



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 26, 2022

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

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. • Email comments to planningintake@franklin.tn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 28, 2022 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-5 and 8-13 On The Consent Agenda.

SITE PLAN SURETIES

3. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Sidewalks Improvement To May 25, 2023 (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Plaza Phase III Building 4), Extend The Performance Agreement For Multipurpose Trail Improvement To May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Preserve At Echo Estates PUD Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Section 2 Buffer Improvement to May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

6. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga

7. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).

Sponsors: Emily Wright, Amy Diaz-Barriga

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. 1624 West Main Street PUD Subdivision, Site Plan (Bookers Corner), Creating 6,500 Square Feet Of Commercial Space, On 0.78 Acres, Located At 1624 West Main Street. (CONSENT AGENDA)

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

9. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

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

10. Cox Family Subdivision, Final Plat, Creating 2 Lots, On 4.153 Acres, Located Near The Intersection Of Huffines Ridge Drive And Liberty Pike. (CONSENT AGENDA)

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

11. Galleria Commercial Complex Subdivision, Final Plat, Revision 39 (Resubdivision of Lot 41), Creating 3 Nonresidential Lots, On 5.88 Acres, Located At 1722, 1726, And 1728 Galleria Boulevard. (CONSENT AGENDA)

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

12. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 13 Single-Family Lots, 83 Townhome Lots, and 7 Open Space Lots, and Dedicating Public Right-Of-Way, On 39.927 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

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

13. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 9 Future Buildable Lots, 61 Townhome Lots, 3 Open Spaces, And Dedicating Right-Of-Way, On 25.701 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Orr called the meeting to order at 7 pm.

Board Members Present: Acting Chair Michael Orr, Marcia Allen, Scott Harrison, Nick Mann, Alma McLemore, Ann Petersen, and Jennifer Williamson.

Board Members Absent: Roger Lindsey and Jimmy Franks.

Chair Orr read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 24, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 minutes of February 24, 2022 FMPC combo with handouts

Chair Orr asked for a motion to approve the February 24, 2022 Meeting Minutes.

Commissioner Harrison made a motion, seconded by Commissioner Allen, to approve the minutes.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

2. Consideration Of Approval Of The March 24, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft2 Minutes of the March 24 2022 FMPC Meeting

Chair Orr asked for a motion to approve the March 24, 2022 Meeting Minutes.

Commissioner Harrison made a motion, seconded by Commissioner Allen, to approve the minutes.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

Ms. Wright stated that the staff is currently working with the transcriptionist on accuracy of the minutes. Ms. Wright also stated that hopefully the minutes will improve and thanked Commissioner Petersen for her corrections to the minutes.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-14 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Orr asked for a motion to approve the Consent Agenda.

A motion was made by Commissioner Harrison, seconded by Commissioner Petersen, to approve the Consent Agenda.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements to January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Seward Hall Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

10. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

11. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvements To April 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

12. Gateway Commons PUD Subdivision, Site Plan; Accept The Street Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
This item was approved on the Consent Agenda.
13. Ralston Row PUD Subdivision, Site Plan; Accept The Streets And Sidewalk Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Extend The Performance Agreement For Drainage Improvements To April 27, 2023. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
This item was approved on the Consent Agenda.
14. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvements To April 27, 2023. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
This item was approved on the Consent Agenda.

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2021-158, A Resolution To Adopt Amendment 5 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating A Portion Of Fieldstone Parkway . (PUBLIC HEARING)
Sponsors: Paul Holzen
Attachments: 1. RES 2021-157 - BOMA - AMENDMENT 5 to CTNP.Law Approved
2. Res 2021-158 - FMPC - Amendment 5 to CTNP_Law Approved_rev1
3. CNTP - Amendment 5 - April 2022

Staff Presentation by Jimmy Wiseman. Mr. Wiseman stated that BOMA requested that this item be presented to the Planning Commission. Mr. Wiseman explained that this resolution would remove Fieldstone Parkway from the Major Thoroughfare Plan (MTP) from Spencer Creek Road to South Berrys Chapel Road. Mr. Wiseman referred to the map to further illustrate the section of roadway that would be removed from the MTP. It was noted that the City of Franklin staff and city policies promote connectivity, and the reduction of connectivity could harm the existing infrastructure and future roadways. Mr. Wiseman concluded by stating that BOMA recommends approval to the Planning Commission.

Commissioner Allen asked for more information about why this resolution was brought to the Planning Commission at this time.

Commissioner Harrison stated that he lives in Fieldstone Farms but would vote on the resolution. The resolution passing or failing does not affect him monetarily or in any other way.

Commissioner Petersen stated that this section of the MTP, Fieldstone Parkway (Spencer Creek to South Berrys Chapel Road), has been taken in and out of the plan over the years.

Mr. Wiseman confirmed that it was taken out in 2004, then placed back into the MTP in 2016 when the plan was updated.

Commissioner Mann asked if the addition and removal of the Fieldstone Parkway section was intentional or a possible oversight.

Mr. Wiseman stated the infrastructure model showed that there was a need for connectivity in the area.

Ms. Wright stated that a year and a half to 2 years ago there was an annexation request for property that Fieldstone Parkway (Spencer Creek Road to South Berrys Chapel Road) would continue through. The property owner withdrew the request, but through the public process, citizens were made aware of the Fieldstone Parkway section of the MTP. There was much opposition to the plan. Residents contacted their alderman and through the process, BOMA requested that the staff bring the resolution in front of the Planning Commission.

Chair Orr asked for a motion on Resolution 2021-158.

Commissioner Harrison made a motion to approve Resolution 2021-158, seconded by Commissioner Allen.

Chair Orr asked if there was any discussion.

Commissioner Allen stated her concerns that the Commission should make the decision based on staff recommendations and what is best for the public and not what is politically expedient.

Commissioner Petersen asked if the engineering staff had looked at the South Berrys Chapel area. The road appears to stop without a clear route for connectivity. She stated that there are issues with the terrain.

Commissioner Harrison stated that one of the past city engineers believed it wasn't feasible because of the terrain and the cost of the project.

Chair Orr stated that the plan looks good on paper, but the difficulty of the terrain and the amount of money required to complete the small section of roadway, may not be practical.

Commissioner Mann stated that, according to the map, it makes sense to have a connecting road in the area to avoid driving north and then south to get somewhere. Commissioner Mann asked about the engineering specifics and if Mr. Wiseman thought the road could be built.

Mr. Wiseman stated that the road could be built if money is available for the project. Mr. Wiseman referred to the annexation request previously discussed and stated that staff could not support more density in the area without a connectivity road to Fieldstone Parkway and ultimately to Hillsboro Road. Building roads is an expensive process and it is likely that the connector road from Fieldstone Parkway to South Berrys Chapel Road would be costly.

Chair Orr stated that he skipped over the public comment portion for this resolution and asked if there was anyone from the public who would like to speak.

Public Comment: Kevin McAdams, treasurer of the Fieldstone Farms HOA and a Fieldstone Farms resident, stated that most of the residents do not want a major thoroughfare as planned for Fieldstone Parkway connecting Spencer Creek Road and South Berrys Chapel Road. Elimination of this resolution from the MTP once and for all would make most residents very happy.

Chair Orr asked if there were any more public comments or other discussion on this resolution. There was none.

Chair Orr stated we have a motion to approve Resolution 2021-158.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

Chair Orr asked if there was a motion to adjourn.

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

The motion passed unanimously.

There being no further business, the meeting adjourned at 7:16 p.m.



File #: 21-03229

DATE: May 10, 2022

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Approval Of Items 3-5 and 8-13 On The Consent Agenda.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-03200

DATE: May 4, 2022
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator
SUBJECT:

Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Sidewalks Improvement To May 25, 2023 (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-03201

DATE: May 4, 2022
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator
SUBJECT:

Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Plaza Phase III Building 4), Extend The Performance Agreement For Multipurpose Trail Improvement To May 25, 2023. (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-03202

DATE: May 4, 2022
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator
SUBJECT:

Preserve At Echo Estates PUD Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Section 2 Buffer Improvement to May 25, 2023. (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-03105

DATE: April 4, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

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

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

THE REQUEST

The request is to extend the vesting period for three years, or until March 10, 2026, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Madison PUD was approved by BOMA on March 10, 2020. The plan includes the existing Madison multifamily complex, and proposes the demolition of one existing building and the construction of three additional multifamily buildings. The proposed development increases the unit count by 64 units, to 254 units. The project had two Modification of Standards, supported by staff and approved by BOMA, to reduce the required buffer widths along the perimeter of the development due to the location of existing buildings and porches, along with the presence of established vegetation. BOMA approved the plans, as recommended by the Planning Commission, to remove the condition of approval requiring full access to Brink Place, and instead permitted an emergency access gate to be installed.

CURRENT STATUS

This plan is within the first three-year period and is vested until March 10, 2023. There is no valid site plan for this project. Water/Hydrant conditions have improved in the area since the approval of this project, so flows are no longer an issue. The project does still need to resolve stormwater drainage issues, through the site plan and final plat process.

APPLICANT REQUEST

In their request letter, the developer cited the impacts of the COVID-19 pandemic and the need to finalize a Public Drainage Easement as reasons for the delays in progress.

