



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 23, 2020

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call 615-550-8420 to listen to the meeting or voice a comment during a specific public comment period.
- The public may email comments to planningintake@franklinton.gov to be read aloud during the meeting. Emailed comments will be accepted until 1 hour prior to the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video.

CALL TO ORDER

1. Consideration Of Resolution 2020-40, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On April 23, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In The Light Of The COVID-19 Outbreak.

Sponsors: Emily Hunter, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of The March 26, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS**VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

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

CONSENT AGENDA

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

3. Consideration Of Items 4-16 On The Consent Agenda.

Sponsors:**SITE PLAN SURETIES**

4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); release the maintenance agreement for streets improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Paula Kortas

8. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Paula Kortas

9. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to March 25, 2021. (CONSENT AGENDA)

Sponsors: Paula

10. Westhaven PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Paula Kortas

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 4404 Peytonsville Road Subdivision, Final Plat, Creating Two Commercial Lots, On 4.61 Acres, Located At 4404 Peytonsville Road. (CONSENT AGENDA)

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

12. Carothers Crossing West PUD Subdivision, Final Plat, Revision 1, Lot 2, Creating Three Commercial Lots, On 7.15 Acres, Located At Liberty Pike And Carothers Parkway, At 5045 Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

13. Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1, Constructing A 30,333 Square Feet Civic/Institutional Structure, On 15.21 Acres, Located At 818 Old Charlotte Pike East. (CONSENT AGENDA)

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

14. Longpoint Centre Subdivision, Site Plan, Constructing 55,694 Square Feet of Commercial Retail Space, On 6.49 Acres, Located At Longpoint Way and Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

15. Splendor Ridge Subdivision, Final Plat, Revision 1, Creating Five Single-Family Residential Lots And Three Open Space Lots, On 18.51 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

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

16. Wood Duck Court PUD Subdivision, Site Plan, Constructing 237 Dwelling Units, On 20.91 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

NON-AGENDA ITEMS

ANY OTHER BUSINESS

17. Consideration Of Resolution 2020-39, A Resolution To Amend The Note On The Parkway Commons Plat That Calls For Closing The Entrance On Columbia Avenue.

Sponsors: Paul Holzen, Shahad Abdulrahman

ADJOURN

RESOLUTION 2020-40

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON APRIL 23, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, on March 27, 2020, Mayor Moore issued Executive Order No. 2020-03 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, on April 3, 2020, Mayor Moore issued Executive Order No. 2020-05 continuing the Declaration of State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the April 23, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for April 23, 2020, at 7 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklinTN.gov/Home/Components/Calendar/Event/9694/1092>.

IT IS SO RESOLVED AND DONE on this 23th day of April, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Sauna R. Billingsley, City Attorney



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, March 26, 2020

7:00 PM

Board Room

CALL TO ORDER

At the opening of the meeting, Chair Hathaway read the following statement:

City

*"To prevent the spread of COVID-19 and to protect the health, safety, and welfare of
of Franklin officials, staff, and citizens, the Franklin Municipal Planning Commission will
restrict physical access in the meeting room to a small number of staff members due to
current limitations on public gatherings. Accommodations have been made to ensure
that the public is still able to participate in the meeting.*

The public may participate by:

- Watch the live stream through the City of Franklin Facebook and YouTube accounts.*
- Watch the meeting on FranklinTV or the City of Franklin website.*
- Limited viewing will also be available in the lobby of City Hall to watch the live video.
The public may be allowed to enter the Board Room one at a time during the public
comment periods of the meeting.*
- Call 1-312-626-6799 to listen to the meeting. The Meeting ID 430 399 1941.*

To provide public comment on an agenda item during the meeting:

- Share comment on an agenda item in the comment section of the Facebook or
YouTube live videos.*
- If participating via Zoom, those who call in will be unmuted when comment is requested
during a public comment portion of the meeting. This will be when you provide public
comment for the record.*
- Email your comment to planningintake@franklin.tn.gov.*
- For any public comments on agenda items, you must indicate the agenda item number
and your name and address for the record.*

City YouTube: www.youtube.com/user/CityOfFranklin

City Facebook Live: www.facebook.com/CityOfFranklin

City website: On the top of the main page at www.franklin.tn.gov "

Chair Hathaway stated that he would ask each of the Commissioners for their roll call vote.

Present 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

MINUTES

1. Approval of the February 27, 2020 FMPC meeting minutes.

Attachments: [DRAFT FMPC Minutes 2-27-20.rtf](#)

Chair Hathaway asked for a roll-call vote.

A motion was made Commissioner McLemore, seconded by Commissioner Harrison to approve the Minutes from February 27, 2020, as presented. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that there were no comments through the Youtube.com feeds or emails.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that she did not have any announcements specifically for the current meeting. She stated that this was an unprecedented situation. She stated that, at the present time, they did not know what they will be doing for the April FMPC meeting. Ms. Hunter stated that she would let the Commissioners know once she knew.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented.

Ms. Diaz-Barriga stated that there were none.

CONSENT AGENDA

Approval of the Consent Agenda

Chair Hathaway asked for a roll-call vote.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve item 2, and items 6-9, as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Petersen

Approval of the Consent Agenda

Chair Hathaway recused himself from the vote for Items 10 and 11.

Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

Vice-Chair Lindsey asked for a motion to approve the items on the Secondary Consent.

Vice-Chair Lindsey asked for a roll-call vote.

After the vote, Vice-Chair Lindsey turned the Chair back to Chair Hathaway.

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve items 10 and 11, as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

Recused: 1 - Hathaway

SITE PLAN SURETIES

2. Nissan North America Subdivision, site plan, revision 2 (Parking Addition);
extend the performance agreement for drainage improvements to March 25, 2021. (CONSENT AGENDA)
This Planning Item was approved.

ANNEXATIONS AND PLANS OF SERVICES

3. Consideration Of Resolution 2020-21: A Resolution Adopting A Plan Of Services For The Annexation Of 1268 Lewisburg Pike, 2380 And 2390 Henpeck Lane, By The City Of Franklin, Tennessee.

Attachments: [MAP RES Varnedoe-WilCo Annex](#)

[RES 2020-21 VarnedoeWilCo POS with Exhibit.Law Approved 2](#)

Ms. Diaz-Barriga stated that the Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property.

Water is located within the HB&TS service area. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin and an unnamed sewer basin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Future development will need to comply with the Neighborhood Commercial and Large Lot Residential Design Concepts as outlined in Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

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

The Applicant was not present.

Chair Hathaway asked for a motion.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that Resolution 2020-21 be recommended to the Board of Mayor and Alderman for approval.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll-call vote.

The motion carried unanimously.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that Resolution 2020-21 be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

4. Consideration Of Resolution 2020-20: A Resolution To Annex 1268 Lewisburg Pike, 2380 And 2390 Henpeck Lane, Consisting Of 61.37 Acres, Property Located West Of Lewisburg Pike And North Of Henpeck Lane And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

Attachments: [MAP RES Varnedoe-WilCo Annex](#)

[RES 2020-20 VarnedoeWilCo Annexation 2017 with Map.Law Approved 2](#)

Ms. Diaz-Barriga stated that the site proposed to be annexed is approximately 61 acres and is currently not adjacent to any of the City of Franklin's existing boundaries. The properties are west of Lewisburg Pike and north of Henpeck Lane. The property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Neighborhood Commercial and Civic-Institutional uses.

While the properties are not currently contiguous to the City limits, additional annexation requests along the west side of Lewisburg Pike in this area are anticipated in the near future that would help fill the gaps between the city limits.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

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

Chair Hathaway asked if someone was representing the Applicant.

Ms. Hunter stated that the Applicant was not present.

Chair Hathaway asked for a motion.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that Resolution 2020-20 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll-call vote.

The motion carried unanimously. Commissioner Orr was absent from the vote.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that Resolution 2020-20 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

REZONINGS AND DEVELOPMENT PLANS

- 5.** Consideration Of Ordinance 2020-05: An Ordinance To Zone 5.88 Acres Neighborhood Commercial (NC) District, And To Zone 55.49 Acres Civic-Institutional (CI) District, For The Property Located West Of Lewisburg Pike And North Of Henpeck Lane, At 1268 Lewisburg Pike, 2380 & 2390 Henpeck Lane.

Attachments: [MAP RES Varnedoe-WilCo Annex](#)

[ORD 2020-05 VarnedoeWilco Zone Annexed Area Ordinance with Map.Law Approved 2](#)

Ms. Diaz-Barriga stated that the requested zoning for 1268 Lewisburg Pike is Neighborhood Commercial (NC). Envision Franklin places this property in the Neighborhood Commercial Design Concept and it states that parcels within this concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations." Envision Franklin supports the proposed NC zoning for this parcel.

The requested zoning for 2380 & 2390 Henpeck Lane is Civic-Institutional (CI) to support the existing and planned schools for the property. Envision Franklin places these parcels in the Large Lot Residential Design Concept, which supports institutional uses as a secondary use if, "their locations do not impact access, scale, and traffic of the surrounding area. These uses should be located at major intersections of arterial and collector streets." The locations of the schools in the close proximity to the intersection of Lewisburg Pike and Henpeck Lane is in line with the recommendations of Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

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

The Applicant was not present.

Chair Hathaway asked for a motion.

A motion was made by Commissioner Lindsey, seconded by Commissioner Harrison, that this Ordinance 2020-05 be recommended to the Board of Mayor and Alderman for approval.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll-call vote.

The motion carried unanimously.

A motion was made by Commissioner Lindsey, seconded by Commissioner Harrison, that this Ordinance 2020-05 be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 517 Cummins Street Subdivision, Final Plat, Creating One Office-Residential Lot, On 0.22 Acres, Located At 517 Cummins Street. (CONSENT AGENDA)

Attachments: [MAP 7189 517 Cummins St FP](#)
[Conditions of Approval 01](#)
[18-0202 BUBIS 517 CUMMINS ST-FRANKLIN PLAT](#)

This Planning Item was approved.

7. Battle Ground Park Land Company Subdivision, Final Plat, Revision 3 (Resub. Of Lots 35 and 36), Creating One Single-Family Residential Lot From Portions Of Two Single-Family Residential Lots, On 0.26 Acres, Located At 1332 Columbia Avenue. (CONSENT AGENDA)

Attachments: [MAP 7190 Battle Ground Land FP Rev 3](#)
[Conditions of Approval 01](#)
[200028 Kubica Minor Sub Final-REV1 20200303 signed](#)

This Planning Item was approved.

8. Morningside PUD Subdivision, Final Plat, Section 1, Revision 1 And Oakbrook PUD Subdivision, Final Plat (Formerly Morningside Subdivision, Section 1, Lot 5), Creating One Multifamily Lot And Modifying Easements in One Open Space Lot, On 6.14 Acres, Located At 200 Mallory Station Road. (CONSENT AGENDA)

Attachments: [MAP 7142 Oakbrook PUD FP](#)
[Conditions of Approval 01](#)
[19-1288 MalloryStation PLAT Resubmittal 3-5-20-Plat](#)

This Planning Item was approved.

9. Westhaven PUD Subdivision, Final Plat, Section 52, Creating 50 Lots, On 12.54 Acres, Located East Of Championship Boulevard And South Of Addison Avenue. (CONSENT AGENDA)

Attachments: [MAP 7197 Westhaven FP sec 52](#)
[COF 7197 COA Westhaven FP](#)

[COF 7197 Survey](#)

This Planning Item was approved.

10.

Williamson County Animal Care Center, Roadway Site Plan,

Constructing

A Driveway, On 38.67 Acres, Located North Of Old Charlotte Pike and East Of Under Construction Portion of Mack Hatcher Parkway.

(CONSENT

AGENDA)

Attachments: [MAP 7200 Williamson County Animal Care Facility](#)

[COF 7200 Will Animal Road plan](#)

[COF 7200 Survey County Animal Care Center - Infrastructure Site Plan](#)

This Planning Item was approved.

11.

Williamson County Animal Care Center, Site Plan, Creating 281,332 Square Feet of Civic-Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike and East Of Under Construction Portion of Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [MAP 7199 Williamson County Animal Care Facility](#)

[COF 7199 COA Will Animal Site Plan](#)

[COF 7199 Survey williamson county animal care center](#)

This Planning Item was approved.

ENVISION FRANKLIN PLAN AMENDMENTS

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

This was approved

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, a motion by Commission Harrison, seconded by Commissioner Allen, was made to adjourn the meeting. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, Szilagyi

There being no further business, the meeting adjourned at 7:23 p.m.

Chair, Mike Hathaway



File #: 20-0591

DATE: April 9, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

4404 Peytonsville Road Subdivision, Final Plat, Creating Two Commercial Lots, On 4.61 Acres, Located At 4404 Peytonsville Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7188

Applicant: Chris Goetz, Gresham Smith

Property Owner: Tri Star Services, Leslie Cherry, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create two commercial lots on 4.61 acres located at 4404 Peytonsville Road. The subject property is zoned Regional Commerce 12 (RC 12) and the site plan was approved in June 2019. The lot fronting Peytonsville Road will have a fueling station. On Tuesday, April 21, 2020, the applicant requested that this item be deferred until the revisions to the associated site plan be reviewed and approved.

Procedural Requirements

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

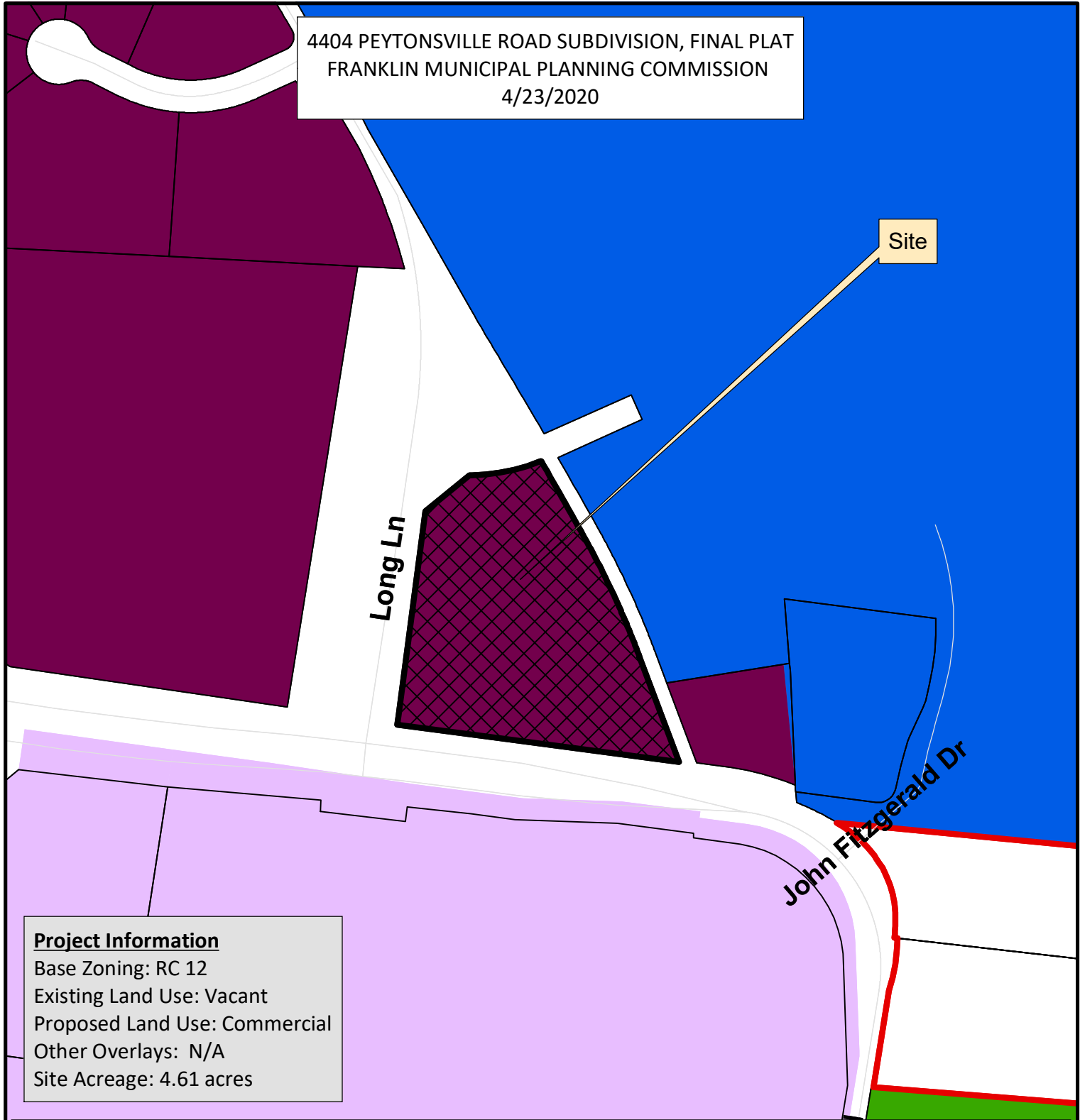
FINANCIAL IMPACT:

Unknown.

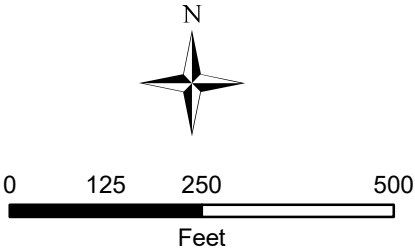
RECOMMENDATION:

Staff recommends deferral until the May 28, 2020 FMPC Meeting.

4404 PEYTONSVILLE ROAD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/2020



- | | |
|--------------------------------|------------------------------------|
| 4404 Peytonsville Rd. | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

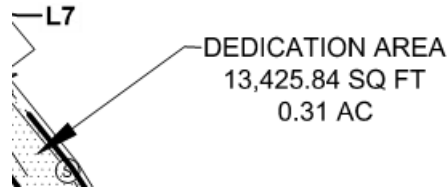
Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

lance.fittro@franklintn.gov Applicant shall identify the "Dedication Area" noted on the plat more specifically as being dedicated as public right-of-way to the City of Franklin.



7. C. Final Plat

lance.fittro@franklintn.gov Now having clarified that this final plat is intended to satisfy the condition of approval for site plan COF #6921, Applicant shall revise Note 1 to read as follows:

Access from Peytonsville Road to Lot 1 shall be limited to right-in right-out access only as indicated on an approved site plan. Primary access to Lot 1 shall be from Long Lane via the Cross Access Easement shown.

Applicant shall also add the following note to the plat:

Green Infrastructure Easements are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.

13. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "If this plat is intended to satisfy the condition of approval for site plan COF #6921, Applicant shall revise the plat to show proposed public infrastructure and required easements matching that shown on the associated Site Plan, COF #6921. Public infrastructure which has not yet been constructed, but whose construction is ensured through the posting of sureties, may be shown but noted on plat as "proposed".

Public infrastructure to be shown on plat includes proposed street improvements, curb and gutter, storm infrastructure, sidewalks, multi-use trails, and extents of proposed public utilities. Proposed private infrastructure is not to be shown on plat." has not been addressed.

Now having clarified that this final plat is intended to satisfy the condition of approval for site plan COF #6921, Applicant shall reflect the public infrastructure and required easements for site plan COF #6921 on the plat, including the items highlighted below:

Page 19 of 108



lance.fittro@franklintn.gov **This is an advisory comment:**

Moving forward with the subdivision plat in advance of the site plan revisions being reviewed is likely result in a subsequent revision to the plat for one or both lots being required. Staff recommends that the applicant defer FMPC review / approval of the final plat until the desired revisions to the associated site plan, COF #6921, have been reviewed and approved.

MTEMC

[2995601 V-Survey-18 x 24 Plat_20-0402_sealed.pdf](#)

20. MTEMC Easement

ehale@mtmc.com MTEMC maintains a 40' ROW. This is 20' either side of centerline. Survey appears to call out a 20' total.

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6921 \(Twice Daily Peytonsville, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

Planning

[V-Survey_2995601_Plat_20-0210_sealed.pdf](#)

11. Mineral rights

joseph.bryan@franklintn.gov Applicant shall revise Note 9 to "Property rights retained by the owner."

Water/Sewer

General Issues

2. Sanitary sewer

ben.mcneil@franklintn.gov The applicant did not fully address the issue, the sanitary sewer and reclaim water easement have not been identified. The easement shall be a minimum of 15' from centerline of the existing sewer main to the west 15'. In addition, any service crossing property lines shall have a 20' easement associated to the property line it serves. The applicant shall revise.
[Edited By Ben McNeil]

MTEMC Certification of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC'S Requirements have been met and approved in writing by an authorized representative of MTEMC's. Any approval is at all times, contingent upon continuing compliance with MTEMC'S Requirements.

Middle Tennessee Electric
Membership Corporation

Date

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7853, Page 746 R.O.W.C.,TN (Tax Map 117 Parcel 26.00), and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission.

Owner(s)

Tri Star Energy, LLC

Date

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department

City of Franklin, Tennessee

Date

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

- (1) The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the water and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such system.

Director Water Management Department

City of Franklin, Tennessee

Date

Certificate of Approval of Subdivision Name, Street Names an Addressing

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).

Williamson County
Emergency Management Agency

Date

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monumnets shown hereon have been or will placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of February, 2020.

Christopher Goetz, TN RLS 2660

April 2, 2020

Date

Certificate of Approval for Recording

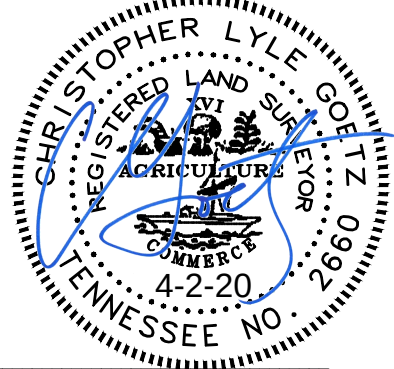
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of ____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary

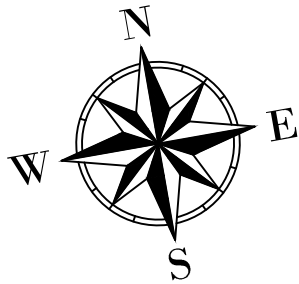
Franklin Municipal Planning Commission

Date

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey meets or exceeds 1: 10,000 as shown hereon.



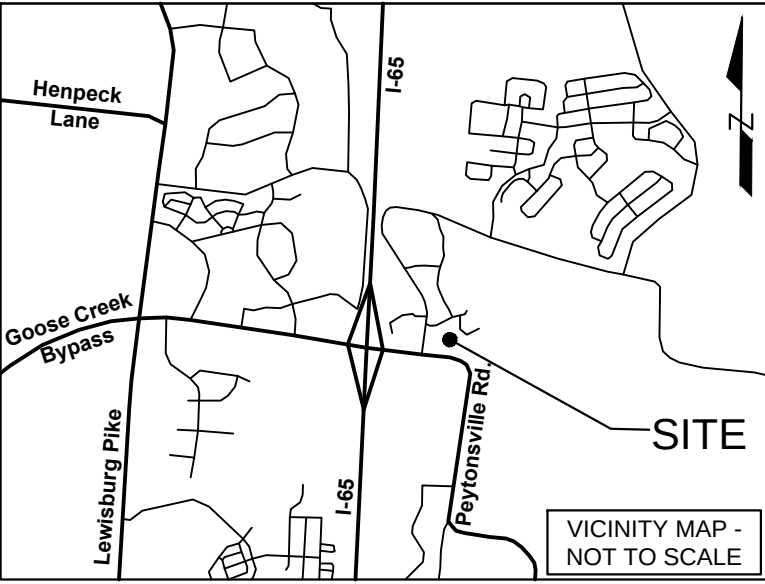
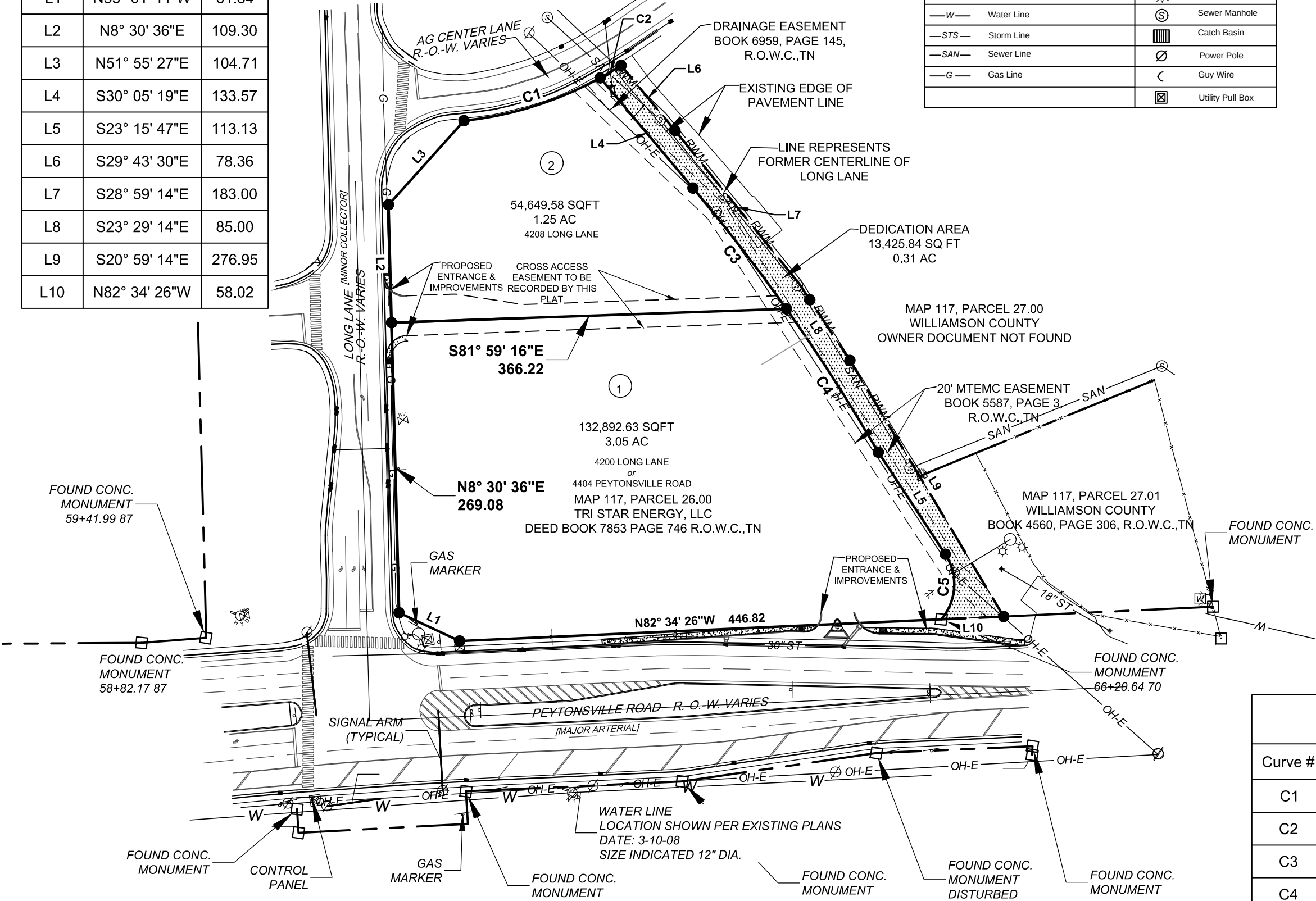
Christopher Goetz, TN RLS 2660
[P] 615.770.8100
[E] chris.goetz@greshamsmith.com



SOURCE OF NORTH
TENNESSEE COORDINATE
SYSTEM OF 1983 (NAD83)
ZONE 5301 - FIPZONE 4100

Principle Building Setbacks
Front Yard 5ft-30ft max (collector/local streets)
20ft- 85ft max (arterial streets)
Side Yard 15ft
Rear Yard 25ft

Parcel Line Table		
Line #	Direction	Length
L1	N55° 01' 11"W	61.84
L2	N8° 30' 36"E	109.30
L3	N51° 55' 27"E	104.71
L4	S30° 05' 19"E	133.57
L5	S23° 15' 47"E	113.13
L6	S29° 43' 30"E	78.36
L7	S28° 59' 14"E	183.00
L8	S23° 29' 14"E	85.00
L9	S20° 59' 14"E	276.95
L10	N82° 34' 26"W	58.02



PLAT NOTES

- There shall be no direct access from Peytonsville Road to Lot 1. Access to Lot 1 shall be from Long Lane Long Lane via the Cross Access Easement shown.
- There shall be no direct access from Ag Center Lane to Lot 2. Access from Lot 2 shall be from Long Lane via the Cross Access Easement shown.
- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

City of Franklin PROJECT NO. 7188
FINAL PLAT
4404 PEYTONSVILLE ROAD
SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres: 4.61

Total Lots: 2

Map 117, Parcel 26.00

Owner-Tri Star Energy, LLC

New Streets Area: N/A

Current Zoning: Regional Commerce (RC-12)

Civil District: 10th

Project No.: 29956.01

Date: 02/10/2020

SHEET 1 OF 1

From: [Joseph Bryan](#)
To: [Amy Diaz-Barriga](#)
Subject: FW: 4404 Peytons ville Road Subdivision, Final Plat
Date: Tuesday, April 21, 2020 1:15:47 PM

4404 Peytons ville FP wants to defer from Thursday's meeting.

From: Goetz, Chris <chris.goetz@greshamsmith.com>
Sent: Tuesday, April 21, 2020 12:47 PM
To: Susan Coleman <susan.coleman@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>
Subject: RE: 4404 Peytons ville Road Subdivision, Final Plat

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Susan & Joseph-

We wish to take the City's advice and defer FMPC review/approval of the plat until revisions of the associated site plan(COF #6921) have been submitted & approved. Please advise receipt of this correspondence and let me know if any additional actions are needed.

Thanks,

Chris Goetz, RLS
Gresham Smith
D: 615.770.8667
From: City of Franklin Tennessee <noreply@idtplans.com>
Sent: Thursday, April 16, 2020 6:30 AM
To: Goetz, Chris <chris.goetz@greshamsmith.com>
Subject: 4404 Peytons ville Road Subdivision, Final Plat



Application Type: 05) Final Plats (Full)
Workflow: One Stop
Project: 4404 Peytons ville Road Subdivision, Final Plat
COF no: 7188

Hello CHRIS GOETZ,

This project is on the **April 23, 2020** Franklin Municipal Planning Commission Agenda. The attachments under your particular item include a reference map, conditions of approval, and a copy of the plan/plat, as well as any other pertinent information.

Your Staff Report and Conditions of approval may also be found in IDT in the list of forms under the Application Submittal folder.

If you have questions about or disagree with the Staff Recommendation or any of the conditions of approval, please contact the Staff Planner at least **1 day** prior to the FMPC Meeting. The FMPC Bylaws state that if the applicant fails to contact the Planning Department about an objection to a staff recommendation or condition of approval, the item may be deferred to the next FMPC Meeting.

Please contact the Staff Planner with any questions.

You can begin the review & resubmittal process by clicking the link below:

<https://franklin.idtplans.com/secure/project/permits/?projectid=360476&step=resubmit>

PROCEDURAL REQUIREMENT FOR ONE-STOP:

1. One Stop reviews occur on the first and third Wednesdays of each month.
2. One Stop submittals may be made at any time, however the deadline for each One Stop day is 8:00 am on the Tuesday before the One Stop day.
3. All submittals should be accompanied by a cover memo that explains any revisions to the plans and identifies the specific sheets in the plan set that have changes. A **MYLAR** with all **Utility outside signatures** must be submitted with the One Stop submittal before the review can be accepted and started.
4. The changes on those sheets should be clouded. (Clouding of changes that were reviewed and approved by staff in a previous review cycle should be removed.)
5. Walk-in meetings to discuss open issues are offered between 9:00 am to 11:00 am on One Stop days. Walk-in meetings are offered as a service to Applicants only, and are not required for One Stop reviews.

