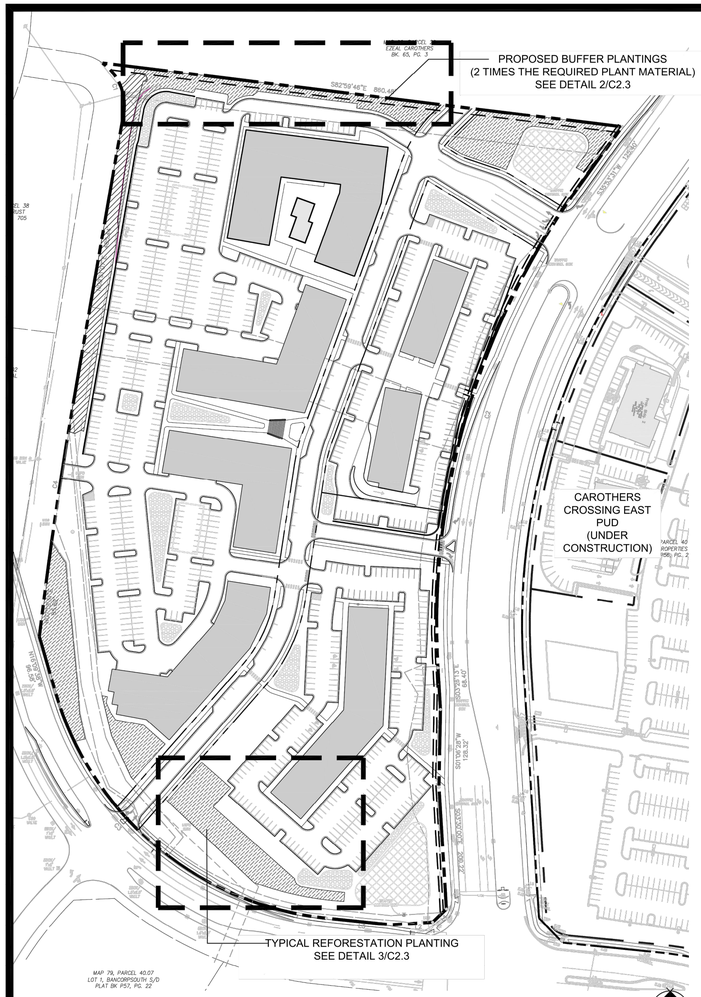
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

BUFFER COMPARISON

SHEET
C2.2
COF 7734

PREVIOUSLY APPROVED - COF#6939



1 C2.3 OVERALL LAYOUT PLAN

0' 100' 200'

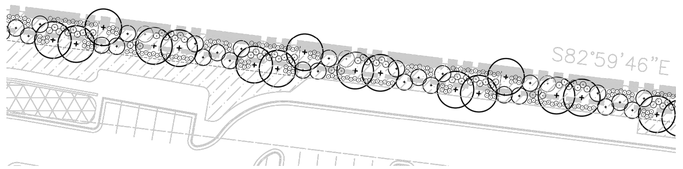
OVERALL REFORRESTATION PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
22	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
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)

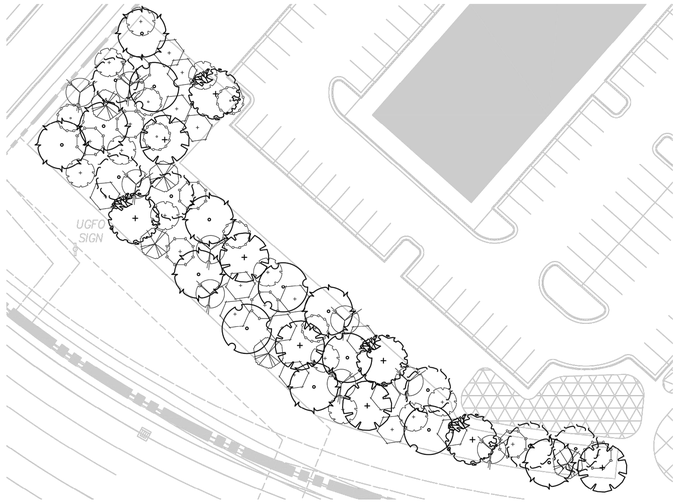
PROPOSED BUFFER LANDSCAPE TOTALS
BUFFER LENGTH: 482 LINEAR FEET
TREES PER 100 LINEAR FEET: 14 TREES (68 TOTAL)
SHRUBS PER 100 LINEAR FEET: 80 SHRUBS (386 TOTAL)



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.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBREY
Franklin, Williamson County, Tennessee

GREGORY C GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1
2
3
4

BUFFER PLANTING PLAN
SHEET
C2.3
COF # 6939

PREVIOUSLY APPROVED - COF#6939

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

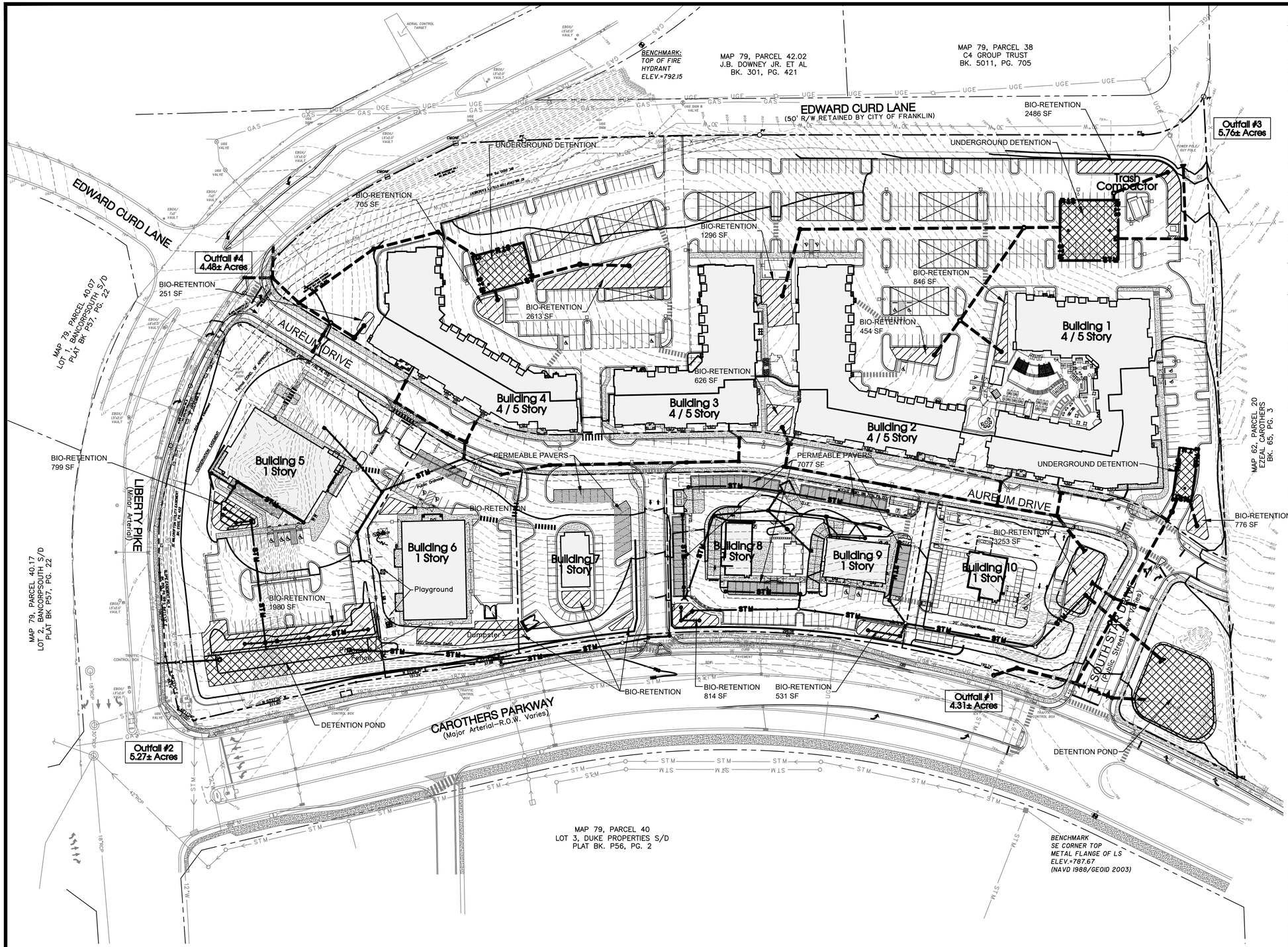
SEC, Inc.
SITE ENGINEERING CONSULTANTS
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A ROSIAK
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1
2
3
4

BUFFER PLANTING PLAN
SHEET
C2.3
COF 7734



60′ 0 60′ 120′

SCALE: 1"= 60′

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 — 120.1019 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 5/2/2022

Revision Date
△ 1-6-2022
△
△
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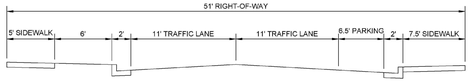
GRADING PLAN

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)

EDWARD CURD LANE

AUREUM DRIVE

LIBERTY PIKE
(Minor Arterial)

CAROTHERS PARKWAY
(Major Arterial–R.O.W. Varies)

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 42.02
J.B. DOWNEY JR. ET AL
BK. 301, PG. 421

MAP 79,
C4 GRO
BK. 5011

MAP 79, PARCEL 40
LOT 3, DUKE PROPERTIES S/D
PLAT BK. P56, PG. 2

BENCHMARK:
TOP OF FIRE HYDRANT
ELEV.=792.15

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 Avles = 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"

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
△
△
△

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.

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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**
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	Residential				1,840	113	29	84	143	87	56
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	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

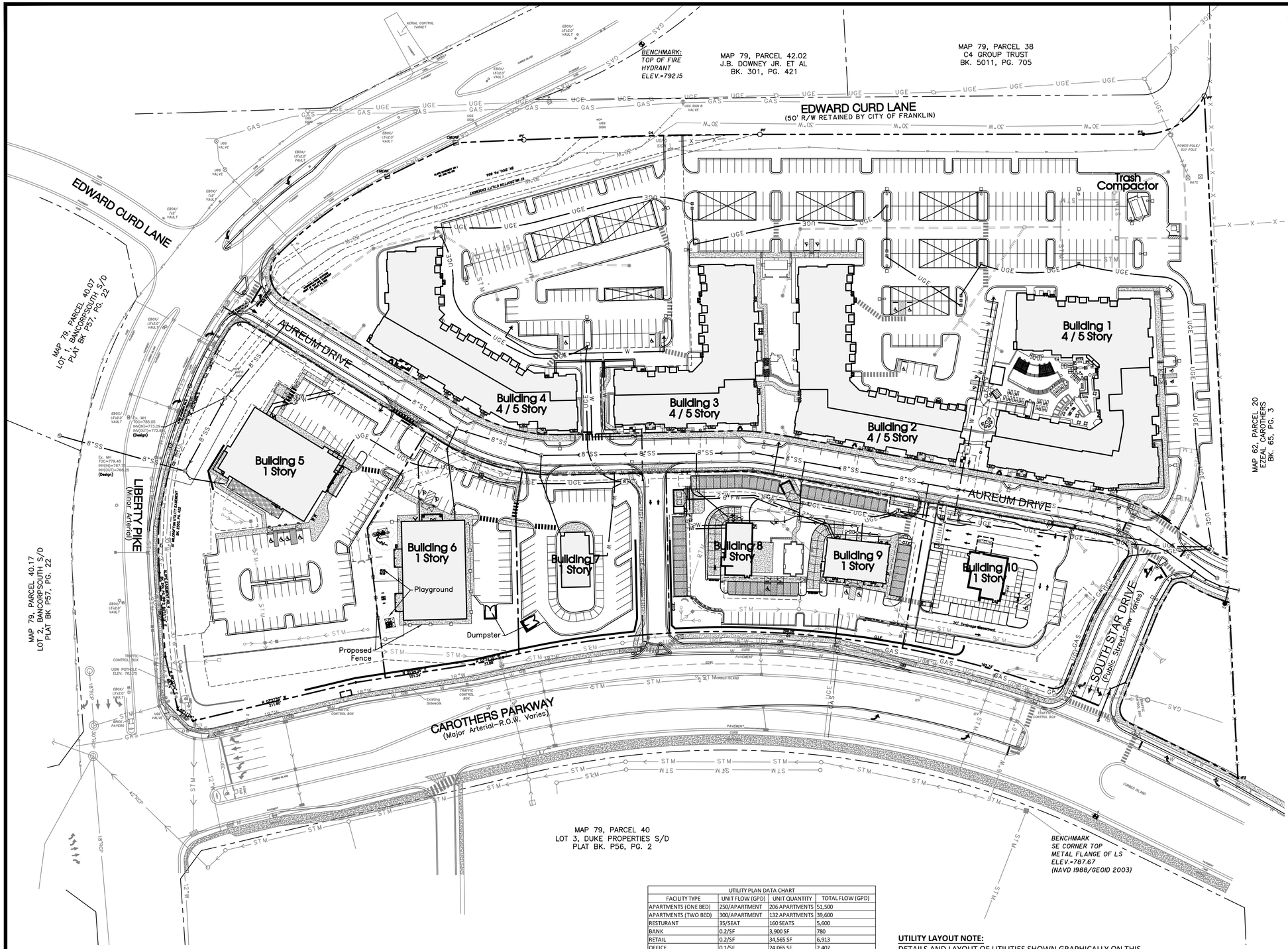
MATTHEW A. TAYLOR — 120.001844 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Revision Date
△ 1-6-2022
△
△
△

ROW & ACCESS PLAN

SHEET
C4.1

COF #7734
SEC#14432



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
*FLOWS ESTIMATED FROM COF STANDARDS			306 SFUE

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 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'

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CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

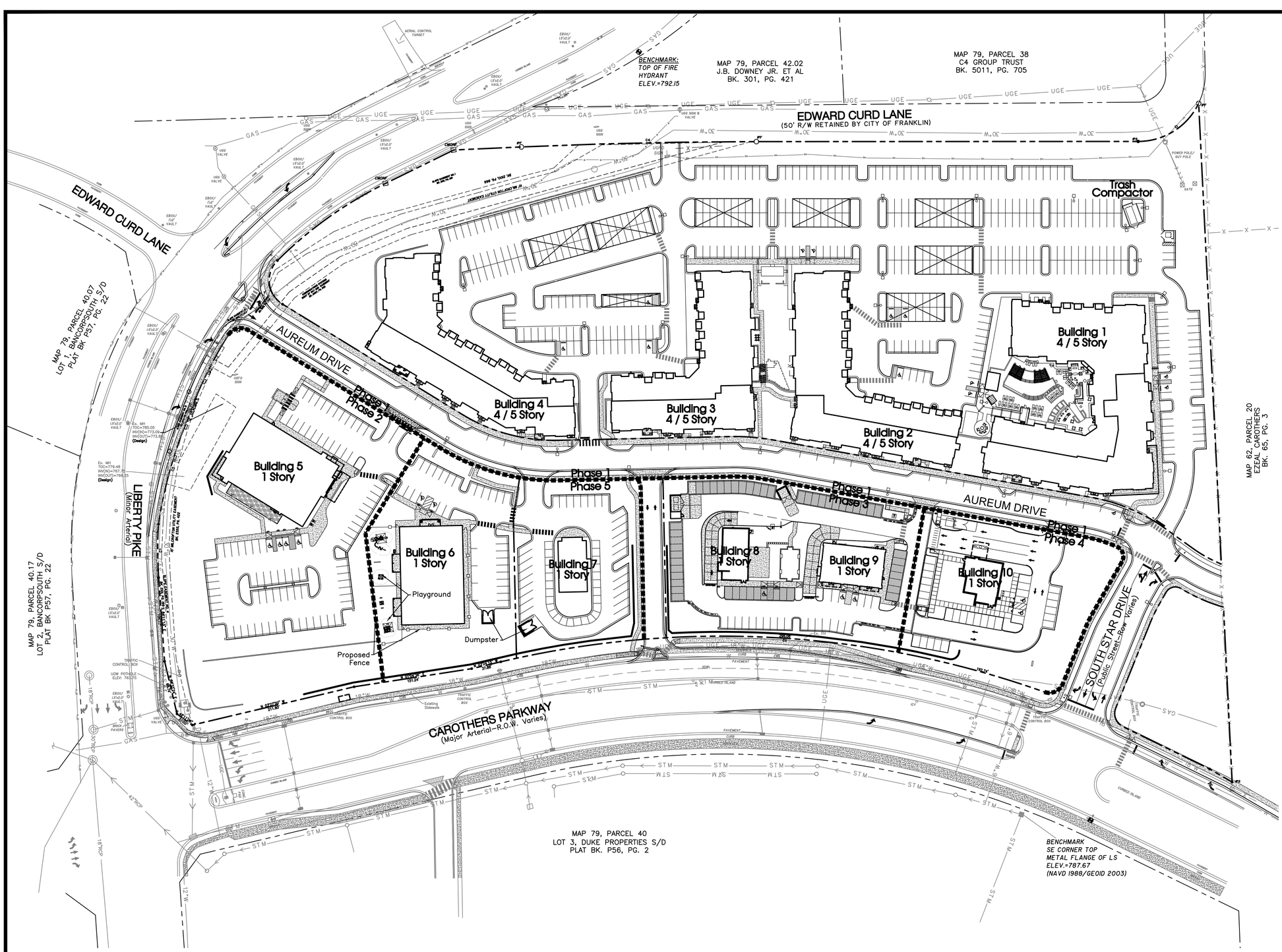
MATTHEW A. TAYLOR — 120 — STATE OF TENNESSEE — REGISTERED ENGINEER

Revision	Date
1	1-6-2022
2	
3	
4	

UTILITY PLAN

SHEET
C5.0

COF #7734
SEC#14432



Know what's **below.**
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60′ 0 60′ 120′
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CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

Revision Date
△ 1-6-2022
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PHASE PLAN

SHEET
C6.0

COF #7734
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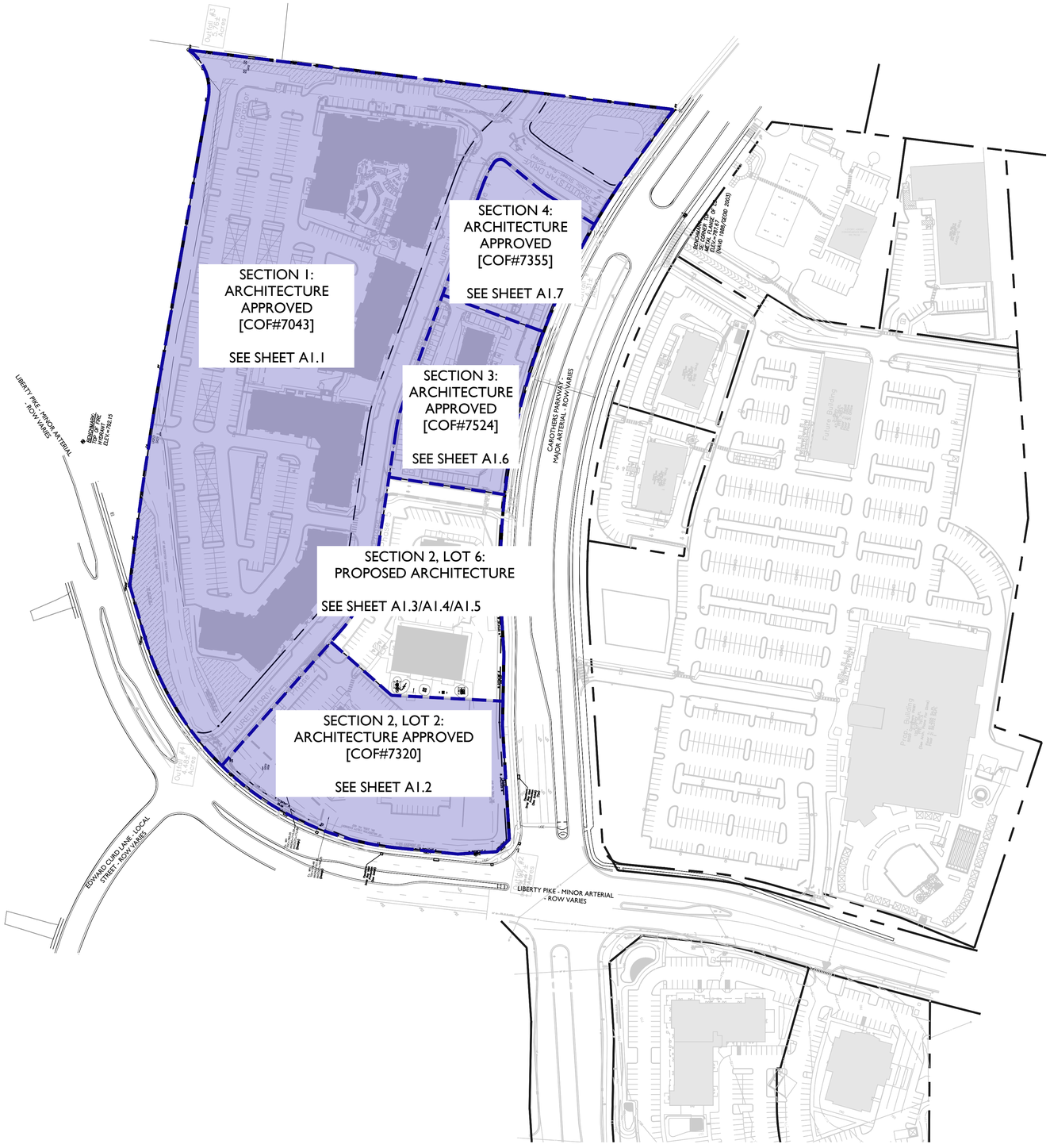

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CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

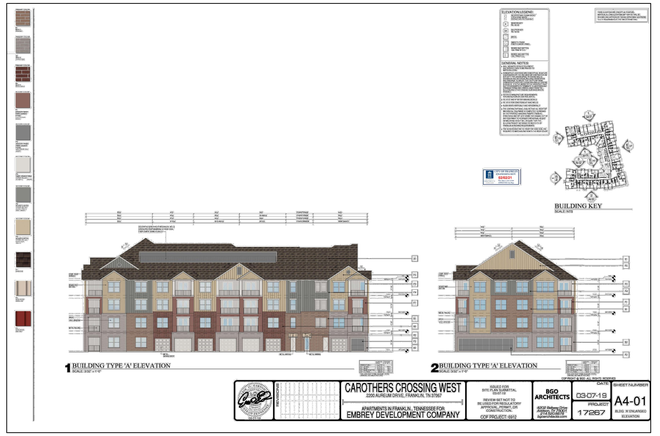
JEFFREY A. ROSIAK
REGISTERED
ARCHITECT

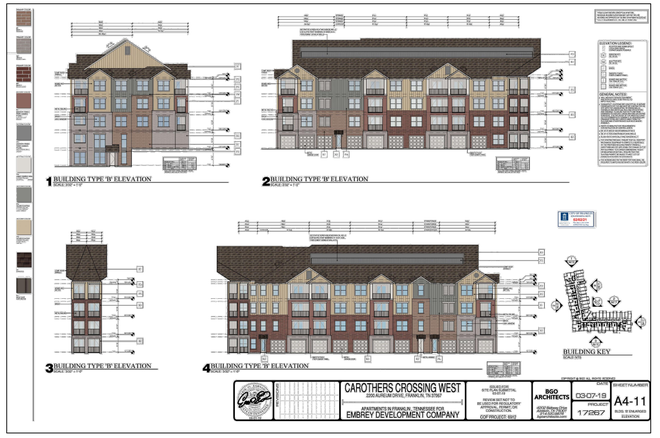
Revision Date

ARCHITECTURE
ELEVATIONS

SHEET
A1.0

COF 7734





PREVIOUSLY APPROVED - COF#7043

GDC
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850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

CAROTHERS CROSSING WEST PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
2009
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	1,956 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 BAU DIRECTOR OR THE PLANNING COMMISSION.

Revision Date
1 04.30.22
2
3
4

MEDICAL OFFICE BLDG
BUILDING ELEVATIONS RENDERED
A4.03
COF # 7186

02 WEST ELEVATION
SCALE: 1/8" = 1'-0"

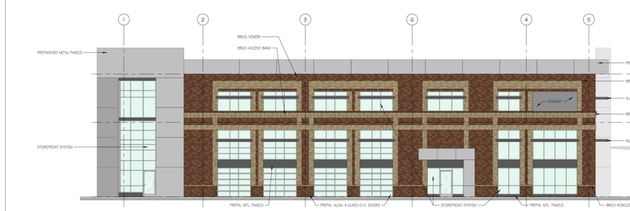
3 ELEVATION A
SCALE: 1/8" = 1'-0"

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	1,956 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
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NOTE:
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Revision Date
1 04.30.22
2
3
4

MEDICAL OFFICE BLDG
BUILDING 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
1
2
3
4

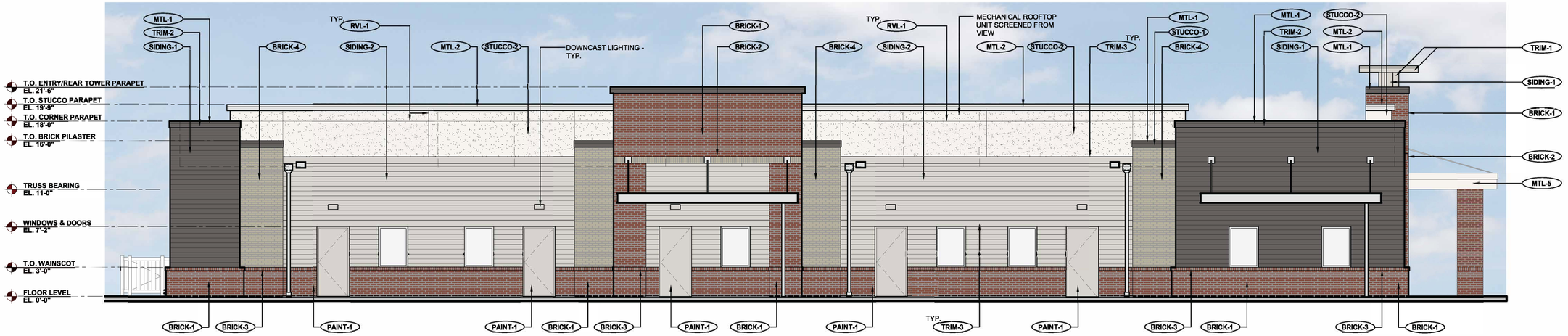
ARCHITECTURE ELEVATIONS

SHEET
A1.2

COF 7734

PREVIOUSLY APPROVED - COF#7320

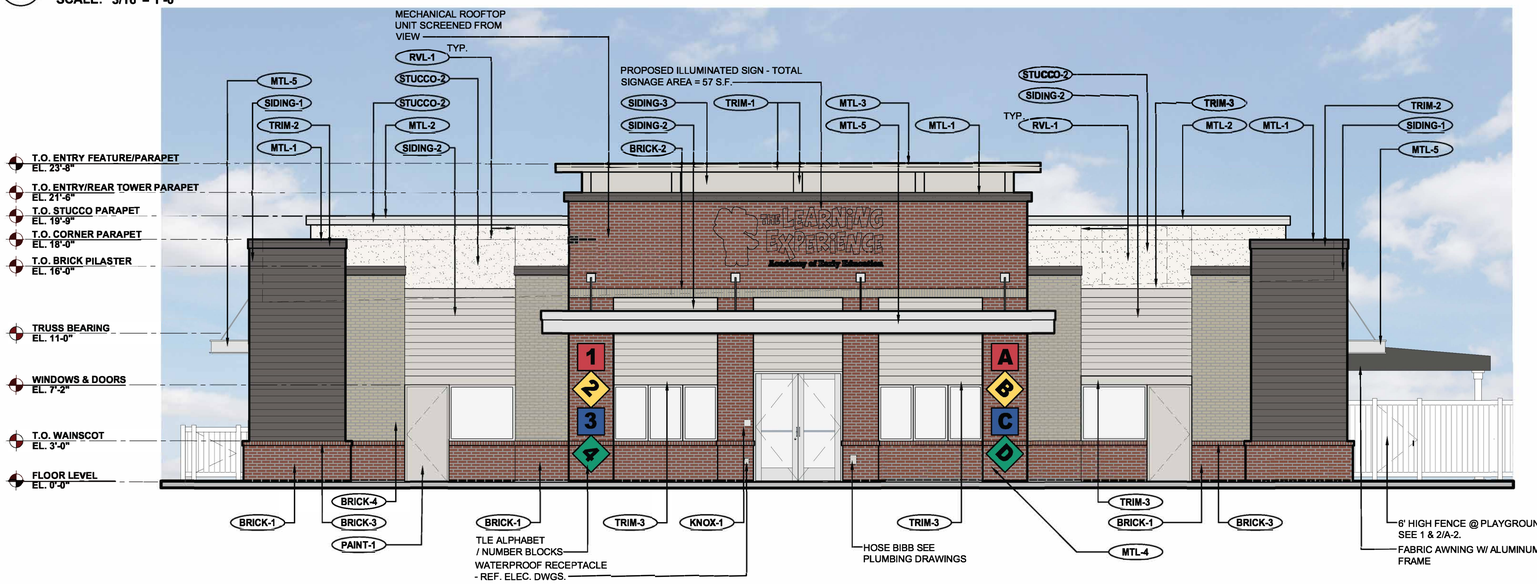
NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE TO BE REVIEWED IN A SEPARATE SUBMITTAL AND PERMIT. ALL FINAL COLORS ARE PER THE TENANT'S STANDARD CORPORATE COLORS AND SHALL BE INCLUDED WITH FINAL SIGNAGE PERMIT DOCUMENTATION FOR APPROVAL.