VESTING IMPACTS

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

In reviewing the plan against the current City regulations, the current plan generally complies. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. The site layout and locations of buildings and parking lots within the existing development limit the location of new buildings and parking lots. All new buildings will be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking, while promoting the pedestrian experience in both aesthetics and safety, limits parking placement for the required spaces needed. It is unknown if the same density could be met under current development standards, and allowable density would be highly dependent upon a new design for the site that complies with the Zoning Ordinance. Staff would continue to support full access to Brink Place for better connectivity for the area, and any condition to reduce full connectivity would have to be granted by the BOMA. A Modification of Standards for Buffer requirements would likely not be required along the entire perimeter of the development, and would be limited to where new development was adjacent to existing single-family lots. Based on the current layout, the requirements for Transition Zones would not limit development potential. Lastly, stormwater drainage issues would still need to be resolved, and would need to comply with the current BMP manual.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2022-28 be approved if the FMPC/BOMA determines that the continuation of vested rights is in the best interest of the community.

RESOLUTION 2022-28

A RESOLUTION AMENDING THE MADISON PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, BOMA of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2019-134; and

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

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison PUD vesting period began on March 10, 2020, is set to expire on March 10, 2023, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

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

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

WHEREAS, the applicant has requested an extension of the first vesting milestone for three years, or until March 10, 2026 to obtain approval of a final development plan, secured any permits, or commenced site preparation.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
63-11.00	20.0
Total	20.0

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

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

Entitlements	Madison PUD
Base Zone District	Planned District (PD 12.7)
Character Area Overlay	CFCO-4
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5% Formal 10% Informal
Number of Phases in Development	1

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

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer, and utilize only existing vegetation within the buffer. Approved: __x__ Denied: __	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved: __x__ Denied: __	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>

SECTION V. That the original vesting period was initiated on March 10, 2020, and was set to expire on March 10, 2023. The initial vesting period is extended for three years until March 10, 2026. The amended development plan will now have until March 10, 2026, to obtained approval of a final development plan, secured any permits, or commenced site preparation.

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

SECTION VII. That the total vesting period of ten (10) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan (March 10, 2020) and shall remain at March 10, 2030.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

THE MADISON PUD SUBDIVISION EXHIBIT A

Project Information

Existing Zoning: PD 12.7

Overlay Districts: N/A

Site Acreage: 20 acres

Number of Dwelling Units: 64

Zoning Districts

 The Madison

Overlays

 Hillside/Hillcrest Overlay

 500 Ft Buffer of Hillside

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

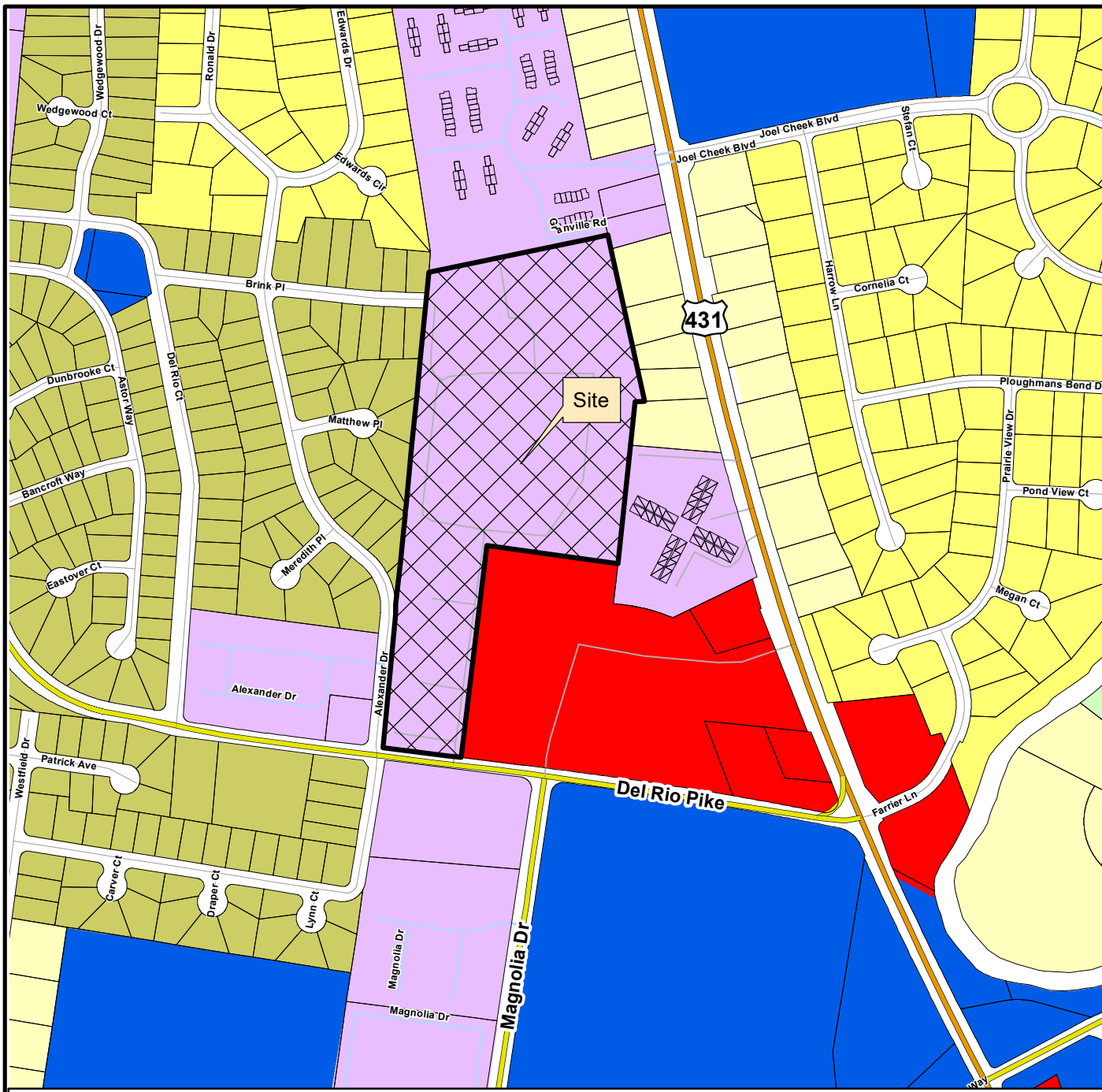
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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0 250 500 1,000
Feet



SITE DATA CHART:

PROJECT INFORMATION:

NAME: THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER: 7141
SUBDIVISION / LOT #: N/A / N/A
MAP / PARCEL: 063 / 11.00
STREET ADDRESS: 801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN)
FRANKLIN
WILLIAMSON
TN
9TH
SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CF-CO-4
N/A
CONVENTIONAL
RESIDENTIAL
20.00 AC. (871,096± S.F.)

CIVIL DISTRICT:
EXISTING ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
EXISTING LAND USE:
ACREAGE (SQUARE FOOTAGE) OF SITE:

OWNER/DEVELOPER:
FRANKLIN MEADOWVIEW PARTNERS, LLC
4515 HARDING RD, SUITE 210
NASHVILLE, TN 37205
(615)250-1628
JBERRY@COVENANTCAPGROUP.COM

APPLICANT:
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:
FRONT (COLLECTOR):
SIDE:
REAR:

40' MIN.
15' MIN.
30' MIN.

PROJECT DENSITY:
ATTACHED RESIDENTIAL UNITS:
OVERALL DENSITY:

254 UNITS (182 EXISTING, 72 PROPOSED)
12.7 [254 UNITS / 20.00 AC]

MAXIMUM BUILDING HEIGHT ALLOWED:
PROPOSED BUILDING HEIGHT:
PROPOSED BUILDING S.F.:

3-4 STORIES, UP TO 56'
3 STORIES
79,776± S.F. TOTAL

PARKING REQUIREMENT:
PARKING PROVIDED:

(SEE OVERALL PARKING CHART, SHEET C2.0)
(SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR):
PROV. LANDSCAPE SURFACE RATIO:

.20
.50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC: 21.1% / 183,688 S.F. / 4.22 AC
REQ. TREE CANOPY % / SF / AC: 10.1% [211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC: 17.6% / 153,088 S.F. / 3.51 AC

OPEN SPACE: (SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:

BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:

BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

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

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192Q WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:

DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

PARKLAND FEES IN LIEU OF NOTE:

PARKLAND APPLICANT TO PAY FEES IN LIEU OF:
(64) UNITS X \$4,304 = \$275,456 DUE AT THE FINAL PLAT

OVERALL PARKING CHART:

RESIDENTIAL UNITS:

EXISTING RESIDENTIAL: 190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED: 8 UNITS (2BR)
PROPOSED RESIDENTIAL: 72 UNITS (1BR-36, 3BR-36)
TOTAL: 254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):

(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT): 54 SPACES
(0) TWO BEDROOM UNITS (2.5 SPACES/UNIT): 0 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT): 108 SPACES
TOTAL: 162 SPACES

PARKING PROVIDED:

PROPOSED PERVIOUS PARKING: 125 SPACES
PROPOSED IMPERVIOUS PARKING: 37 SPACES
TOTAL: 162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area): 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved ImperVIOUS
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 1.3 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 0.8 MILE FROM FIRE STATION #1 LOCATED AT 500 NEW HWY 96 W. THE SITE IS 0.7 MILES FROM BICENTENNIAL PARK; 1.1 MILES TO JIM WARREN PARK; EXISTING TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE UTILIZED BY THE NEW MULTI-FAMILY BUILDINGS. REFUSE COLLECTION FOR THE MULTI-FAMILY WILL BE PRIVATE.