You can check the status of your projects and manage resubmittals from the [Submittal Overview](#)

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File #: 20-0482

DATE: March 18, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Carothers Crossing West PUD Subdivision, Final Plat, Revision 1, Lot 2, Creating Three Commercial Lots, On 7.15 Acres, Located At Liberty Pike And Carothers Parkway, At 5045 Carothers Parkway.
(CONSENT AGENDA)

PURPOSE:

COF Project Number:7214

Applicant: Joey Wilson, Wilson & Associates, PC

Owner: Ralph Knauss

BACKGROUND/STAFF COMMENTS:

This purpose of this plat is to create three lots from Lot 2 on 7.15 acres for commercial development. The lots are part of a planned unit development that is zoned PD. The area is designated Neighborhood Mixed Use in Envision Franklin. The original plat was approved on September 26, 2019. This is the first revision and is aligned with the Development Plan that was approved on June 26, 2019.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

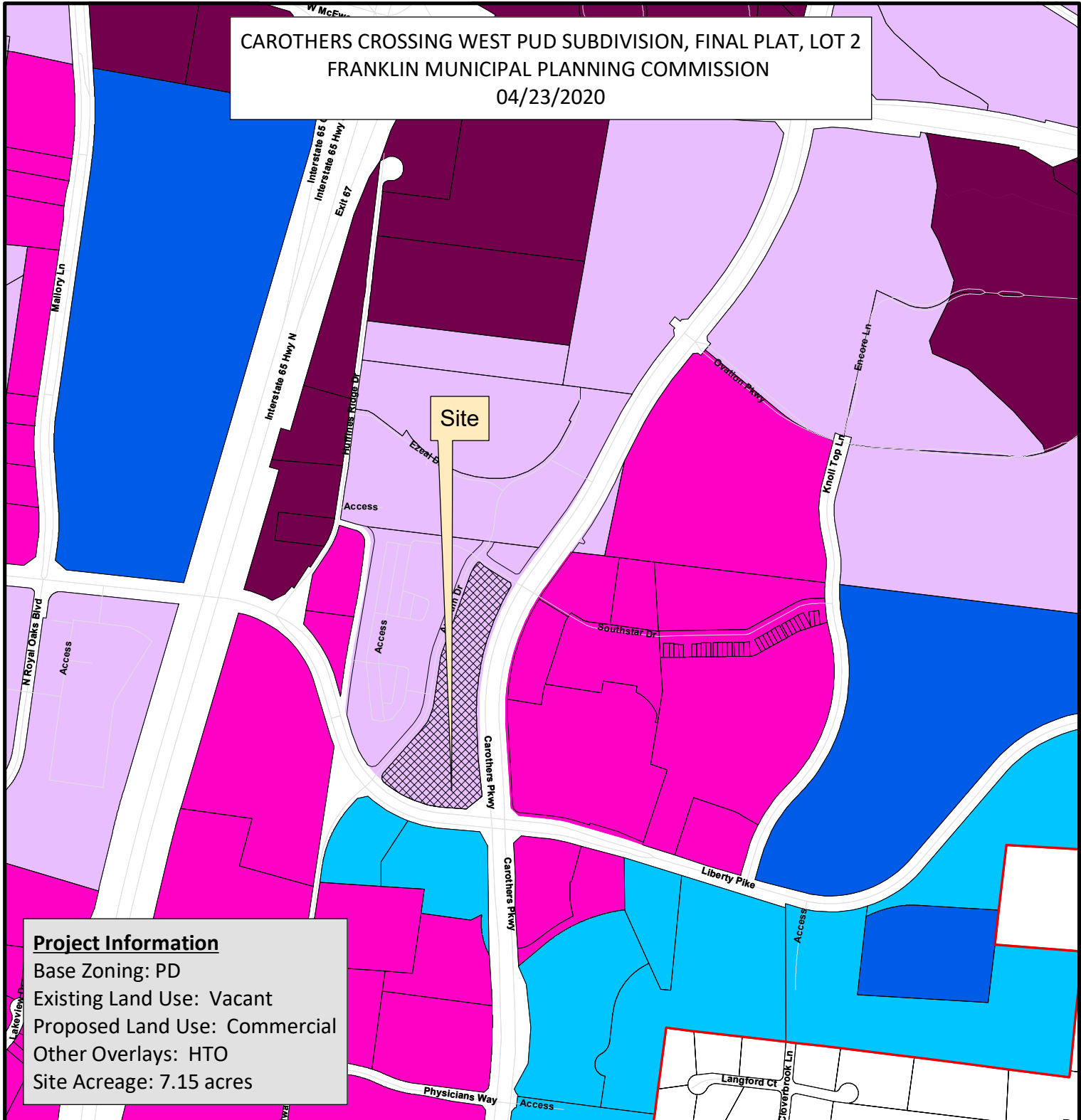
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

CAROTHERS CROSSING WEST PUD SUBDIVISION, FINAL PLAT, LOT 2
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/23/2020



Project Information
 Base Zoning: PD
 Existing Land Use: Vacant
 Proposed Land Use: Commercial
 Other Overlays: HTO
 Site Acreage: 7.15 acres

- | | |
|-------------------------------------|------------------------------------|
| Carothers Cross PUD Sub, Final Plat | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

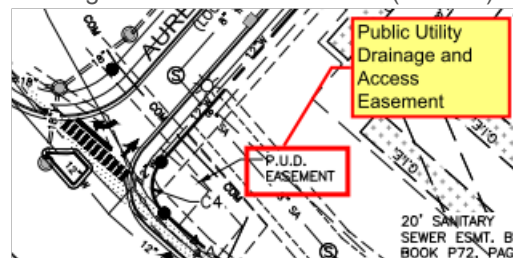
General Issues

15. Concurrent Site Plan Review

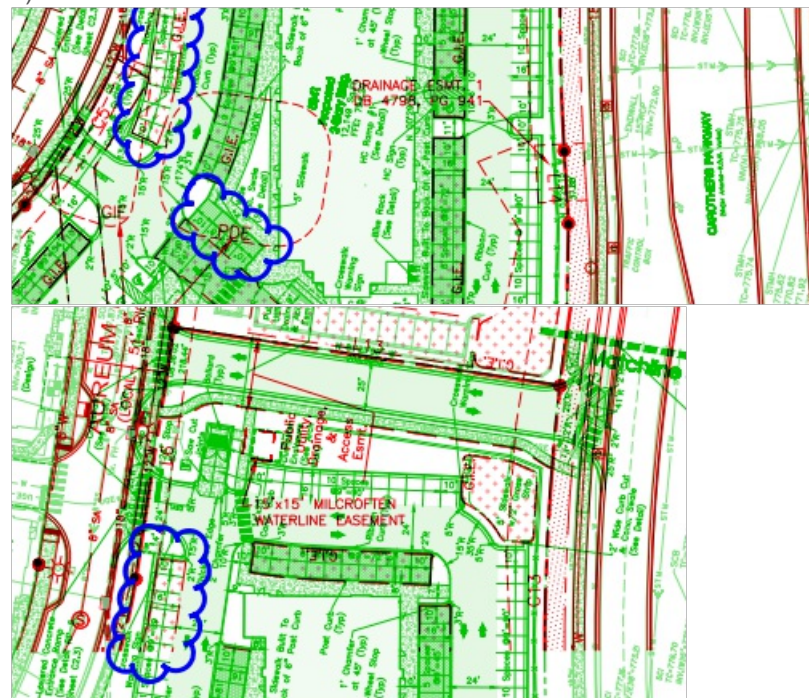
joe.marlo@franklin.tn.gov Comment partially addressed, however easements on the Site Plan have changed since the previous submittal and the changes have not been picked up on the Final Plat.

Applicant shall ensure that any changes to the Carothers Crossing West Section 2 Site Plan (COF 7198) which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Final Plat shall match the Site Plan, including the following items:

1. Applicant shall revise the easements around the transit stop to be a Public Utility Drainage and Access Easement. (Sheet 3)



2. Applicant shall correct the extents of the GIE easements clouded in blue below. (Red - submitted plat; Green - latest Section 2 Site Plan submittal) (Sheets 3 and 4)



16. Sheet 3

joe.marlo@franklinton.gov Comment primarily addressed.

Applicant shall note on the final plat in Note 19 or elsewhere that "G.I.E." stands for "Green Infrastructure Easement".

28. Regional Stormwater Note

lance.fittro@franklinton.gov Applicant shall add a note to the plat stating:
"Stormwater features located on Lots 2, 3, 4 and 5 include design volume allocated for the treatment and detention of a portion of the stormwater runoff from Lot 1. Any future redevelopment or redesign of these stormwater features shall require comprehensive analysis to ensure that requirements for stormwater quality and quantity are met for all areas draining to them."

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plans [COF# 7148 \(Carothers Crossing West PUD Subdivision, Site Plan, Section 3\)](#) and [COF# 7198 \(Carothers Crossing West PUD Subdivision, Site Plan, Section 2\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

1. Update Zoning

dianna.tomlin@franklinton.gov Remove Specific Development Variety and replace with Planned Development

2. Mineral rights

dianna.tomlin@franklinton.gov Place mineral rights note on plat.

4. Void and Vacate note

dianna.tomlin@franklinton.gov The Void/Vacate note should reference the specific lot(s) that are voided and vacated on the previous plat. In this case Lot 2. For reference:

The recording of this plat voids, vacates, and supersedes the previous recording of Lot(s) ____ shown on the Final Plat entitled "____" as recorded in Plat Book ____, Page ____, R.O.W.C. (Fill in blanks)

7. Street lights

dianna.tomlin@franklinton.gov The approved plans show there will be street lights, please show note correctly, per Final Plat Checklist #62.

8. Project number

dianna.tomlin@franklinton.gov Issue Closed

Planning (Landscape)

General Issues

27. transit stop

jason.arnold@franklin.tn.gov When the location for the transit stop is determined, the space for the transit stop will need have an all access easement on it.

Also, an open space easement will need to be shown over the formal open space D (description on site plan).

Water/Sewer

General Issues

11. Utility easement

scott.andrews@franklin.tn.gov Applicant did update the width of the sanitary sewer easement, presumably because the depth of sewer is greater than 12 feet, but applicant shall show the depths on the plat as well, for reference.

MATCH LINE SEE SHEET 4 OF 5

LOT 1
CAROTHERS CROSSING WEST
PB72, P7

LOT 2
4.69 ACRES
204,239.72 S.F.

EDWARD CURD
(LOCAL)
LIBERTY PIKE
(MINOR ARTERIAL)
(ROW VARIES)

AUREUM DRIVE
(LOCAL)
ST. RIGHT OF WAY

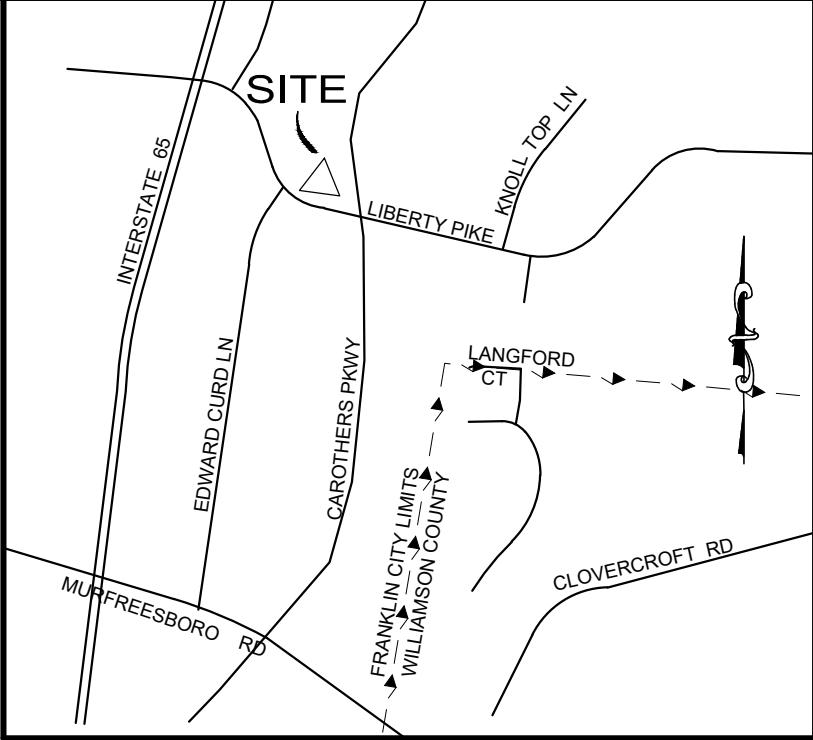
CAROTHERS PARKWAY
(MAJOR ARTERIAL)
(ROW VARIES)

MAP 79, PARCEL 40
MD COAST 7 LLC
DB 7266, PAGE 136

NOTES:

ALL LINE AND CURVE TABLES AND NOTES FOR THIS
PLAT APPEAR ON SHEET 2 OF 5.

LOT ADDRESSES APPEAR ON SHEET 1.



VICINITY MAP
NOT TO SCALE

FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
REVISION 1
SUBDIVISION OF LOT 2
LIBERTY PIKE & CAROTHERS PARKWAY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	7.15	TOTAL # OF LOTS	3
ACRES NEW RD/ST	0.00	L.F. OF NEW RD/ST	0
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	CL	CLOSURE ERROR	< 1:10,000
SCALE	= 1"=60'	DATE	= 04/02/2020

COF Project #7214

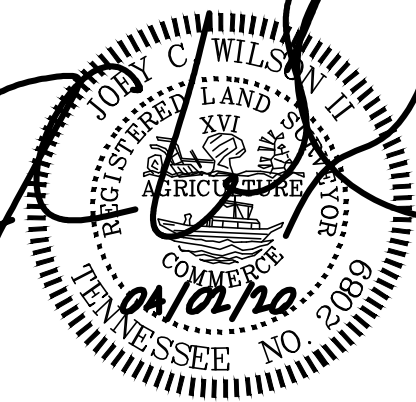
SHEET 3 OF 5

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin,
Williamson County, Tennessee, with the exception of such conditions, if any,
as are noted in the Planning Commission minutes for the ____ day
of ____ 20____, and this plat has been approved for recording in the
Register's Office of Williamson County, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission

IF YOU CAN READ
THIS, YOU ARE
HOLDING AN
UNRECORDED COPY



Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and
that all of the monuments shown hereon have been placed as indicated.
This subdivision plat correctly represents a survey made under my supervision
on the 7th day of March, 2016.

JODY C. WILSON II, P.L.S. #2089
WILSON & ASSOCIATES, PC
108 BEASLEY DRIVE, FRANKLIN, TN 37064
615-794-2275
JWILSON@WILSONPC.COM

Legend

Existing Iron Rod	●
Iron Rod Set	○
Conc. Mon. Found	□
Curb Inlet	⊞
Storm Manhole	⊞
Sewer Manhole	⊞
Street Address	1234
Water Meter	⊞
Water Valve	⊞

Legend (cont.)

Fire Hydrant (Existing)	⊞
Fire Hydrant (Proposed)	⊞
Light Pole	⊞
Sidewalk Pattern	⊞
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
Public Utility & Access Esmt.	P.U.A.E.
Green Infrastructure Esmt.	G.I.E.
Public Drainage Esmt.	P.D.E.

GRAPHIC SCALE

60' 0' 60' 120' 180'



File #: 20-0592

DATE: April 9, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1, Constructing A 30,333 Square Feet Civic/Institutional Structure, On 15.21 Acres, Located At 818 Old Charlotte Pike East. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7187

Applicant: Eric Parl, Ragan Smith Associates

Property Owner: Hugh Harris, FCA

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to develop 30,333 square feet of civic-institutional space for the Franklin Christian Academy PUD Subdivision. The previous site plan for this section of the FCA PUD Subdivision was approved in June 2013. Because the subject property has civic-institutional base zoning, the site plan must be approved by the Franklin Municipal Planning Commission.

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of COF 7187.

FRANKLIN CHRISTIAN ACADEMY PUD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 1, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/2020



Project Information

Base Zoning: CI
Existing Land Use: Civic-Institutional
Proposed Land Use: Civic-Institutional
Other Overlays: SCO
Site Acreage: 15.21 acres
Proposed Stories: 2
Proposed Square Footage: 30,333 sq. ft.

Franklin Christian Academy PUD, Sec 1	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 125 250 500
Feet

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CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

40. Final Plat

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

Prior to issuance of a building permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.

65. Old Charlotte Pike Improvements

joe.marlo@franklintn.gov *Comment not adequately addressed. Applicant shall complete either 1 or 2 below for One Stop approval.*

Old Charlotte Pike is presently a public city street. The existing construction of Old Charlotte Pike is substandard to support the development proposed. All public city streets shall meet City of Franklin Street Standards.

So long as Old Charlotte Pike remains a public city street, the Applicant shall improve Old Charlotte Pike to meet city standards for a Low Volume Local Street, including the following:

1. (2) 11-foot lanes constructed with a pavement section meeting **COF RD-3** and extending from the intersection with the westernmost drive entry to the proposed drive entry of the Williamson County Animal Care Center (COF 7200). Be aware that the existing pavement section is unlikely to meet COF RD-3 without full-depth reclamation or other rehabilitation measures producing an approved equivalent section.
2. Curb and gutter with associated storm infrastructure, or 4-foot shoulder with ditch section, on both sides of road improvements.
3. 5-foot wide concrete sidewalk on the south side of Old Charlotte Pike along the extents of property frontage.
4. Right-of-way dedication encompassing the improvements. Sidewalks located away from the roadway may be placed in a Public Access Easement instead of ROW.

Street and sidewalk improvements shall be coordinated with the COF Planning Department.

Prior to One Stop Approval, Applicant shall complete either 1 or 2 below:

1. Old Charlotte Pike to remain a Public Street: Applicant shall incorporate the improvements listed above for a Public City Street. Improvements to Old Charlotte Pike shall be constructed by the developer and accepted by the City of Franklin prior to the first issuance of a Certificate of Occupancy.
2. Old Charlotte Pike to become a Private or County Street: The Applicant shall complete the work necessary for the ROW abandonment, including but not limited to survey and legal descriptions of the property to present to the City of Franklin BOMA for consideration. The BOMA shall approve the ROW abandonment, and the abandoned ROW shall be indicated on the project drawings.

82. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:**

The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the owner sign and notarize the LTMP Agreement **AND** the **e-certification page** then scan and email to amanda.ray@franklintn.gov. ***At this time Permit Fees must be paid by Credit Card by calling the Building & Neighborhood Services Dept. (615-794-7012). Be sure to have your COF number ready. There is a transaction limit of \$5,000 so larger fees may have to be paid separately.***

Performance Agreement and Surety

General Issues

61. Landscape

jason.arnold@franklintn.gov Landscape surety \$44,000

67. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 36,000
III. Public Sidewalk (1)	\$ 27,000
IV: City Streets (2)	\$ 29,000
V. Private Streets (includes shared access drives)	\$ 230,000
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 153,000
XI: Green Infrastructure	\$ 323,000

Sureties assigned based on current status of public streets adjacent to the development. Any changes to the surety amounts related the public ownership of Old Charlotte Pike will be addressed at the time of the property transfer.

(1) Includes \$22,000 for sidewalk along Old Charlotte Pike.

(2) Includes \$24,000 for widening and curb & gutter along Old Charlotte Pike.

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Planning

[2020.01.27_Franklin Christian Academy PRELIMINARY.pdf](#)

55. Metal Sample

joseph.bryan@franklintn.gov As a condition of approval, the applicant shall provide a metal sample for review prior to approval at one-stop.

Stormwater

General Issues

11. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment restated as reminder to staff and applicant, QLP fee of \$1,000 is due at permitting. This comment shall remain open as a reminder to applicant/staff and does not hinder approval.

16. Drainage

ellen.moore@franklintn.gov The swale has been included within the LOD and a note has been added. The note provided should state the existing bypass swale shall be graded to the bypass swale detail where needed.

73. Bioretention

jeff.willoughby@franklintn.gov *BMP's that require trees in the planting schedule shall require tree holes in the filter bed that must be at least 4 feet deep (or as much as design allows) to provide enough soil volume for the root structure of mature trees. In addition a more organic filter media is required within the planting holes for trees, with ratio of 50% sand, 30% top soil and 20% acceptable leaf compost (or other as approved). This shall be specified in a tree detail on the landscape sheets.*

75. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Pending

Water/Sewer

General Issues

81. Sanitary sewer

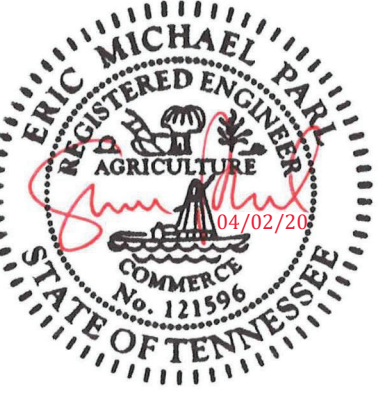
scott.andrews@franklintn.gov Applicant has shifted the sanitary sewer main away from the water main to maintain separation as requested but it appears the sanitary sewer profile was not updated as well. Currently there is only 3 feet of separation shown between MH-A2 and the waterline. Applicant shall revise.



The logo for Franklin Christian Academy (FCA) is a circular emblem. It features a blue outer ring with the text "FRANKLIN" at the top and "CHRISTIAN ACADEMY" at the bottom in white capital letters. In the center is a white globe showing the Americas. Overlaid on the globe is the large, bold, white text "FCA". The entire emblem is surrounded by a grey laurel wreath.



Know what's below.
Call before you dig.



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C0.0

NOTED BY JUDGE
PLOTTERD BY ERIC M. PARLON ON: 4/2/2020 12:14 PM LAST UPDATED BY BPATTERSON ON: 9/22/2020 7:50 AM

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that the building discrepancy with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ada requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

3. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He/she shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
4. The contractor shall be responsible for and shall bear all expenses of field staking necessary for road and building layout. All layout shall be performed in accordance with the site layout plan.
5. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In an event where the contractor finds the exact locations of underground lines be known, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
6. The contractor must understand that the work is entirely at his risk until the same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
7. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works department and fire marshal's office.
8. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
9. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
10. The contractor shall be responsible for any damage done to the premises or persons, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.
11. Any offsite work to be coordinated by contractor with subject property owner prior to the work beginning.

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate regulatory agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the use of the site by wind or otherwise prevented from planting vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulation of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earthmoving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. All measures must be in place and functional before moving operations to begin. Measures 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.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart, where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been fully stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division does not maintain adequate response to the site, the contractor is responsible for increasing stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are in place and preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

1. 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 by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. The protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review geotechnical report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness, the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is preliminary and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines $\frac{1}{4}$ " - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPPB/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installed fire line material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

1. A geotechnical report has been prepared for this site by ECS dated November 13, 2019. The contractor shall be responsible for reviewing the geotechnical report and shall incorporate all geotechnical considerations, recommendations and special notes into the construction and stabilization of this project.

Boundary and Topographic information taken from a survey by Ragan Smith Associates dated November 29, 2018.



SITE PLANS FOR FRANKLIN CHRISTIAN ACADEMY PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

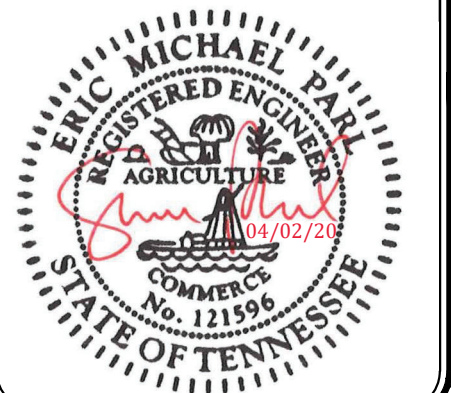
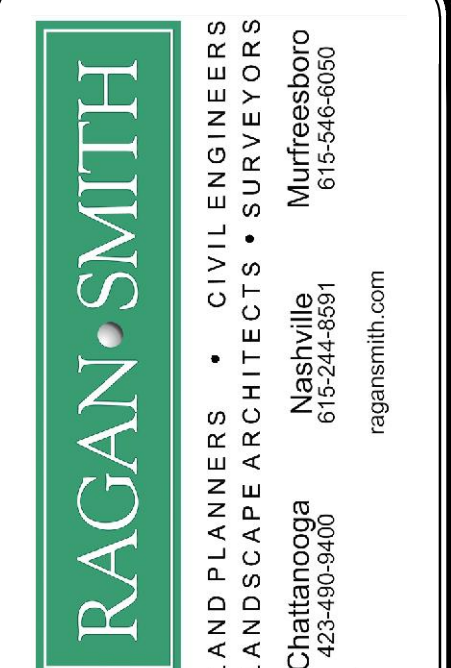
CIVIL NOTES

Page 43 of 108

 TO BE DEMOLISHED/REMOVED/RELOCATED

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.
2. NO UTILITIES TO BE DISTURBED WITHOUT PRIOR COORDINATION WITH UTILITY PROVIDER.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES ON JANUARY 25, 2018.
4. MINERAL RIGHTS STATEMENT: NO KNOWN MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER.

	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SEWER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN PROJECT #7187

JOB NO.	WK ORDER	-	-	-
08067	1310	6	03/05/2020	PER CITY COMMENTS
DESIGNED:	E. FOSTER	5	02/05/2020	PER CITY COMMENTS
DRAWN:	B. PATTERSON	4	01/27/2020	PER CLIENT COMMENTS
SCALE:	1"=40'	3	11/15/2019	PER CLIENT/CITY COMMENTS
DATE:	FEBRUARY 25, 2019	2	04/04/2019	PER CITY COMMENTS
		REV	DATE	DESCRIPTION:

ENLARGED
EXISTING
CONDITIONS &
DEMOLITION PLAN

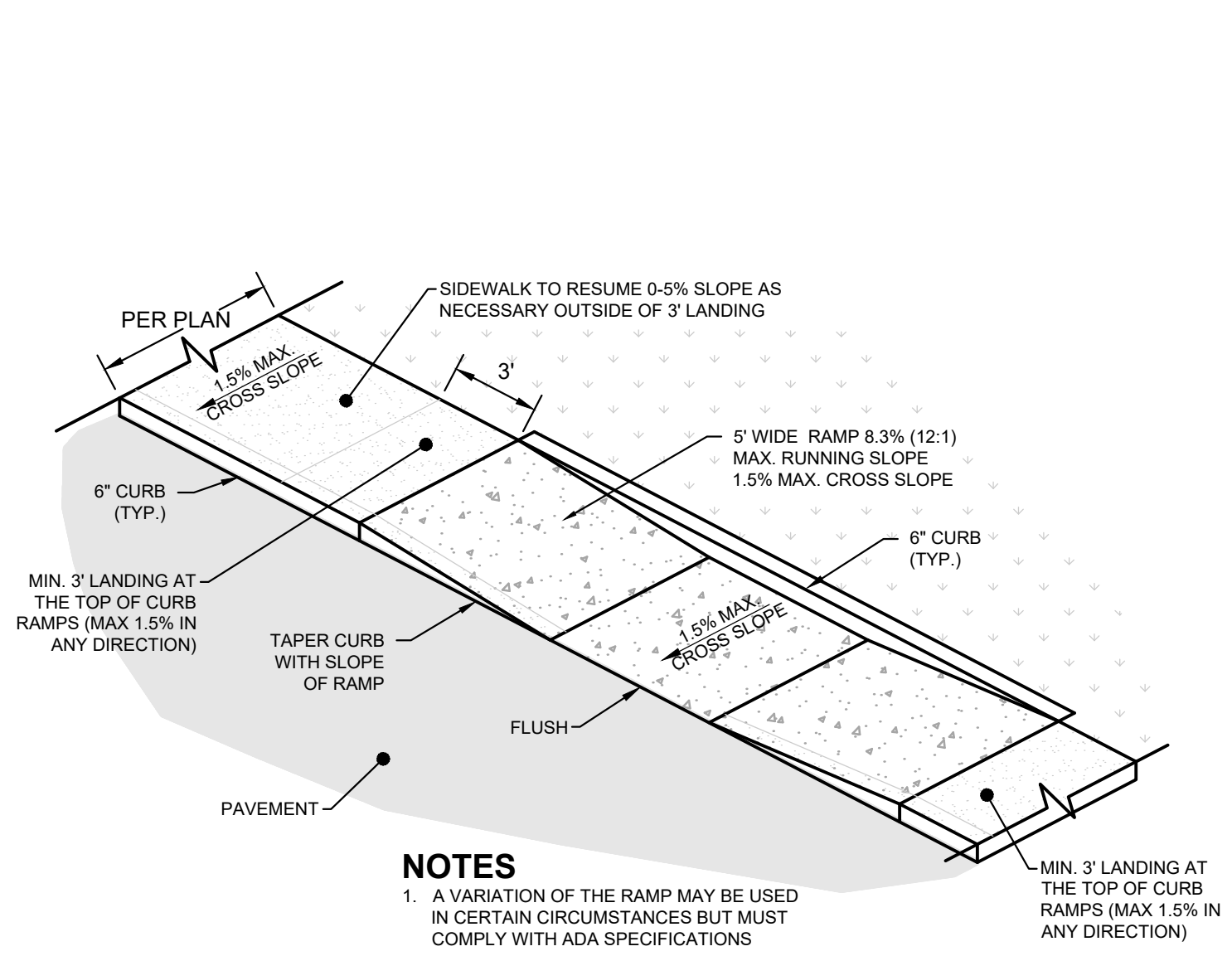
C1.0A



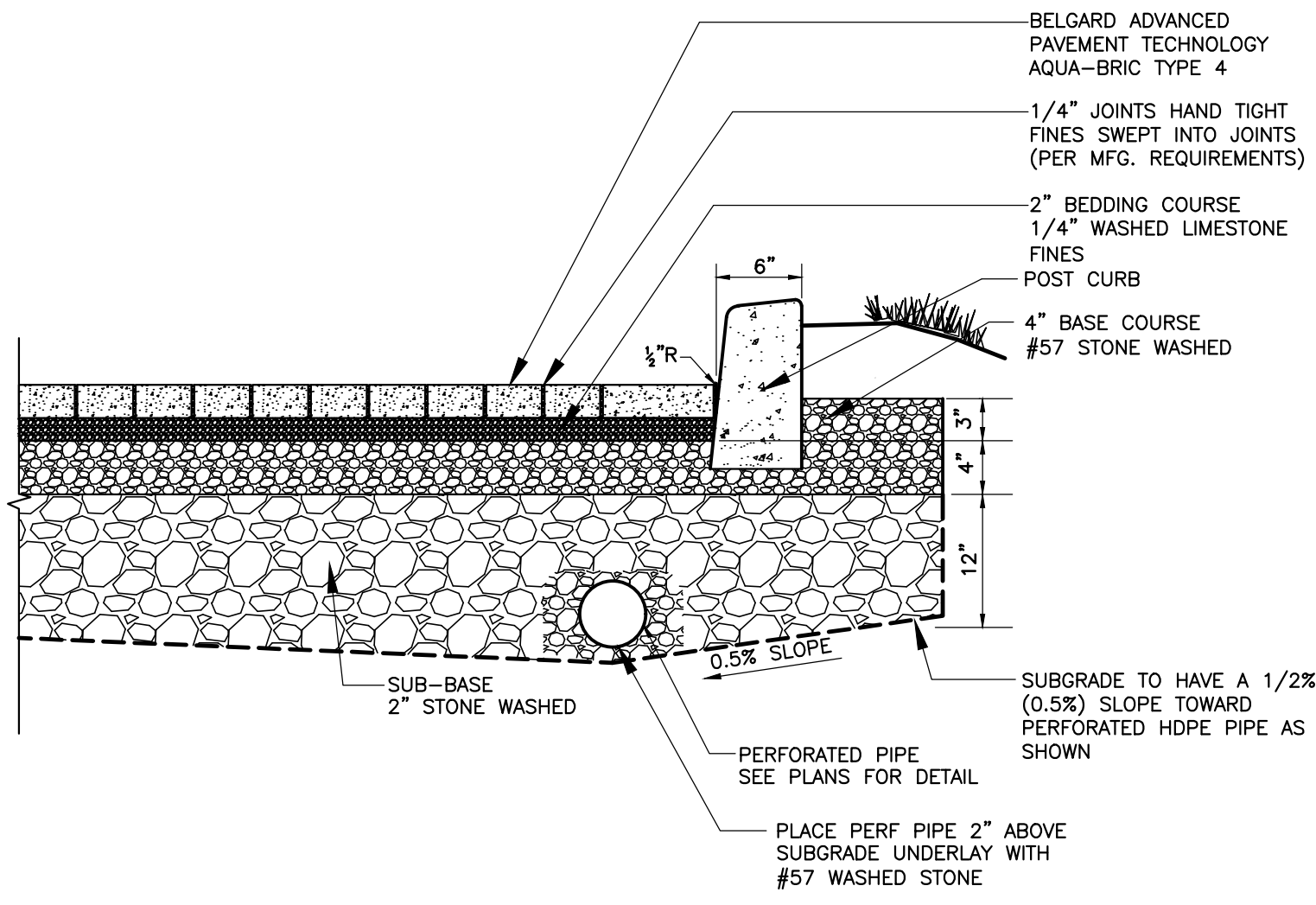
73. REFUSE STORAGE AND SANITATION COLLECTION - A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE SHOWN AND DETAILED WITH THE SITE PLANS

Williamson County, Tennessee (TN187)				
Map Unit Symbol	Map Unit Name	Acre in AOI	Percent of AOI	
ArB	Armour silt loam, 2 to 5 percent slopes	1.5	5.4%	
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	3.3	11.9%	
HbB2	Hampshire silt loam, 2 to 5 percent slopes, eroded	1.9	7.0%	
MmD3	Mimosa silty clay, 10 to 20 percent slopes, severely eroded	4.2	15.1%	
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	4.5	16.1%	
Sc	Sees silty clay loam	12.5	44.6%	
Totals for Area of Interest		28.0	100.0%	

MEMORY CARE ARCHITECT:
NEUHOFF TAYLOR ARCHITECTS, P.C.
MR. J PATRICK NEUHOFF, AIA
699 DALLAS RD
CHATTANOOGA, TN 37405
(423) 265-3272
PAT.NEUHOFF@NEUHOFFTAYLOR.CO