3 PROPOSED LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16"= 1'-0"

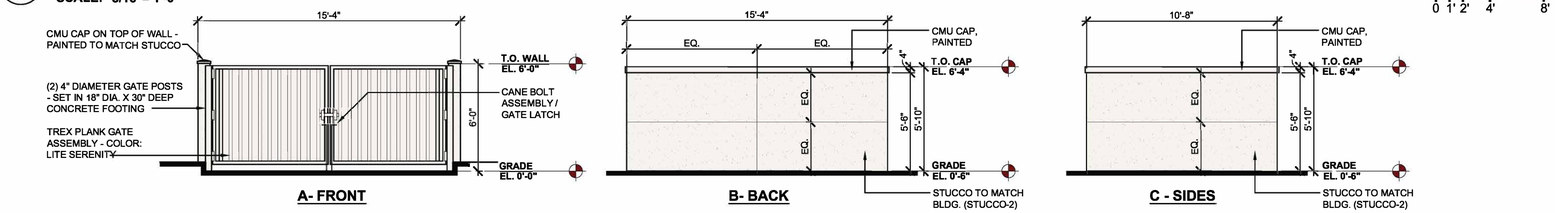
0 1' 2' 4' 8'



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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THE LEARNING EXPERIENCE

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

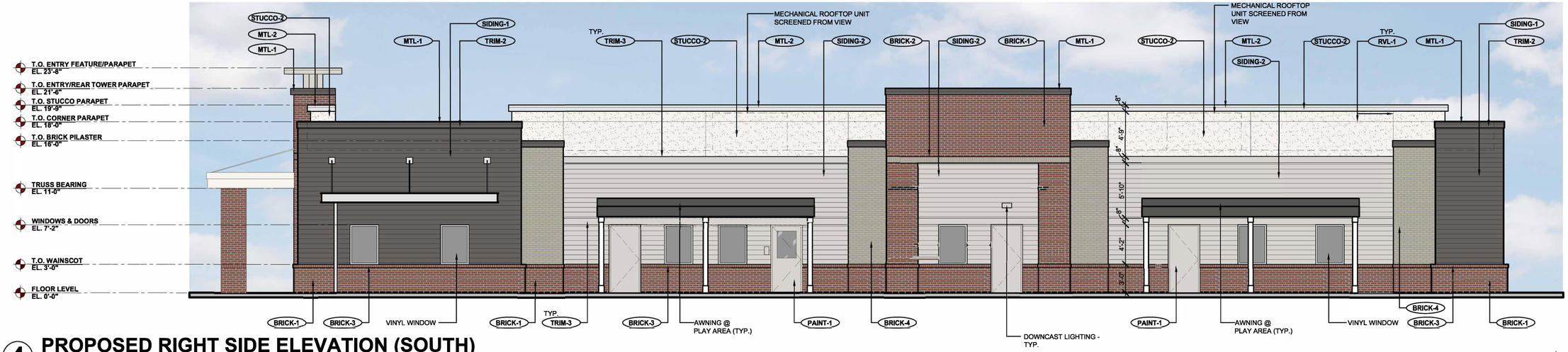
Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.3

REVISED CONCEPT DESIGN - 01.05.2022

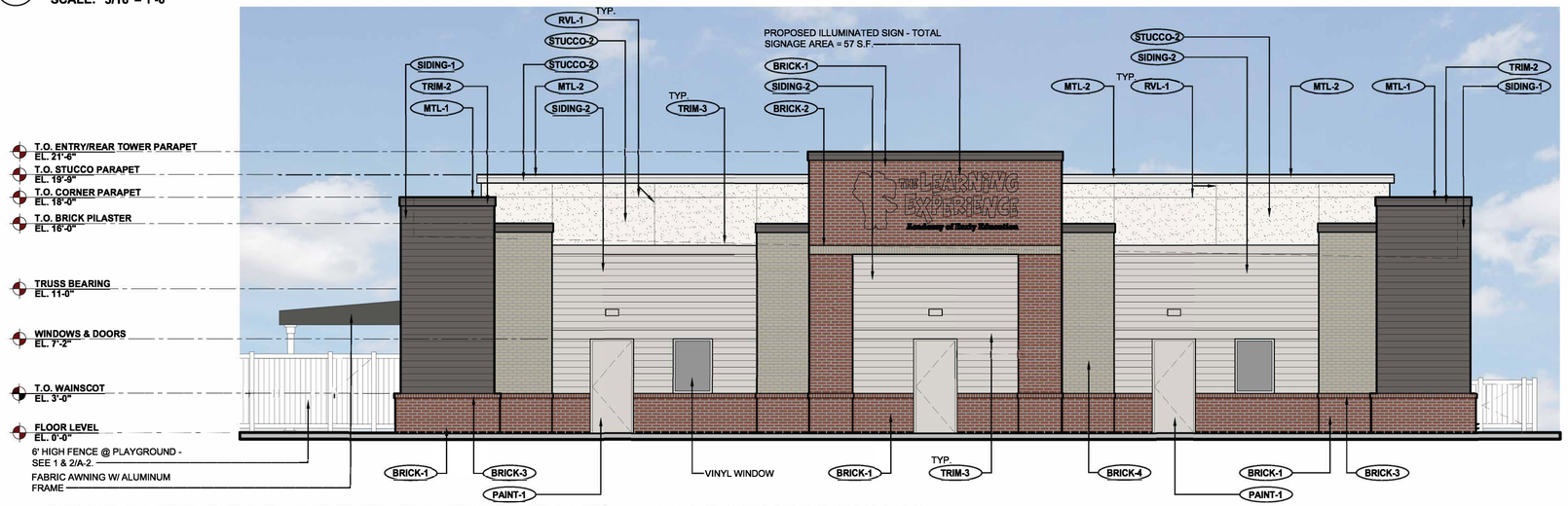
2021.Q1.01 TN EAST FRANKLIN (AUREUM)

PLOTTED: 01/05/2022
D:\PROJECTS\2021.15 - WARHORSE - TLE EAST FRANKLIN, TN\CAD\SCHEMATIC DESIGN\2021.15 - A-2 - EXTERIOR ELEVATIONS (COLOR).DWG SBODUCH



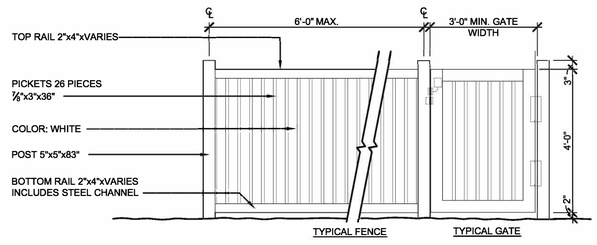
4 PROPOSED RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16"= 1'-0"



3 PROPOSED REAR SIDE ELEVATION (EAST) (CAROTHERS PKWY)

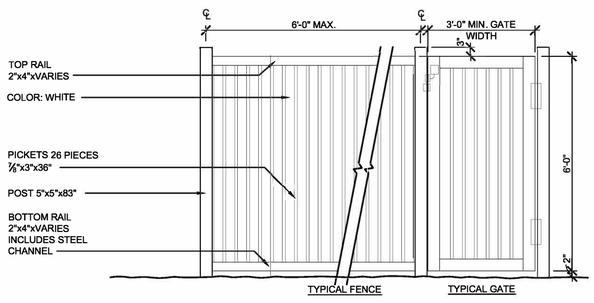
SCALE: 3/16"= 1'-0"



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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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	
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REVISION

NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

Project Number:	Scale:
2021.15	AS NOTED
Drawn By:	Approved By:
ROGUE	SAB

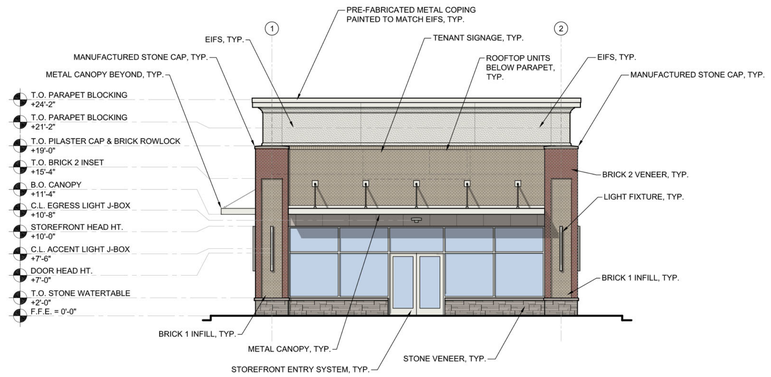
Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A1.4

REVISED CONCEPT DESIGN - 01.05.2022

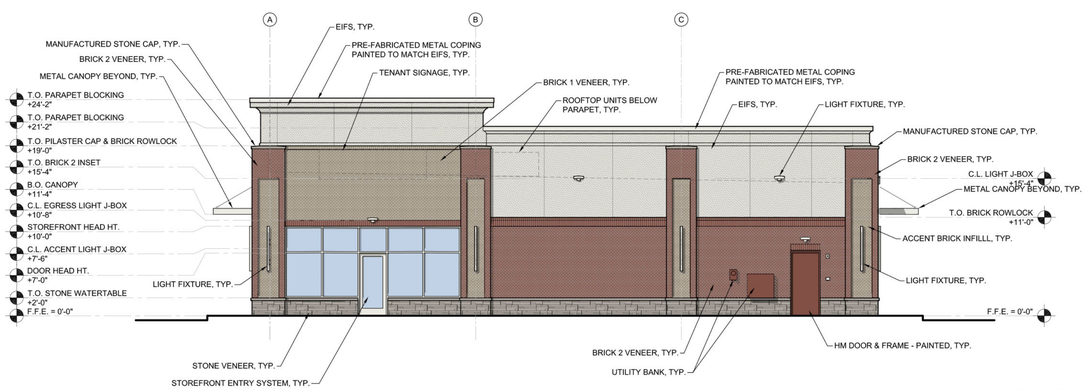
2021.Q1.01 TN EAST FRANKLIN (AUREUM)

D:\PROJECTS\2021.15 - WARHORSE - TLE EAST FRANKLIN, TN\CAD\SCHEMATIC DESIGN\2021.15 - A-3 - EXTERIOR ELEVATIONS (COLOR).DWG SBODUCH PLOTTED: 01/05/2022



WEST ELEVATION (AUREUM DRIVE) 1

8' 4' 0 8'

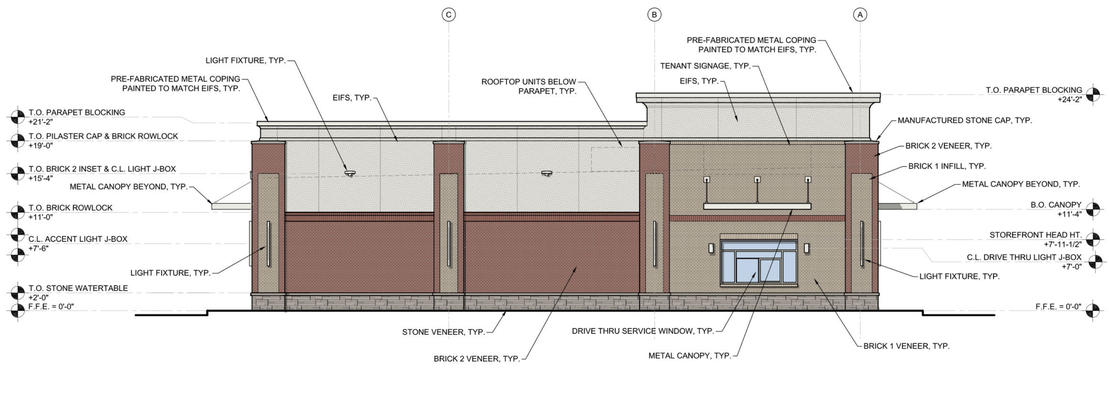


SOUTH ELEVATION 2

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

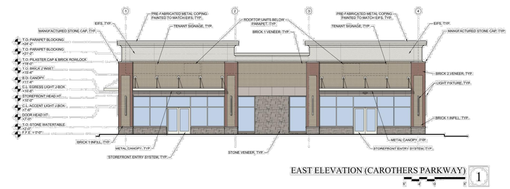
JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT
COMMISSION NO. 102350
STATE OF TENNESSEE
05 JAN 2022

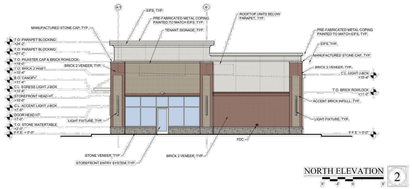
Revision Date
△ _____
△ _____
△ _____
△ _____

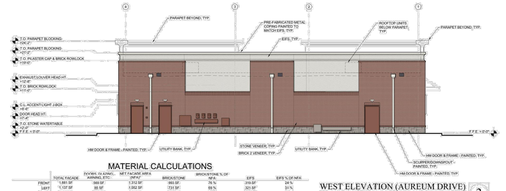
ARCHITECTURE ELEVATIONS

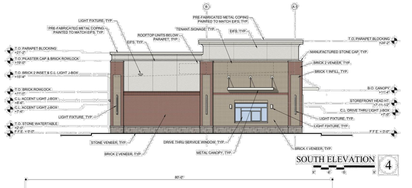
SHEET
A1.5

COF 7734









MATERIAL CALCULATIONS

	TOTAL FACADE	DOORS, GLAZING, AWNINGS, ETC.	NET FACADE AREA (SF)*	BRICK/STONE	BRICK/STONE % OF NFA	EIFS	EIFS % OF NFA
NORTH	1,360 SF	376 SF	984 SF	278 SF	28%	706 SF	72%
EAST	1,137 SF	88 SF	1,050 SF	733 SF	70 %	317 SF	30%
SOUTH	1,137 SF	182 SF	955 SF	638 SF	67 %	317 SF	33 %
WEST	1,490 SF	119 SF	1,371 SF	1,115 SF	81 %	256 SF	19 %
TOTAL	5,944 SF	765 SF	4,360 SF	2,820 SF	65 %	1,540 SF	35 %

* 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

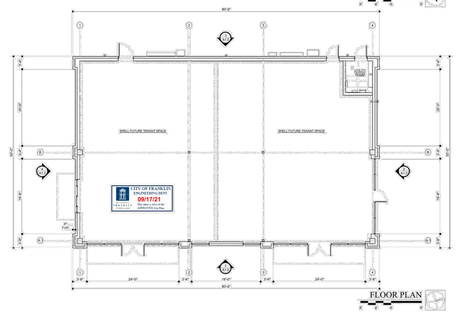
BRICK #1
CHEROKEE BRICK
VELOUR LIGHT GRAY

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

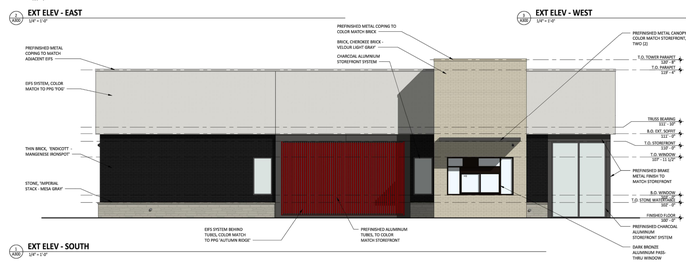
ELEVATIONS
SHEET
A1.1
COF # 6444

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"

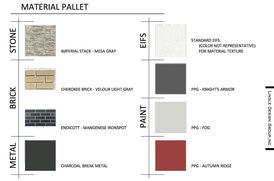
EXT ELEV - EAST
1/4" = 1'-0"

EXT ELEV - WEST
1/4" = 1'-0"



EXT ELEV - SOUTH
1/4" = 1'-0"

MATERIAL PALLET



CITY OF FRANKLIN ENGINEERING DEPT. 09/17/21

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	1,360 SF	376 SF	984 SF	278 SF	28%	706 SF	72%
EAST	774 SF	53 SF	721 SF	404 SF	56 %	317 SF	44%
WEST	744 SF	43 SF	701 SF	444 SF	63%	257 SF	37%
SOUTH	1,257 SF	141 SF	1,116 SF	694 SF	62%	422 SF	38%
TOTAL	4,113 SF	613 SF	3,522 SF	1,820 SF	52%	1,702 SF	48%

* 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 YEARS FROM THE DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEGUN OR A REQUEST FOR EXTENSION HAS BEEN APPROVED BY THE PLANNING COMMISSION.

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 TENNESSEE ARCHITECT

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 SLOPED 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 SHEET A-600 FOR DETAILS.
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 SLOCKING) TYP.
H. USE EXTERIOR-GRADE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL END LAMB) CONDITIONS AT DISSIMILAR MATERIALS (E, BTUCCO, WINDOW MULLIONS)
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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 height will require that 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 Compliance with Standards See Plan

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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	59 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

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EIFS-2	EIFS CROWN MOLDING	DRYVIT	SW7508 EXTRA WHITE	
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EXT-2	STONE VENEER	ROCKCAST	SUPPSTONE	MORTAR MANUFACTURER: CODIA
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EXT-7	PRE-FINISHED METAL COPING	SHERWIN WILLIAMS	SW7015 REPOSE GRAY	

ELEVATION - GENERAL NOTES

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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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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" REF: 1 / A-110

CITY OF FRANKLIN ENGINEERING 10/22/20 Reviewed for Compliance with Standards See Plan

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EXTERIOR FINISH SCHEDULE

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MEGA GRIDGE - SW6184 - SHERWIN-WILLIAMS

MEGA GRIDGE - SW6184 - SHERWIN-WILLIAMS

ACME BRICK - VERSATILE TEXTURE - ACME BRICK - CENTEX PLANT

ROCKCAST - SUPPSTONE - READING ROCK

FINISH SCHEDULE LEGEND
3" x 12"

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FIFTH THIRD BANK

COF Carothers Crossing West PUD
Subdivision, Site Plan, Lot 5
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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

4 EXTERIOR ELEVATIONS SOUTH
1/8" = 1'-0"

3 EXTERIOR ELEVATIONS SOUTH STAR DRIVE (NORTH)
1/8" = 1'-0"

1 EXTERIOR ELEVATIONS AURELIUM DRIVE (WEST)
1/8" = 1'-0"

2 EXTERIOR ELEVATIONS CAROTHERS PARKWAY (EAST)
1/8" = 1'-0"

CITY OF FRANKLIN ENGINEERING 10/22/20 Reviewed for Compliance with Standards See Plan

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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

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 #: 21-02733

DATE: January 19, 2022

TO: Board of Mayor and Aldermen

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. Establishing a Public Hearing for March 8, 2022.
FMPC 1/27/22, 5-0

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:

Franklin Municipal Planning Commission recommended approval of Resolution 2021-179 (5-0).
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-179 if they determine that the continuation of vested rights is in the best interest of the community.

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: _____

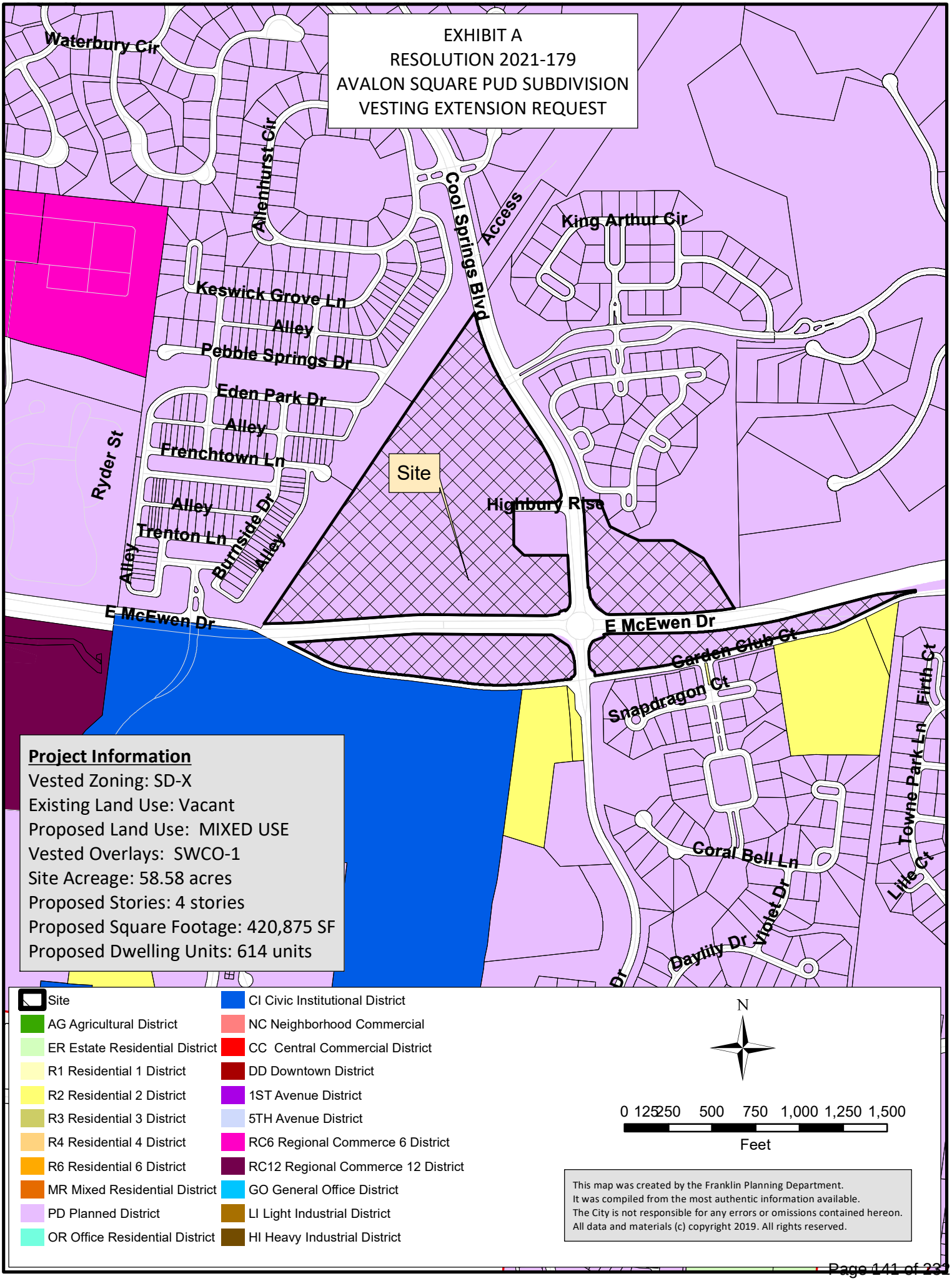
EXHIBIT A
RESOLUTION 2021-179
AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
Waterbury Cir
Allenhurst Cir
Cool Springs Blvd
Access
King Arthur Cir
Keswick Grove Ln
Alley
Pebble Springs Dr
Eden Park Dr
Alley
Frenchtown Ln
Alley
Trenton Ln
Alley
Burnside Dr
Alley
Ryder St
Site
Highbury Rise
E McEwen Dr
E McEwen Dr
Garden Club Ct
Snapdragon Ct
Firth Ct
Towne Park Ln
Lille 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
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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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.

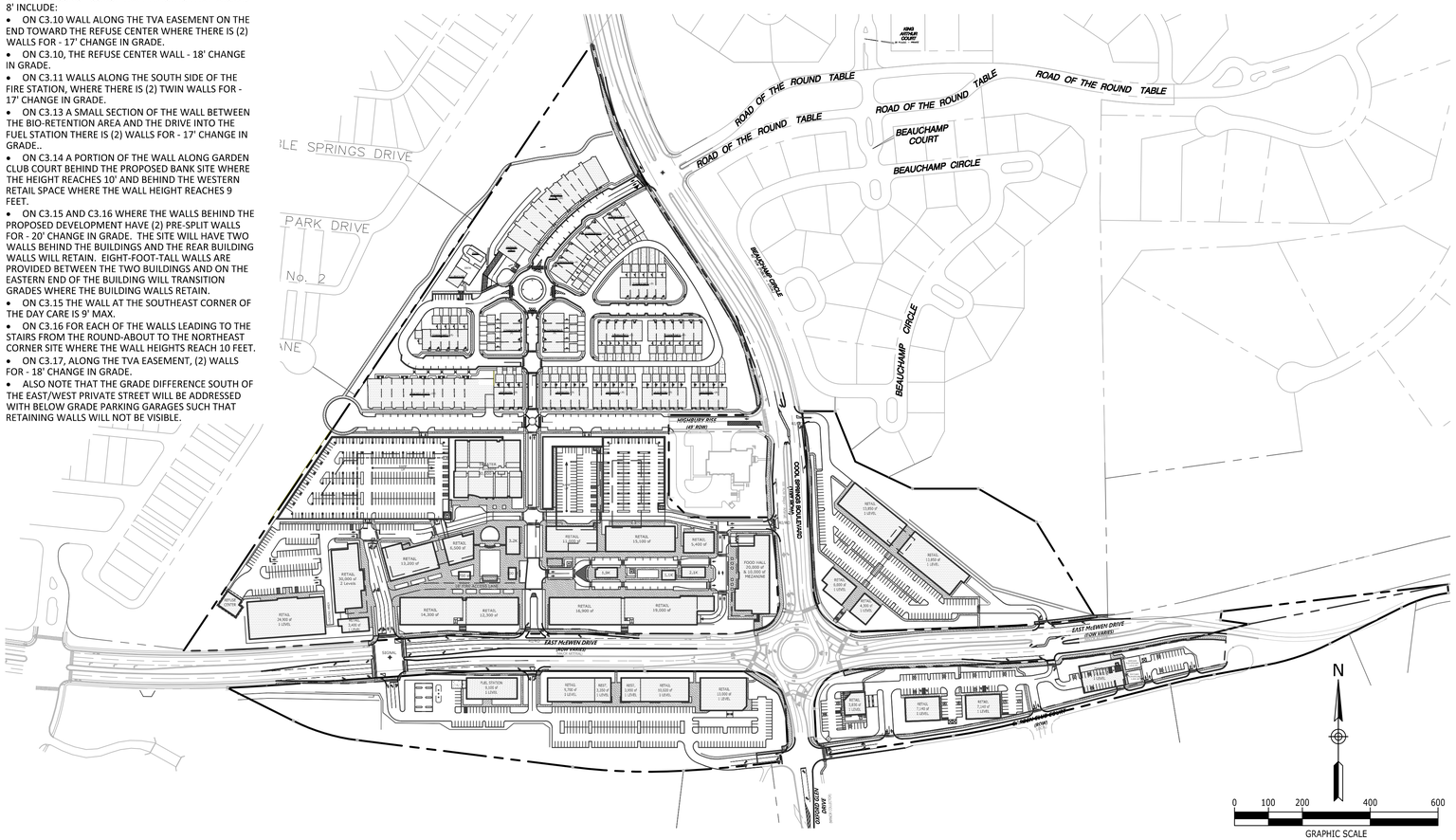
ROAD IMPACT FEE OFFSETS:
APPLICANT RESPECTFULLY REQUESTS ROAD IMPACT FEE OFFSETS FOR THE FOLLOWING ARTERIAL ROAD IMPROVEMENTS AS SHOWN ON THE OVERALL DEVELOPMENT PLAN INITIAL SUBMITTAL;

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.



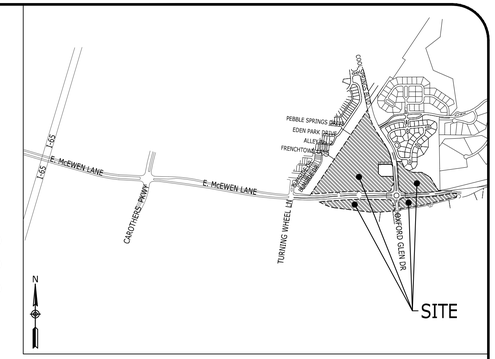
NOTES:

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)



VICINITY MAP
NOT TO SCALE

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

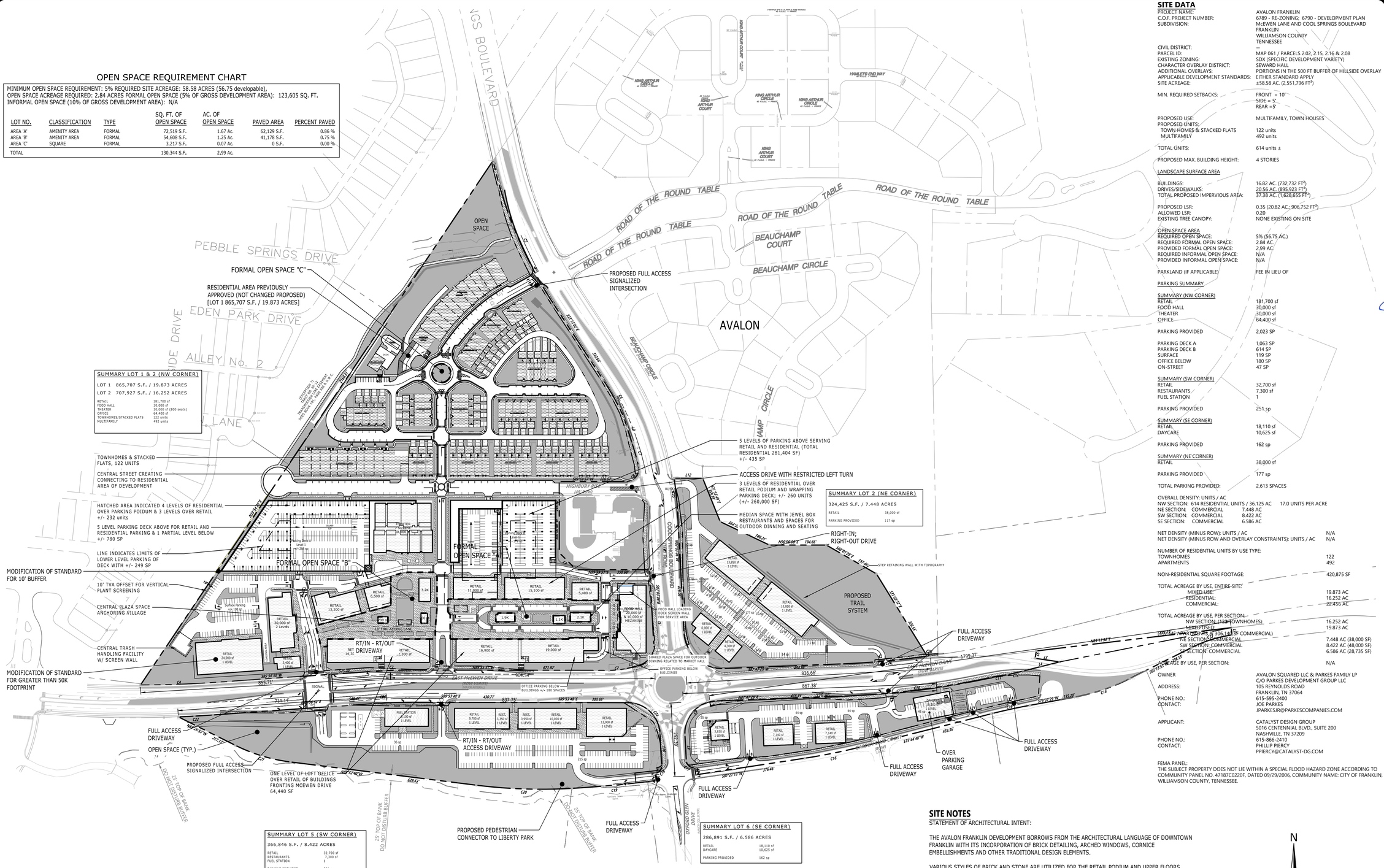
Tom Loventhal
998 Dickinson Lane
Franklin, Tn. 37069

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:	---
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NW SECTION (122 TOWNHOMES); MIXED USED (492 APARTMENTS & 306,140 SF COMMERCIAL)	16.252 AC 19.873 AC
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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(615) 866-2410 | WWW.CATALYST-DG.COM

PARKES DEVELOPMENT GROUP, LLC.
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

P:\2017\20171000\dwg\Construction\20171000_C2-0_OVR LAY.dwg-C2.0 OVERALL DEVELOPMENT PLAN Dec 06, 2018 mheisler