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

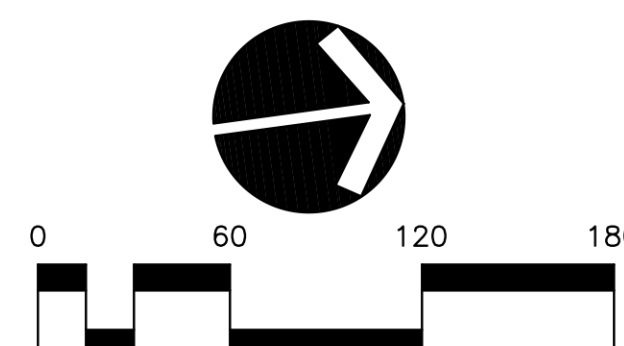
THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW PLANTING MATERIAL. EXISTING VEGETATION WILL BE REMOVED FOR ANY REQUIRED VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

MOS #1: Amend Zoning Ordinance **Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.

MOS #2: Amend Zoning Ordinance **Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.



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

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga
Nashville
Murfreesboro
615-244-6591
423-490-9400
ragansmith.com



FOR
THE MADISON FRANKLIN
FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV	DATE	DESCRIPTION
18-162	1299	S. BERNICK	K. CHOI	1"=60'	DECEMBER 09, 2019	1		

PER CONDITIONS OF APPROVAL	PER STAFF COMMENTS
2	1

OVERALL DEVELOPMENT PLAN

C2.0

To: Ms. Amy Diaz-Barriga
City of Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN, 37064
615-550-6732
Amy.diaz-barriga@franklintn.gov

Re: The Madison PUD Subdivision

Dear Amy Diaz- Barriga,

Investment VII - Madison, LLC acquired The Madison April 15, 2021. The long-term investment strategy for the property included improvements to the existing units and the addition of new units. To date, we have completed several capital improvement projects associated with the existing units including roof replacements and exterior paint but we have not started the development of the additional units as approved by the Board of Mayor and Aldermen on March 10, 2020. Per Tennessee Code Annotated 13-4-310, the vesting of the associated entitlements is set to expire on March 10, 2023. Investment VII - Madison, LLC is requesting an extension of the first Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation within a period of three years.

Investment VII - Madison, LLC is requesting an extension of the first vesting period to March 10, 2026 to meet the first milestone.

Our reasons for the extension request include:

1. The worldwide SARS-CoV-2 pandemic; its impact to individual's health, disruption to supply chains, increased pricing, and economic uncertainty.
2. The need to finalize the Public Drainage Easement.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles V. Welden III', with a long, sweeping underline.

Charles V. Welden III, Manager of
Investment VII – Madison, LLC

THE MADISON PUD SUBDIVISION EXHIBIT A

Project Information

Existing Zoning: PD 12.7

Overlay Districts: N/A

Site Acreage: 20 acres

Number of Dwelling Units: 64

Zoning Districts

 The Madison

Overlays

 Hillside/Hillcrest Overlay

 500 Ft Buffer of Hillside

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

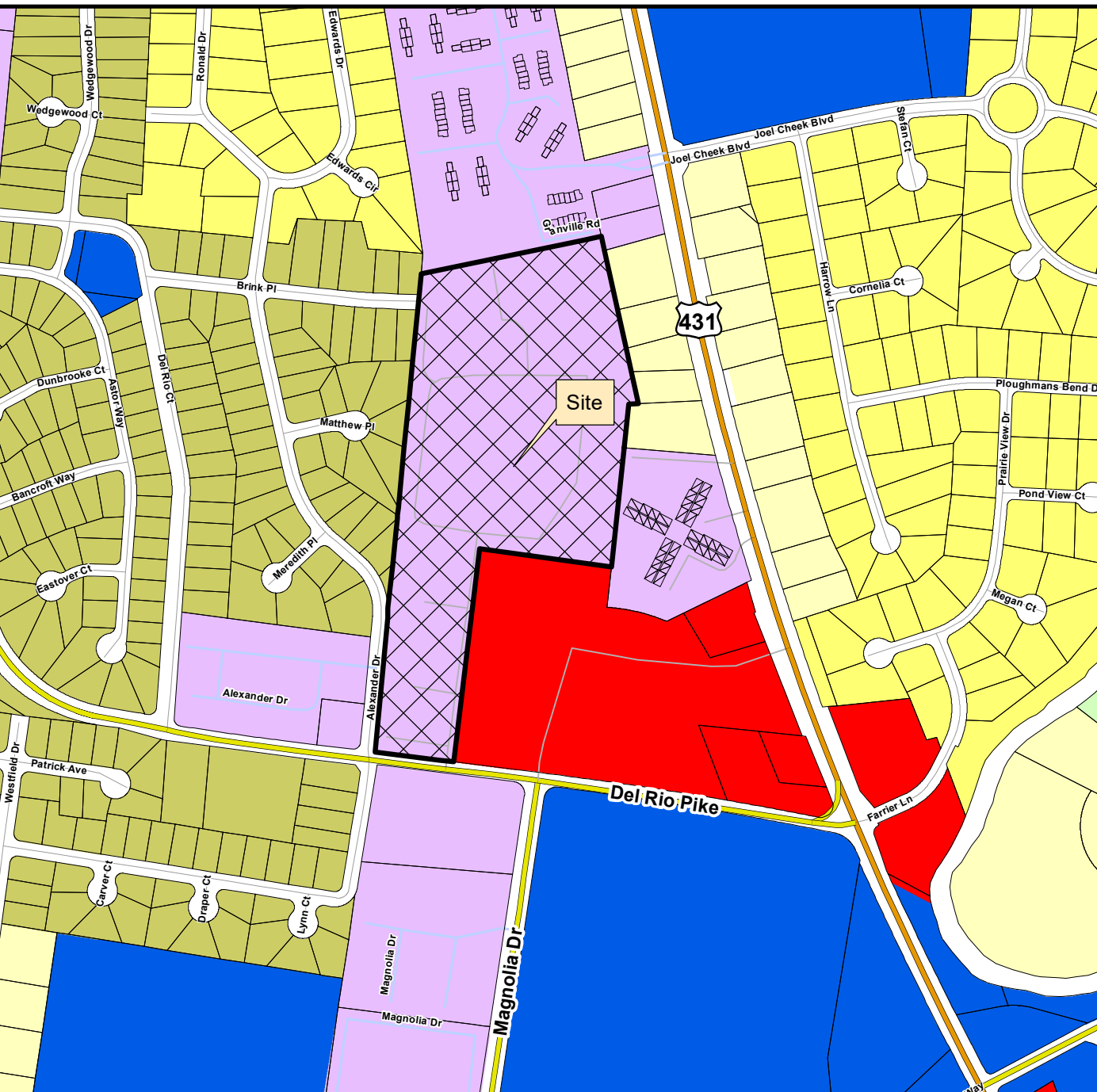
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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RESOLUTION 2019-134
As Amended

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MADISON PUD
SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS, MOS #1 AND
MOS #2 REDUCTION OF THE CLASS C BUFFER, FOR THE PROPERTY LOCATED NORTH OF
DEL RIO PIKE AND EAST OF BRINK PLACE, LOCATED AT 801 DEL RIO PIKE.**

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
63-11.00	20.0
Total	20.0

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for The Madison PUD are as follows:

Entitlements	The Madison PUD
Base Zone District	Planned District 12.7 (PD 12.7)
Character Area Overlay	CFCO-4
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5% Formal 10% Informal
Number of Phases in Development	1

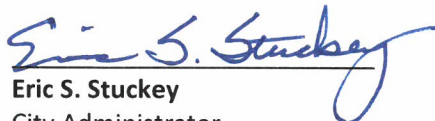
SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a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

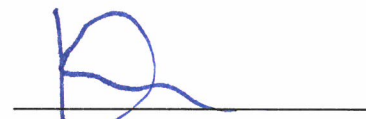
SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved:  Denied: _____	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>

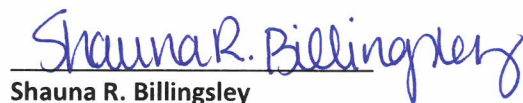
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved: <u>✓</u> Denied: <u> </u>	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>
--	--

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-59, on third and final reading, the health, safety, and welfare of the citizens requiring it.