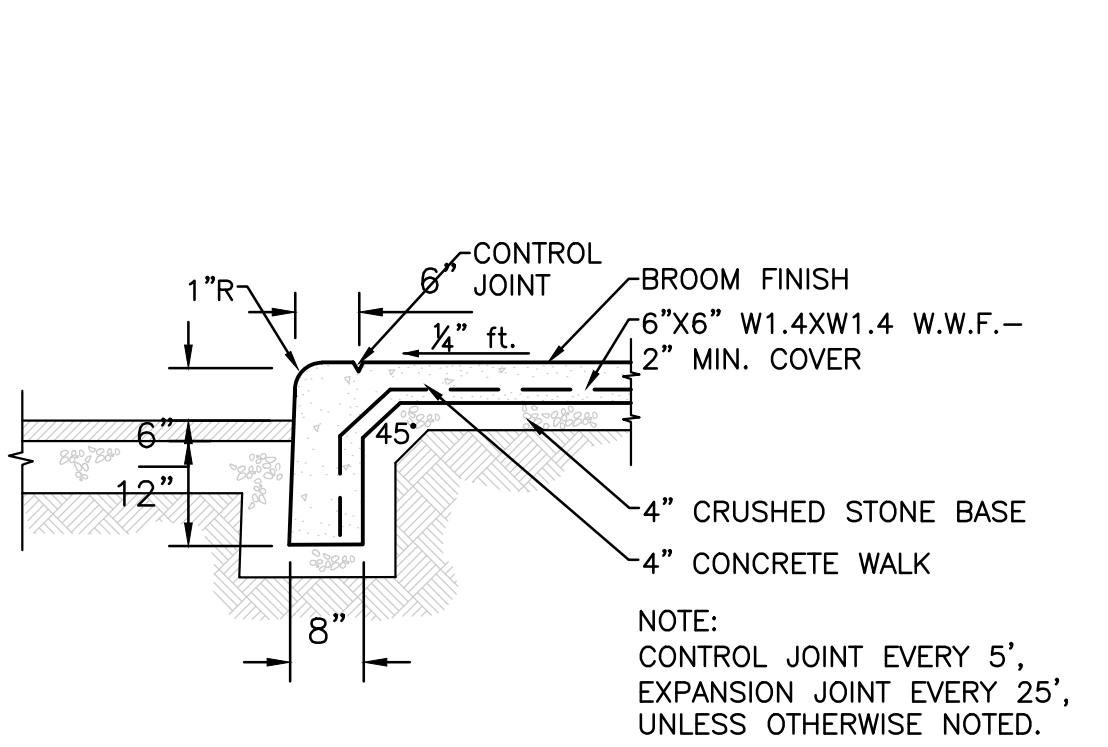


NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS

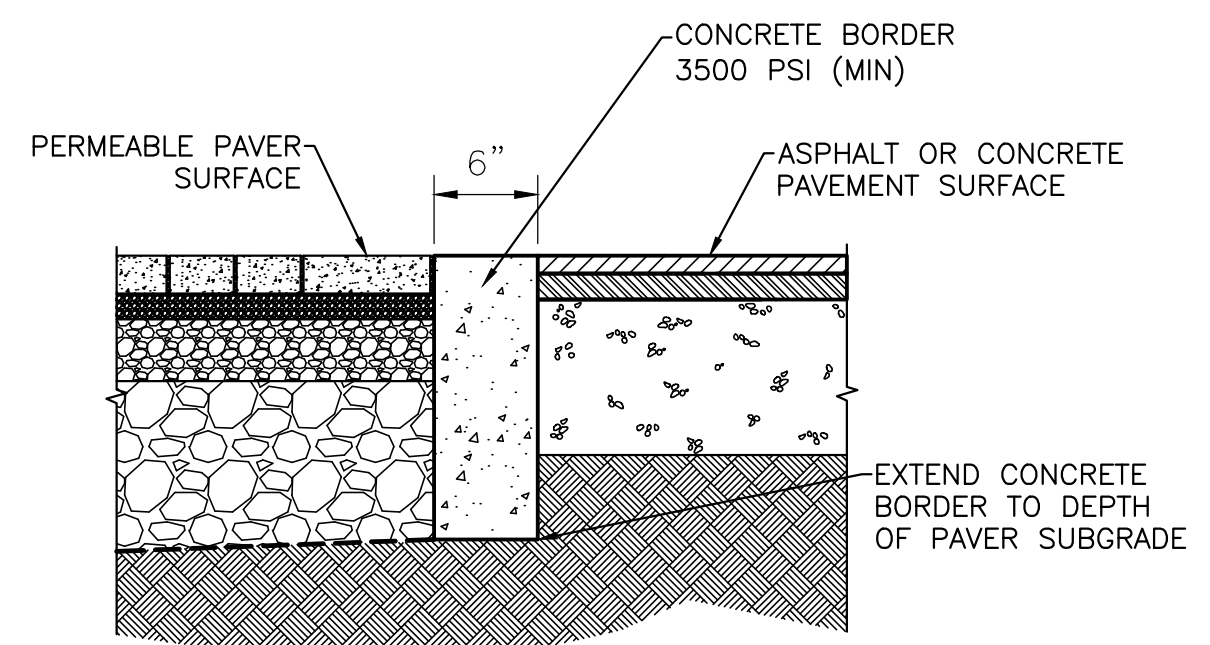


NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (CPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.

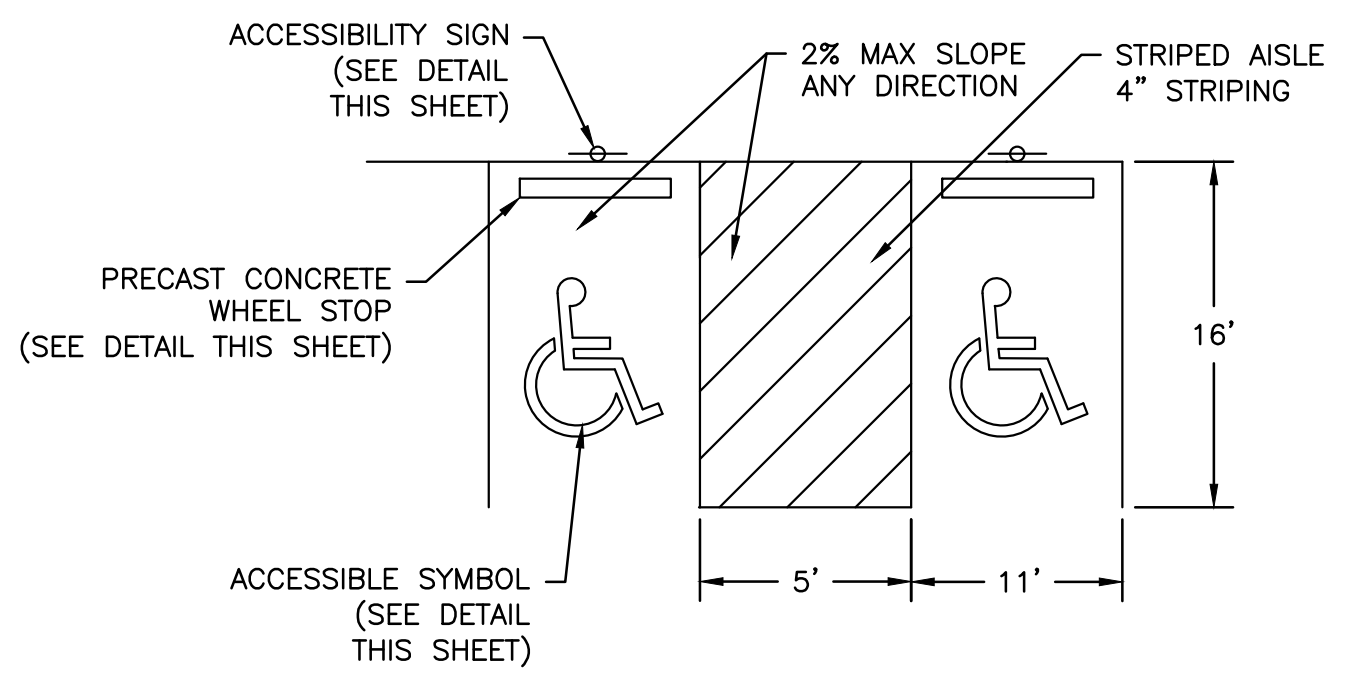
POST CURB & PERMEABLE PAVERS
NOT TO SCALE



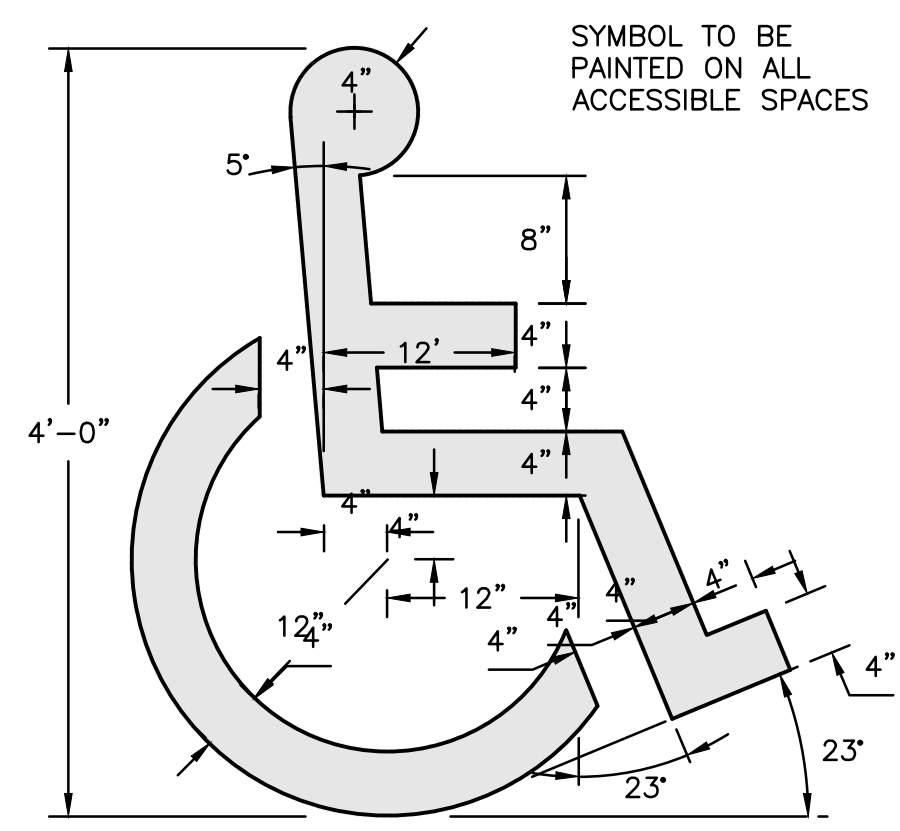
CONCRETE WALK & TURN DOWN CURB
NOT TO SCALE



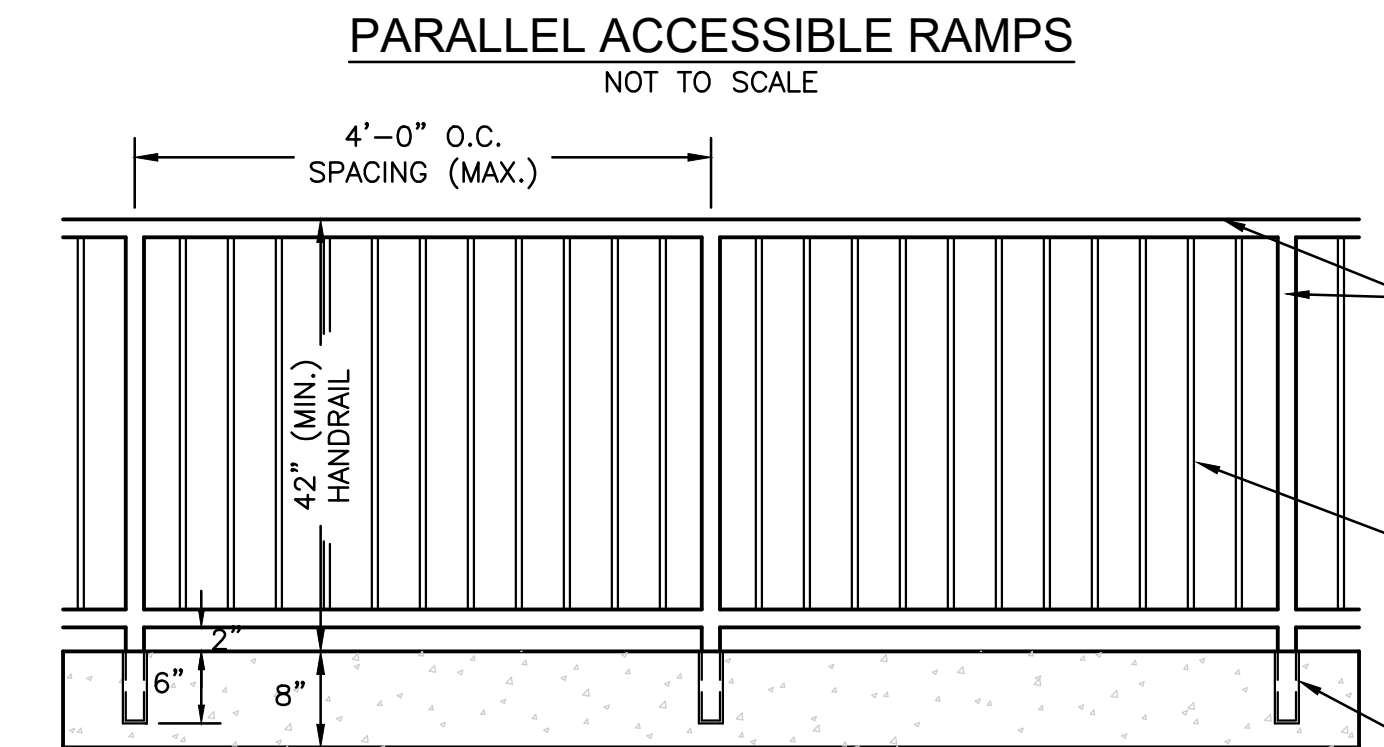
PERMEABLE PAVER RIBBON CURB BORDER
NOT TO SCALE



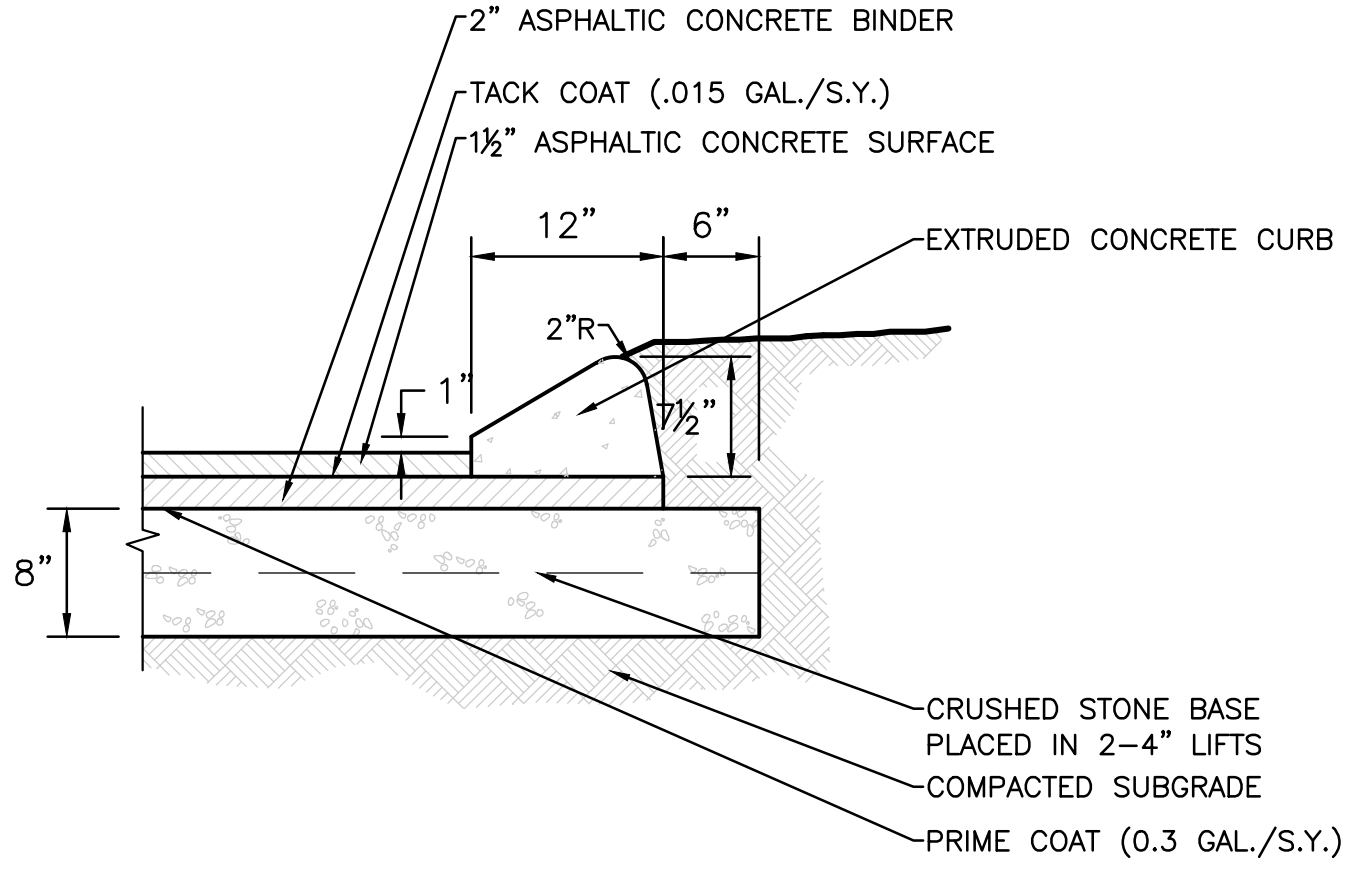
ACCESSIBLE SPACES
NOT TO SCALE



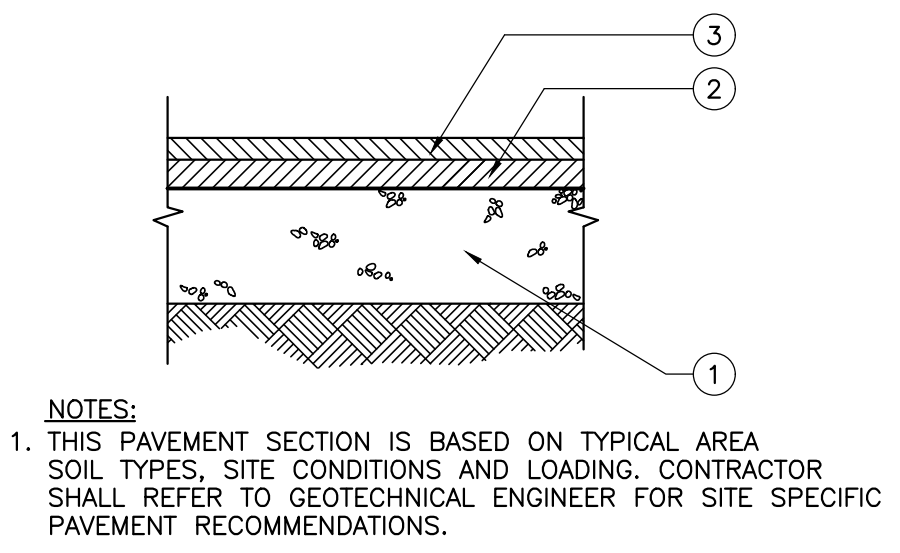
PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE



PEDESTRIAN GUARDRAIL DETAIL
NOT TO SCALE



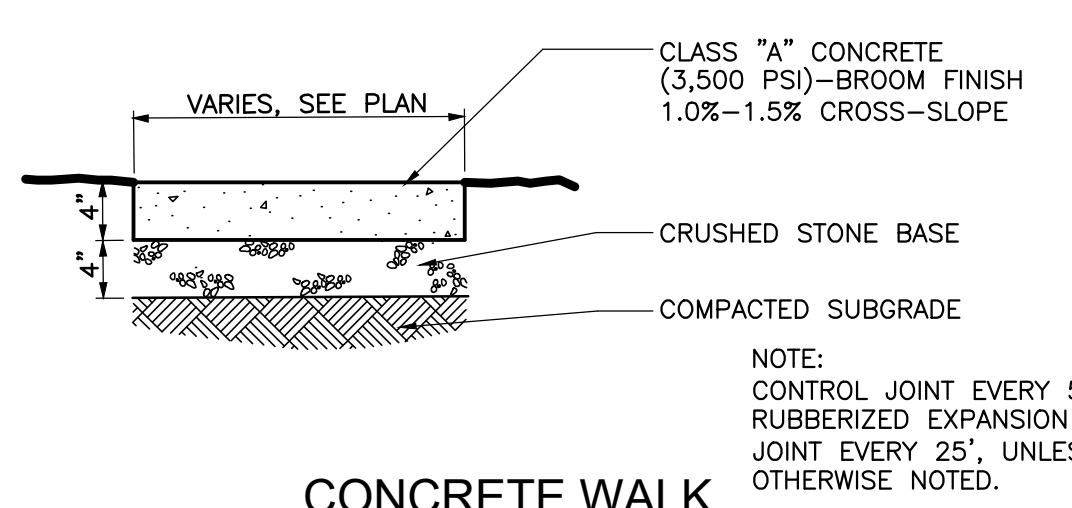
EXTRUDED CURB & HEAVY DUTY PAVEMENT
NOT TO SCALE



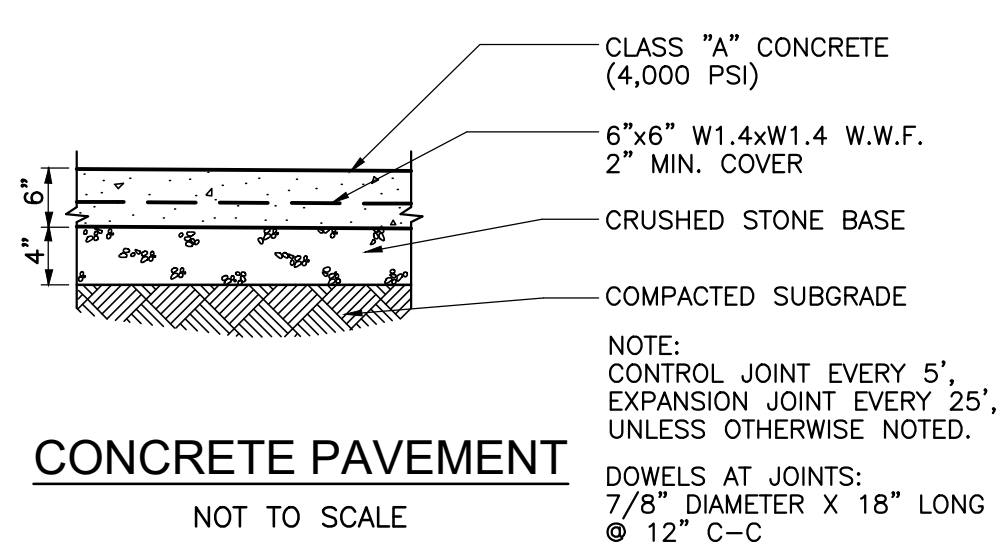
HEAVY DUTY PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

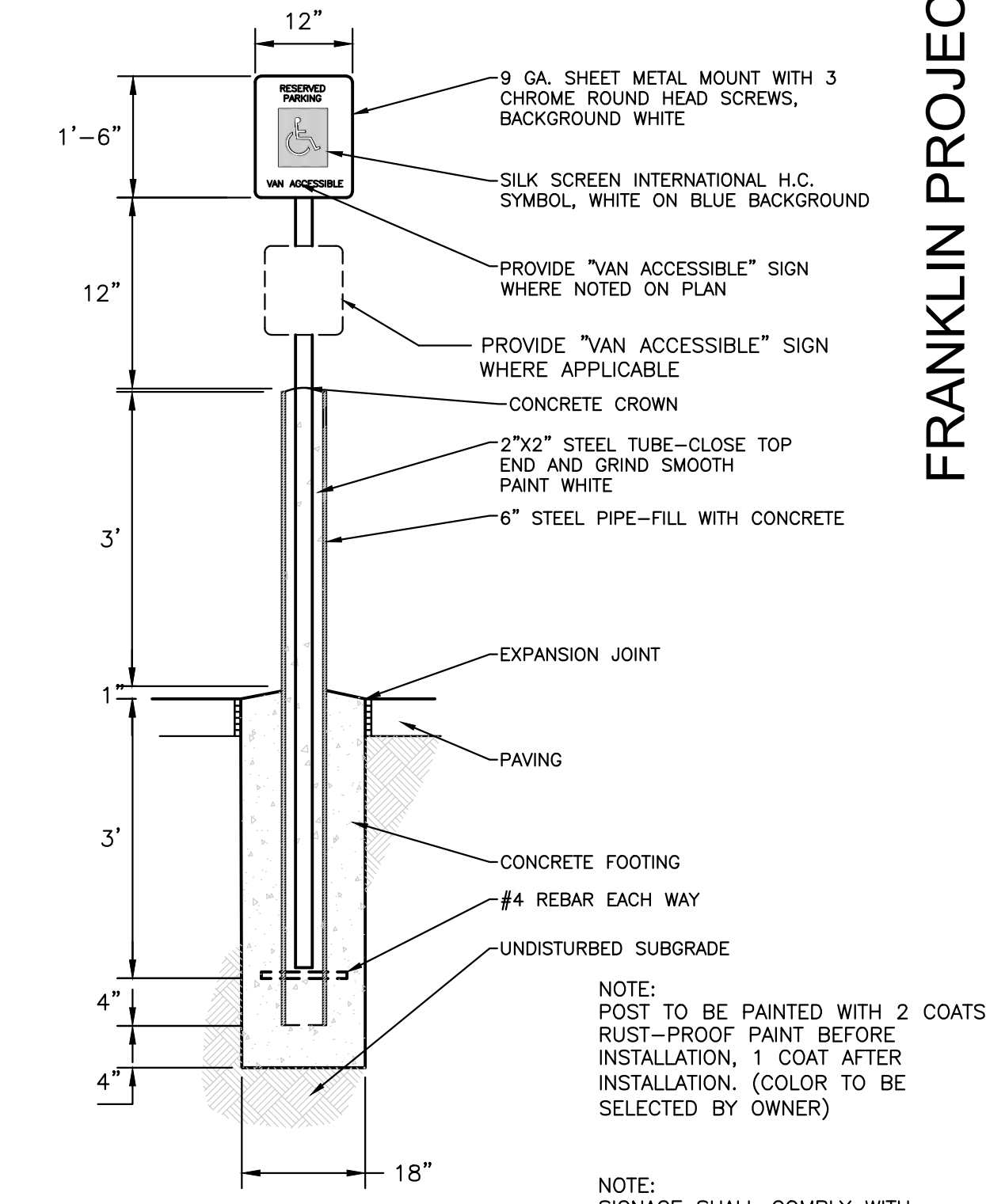
MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1. AGGREGATE BASE	8.0	C or D
2. ASPHALT BASE	2.5	B-Modified
3. ASPHALT SURFACE	1.0	D or E



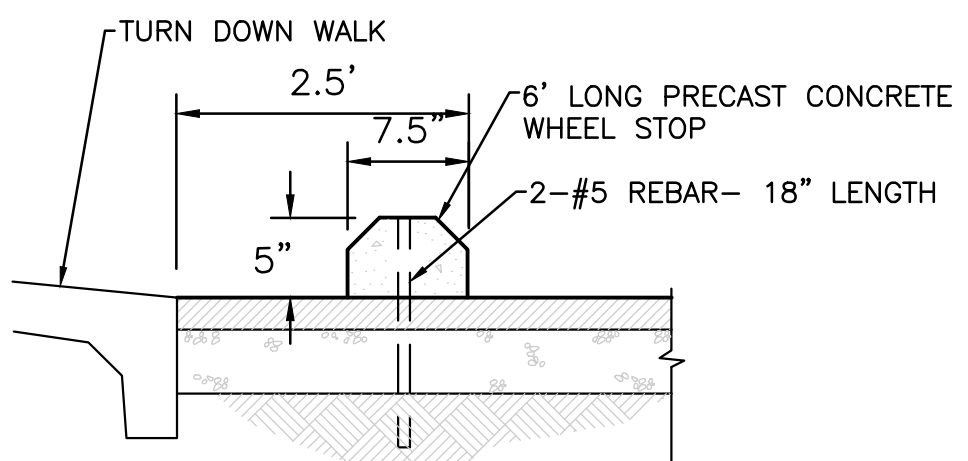
CONCRETE WALK
NOT TO SCALE



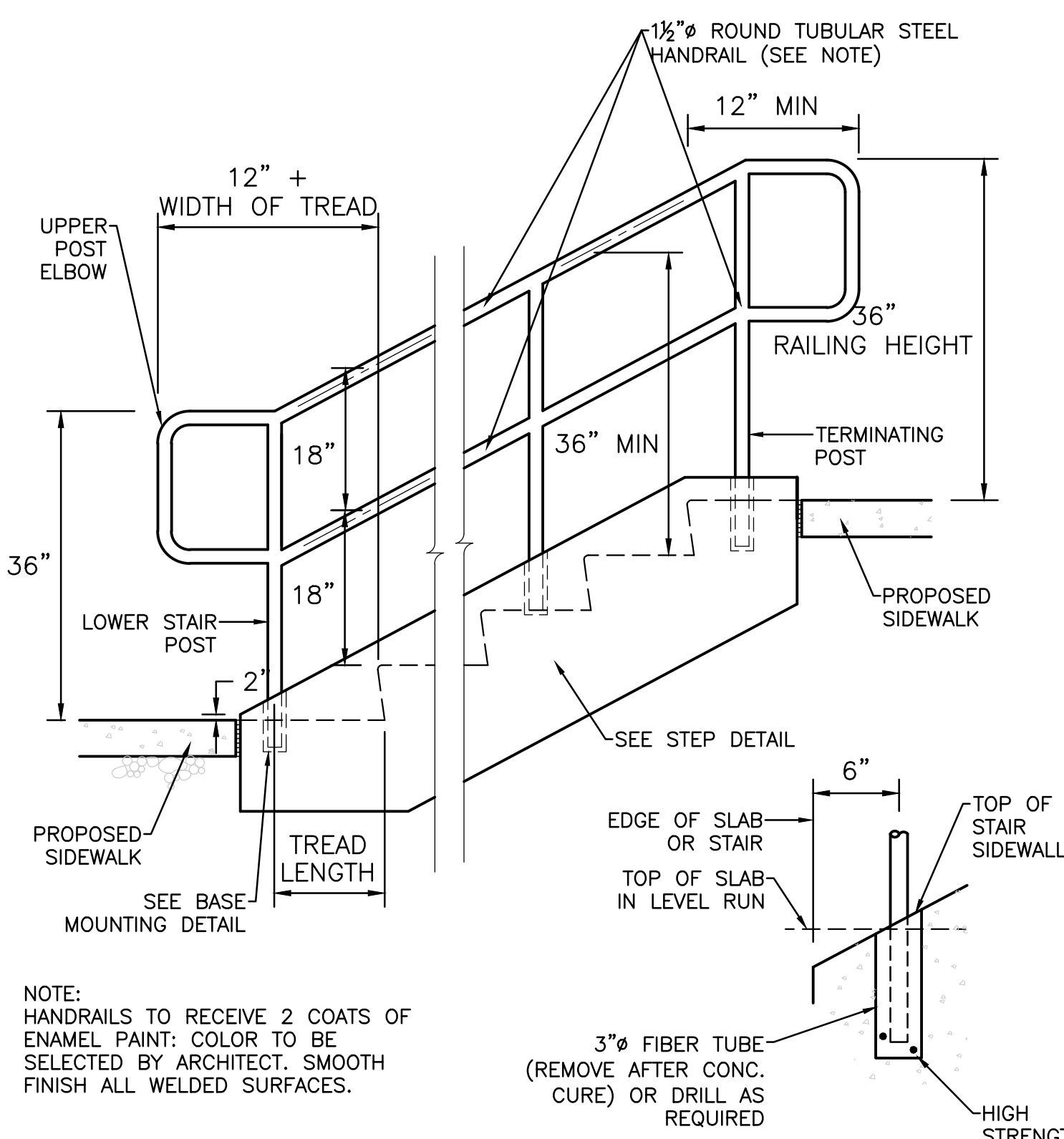
CONCRETE PAVEMENT
NOT TO SCALE



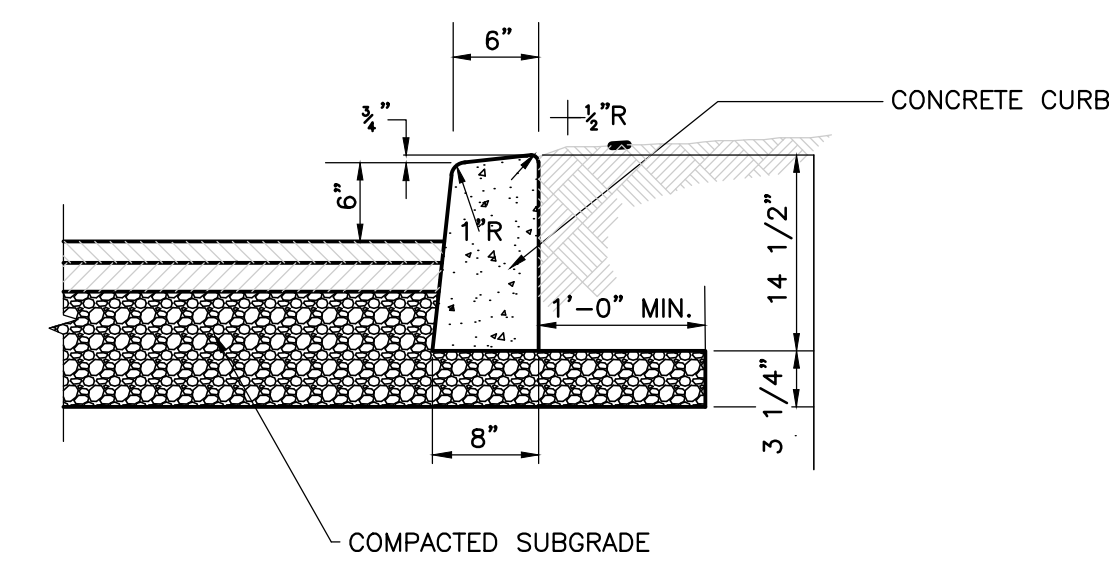
EXTERIOR ACCESSIBLE SIGN
NOT TO SCALE



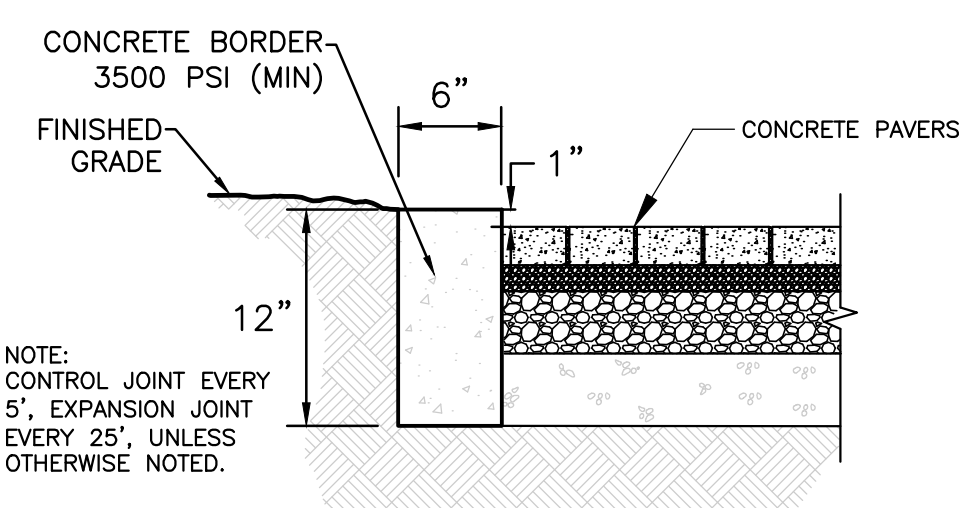
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