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

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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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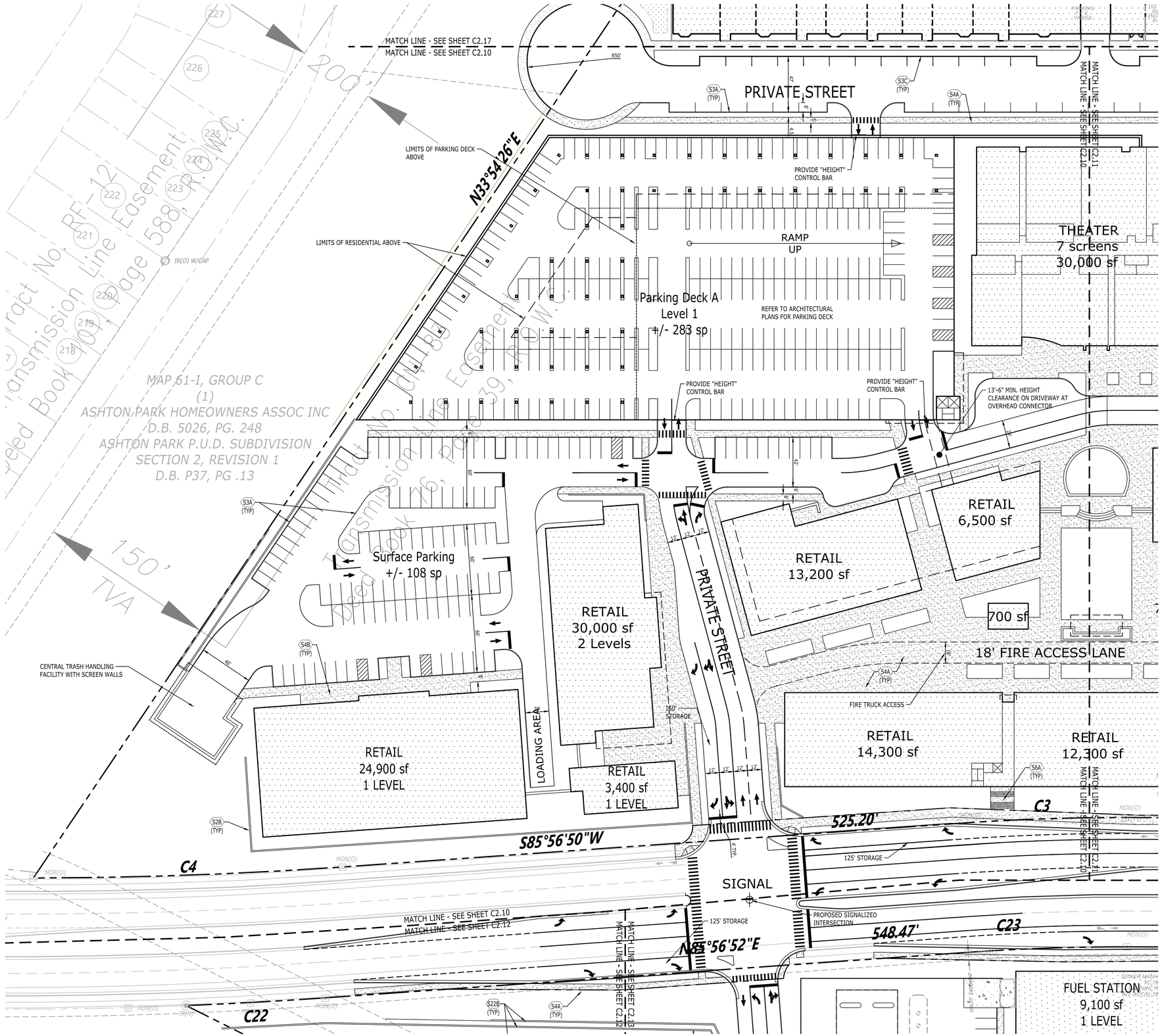

SITE LAYOUT KEYNOTES

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)	
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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

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

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

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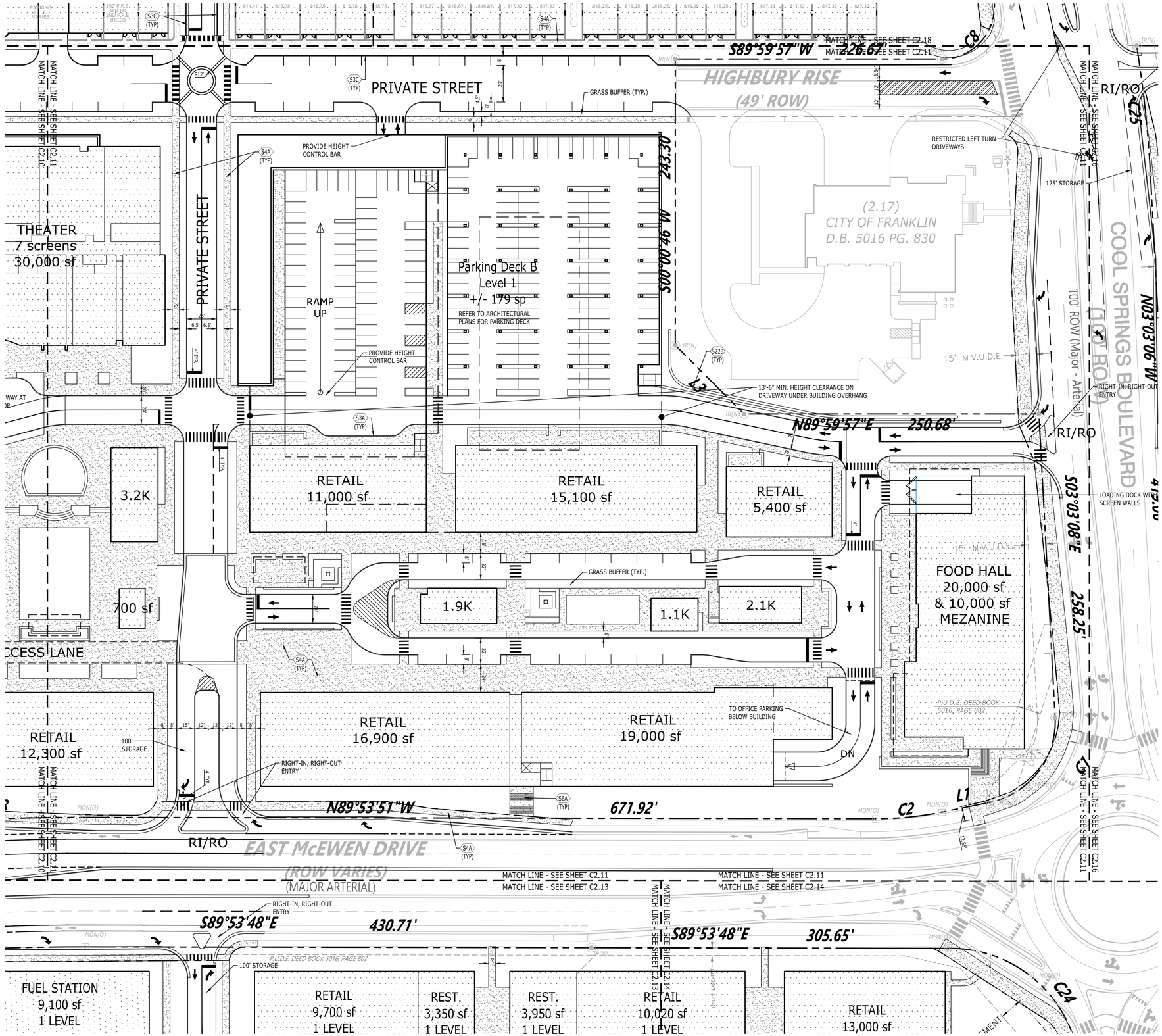
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.10

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.10 DETAILED SITE PLAN Dec 06, 2018 mheisler



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

GRAPHIC SCALE 0 20 40 80 120

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AGRICULTURE
No. 02235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.11

SITE PLAN Dec 06, 2018 mheisler
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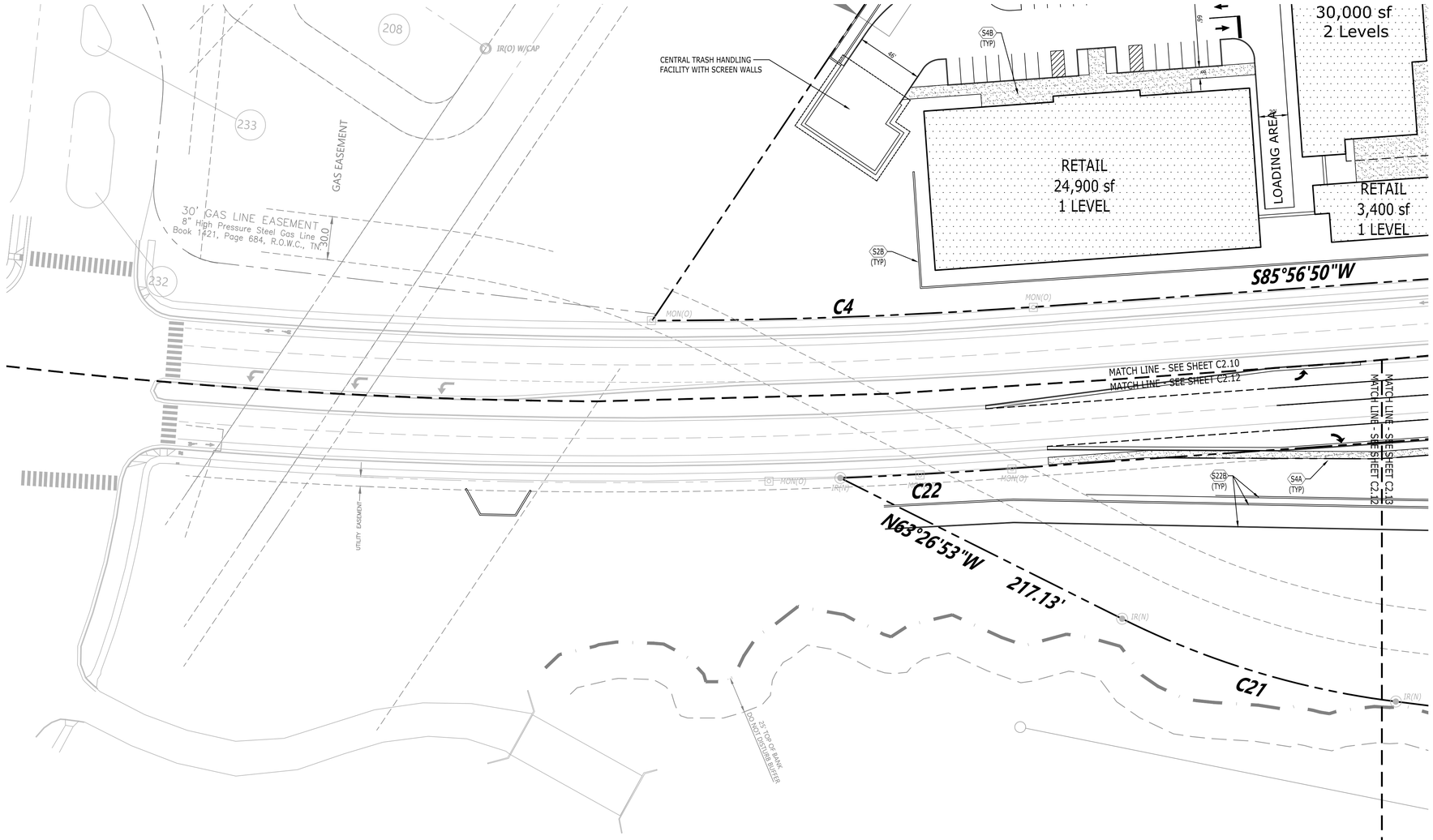

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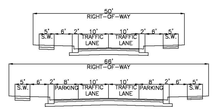
PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

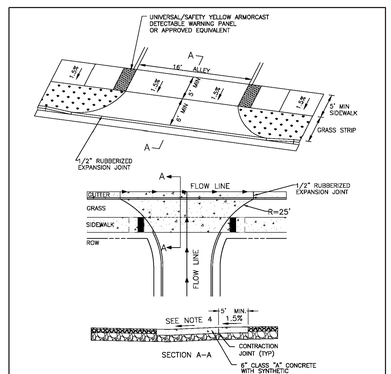
N.T.S.

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
	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
C2.12

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.12 DETAILED SITE PLAN Dec 06, 2018 mheisler

,000 sf
Levels

STREET

18' FIRE ACCESS LANE

S4A (TYP)

FIRE TRUCK ACCESS

150' STORAGE

RETAIL
3,400 sf
1 LEVEL

RETAIL
14,300 sf

RETAIL
12,300 sf

100' STORAGE

S6A (TYP)

RETAIL
16,900 sf

RETAIL
19,000 sf

RIGHT-IN, RIGHT-OUT ENTRY

MATCH LINE - SEE SHEET C2.11

C3

525.20'

N89°53'51"W

671.92'

S6A (TYP)

S4A (TYP)

'W

4' TYP.

RI/RO

EAST McEWEN DRIVE
(ROW VARIES)
(MAJOR ARTERIAL)

MATCH LINE - SEE SHEET C2.11
MATCH LINE - SEE SHEET C2.13

SIGNAL

125' STORAGE

PROPOSED SIGNALIZED INTERSECTION

RIGHT-IN, RIGHT-OUT ENTRY

548.47'

C23

S89°53'48"E

430.71'

S89°

MATCH LINE - SEE SHEET C2.12
MATCH LINE - SEE SHEET C2.13

MATCH LINE - SEE SHEET C2.13
MATCH LINE - SEE SHEET C2.14

N85°56'52"E

125' STORAGE

S2 (TYP)

P.U.D.E. DEED BOOK 5016, PAGE 802

100' STORAGE

FUEL STATION
9,100 sf
1 LEVEL

RETAIL
9,700 sf
1 LEVEL

REST.
3,350 sf
1 LEVEL

REST.
3,950 sf
1 LEVEL

RETAIL
10,020 sf
1 LEVEL

S2 (TYP)

75' STORAGE

30.03'

52.15'

84.3'

GAS EASEMENT

36 sp

S4B (TYP)

30' GAS EASEMENT
8" High Pressure Steel Gas Line
Book 1421, Page 684, R.O.W.C., TN.

S22B (TYP)

S3A (TYP)

IR(N)

N82°52'40"W

639.63'

C20

25' TOP OF BANK
DO NOT DISTURB BUFFER

25' TOP OF BANK
DO NOT DISTURB

MAP NO. 61
(2.04)
CITY OF FRANKLIN
D.B. 1600 PG.590

SITE LAYOUT KEYNOTES

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S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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PROPOSED FEATURES LEGEND

- BUILDING
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- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

N

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

0 20 40 80 120
GRAPHIC SCALE

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DONALD P. PIERCE
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AVALON FRANKLIN

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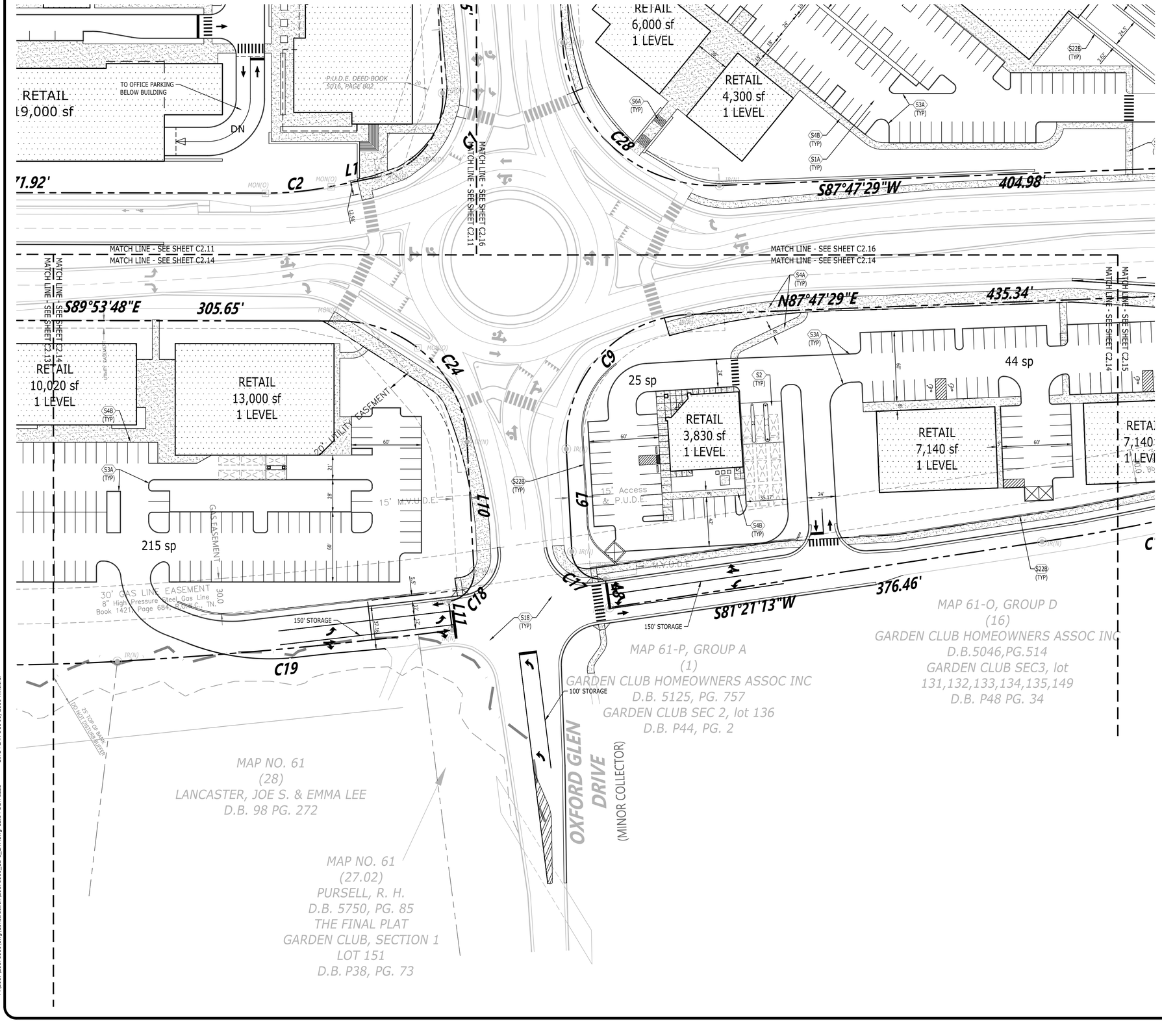
DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.13

P:\20171\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.13 DETAILED SITE PLAN Dec 06, 2018 mheisler



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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	
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
REGISTERED
LANDSCAPE ARCHITECT
No. 002235
STATE OF TENNESSEE

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

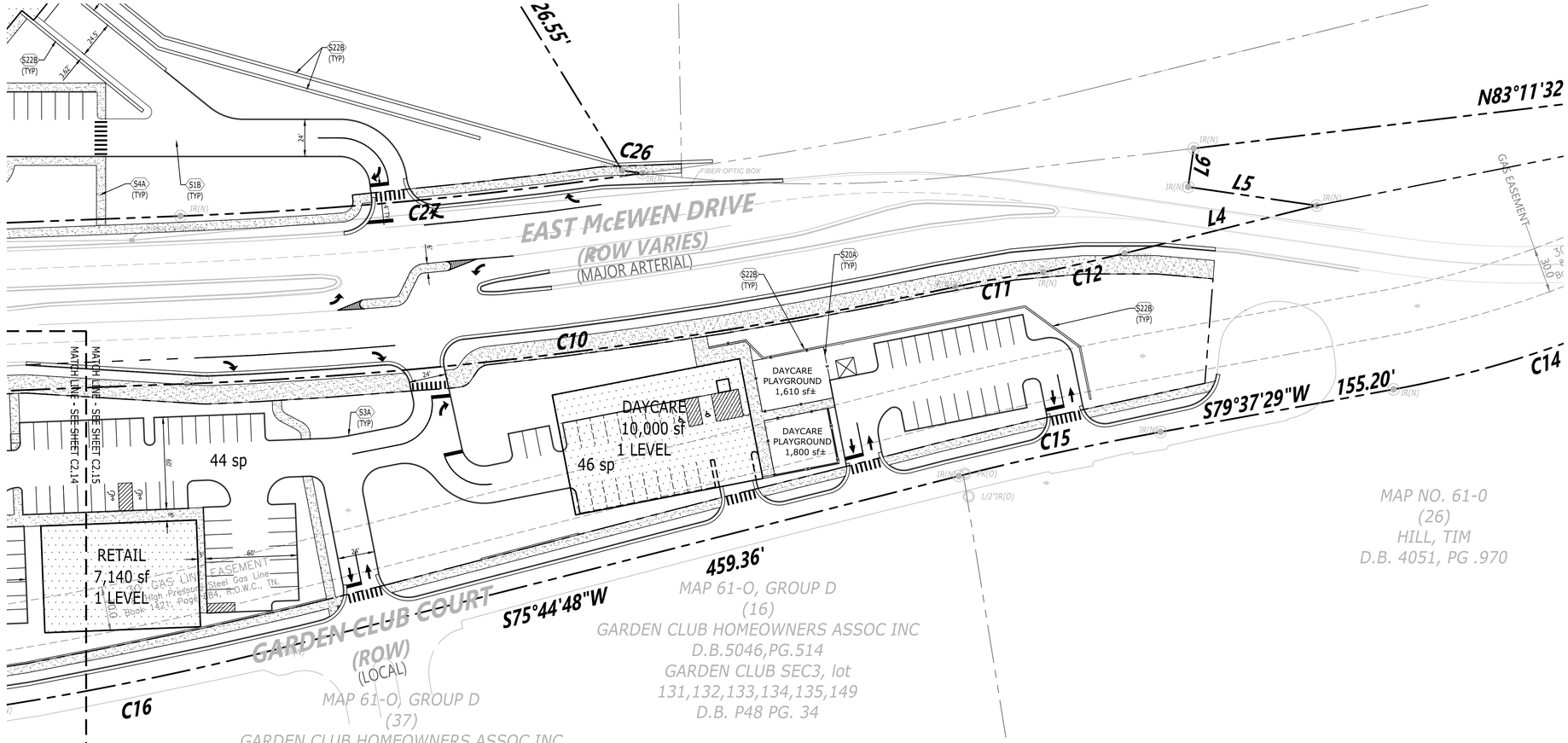
NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED
SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.14

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.14 DETAILED SITE PLAN Dec 06, 2018 mheisler



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	
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- PAINTED STRIPE
- CONCRETE CURB
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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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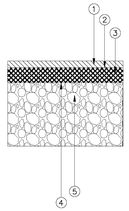
GRAPHIC SCALE



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

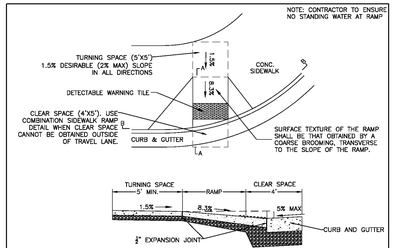
N.T.S

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



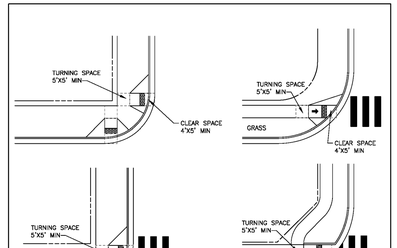
GENERAL NOTES
1. A VIOLATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
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

Catalyst DESIGN GROUP
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105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

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

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

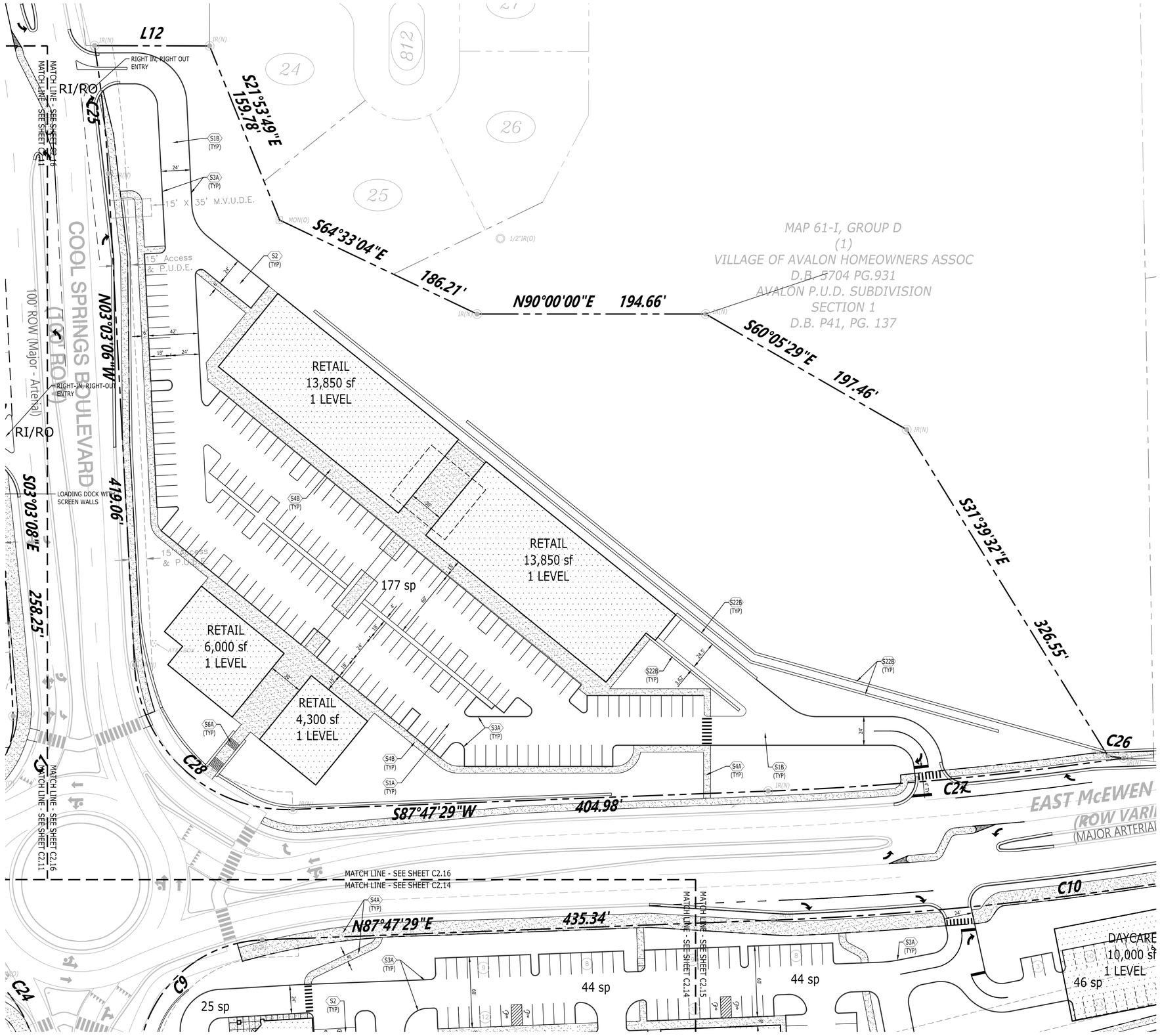
NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.15

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.15 DETAILED SITE PLAN Dec 06, 2018 mheisler



SITE LAYOUT KEYNOTES

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S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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S4A	CONCRETE SIDEWALK	
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S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
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S10A	ACCESSIBLE RAMP	
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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

N

0 20 40 80 120
GRAPHIC SCALE

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

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DONALD P. PIERSON
No. 022293
STATE OF TENNESSEE
12-6-18

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

NO.	DATE	DESCRIPTION
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DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.16

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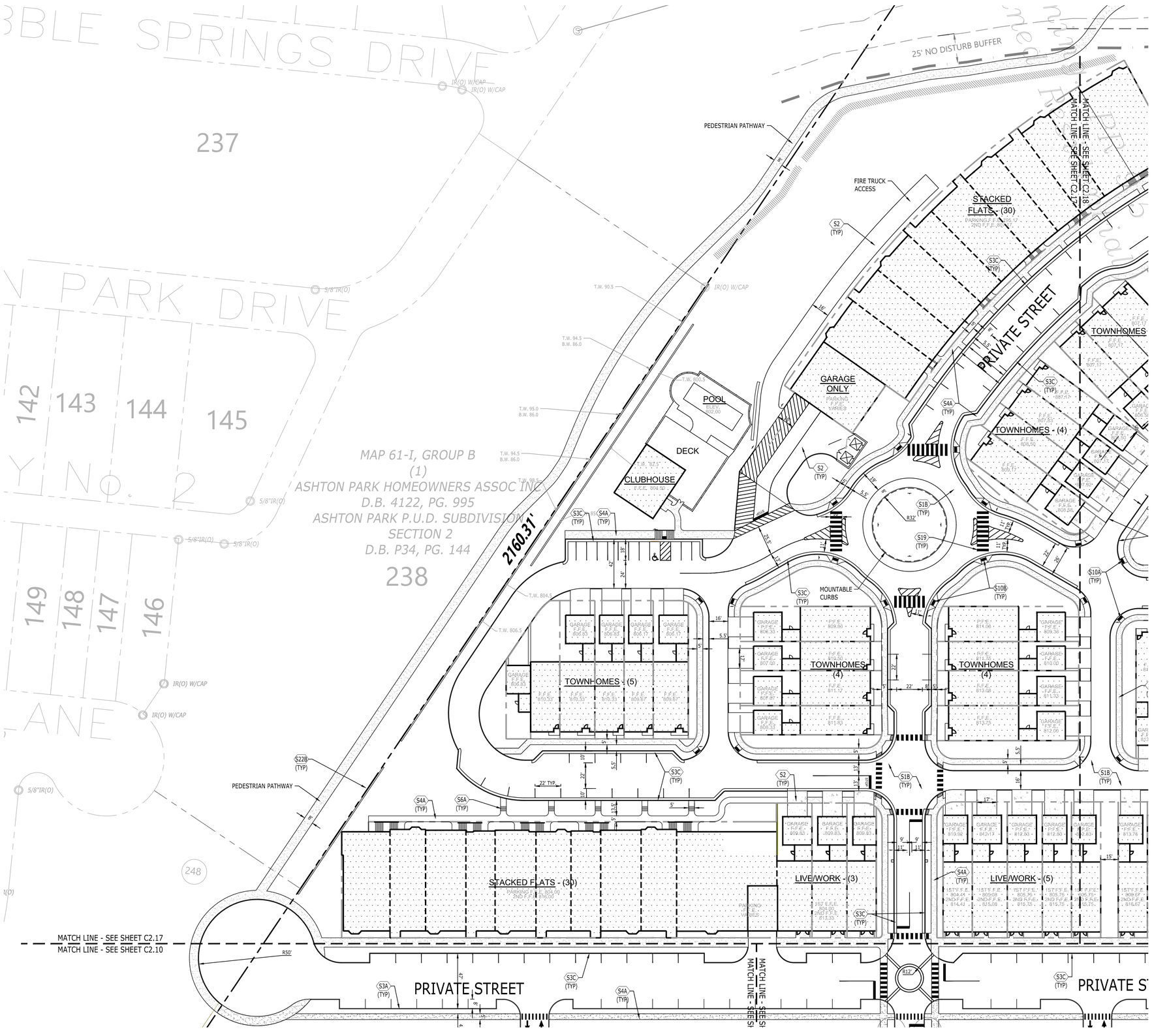

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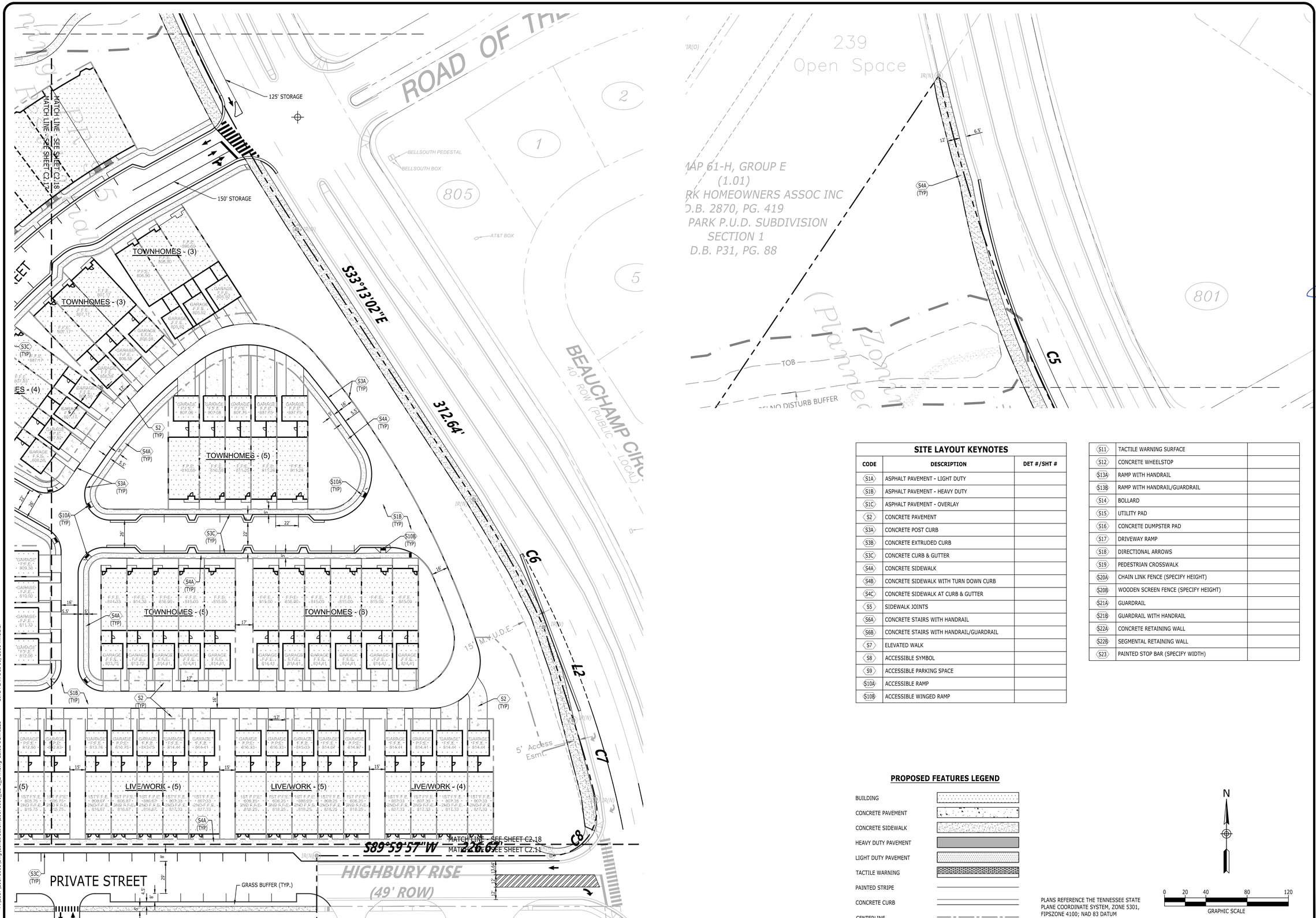

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P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.18 DETAILED SITE PLAN Dec 06, 2018 mheisler

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.