Eric S. Stuckey
 City Administrator

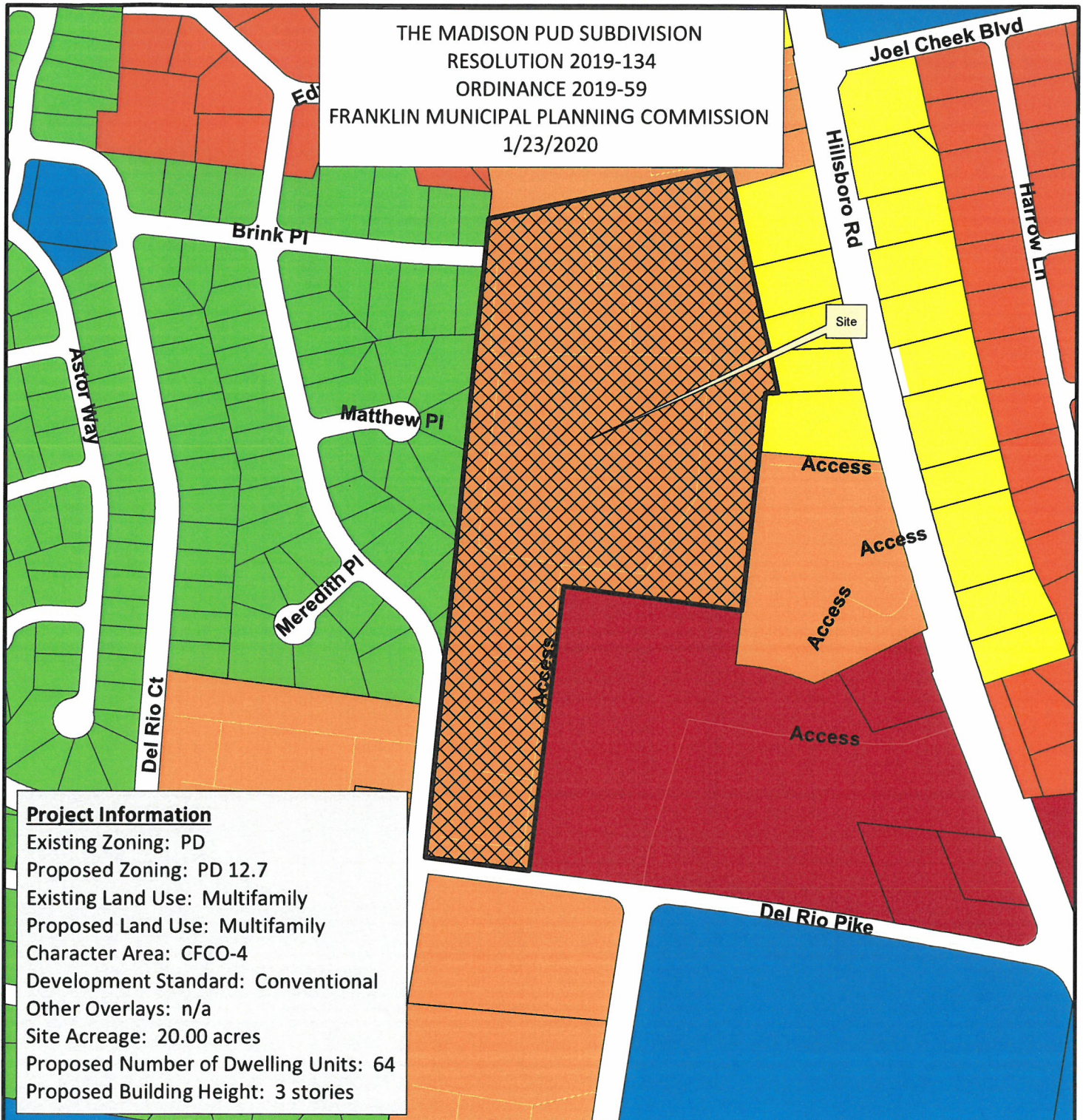

Dr. Ken Moore
 Mayor

Approved as to form by:


Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE:	<u> 12/3/2019 </u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u> 12/12/2019 </u>
NEIGHBORHOOD MEETING:	<u> 12/3/2019 </u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u> 1/23/20 80 </u>
PUBLIC HEARING AND BOMA APPROVAL:	<u> 3/10/20 80 </u>

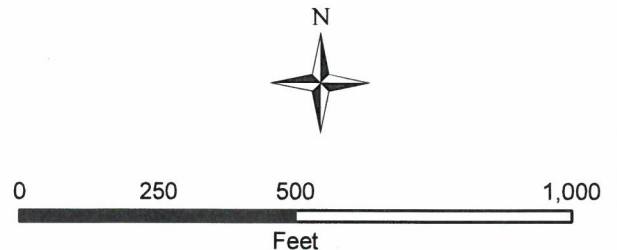
THE MADISON PUD SUBDIVISION
 RESOLUTION 2019-134
 ORDINANCE 2019-59
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 12.7
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 20.00 acres
 Proposed Number of Dwelling Units: 64
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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File #: 21-03135

DATE: April 12, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

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

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

THE REQUEST

The request is to extend the vesting period for three years, or until September 9, 2025, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Wood Duck Court PUD was approved by BOMA on September 10, 2019. The plans include 237 multifamily units within 8 buildings. Heights for the buildings were listed as two to four stories. The project has one Modification of Standards, supported by staff and approved by BOMA, to reduce the parking requirement for 1-bedroom units from 1.50 spaces to 1.40 spaces. Due to the location of floodplain on the site, staff required a second point of access through the adjacent car dealership, for emergency purposes, and required that the access be recorded in a platted access easement. There is also a requirement to replace the bridge at Wood Duck Court, which was previously built below the Floodway.

CURRENT STATUS

This plan is within the first three-year period and is vested until September 9, 2022. The applicant has received approval of their CLOMR, but does not have approval of a site plan. A site plan is required to be approved and grading work completed before a LOMR is approved by FEMA and accepted by staff.

APPLICANT REQUEST

In their request letter, the developer cited ever-changing market conditions, the impacts from the COVID-19 pandemic, and the significant amount of coordination required with FEMA as reasons for the delays in progress.

VESTING IMPACTS

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

In reviewing the plan against the current City regulations, the current plan would need to be redesigned. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. All new buildings will be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking promotes the pedestrian experience in both aesthetics and safety, but would challenge this design to relocate parking within an already narrow site. The proposal took advantage of the hillside, by nestling some of the buildings into the topography. This orientation does not allow for parking to be placed to the rear of buildings. Further, surface parking is not permitted in between the buildings. The density approved for this site may still be able to be obtained, but the applicant would need to rethink the location and shape of buildings, along with the location and placement of parking.

In terms of previous proposals, the Modification of Standards for Parking Reduction would still be required. This request was previously based on the verbal commitment of affordable housing in the development, and the slightly different parking requirements observed in similar affordable housing developments within Franklin. The plan currently complies with buffer requirements against the adjacent single-family subdivision to the east and provides a larger vegetative buffer than would be required today. Lastly, staff would still require the bridge replacement for any project on this site and would most likely require a second access point, continuing the necessary coordination with FEMA.

The Planning Commission and the Board of Mayor and Aldermen must decide if approving the vesting extension is in the best interest of the community. The applicant has been working through the detailed analysis of the floodplain with staff and FEMA. The applicant is prepared to replace the bridge at Wood Duck Court, which today is a safety concern for any development on the site. The plan today does not meet current site design standards, particularly frontage requirements, but it does provide a larger buffer for its adjacent single-family neighbors.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2022-30 be approved if the FMPC/BOMA determines that the continuation of vested rights is in the best interest of the community.

RESOLUTION 2022-30

A RESOLUTION AMENDING WOOD DUCK COURT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD (250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT).

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-20; and

WHEREAS, BOMA, has approved the Planned Unit Development for the property as part of Resolution 2019-56; and

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

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison PUD vesting period began on September 10, 2019, is set to expire on September 9, 2022, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

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

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

WHEREAS, the applicant has requested an extension of the first vesting milestone for three years, or until September 9, 2025, to obtain approval of a final development plan, secured any permits, or commenced site preparation.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
079---07705	4.26
079---09502	7.32
079---06505	9.32
Total	20.90

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

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

Entitlements	Wood Duck Court PUD
Base Zone District	Planned District (PD 11.34)
Character Area Overlay	MECO-5
Other Zoning Overlays	HHO buffer, FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	237
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	46,971 SF Formal 621,202 SF Informal
Number of Phases in Development	1

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

MOS 1: Reduce Parking Requirements for 1-Bedroom Units to 1.40 spaces per unit.	Table 5-9: Minimum Off-Street Parking Standards. For Attached Dwellings, 0-1 BR units require 1.50 spaces per unit.
---	---

Approved: __x__	<i>Staff recommended approval.</i>
Denied: _____	

SECTION V. That the original vesting period was initiated on September 10, 2019, and was set to expire on September 9, 2022. The initial vesting period is extended for three years until September 9, 2025. The amended development plan will now have until September 9, 2025, to obtained approval of a final development plan, secured any permits, or commenced site preparation.

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

SECTION VII. That the total vesting period of ten (10) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan (September 10, 2019) and shall remain at September 9, 2029.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