PIPE STEP HANDRAIL
NOT TO SCALE



POST CURB
NOT TO SCALE



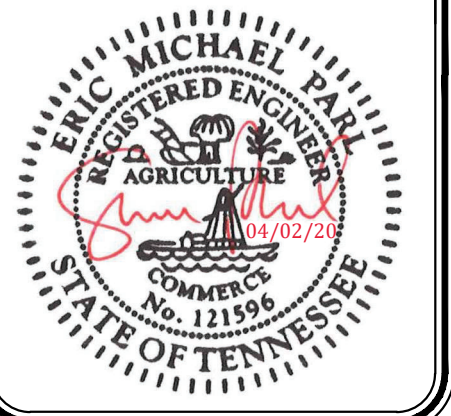
RIBBON CURB
NOT TO SCALE

FRANKLIN PROJECT #7187

SITE PLANS FOR
FRANKLIN CHRISTIAN ACADEMY
PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

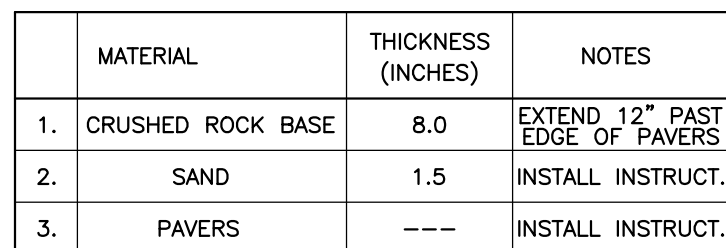
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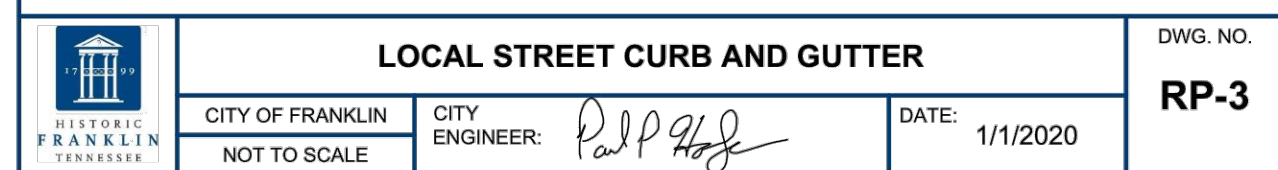
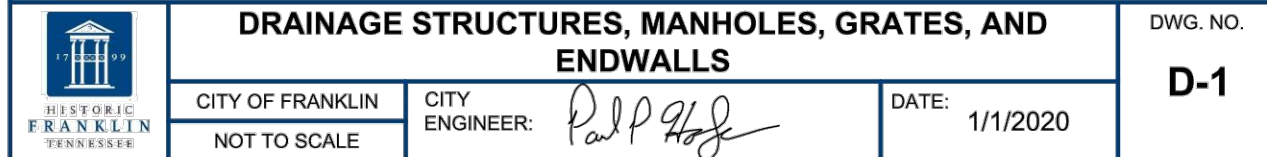
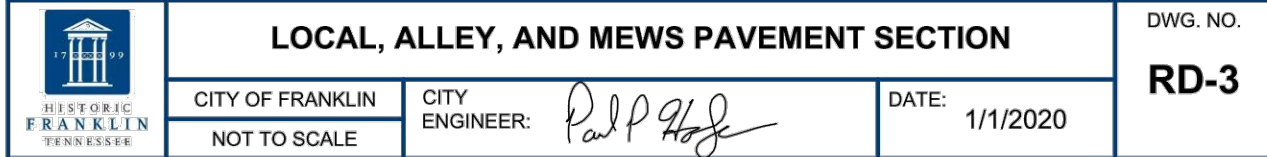
WK ORDER	1310	DESIGNED	6/03/05/2020 PER CITY COMMENTS
JOB NO.	08067	DRAWN	5/02/10/2020 PER CITY COMMENTS
SCALE	NOT TO SCALE	DATE	3/11/15/2019 PER CLIENT/CITY COMMENTS
REV.	1	DATE	03/11/2019 PER APP COMMENTS
DESCRIPTION	FEBRUARY 25, 2019		

SITE DETAILS

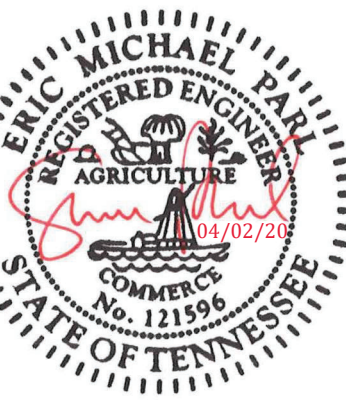
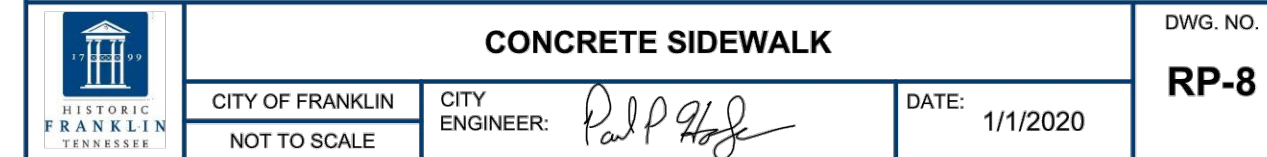
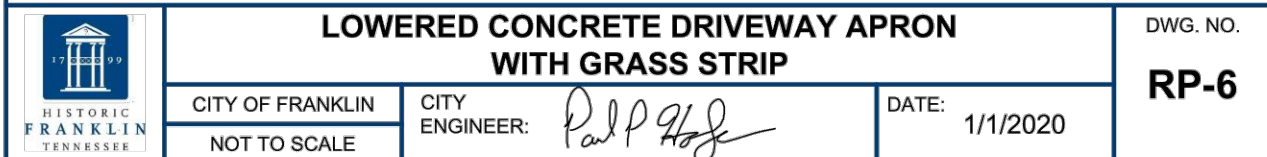
C2.2



GRASS PAVER SECTION
NOT TO SCALE



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FRANKLIN CHRISTIAN ACADEMY

SITE PLANS FOR PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	08067	WK ORDER	1310	-	-
DESIGNED:	E. FOSTER	-	-	-	-
DRAWN:	B. PATTERSON	-	-	-	-
SCALE:	NOT TO SCALE	-	-	-	-
DATE:	FEBRUARY 25, 2019	REV.	6	03/05/2020	PER CITY COMMENTS
					DESCRIPTION:

SITE DETAILS

C2.3

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

- CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
- EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE 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 AREA.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
- INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
- INSTALL UNDERDRAIN, IF APPLICABLE.
- IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
- INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
- PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

GRADING & DRAINAGE GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

- 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.
- 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.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- 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.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- 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.
- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
- SOD SLOPES.
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
A1-A2	18" RCP	128'	0.56%
A2-A3	18" RCP	129'	2.46%
A2-A4	6" HDPE	61'	0.41%
B1-B2	30" RCP	52'	1.71%
B2-B3	30" RCP	198'	3.44%
C1-C2	24" RCP	36'	0.50%
C2-C3	24" RCP	85'	0.68%
C2-C7	15" RCP	24'	7.21%
C3-C4	24" RCP	180'	1.03%
C4-C5	18" RCP	97'	1.25%
C5-C6	18" RCP	193'	0.40%
D1-D2	24" RCP	54'	0.50%
D2-D3	24" RCP	23'	0.57%
D3-D4	18" RCP	60'	7.12%
D4-D5	24" RCP	29'	0.49%
E1-E2	18" HDPE	66'	0.50%
E2-E3	18" HDPE	91'	0.50%
E3-E4	18" HDPE	61'	0.50%
E4-E5	18" HDPE	39'	0.50%
E5-E6	18" RCP	6'	0.50%
F1-F2	24" RCP	21'	3.61%

ALL PIPES TO BE RCP, CLASS III, UNLESS NOTED OTHERWISE.

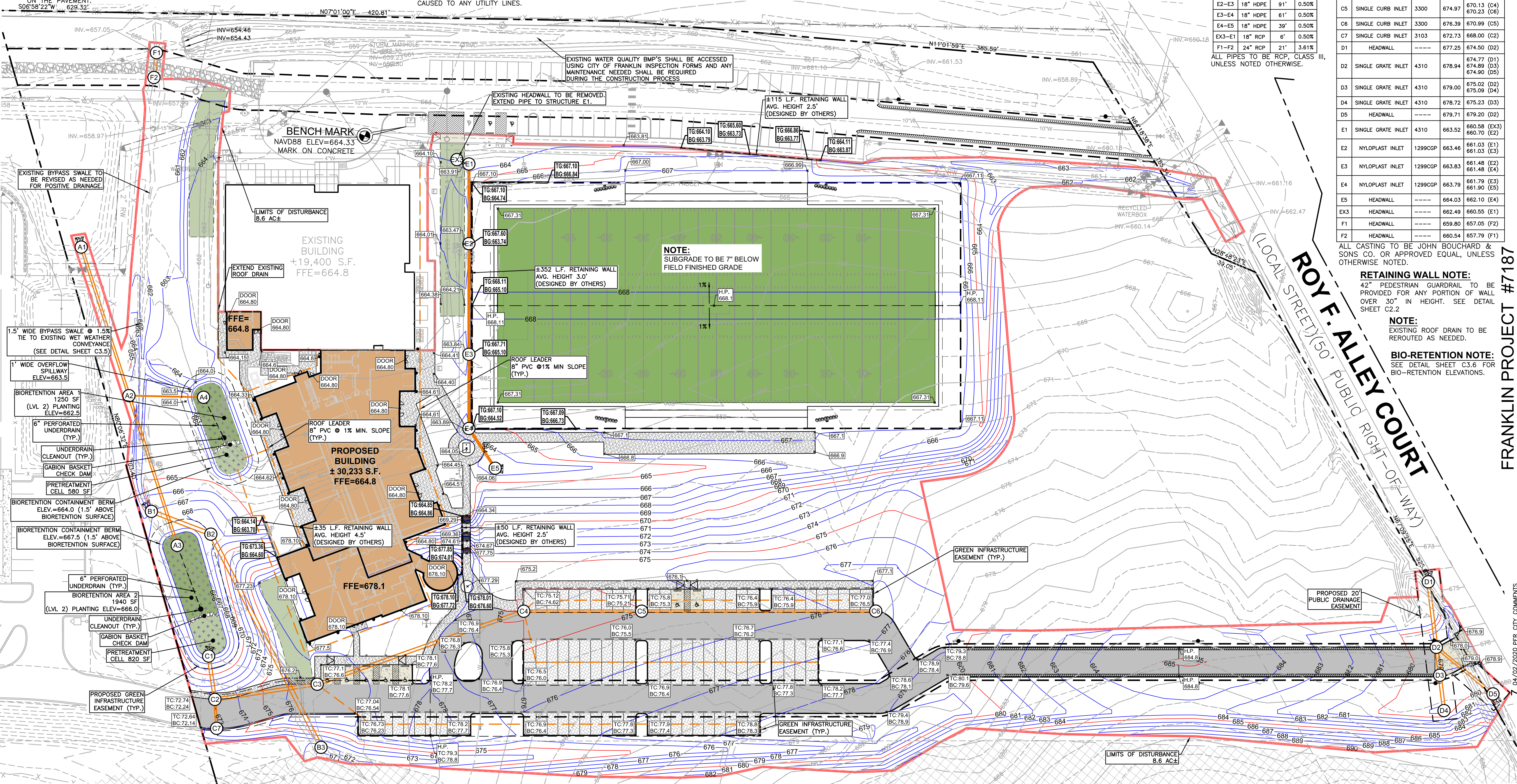
DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
A1	HEADWALL	-----	659.21	657.00 (A2)
A2	JUNCTION BOX	1111	664.50	657.72 (A1) 657.82 (A3) 657.82 (A4)
A3	SINGLE GRATE INLET	4310	667.00	661.00 (A2)
A4	6 INCH CLEANOUT	-----	663.00	658.07 (A2)
B1	HEADWALL	-----	666.11	663.90 (B2)
B2	JUNCTION BOX	1111	667.96	664.80 (B1) 664.90 (B3)
B3	HEADWALL	-----	673.90	671.70 (B2)
C1	HEADWALL	-----	668.21	666.00 (C2)
C2	DOUBLE CURB INLET	3300	673.11	666.18 (C1) 666.28 (C3) 666.28 (C7)
C3	SINGLE CURB INLET	3300	676.35	666.86 (C2) 666.96 (C4)
C4	DOUBLE CURB INLET	3300	674.35	668.81 (C3) 668.91 (C5)
C5	SINGLE CURB INLET	3300	674.97	670.13 (C4) 670.23 (C6)
C6	SINGLE CURB INLET	3300	676.39	670.99 (C5)
C7	SINGLE CURB INLET	3103	672.73	668.00 (C2)
D1	HEADWALL	-----	677.25	674.50 (D2)
D2	SINGLE GRATE INLET	4310	678.94	674.77 (D1) 674.89 (D3) 674.90 (D5)
D3	SINGLE GRATE INLET	4310	679.00	675.02 (D2) 675.09 (D4)
D4	SINGLE GRATE INLET	4310	678.72	675.23 (D3)
D5	HEADWALL	-----	679.71	679.20 (D2)
E1	SINGLE GRATE INLET	4310	663.52	660.58 (EX3) 660.70 (E2)
E2	NYLOPLAST INLET	1299CGP	663.46	661.03 (E1) 661.03 (E3)
E3	NYLOPLAST INLET	1299CGP	663.83	661.48 (E2) 661.48 (E4)
E4	NYLOPLAST INLET	1299CGP	663.79	661.79 (E3) 661.90 (E5)
E5	HEADWALL	-----	664.03	662.10 (E4)
EX3	HEADWALL	-----	662.49	660.55 (E1)
F1	HEADWALL	-----	659.80	657.05 (F2)
F2	HEADWALL	-----	660.54	657.79 (F1)

ALL CASTING TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

RETAINING WALL NOTE:
42" PEDESTALIAN GUARDRAIL TO BE PROVIDED FOR ANY PORTION OF WALL OVER 30" IN HEIGHT. SEE DETAIL SHEET C2.2

NOTE:
EXISTING ROOF DRAIN TO BE REROUTED AS NEEDED.

BIO-RETENTION NOTE:
SEE DETAIL SHEET C3.6 FOR BIO-RETENTION ELEVATIONS.



WATER QUALITY NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

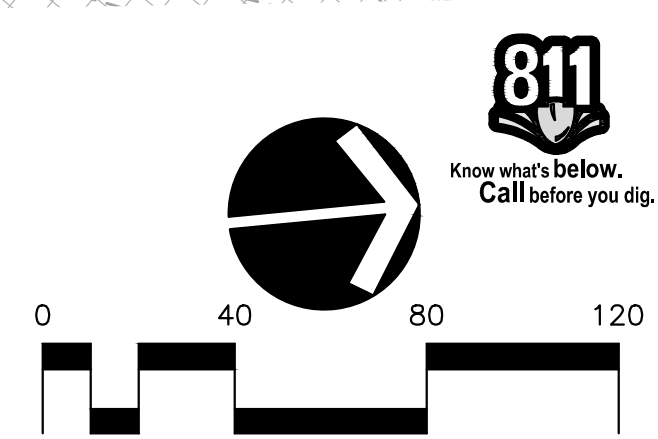
INFILTRATION TESTING NOTE:

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs. AREAS BEING PROPOSED TO SHOW SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES. INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

LEGEND					
	HEAVY DUTY ASPHALT PAVEMENT		GRASS PAVERS		CONCRETE WALK
	GRAVEL		BIORETENTION AREA		
	HEAVY DUTY CONCRETE		CONCRETE PAVERS		



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ERIC MICHAEL PURI
REGISTERED ENGINEER
AGRICULTURE
Nashville, Tennessee
615-702-7878
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FRANKLIN PROJECT #7187

ROY F. ALLEY COURT (LOCAL STREET) 50' PUBLIC RIGHT-OF-WAY

FRANKLIN CHRISTIAN ACADEMY
PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK ORDER 08067

DESIGNED: E. FOSTER

DRAWN: B. PATTERSON

SCALE: 1"=40'

DATE: FEBRUARY 25, 2019

REV. #

DESCRIPTION:

6 03/05/2020 PER CITY COMMENTS

5 02/10/2020 PER CITY COMMENTS

4 01/27/2020 PER CLIENT

3 11/15/2019 PER CITY COMMENTS

2 04/04/2019 PER CITY COMMENTS

1 03/11/2019 PER APP COMMENTS

GRADING & DRAINAGE PLAN

C3.1

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSCS MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSCS MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND REPAIRS AS REQUIRED.
5. VEGETATION, EPSCS & 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. EPSCS 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 CONTROL SHALL BE PROVIDED FOR SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

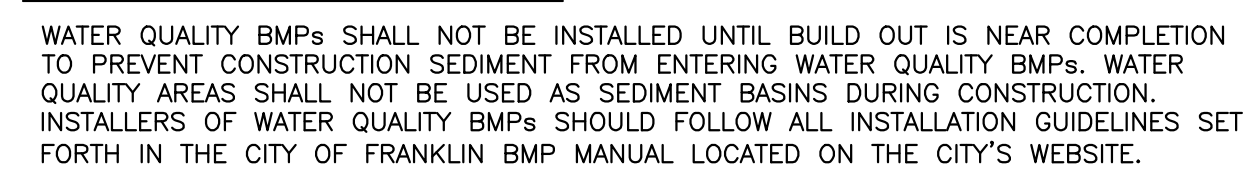
ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

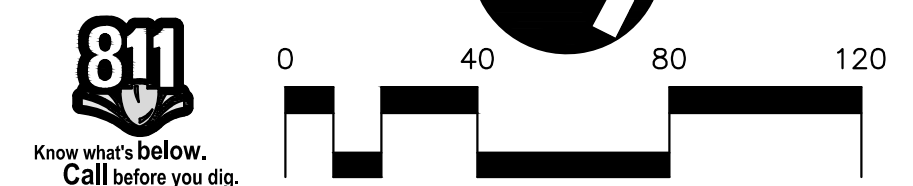
SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOW SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

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 SCOTOPS 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 SCOUT DETAIL. DETAIL 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 PROTECTION CONTRAING 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.



THE ADS INLET FLEXSTORM INLET DROP BAGS TO BE REMOVED ONCE SITE IS STABILIZED AND THE CITY STORMWATER INSPECTOR HAS APPROVED REMOVAL.



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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ANDSCAPE ARCHITECTS • SURVEYORS**

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423-490-9400

Nashville
615-244-8591

Murfreesboro
615-546-6050

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C3.2

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION 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.

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMPs SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY
MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE
INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION
OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE
SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF
THE SOIL CHARACTERISTICS AS DEFINED BY PTP-03, SITE DESIGN AND
CONSIDERATIONS ITEM 3, PAGE 3 OF 10.

EXISTING STORM DRAINS SHALL BE PROTECTED FROM SEDIMENT UNTIL REMOVAL. PROPOSED STORM DRAINS MUST BE IN PLACE PRIOR TO REMOVAL OF EXISTING DRAINS. NO TIME SHOULD DRAINAGE PATHS BE CUT OFF SO THAT DEAD ENDS OR PONDING RESULT.



Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
0-14	~105	~95	~85	~75
15-24	~100	~90	~80	~70
25-34	~105	~95	~85	~75
35-44	~100	~90	~80	~70
45-54	~105	~95	~85	~75
55-64	~100	~90	~80	~70
65-74	~105	~95	~85	~75
75+	~100	~90	~80	~70

FRANKLIN PROJECT #7187

SITE PLANS FOR

FRANKLIN CHRISTIAN ACADEMY
PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB NO.	WK ORDER	7	04/02/2020	PER CITY	COMMENTS
08067	1310	6	03/05/2020	PER CITY	COMMENTS
DESIGNED:	E. FOSTER	5	02/10/2020	PER CITY	COMMENTS
DRAWN:	B. PATTERSON	4	01/27/2020	PER CLIENT	COMMENTS
SCALE:	1"=40'	3	11/15/2018	PER CLIENT/CITY	COMMENTS
DATE:	FEBRUARY 25, 2019	2	04/04/2019	PER CITY	COMMENTS
		REV	DATE	DESCRIPTION	

INTERMEDIATE
EPSC PLAN

C3.3

FINAL STABILIZATION:

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED, I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY, IF CONTAMINATION OF MATERIALS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
6. THE SEDIMENT POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

REGIONAL DETENTION POND VOLUME:

- TOTAL POND VOLUME: 172,637 CUBIC FEET
- POND VOLUME UTILIZED BY OTHER PARCELS WITHIN DEVELOPMENT: 101,095 CUBIC FEET
- POND VOLUME UTILIZED BY THIS SITE: 54,436 CUBIC FEET
- REMAINING VOLUME AVAILABLE FOR FUTURE DEVELOPMENT: 17,097 CUBIC FEET

WATER QUALITY / BMP NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMPs SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

NOTE:

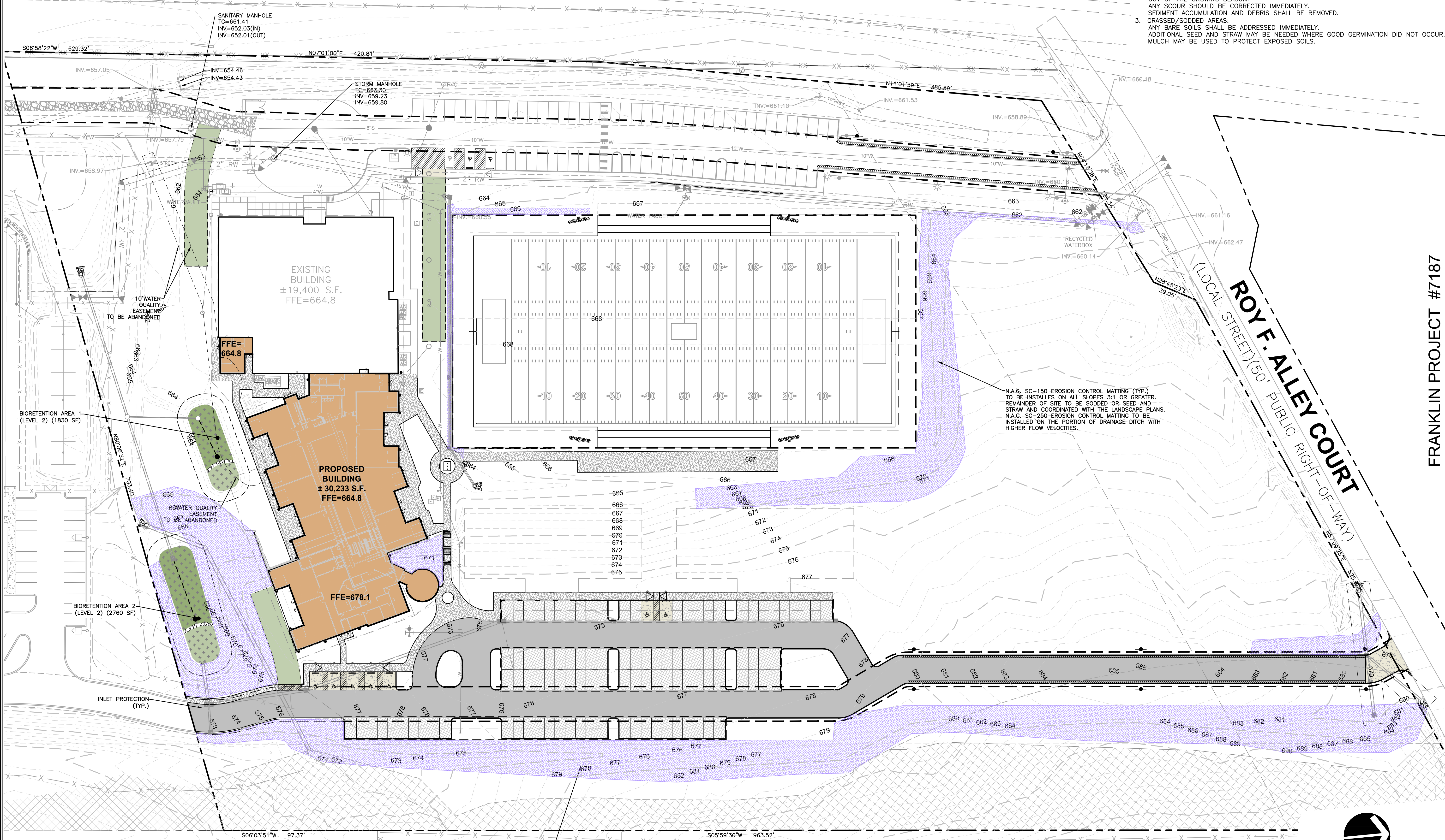
1. ALL SLOPES 3:1 OR GREATER TO RECIEVE NAG SC150 EROSION STABILIZATION (TYP.)
2. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

POST CONSTRUCTION BMP MAINTENANCE/

INSPECTION PROCEDURES:

THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE CONDUCTED TO ENSURE PROPER FUNCTIONALITY.

1. SEDIMENT POND:
THE LOW FLOW ORIFICE ON THE OUTLET STRUCTURE SHOULD BE FUNCTIONING PROPERLY. ANY DEBRIS SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
THE OUTLET STRUCTURE SHALL BE INSPECTED FOR CRACKS OR SPALLING CONCRETE. ANY DEBRIS ACCUMULATION ON THE TRASH RACK SHALL BE REMOVED AND PROPERLY DISPOSED OF. ANY CORROSION OF THE TRASH RACK SHOULD BE REPORTED.
ALL OUTFALLS SHALL BE INSPECTED FOR SIGNS OF SCOUR, SEDIMENT DEPOSITION, AND STRUCTURAL INTEGRITY.
HEALTHY VEGETATION SHOULD BE MAINTAINED WITHIN THE POND AND EMBANKMENT AT ALL TIMES. EXCESSIVE GROWTH SHALL BE CONTROLLED BY PERIODIC MOWING.
GOOD STABILITY ON THE SLOPES OF THE EMBANKMENT SHALL BE MAINTAINED AT ALL TIMES. SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. SWALES/DITCHES/SLOPES:
GOOD VEGETATION SHALL BE MAINTAINED. EROSION CONTROL MATTING MAY BE NEEDED IF OUT OF THE GROWING SEASON.
ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY.
SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SODDED AREAS:
ANY BARE SOILS SHALL BE ADDRESSED IMMEDIATELY.
ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR.
MULCH MAY BE USED TO PROTECT EXPOSED SOILS.