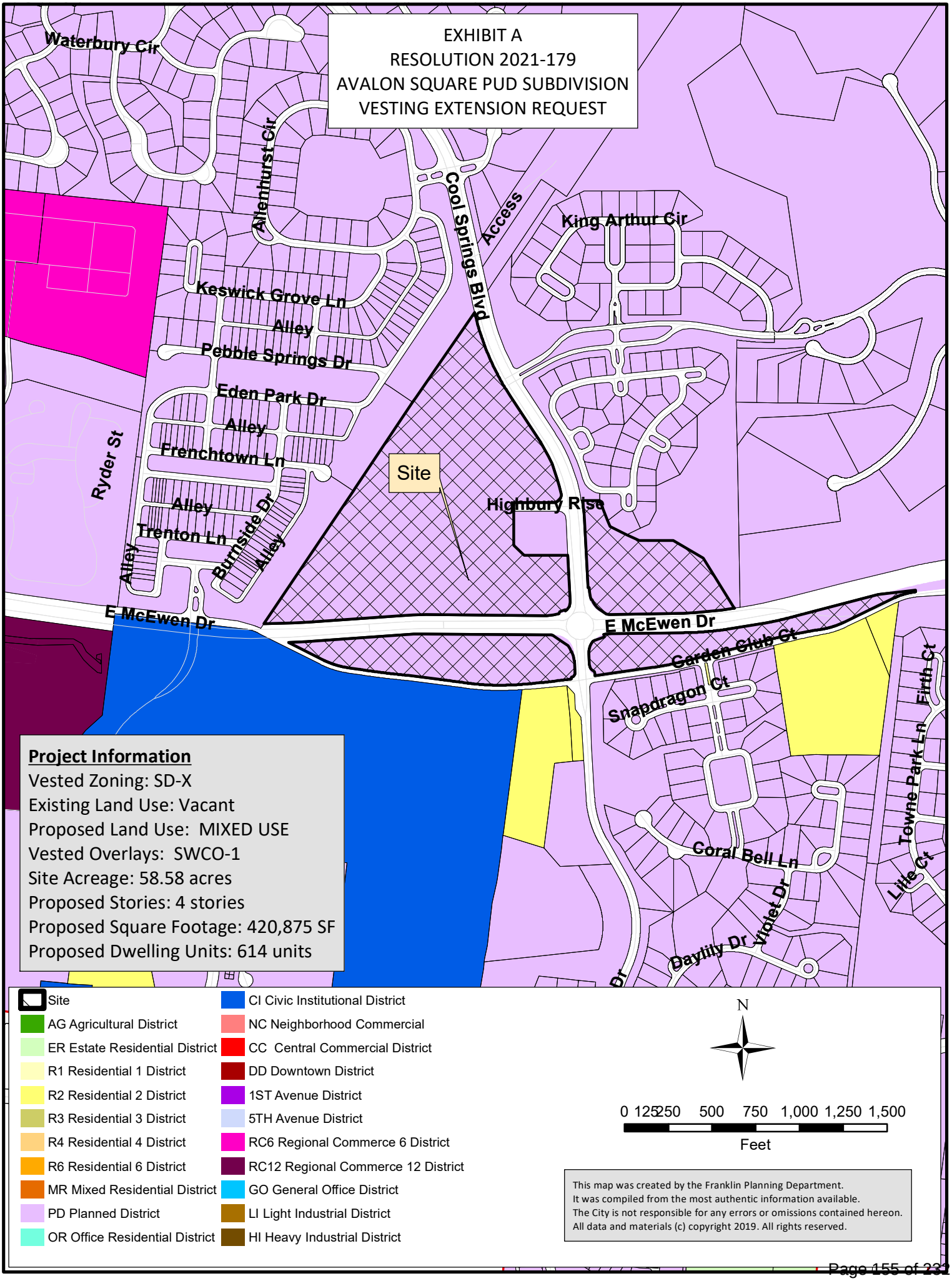
EXHIBIT A
RESOLUTION 2021-179
AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
Waterbury Cir
Allenhurst Cir
Cool Springs Blvd
Access
King Arthur Cir
Keswick Grove Ln
Alley
Pebble Springs Dr
Eden Park Dr
Alley
Frenchtown Ln
Alley
Trenton Ln
Alley
Alley
Burnside Dr
Ryder St
Site
Highbury Rise
E 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
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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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]

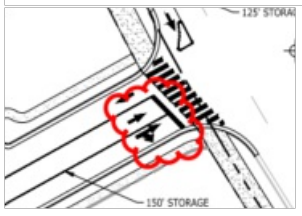
132. Traffic Impact Analysis

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.

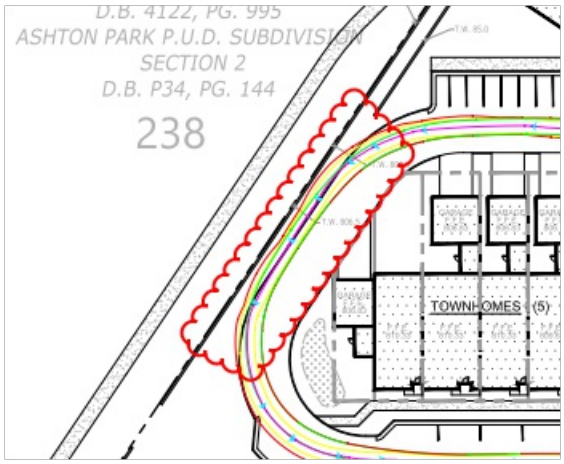
1. The project access should be constructed to include one entering lane and two exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of these turn lanes should include at least 150 feet of storage.



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

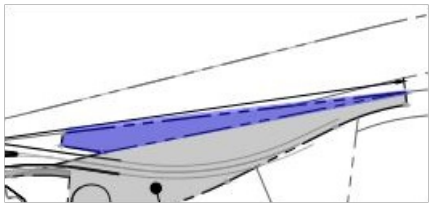
joe.marlo@franklintn.gov Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.



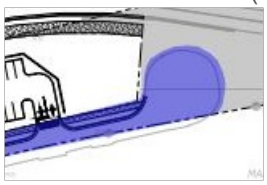
139. ROW Dedication

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

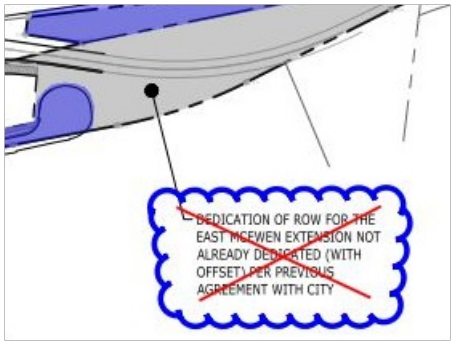
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



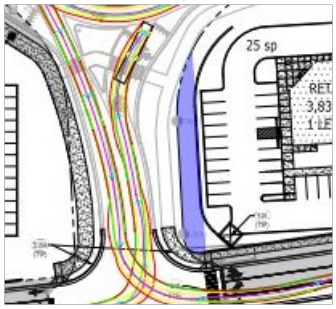
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



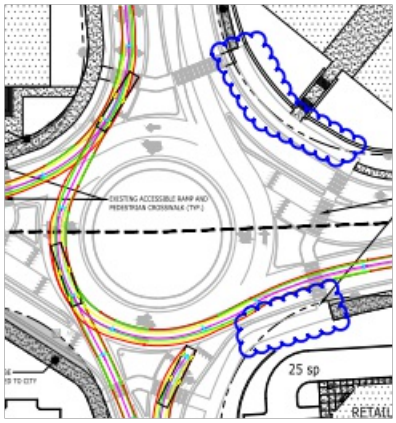
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



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

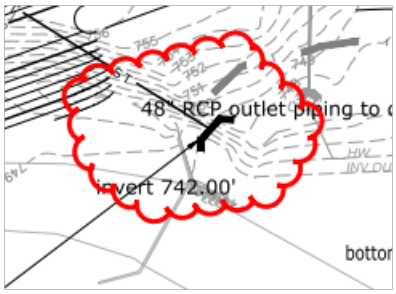
joe.marlo@franklintn.gov *The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

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

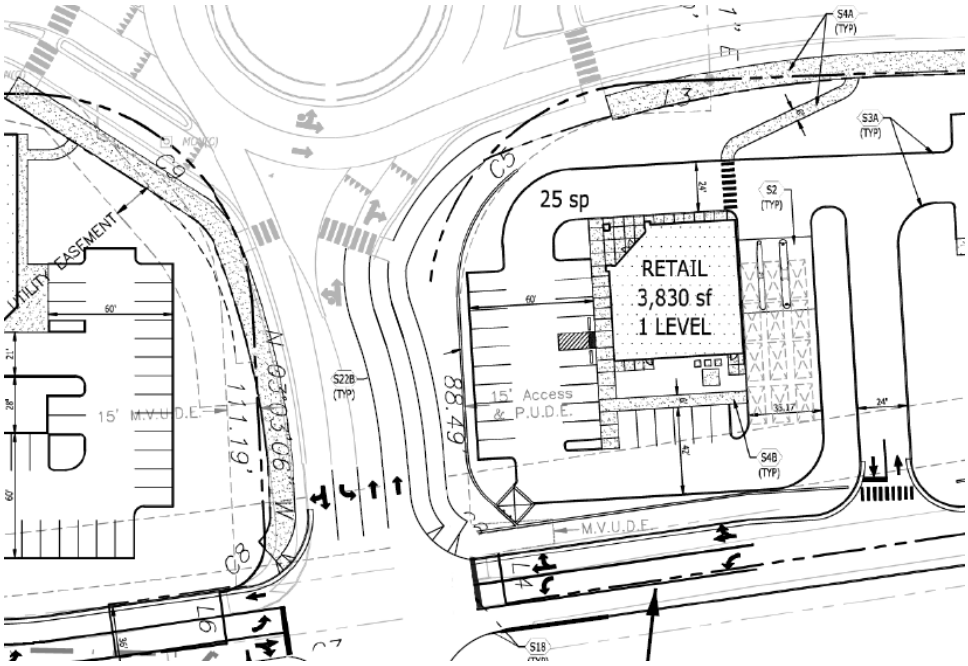
joe.marlo@franklintn.gov *The following is an Advisory Comment, **but does not hinder approval of the Development Plan.***

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.

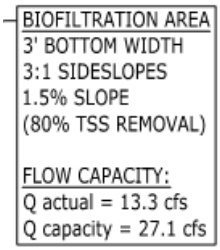
159. Street Sections

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".

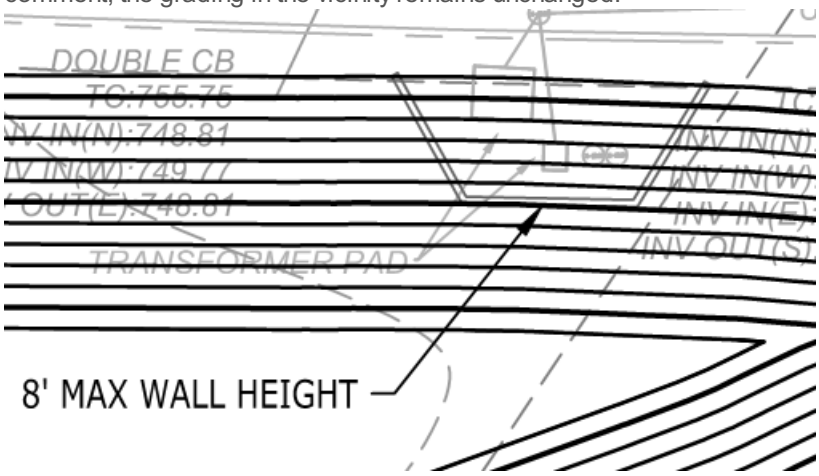
[Edited By Lance Fittro]

172. I. Utility Plan

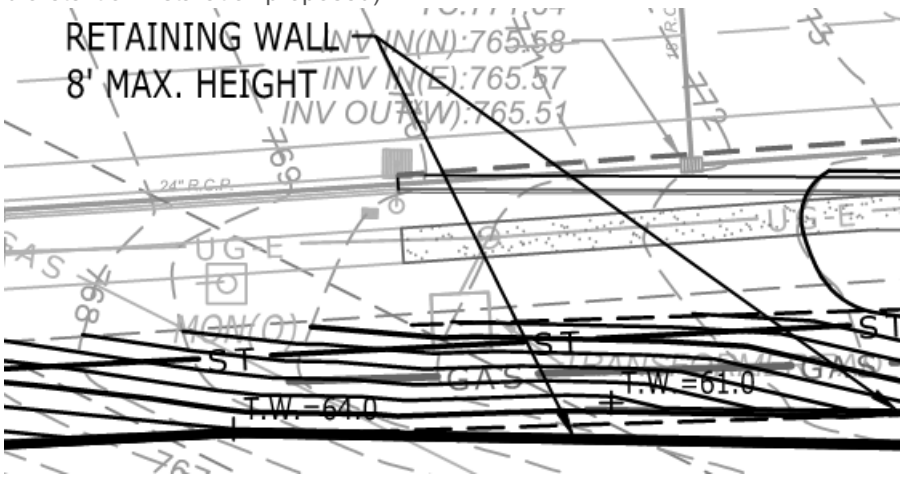
lance.fittro@franklintn.gov Applicant shall coordinate all necessary utility relocations and easement encroachments with the utility providers and reflect the necessary details on the construction plans submitted at Site Plan. All utilities, including those of non-City entities (including TVA, Mallory 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

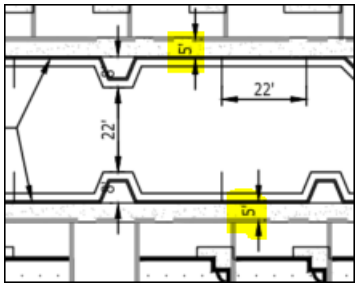
joe.marlo@franklintn.gov *The following is a new comment due to new information shown.*

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.***

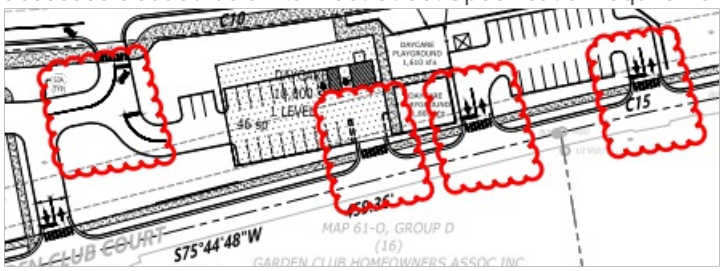
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

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

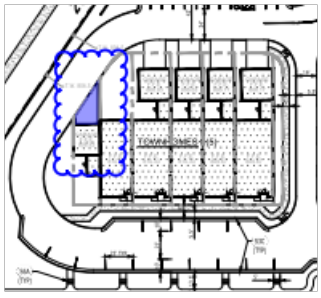
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)

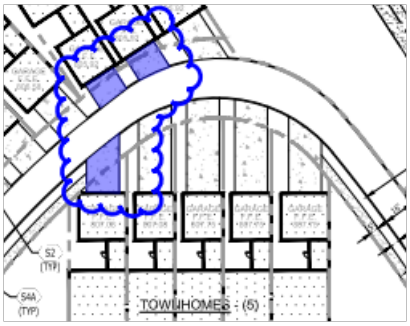


180. Driveway Length

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

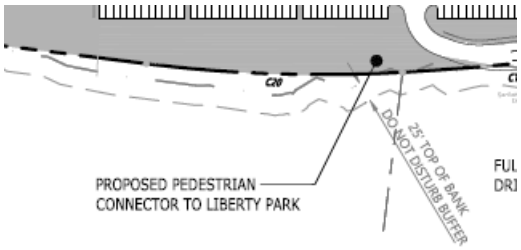
	Total Acres	Residential Total Units	Residential Units/ Acre	Commercial Total SF Bldg	Commercial Actual FAR	Commercial Allow FAR
Lot 1 - Townhome Section (PC)	16.55	106				
Lot 2 - NW Corner (PC) (169,500 sf Retail / 85,350 sf Office)	19.86	66		254,850	0.348	
Lot 3 - NE Corner (PC)	7.58			37,000	0.116	
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

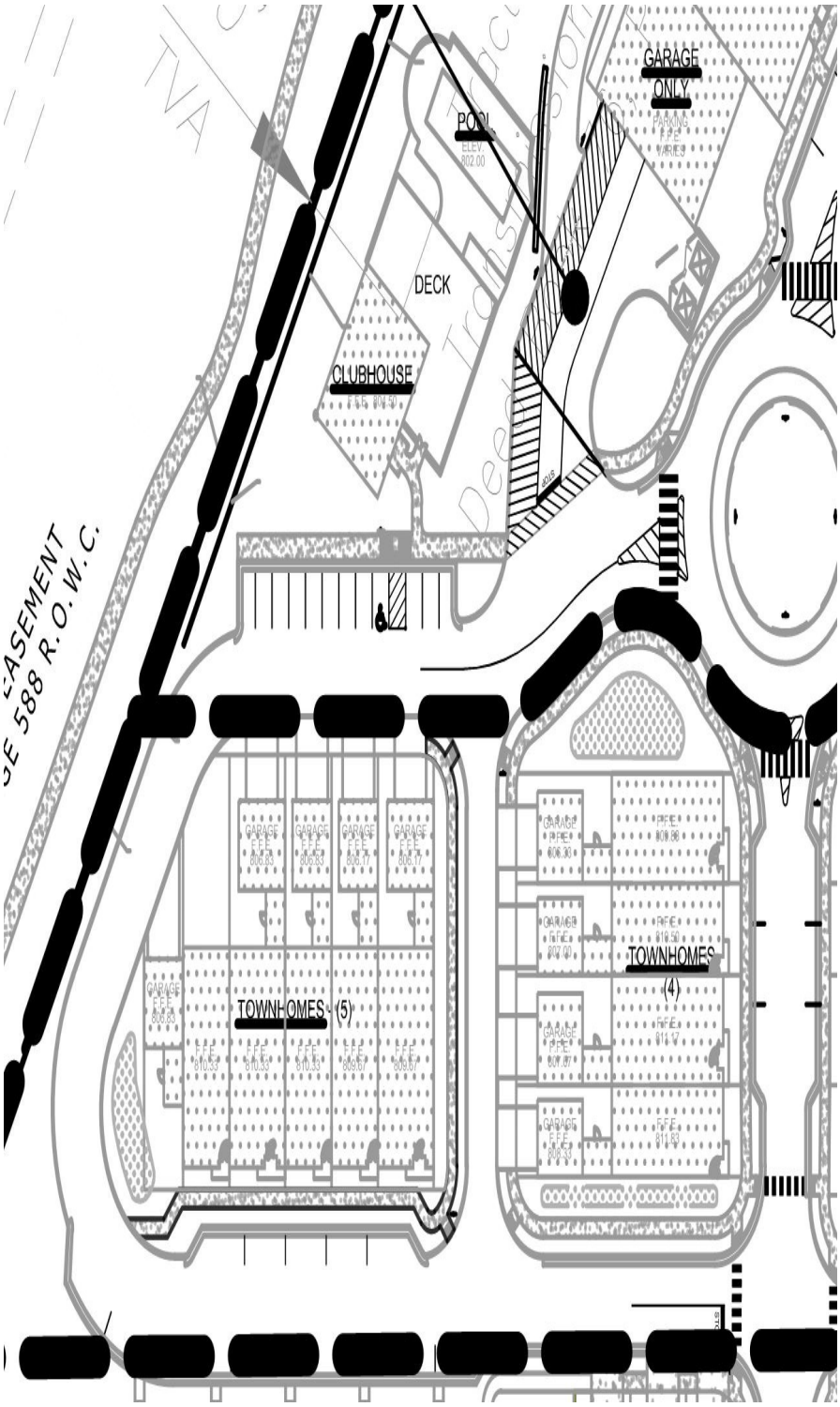
178. Architecture

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 #: 21-02769

DATE: December 29, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-180, A Resolution Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 5.03 Acres, Located At 4321 Long Lane. Establishing A Public Hearing For March 8, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 20211-80, Initiating the Annexation Process and Draft Plan of Services for 4321 Long Lane and establishing a Public Hearing for March 8, 2022.

Project Information
Applicant: Chris Shepard, Montessori School of Franklin
Owner: Montessori School of Franklin, Chris Shepard, Rep.

BACKGROUND/STAFF COMMENTS:
The property being considered is south of Long Lane. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). The subject property at 4321 Long Lane is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into an educational facility using the existing structure on the site. Envision Franklin states that the Regional Commerce Design Concept should, "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." Envision Franklin further encourages new development to, "transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." Institutional uses would be appropriate within the Regional Commerce Design Concept.

A draft Plan of Services is included as an attachment. The Plan of Services outlines how the City will serve the property requesting annexation and any additional infrastructure that would be required for new development.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-180.

RESOLUTION 2021-180

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, FOR THE ANNEXATION OF 5.03 ACRES, LOCATED AT 4321 LONG LANE

WHEREAS, Chris Shepard, ("Owner") owner of property located at 4321 Long Lane ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

WHEREAS, this resolution shall not bind the City to later annex the Property; and

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located South of Long Lane and West of Carothers Parkway at 4321 Long Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.08	5.03
Total	5.03

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

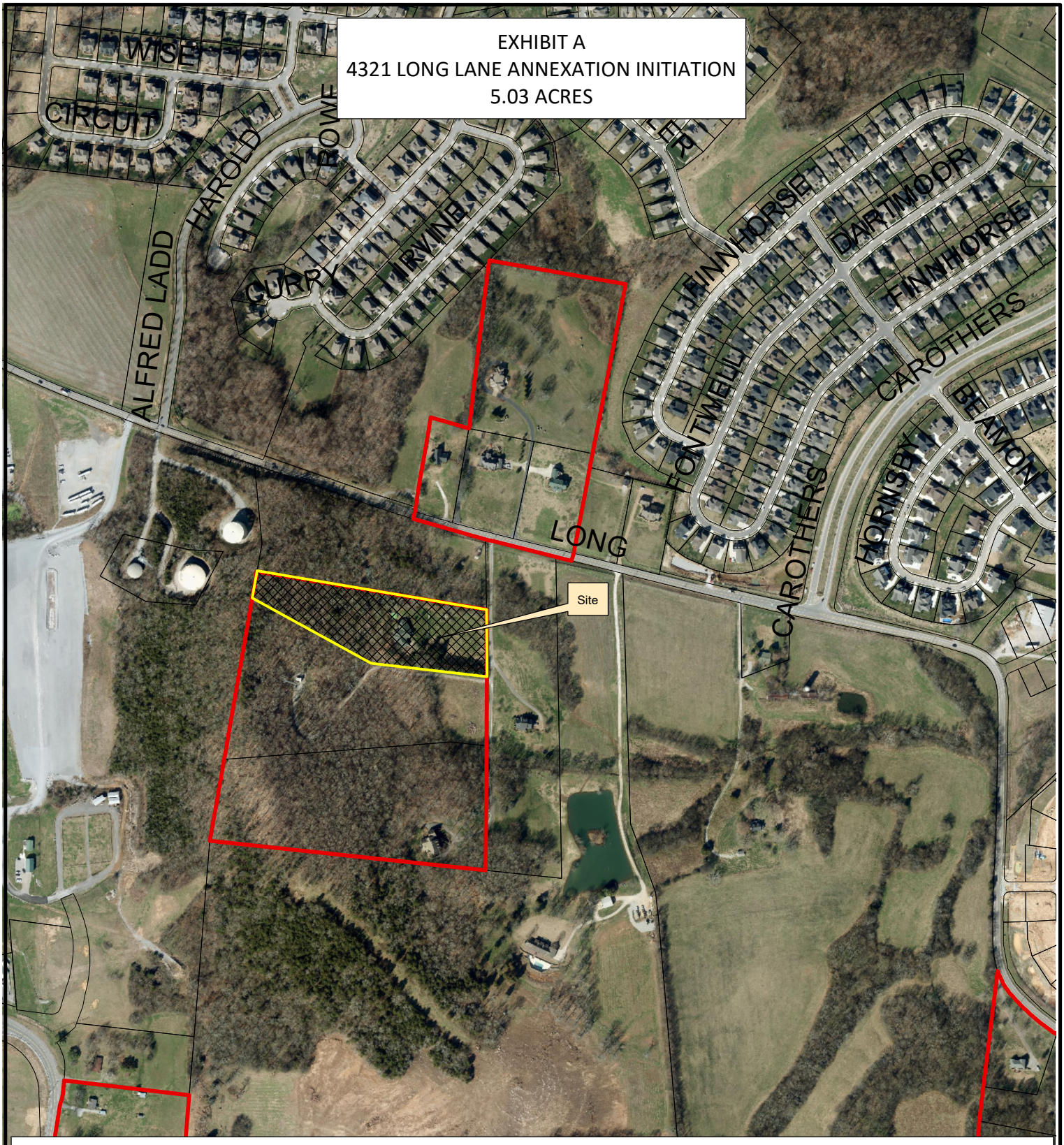


EXHIBIT A
4321 LONG LANE ANNEXATION INITIATION
5.03 ACRES
WISE
CIRCUIT
HAROLD
BOWE
ALFRED LADD
CURRY
IRVIN
FINNHORSE
DARTMOOR
FINNHORSE
CAROTHERS
BEAMON
FONTWELL
HORNSBY
CAROTHERS
LONG
Site
Legend
4321 Long Lane
Existing City Limits
Aerial\Imagery2018
RGB
Red: Band_1
Green: Band_2
Blue: Band_3
0
500
1,000
2,000
Feet
N
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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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DRAFT Plan of Services
Exhibit B

The Property is located south of Long Lane and west of Carothers Parkway, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.08	5.03
Total	5.03

A. Water

1. The Property is located within the Milcrofton Utility District service area.
2. Water availability shall be approved and provided through the Milcrofton Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

- **N/A**

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 2,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- **N/A**

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct (or renovate an existing structure to) a Montessori school.
3. The Owner shall be required to extend approximately 2,700 linear feet of sanitary sewer interceptor to provide service to the Property. (An alternative layout requiring a shorter length of sewer interceptor has been considered in the past for a neighboring property and may be considered here as well.)
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *The property immediately to the north of this property had examined running the sewer infrastructure across Long Lane into the Highlands at Ladd Park. There might be an opportunity to partner with the developer/property owner in terms of installing sewer.*

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER:

- **N/A**

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane in accordance with the City of Franklin Transportation and Street Technical Standards. The property is currently served from Long Lane via an unimproved private road. Access improvements will be determined with a development plan submittal.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property will be accessed by a roadway listed on the Major Thoroughfare Plan (Long Lane). A Traffic Impact Analysis will determine any necessary improvements and/or right-of-way dedication on the roadway.*
- *This property is within the study area of the ongoing Goose Creek Plan. This plan may make recommendations regarding land use, streets, access, and utilities.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER:

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.

2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER:

- **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER:

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Any educational occupancy will be required to have a fire sprinkler system installed and maintained in accordance with NFPA 13.*

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. This parcel is located in the Regional Commerce Design Concept as defined in Envision Franklin. The Regional Commerce Design Concept supports institutional uses and recommends that higher-intensity uses should be located closer to major thoroughfares, with less-intensive uses transitioning to established residential areas.
1. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *This property was identified in a mid-priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: Hillside-Hillcrest Overlay (HHO)*
- *This property is within the study area of the ongoing Goose Creek Plan. This plan may make recommendations regarding land use, streets, access, and utilities.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.

2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER:

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

ISSUES TO CONSIDER:

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER:

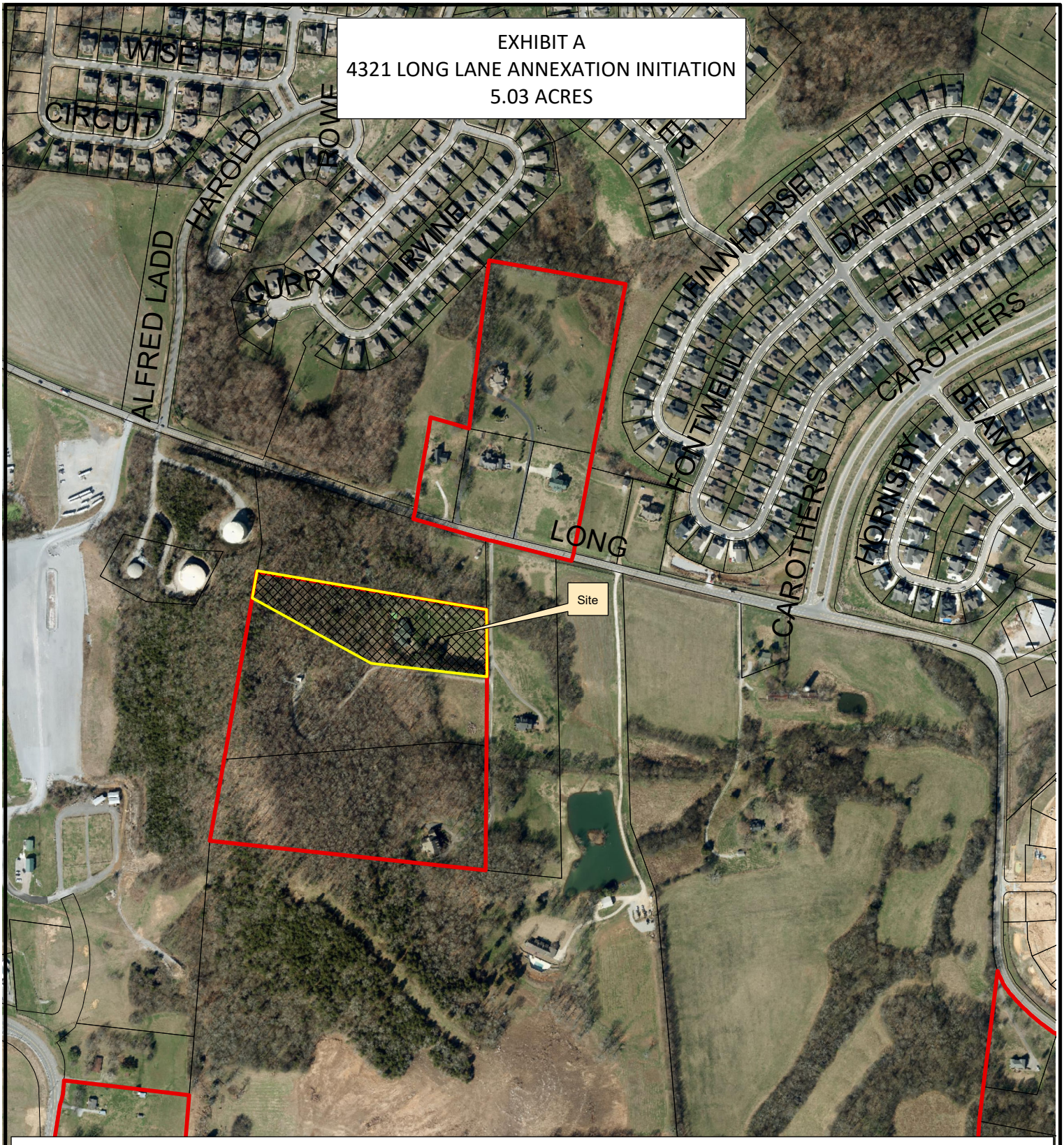
- **N/A**

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Service will be provided once the owner has established an account with the City, if applicable.*



Legend

- 4321 Long Lane
- Existing City Limits

Aerial\Imagery2018

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 500 1,000 2,000

Feet

N

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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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The Property is located south of Long Lane and west of Carothers Parkway, ~~_____ of _____ and _____ of _____~~, contiguous~~/noncontiguous~~ to the City limits, within~~/outside of~~ the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.08	5.03
Total	5.03

A. Water

1. The Property is located within the Milcrofton Utility District service area.
2. Water availability shall be approved and provided through the Milcrofton Utility District prior to annexation.