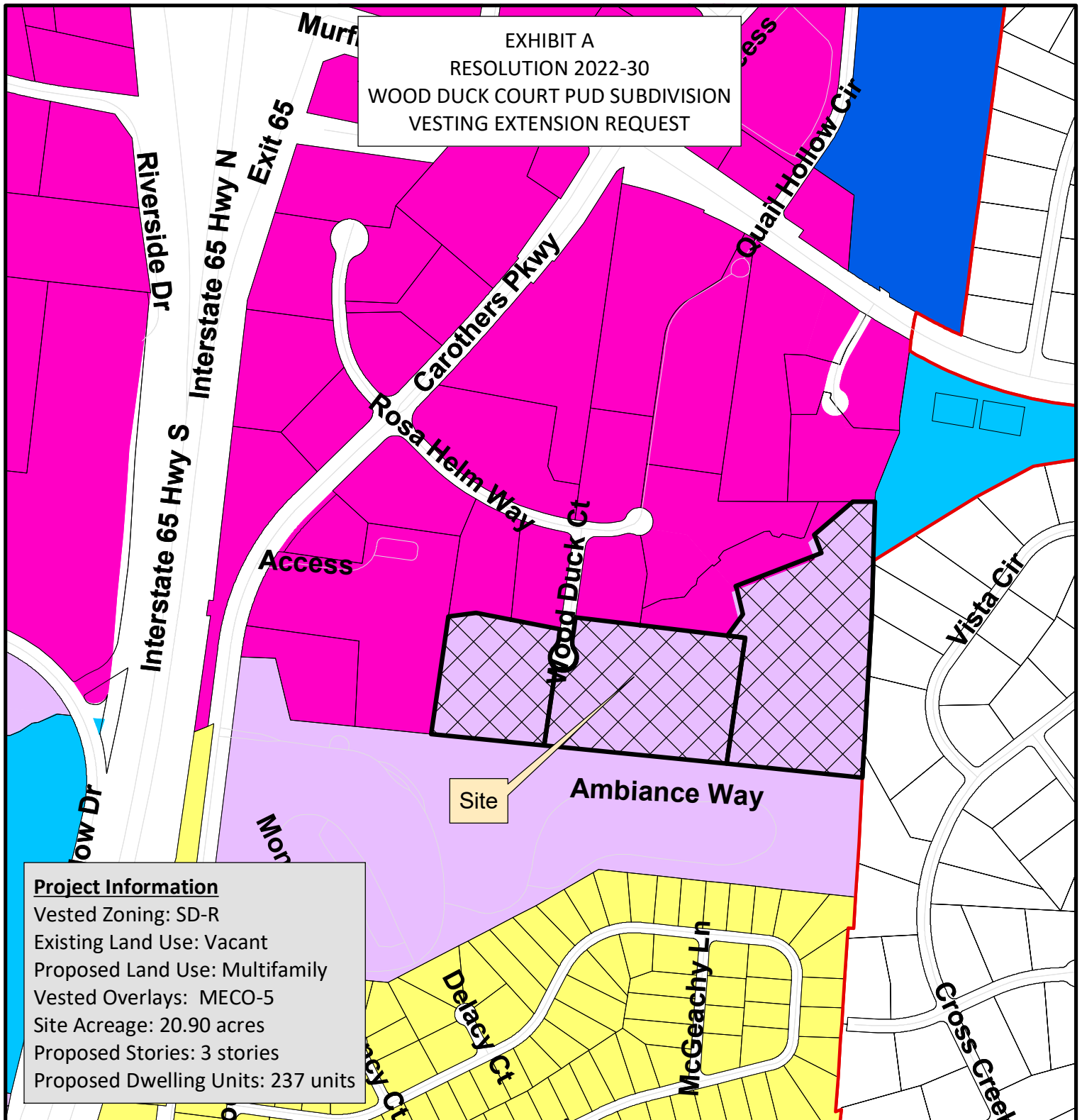
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

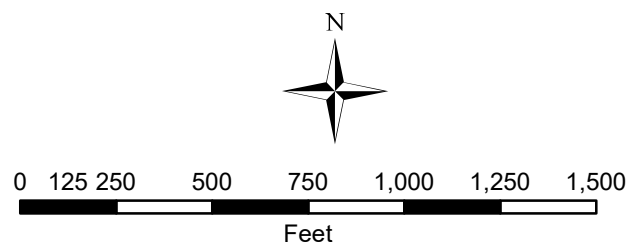
EXHIBIT A
RESOLUTION 2022-30
WOOD DUCK COURT PUD SUBDIVISION
VESTING EXTENSION REQUEST



Project Information

Vested Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Multifamily
Vested Overlays: MECO-5
Site Acreage: 20.90 acres
Proposed Stories: 3 stories
Proposed Dwelling Units: 237 units

- | | |
|--------------------------------|------------------------------------|
| Site | 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 |



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It was compiled from the most authentic information available.
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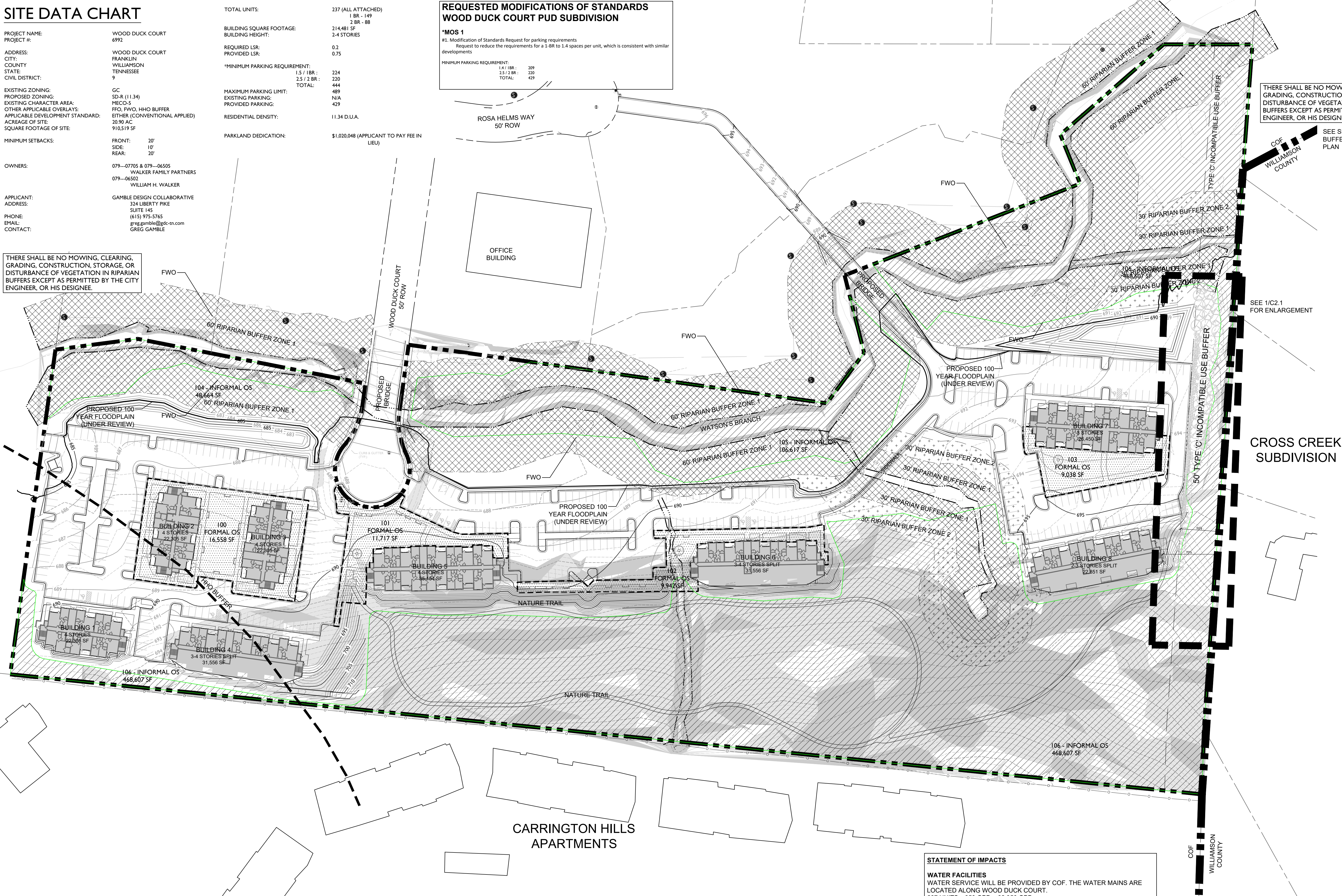
SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 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: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR: 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 / 1BR: 209
2.5 / 2 BR: 220
TOTAL: 429

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.



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.

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT

KEY
PRESERVED CANOPY
RIPARIAN ZONE 'A'
RIPARIAN ZONE 'B'
SLOPES - 14 - 20%
SLOPES - 20% +
FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT				
MINIMUM OPEN SPACE REQUIREMENT: 15%				
REQUIRED: 15% TOTAL = 136,577 SF				
34% FORMAL = 46,436 SF				
66% INFORMAL = 90,141 SF				
PROVIDED: 668,816 SF TOTAL (74%)				
FORMAL = 47,253 SF				
INFORMAL = 623,888 SF				
LOT	CLASSIFICATION	TYPE	AREA (SF)	
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558	
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717	
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942	
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038	
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664	
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617	
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607	

TREE CANOPY RETENTION		
OVERALL SITE AREA = 910,519 SF (20.90 AC)		
<u>EXISTING TREE CANOPY</u>	<u>PRESERVED TREE CANOPY</u>	
637,972 SF (14.65 AC)	454,867 SF (10.44 AC)	
<u>TREE CANOPY DATA:</u>		
TOTAL EXISTING TREE CANOPY:	637,972 SF: 14.65 AC (70% OF SITE)	
REQUIRED CANOPY PRESERVATION:	38% (229,670 SF; 5.27 AC)	
PROVIDED CANOPY PRESERVATION:	454,867 SF; 10.44 AC (198% OF REQUIRED)	

STATEMENT OF IMPACTS
WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



Revision	Date
1	
2	
3	
4	
5	



BUILD.
UPLIFT.
RESTORE.

April 8, 2022

Dear Amy Diaz-Barriga, Emily Wright, Aldermen and Mayor Moore:

Community Housing Partnership respectfully requests an extension of the Vesting Rights for Wood Duck Court PUD Subdivision Development Plan. The PUD was approved by the Board of Mayor and Aldermen in September of 2020, and per Tennessee Code Annotated 13-4-31, the vesting of the entitlements are set to expire on September 9, 2022.

CHP is requesting an extension of the 1st Development Plan milestone for a period of three years, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation.

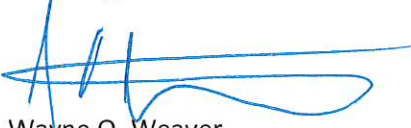
CHP is requesting an extension of the first vesting period to September 9, 2025 to meet the 1st milestone.