FRANKLIN PROJECT #7187

SITE PLANS FOR

FRANKLIN CHRISTIAN ACADEMY

PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga
Nashville
Murfreesboro

423-490-9000
615-544-8991
615-546-6060

ragansmith.com



WK ORDER	1310	6	03/05/2020	PER CITY COMMENTS
DESIGNED:	E. FOSTER	5	02/10/2020	PER CITY COMMENTS
DRAWN:	B. PATTERSON	4	01/27/2020	PER CLIENT COMMENTS
SCALE:	1"=40'	3	11/15/2019	PER CLIENT/CITY COMMENTS
DATE:	FEBRUARY 25, 2019	2	04/04/2019	PER CITY COMMENTS
REV.				
DATE				
DESCRIPTION				

FINAL EROSION CONTROL PLAN

C3.4

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

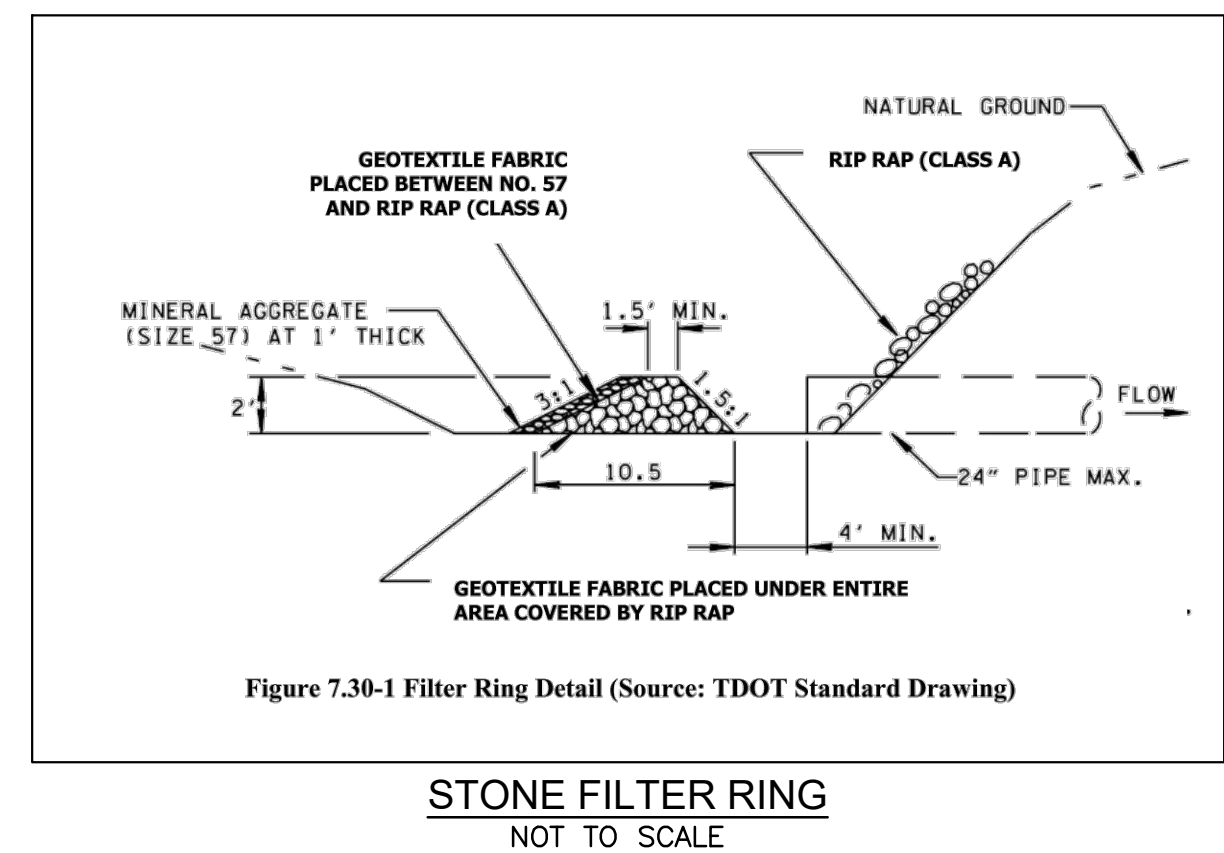
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SITE PLANS FOR

FRANKLIN CHRISTIAN
PHASE 2

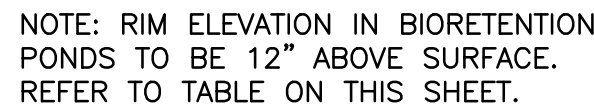
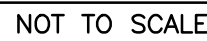
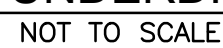
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



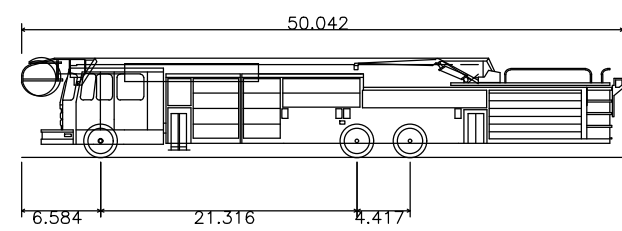
JOB NO	08067	WK ORDER	1310	6	03/05/2020	PER CITY	COMMENTS
DESIGNED:	E. FOSTER	5	02/10/2020	PER CITY	COMMENTS		
DRAWN:	B. PATTERSON	4	01/27/2020	PER CLIENT	COMMENTS		
SCALE:	NOT TO SCALE	3	11/15/2019	PER CLIENT/CITY	COMMENTS		
DATE:	FEBRUARY 25, 2019	2	04/04/2019	PER CITY	COMMENTS		
		1	03/11/2019	PER APP	COMMENTS		
REV.	DATE:	DESCRIPTION:					

GRADING, DRAINAGE & EPSC DETAILS

C3.5

- TOP OF CURB

NOT TO SCALE



Rsa Fire Truck (Franklin Based) Feb 2018 update
Overall Length 50.042ft
Overall Width 6.584ft
Overall Body Height 21.316ft
Min Body Ground Clearance 4.417ft
Track Width 6.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 42.000ft
NOTE: TURN MOVEMENT PERFORMED AT 5 MPH.

LEGEND

	HEAVY DUTY ASPHALT PAVEMENT		BIORETENTION AREA
	CONCRETE PAVERS		CONCRETE WALK
	HEAVY DUTY CONCRETE		GRAVEL
	GRASS PAVERS		

- FIRE LANE MARKING NOTES:
- FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE--NO PARKING," VISIBLE FROM THE NORMAL LANE OF TRAFFIC, AND PAINTED YELLOW OR WHITE, OR IN SUCH OTHER MANNER AS IS APPROVED BY THE FIRE MARSHAL.
 - A MAXIMUM DISTANCE OF 50 FEET (15.3 M.) ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT OF SIGNS AND PAVEMENT MARKINGS ARE SUBJECT TO APPROVAL OF THE FIRE MARSHAL.

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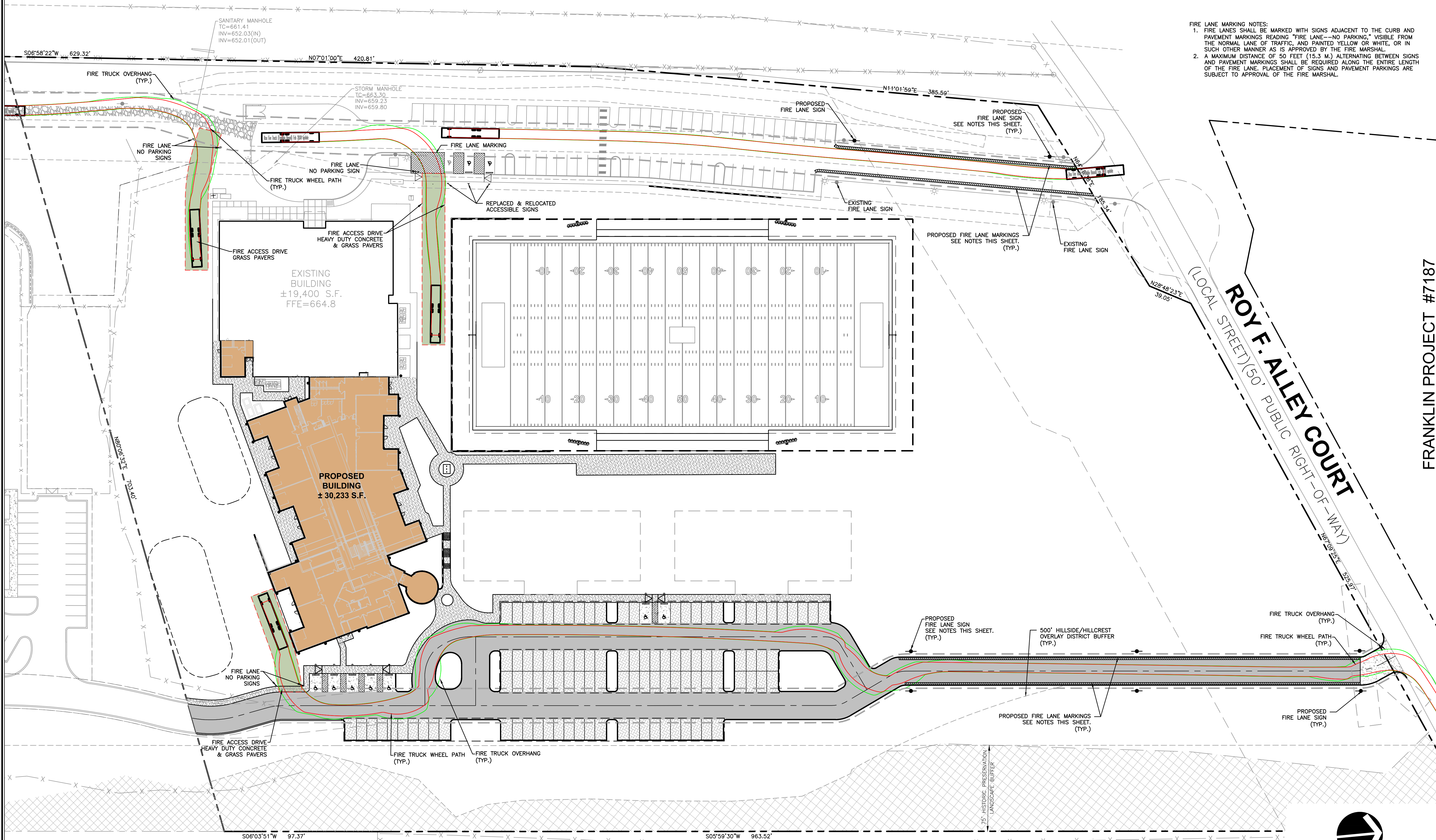


SITE PLANS FOR FRANKLIN CHRISTIAN ACADEMY PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN PROJECT #7187

ROY F. ALLEY COURT
(LOCAL STREET)(50' PUBLIC RIGHT-OF-WAY)



JOB NO.	WK. ORDER	DATE	REV.	DATE	DESCRIPTION
08067	1310	6/03/05/2020	6	03/05/2020	PER CITY COMMENTS
DESIGNED:	E. FOSTER	5/02/10/2020	5	02/10/2020	PER CITY COMMENTS
DRAWN:	B. PATTERSON	4/01/27/2020	4	01/27/2020	PER CLIENT COMMENTS
SCALE:	1"=40'	3/11/15/2019	3	11/15/2019	PER CLIENT/CITY COMMENTS
DATE:	FEBRUARY 25, 2019	2/04/04/2019	2	04/04/2019	PER CITY COMMENTS

ROW & ACCESS
PLAN

C4.1



WATER	FRANKLIN WATER DEPARTMENT (615) 794-4554 BEN McNEIL
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTMC (615) 595-4692 OR (615) 595-4693 BOBBY O'NEAL OR DALE HOOD
GAS	ATMOS ENERGY (615) 477-3166 ERIC COMER
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

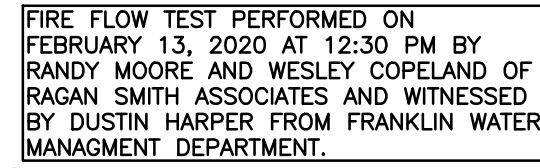
1. CONTRACTOR TO ADJUST EXISTING UTILITY CASTINGS AS NECESSARY.
2. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN.
3. THE SANITARY SERVICE LINES WILL NEED TO BE CORED INTO THE EXISTING PUBLIC MANHOLES. IF THE EXISTING PUBLIC MANHOLES CAN BE CORED PROPERLY WITHOUT ADDING ADDITIONAL HOLES, THEY CAN BE USED. IF AN ADDITIONAL HOLE IS NECESSARY AND YOU HAVE TO FILL THE EXISTING CORES, THE MANHOLES WILL NEED TO BE REPLACED WITH NEW MANHOLES SHOWING THE CORRECT ALIGNMENT.

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

TELEPHONE INSTALLATION TO BE COORDINATED WITH AT&T AND ASSUMED TO BE SERVICED FROM THE EXISTING BUILDING.

SEE CURRENT SPECIFICATIONS/INSTALLATION INSTRUCTIONS FOR MTEMC AT THE FOLLOWING LINK: [HTTP://WWW.MTEMC.COM/PAGES.CFM/NAME/BD04_UNDERGROUNDSPECS](http://www.mtemc.com/pages.cfm/name/bd04_undergroundspecs)
ASSUMED SECTION FOR INSTALLATION SHOWN BELOW.

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 AND TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND CITY COUNCIL.
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 OFFICIALS
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. 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 FRANKLIN, IN THE FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. PRIOR TO THE ACCEPTANCE OF 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 TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN ANY 72-HOUR PERIOD. THE PERMIT 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.



FLOW HYDRANT
 STATIC PRESSURE: 88 PSI
 PITOT PRESSURE: 53 PSI
 GPM @ TEST: 1225
 GPM @ 20 PSI: 3390

NOTE:
LIGHTING PLAN PROVIDED BY OTHERS

NOTE:
SEPARATE SANITARY SEWER AND WATER SERVICE LINES WILL
BE REQUIRED FOR EACH FUTURE BUILDING.
(PER CITY REQUIREMENTS)

**PROPOSED
BUILDING
± 30,233 S.F.
FFE=664.5**

DOMESTIC & FIRE WATER SERVICE FOR NEW EXPANSION BE EXTENDED FROM EXISTING BUILDING. SEWER, GAS, & ELECTRICAL WILL HAVE MINOR EXTENSIONS. TO BE COORDINATED WITH LOCAL UTILITY PROVIDERS.

FFE=677.8
PRIVATE FIRE HYDRANT
ASSEMBLY COMPLETE
(PAINTED SILVER)

PROPOSED CAP WITH
REVERSE CONCRETE KICKER
FOR FUTURE BUILDINGS

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SITE PLANS FOR
FRANKLIN CHRISTIAN ACADEMY
PHASE 2
CITY OF FRANKLIN, WILKINSON COUNTY, TENNESSEE

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN PROJECT #7187

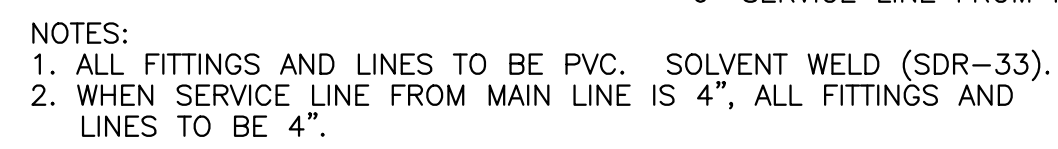
6	03/05/2020	PER CITY COMMENTS
5	02/10/2020	PER CITY COMMENTS
4	01/27/2020	PER CLIENT COMMENTS
3	11/15/2019	PER CLIENT/CITY COMMENTS
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UTILITY PLAN

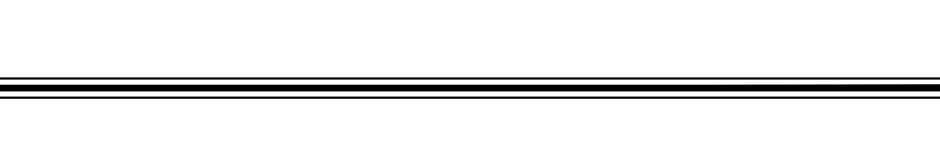
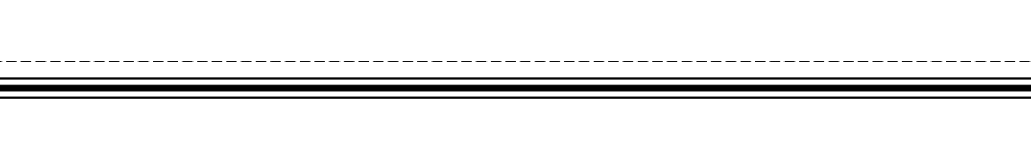
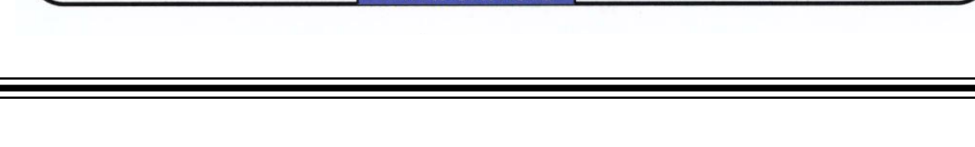
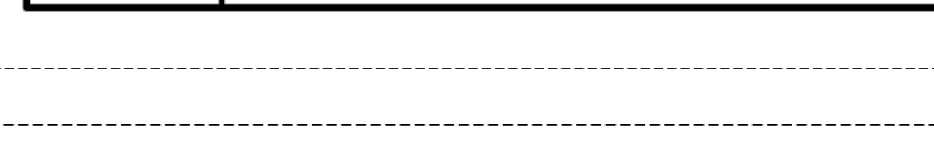
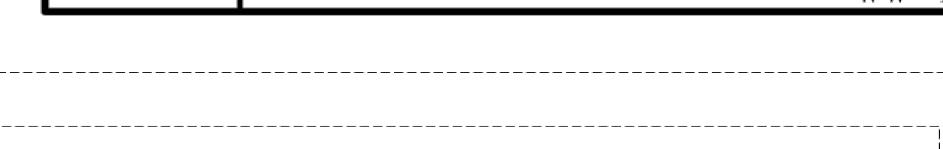
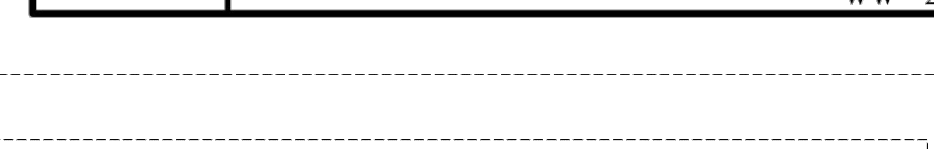
C5.0



Page 59 of 10



NOT TO SCALE



EX. SPECIMEN TREE INVENTORY (ON-SITE)			
DEMO / CREDIT	TREE ID	DBH / NAME	CREDIT
C	32093	22" OAK	27.5
C	32095	27" OAK	33.75
C	32106	25" OAK	31.25
C	32115	25" OAK	31.25
C	32059	26" OAK	32.5
EX DBH TO REMAIN		156.25	
EX DBH TO BE REMOVED		0	
C = TREE CREDIT (X 1.25 > 14")			
X = TREE REMOVED			

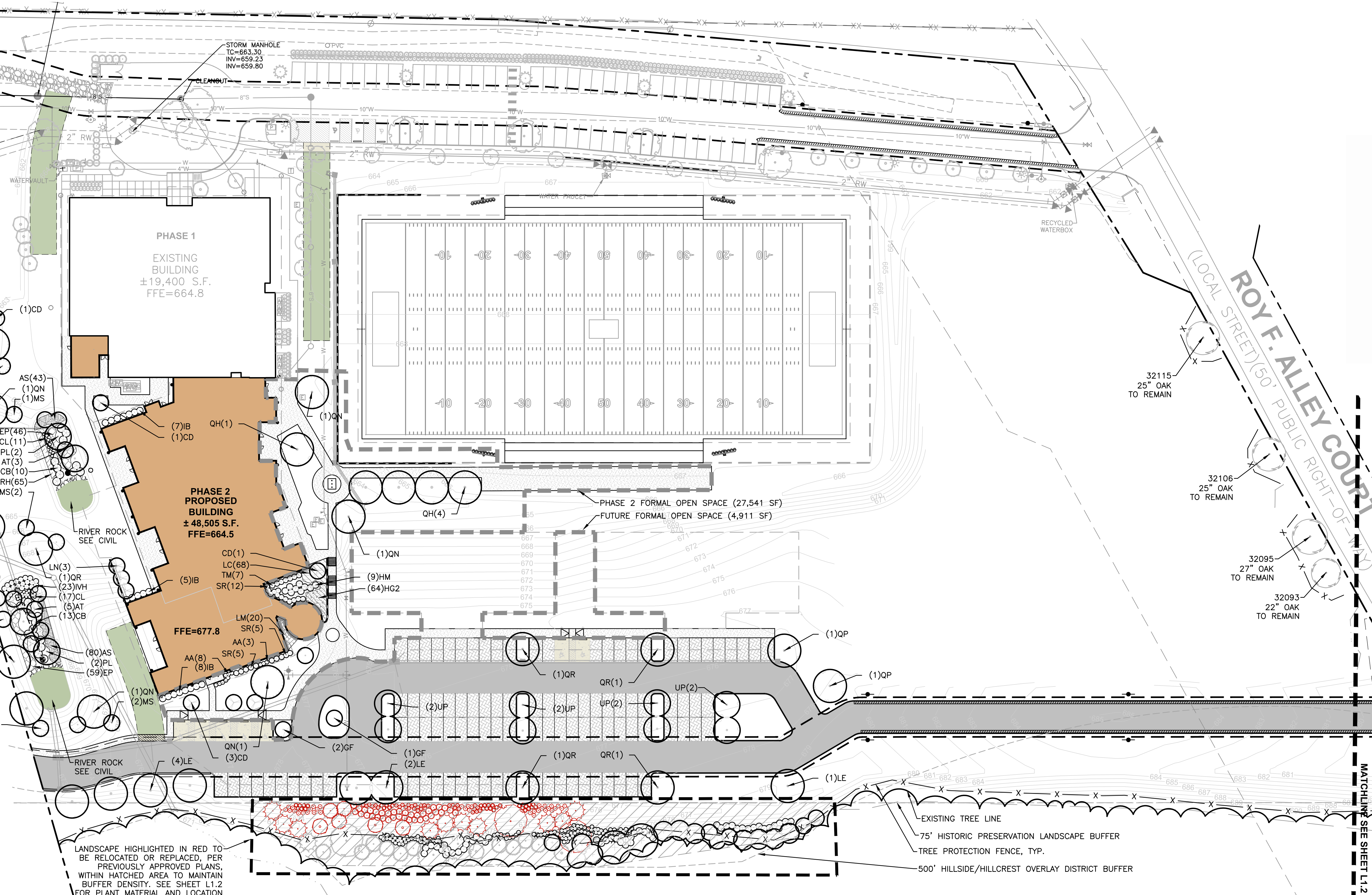
FORMAL OPEN SPACE RQ. CONVENTIONAL: 0.63 ACRES (REMAINING .115 AC TO BE PROVIDED WITH FUTURE PHASE)

LANDSCAPE REQUIREMENTS (AC)			
	Existing Trees	Quantity Provided	
		Proposed	Total
Existing Trees=14"	0	x1.25	0
Existing Trees(See Tree Inventory):	0	0	0
4"+ caliper canopy trees:	0	10	10
3" caliper canopy trees:	0	0	0
2" caliper canopy trees:	0	0	0
Aggregate Canopy Caliper Inches Provided: 40"			
Aggregate Canopy Caliper Inches Required: 38"			
2" caliper understorey trees:	0	3	3
1.5" caliper understorey trees:	0	0	0
Aggregate Understorey Caliper Inches Provided: 6"			
Aggregate Understorey Caliper Inches Required: 6"			
Min. 24" Height Shrubs: 15			
Min. 18" Height Shrubs: 17			
Total Shrubs Provided: 32			
Total Shrubs Required: 32			

NONRESIDENTIAL/MIXED USE RQ. CONVENTIONAL: 5.31 ACRES

LANDSCAPE REQUIREMENTS (AC)			
LSR = 0.65 (PROPOSED)			
LSA = 0.85 AC (PROPOSED)			
ADJUSTED LSA = 5.31 AC*			
	Existing Trees	Quantity Provided	
		Proposed	Total
Existing Trees=14"	5	x1.25	0
Existing Trees(See Tree Inventory):	0	0	0
5"+ caliper canopy trees:	0	0	0
4" caliper canopy trees:	0	7	7
3" caliper canopy trees:	0	24	24
2" caliper canopy trees:	14	6	20
Aggregate Canopy Caliper Inches Provided: 296.25"			
Aggregate Canopy Caliper Inches Required: 436"			
2" caliper understorey trees:	22	21	43
1.5" caliper understorey trees:	0	0	0
Aggregate Understorey Caliper Inches Provided: 88"			
Aggregate Understorey Caliper Inches Required: 112"			
Phase 1 Shrubs (Per Approved Plans) 309			
Phase 2 Min. 18"-30" Height Shrubs 111			
Total Shrubs Provided: 420			
Total Shrubs Required: 510			

*LSA (ADU) is LSA less TVA, Wetland Preservation and Footfall Field. Landscape Calculations are based on LSA (ADU). **Remaining Plant Material to be Installed in Future Phases



INCOMPATIBLE USE BUFFER*			
DEVELOPING USE: ASSISTED LIVING FACILITY			
EXISTING ADJACENT USE/ZONING: RESIDENTIAL ESTATE/ER			
SITE ACREAGE: 15.21 AC (FCA) + 12 AC (MORNING POINTE)			
BUFFER CLASS: B (15 trees/100 ft & 60 shrubs/100 ft)			
BUFFER WIDTH: 75'			
BUFFER LENGTH: 225'			
MINIMUM TREES REQUIRED: 34			
TREES PROVIDED: 34			
MINIMUM SHRUBS REQUIRED: 135			
SHRUBS PROVIDED: 135			
PERCENT OF CANOPY TREES IN BUFFER (40% MIN): 85%			
PERCENT OF EVERGREEN TREES IN BUFFER (50% MIN): 70%			
PERCENT OF EVERGREEN SHRUBS IN BUFFER (75% MIN): 100%			
PERCENT OF EACH PLANT GENUS IN BUFFER (40% MAX): 40%			

MINIMUM BUFFERING/SCREENING REQUIREMENTS:			
HVAC units, cooling and/or mechanical equipment are mounted on the:			
☐ Rooftop			
☐ Ground			
☐ Not applicable			
THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:			
Buffer/Screen Type:		Purpose:	
☒ Perimeter Planting Strip		Screen parking areas and to create "modules"	
☒ HVAC Screen		Screen HVAC from view	
☒ Dumpster Screen		Screen dumpster from view	
☒ Incompatible Use Buffer		Buffer the adjacent less intensive use	

LANDSCAPE DATA CHART:		
LANDSCAPE DATA		
Site Acreage:	15.21 acres (FCA Site)	
Site Zoning Classification and Applicable Overlays:	Civic/Institutional	
Development Standards:	Conventional	
*Min. Required Landscape Surface Area (Ratio and Acreage):	0.40/ 6.08 AC	
*Provided Landscape Surface Area (Ratio and Acreage):	0.65/ 9.85 AC (OVERALL FCA SITE)	
Percent and Acreage of Original Canopy Cover:	25.4% / 6.92 AC (PER APPROVED PUD)	
**Percent and Acreage Tree Canopy Required:	6.4% / 1.73 AC (.24 x .254 = 6.4% x 27.21 = 1.73 Ac)	
Percent and Acreage of Preserved Canopy Cover Provided:	7.28% / 1.98 AC (MP 0.58 / FCA 1.40)	
Number and DBH of Specimen Trees Removed:	0 0" DBH	
*LSA CALCULATED BASED ON ENTIRE FCA SITE ONLY.		
**1.73 AC CANOPY REQUIRED PER PUD.		

OPEN SPACE REQUIREMENT CHART					
Minimum Open Space Requirement: 5.31 AC (C: 15.21 AC)					
Site Acreage: 15.21 Acres					
Formal Open Space (5% of gross development area): 32,452 square feet					
Informal Open Space (0% of gross development area): 0 square feet					
Formal Open Space Provided:					
Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Phase 1	Formal	Plaza	0.00 sf	0.00 sf	0%
Phase 2	Formal	Plaza	27,541 sf	12,079 sf	44%
FUTURE	Formal	Plaza	TBD	TBD	TBD
Total Provided:			27,541 sf		
Total Remaining:			4,911 sf		
*FOS Required per PUD = 1.36 Ac. Morning Pointe provided .615 Ac of Formal Open Space. The balance required for FCA is .745 Ac.					

SPECIMEN TREE REPLACEMENT		
	QUANTITY PROVIDED	CALIPER INCH CONVERSION
5"+ CALIPER CANOPY TREES:		
3" CALIPER CANOPY TREES:		
2.5" CALIPER CANOPY TREES:		
1.5" CALIPER UNDERSTOREY TREES:		
TOTAL CALIPER INCHES OF REPLACEMENT TREES PROVIDED:		0
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:		0
REPLACEMENT CALIPER INCH SURPLUS/SHORTAGE:		0

FOR MATERIAL PLANTED IN A REQUIRED BUFFER, ALL MATERIALS SHALL BE FROM THE FRANKLIN PLANT LIST. ADDITIONALLY, ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

ATTENTION OWNER/INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER:

MR. HUGH HARRIS (615) 599-9229

CONTACT NAME PHONE NUMBER

SCOTTY BERNICK (615) 244-8591

CONTACT NAME PHONE NUMBER

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE (615) 791-3257 FAX

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga Murfreesboro
615-544-8591 615-546-6060

ragansmith.com



SITE PLANS FOR

FRANKLIN CHRISTIAN ACADEMY

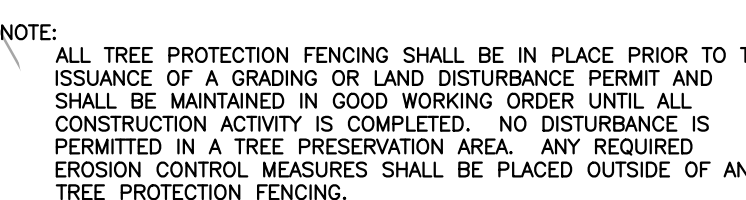
PHASE 2

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK ORDER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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LANDSCAPE PLAN

L1.1



2/10/2020 11:29:12 AM



1 NORTH MATERIAL ELEVATION
1/8" = 1'-0"



2 EAST MATERIAL ELEVATION
1/8" = 1'-0"

MATERIALS PROPORTION LEGEND

NORTH	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	3,815 S.F.	N/A
NET AREA OF WALL	3,263 S.F.	100%
NET STONE AREA	640 S.F.	20%
NET SIDING/BOARD AREA	2,053 S.F.	63%
NET GLAZING	570 S.F.	17%

EAST	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1,358 S.F.	N/A
NET AREA OF WALL	1,310 S.F.	100%
NET STONE AREA	296 S.F.	23%
NET SIDING/BOARD AREA	825 S.F.	63%
NET GLAZING	189 S.F.	14%

GRAIN BIN*	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2,176 S.F.	N/A
NET AREA OF WALL	1,728 S.F.	100%
NET STONE AREA	205 S.F.	12%
NET METAL RIBBED PANEL AREA	1,523 S.F.	88%

*ALL GRAIN BIN AREA CALCULATIONS: GRAIN BIN AREA NOT INCLUDED IN INDIVIDUAL ELEVATION MATERIAL TAKE-OFFS. SEE 3/A1 FOR ELEVATION.

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.

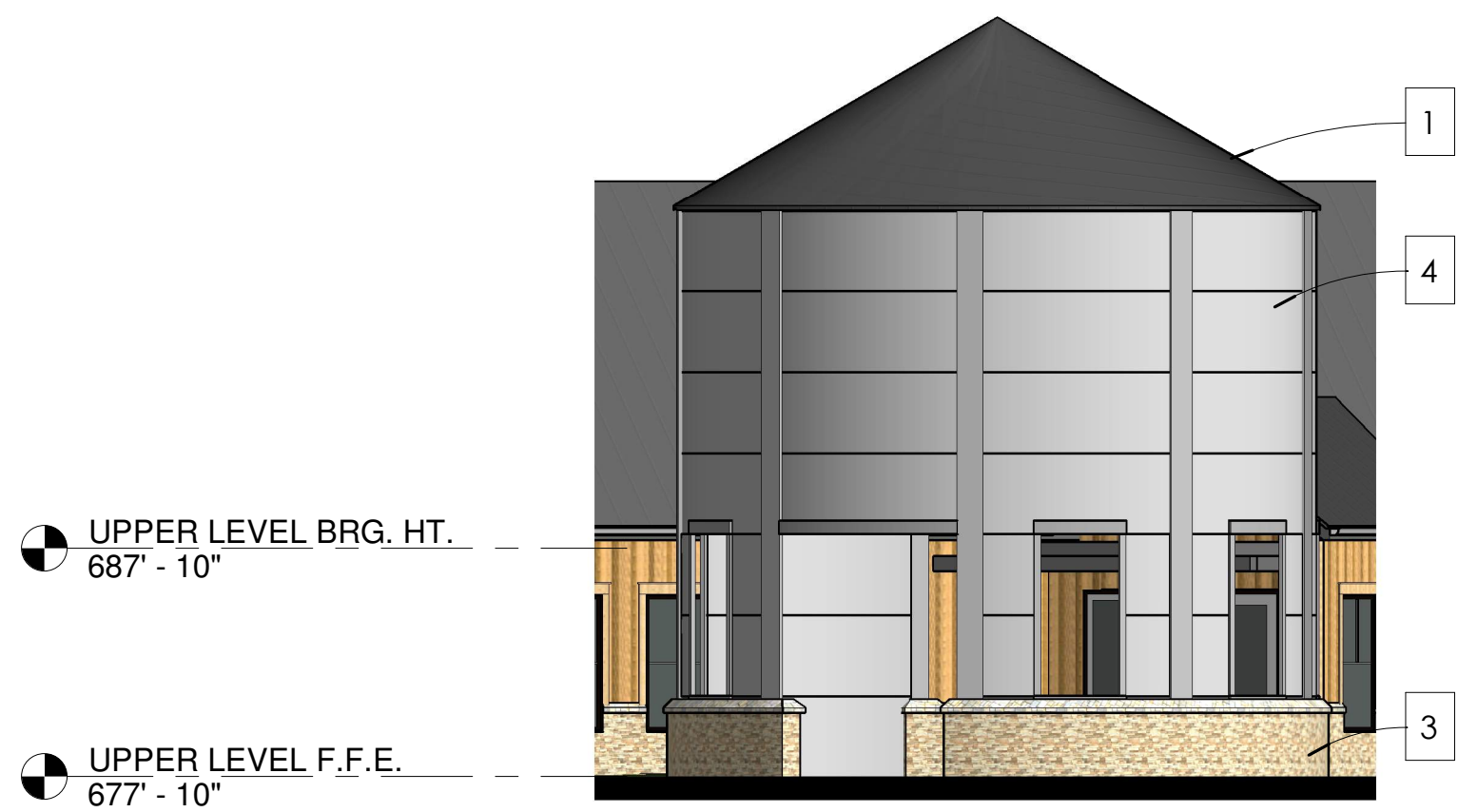
NOTE:

Design of the elevations and materials for the Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1 is in accordance with the previously approved Modification of Design Standards granted by Franklin Municipal Planning Commission on April 25, 2013.