~~1. The Property is located within the _____ service area.~~
~~2. Water availability shall be approved and provided through the City of Franklin prior to annexation.~~

3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

- ~~**The current water infrastructure is approximately ____ miles away from this property. (insert any issues that may arise from extending infrastructure, or any issues we know with other Water District's lines)**~~
- ~~**Issues related to fire flow and pressure**~~**N/A**~~.~~

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 2,000-foot _____ extension would be required to serve the Property. For this reason, reclaimed water ~~{will/~~will not~~}~~ be required to be extended to the Property.

ISSUES TO CONSIDER:

- **N/A**

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct (or renovate an existing structure to) a Montessori school.
3. The Owner shall be required to extend approximately 2,700 linear feet of sanitary sewer interceptor to provide service to the Property. (An alternative layout requiring a shorter length of sewer interceptor has been considered in the past for a neighboring property and may be considered here as well.)
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.

5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.

~~1.~~ The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.

6.

~~2.~~ The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

7.

~~3. The Property lies within the _____ Basin as defined in the City of Franklin Sanitary Sewer Basin Study.~~

~~4. The proposed development of the Property is anticipated to construct _____.~~

~~5. The Owner shall be required to extend the _____ to provide service to the Property.~~

~~6. The City of Franklin Sanitary Sewer System Basin Plans show this as a _____ sanitary sewer _____.~~

~~7. The Owner shall be required to submit engineering calculations to determine final sizing requirements.~~

~~8. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.~~

~~9. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.~~

ISSUES TO CONSIDER:

- *The property immediately to the north of this property had examined running the sewer infrastructure across Long Lane into the Highlands at Ladd Park. There might be an opportunity to partner with the developer/property owner in terms of installing sewer. ~~(put in what should happen for correct build-out, regardless of the applicant's request.) This type of buildout would require (add potential hiccups….lots of land acquisition, expensive costs, etc)~~*

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER:

N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from ~~_____~~Long Lane in accordance with the City of Franklin Transportation and Street Technical Standards. The property is currently served from Long Lane via an unimproved private road. Access improvements will be determined with a development plan submittal.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- ~~*This property includes/does not include future roadways listed on the Major Thoroughfare Plan. It includes_____.*~~*This property will be accessed by a roadway listed on the Major Thoroughfare Plan (Long Lane). A Traffic Impact Analysis will determine any necessary improvements and/or right-of-way dedication on the roadway.*
- *This property is within the study area of the ongoing Goose Creek Plan. This plan may make recommendations regarding land use, streets, access, and utilities.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER:

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER:

~~3.~~ **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER:

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Any educational occupancy will be required to have a fire sprinkler system installed and maintained in accordance with NFPA 13.*

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.

~~1.~~2. ~~{Insert description/statement about Envision Franklin recommendations}~~This parcel is located in the Regional Commerce Design Concept as defined in Envision Franklin. The Regional Commerce Design Concept supports institutional uses and recommends that higher-intensity uses should be located closer to major thoroughfares, with less-intensive uses transitioning to established residential areas.

~~2.~~1. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *This property was identified in a ~~low/~~mid~~/high~~ priority growth area based on a study done in 2018~~on~~ DATE and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: Hillside-Hillcrest Overlay (HHO)*
-
- *This property is within the study area of the ongoing Goose Creek Plan. This plan may make recommendations regarding land use, streets, access, and utilities.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances

3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

~~1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.~~

~~2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.~~

ISSUES TO CONSIDER:

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

ISSUES TO CONSIDER:

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER:

- **N/A**

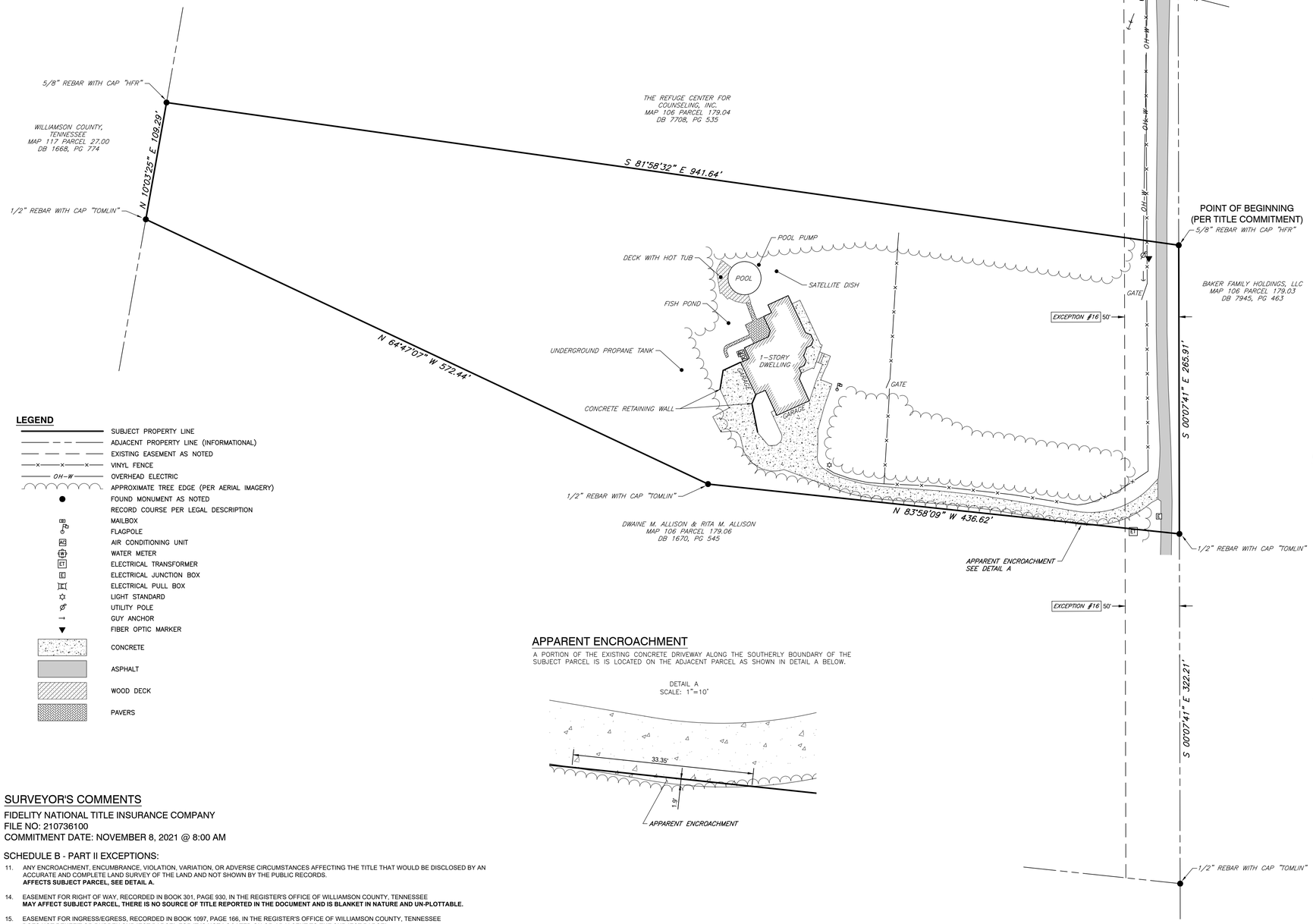
N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. ~~*** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES***~~ The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Service will be provided once the owner has established an account with the City, if applicable.*

NORTH



LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE (INFORMATIONAL)
- EXISTING EASEMENT AS NOTED
- VINYL FENCE
- OH-W OVERHEAD ELECTRIC
- APPROXIMATE TREE EDGE (PER AERIAL IMAGERY)
- FOUND MONUMENT AS NOTED
- RECORD COURSE PER LEGAL DESCRIPTION
- MAILBOX
- FLAGPOLE
- AIR CONDITIONING UNIT
- WATER METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL JUNCTION BOX
- ELECTRICAL PULL BOX
- LIGHT STANDARD
- UTILITY POLE
- GUY ANCHOR
- FIBER OPTIC MARKER
- CONCRETE
- ASPHALT
- WOOD DECK
- PAVERS

APPARENT ENCROACHMENT

A PORTION OF THE EXISTING CONCRETE DRIVEWAY ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PARCEL IS IS LOCATED ON THE ADJACENT PARCEL AS SHOWN IN DETAIL A BELOW.

DETAIL A
SCALE: 1"=10'

SURVEYOR'S COMMENTS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO: 210736100
COMMITMENT DATE: NOVEMBER 8, 2021 @ 8:00 AM

SCHEDULE B - PART II EXCEPTIONS:

11. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS SUBJECT PARCEL, SEE DETAIL A.

14. EASEMENT FOR RIGHT OF WAY, RECORDED IN BOOK 301, PAGE 930, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
MAY AFFECT SUBJECT PARCEL, THERE IS NO SOURCE OF TITLE REPORTED IN THE DOCUMENT AND IS BLANKET IN NATURE AND UN-PLOTTABLE.

15. EASEMENT FOR INGRESS/EGRESS, RECORDED IN BOOK 1097, PAGE 166, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
DOES NOT BENEFIT OR BURDEN SUBJECT PARCEL FOR IT IS NOT LOCATED ON OR ADJACENT TO THE SUBJECT PARCEL.

16. EASEMENT FOR ROAD MAINTENANCE, RECORDED IN BOOK 1602, PAGE 217 AND BOOK 3563, PAGE 426, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
AFFECTS SUBJECT PARCEL AS PLOTTED HEREON. BOOK 1602, PAGE 217 AND BOOK 3563, PAGE 426 REFERENCE AN ORIGINAL EASEMENT DOCUMENT RECORDED IN BOOK 1566, PAGE 350 WHICH IS A "PERMANENT AND PERPETUAL 50 FOOT EASEMENT FOR PURPOSES OF ACCESS, INGRESS, EGRESS, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES".

17. EASEMENT FOR RIGHT OF WAY, RECORDED IN BOOK 1971, PAGE 124, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
MAY AFFECT SUBJECT PARCEL, BLANKET IN NATURE, UN-PLOTTABLE. SOURCE OF TITLE REPORTED IN THE DOCUMENT DESCRIBED A LARGE PARCEL OF LAND, WHICH I BELIEVE INCLUDES THE SUBJECT PARCEL.

18. EASEMENT FOR RIGHT OF WAY, RECORDED IN BOOK 6016, PAGE 907, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY,TENNESSEE.
AFFECTS SUBJECT PARCEL BY PROVIDING THE GRANTEE A BLANKET RIGHT OF WAY EASEMENT WHICH IS UN-PLOTTABLE.

19. SUBJECT TO THE UNRECORDED UTILITY EASEMENT TO MTEMC REFERENCED IN BOOK 1566, PAGE 350, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
DOES NOT AFFECT SUBJECT PARCEL. THE REFERENCED MTEMC EASEMENT IS ALONG LONG LANE, THE SUBJECT PARCEL IS NOT DIRECTLY ADJACENT TO LONG LANE.

SCALE IN FEET
0 50 100

SUBJECT PARCEL INFORMATION:

MAP 106 PARCEL 179.08

OWNER: IMMANUEL COMMUNITY BAPTIST CHURCH
TOTAL AREA PER SURVEY: ± 5.027 ACRES

PROPERTY ADDRESS:
4321 LONG LANE
FRANKLIN, WILLIAMSON CO., TENNESSEE 37064

CURRENT PROPERTY RECORDS:
BOOK 3563, PAGE 424

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 16 OF TABLE A THEREOF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE STANDARDS OF PRACTICE. THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2021.

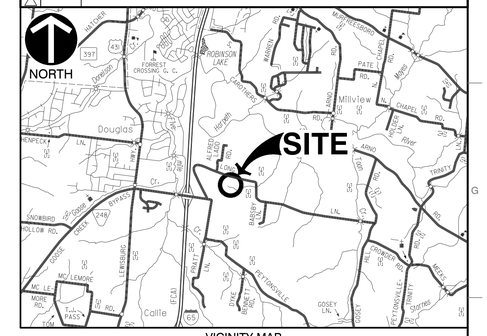
DATE OF PLAT OR MAP: NOVEMBER 17, 2021

11.17.21
BENJAMIN J. HRON / TN RLS #3384 DATE

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
11-17-21
TENNESSEE NO. 3384

REVISION RECORD

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

LOT 2, BENNETT'S SUBDIVISION OF TRACT 3 OF THE MOSS PROPERTY

LAND LYING IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING A PORTION OF THE PROPERTY CONVEYED TO MICHAEL E. & DENISE C. BENNETT, BY DEED OF RECORD IN BOOK 1566, PAGE 350, AND SHOWN AS PARCEL 179.04, ON COUNTY TAX MAP 106, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN) AND BEING SHOWN AS LOT 2 ON BENNETT'S SUBDIVISION OF TRACT 3 OF THE MOSS PROPERTY, NOT OF RECORD, AND BEING BOUND ON THE NORTH BY LOT 1, ON THE EAST BY THE W. KEITH & RITA G. HAMMOCK PROPERTY, OF RECORD IN DEED BOOK 1566, PAGE 145, (R.O.W.C., TN), ON THE SOUTH BY THE DWAINE M. & RITA M. ALLISON PROPERTY, OF RECORD IN DEED BOOK 1670, PAGE 545 (R.O.W.C., TN), AND ON THE WEST BY THE PROPERTY OF WILLIAMSON COUNTY, TENNESSEE, OF RECORD IN DEED BOOK 1668, PAGE 774, (R.O.W.C, TN), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT ON IRON PIN NEW IN THE WESTERLY LINE OF THE SAID HAMMOCK PROPERTY, SAID PIN BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED, AND BEING THE SOUTHEASTERLY CORNER OF ABOVE DESCRIBED LOT 1;

THENCE, WITH SAID WESTERLY LINE, S 03 DEG 33'42" W, 265.98' TO ON IRON PIN OLD, SAME BEING THE NORTHEASTERLY CORNER OF THE SAID ALLISON PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF SAID ALLISON, N 87 DEG 23'57" W, 436.86' TO AN IRON PIN OLD;

THENCE, N 68 DEG 13'02" W, 572.49' TO AN IRON PIN OLD, IN THE EASTERLY LINE OF THE WILLIAMSON COUNTY, TENNESSEE PROPERTY, SAID IRON PIN BEING THE NORTHWESTERLY CORNER OF SAID ALLISON PROPERTY;

THENCE, WITH SID WILLIAMSON COUNTY, TENNESSEE PROPERTY, N 06 DEG 28'14" E, 108.72' TO AN IRON PIN NEW, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 1, S 85 DEG 26'42" E, 942.22' TO THE POINT OF BEGINNING CONTAINING 218,846 SQUARE FEET, OR 5.024 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO IMMANUEL BAPTIST CHURCH, BY WARRANTY DEED FROM MICHAEL E. BENNETT AND WIFE, DENISE C. BENNETT, OF RECORD IN BOOK 3563, PAGE 424, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, DATED MAY 12, 2005 AND RECORDED ON MAY 23, 2005.

GENERAL NOTES:

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. THIS SURVEY WAS PREPARED USING THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 202508, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
5. GPS SURVEY DATA
   (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
   (B) POSITIONAL ACCURACY: 0.03 FEET
   (C) DATE OF SURVEY: 10/19/2021
   (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
   (E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9562, DJ9550 & DJ9552
   (F) GEOID MODEL: GEOID 18
   (G) COMBINED GRID FACTOR: 0.99991490
6. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE 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 INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
7. EASEMENTS MAY EXIST FOR UTILITIES SHOWN HEREON WHICH WERE NOT REFERENCED BY THE COMMITMENT OF TITLE OR THE SUBJECT PROPERTY DEED OF RECORD.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

TABLE A NOTES

ITEM 2: 4321 LONG LANE, FRANKLIN, WILLIAMSON CO., TENNESSEE 37064

ITEM 3: THE SUBJECT PARCEL IS LOCATED IN OTHER AREAS ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 355 OF 485, MAP NUMBERS 47187C0355F. REVISED DATED 09/29/2006.

ITEM 4: THE GROSS LAND AREA PER THE HEREON REFERENCED TITLE COMMITMENT "218,846 SQUARE FEET OR 5.024 ACRES, MORE OR LESS", THE GROSS LAND AREA PER THIS SURVEY IS 218,990 SQUARE FEET OR 5.027 ACRES, MORE OR LESS.

ITEM 8: REPORTED HEREON

ITEM 13: ADJOINER OWNER INFORMATION WAS ACQUIRED FROM THE WILLIAMSON COUNTY INTERACTIVE GIS MAPPING WEBSITE ON 10-13-2021.

ITEM 16: THERE WAS NO EVIDENCE AS OF THE FIELD SURVEY COMPLETION DATE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

ALTA/NSPS LAND TITLE SURVEY
4321 LONG LANE
FRANKLIN, WILLIAMSON CO., TENNESSEE

DRAWN BY:	BJH	CHECKED BY:	MKS	APPROVED BY:	BJH
DATE:	NOVEMBER 17, 2021	DWG SCALE:	1"=50'	PROJECT NO:	316-601

PREPARED FOR:
MONTESSORI SCHOOL OF FRANKLIN
353 9TH AVE. N.
FRANKLIN, TN 37064

DRAWING NO.: **SV01**
SHEET 1 OF 1

P:\316-0001\316-601_Survey\Dwg\316-601-SV01-ALTAwgNLNA(LS)11/17/2021 - bknox) - LP: 11/17/2021 2:51 PM

City of Franklin

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

File #: 21-02922

DATE: February 3, 2022

TO: Board of Mayor and Aldermen

FROM: Mayor Ken Moore
Eric Stuckey, City Administrator

SUBJECT:

*Consideration Of Resolution 2022-08, A Resolution To Support Restoring The Historic Revenue Sharing Relationship Between The State Of Tennessee And Its Local Governments And To Return The Local Share Of The Single Article Cap To Local Governments.
WS 2/8/22

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an effort to gain support from the Tennessee General Assembly for the restoration of the historic revenue sharing relationship between the State of Tennessee and local governments and to return the local share of the single article cap to local governments and public schools.

BACKGROUND/STAFF COMMENTS:

In 1947, the State of Tennessee began sharing 4.6% of each year's total state sales tax collections with cities for the purposes of recognizing the collective contribution of cities as the state's economic engine. This revenue sharing has long been an acknowledgement that city residents incur a local tax burden that is directly attributable to financing, developing, and maintaining an economic environment that continues to generate a healthy portion of the sales tax revenue accruing to the state.

When confronting serious fiscal challenges in 2002, the State of Tennessee increased the statewide sales tax rate from 6% to 7%. At that time, the state chose not to share a portion of the sales tax revenues generated by the increase from 6% to 7% with Tennessee municipalities. As a result of this change, the state broke a 55-year relationship of sharing 4.6% of all sales tax revenue designated for the state's general fund with municipalities. At the same time in 2002, the state also doubled from $1,600 to $3,200 the amount of the purchase price of any single item that is subject to a combined state and local option sales tax of 9.75%. In addition to the single article cap increase from $1,600 to $3,200, the state also captured and continues to capture 100% of the state's 7% levy as well as the 2.75% portion of the sales tax levy that is customarily reserved for local government on the added sale of items with a purchase price above $1,600.

In the 20 years since these provisions took effect, these two changes have combined to result in the

state realizing nearly $2 billion in additional sales tax collections -- $2 billion that would have benefitted local taxpayers had the historic revenue sharing relationship and single article cap not been altered in 2002. The State of Tennessee is now in a strong financial position and is producing significant annual operating budget surpluses. The Tennessee Municipal League (TML) and cities across the state are now asking legislators to restore the historic relationship between state and city governments. In 2002, cities made revenue sacrifices to assist the state in a time of need. It is now time to return to the historical relationship and again provide cities with revenue that helps them serve their communities and to strengthen local economies.

FINANCIAL IMPACT:

The Tennessee Municipal League estimates that the restoration of the historic revenue sharing formula would generate $1.3 million per year in additional state shared revenue to the City of Franklin. There is not an estimate for the increase in revenue for the City resulting from addressing the proposed single article cap issue. It would likely be a significant amount of revenue. It should also be noted that shifting the portion of single article sales tax to local governments (as is the practice with all other sales tax collections) would result in additional revenue for public schools along with cities and counties.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-08 and that the City work with the Tennessee Municipal League to advocate for the change in the State of Tennessee's revenue sharing practices.

RESOLUTION 2022-08

A RESOLUTION TO SUPPORT RESTORING THE HISTORIC REVENUE SHARING RELATIONSHIP BETWEEN THE STATE OF TENNESSEE AND ITS LOCAL GOVERNMENTS AND TO RETURN THE LOCAL SHARE OF THE SINGLE ARTICLE CAP TO LOCAL GOVERNMENTS.

WHEREAS, Tennessee's municipal communities are the economic engine of the state and today 92% of the state's total sales tax collections are generated within municipal boundaries; and

WHEREAS, such economic growth is intentional and when it occurs, it is financed largely through city taxes for police, fire, streets, water and sewer, schools, parks, libraries and other amenities that attract and retain businesses and make Tennessee's communities desirable places for people to raise a family, start a business, and visit; and

WHEREAS, in 1947, the state began sharing 4.6% of each year's total state sales tax collections with cities for the purposes of recognizing the collective contribution of cities as the state's economic engine; thereby acknowledging that city residents incur a local tax burden that is directly attributable to financing, developing, and maintaining an economic environment that continues to generate a healthy portion of the sales tax revenue accruing to the state; and

WHEREAS, when confronting serious fiscal challenges in 2002, the state of Tennessee increased the state sales tax rate from 6% to 7%; and

WHEREAS, the state chose not to share a portion of the sales tax revenues generated by the increase from 6% to 7% with Tennessee municipalities; and

WHEREAS, as a result of this change the state broke a 55-year relationship of sharing 4.6% of all sales tax revenue designated for the state's general fund with municipalities; and

WHEREAS, at the same time in 2002, the state also doubled from $1,600 to $3,200 the amount of the purchase price any single item that is subject to a combined state and local option sales tax of 9.75%; and

WHEREAS, in addition to the single article cap increase from $1,600 to $3,200, the state also captured and continues to capture 100% of the state's 7% levy as well as the 2.75% portion of the sales tax levy that is customarily reserved for local government on the added sale of items with a purchase price above $1,600; and

WHEREAS, in the 20 years since these provisions took effect, these two changes have combined to result in the state realizing nearly $2 billion in additional sales tax collections -- $2 billion that would have benefitted local taxpayers had the historic revenue sharing relationship and single article cap not been altered in 2002; and

WHEREAS, in the 20 years since these provisions took effect, Tennessee's state leaders have managed the budget with great care and a strong fiscally conservative approach to create a dynamic and growing economy with eight consecutive years of surplus revenues; and

WHEREAS, in the 20 years since these provisions took effect, the State of Tennessee's sustained economic and fiscal performance have erased the conditions which led to these austerity measures in 2002; and

WHEREAS, there is expected to be a surplus of recurring revenues produced by the economic engines of our state and managed by its leaders; and

WHEREAS, as a result of the accolades bestowed upon the state for its economic success, its fiscally conservative policies and strong leadership, the state has garnered an enviable reputation as the state in which to live, work and play; and

WHEREAS, a consequence of this reputation has led to continued and substantial economic growth and an increase and realignment of the state's population, thereby increasing the fiscal pressures on municipal governments to meet demands to expand and maintain infrastructure, to deliver essential services, to provide the amenities that allow for continued quality of life for Tennessee's citizens, and to promote an economic environment that allows Tennessee's businesses and communities to prosper; and

WHEREAS, these fiscal pressures create the need for recurring dollars to keep pace with this demand and to counteract the effects of inflation; and

WHEREAS, correcting the provisions which took effect in 2002 will help to offset these fiscal pressures and to provide relief to local taxpayers shouldering the burden of meeting this demand which is associated with generating the sales tax revenues accruing to the state.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, on behalf of its residents, formally supports the restoration of the historic revenue sharing relationship of recurring state shared sales taxes in order for cities to once again receive 4.6% of all state general fund sales tax revenue. The Board of Mayor and Aldermen of the City of Franklin, Tennessee also formally supports the state allowing local governments to receive the local share of sales tax revenues realized by increasing the single article cap in 2002 to collect on items with a purchase price between $1,600 and $3,200.

ATTEST:

_____

Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

_____

Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

City of Franklin

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

File #: 21-02735

DATE: January 13, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Ordinance 2021-51, An Ordinance To Amend Title 2, Chapter 5, Of The Franklin Municipal Code Relative To The Franklin Civil War Historical Commission.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request to amend Title 2, Chapter 5 of the City of Franklin Municipal Code, pertaining to the regulation of the Civil War Historical Commission's membership structure, appointment structure, and rules of procedure.

BACKGROUND/STAFF COMMENTS:

The Civil War Historical Commission (CWHC) consists of eighteen (18) members, eleven (11) of which are representatives from specifically-listed preservation and heritage-related organizations. One (1) member is represented by a City of Franklin Alderman, one (1) member is an education liaison, and five (5) members are at-large members.

Ordinance 2021-51 seeks to amend the membership structure by adopting a more general approach that is similar to the membership structures of peer recommendation bodies such as the Sustainability Commission and the Public Arts Commission. The proposed amendment maintains a maximum of eighteen (18) members, who will continue to be representatives from Civil War and/or historic preservation related non-profit organizations and/or persons with a demonstrated interest in Civil War history and cultural landscapes. One alderman will continue to serve on the commission, as appointed by the Board of Mayor and Aldermen. This amendment will allow for greater flexibility in addressing vacancies and allow for more diversity in the selection of commissioners, all while maintaining a focus on Civil War preservation and interpretation. The Aldermanic representative will serve as co-terminus, and all other members' term limits will be staggered. A quorum is proposed to consist of a majority of the members that are serving on the CWHC.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Ordinance 2021-51.

ORDINANCE 2021-51

AN ORDINANCE TO AMEND TITLE 2, CHAPTER 5, OF THE FRANKLIN MUNICIPAL CODE RELATIVE TO THE FRANKLIN CIVIL WAR HISTORICAL COMMISSION

WHEREAS, Title 2, Chapter 5 of the Franklin Municipal Code was created in 2010 to establish the Civil War Historical Commission to provide for a city-wide collaborative approach to engage local Civil War and battlefield preservation organizations and interested citizens to serve as an advisory body to the Board of Mayor and Aldermen and City Administrator; and

WHEREAS, this amendment to the membership structure, appointment structure, and rules of procedure will allow the commission to provide consistent and inclusive guidance to the BOMA and City Administrator; and

WHEREAS, this amendment will allow for greater flexibility and diversity in the selection of commissioners while maintaining a focus on the Civil War preservation and interpretation; and

WHEREAS, the Board of Mayor and Aldermen believes it is within the best interests of the citizens of the City of Franklin to amend Title 2, Chapter 5 of the Franklin Municipal Code to address the concerns identified.

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

SECTION I. That Title 2, Chapter 5, of the Franklin Municipal Code is hereby modified by deleting section 2-503 in its entirety and replacing it with the following:

Sec. 2-503. - Membership.

The commission shall consist of a maximum of 18 members, who shall be representatives from Civil War and/or historic preservation related non-profit organizations and/or persons with a demonstrated interest in Civil war history and cultural landscapes, such as, but not limited to, theAfrican American Heritage Society, Battle of Franklin Trust, the education community, Franklin's Charge, Heritage Foundation of Williamson County, Historic Franklin Masonic Hall Foundation, Lotz House, Save the Franklin Battlefield, Sons of Union Veterans, Sons of Confederate Veterans, Tennessee Preservation Trust, United Daughters of the Confederacy, and Williamson County Convention and Visitors Bureau.One alderman shall serve on the commission, as appointed by the board of mayor and aldermen.

SECTION II. That Title 2, Chapter 5, of the Franklin Municipal Code is hereby modified by deleting section 2-504 in its entirety and replacing it with the following:

Sec. 2-504. - Appointment and term of office.

Members of the commission shall be appointed by the mayor and confirmed by the board of mayor and aldermen. The term of the alderman shall be co-terminus with their term on the board of mayor and aldermen. The term of the remaining members shall be three years and members may be reappointed. The first appointees shall serve the following staggered terms: six members shall serve

initially for four-year terms; six members shall serve initially for three-year terms; and five members shall serve initially for two-year terms Members shall serve until a replacement is appointed and appointees who fill an unexpired term shall hold office for the remainder of said unexpired term.

SECTION III. That Title 2, Chapter 5, of the Franklin Municipal Code is hereby modified by deleting section 2-505 in its entirety and replacing it with the following:

Sec. 2-505. - Officers, meetings, and rules of procedure.

The officers of the commission shall be a chair and vice-chair, elected by majority vote of the commission. The chair shall preside at meetings of the commission and shall have the right to vote. The vice-chair shall, in case of absence or disability of the chair, perform the duties of the chair. Officers shall serve for terms of one year or until their successors are regularly elected and take office. The commission shall hold meetings at such times, as it deems necessary, and shall meet upon the call of the chair. The commission shall meet not less than four times each calendar year. The commission shall adopt bylaws, operating agreements, and may make and alter rules for its conduct and procedure, providing they are consistent with state law and applicable provisions of the city charter, ordinances, and policies. A quorum shall consist of a majority of the members that are serving on the commission. The concurring vote of a majority of members present shall be required for approval or disapproval of any motion or other action of the commission. All meetings shall be open to the public.

****

SECTION IV. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall take effect on the effective date of the Franklin Zoning Ordinance amendment, 2021-51, 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

Approved as to form by:

_____
Maricruz R. Fincher
Staff Attorney

PASSED FIRST READING: _____

PASSED SECOND READING: _____

City of Franklin

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

File #: 21-02923

DATE: January 31, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Alderman Matt Brown

SUBJECT:

Discussion Regarding Maintaining A Permanent Access To Mack Hatcher From The City's Water Reclamation Facility.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request to the Tennessee Department of Transportation to allow the City of Franklin to maintain a permanent City-only access off of Mack Hatcher Memorial Parkway to the City's Water Reclamation Facility.