Our reasons for the extension request include:

1. The development of the property has been delayed by rising construction costs and pandemic restrictions.
2. The development of the property requires significant coordination with FEMA and the City of Franklin regarding the replacement of a bridge previously built below the Floodway.
3. The need in our community for affordable housing is greater than ever.

We appreciate your thoughtful consideration of our request for extension.

Sincerely,



Wayne O. Weaver
President and CEO



Phone.
615.790.5556

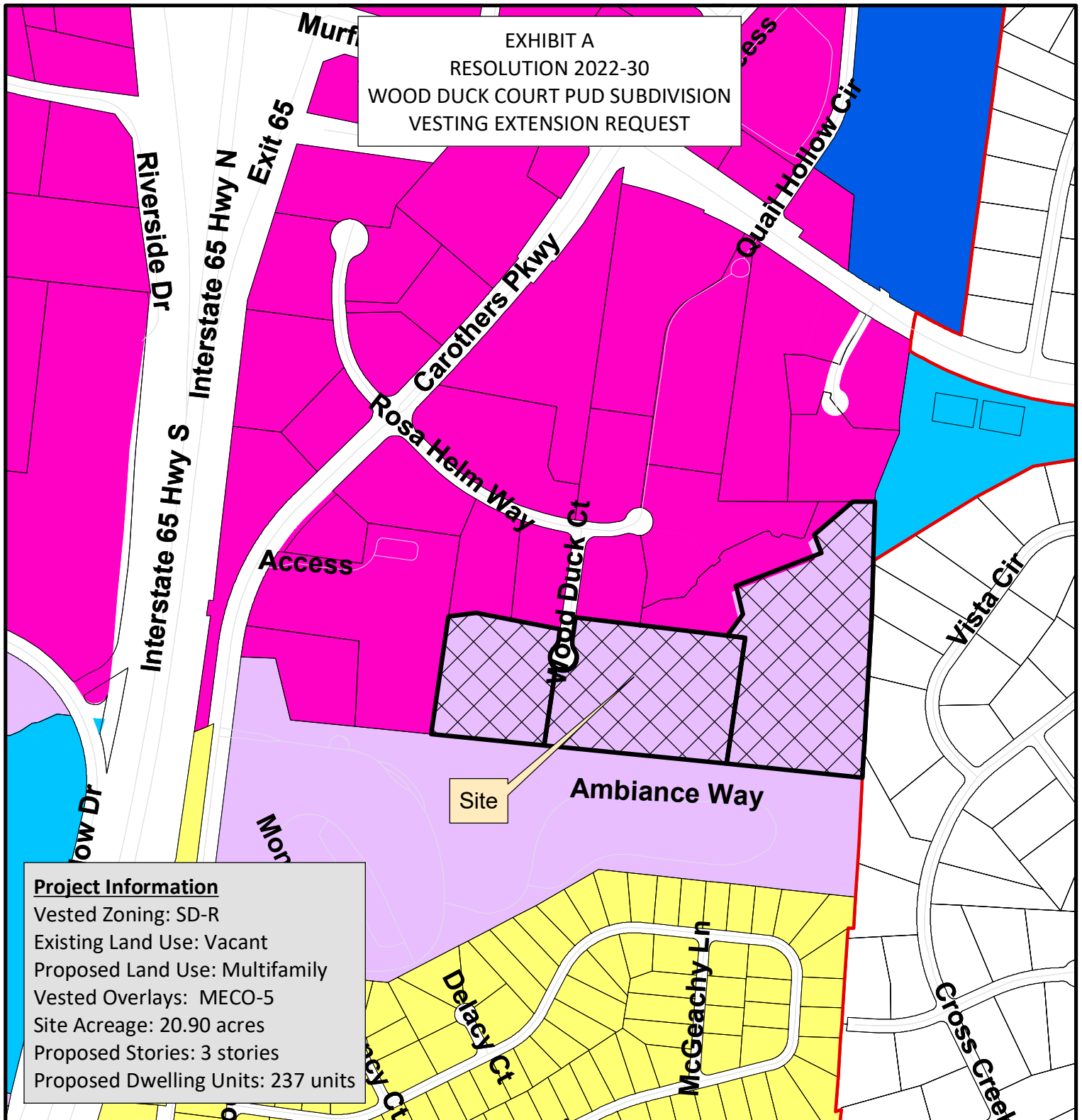


Website.
www.chpwc.org



Address.
129 W. Fowlkes St, Ste 124
Franklin, TN 37064

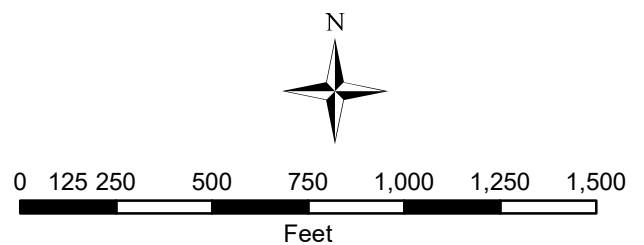
EXHIBIT A
RESOLUTION 2022-30
WOOD DUCK COURT PUD SUBDIVISION
VESTING EXTENSION REQUEST



Project Information

Vested Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Multifamily
Vested Overlays: MECO-5
Site Acreage: 20.90 acres
Proposed Stories: 3 stories
Proposed Dwelling Units: 237 units

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SITE DATA CHART

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PROJECT #: 6992
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COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
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PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
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APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
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SQUARE FOOTAGE OF SITE: 910,519 SF
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WALKER FAMILY PARTNERS
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APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
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PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

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2 BR - 88
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PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

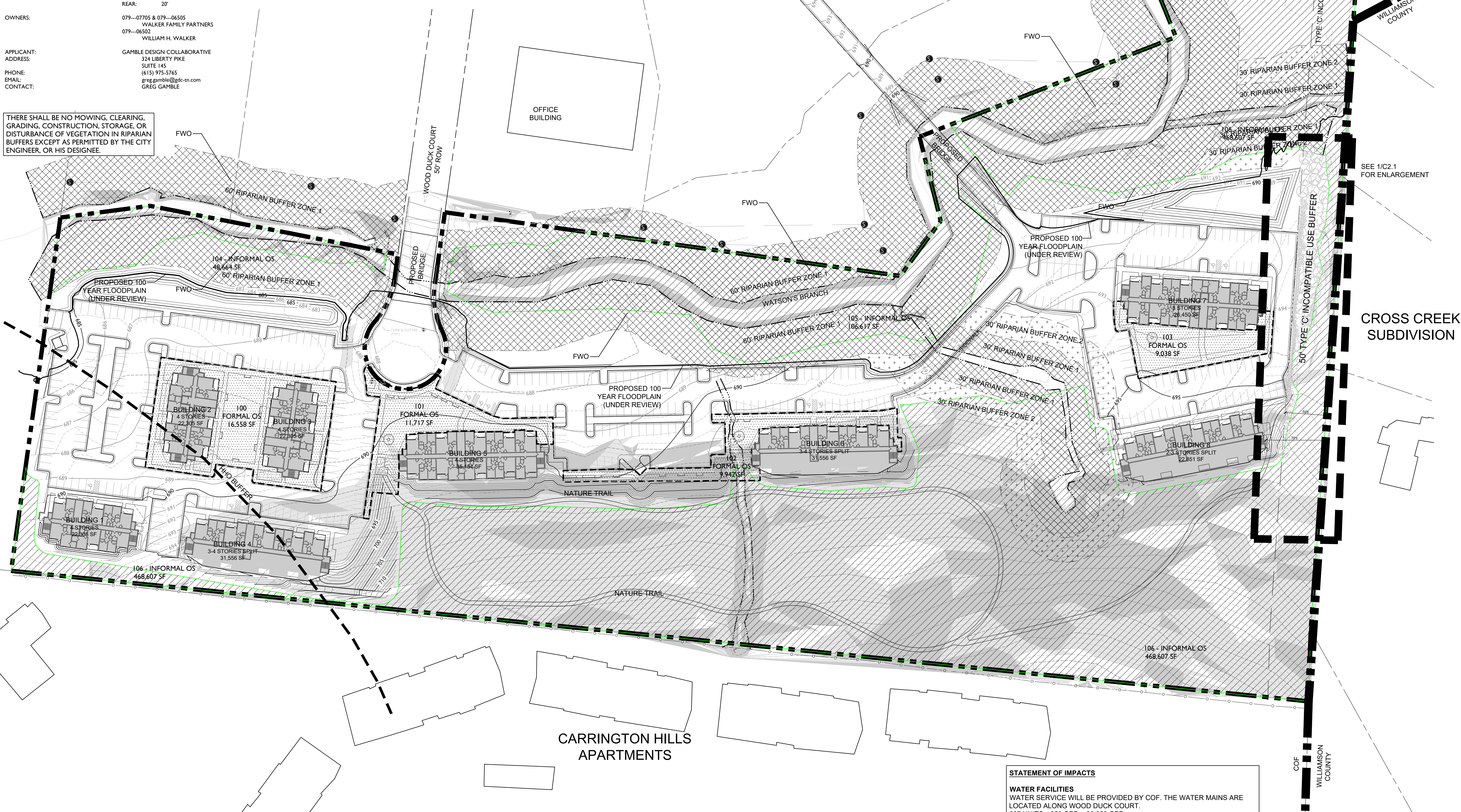
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SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



- KEY**
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OPEN SPACE REQUIREMENT

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TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
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STATEMENT OF IMPACTS

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237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
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NOT AVAILABLE TO THIS SITE.