MATERIALS LEGEND

	MATERIAL
1	STANDING SEAM METAL ROOF
2	VERTICAL BOARD AND BATTEN
3	STONE BASE
4	CORRUGATED METAL
5	GLAZING
6	WOOD TRIM
7	LOUVRE

3 GRAIN BIN MATERIAL ELEVATION
1/8" = 1'-0"
NOTE: GRAIN BIN IS A RADIAL ELEMENT



4 NORTHEAST PERSPECTIVE
1 1/2" = 1'-0"



PHASE II ADDITION

FRANKLIN
CHRISTIAN
ACADEMY
1021 ROY F. ALLEY COURT
FRANKLIN, TN 37064

COF # 7187
NOTE: this plan replaces COF#6940



2020, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE

Project Number
18.1132
CITY SUBMITTAL
ELEVATIONS

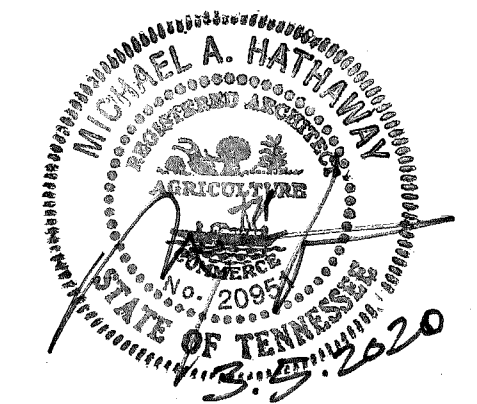
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PHASE II
ADDITION

FRANKLIN
CHRISTIAN
ACADEMY
1021 ROY F. ALLEY COURT
FRANKLIN, TN 37064

COF # 7187
NOTE: this plan replaces COF#6940



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NO.	DESCRIPTION	DATE

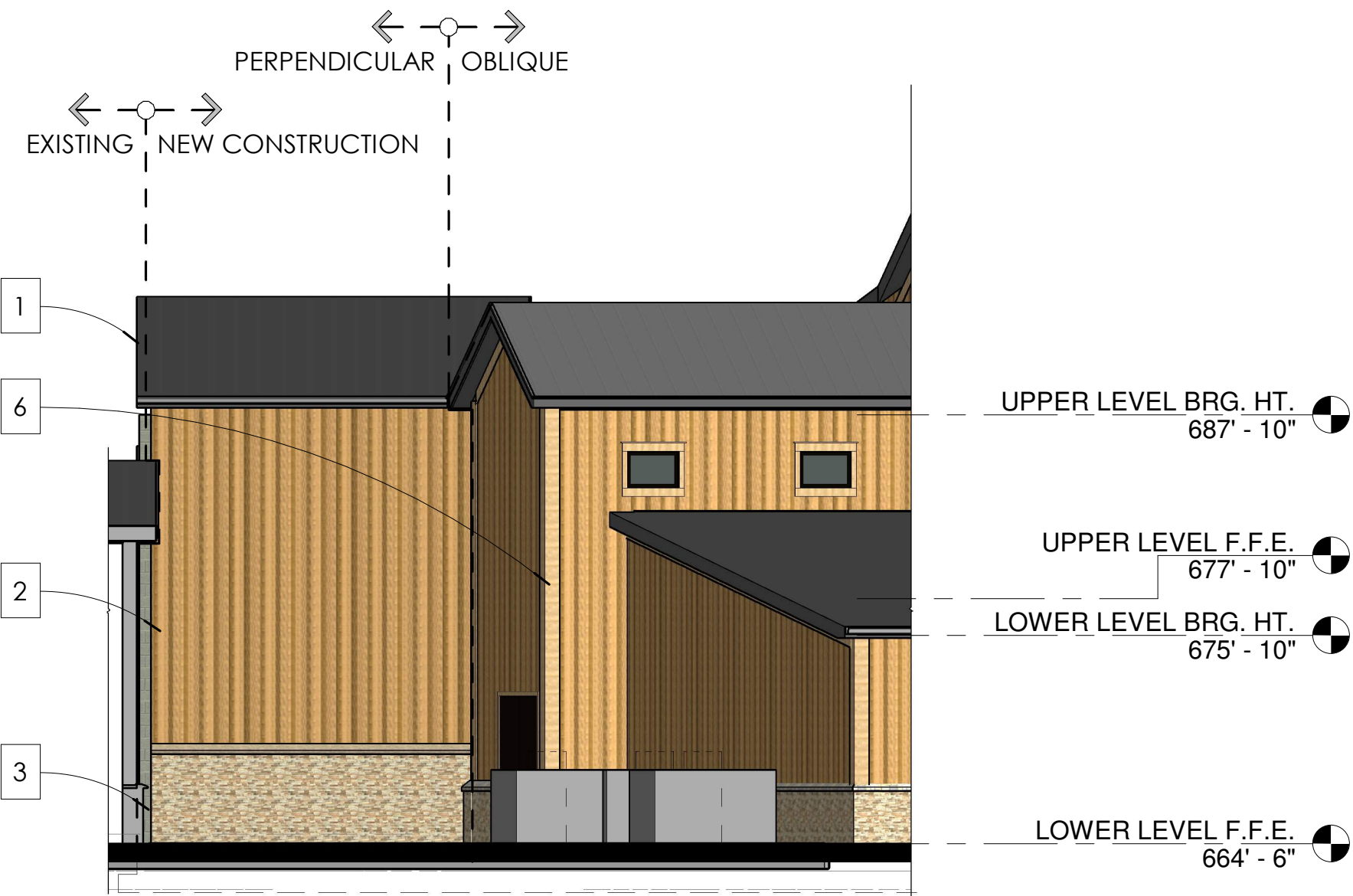
Project Number
18.1132

CITY SUBMITTAL
ELEVATIONS

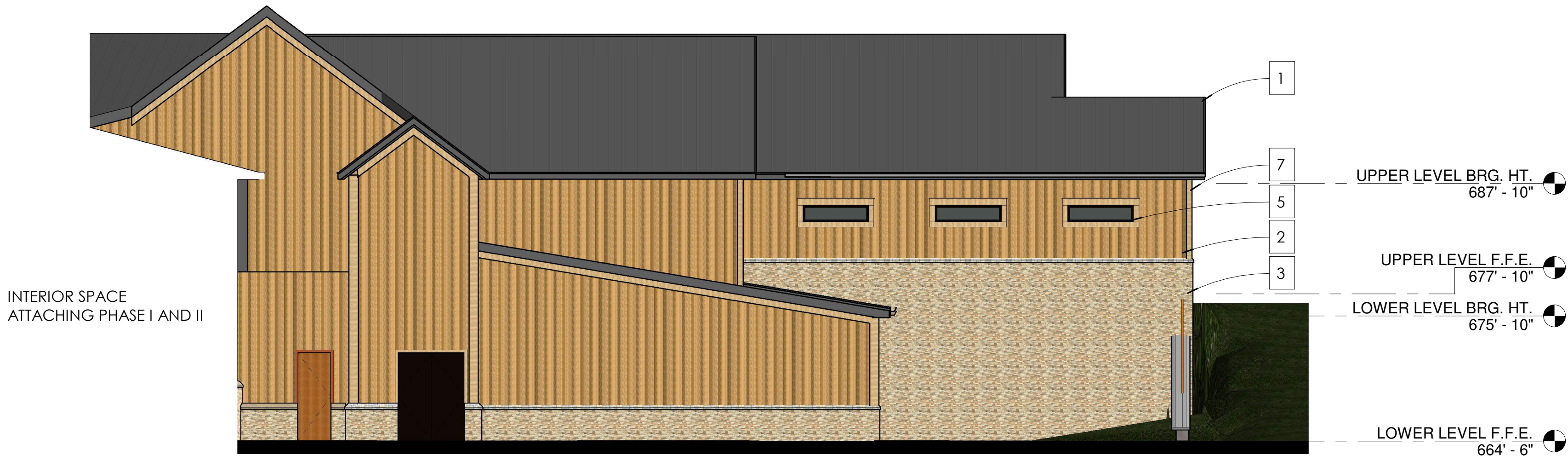
A2



1 SOUTH (R) MATERIAL ELEVATION
1/8" = 1'-0"



2 SOUTH (L) MATERIAL ELEVATION
1/8" = 1'-0"



3 WEST MATERIAL ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

	MATERIAL
1	STANDING SEAM METAL ROOF
2	VERTICAL BOARD AND BATTEN
3	STONE BASE
4	CORRUGATED METAL
5	GLAZING
6	WOOD TRIM
7	LOUVRE

MATERIALS PROPORTION LEGEND

SOUTH (L&R)	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	4,552 S.F.	N/A
NET AREA OF WALL	4,078 S.F.	100%
NET STONE AREA	955 S.F.	23%
NET SIDING/BOARD AREA	2,430 S.F.	60%
NET GLAZING	693 S.F.	17%

NOTE:

Design of the elevations and materials for the Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1 is in accordance with the previously approved Modification of Design Standards granted by Franklin Municipal Planning Commission on April 25, 2013.

WEST	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2,327 S.F.	N/A
NET AREA OF WALL	2,252 S.F.	100%
NET STONE AREA	720 S.F.	32%
NET SIDING/BOARD AREA	1,505 S.F.	67%
NET GLAZING	27 S.F.	1%

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.



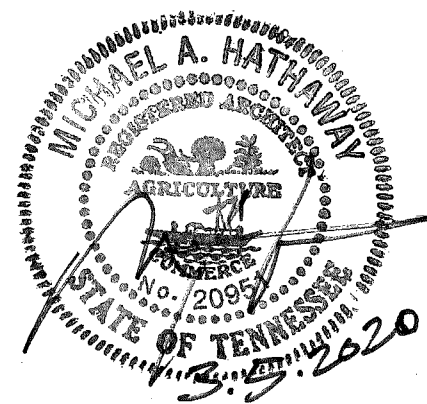
PHASE II
ADDITION

FRANKLIN
CHRISTIAN
ACADEMY

1021 ROY F. ALLEY COURT
FRANKLIN, TN 37064

COF # 7187

NOTE: this plan replaces COF#6940



2020, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE

Project Number
18.1132

MATERIALS BOARD

A3



1 NORTH "WEST PORTION" MATERIAL ELEVATION
1/8" = 1'-0"

NOTE:

Design of the elevations and materials for the Franklin Christian Academy PUD Subdivision, Site Plan, Section 1, Lot 1, Revision 1 is in accordance with the previously approved Modification of Design Standards granted by Franklin Municipal Planning Commission on April 25, 2013.



4 - CORRUGATED METAL



6 - WOOD TRIM



1 - STANDING SEAM METAL ROOF



2 - VERT. BOARD AND BATTEN



3 - STONE BASE



5 - GLAZING

[illegible][illegible]

Notes:

- 1 Replace "1" with "3" for 3.5'-4.0' CO pole, "4" for 4.0'-5.25' CO pole, "5" for 5.5'-6.5' CO pole
- 2 Replace "1" with "4" for up to 14' mounting height, "30" for 15-30' mounting height
- 3 Not available with 80 LED versions
- 4 At least one SCFREMOTE required to program SCP motion sensor

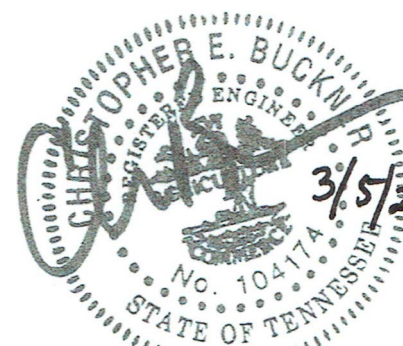
KEY DATA	
Lumen Range	3,000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>36K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

Page 27 of 27
TABLED-33

PHASE II ADDITION

FRANKLIN
CHRISTIAN
ACADEMY
1021 ROY F. ALLEY COURT
FRANKLIN, TN 37064

F # 7187
TE: this plan replaces COF#



2018, 906 STUDIO ARCHITECTS, INC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

O.	DESCRIPTION	
	DESIGN DEVELOPMENT	1/2

Project Number
18.1132

ELECTRICAL SITE
LIGHTING
PHOTOMETRIC PL

E100

SITE PLAN. SECTION 1

818 OLD CHARLOTTE PIKE EAST, FRANKLIN, TN. 37064

COF# 2697

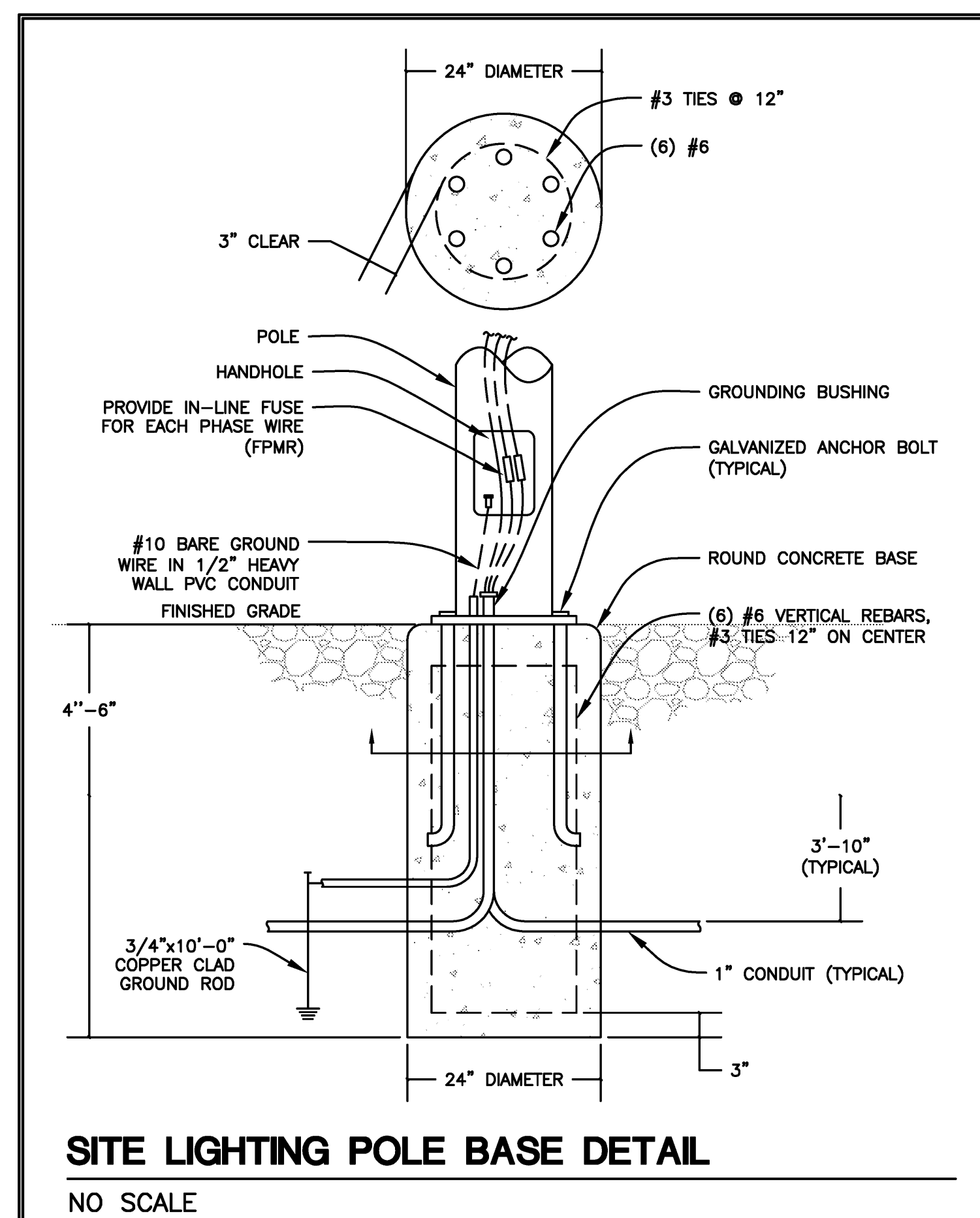
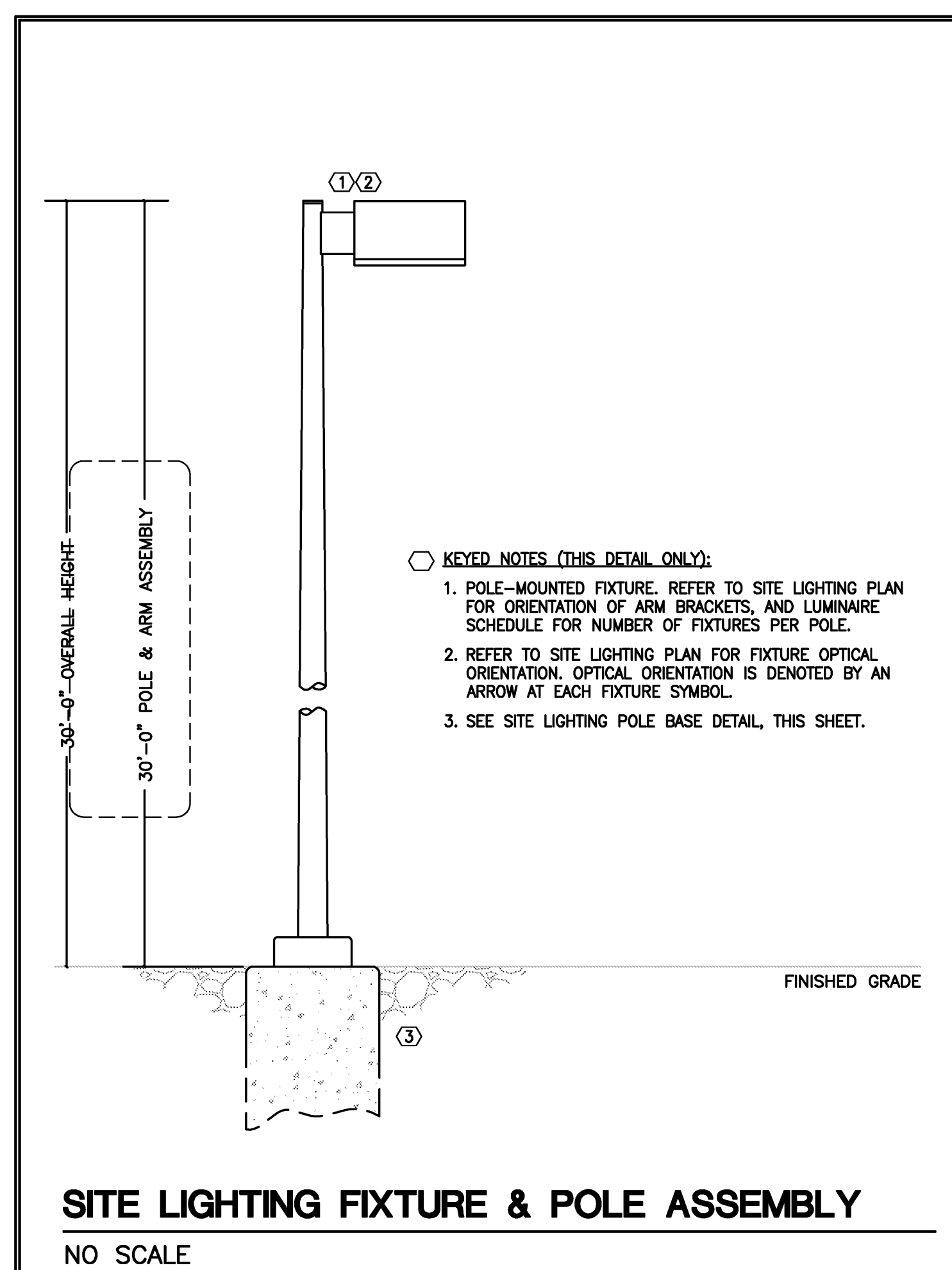
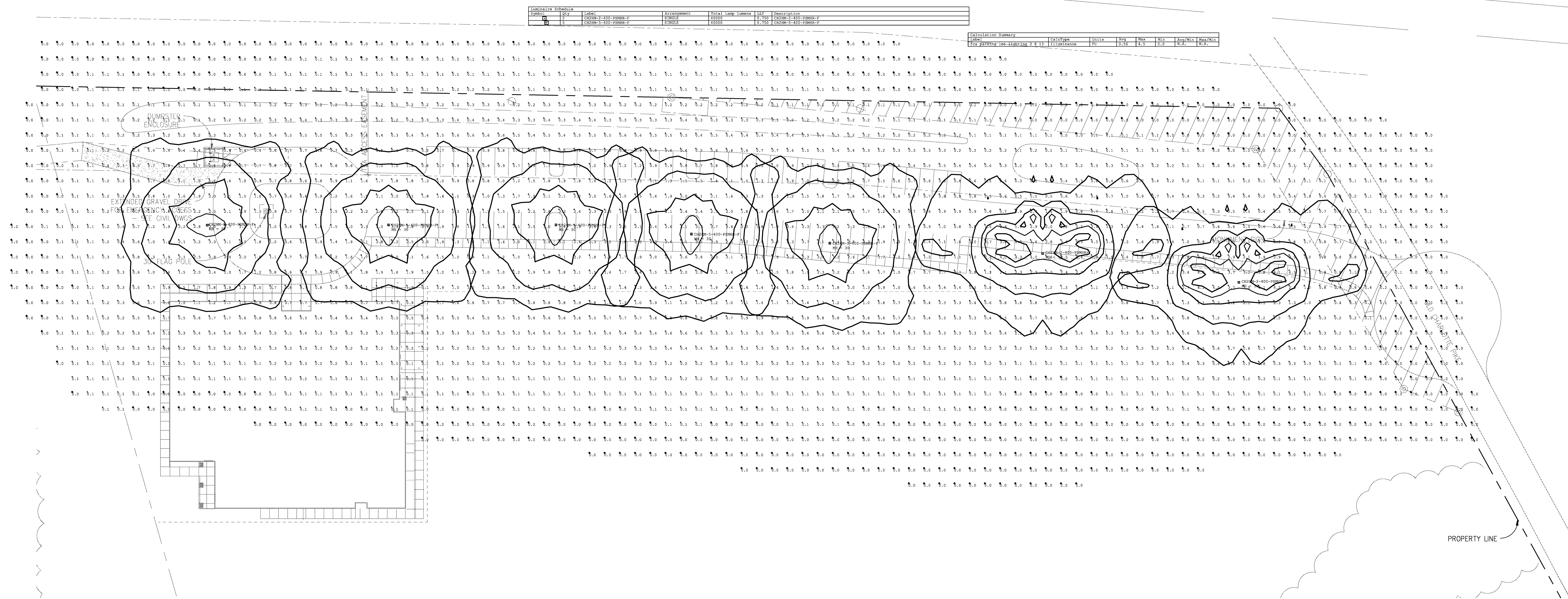
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**ELECTRICAL
SITE LIGHTING
PHOTOMETRIC
PLAN**

Sheet Number

.5

Page 68 of 108

[illegible]



File #: 20-0566

DATE: April 6, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Longpoint Centre Subdivision, Site Plan, Constructing 55,694 Square Feet of Commercial Retail Space, On 6.49 Acres, Located At Longpoint Way and Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7152

Applicant: Matt Bryant, M2 Group, LLC

Owner: Paul Bass

BACKGROUND/STAFF COMMENTS:

This is a site plan for 56,694 square feet of commercial retail space between 6 separate buildings, with associated parking, stormwater management, and landscaping. On the southeast portion of the property, there is an incompatible land use buffer for the area of the project next to existing residential. A final plat has been submitted for review that aligns with this site plan.

Project Considerations:

The emergency access shown on the site plan is through a cul-de-sac in Echelon PUD Subdivision, Obree Court. Emergency Access will change locations. Engineering is working with the applicant to locate the emergency access at Carothers Parkway. A pedestrian access will remain through Obree Court. Condition of Approval #36 addresses this issue.

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

LONGPOINT CENTRE SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/2020

Site

Project Information

Base Zoning: NC
Existing Land Use: Vacant
Proposed Land Use: Commercial
Other Overlays: FFO
Site Acreage: 6.49 acres
Proposed Stories: 1 story
Proposed Square Footage: 52,600

- | | |
|---|--|
|  Longpoint Centre |  CI Civic Institutional District |
|  AG Agricultural District |  NC Neighborhood Commercial |
|  ER Estate Residential District |  CC Central Commercial District |
|  R1 Residential 1 District |  DD Downtown District |
|  R2 Residential 2 District |  1ST Avenue District |
|  R3 Residential 3 District |  5TH Avenue District |
|  R4 Residential 4 District |  RC6 Regional Commerce 6 District |
|  R6 Residential 6 District |  RC12 Regional Commerce 12 District |
|  MR Mixed Residential District |  GO General Office District |
|  PD Planned District |  LI Light Industrial District |
|  OR Office Residential District |  HI Heavy Industrial District |



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

lance.fittro@franklintn.gov Applicant shall include the revised drainage calculations sent via e-mail on 4/7 with the submittal to One Stop, and outline any associated changes to the site plan in the revision letter to be included with the submittal.

119. Mill and Overlay

joe.marlo@franklintn.gov Comment primarily addressed (thank you).

Applicant shall revise extents of mill and overlay to cleanly encompass the entire intersection at Longpoint Way and S Carothers Road, as highlighted below.



123. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:**

The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the owner sign and notarize the LTMP Agreement **AND** the **e-certification page** then scan and email to amanda.ray@franklintn.gov.

At this time Permit Fees must be paid by Credit Card by calling the Building & Neighborhood Services Dept. (615-794-7012). Be sure to have your COF number ready. There is a transaction limit of \$5,000 so larger fees may have to be paid separately.

Fire Protection Review

General Issues

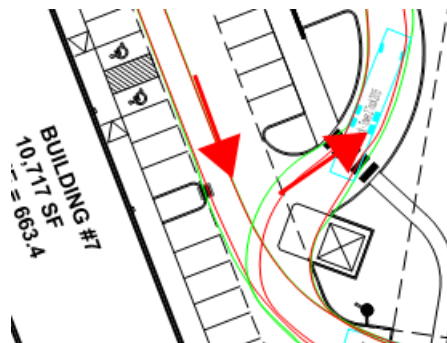
111. Emergency access

curt.edelmann@franklintn.gov Access to Carothers would be highly desirable. It would likely change the auto-turn significantly.

120. New comment

curt.edelmann@franklintn.gov This item was mentioned previously, but was buried in a single comment that addressed multiple issues.

Show this left turn. The vehicle must be able to stop in front of Building 7 and exit the site without having to use the emergency gate.



General Issues

91. Engineering Sureties

kevin.long@franklinn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 135,000
III. Public Sidewalk	\$ 17,000
IV: City Streets (1)	\$ 69,000
V. Private Streets (includes shared access drives) (2)	\$ 32,000
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 204,000
XI: Green Infrastructure	\$ 40,000

(1) For construction of a southbound left turn lane on Carothers Parkway per approved TIS.

(2) For construction of the shared access drive.

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.

[Edited By Kevin Long]

115. Landscape

jason.arnold@franklinn.gov Landscape surety \$75,000

Planning

General Issues

70. Easements

dianna.tomlin@franklinn.gov Approval is contingent on the recording of the access easement with the final plat

79. Fences and Screening

dianna.tomlin@franklinn.gov A fence detail shall be submitted by the applicant. (When the tenant is finalized, if they want a different fence detail it could most likely be a field change if it meets the Zoning Ordinance)

121. remove references to old zoning ordinance

dianna.tomlin@franklintn.gov Remove Development Standard Conventional and MECO. These do not apply to this property

Stormwater

General Issues

112. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$1000.00 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff.

122. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Include landscape sheets for bioretention areas

Zoning

General Issues

67. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project reminder.

Plat shall not be recorded until FFO boundary has been relocated through the BZA process. Once grading work has been completed, submit as-built drawing/grading for Community
Acknowledgement for submittal of LOMR

Longpointe Centre - PreApp Submittal 09-30-19.pdf

56. FFO/FEMA

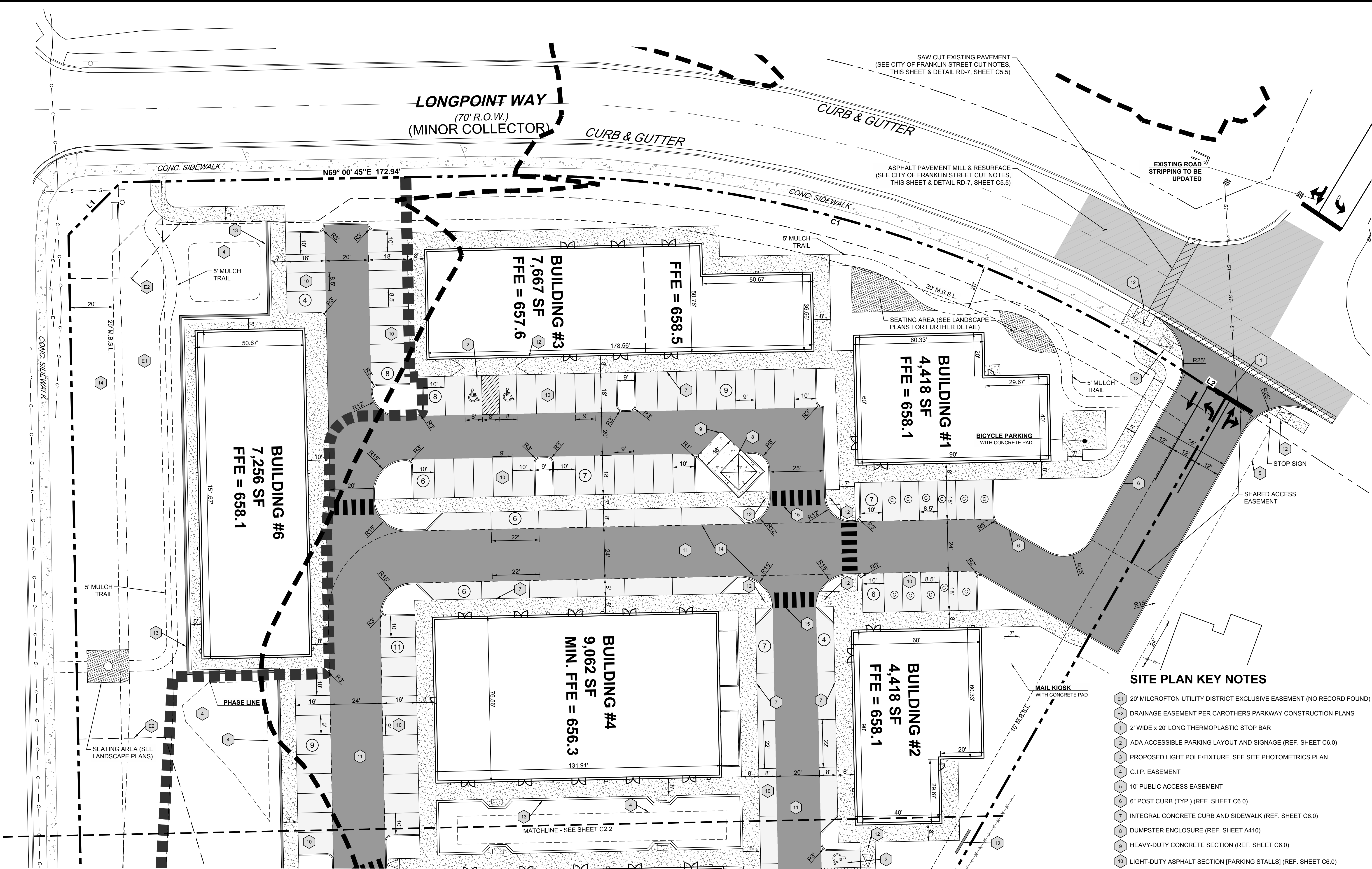
shanna.mccoy@franklintn.gov comment to remain open as project consideration.

The City has recently been notified that FEMA is remapping some of the FIRM flood panels and FIS profiles inside the City limits. While the full extent of possible remapping is in the earliest stages, the remapping could effect this project later in the development / construction phases. City staff is notifying applicants of all projects that contain FFO and FWO so you may be aware of the beginning of a FEMA process that might potentially effect construction. The release of even preliminary maps may be 4-6 months away, is then followed by the public comment period which may be another 12 months before the maps might receive an effective date.

Until preliminary maps are released, no one is aware whether these revisions will effect this project. City Staff and FEMA will be able to provide additional information upon the release of these preliminary maps.

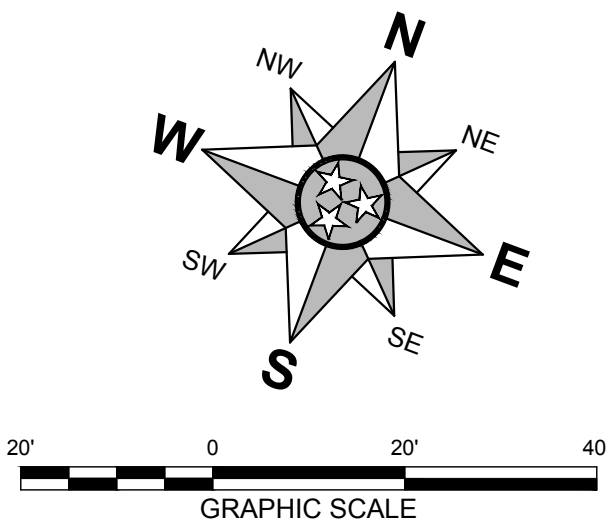


Know what's below.
Call before you dig.