BACKGROUND/STAFF COMMENTS:

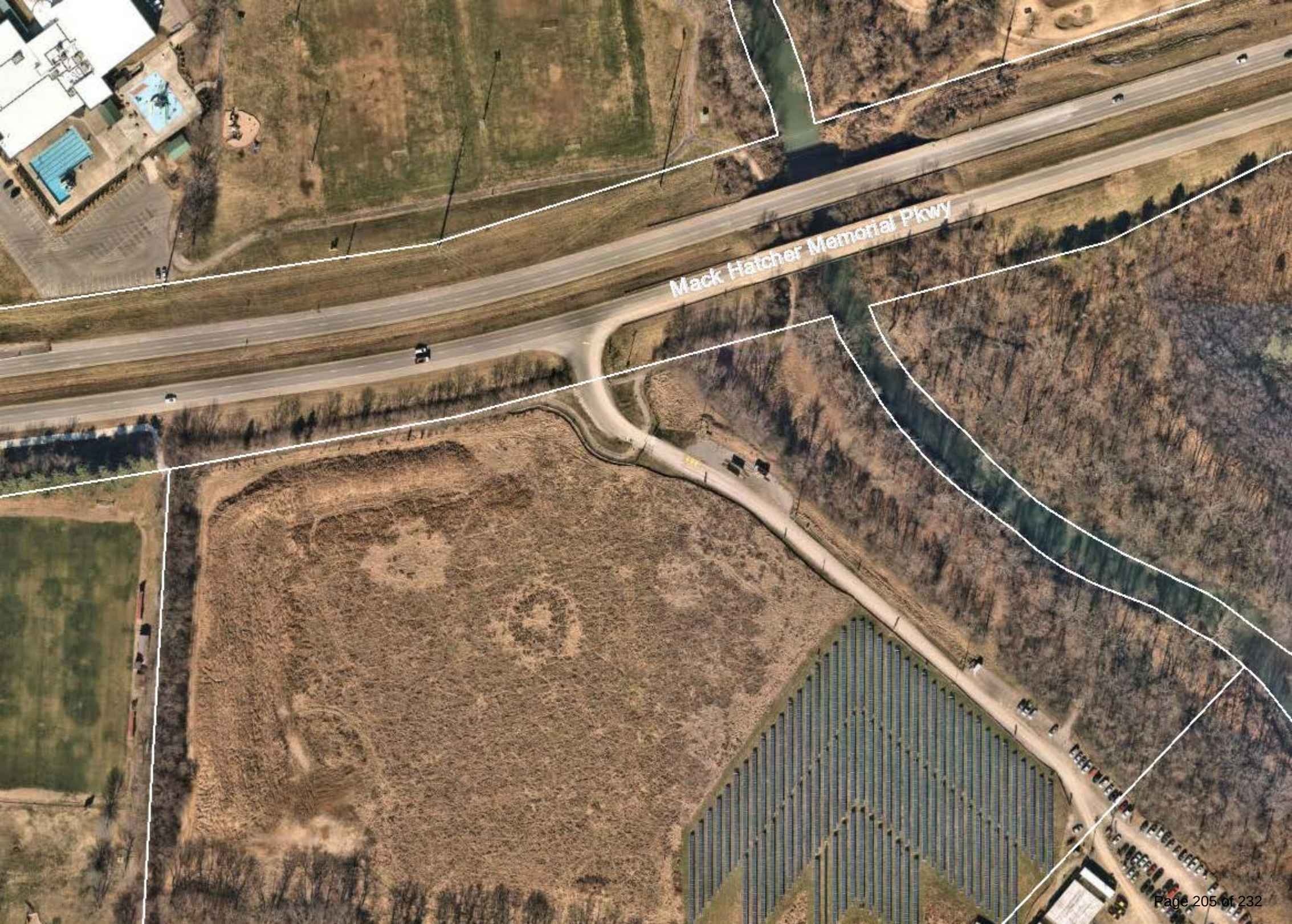
As part of the ongoing Water Reclamation Facility (WRF) upgrade and expansion project, the Tennessee Department of Transportation (TDOT) permitted the City to construct a temporary access off of Mack Hatcher Memorial Parkway. This access road has helped keep construction traffic off of Claude Yates Drive which runs through the northern portion of the Franklin High School campus and is adjacent to the Chestnut Bend neighborhood. Alderman Matt Brown has suggested that the City pursue maintaining the Mack Hatcher access as a permanent City-only service road following the completion of the WRF project. Allowing this access off Mack Hatcher would permanently divert most large truck traffic that serves the WRF off of Claude Yates to the benefit of Franklin High School and the Chestnut Bend Neighborhood. State Representative Sam Whitson has suggested that the City consider a Board of Mayor and Aldermen-adopted resolution supporting this change be shared with TDOT in formally requesting this access.

FINANCIAL IMPACT:

A relatively small cost is expected for maintaining the existing road and providing access control to the road. These costs would be absorbed within the Water Management utility budget.

RECOMMENDATION:

Should the Board support this request, a resolution will be drafted for consideration at the February 22nd Board of Mayor and Aldermen meeting.


Mack Hatcher Memorial Pkwy

City of Franklin

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

File #: 21-02721

DATE: January 27, 2022

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Joe Marlo
Michael Walters Young, Budget and Analytics Manager

SUBJECT:

Consideration Of The New City Hall Master Plan and Cost Estimates.
FMPC/BOMA JCW 12/9/21
WS 1/11/21

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) for continued discussion of the new city hall master plan and cost estimates.

BACKGROUND/STAFF COMMENTS:

During last month's work session, Vernon Gerth and Michael Walters-Young provided information related to construction cost estimates for the new city hall master plan. These estimates were a result of a cursory review of building activity within the Middle Tennessee region and further validated based on regional data compiled by two national construction cost consultants, Dodge Data and Analytics and Cummings Insights. Three City Hall redevelopment options and construction cost estimates were presented for consideration: (1) design and buildout of the full master plan; (2) a phasing option to construct a portion of the City Hall building and a portion of the subgrade parking garage; and (3) a phasing option to construct a portion of the City Hall building and the full subgrade parking as shown on the master plan. The latter two options would allow for future expansion of the city hall building and the ultimate buildout of the master plan. All included temporary relocation costs. The full preliminary master plan booklet, video, and survey can be found here: https://complete-the-square.com/resources-findings-and-reports/

The staff recommended proceeding with Option (3), to construct a portion of the City Hall building and the full subgrade parking as shown on the master plan. Proceeding with the next phase is limited to the Scope and Schedule and Professional Services Agreement for Phase II only, Schematic Design. Initial BOMA feedback was favorable to Option (3) and that the BOMA would like to hold a longer discussion on the new city hall and cost estimates prior to proceeding.

FINANCIAL IMPACT:

See the attachment.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the new City Hall master plan and cost estimates, and provide guidance for presenting the Scope and Schedule and Professional Services Agreement for Phase II, Schematic Design during an upcoming meeting for consideration.

PRESENTATION ON COST ESTIMATES AND OPTIONS FOR THE NEW CITY HALL MASTER PLAN

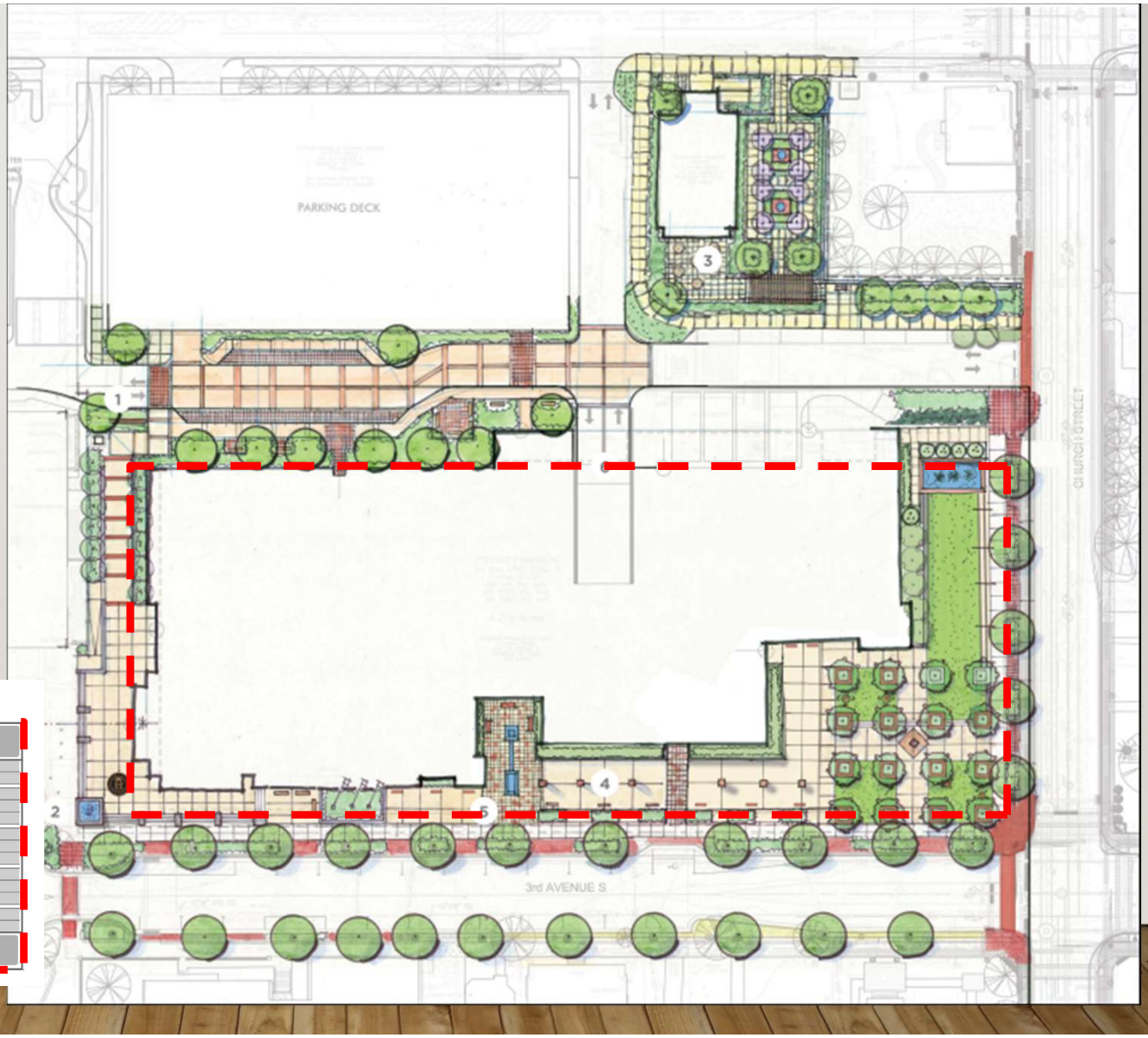
BOMA WORK SESSION
FEBRUARY 8, 2022

NEW CITY OPTIONS

- **Option 1** Full Master Plan
- ~~**Option 2** Phase 1 of Master Plan (Partial Building, Partial Garage)~~
- **Option 3** Phase 1 of Master Plan (Partial Building, Full Garage)

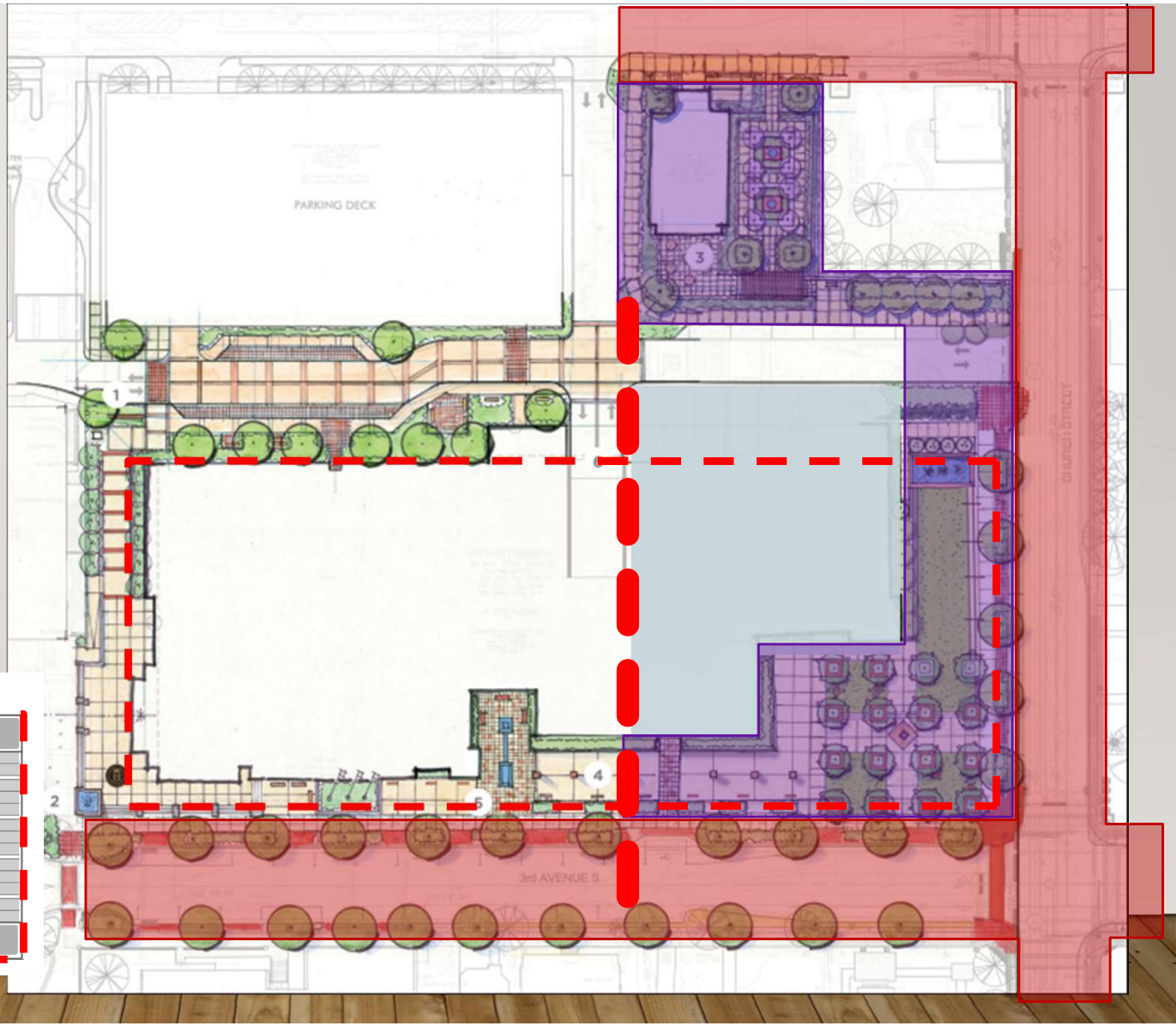
OPTION 1
FULL MASTER PLAN

115,700 ft^2 Building



OPTION 3
PHASE 1:
PARTIAL BUILDING, FULL GARAGE

78,500 ft^2 Building



New City Hall Cost Estimates and Options		
	Option 1	Option 3
	Full Master Plan	Partial Building
Item		Full Garage
Overall Project Cost	$ 106,400,000	$ 74,500,000
Building Square Footage	115,700	78,500
Underground Parking?	Yes	Yes
# of Underground Spaces	204	204
# of Net Parking Spaces	137	137
LEED Certification Level	Silver	Silver
FFE & Technology?	☑	☑
Temporary Relocation?	☑	☑
Streetscape?	☑	☐
Urban Parks?	☑	☐
Green Roof?	☑	☐

New City Hall Cost Estimates and Options		
Item	Option 1 Full Master Plan	Option 3 Partial Building Full Garage
Overall Project Cost	$ 106,400,000	$ 74,500,000
Building Square Footage	115,700	78,500
Underground Parking?	Yes	Yes
# of Underground Spaces	204	204
# of Net Parking Spaces	137	137
LEED Certification Level	Silver	Silver
FFE & Technology?	☑	☑
Temporary Relocation?	☑	☑
Streetscape?	☑	☐
Urban Parks?	☑	☐
Green Roof?	☑	☐

STAFF RECOMMENDATION:

Schematic Design for Option 3

- ✓ Functional, Efficient Building for Public and Staff
- ✓ Massing that Completes the Square
- ✓ Maximizes Site Parking
- ✓ Maintains Flexibility to Build Partial Garage
- ✓ Allows for Future Master Plan Development
- ✓ Within Recommended Resources of CIP
- ✓ Progresses New City Hall Timeline
- ✓ Schematic Design Costs: $1,398,000

PUBLIC ENGAGEMENT

COMPLETING THE SQUARE

PHASE 1 PROJECT TEAM

HISTORIC CITY OF FRANKLIN, TENNESSEE 1799

OHM STUDIO EIGHT DESIGN	Architecture, Civil Engineering, & Project Management
BRAND interior design	Interior Design
KV+D KISER VOGRIN DESIGN	Landscape Architecture
The Parent Company Contractors · Managers · Consultants	Preconstruction Consultant
genesis	Structural & MEP Engineering
SRMC	Security Consultant
HENDERSON ENGINEERS	Lighting, AV, & Low Voltage Consultant
Optomized Design Solutions Energy studio	LEED Consultant

FRANKLIN TENNESSEE

NEW CITY HALL FACILITY

VIRTUAL FAMILY ROOM CHAT

05 OCTOBER 2021

AGENDA

Establishing the Master Plan Vision

- Master Plan Design Process
- Round 1 Community Engagement Results

Forming the Master Plan Vision

- Conceptual Building Floor Plans
- Conceptual Landscape Plans

The Vision: Completing the Square

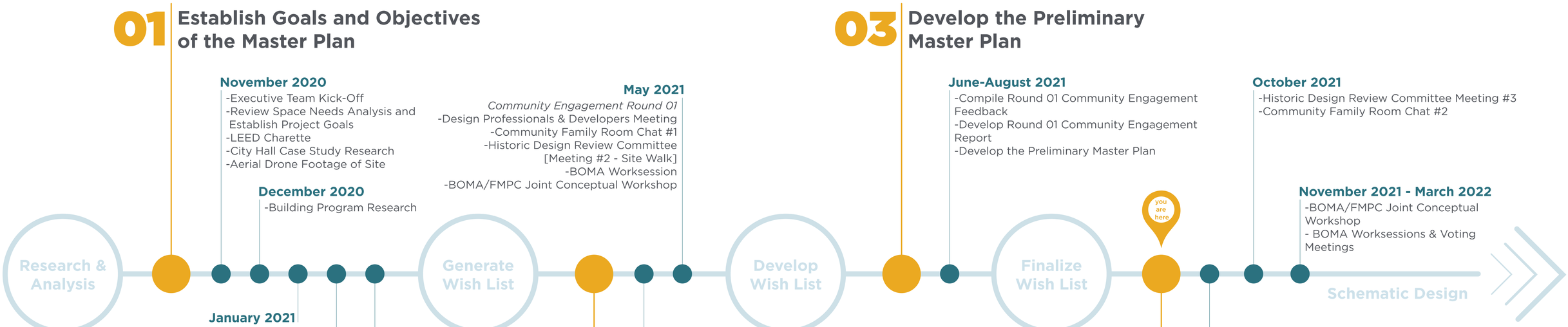
- Preliminary Master Plan

FRANKLIN TENNESSEE
NEW CITY HALL FACILITY

ESTABLISHING THE MASTER PLAN VISION

Master Plan Design Process

PHASE 1 PROGRAMMING TIMELINE



01 Establish Goals and Objectives of the Master Plan

November 2020
-Executive Team Kick-Off
-Review Space Needs Analysis and Establish Project Goals
-LEED Charette
-City Hall Case Study Research
-Aerial Drone Footage of Site

December 2020
-Building Program Research

January 2021
-Departmental Interviews
-Case Study Presentations

February 2021
-Develop the Building Program & Space Standards
-Evaluate Site for Future Development

March 2021
-Kick-Off Specialty Consultants [Security & Technology]
-Specialty Consultant Draft Basis of Design Document Development
-Engineering Narrative Draft Document Development
-Community Engagement Website Launch
-Historic Design Review Committee Meeting #1
-Civil, Utility, & Streetscape Drawing Development

02 Engage the Public in Preliminary Master Plan Development

April 2021
Community Engagement Round 01
-Community & Staff Survey Release
-Franklin Public Arts Commission Meeting
-Civic Stakeholders Meeting
-Downtown Neighborhood Association Meeting

May 2021
Community Engagement Round 01
-Design Professionals & Developers Meeting
-Community Family Room Chat #1
-Historic Design Review Committee [Meeting #2 - Site Walk]
-BOMA Worksession
-BOMA/FMPC Joint Conceptual Workshop

03 Develop the Preliminary Master Plan

June-August 2021
-Compile Round 01 Community Engagement Feedback
-Develop Round 01 Community Engagement Report
-Develop the Preliminary Master Plan

October 2021
-Historic Design Review Committee Meeting #3
-Community Family Room Chat #2

November 2021 - March 2022
-BOMA/FMPC Joint Conceptual Workshop
- BOMA Worksessions & Voting Meetings

September 2021
Community Engagement Round 02
-Community & Staff Survey Release
-BOMA Worksession

04 Release the Preliminary Master Plan for Community Feedback

ESTABLISHING THE MASTER PLAN VISION

Master Plan Design Process

BUILDING DESIGN GOALS

01 MEET THE PROGRAMMATIC NEEDS OF CITY HALL

02 BALANCE SECURITY WITH A WELCOMING CITY HALL

03 FLEXIBILITY IN DESIGN TO ALLOW FOR FUTURE GROWTH

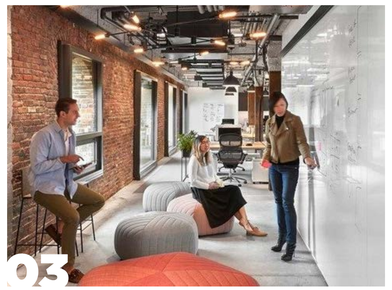
04 PROVIDE MORE PARKING FOR THE STAFF AND THE COMMUNITY

05 IMPLEMENT MODERN OFFICE DESIGN STRATEGIES TO IMPROVE EFFICIENCY IN CUSTOMER SERVICE AND TO PROMOTE EMPLOYEE COLLABORATION

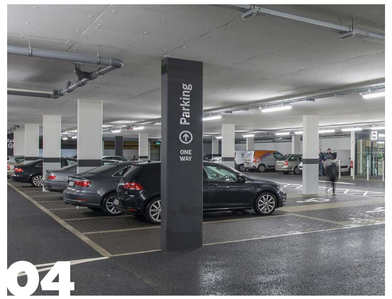
06 PROMOTE AND SUPPORT COMMUNITY FUNCTIONS

07 SUSTAINABILITY/LEED SILVER

01


03

02



04

05

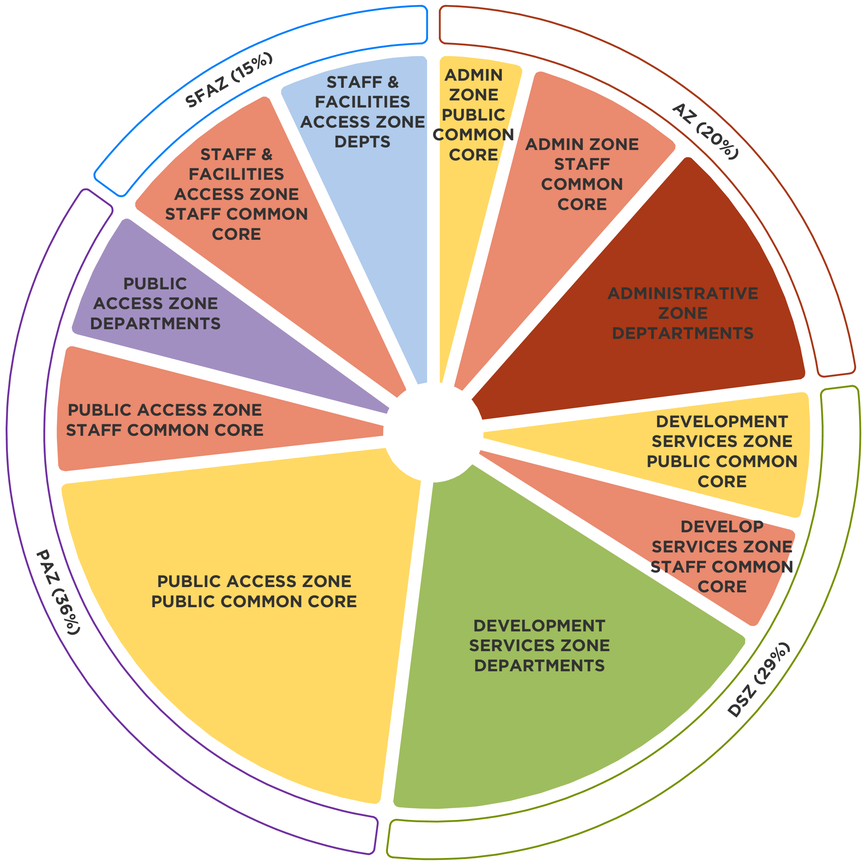
06

ESTABLISHING THE MASTER PLAN VISION

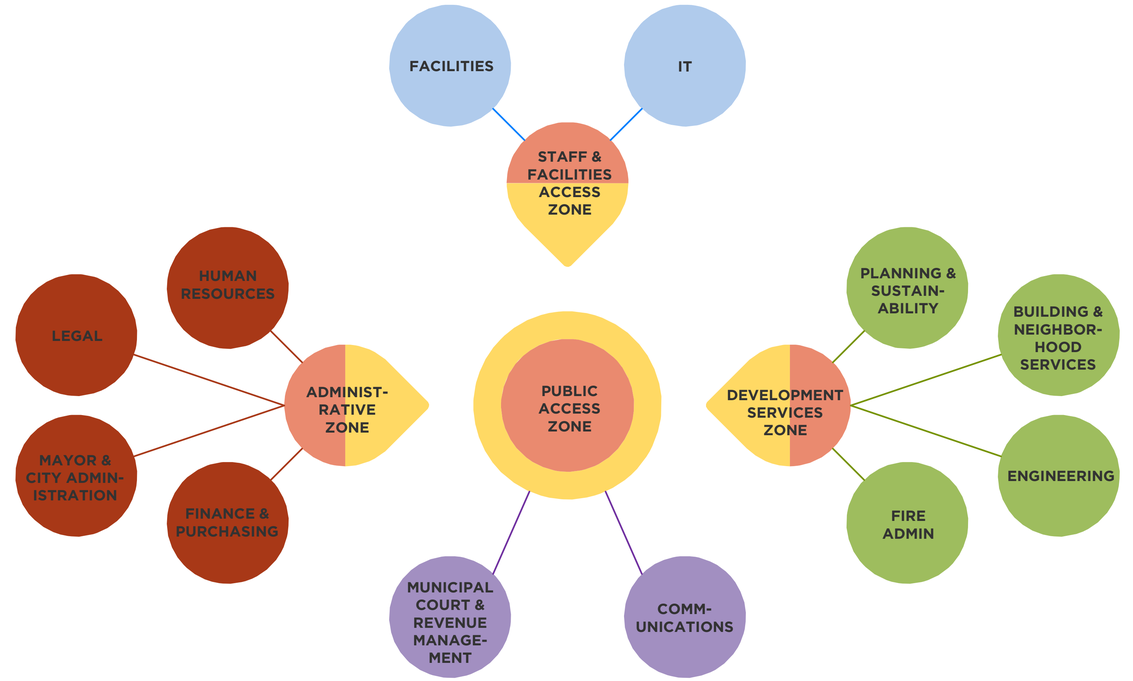
Master Plan Design Process

BUILDING PROGRAM

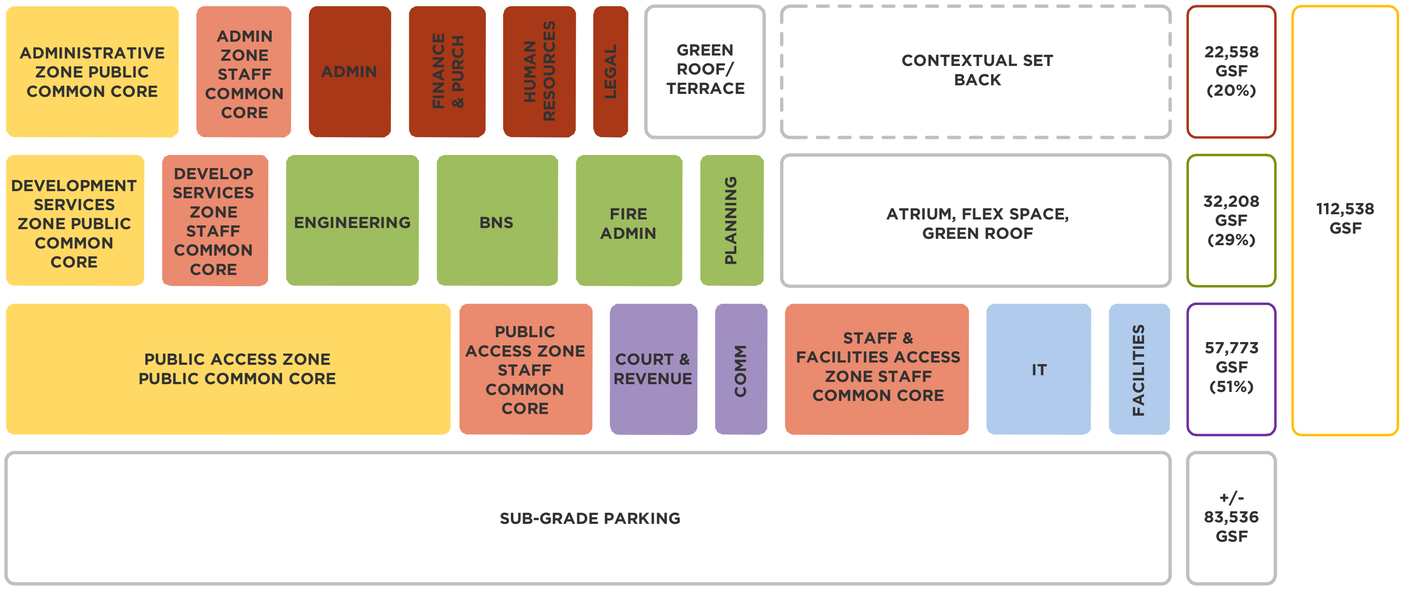
- PUBLIC COMMON CORE
- STAFF COMMON CORE
- ADMINISTRATIVE ZONE DEPARTMENTS
- STAFF & FACILITIES ACCESS ZONE DEPARTMENTS
- DEVELOPMENT SERVICES ZONE DEPARTMENTS
- PUBLIC ACCESS ZONE DEPARTMENTS



Program Pie Chart



Program Adjacency Diagram



Program Stacking Diagram

ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement Overview

BY THE NUMBERS: COMMUNITY SURVEY

650+ RESPONSES · **12** QUESTIONS · **74%** COMPLETION RATE · **06** WEEKS

BY THE NUMBERS: EMPLOYEE SURVEY

110+ RESPONSES · **15** QUESTIONS · **42%*** COMPLETION RATE · **06** WEEKS

*City of Franklin's network firewall prevented many from completing the survey. The City has since setup an internal website and continues to receive feedback from all employees

BY THE NUMBERS: CIVIC STAKEHOLDER MEETINGS

300+ MEETING ATTENDANCE · **10** QUESTIONS · **25+** TOPIC BASED QUESTIONS · **145+** ATTENDEE COMMENTS

WHO DID WE REACH?