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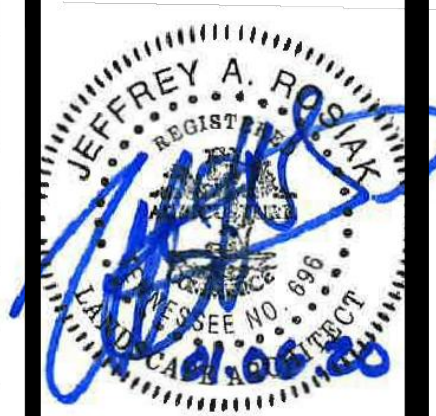
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

DEVELOPMENT
PLAN

SHEET
C2.0

COF 6992

RESOLUTION 2019-56

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WOOD DUCK COURT PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (PARKING REQUIREMENTS) FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD (250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT).

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-20; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
079---07705	4.26
079---06502	7.32
079---06505	9.32
Total	20.90

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Wood Duck Court PUD Subdivision are as follows:

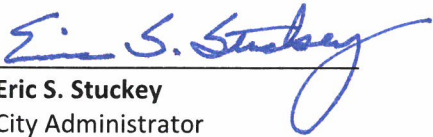
Entitlements	Wood Duck Court PUD
Base Zone District	Specific Development-Residential (SD-R 11.34)
Character Area Overlay	MECO-5
Other Zoning Overlays	HHO Buffer, FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	237
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	Formal: 46,971 SF Informal: 621,202 SF
Number of Phases in Development	1

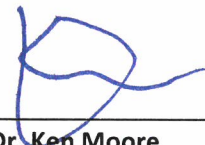
SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

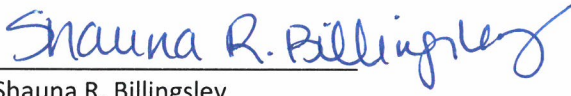
MOS 1: Parking Requirements for 1-Bedroom Units Approved: <u> X </u> Denied: <u> </u>	Table 5-9: Minimum Off-Street Parking Standards. For Detached Dwellings, 0-1 BR units require 1.50 spaces per unit. Request to provide 1.40 spaces per unit. <i>Staff recommended approval.</i>
---	--

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-20, on third and final reading, the health, safety, and welfare of the citizens requiring it.


Eric S. Stuckey
City Administrator


Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

5/7/19

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

5/23/19

NEIGHBORHOOD MEETING:

5/7/19

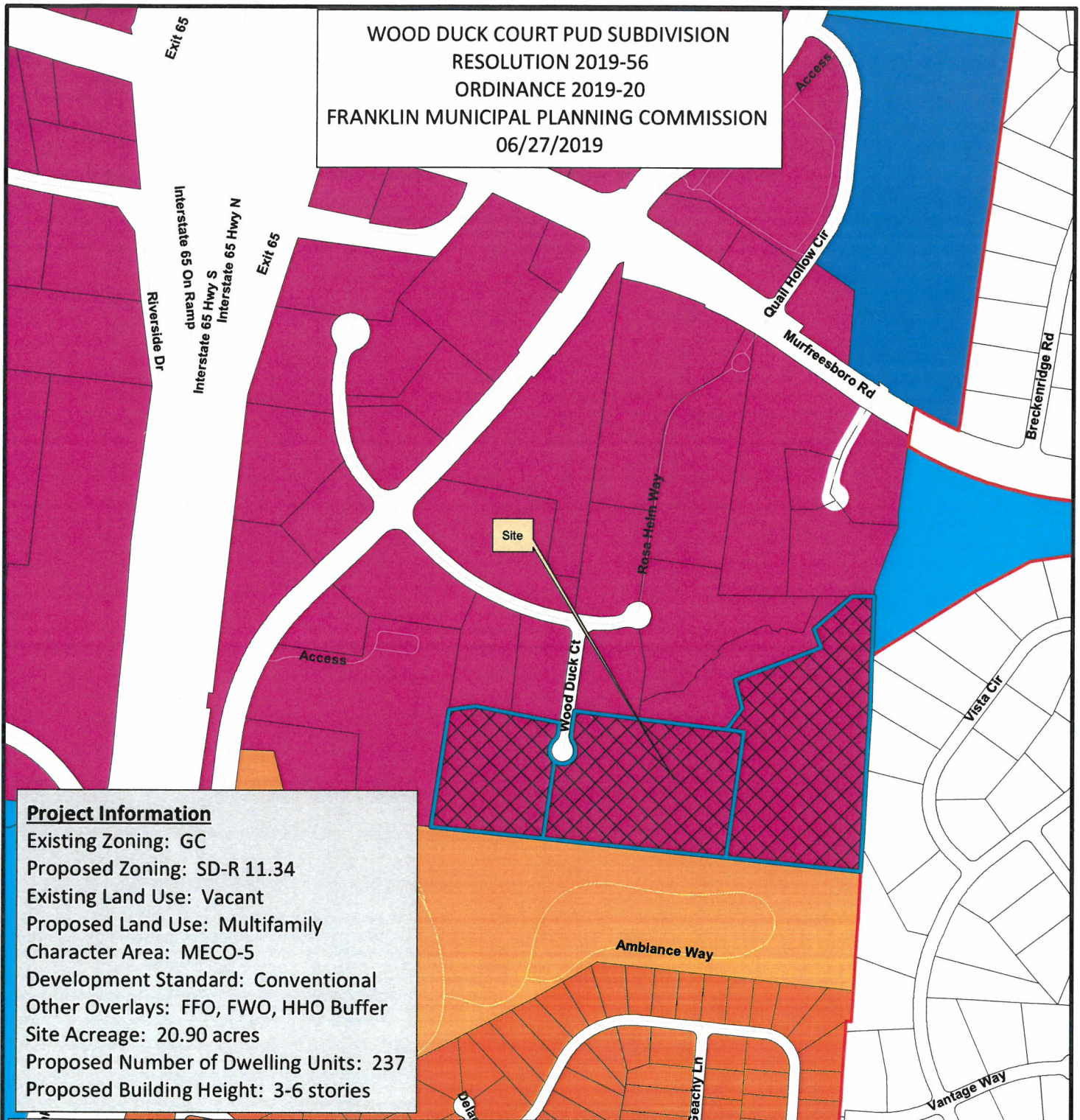
PLANNING COMMISSION RECOMMENDED APPROVAL:

7/25/19 10-0

PUBLIC HEARING AND BOMA APPROVAL:

9/10/19 8-0

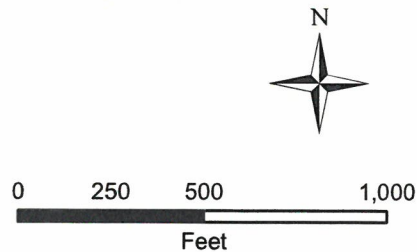
WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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File #: 21-03241

DATE: May 12, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

1624 West Main Street PUD Subdivision, Site Plan (Bookers Corner), Creating 6,500 Square Feet Of Commercial Space, On 0.78 Acres, Located At 1624 West Main Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7822
Applicant: Adam Seger, Dale & Assoc.
Owner: Boston English Properties, Rick English, Rep.

BACKGROUND/STAFF COMMENTS:

The site plan for the 1624 West Main PUD Subdivision consists of developing 6,500 square feet of commercial and office space on 0.78 acres located at the intersection of Downs Boulevard and West Main Street. The development plan received final approval in April 2022. Due to the transitional buffer for the residential properties located adjacent to the site, this site plan requires approval 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 that the Franklin Municipal Planning Commission approve, with conditions, the site plan for the 1624 West Main Street PUD Subdivision.