CITY OF FRANKLIN STREET CUT NOTES:

- ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
- TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL).
- AT PERPENDICULAR STREET CUTS, TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.
- AT PARALLEL STREET CUTS, TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID FROM THE EDGE OF STREET TO THE CENTERLINE OF STREET.



SITE PLAN KEY NOTES

- E1 20' MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT (NO RECORD FOUND)
- E2 DRAINAGE EASEMENT PER CAROTHERS PARKWAY CONSTRUCTION PLANS
- 1 2' WIDE x 20' LONG THERMOPLASTIC STOP BAR
- 2 ADA ACCESSIBLE PARKING LAYOUT AND SIGNAGE (REF. SHEET C6.0)
- 3 PROPOSED LIGHT POLE/FIXTURE, SEE SITE PHOTOMETRICS PLAN
- 4 G.I.P. EASEMENT
- 5 10' PUBLIC ACCESS EASEMENT
- 6 6" POST CURB (TYP.) (REF. SHEET C6.0)
- 7 INTEGRAL CONCRETE CURB AND SIDEWALK (REF. SHEET C6.0)
- 8 DUMPSTER ENCLOSURE (REF. SHEET A410)
- 9 HEAVY-DUTY CONCRETE SECTION (REF. SHEET C6.0)
- 10 LIGHT-DUTY ASPHALT SECTION [PARKING STALLS] (REF. SHEET C6.0)
- 11 HEAVY-DUTY ASPHALT PAVEMENT SECTION (REF. SHEET C6.0)
- 12 ADA RAMP (REF. SHEET C6.0)
- 13 RETAINING WALL WITH HANDRAIL
- 14 CROSS ACCESS EASEMENT
- 15 PAINTED CROSSWALK
- ⊙ COMPACT PARKING STALL

NOTE

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY Q. SCOTT PULLIAM, RLS DATED APRIL, 2017.

ENLARGED SITE LAYOUT PLAN

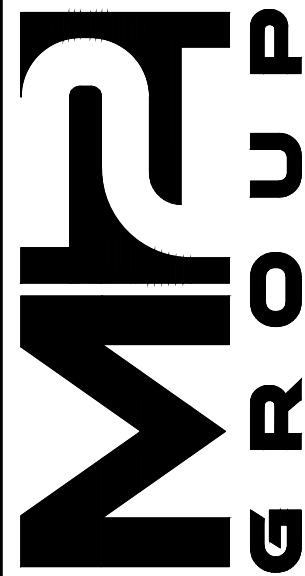
LONGPOINT CENTRE

SUBDIVISION

C.O.F. PROJECT #7152
SOUTH CAROTHERS ROAD
TAX MAP 89, PARCEL 49.01

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE



P.O. BOX 848
FRANKLIN, TN 37065
615.406.3415 / WWW.M2GROUP.LLC.COM



REVISION #	DATE	DESCRIPTION
1	12-09-19	INITIAL SITE PLAN SUBMITTAL
2	01-02-20	SITE PLAN RESUBMITTAL
3	03-02-20	SITE PLAN RESUBMITTAL
4	04-02-20	SITE PLAN RESUBMITTAL

SHEET NUMBER:

C2.1



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www.consorti4.com
office | 615.570.2780

ient:

south carothers
land company llc

Subject:

longpoint centre | building #6
7,256 square foot shell retail building
4419 south carothers road || franklin, tn 37064

isions



date: 12.09.2019
project no.: c19057.60

building
perspectives

a420



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File #: 20-0590

DATE: April 9, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Splendor Ridge Subdivision, Final Plat, Revision 1, Creating Five Single-Family Residential Lots And Three Open Space Lots, On 18.51 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

PURPOSE:

COF Project Number: 7213

Applicant: Roger Harrah, Harrah Group

Property Owner: Jeff Bethurum

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create five single-family residential lots and three open space lots on 18.51 acres located at 151 Franklin Road. The property is zone R-1 and is located within the Conservation Subdivision Design Concept as defined by the Envision Franklin Land Use Plan. The preliminary plat for Splendor Ridge was approved in August 2017 and the latest version of the site plan was approved in March 2020. The previous version of the final plat for the subdivision was approved in October 2019.

Procedural Requirements

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat

into the Franklin GIS database.

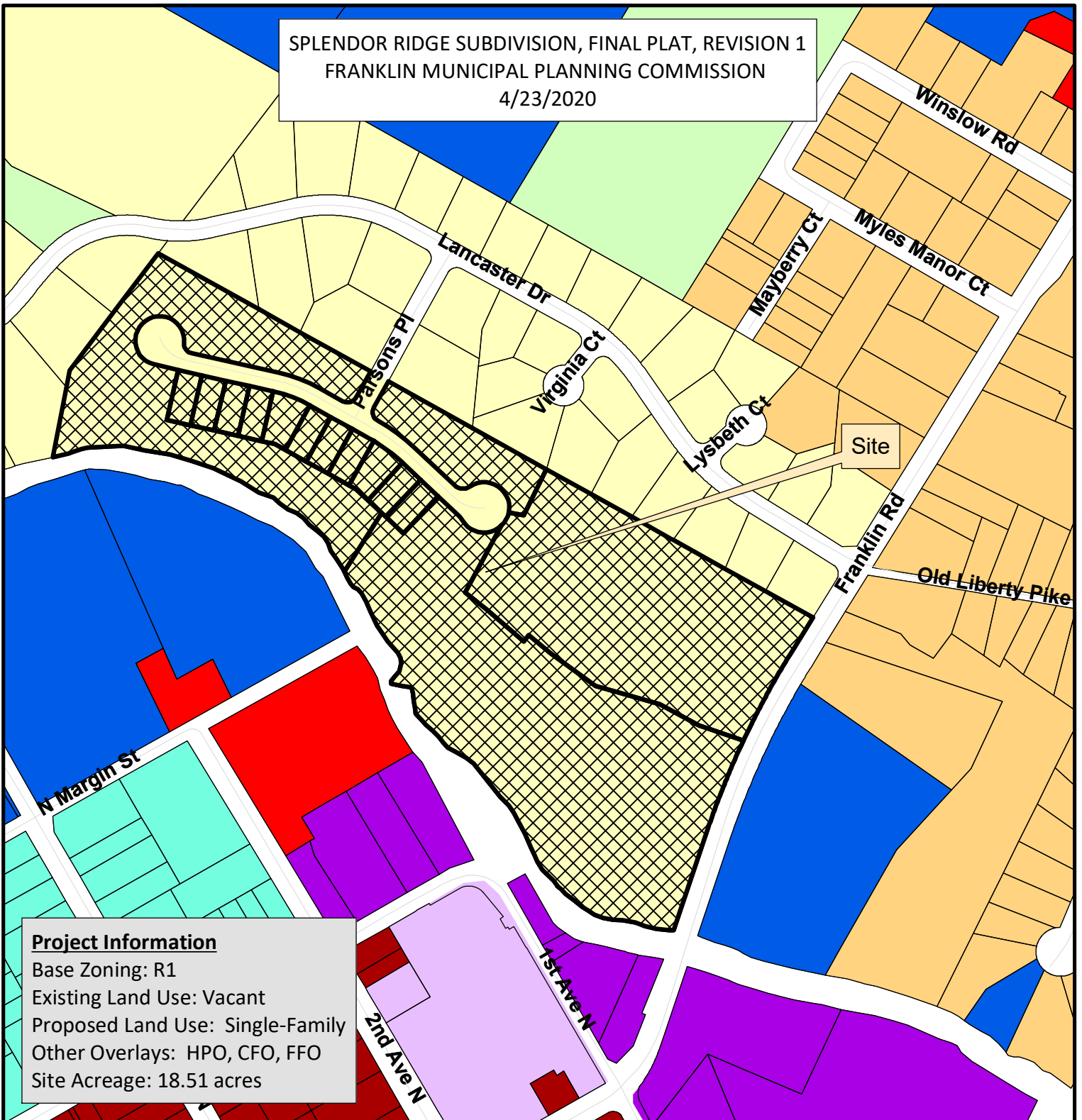
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

SPLENDOR RIDGE SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/2020



Project Information

Base Zoning: R1
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Other Overlays: HPO, CFO, FFO
Site Acreage: 18.51 acres

- | | |
|--------------------------------|------------------------------------|
| Splendor Ridge Subdivision | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

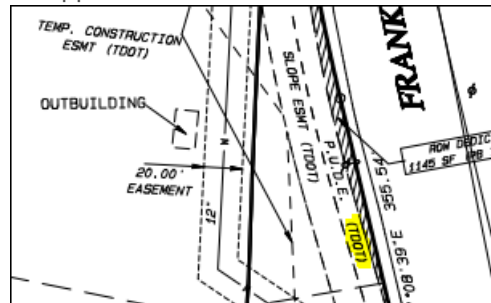
General Issues

3. Lot 102 Easements

joe.marlo@franklin.tn.gov Comment partially addressed.

1. Applicant shall change all slope or temporary construction easement references from "TDOT" to read "City of Franklin".

2. Applicant shall remove "TDOT" from PUDE, as this is a public easement.



3. Applicant shall remove the 'permanent easement' label shown below, as this is a continuation of the PUDE (Sheet 3).

**4. Open Space Lots**

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant shall revise plat to reflect all existing easements and elements within the Open Space Lots affected as shown in Plat Book P72 p 80, including:

GREEN - Plat Book P72 p 80

RED- Current Submittal

1. Label the PDE noted below from the previous plat (green) (Sheets 1 and 2).



2. Show the missing easement line noted below from the previous plat (green) (Sheets 1 and 2).



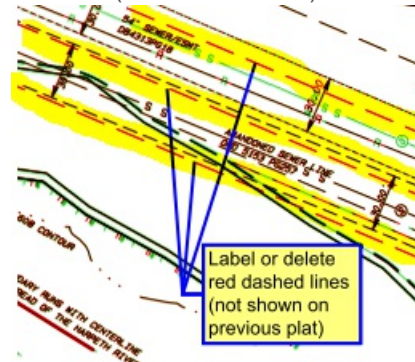
3. Label Lots 100 and 101 as 'Public Utility Drainage and Access Easements' (PUDAE) (Sheets 1 and 2).



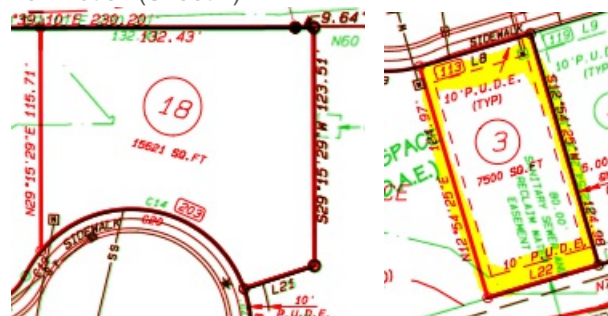
4. Show the SS line and manholes noted below (green) (Sheets 2 and 3).



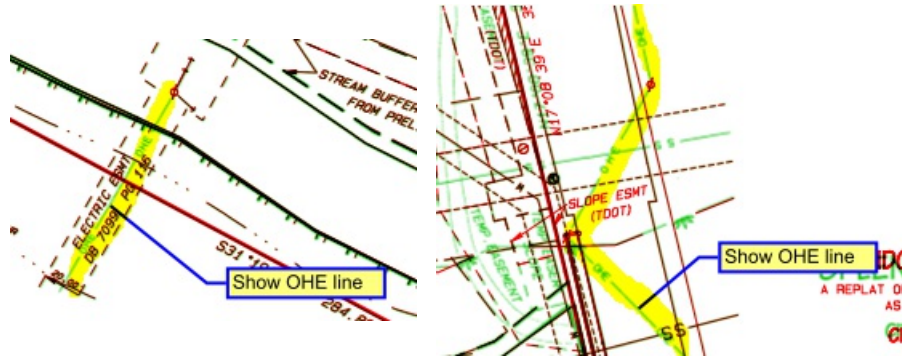
5. Label (or delete if errant) the new dashed lines noted below (red) (Sheets 2 and 3)



6. Show and label the PUDE's around sides of new Lot 18, similar to that shown for new Lot 3. (Sheet 2)



7. Show the OHE lines noted below (green) (Sheet 3).



8. C. Final Plat

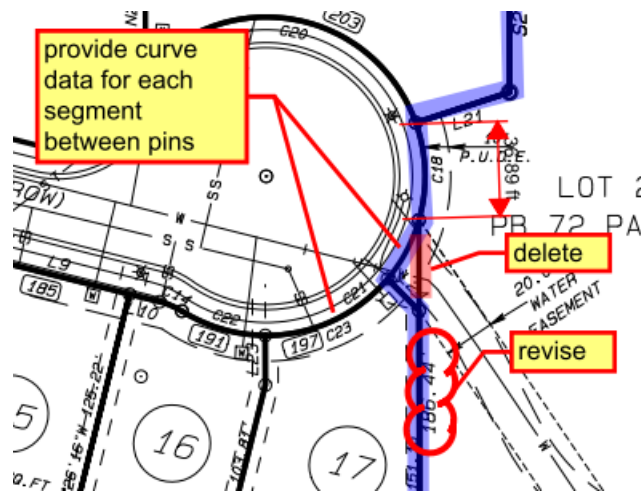
joe.marlo@franklin.tn.gov Applicant shall correct the previous plat book and page reference to read "Plat Book P72 Page 80" (Note 16).

9. Metes and Bounds

joe.marlo@franklin.tn.gov Revised plat linework appears to errantly create a new triangle lot.

Applicant shall revise the final plat to match the associated approved site plan.

1. The perimeter of Lot 20 shall follow the blue highlight below.
2. The red highlight line shall be removed.
3. The red clouded dimension shall be appropriately adjusted.
4. Curve data shall be provided for each pin-to-pin segment.



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat. All sureties were posted with the original Final Plat.

(This comment serves only as a reminder to staff. No action is necessary from the applicant, and this comment does not hinder approval.)

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S77°06'01"E	219.43'
L3	N50°41'24"W	65.32'
L4	N29°30'00"E	71.41'
L5	N29°30'00"E	71.41'
L6	N46°33'44"W	52.92'
L7	S46°33'44"E	85.08'
L8	N77°06'01"W	60.00'
L9	S46°33'44"E	60.00'
L10	N46°33'44"W	12.14'
L14	S50°46'59"E	69.63'
L15	S49°30'27"E	116.74'
L16	N40°29'33"E	20.00'
L17	S49°30'27"E	69.07'
L18	N53°00'59"W	229.05'
L19	N56°58'38"W	121.41'
L20	N53°31'29"W	183.38'
L21	N78°34'54"W	38.49'
L22	S77°05'35"E	60.00'
L23	N29°18'36"E	19.31'
L24	S19°35'27"E	17.41'

OPEN SPACE TABLE		
#	ID	SQ FT ACRES
	100	35917 SF 0.825
	101	233205 SF 5.354
	102	441315 SF 10.131
TOTAL		710437 SF 16.309

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

LOT TABLE

LOT #	SQ FT	ACRES
3	7500	0.172
15	7511	0.172
16	7330	0.168
17	9913	0.228
18	15621	0.359
TOTAL	47875	1.099

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 5 BUILDABLE LOTS FROM A PORTION OF OPEN SPACE LOTS 100, 101, AND 102 OF SPLENDOR RIDGE SUBDIVISION PLAT BOOK P72 PAGE 80 AND PER SITE DEVELOPMENT IMPROVEMENTS THAT HAVE BEEN APPROVED BY THE CITY OF FRANKLIN AND AS SHOWN HERE-ON.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
- ZONING FOR THIS PROPERTY IS (R1- RESIDENTIAL DEVELOPMENT) CHARACTER OVERLAY: HISTORIC PRESERVATION OVERLAY (HPO) & CENTRAL FRANKLIN OVERLAY (CFO) & FLOODWAY FRINGE OVERLAY (FFO). MINIMUM REQUIRED SETBACKS: YARD FRONTING ANY STREET: 15' SIDE YARD: 5' REAR YARD 15'
- SUBJECT PROPERTY IS PARCEL NO B-05700 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 063N.
- OWNER / SUBDIVIDER:
BETHURUM ALVA JEFFERSON
151 FRANKLIN ROAD
FRANKLIN, TN 37064
DB 278, PG 275, R.O.W.C., TN..
TELEPHONE NO.: _____

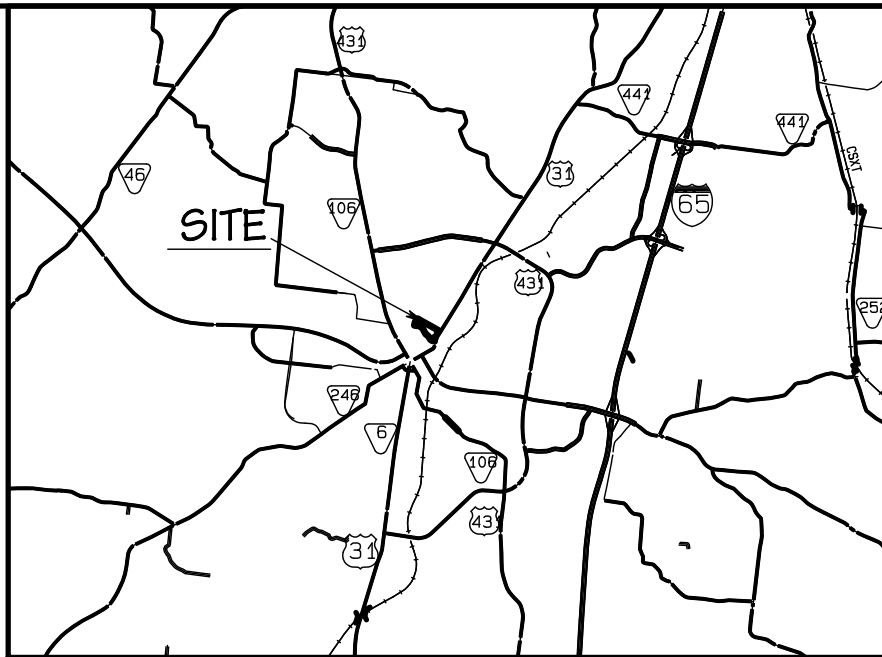
GENERAL NOTES (CONT)

- ALL NEW RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13/13/D.
- 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.
- Parkland Dedication.
The 52' Easement shown along the river is dedicated for Parkland use as future greenway. .
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF SPLENDOR RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 72 PAGE 60 R.O.W.C
- A 12-FOOT WIDE MULTI-USE PATH SHALL BE FIELD LOCATED WITHIN THE ALL-ACCESS EASEMENT TO MINIMIZE DISTURBANCE TO NATIVE VEGETATION AND TOPOGRAPHY. NO CLEARING OF EXISTING NATIVE VEGETATION IN THE RIPARIAN ZONES SHALL BE ALLOWED, EXCEPT AS PERMITTED THROUGH THE VARIANCE PROCESS DURING TRAIL CONSTRUCTION. EFFORTS SHALL BE MADE TO LOCATE THE PATH WITHIN THE EASEMENT CLOSER TO THE HARPETH RIVER, CREATING A BUFFER FROM EXISTING HORSE PASTURE, AS NEEDED, THE CITY SHALL REQUEST RELIEF FROM CITY AND STATE STREAM BUFFER REQUIREMENTS CONCURRENT WITH MAKING FINAL DETERMINATION. IN ADDITION, AT THE TIME OF TRAIL CONSTRUCTION, THE CITY WILL PROVIDE A VISUAL SCREEN THROUGH THE USAGE OF LANDSCAPE BUFFERS OR FENCING SEPARATING THE TRAIL FROM THE HORSE PASTURE AND PROVIDING PRIVACY TO THE PROPERTY OWNERS. AT THE TIME OF TRAIL CONSTRUCTION THE EASEMENT SHALL BE REDUCED TO ONLY THAT WHICH IS NEEDED FOR INSTALLATION, FENCING, LANDSCAPED BUFFERS AND MAINTENANCE. THE EXCESS EASEMENT OUTSIDE THE LIMITS OF THAT WHICH IS NEEDED FOR THE TRAIL SHALL BE ABANDONED.

- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

- ANY PRIVATE IMPROVEMENTS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE PERMITS ISSUED BY THE CITY OF FRANKLIN. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING WALLS, MONUMENT/ENTRY SIGNS, AND DECORATIVE PAVERS. ANY PRIVATE IMPROVEMENTS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL NOT INTERFERE WITH PEDESTRIAN OR VEHICULAR ACCESS, SIGHT DISTANCE, INSTALLATION AND FUNCTION OF PUBLIC UTILITIES, OR PUBLIC SAFETY. THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES. PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH HAVE BEEN PERMITTED BY THE CITY OF FRANKLIN MAY BE REPAIRED OR REPLACED IN KIND BY THE HOA AT NO COST TO THE CITY OF FRANKLIN.

- MONUMENT SIGNAGE, WALLS AND DECORATIVE PAVERS THAT ARE CONSTRUCTED NEAR OR OVER THE EXISTING WATER MAIN OR IN PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SPLENDOR RIDGE HOME OWNER'S ASSOCIATION TO MAINTAIN, REPAIR, OR REPLACE. THE CITY OF FRANKLIN WILL NOT MAINTAIN, REPAIR OR REPLACE MONUMENT SIGNAGE, WALLS OR PAVERS THAT ARE DAMAGED OR REMOVED DURING NORMAL MAINTENANCE PROCEDURES INSIDE THE RIGHT-OF-WAY. THIS WILL BE THE RESPONSIBILITY OF THE SPLENDOR RIDGE HOME OWNER'S ASSOCIATION AT NO COST TO THE CITY OF FRANKLIN. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR ANY PORTION OF THE PAVERS, MONUMENT SIGNAGE, WALLS, FOUNDATIONS OR STRUCTURAL STABILITY OF SUCH.



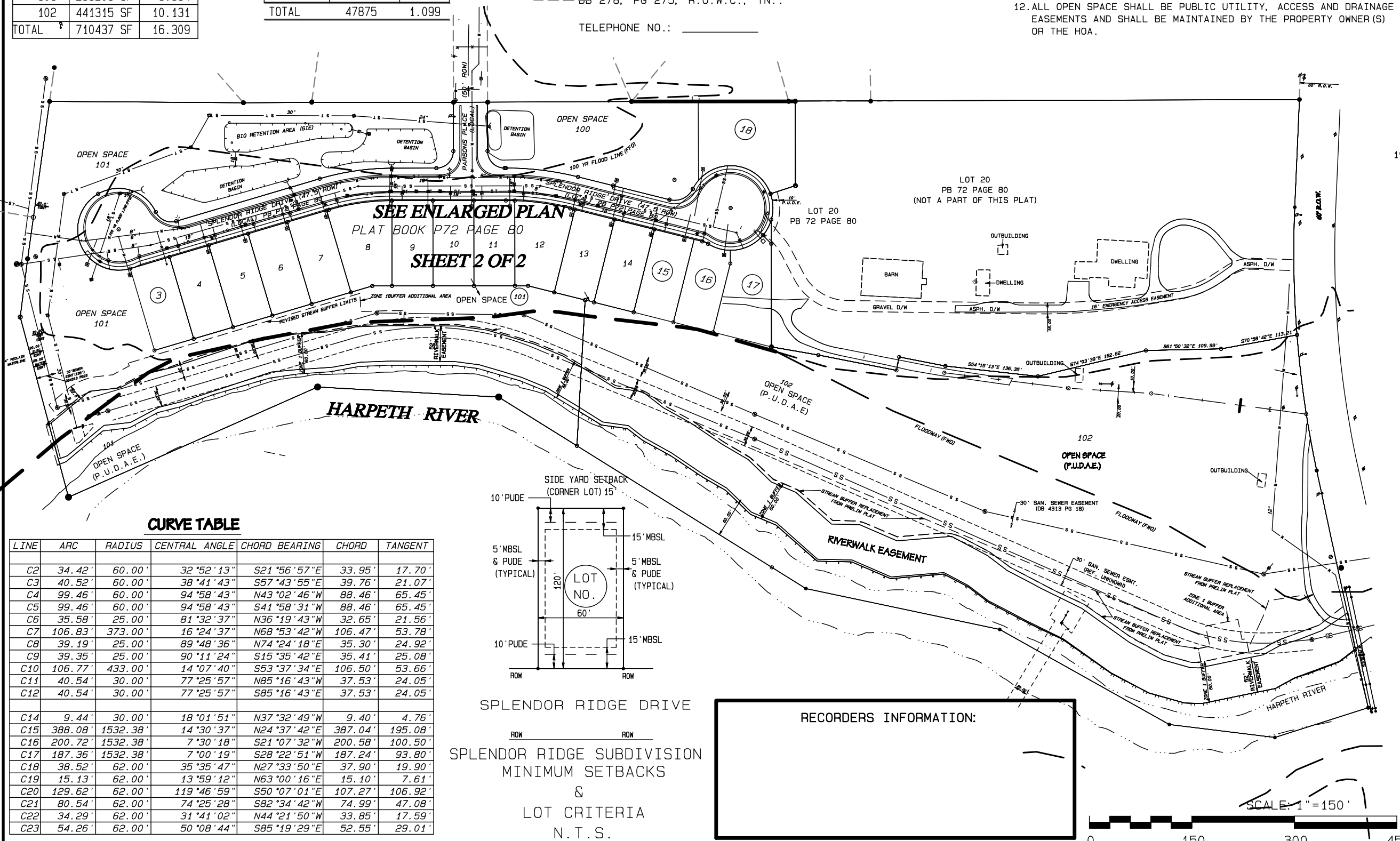
VICINITY MAP

NOT TO SCALE

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrarahgroup.com

LEGEND:

SEIR	SET IRON ROD & CAP
FDCM	FOUND CONCRETE MONUMENT
FDIR	FOUND IRON ROD
MP	POWER POLE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GM	GAS METER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.C.	REGISTER'S OFFICE OF WILLIAMSON CO.
P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT
—X—X—	FENCE LINE
—O—O—	OVERHEAD UTILITY LINES
—G—G—	GAS LINES
—FO—FO—	FIBER OPTICS
—W—W—	WATER
—R—R—R—	REUSE WATER
—ST—ST—	STORM SEWER
—SS—SS—	SANITARY SEWER
—UTV—	TELECOM
(m)	MEASURED
(r)	RECORD INFORMATION
(c)	CALCULATED
(DESC)	LEGAL DESCRIPTION
G.I.E.	GREEN INFRASTRUCTURE EASEMENT
*	STREET LIGHT



CURVE TABLE

LINE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT
C2	34.42'	60.00'	32°52'13"	S21°56'57"E	33.95'	17.70'
C3	40.52'	60.00'	39°41'43"	S57°43'56"E	39.76'	21.07'
C4	99.46'	60.00'	94°58'43"	N43°02'46"W	88.46'	65.45'
C5	99.46'	60.00'	94°58'43"	S41°58'31"W	88.46'	65.45'
C6	35.59'	25.00'	81°32'37"	N36°19'43"W	32.65'	21.56'
C7	106.83'	373.00'	16°24'37"	N68°53'42"W	106.47'	53.78'
C8	39.19'	25.00'	89°48'36"	N74°24'18"E	35.30'	24.92'
C9	39.35'	25.00'	90°11'24"	S15°35'42"E	35.41'	25.08'
C10	106.77'	433.00'	14°07'40"	S53°37'34"E	106.50'	53.66'
C11	40.54'	30.00'	77°25'57"	N85°16'43"W	37.53'	24.05'
C12	40.54'	30.00'	77°25'57"	S85°16'43"E	37.53'	24.05'
C14	9.44'	30.00'	18°01'51"	N37°32'49"W	9.40'	4.76'
C15	398.08'	1532.38'	14°30'37"	N24°13'42"E	397.04'	195.08'
C16	200.72'	1532.38'	7°30'18"	S21°07'32"W	200.59'	100.50'
C17	187.36'	1532.38'	7°00'19"	S29°22'51"W	187.24'	93.80'
C18	38.52'	62.00'	35°35'47"	N27°33'50"E	37.90'	19.90'
C19	15.13'	62.00'	13°59'12"	N63°00'16"E	15.10'	7.61'
C20	129.62'	62.00'	119°46'59"	S50°07'01"E	107.27'	106.92'
C21	80.54'	62.00'	74°25'28"	S82°34'42"W	74.99'	47.08'
C22	34.29'	62.00'	31°41'02"	N44°21'50"W	33.85'	17.59'
C23	54.26'	62.00'	50°08'44"	S85°19'29"E	52.55'	29.01'

SPLendor RIDGE DRIVE
SPLendor RIDGE SUBDIVISION
MINIMUM SETBACKS
&
LOT CRITERIA
N.T.S.

RECORDERS INFORMATION:

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, DEED BOOK 278 PAGE 275, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 278 PAGE 275, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

OWNER:

ALVA JEFFERSON BETHURUM

DATE:

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, DEED BOOK 7504 PAGE 989, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7504 PAGE 989, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

OWNER: SPLENDORRIDGE DEVELOPMENT LLC

AUTHORIZED MEMBER

DATE:



ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 30TH DAY OF _____, 2020.

Signature 04/02/20
ROGER H. HARRAH TN. REG. NO. 2039 DATE

FINAL PLAT OF SPLENDOR RIDGE SUBDIVISION REVISION 1

A REPLAT OF PART OF OPEN SPACE LOTS 100, 101, AND 102
AS RECORDED IN PLAT BOOK 72 PAGE 80

PARCEL ID 063N F 01300 = OPEN SPACE 100
PARCEL ID 063N F 01400 = OPEN SPACE 101
PARCEL ID 063N F 01500 = OPEN SPACE 102

CITY OF FRANKLIN PROJECT NO.7213
JOB NO: T391-001

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.508 TOTAL LOTS: 5

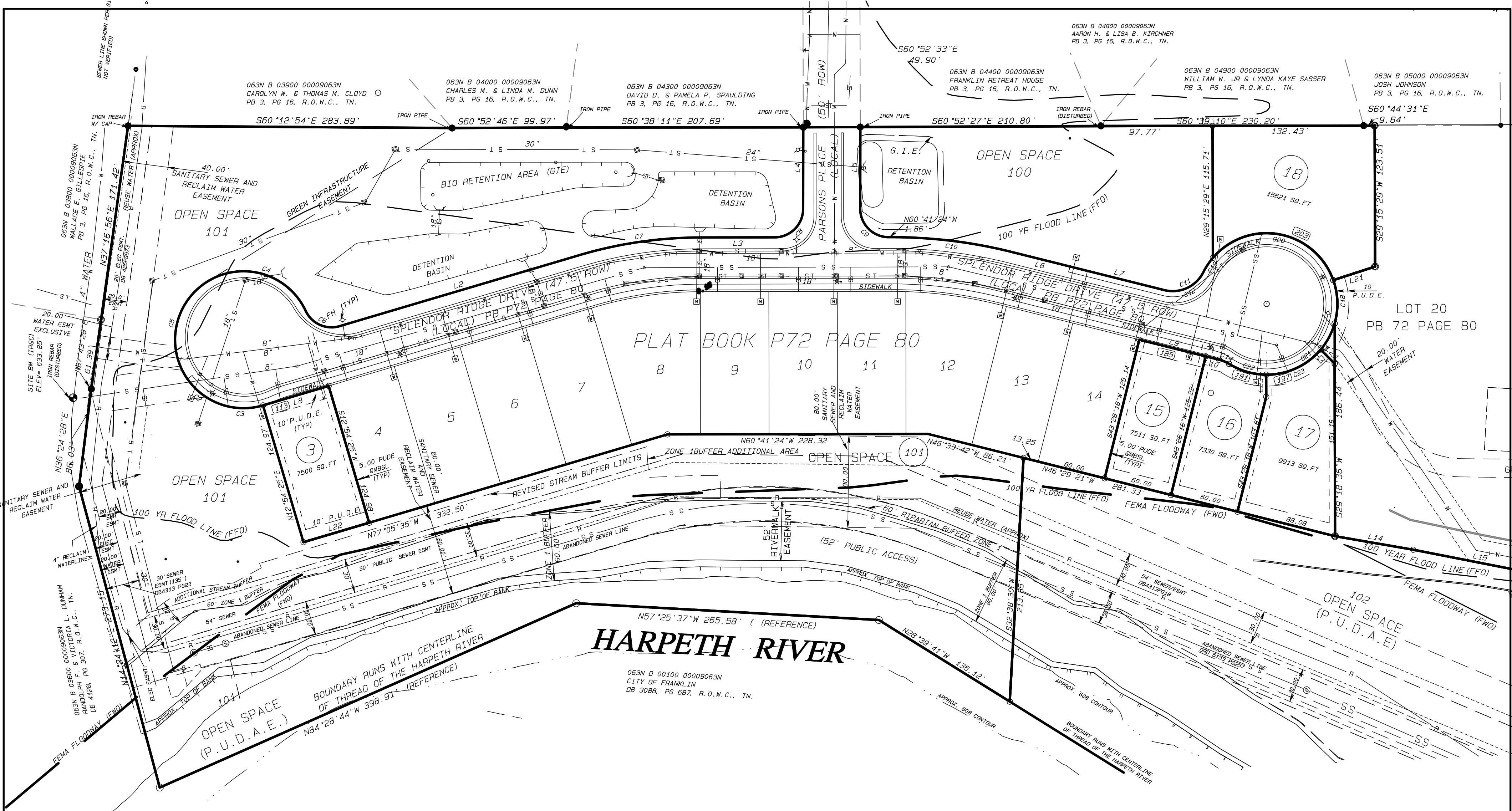
ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 150' DATE: MARCH 08TH, 2020

SHEET 1 OF 3

Page 84 of 108



STORMWATER NOTE

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.