- Community
- City Employees
- Civic Stakeholders
- Historic Design Review Committee
- Downtown Neighborhood Associations
- Design Professionals & Developers
- Board of Mayor and Aldermen
- Municipal Planning Commission
- Public Arts Commission
- Sustainability Commission

ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Community Survey Results

BY THE NUMBERS

650+ RESPONSES

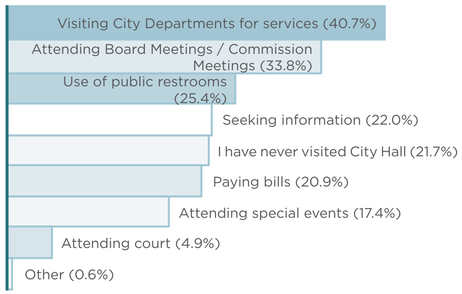
12 QUESTIONS

74% COMPLETION RATE

06 WEEKS

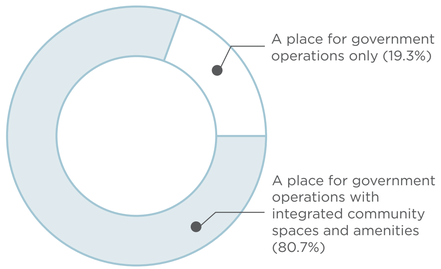
2 ***Q. What is the typical nature of your visit to City Hall? Please check all that apply.***

Most respondents visit City Hall for services with City Departments and to attend board or commission meetings.



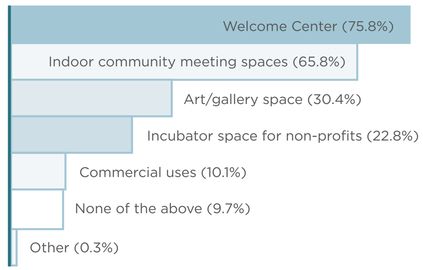
3 ***Q. When thinking about the future City Hall, what do you think the purpose of the City Hall should be?***

The vast majority of respondents felt that the future City Hall should function as a place for government operations with integrated community spaces and amenities.



4 ***Q. Would you like to see any of the following community indoor spaces and uses as part of the future City Hall? Please check up to three.***

A 'welcome center that may include general information and the history of Franklin' received the largest response.



5 ***Q. Which outdoor spaces and amenities are you interested in seeing as part of the future City Hall? Please rank the following in order of importance from 1 to 8, where 1 is most important to you and 8 is least important to you***

The highest ranked feature by respondents was a historic marker/memorial, followed by outdoor seating and furnishings.

#1 Historic marker/memorial
#2 Outdoor seating and furnishings
#3 Plaza
#4 Pocket park
#5 Public park
#6 Public art
#7 Water feature
#8 Performance area
#9 Play space designed for children

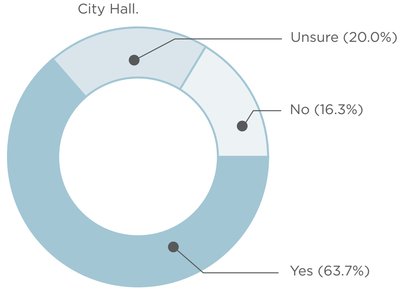
6 ***Q. If you are in favor of Public Art being integrated into the master plan, what type of art would you like to see? Please rank the following in order of importance from 1 to 4, where 1 is most important to you and 4 is least important to you.***

Similar to question 5, question 6 asked participants to rank their interest in public art type. The top ranked response was local artists.

#1 Local artists
#2 Historical/Cultural
#3 Rotating Exhibits
#4 Interactive

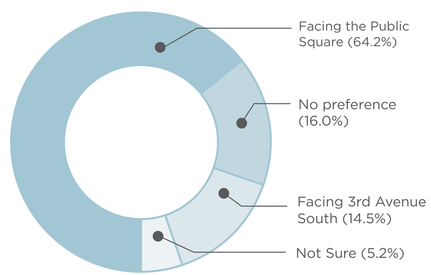
7 ***Q. The City plans to retain the existing 2nd Avenue parking garage on the site. Should additional public parking be incorporated as part of the future City Hall?***

The majority of respondents felt that additional public parking should be incorporated in the plans for the City Hall.



8 ***Q. When you think about a prominent main entrance to the future City Hall, where do you envision it should be located?***

The majority of respondents felt that prominent main entrance should be located facing the Public Square.



ADDITIONAL RESPONSES

"A place that seamlessly blends into the historic look and feel of downtown"

"Something modern that has hints of classic/ historical design elements"

"MUST be developed with the future in mind. Should be able to expand with growth over the long term."

"It has to be open, welcoming, user-friendly."

"rooftop, open space, activation of street"

KEY TAKEAWAYS

THE RESPONSES TO THE SURVEY SHOW THAT FRANKLIN RESIDENTS AND STAKEHOLDERS FEEL THE FUTURE CITY HALL SHOULD:

- Function as a place for government operations with integrated community spaces and amenities
- Include indoor amenities such as a welcome center and community meeting spaces
- Include outdoor spaces and amenities such as a historic marker/memorial as well as outdoor seating and furnishings
- Incorporate additional parking and local artwork/artists
- Include an entrance facing the Public Square
- Reflect existing historic architecture in Downtown
- Be flexible in design and have the ability to adapt to future growth

ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Employee Survey Results

BY THE NUMBERS

110+ RESPONSES

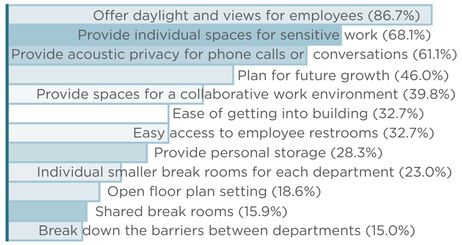
15 QUESTIONS

42% COMPLETION RATE

06 WEEKS

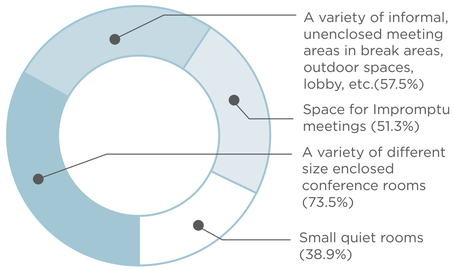
1 *Q. What is the most important to you in creating a functional workspace? Select up to the 5 most important to you.*

The majority of respondents favored daylight and views for employees, individual spaces for sensitive work, acoustic privacy for phone calls or conversations, planning for future growth, and collaborative work spaces.



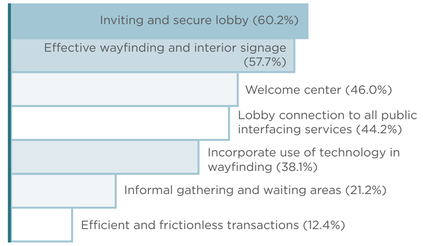
2 *Q. What types of meeting spaces do you think would enhance collaboration and functionality? Please select all that apply.*

Most respondents felt that a variety of different size enclosed conference rooms and a variety of informal, unenclosed meeting areas in break areas, outdoor spaces, lobby, etc. would enhance collaboration and functionality.



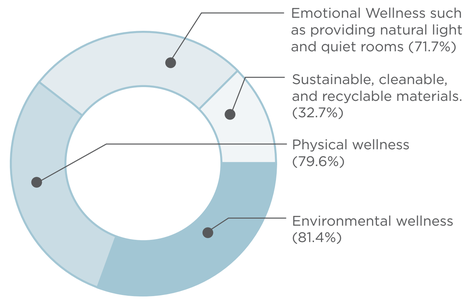
3 *Q. In your opinion, what would be most beneficial in improving customer interface. Please check up to three*

The slight majority felt that an inviting and secure lobby would improve this interface. Many also felt that effective wayfinding and interior signage would also improve it.



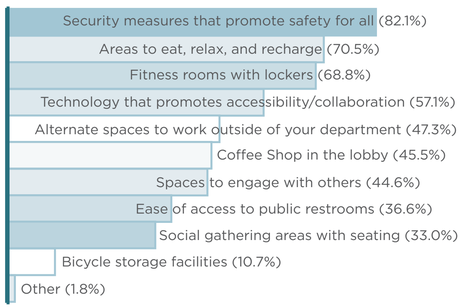
4 *Q. What type of features are most important to you to promote health and wellness in the workplace? Select all that apply.*

Environmental and physical wellness were most important to employees.



5 *Q. What types of indoor amenities would you like to see incorporated into City Hall? Select all that apply.*

Many respondents felt that security measures, areas to eat, relax, and recharge, and fitness rooms with lockers should be incorporated into the new City Hall.



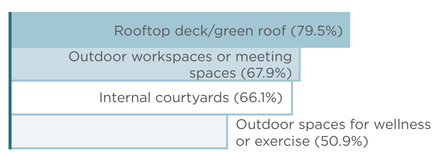
6 *Q. Which outdoor spaces and amenities are you interested in seeing as part of the future City Hall for the public? Please rank the following in order of importance from 1 to 8 where 1 is most important to you and 8 is least important to you.*

The top ranked responses were outdoor seating and furnishings, followed by plaza and pocket park.

#1 Outdoor seating and furnishings
#2 Plaza
#3 Pocket park
#4 Historic marker/memorial
#5 Water feature
#6 Public art
#7 Performance area
#8 Play space designed for children

7 *Q. Which outdoor spaces and amenities are you interested in seeing as part of the future City Hall for the employees? Please check all that apply.*

The majority of respondents are interested in seeing a rooftop deck/green roof as part of the future City Hall.



ADDITIONAL RESPONSES

"Workspaces that have many windows and offer ample daylight"

"Use technology for improved operational efficiency"

"Interaction and collaboration between departments"

"Staff amenities such as health clinic, fitness and large break room"

"Outdoor meeting spaces"

KEY TAKEAWAYS

THE RESPONSES TO THE SURVEY SHOW THAT FRANKLIN EMPLOYEES FEEL THE FUTURE CITY HALL SHOULD:

- Offer daylight and views for employees
- Include a variety of different size enclosed conference rooms
- Include an inviting and secure lobby to improve the customer interface
- Promote environmental and physical wellness
- Incorporate security measures that promote safety for all
- Include outdoor seating and furnishings, and a rooftop deck/ green roof
- Incorporate additional employee parking
- Include a welcome center
- Face the Public Square
- Be designed in a way that reflects the existing architecture of downtown
- Be welcoming, modern, while acknowledging the historic architectural style
- Carry over the current entrance and building location, and parking availability in the future City Hall
- Address the current layout and natural light issues of the existing City Hall building

ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Employee Survey Results

BY THE NUMBERS

110+ RESPONSES

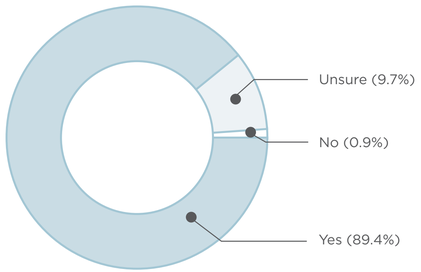
15 QUESTIONS

42% COMPLETION RATE

06 WEEKS

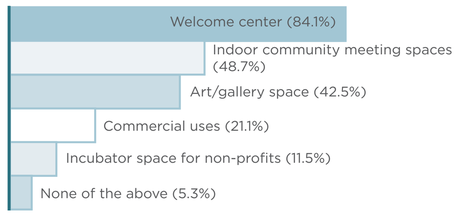
8 ***Q. The City plans to retain the existing 2nd Avenue parking garage on the site. Should additional employee parking be incorporated as part of the future City Hall?***

The vast majority of respondents felt additional employee parking should be incorporated.



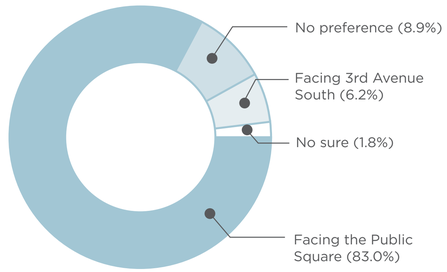
9 ***Q. Would you like to see any of the following community indoor spaces and uses as part of the future City Hall? Please check up to three.***

The large majority of respondents would like to see a welcome center as part of the future City Hall.



10 ***Q. When you think about a prominent main entrance to the future City Hall, where do you envision it should be located?***

The large majority of employees who responded felt that the main entrance should face the Public Square.



11 ***Q. What do you like about the existing City Hall that you would want carried over to the new City Hall?***

Many respondents felt that there were only few features that they would want carried over to the new City Hall. The entrance, location, and parking availability were all features that respondents liked.

"Nothing except location/garage."

"The people!"

"I love the location and working in downtown Franklin."

"Employee only entrances directly into departments."

12 ***Q. What do you dislike about the existing City Hall that you would not want carried over?***

A large number of respondents felt that the lack of natural light and windows is the largest issue with the existing City Hall. Many also felt that the layout is confusing.

"Lack of windows, fresh air, and alternate work areas."

"Old small work stations"

"Confusing layout and lack of space"

13 ***Q. When you think about the future building for City Hall, please describe in your words what you envision in terms of architecture and design***

A large number of respondents stated they envisioned something that was modern, while fitting in with the rest of the Downtown and is historically appropriate.

"A design that complements the historical characteristics of the surrounding area."

"Fits the square architecturally but incorporates modern amenities."

14 ***Q. When thinking about the future City Hall, is there anything else you would like to be considered?***

While the responses were varied and the question received a lower response rate, many indicated that they would like to see dedicated employee parking, spaces that are welcoming and allow for both collaboration and privacy.

"Private parking for city employees"

"…. welcoming and inviting destination that is a source of pride for the community."

"Each department has different needs to take into consideration."

ADDITIONAL RESPONSES

"More conference spaces for continued virtual meetings"

"Secure employee sub-grade parking with the possibility of public parking after hours"

"Incorporating touchdown space for employees outside of City Hall"

"Accessibility for customers"

"Safety and security for employees"

KEY TAKEAWAYS

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ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Stakeholder Meeting Results

COMMUNITY FEATURES

FLEXIBLE DESIGN THAT HAS THE ABILITY TO ADAPT TO FUTURE GROWTH

- Potential for additional square footage in the future
- Maximize the use of open office design instead of private offices where possible
- Provide conference rooms of varying sizes and configurations with AV capability to allow flexibility with work from home staff

A PLACE FOR GOVERNMENTAL OPERATIONS WITH INTEGRATED COMMUNITY SPACES AND AMENITIES

- The majority of the meeting attendees were not in favor of retail and commercial uses
- Interior and exterior community gathering spaces

PROVIDE RESTROOMS ACCESSIBLE TO THE PUBLIC

- Easily accessible from the Square
- Accessible before and/or after operational hours

A PLACE THAT SEAMLESSLY BLENDS INTO THE HISTORIC LOOK AND FEEL OF DOWNTOWN

- Speaks to the history by incorporating the livery stables, arches, and water features
- Civic presence that is classic, but modern with clean, simple lines and traditional materials
- Respects the existing contextual edge of the Courthouse along the Square

BUILDING FEATURES

COMMUNITY MEETING SPACES

- Variety of types and sizes
- Accessible meeting spaces with flexible hours
- Refreshment stations

ENTRANCE FACING PUBLIC SQUARE

- Symbolic to the history of the City's civic services on the Square
- Monumental entrance with contrast in materials

IMPROVED PARKING OPPORTUNITIES FOR STAFF, VISITORS, AND THE PUBLIC

- Additional parking for the public and dedicated parking for staff
- Preference for sub-grade parking
- Convenient short term and handicap parking for City Hall customers

WELCOME CENTER FOR VISITOR INFORMATION

- General information and coffee shop
- Balance security with a welcoming City Hall
- Museum or historic component that tells the story of Franklin

OUTDOOR FEATURES

HISTORICAL MARKER, MEMORIAL

- Welcome Franklin's diverse community with historical displays and markers that are respectful of all
- Educational displays

OUTDOOR SEATING AND FURNISHINGS

- Outdoor meeting spaces in plazas, parks, rooftops, and terraces
- Variety of seating options and size of seating areas

POCKET PARKS AND PUBLIC PARK

- Small courtyards or pocket parks
- Park along Church Street as a gateway to the 2nd Avenue district and art galleries

PUBLIC ART

- Public art by local artists
- Experimental or interactive art (similar to the Midnight Sun Scavenger Hunt)
- Historical and cultural art or murals

PLAZA

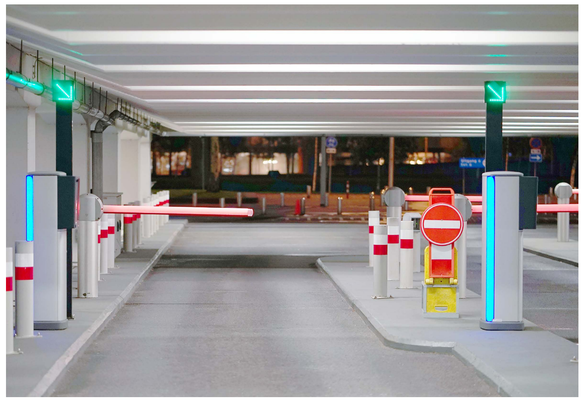
- Plaza entry that relates to the Courthouse plaza in scale
- Provides a place to support festival activities
- Incorporate a water feature reminiscent of the watering troughs

FORMING THE MASTER PLAN VISION

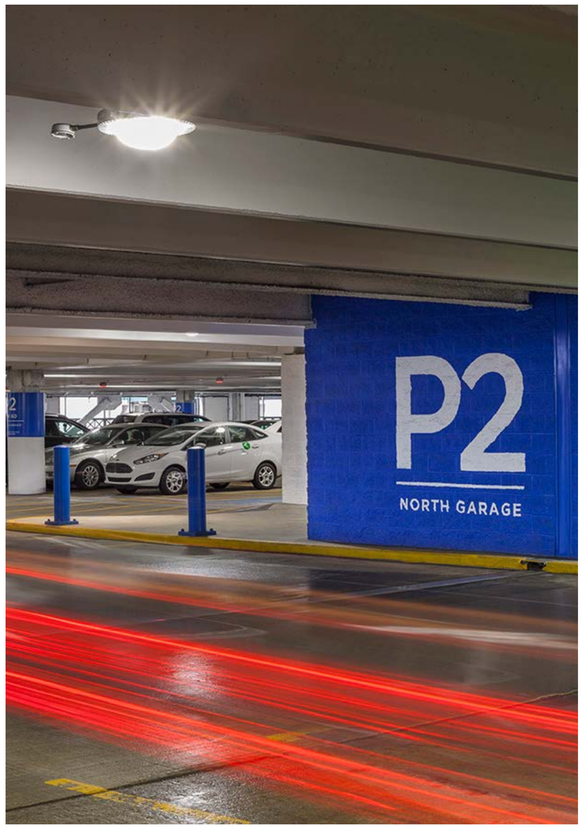
Conceptual Building Floor Plans - Subgrade

Ample lighting

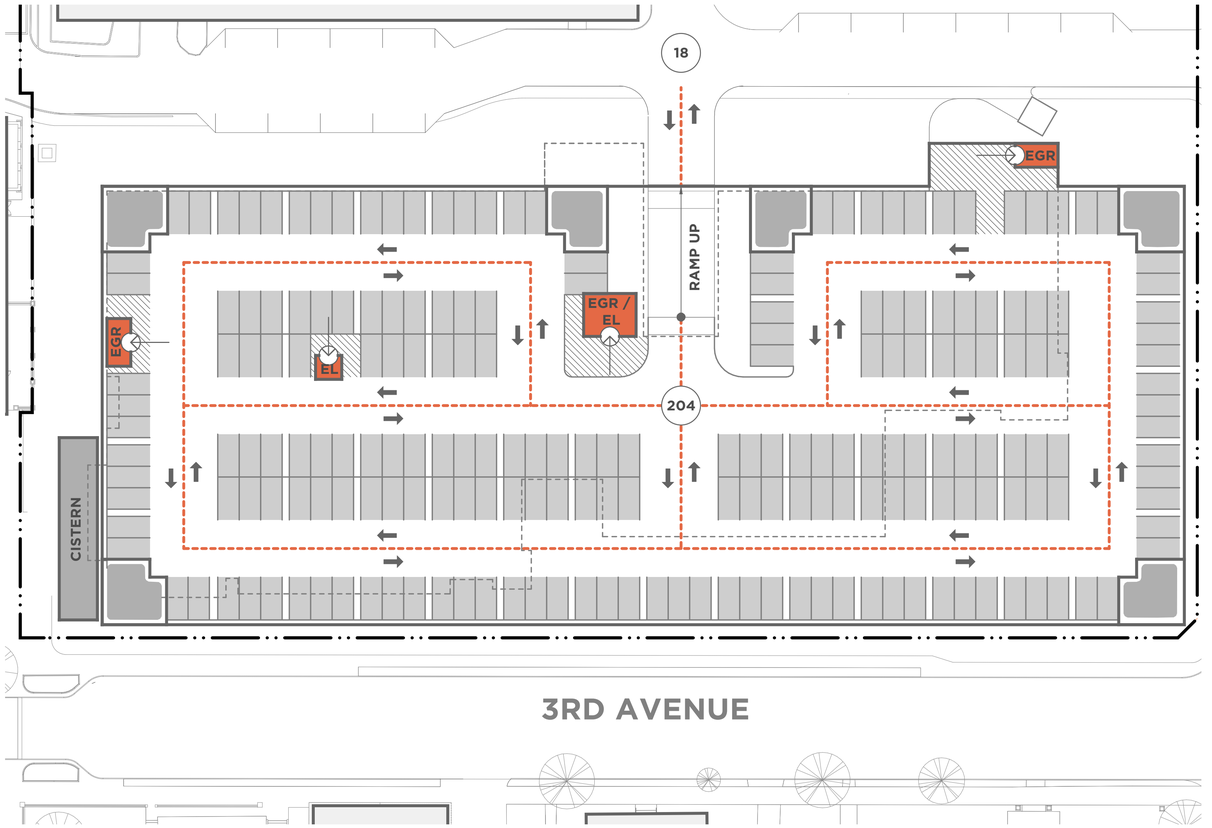
Ample aisle widths

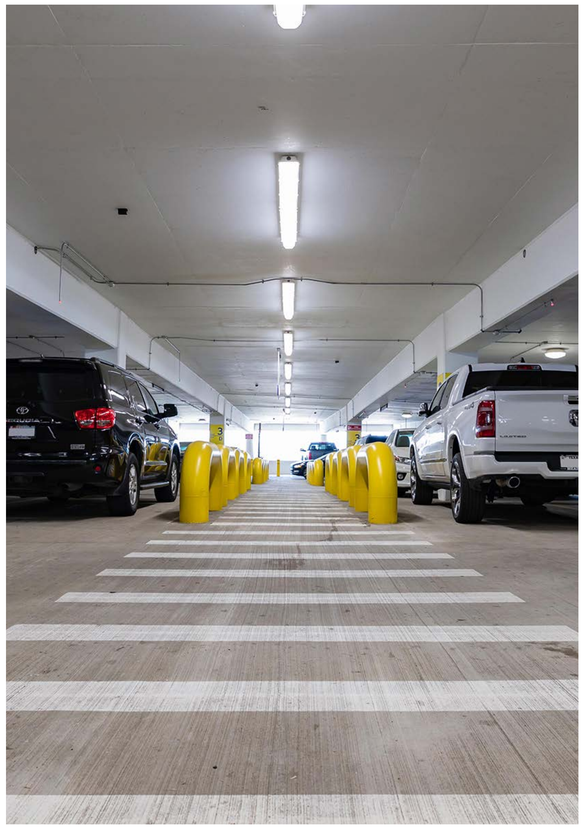


Secure employee parking



Wayfinding





Safe and accessible employee parking

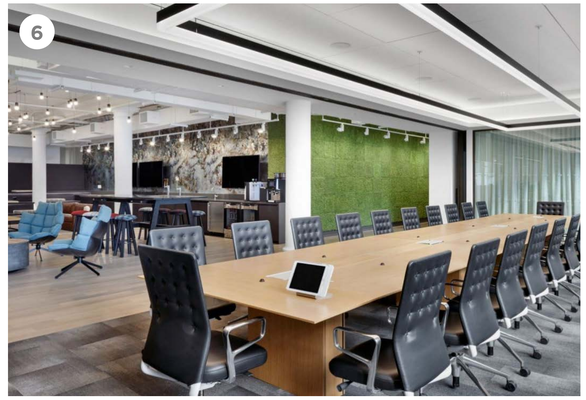
FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - First Floor