RECORDERS INFORMATION:



ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 30TH DAY OF _____, 2020.

Roger H. Harrah 04/02/20
ROGER H. HARRAH TN. REG. NO. 2039 DATE

FINAL PLAT OF
SPLENDOR RIDGE SUBDIVISION REVISION 1

A REPLAT OF PART OF OPEN SPACE LOTS 100, 101, AND 102 AS RECORDED IN PLAT BOOK 72 PAGE 80

CITY OF FRANKLIN PROJECT NO 7213

JOB NO: T391-001

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.508 TOTAL LOTS: 5

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 150' DATE: MARCH 08TH, 2020

CERTIFICATE OF APPROVAL
FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION,
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE
EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE
PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____
20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

LOT 20
PB 72 PAGE 80
(NOT A PART OF THIS PLAT)

LOT 20
PB 72 PAGE 80

FRANKLIN ROAD (SR6, US31, MAJOR ARTERIAL) 60' R.O.W.



ROGER HARRAH LS 2039

FINAL PLAT OF
SPLENDOR RIDGE SUBDIVISION REVISION 1

A REPLAT OF PART OF OPEN SPACE LOTS 100, 101, AND 102
AS RECORDED IN PLAT BOOK 72 PAGE 80

CITY OF FRANKLIN PROJECT NO.7213

JOB NO: T391-001

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.508 TOTAL LOTS: 5

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 150' DATE: MARCH 08TH, 2020

SHEET 3 OF 3

Page 86 of 108

RECORDERS INFORMATION:

CERTIFICATE OF SURVEY

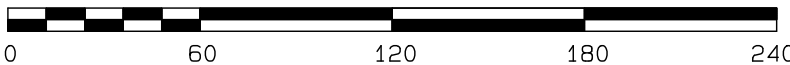
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS
SHOWN HEREON IS CORRECT AND THAT ALL OF THE
MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS
INDICATED. THIS SUBDIVISION PLAT CORRECTLY
REPRESENTS A SURVEY MADE UNDER MY
SUPERVISION ON THE 30TH DAY OF Sept, 2019.

Roger Harrah

04/02/20

ADDITIONAL SITE INFORMATION

SCALE: 1"=60'





File #: 20-0567

DATE: April 6, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Wood Duck Court PUD Subdivision, Site Plan, Constructing 237 Dwelling Units, On 20.91 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

COF Project Number:7186

Applicant: Drew Stokes, Civil & Environmental Consultants, Inc

Owner: Stephen Murray

BACKGROUND/STAFF COMMENTS:

The site plan proposes 237 dwelling units between eight buildings. The property transitions between commercial to the north and residential to the south. An incompatible land use buffer is required on the eastern border of the property. A strong pedestrian network is proposed throughout the project, and the elevations meet the requirements of the zoning ordinance. The site plan follows the outline and spirit of the development plan approved by BOMA on September 16, 2019.

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

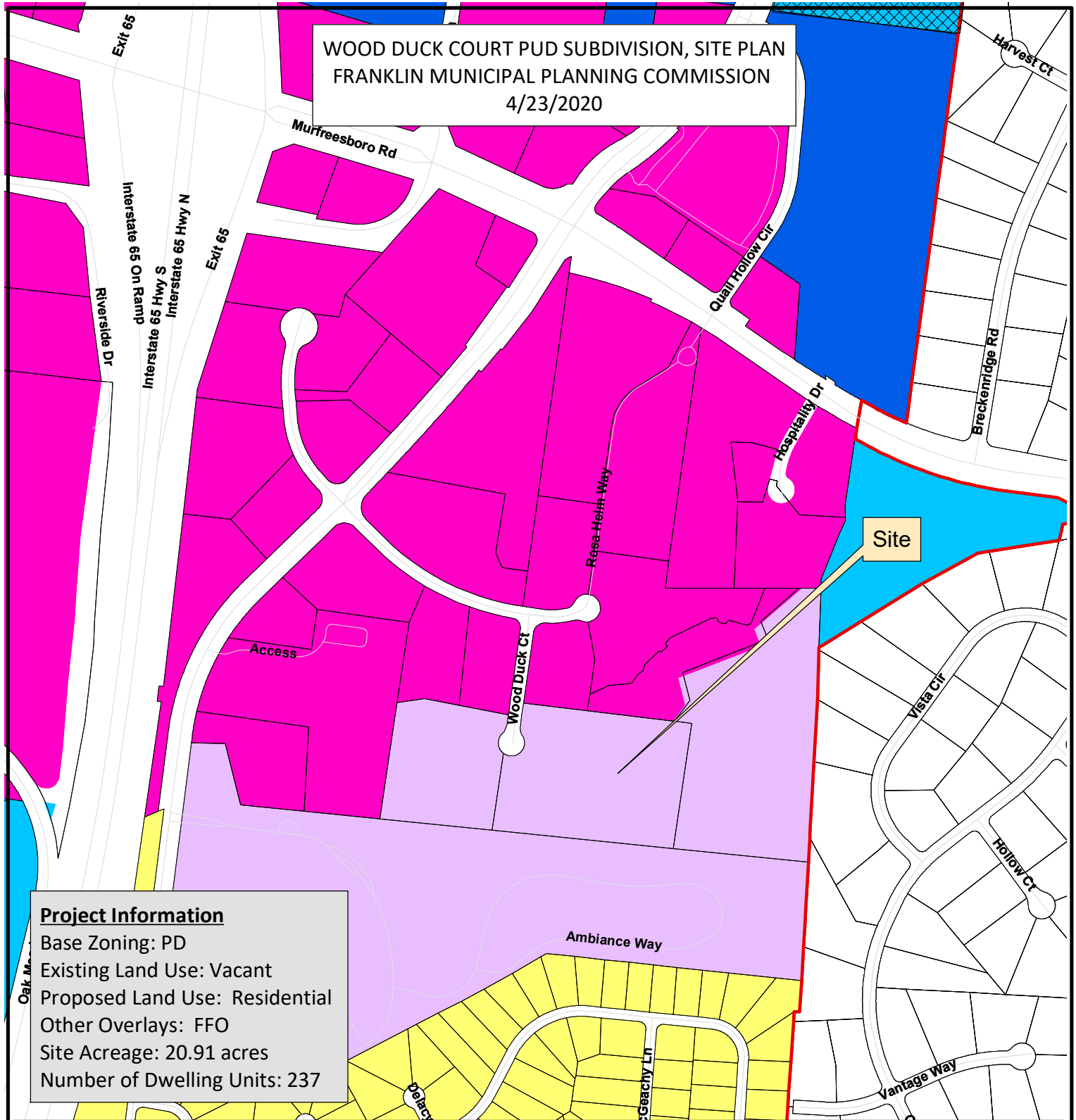
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.

WOOD DUCK COURT PUD SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/2020



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Residential
Other Overlays: FFO
Site Acreage: 20.91 acres
Number of Dwelling Units: 237

	Wood Duck Court PUD Subdivision		CI Civic Institutional District
	AG Agricultural District		NC Neighborhood Commercial
	ER Estate Residential District		CC Central Commercial District
	R1 Residential 1 District		DD Downtown District
	R2 Residential 2 District		1ST Avenue District
	R3 Residential 3 District		5TH Avenue District
	R4 Residential 4 District		RC6 Regional Commerce 6 District
	R6 Residential 6 District		RC12 Regional Commerce 12 District
	MR Mixed Residential District		GO General Office District
	PD Planned District		LI Light Industrial District
	OR Office Residential District		HI Heavy Industrial District



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

5. Offsite Work

joe.marlo@franklin.tn.gov The proposed site plan indicates offsite work to be performed on adjacent properties.

Prior to One Stop approval, Applicant to provide documentation that the adjacent owners are aware of the proposed work on their properties.

The documentation from the Waltrip-Hendrick property owner to the north shall reflect their awareness that the construction shown on this Site Plan conflicts with the previously submitted/approved projects below, and that these Waltrip-Hendrick plans will need revision to accommodate the Wood Duck Court PUD development should they desire to be constructed:

- COF 6579 - Wild Duck Subdivision, Site Plan, Section 1, Revision 7, Lots 4 & 6 (Darrell Waltrip Volvo) (APPROVED)
- COF 7117 - Wild Duck PUD Subdivision, Site Plan, Lot 6, Revision 10 (Inventory Lot) (NOT YET APPROVED)

7. Final Plat

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

Prior to issuance of a building permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.

8. Final Plat

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

Prior to issuance of a building permit, a revised final plat shall be approved and recorded relocating the existing access easement on Lots 4 and 6 as recorded in Plat Book P68 Page 131 as necessary for the proposed site development.

24. Bridges

joe.marlo@franklin.tn.gov Comment primarily addressed, however the following information still requires clarification.

Applicant shall indicate the size of the proposed boulders (48" diameter per response) for the secondary access bridge on C4.2B. Applicant shall also show the boulder railing in plan view as well as the clear distance between the specified boulders. Be aware that bridge drawing B2.0 indicates a 22' out-to-out bridge dimension, while the secondary access cross section on C4.0 is 20' wide. It is unclear how 48" diameter boulders fit into this section.

With the Building Permit for Bridges and Bridge Foundations, the bridge specialty engineer shall provide calculations showing that the specified boulders are adequate to resist code-prescribed vehicular loading.

61. Storm Infrastructure in Wood Duck Court

joe.marlo@franklin.tn.gov Comment primarily addressed.

Applicant shall revise storm infrastructure such that no infrastructure in Public ROW has a slope of less than 0.50% (C3.1A and B):

22P	18	28.5	0.31%
23P	30	57.8	3.77%
41P	18	18.1	0.49%

132. Street and Bridge Improvements

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

Prior to the first issuance of a Certificate of Occupancy, the improvements shown on the Site Plan to Wood Duck Court as well as the secondary emergency access drive to the east, including roadway and bridge improvements, shall be constructed by the developer and work in ROW accepted by the City of Franklin.

151. Structural Design of Bridges

joe.marlo@franklin.tn.gov The following is a reminder to COF Staff, but **does not hinder approval of the Site Plan.**

Prior to issuance of a Building Permit for Bridges and Bridge Foundations, Structural specialty engineer shall submit bridge and foundation design (including calculations) for review and approval to Building & Neighborhood Services. COF Engineering Staff shall be included on the review of these elements.

153. Retaining Walls

joe.marlo@franklintn.gov The following is a new comment based on new information.

Applicant shall copy the retaining wall notes shown on C3.1A to the new retaining wall sheet C3.6. Be aware that exposed concrete face walls are not permitted in the Zoning Ordinance.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS RETAINING ROW SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN ROW EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30

154. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:**

The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the owner sign and notarize the LTMP Agreement **AND** the e-certification page then scan and email to amanda.ray@franklintn.gov.

At this time Permit Fees must be paid by Credit Card by calling the Building & Neighborhood Services Dept. (615-794-7012). Be sure to have your COF number ready. There is a transaction limit of \$5,000 so larger fees may have to be paid separately.

Fire Protection Review

General Issues

152. New Advisory Comment

curt.edelmann@franklintn.gov This comment would normally come up on the review of the fire underground drawings, but I thought I should mention it here because you may need to relocate pipe.

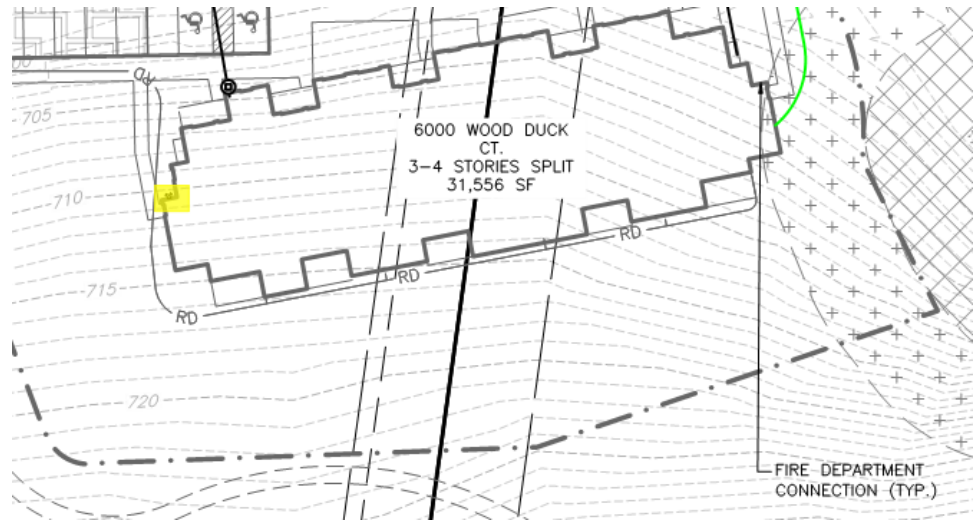
Sectional valves are required in a fire underground line so that no single section serves more than six fire services.

Fire-Planning

General Issues

125. Fire department connections

Correct the location of the FDC on 6000 Wood Duck Court. Locate the FDC where the callout is on the drawing. The location where the icon is shown is not acceptable.



Performance Agreement and Surety

General Issues

144. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ 3,000
II. City Sewer	\$ 33,000
III. Public Sidewalk	\$ 35,000
IV: City Streets (1)	\$ 629,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 40,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 146,000
XI: Green Infrastructure	\$ 1,608,000

(1) Includes \$445,000 for bridge replacement on Wood Duck Court.

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.

155. Landscape

jason.arnold@franklintn.gov Landscape surety \$134,000

Planning

General Issues

52. Easements

dianna.tomlin@franklintn.gov

The plat MUST have an owner affidavit or some sort of signature from Hendricks, and not just a blank signature block on the plat.

Stormwater

General Issues

9. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

13. SWPPP & NOI (NPDES)

Doug.Noonan@franklin.tn.gov Comments partially addressed, " Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed. "

Comments still not addressed:
-4.1.3 Chart should be updated. STR-1 & STR-2 are within siltation impaired drainage area. Update 303d status.
-Provide language and signature block for the site assessment.

14. ARAP Permit Required

Doug.Noonan@franklin.tn.gov Comment shall remain open until NOC provided.

"Your project has triggered the ARAP permit requirements for the outfall pipe, outfall channel, utility crossings and road crossings. Please upload the NOC once it is issued. Please note; no site permits will be issued until the NOC is received.

<http://www.tennessee.gov/environment/article/permit-water-aquatic-resource-alteration-permit>

130. SWPPP & NOI (NPDES)

Doug.Noonan@franklin.tn.gov QLP fee of \$1,000 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff

Zoning

General Issues

119. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as project reminder.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. A grading permit will not be issued until approval of the CLOMR by FEMA.
[Edited By Shanna McCoy]

120. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as project reminder.

Once the LOMR is approved by FEMA it must be approved by BZA.

121. FFO/FEMA

shanna.mccoy@franklin.tn.gov Comment to remain open as project reminder.

The applicant shall obtain a letter of map revision from FEMA for any flood plain alteration.

149. Floodway

shanna.mccoy@franklintn.gov Comment to remain open as project reminder.

A H&H study is required for any encroachment into the floodway.



SITE DATA CHART

PROJECT NAME: WALKER PLACE
PROJECT #: 7186
ADDRESS: 1000-8000 WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PREVIOUS ZONING: GC
ZONING: PD-11.34-PUD VESTED IN 2019 ZONING ORDINANCE
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
ACREAGE OF SITE: 20.80 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

OWNERS:
079-07705 & 079-06505
WALKER FAMILY PARTNERS
079-06502
WILLIAM H. WALKER
APPLICANT:
ADDRESS: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE
SUITE E-100
PHONE: (615) 333-7797
EMAIL: SCASEY@CECINC.COM

CONTACT: STEVE CASEY
TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 68
214,481 SF
BUILDING SQUARE FOOTAGE: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT:
1.5 / 1 BR : 224
2.5 / 2 BR : 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U.A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

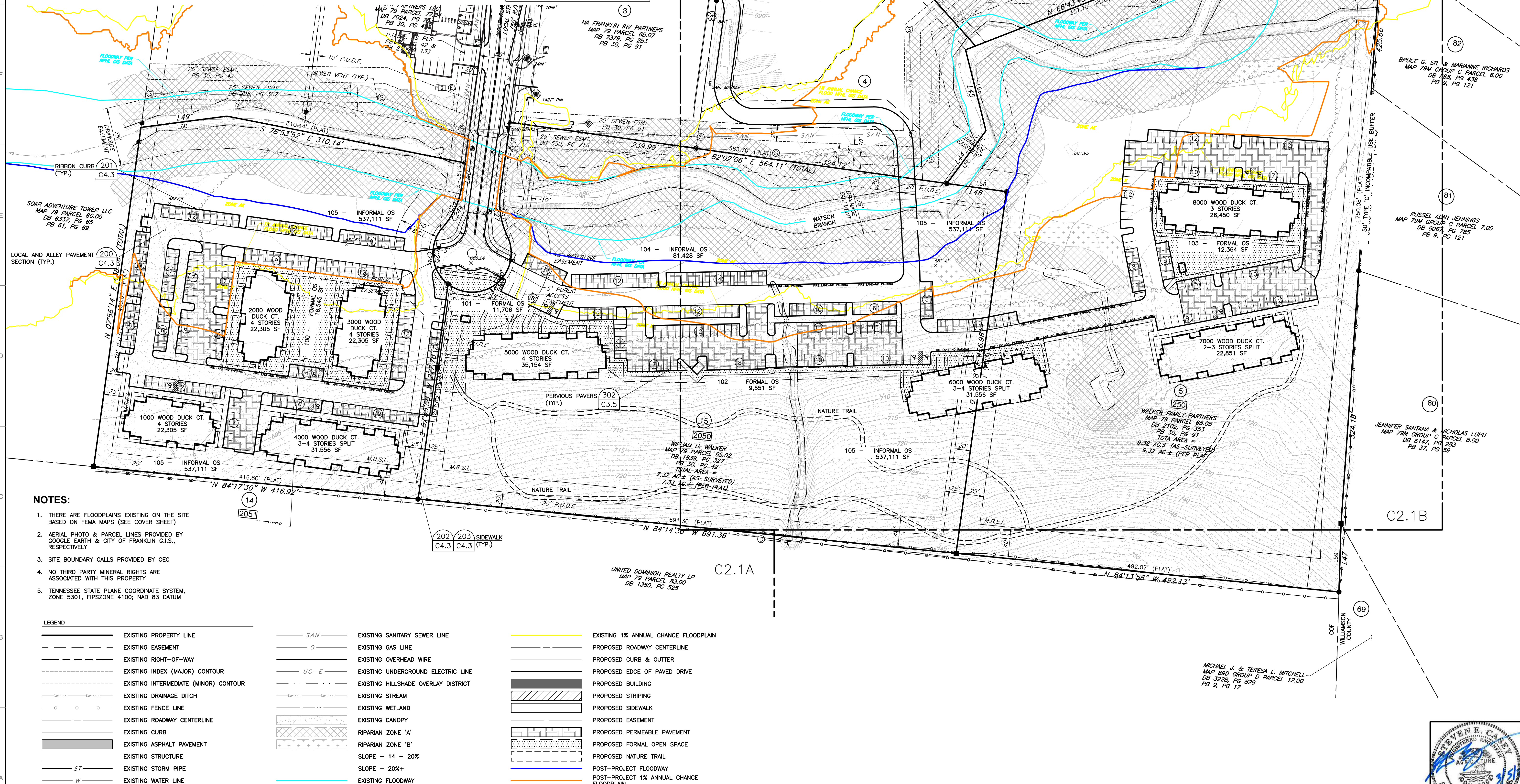
REQUESTED MODIFICATIONS OF STANDARDS WOOD DUCK COURT PUD SUBDIVISION

*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT:
1.4 / 1 BR : 209
2.5 / 2 BR : 220
TOTAL: 429

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY 398,636 SF (9.51 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF; 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 18% (114,835 SF; 2.64 AC)
PROVIDED CANOPY PRESERVATION: 398,636 SF; 9.51 AC (347% OF REQUIRED)

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.



- NOTES:
- THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
 - AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
 - SITE BOUNDARY CALLS PROVIDED BY CEC
 - NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY
 - TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

LEGEND

EXISTING PROPERTY LINE	SAN	EXISTING SANITARY SEWER LINE	EXISTING 1% ANNUAL CHANCE FLOODPLAIN
EXISTING EASEMENT	G	EXISTING GAS LINE	PROPOSED ROADWAY CENTERLINE
EXISTING RIGHT-OF-WAY	UG-E	EXISTING OVERHEAD WIRE	PROPOSED CURB & GUTTER
EXISTING INDEX (MAJOR) CONTOUR		EXISTING UNDERGROUND ELECTRIC LINE	PROPOSED EDGE OF PAVED DRIVE
EXISTING INTERMEDIATE (MINOR) CONTOUR		EXISTING HILLSHADE OVERLAY DISTRICT	PROPOSED BUILDING
EXISTING DRAINAGE DITCH		EXISTING STREAM	PROPOSED STRIPING
EXISTING FENCE LINE		EXISTING WETLAND	PROPOSED SIDEWALK
EXISTING ROADWAY CENTERLINE		EXISTING CANOPY	PROPOSED EASEMENT
EXISTING CURB		RIPIARIAN ZONE 'A'	PROPOSED PERMEABLE PAVEMENT
EXISTING ASPHALT PAVEMENT		RIPIARIAN ZONE 'B'	PROPOSED FORMAL OPEN SPACE
EXISTING STRUCTURE		SLOPE - 14 - 20%	PROPOSED NATURE TRAIL
EXISTING STORM PIPE		SLOPE - 20%+	POST-PROJECT FLOODWAY
EXISTING WATER LINE		EXISTING FLOODWAY	POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

COMMUNITY HOUSING PARTNERSHIP
OF WILLIAMSON COUNTY
WALKER PLACE
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL SITE PLAN

DATE:	MARCH 2020	DRAWN BY:	AAS
DWG SCALE:	AS SHOWN	CHECKED BY:	JJC
PROJECT NO:	183-027	APPROVED BY:	SEC

DRAWING NO.: **C2.0**
SHEET 1 OF 1



SCALE IN FEET
0 60 120



FRONT ELEVATION - Building #7 (30 Units)
SCALE: $\frac{1}{8}" = 1'-0"$



REAR ELEVATION - Building #7 (30 Units)
SCALE: $\frac{1}{8}" = 1'-0"$

NOTE:
These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of Planning Commission/ City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Director of Building & Neighborhood Services or the Planning Commission.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PAD
Purser Architecture+Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Community Housing Partnership
of Williamson County
129 W. Fowlkes Street #128
Franklin, TN 37064

Walker Place
Condominiums
Franklin, TN 37064



No.	Revision/Issue	Date

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 02/07/2020
© 2020 PAD, PLLC

Sheet Title & Number:

Building #7
Ext. Elevations- Front & Rear
30 Units Per Building

A1.4



File #: 20-0599

DATE: April 13, 2020

TO: Board of Mayor and Aldermen

FROM: Paul Holzen, Director of Engineering
Shahad Abdulrahman, Staff Engineer

SUBJECT:

Consideration Of Resolution 2020-39, A Resolution To Amend The Note On The Parkway Commons Plat That Calls For Closing The Entrance On Columbia Avenue.

PURPOSE:

The purpose of this memorandum is to provide information to the FMPC concerning the resolution to alter a note on the final plat of Parkway Commons (Plat Book P37, Page 39).

BACKGROUND/STAFF COMMENTS:

The final plat was recorded in 2003 with the following conditions:

“Warren Commercial Real Estate, Inc. or successor agrees to close and abandon the northern most curb cut from Parkway Commons to Columbia Avenue upon satisfaction of the following conditions.

1. A four-way traffic signal is installed at the intersection of Columbia Avenue and Southeast Parkway.
2. The property of Through the Green Inc. has been rezoned to retail, office or residential uses and improvements on such property have been substantially completed.
3. A paved driving lane has been constructed to connect Parkway Commons with the traffic signal described above and such driving lane has a width, location and radius that would allow delivery trucks from Parkway Commons convenient and suitable access to such traffic signal.
4. The then owner of the property of Through the Green, Inc. and the then owner of Parkway Commons execute an access easement in recordable form with a joinder by any mortgagee or lien holder granting permanent mutual access easements over the driving lanes on the perspective tracts. The easement agreement shall be reasonably acceptable to the owner of Parkway Commons and shall provide that the access drive connecting Parkway Commons to the new traffic signal may not be relocated or altered without the consent of the owner of the Parkway Commons tract.”

There are currently two entrances into Parkway Commons from Columbia Avenue. The note above from the recorded plat was to close the northern entrance once the adjacent road to the north west is constructed. The owner of Parkway Commons contends that the adjacent road cannot handle the

necessary truck traffic and that elimination of the northern access to Columbia Avenue will impact their business. In an effort to reach an agreement, City staff recommends altering the northern entrance to a right in/right out only access point instead of closing the access point completely.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-39.

RESOLUTION 2020-39

**A RESOLUTION TO AMEND THE NOTE ON THE PARKWAY COMMONS PLAT RELATIVE TO
CLOSING THE NORTHERN ENTRANCE ON COLUMBIA AVENUE**

WHEREAS, the Parkway Commons plat was approved on August 12, 2003, and recorded on December 3, 2003; and

WHEREAS, City staff has had multiple discussions with the owners of Parkway Commons regarding the entrances located on Columbia Avenue; and

WHEREAS, City staff has determined that it is in the best interests for the City for the northern entrance on Columbia Avenue to remain open despite the language on the recorded plat (see exhibit A); and

WHEREAS, once Columbia Avenue widenings takes place, the northern entrance on Columbia shall be converted into a right-in right-out only.

**NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF
THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

1. Parkway Commons northern entrance on Columbia Avenue shall remain open as depicted in Exhibit A.
2. Parkway Commons northern entrance on Columbia Avenue shall be converted to a right-in right-out once the Columbia Avenue widening takes place.
3. This Resolution shall be filed with the Parkway Commons Plat upon approval and execution.
4. This Resolution shall be shared with the Board of Mayor and Aldermen.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

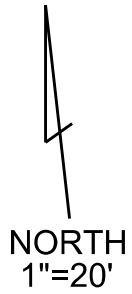
By: _____
Emily Hunter
Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By: _____
Mike Hathaway
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



PROPOSED CURB/GUTTER
AND SIDEWALK PER
COLUMBIA AVENUE
DESIGN PLANS

ADA RAMP WITH
DETECTABLE
WARNINGS TYP

EXISTING
CURB

TEMPORARY
CONSTRUCTION
EASEMENT

EXISTING
CURB

EXISTING
CURB

TEMPORARY
CONSTRUCTION
EASEMENT

10' CROSSWALK

14'

14'

CONCRETE
ISLAND W/
MOUNTABLE
CURB

EXISTING
SIGN

KROGER
FUEL
CENTER

EXHIBIT A
KROGER PARKWAY COMMONS
RIGHT IN/OUT ACCESS PLAN

COLUMBIA AVENUE

EXHIBIT A - LEGAL KROGER PARKWAY COMMONS RIGHT IN/OUT ACCESS PLAN

TEMPORARY — CONSTRUCTION EASEMENT

LEGAL DESCRIPTION
POINT OF BEGINNING

NORTH
1"=20'

155.47'

46.97'

122.43'

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

FROM POINT OF BEGINNING:

THENCE (1) South 06°23'04" West, 65.00 feet to
a point of non-tangency

THENCE (1) North 83°36'56" West, 15.01 feet to
a point of non-tangency

THENCE (1) North 38°36'38" West, 25.50 feet to
a point of non-tangency

THENCE (1) North 83°36'21" West, 122.43 feet to
a point of non-tangency

THENCE (1) North 06°23'39" East, 46.97 feet to
a point of non-tangency

THENCE (1) South 83°36'21" East, 155.47' feet;

Containing 7,736.07 square feet, more or less

25.50

15.01

COLUMBIA AVENUE



Goodwyn Mills Cawood

3310 West End Avenue
Suite 420
Nashville, TN 37203

T (615) 333-7200
F (615) 333-0529

www.gmcnetwork.com

March 6, 2020

City of Franklin Planning Commission
109 3rd Avenue South
Franklin, TN 37064

**Re: Parkway Commons – Plat Amendment
3034, 3038, 3046, 3054, 3064, 3080 & 3084 Columbia Ave.
Franklin, TN 37064**

Dear Planning Commissioners:

On behalf of the owners of the property within the Final Plat of Parkway Commons, as recorded at the Registers Office Williamson County, Tennessee in Plat Book P37, Page 39, GMC respectfully submits the attached Plat Amendment document and exhibits. The Plat Amendment is necessary to delete the Curb Cut Closure Provision at the northern-most curb cut from Parkway Commons to Columbia Ave. The proposed amendment also establishes the rights of the City of Franklin to install a right-in/right-out traffic control device at the afore mentioned curb cut, provides design direction to Franklin's Design Engineer and also provides temporary construction easements.

If you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to be 'RH' with a stylized flourish.

Randy Harper, PE, CPESC
Project Manager, Engineering
GMC

This instrument prepared by:
Paul W. Parmele, Esq.
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202

**Amendment to the Final Plat of
Parkway Commons
Franklin, Williamson County, Tennessee
of record in
Plat Book P37, Page 39
Registers Office of Williamson County, Tennessee**

WHEREAS, the Final Plat of Parkway Commons of record in Plat Book P37, Page 39, Registers Office Williamson County, Tennessee (the "Plat") contains the following language on Sheet 1 thereof (the "Curb Cute Closure Provision"):

"Warren Commercial Real Estate, Inc. or successor agrees to close and abandon the northern most curb cut from Parkway Commons to Columbia Avenue upon satisfaction of the following conditions.

1. A four-way traffic signal is installed at the intersection of Columbia Avenue and Southeast Parkway.
2. The property of Through the Green Inc. has been rezoned to retail, office or residential uses and improvements on such property have been substantially completed.
3. A paved driving lane has been constructed to connect Parkway Commons with the traffic signal described above and such driving lane has a width, location and radius that would allow delivery trucks from Parkway Commons convenient and suitable access to such traffic signal.
4. The then owner of the property of Through the Green, Inc. and the then owner of Parkway Commons execute an access easement in recordable form with a joinder by any mortgagee or lien holder granting permanent mutual access easements over the driving lanes on the perspective tracts. The easement agreement shall be reasonably acceptable to the owner of Parkway Commons and shall provide that the access drive connecting Parkway Commons to the new traffic signal may not be relocated or altered without the consent of the owner of the Parkway Commons tract."; and

WHEREAS, the owners of all of the property comprising Parkway Commons as described on the Plat (collectively, the "Owners") wish to allow the City of Franklin to install a right in/right out traffic control device at the northern-most curb cut from Parkway Commons to Columbia Avenue as shown on Exhibit "A" attached hereto and made a part hereof (the "Right In/Right Out") at the City's sole cost and expense; and

WHEREAS, the Owners wish to amend the Plat to delete the Curb Cut Closure Provision and to allow for the City's installation of the Right In/Right Out; and

WHEREAS, the Franklin Board of Mayor and Aldermen has approved this amendment as a minor amendment to the Plat.

NOW THEREFORE, for and in consideration of these presents and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree (a) to amend the Plat to delete the Curb Cut Closure Language and (b) to allow the City of Franklin to install the Right In/Right Out at the City's sole cost and expense.

PARKWAY COMMONS, LLC, a Tennessee
limited liability company

By: _____
Title: _____
Date: _____

TARGET CORPORATION, a Minnesota
corporation

By: _____
Title: _____
Date: _____

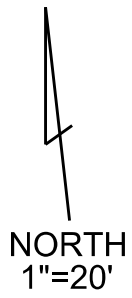
KROGER LIMITED PARTNERSHIP I, an
Ohio limited partnership
By: KRGP Inc., an Ohio corporation
general partner

By: _____
Title: _____
Date: _____

The Franklin Board of Mayor and Aldermen joins in the instrument for the purpose of approving said amendment

Date

Date



PROPOSED CURB/GUTTER
AND SIDEWALK PER
COLUMBIA AVENUE
DESIGN PLANS

ADA RAMP WITH
DETECTABLE
WARNINGS TYP

EXISTING
CURB

TEMPORARY
CONSTRUCTION
EASEMENT

EXISTING
CURB

EXISTING
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KROGER PARKWAY COMMONS
RIGHT IN/OUT ACCESS PLAN

COLUMBIA AVENUE

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