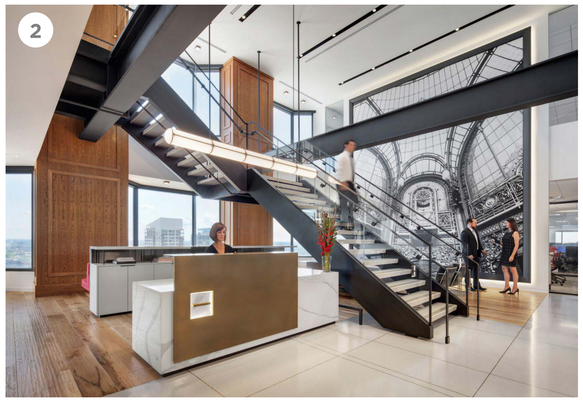
Coffee shop in Lobby

Accessible customer interface

Variety of meeting spaces

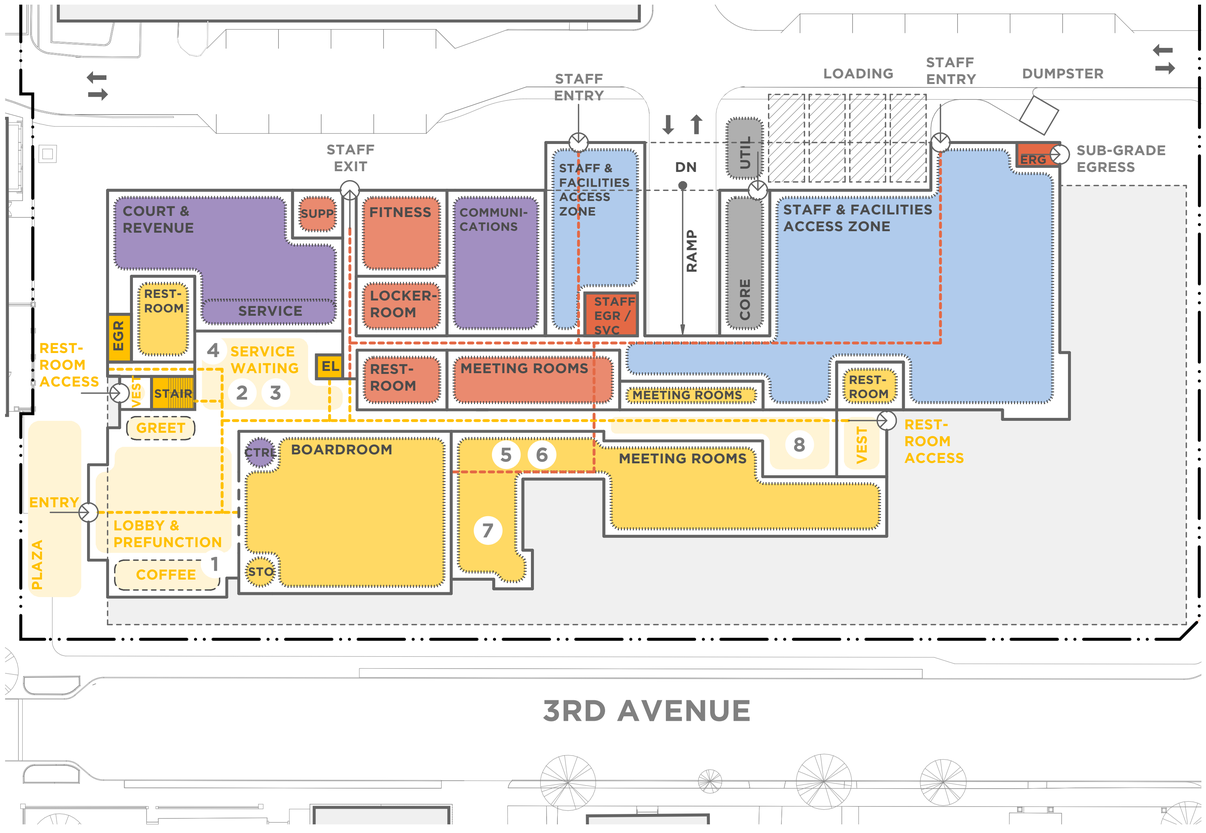


Variety of meeting spaces



Connection between floors

Monumental stair

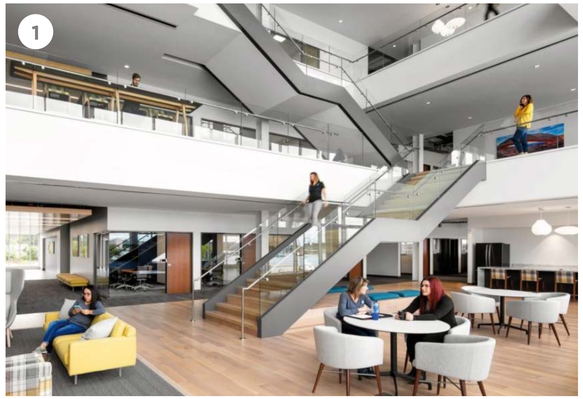


Variety of meeting spaces

Variety of meeting spaces

FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - Second Floor

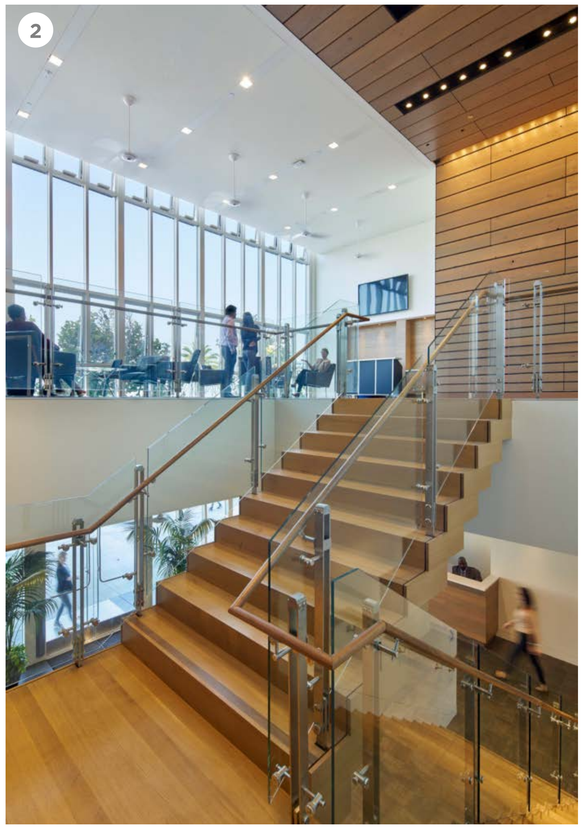


Monumental Stair

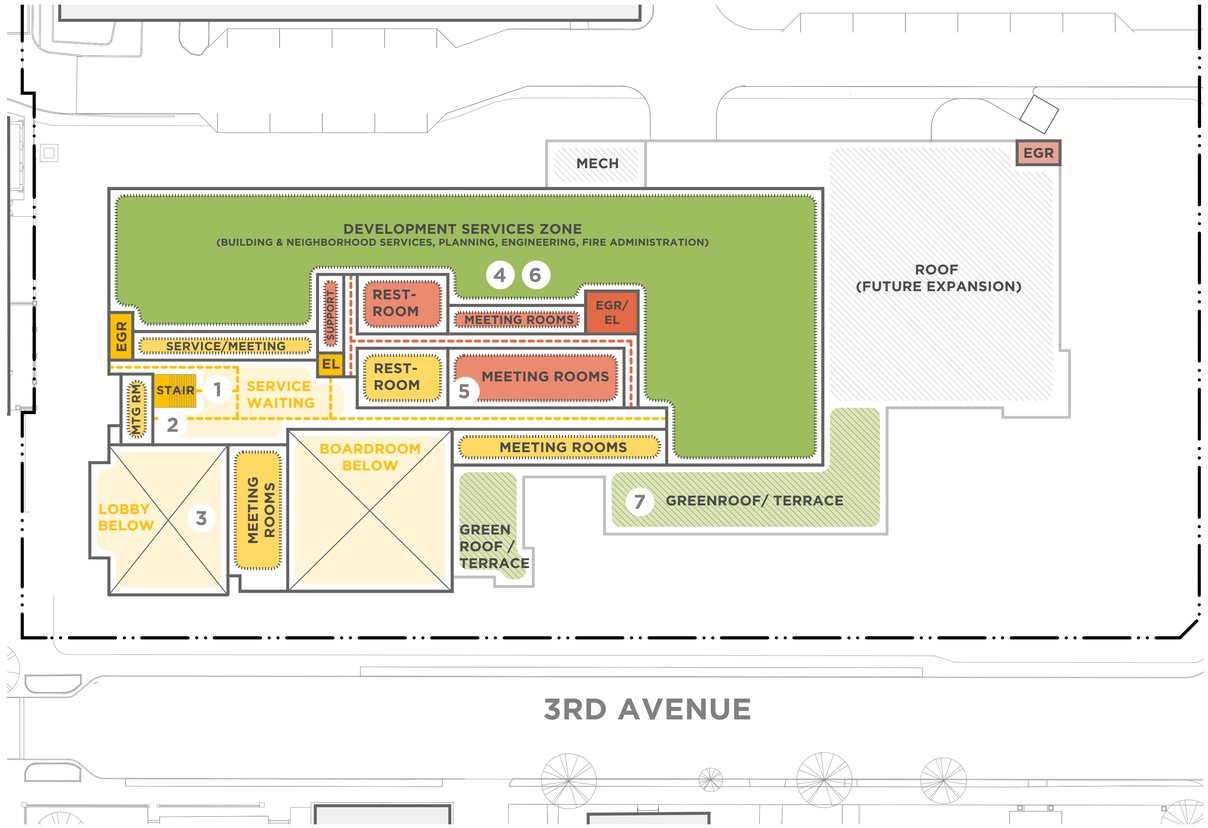
Variety of meeting spaces

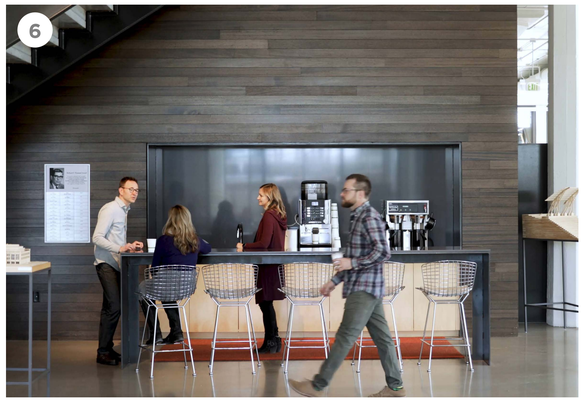
Break-out spaces

Break-out spaces



Connection between floors



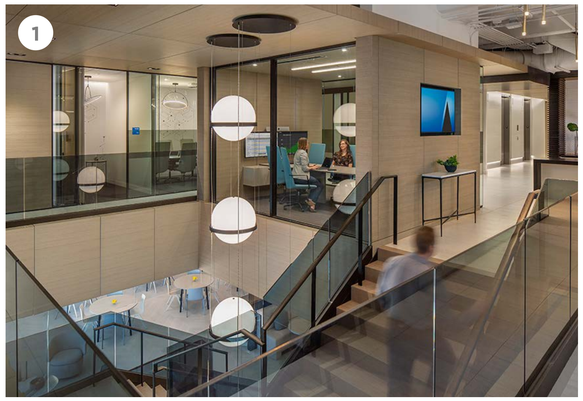


Break spaces

Outdoor meeting spaces

FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - Third Floor



Monumental Stair

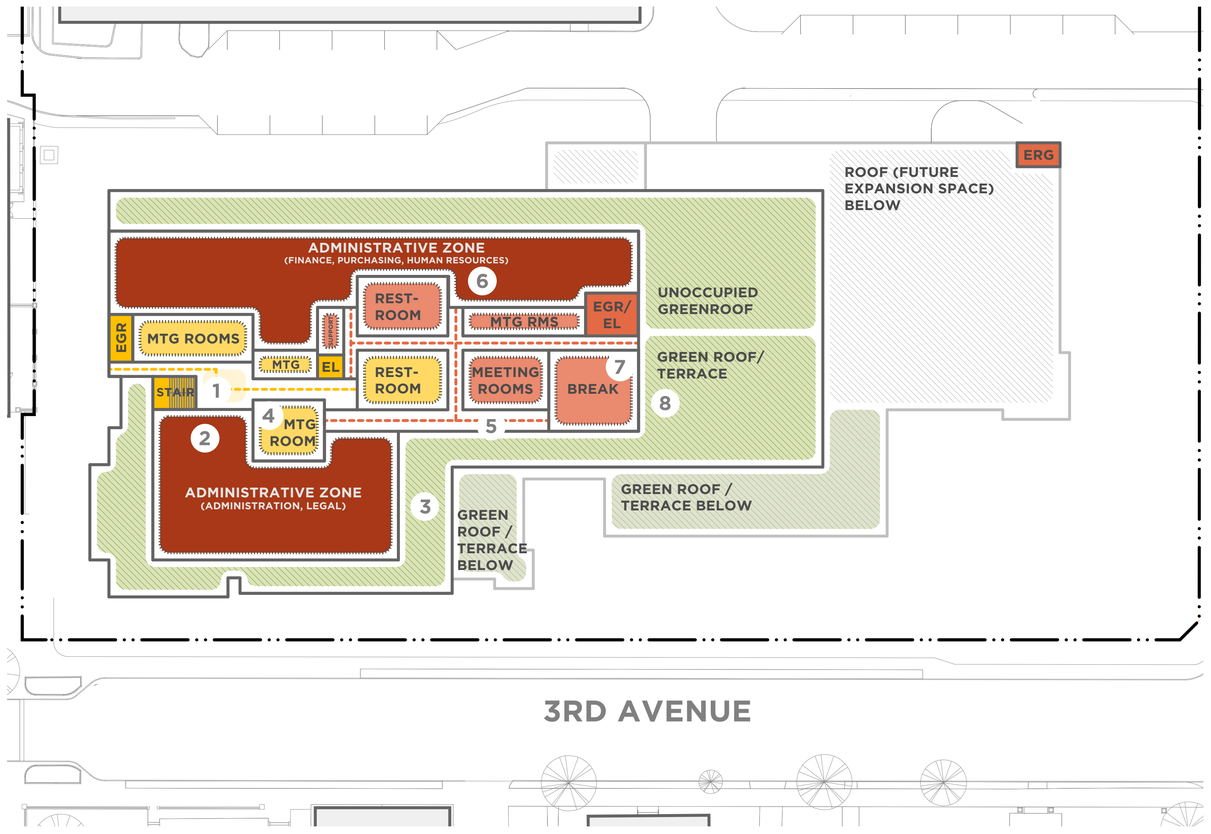
Variety of meeting spaces

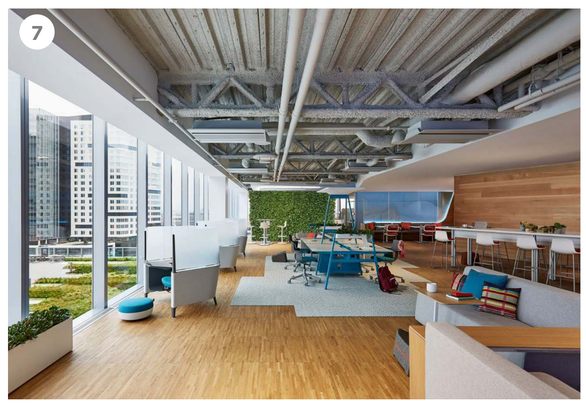
Break-out spaces

Flexible work environments

Variety of meeting spaces

Outdoor terraces





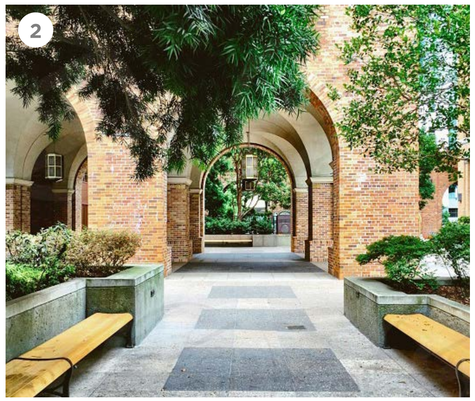
Amenity spaces

Amenity spaces

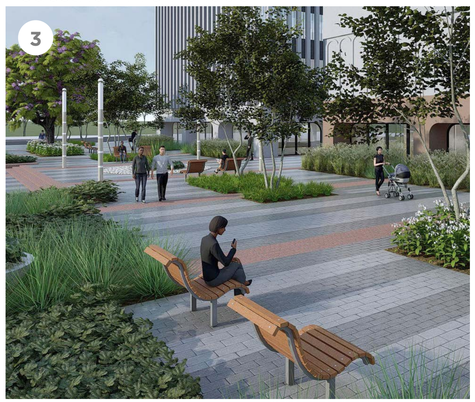
FORMING THE MASTER PLAN VISION

Conceptual Landscape Diagram

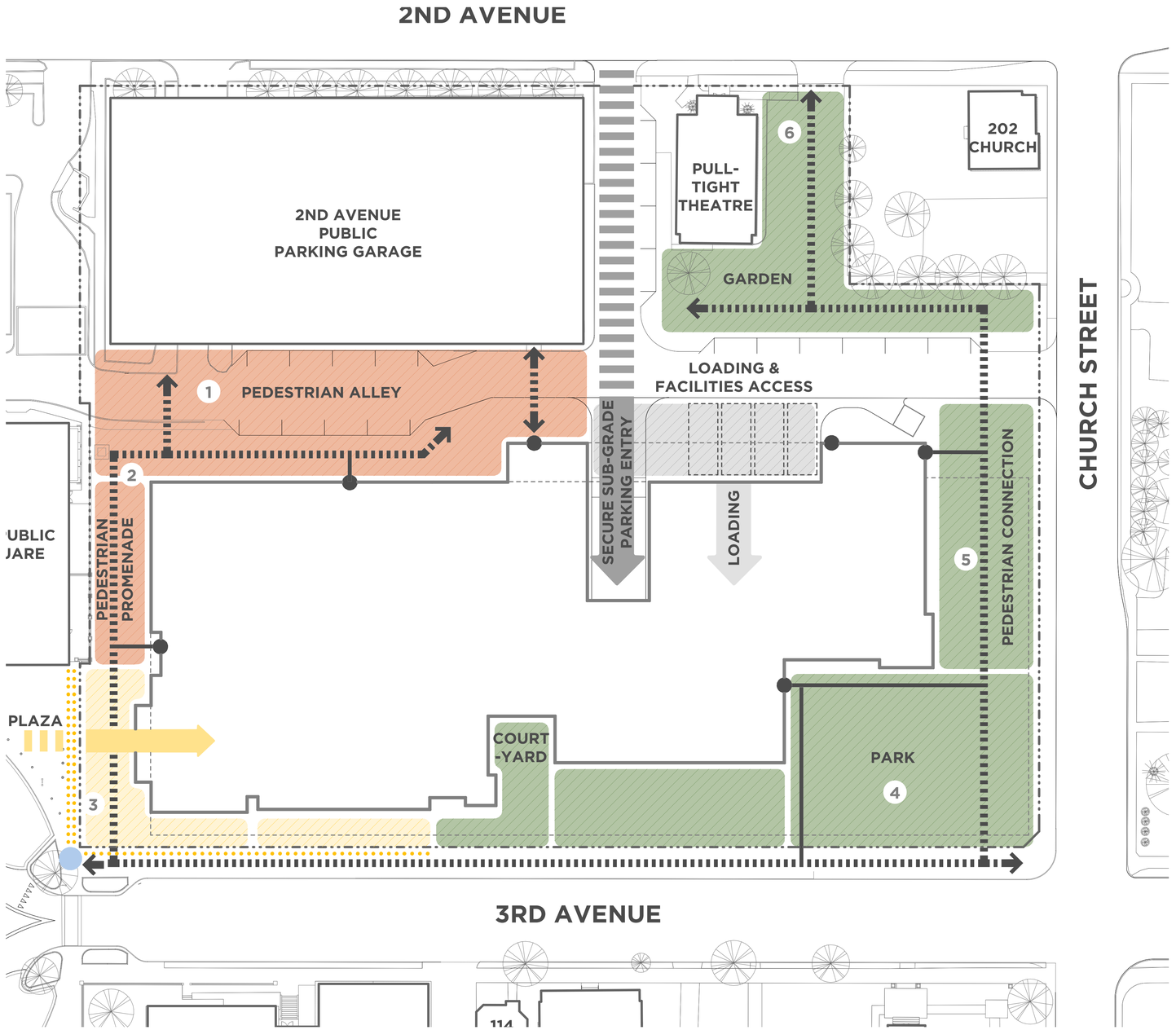
Pedestrian Alley

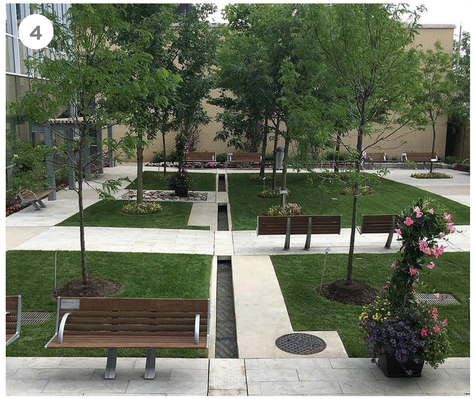


Pedestrian Promenade

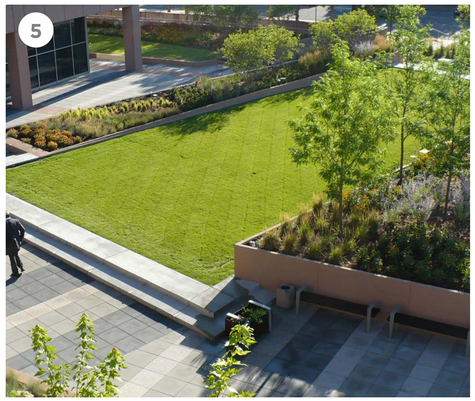


Entry Plaza





Tree Grove

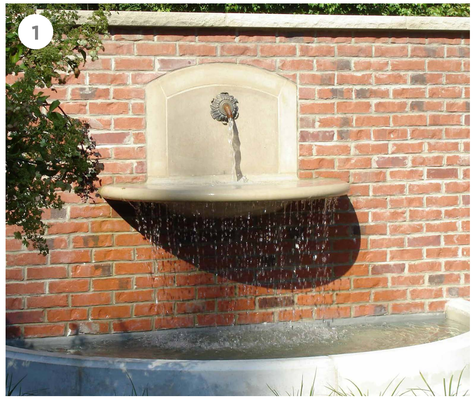


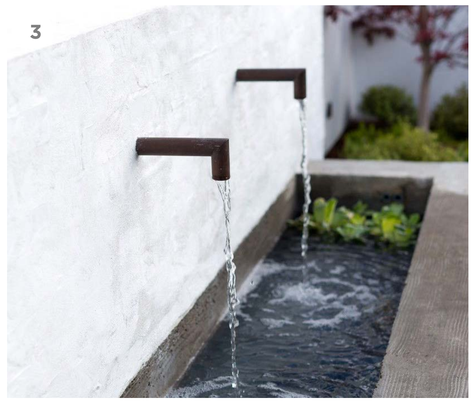
Lawn

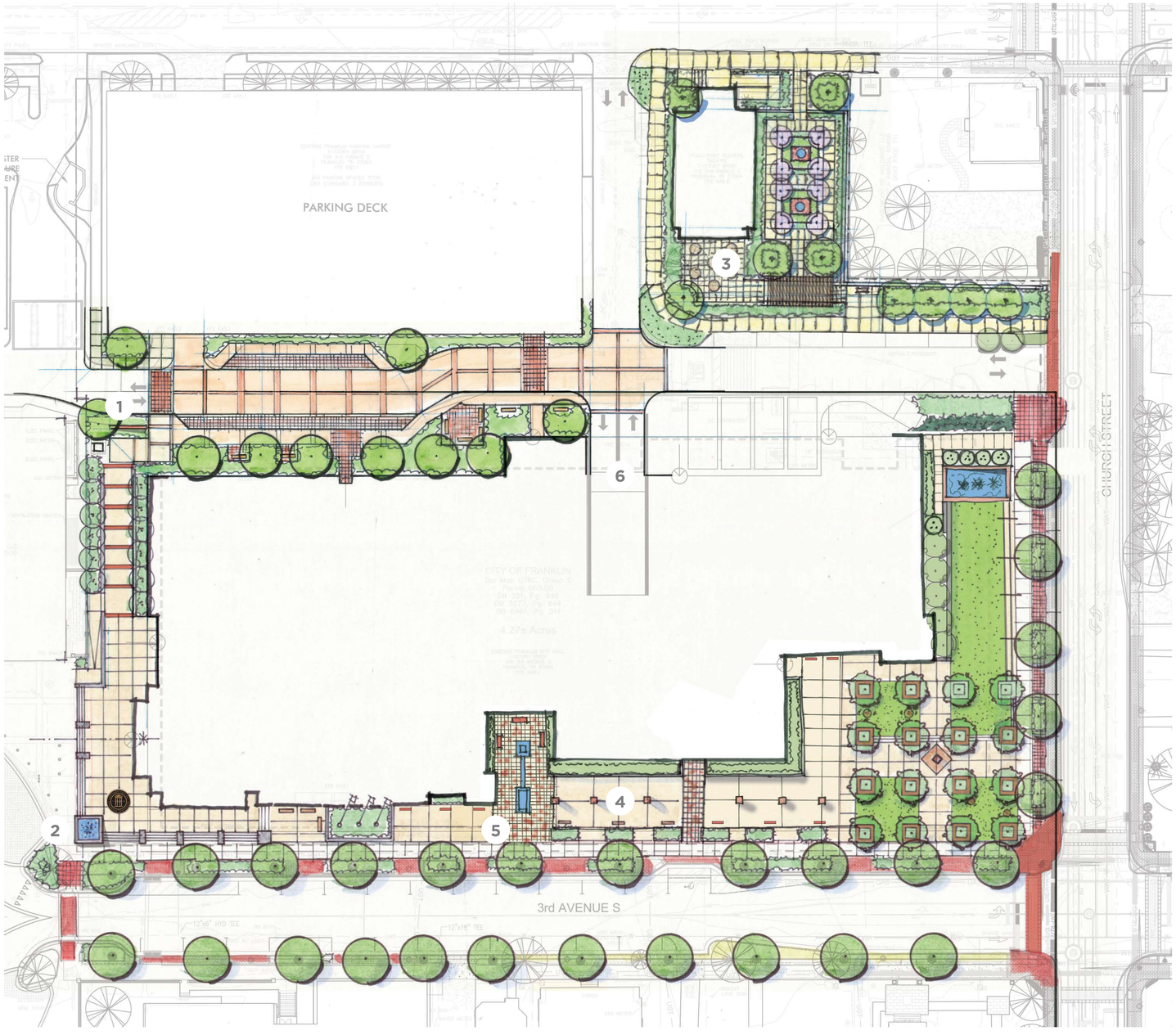
Secret Garden

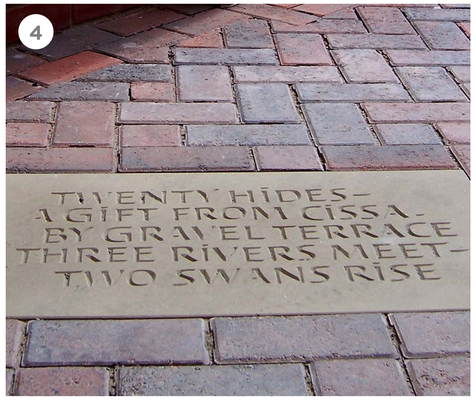
FORMING THE MASTER PLAN VISION

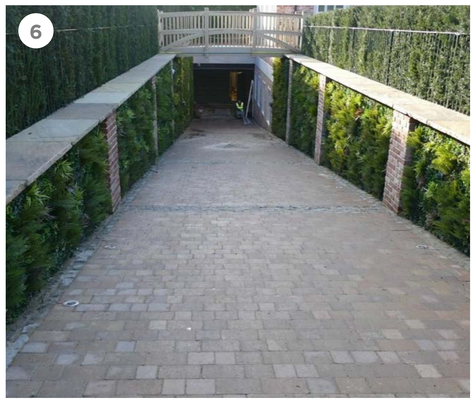
Conceptual Landscape Plan





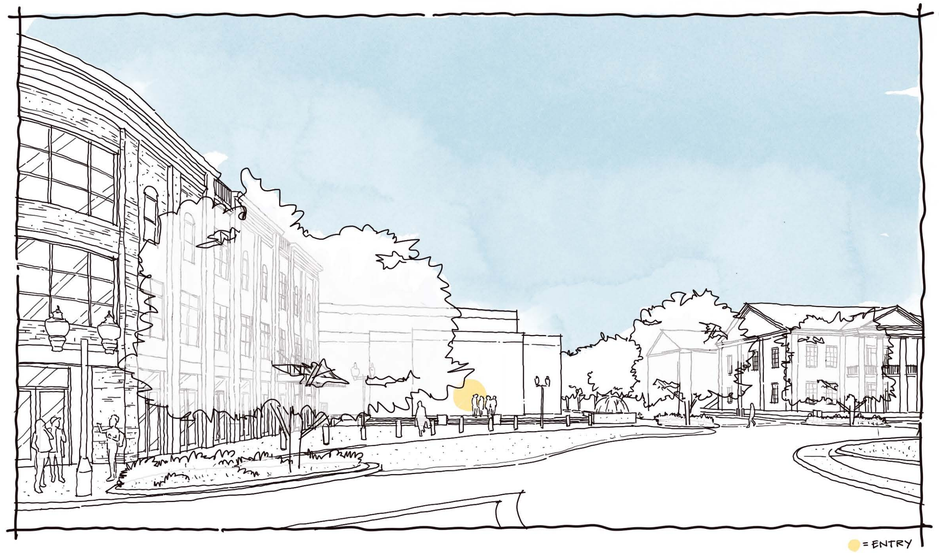


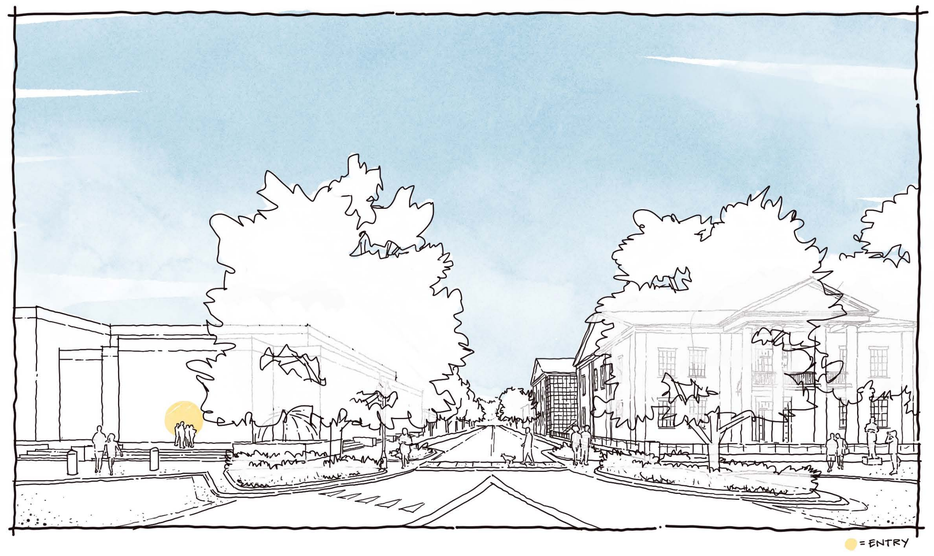


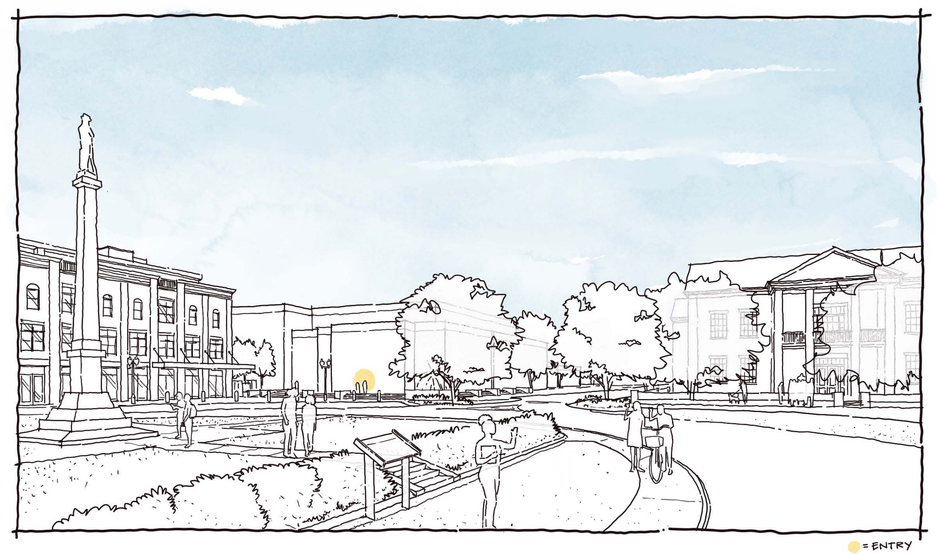


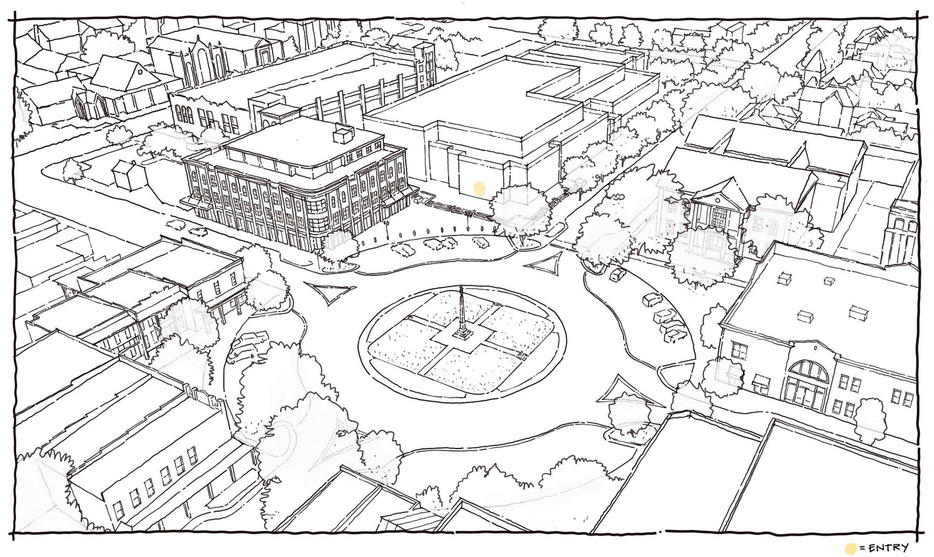
THE VISION: COMPLETING THE SQUARE

3D Views



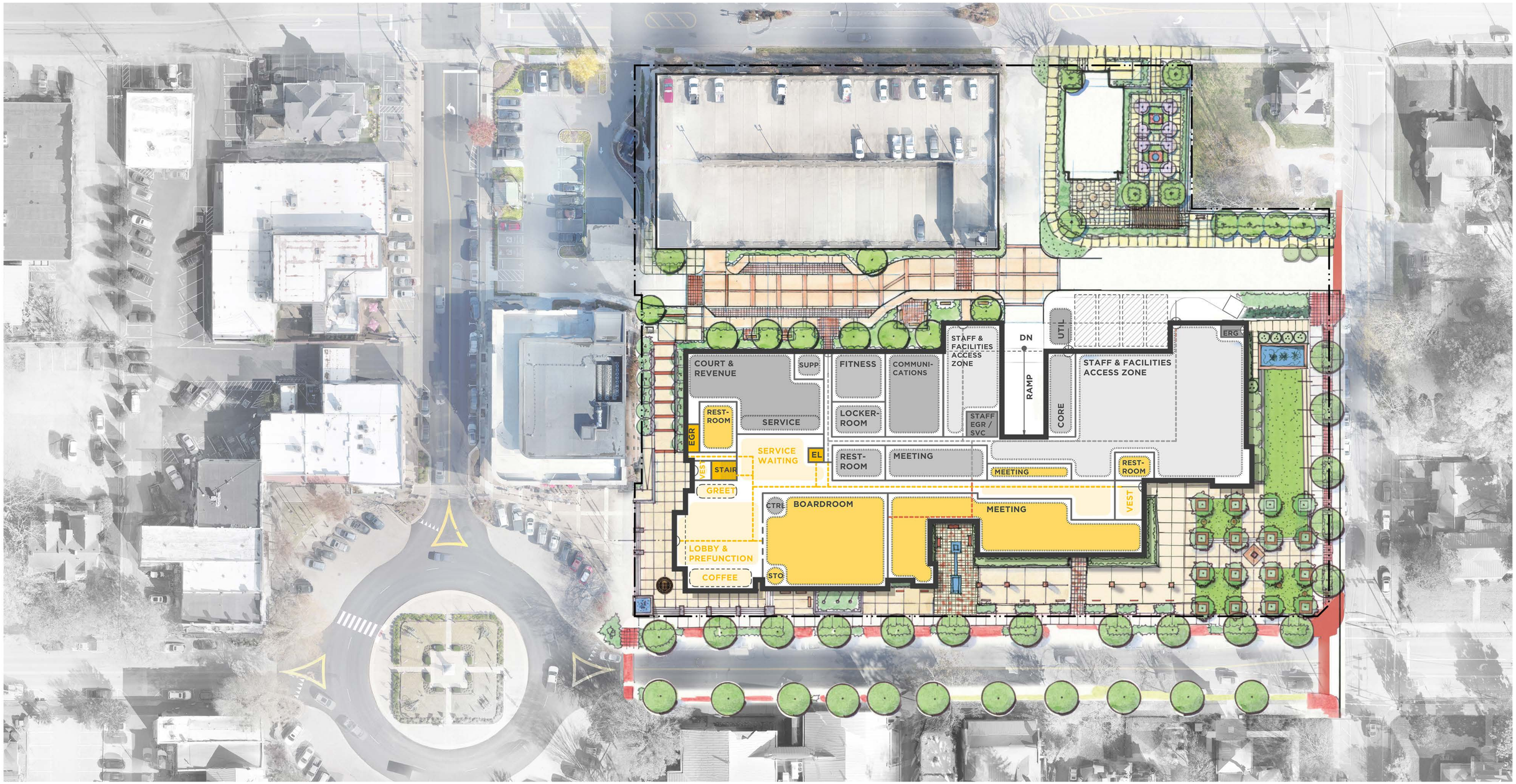






THE VISION: COMPLETING THE SQUARE

Preliminary Master Plan



PUBLIC ENGAGEMENT

COMPLETING THE SQUARE

Want to know more?

Visit the website at
https://complete-the-square.com/
for more information about the public engagement and the Preliminary Master Plan document.

Thank you for offering your valuable input.

FRANKLIN TENNESSEE
NEW CITY HALL FACILITY