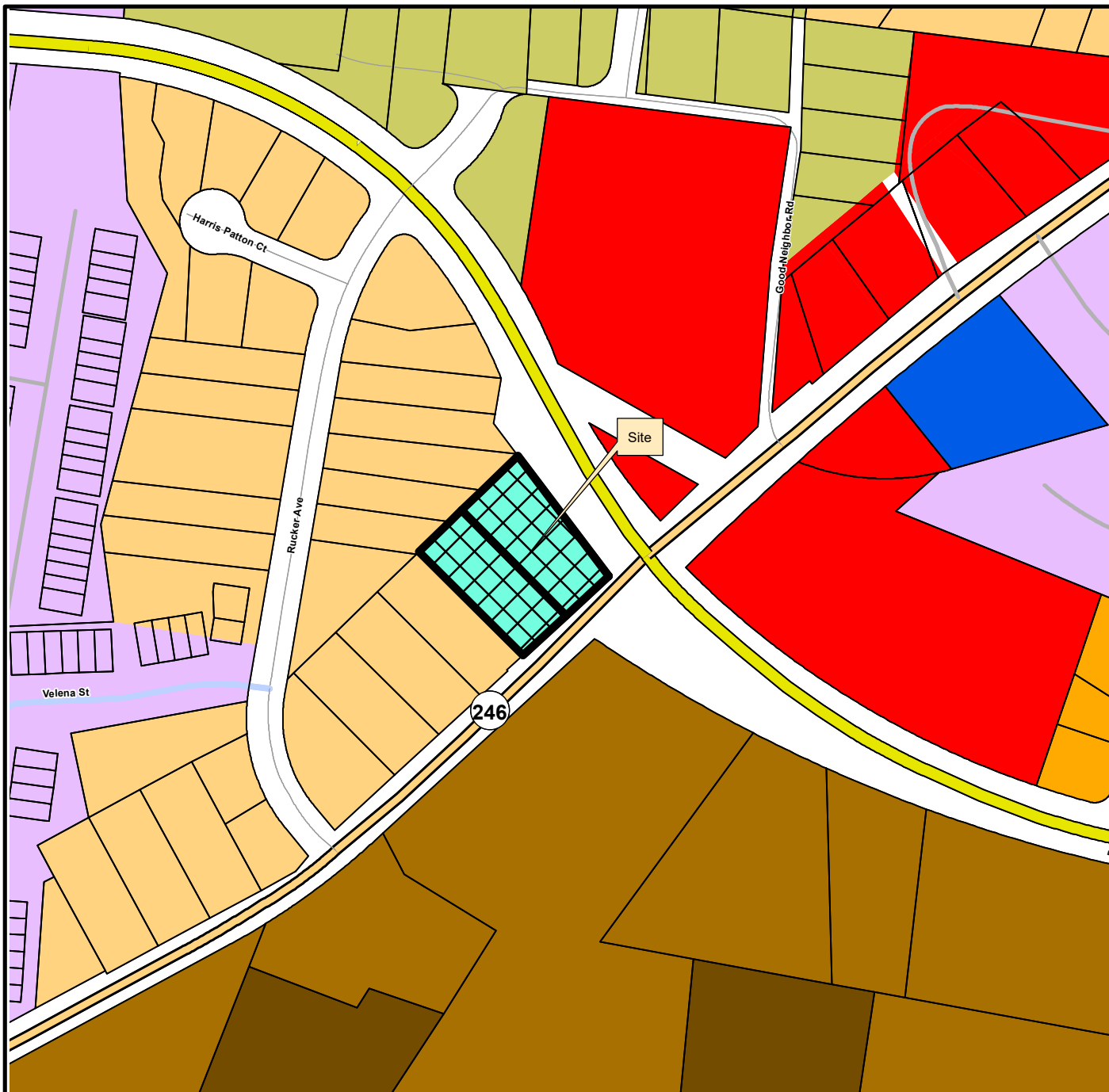
1624 WEST MAIN STREET PUD SUBDIVISION SITE PLAN

Project Information

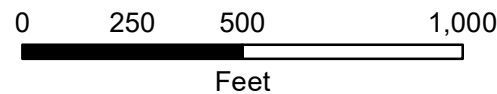
Existing Zoning: PD
 Overlay Districts: n/a
 Site Acreage: 0.78 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 6,500

Zoning Districts

-  1624 West Main St PUD, Site Plan
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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CONDITIONS OF APPROVAL:

Open Issues: 15 These issues are currently being filtered

Engineering - Checklist

General Issues

19. TDOT Highway Entrance Permit

kevin.long@franklintn.gov Be aware that this site plan is located along a State Route, and a TDOT Highway Entrance Permit is required for any connection to a State Route or work done in state-owned right-of-way. (See [TDOT Highway Entrance Permit](#) for more information.)

Approval of the TDOT Highway Entrance Permit must be obtained prior to issuance of a City grading permit.

Also be aware any site plan TDOT deems out of compliance typically will need to go before the Engineering Exceptions Panel, which meets quarterly.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

60. Streets

kevin.long@franklintn.gov Please revise the drawing to account for the bottom thickness below the pipe openings.

69. Streets

kevin.long@franklintn.gov Revise detail note to call out 6" mountable curb.

Engineering - Site Plan Checklist

General Issues

26. Final Plat

joe.marlo@franklintn.gov Comment to remain open as a Condition of Approval, 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. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded.

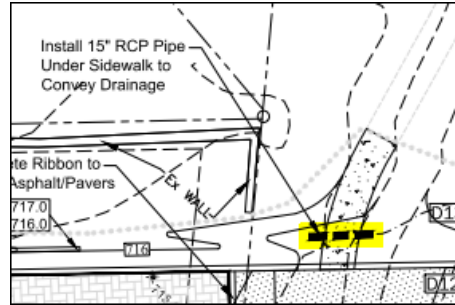
Per Condition of Approval #29 on the Development Plan, the following note shall be included on the plat:

"Upon redevelopment of the property to the southwest, access to W Main Street shall be through an access easement on that property, and all other accesses to W Main Street that do not comply with TDOT and City of Franklin standards for driveway locations shall be removed."

40. Drainage

joe.marlo@franklin.tn.gov Comment partially addressed, however revised drainage design below the sidewalk in Downs Boulevard ROW is not acceptable.

Applicant shall revise design to capture flow prior to the sidewalk and transfer it to D9 or D10.



43. Modification of Engineering Standards

joe.marlo@franklin.tn.gov The following comment shall remain open to document the Modification of Engineering Standards determined at the Development Plan stage.

The following are determinations to the Modification of Engineering Standards Request per Paul Holzen, City Engineer on 9/20/21.

Section 2.3.23(3)(a)iv Access Management & Design from Arterial Streets

Request: Access to a corner lot from both an arterial street and a bordering collector street.

Determination: Conditionally approved. Access from W Main Street (Minor Arterial) shall provide right-in, right-out access only. Access from W Main Street (Minor Arterial) shall be noted on final plat as follows: "Upon redevelopment of the property to the southwest, access to W Main Street shall be through an access easement on that property, and all other accesses to W Main Street that do not comply with TDOT and City of Franklin standards for driveway locations shall be removed."

Section 2.3.23(4)(a) Minimum Distance from Intersections (Arterial)

Request: Reduce minimum distance from low-volume driveway to an arterial street from 250'-0" to approximately 103'-0".

Determination: Conditionally approved per determination to Section 2.3.23(3)(a)iv request above.

Section 2.3.23(4)(a) Minimum Distance from Intersections (Collector)

Request: Reduce minimum distance from low-volume driveway to a collector street from 230'-0" to approximately 122'-0".

Determination: Approved.

70. V. Site Permits

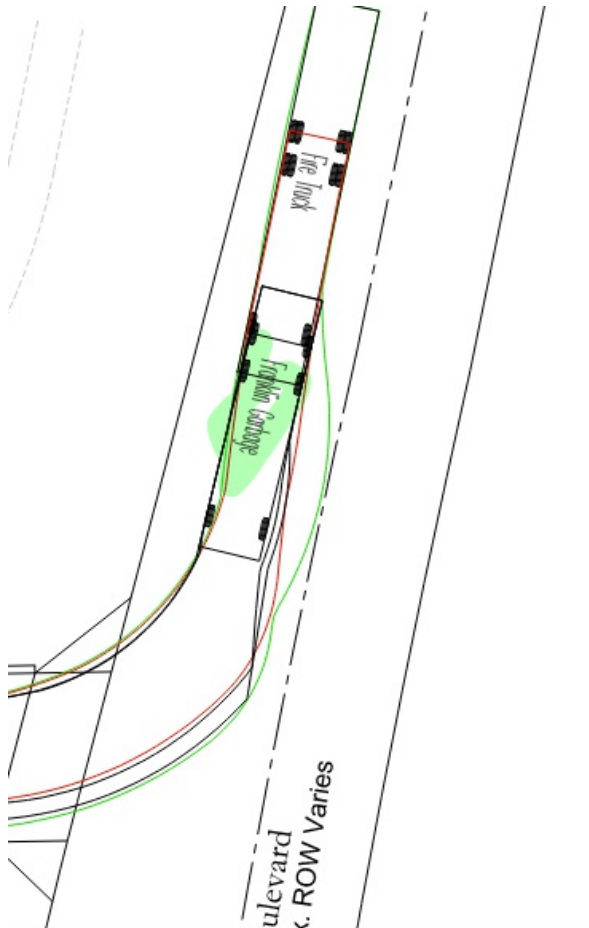
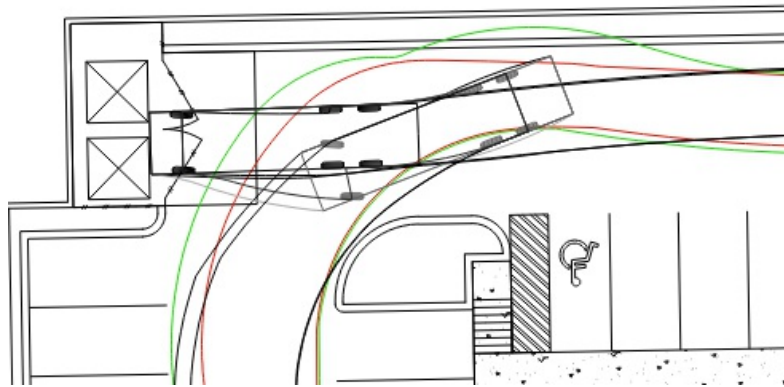
amanda.ray@franklin.tn.gov For future reference & information only:

This project has triggered the requirement for a TDOT ROW Permit and City ROW permit. These permits are required to be issued PRIOR to issuance of a City Stormwater/Grading or Grading permit.

FIRE--Planning--DRT

General Issues

2. Auto-Turn



Performance Agreement and Surety

General Issues

36. Sidewalk Fees-in-lieu

\$18,354 cash contribution to the City Sidewalk Fund. Sidewalks are required by the Zoning Ordinance to be installed on West Main Street. However, per the Conditions of Approval of the associated Development Plan, the applicant shall contribute to the City Sidewalk Fund in the amount of **\$18,354** in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalks. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

58. Engineering Sureties

I. City Water:	\$9,000
II. City Sewer:	\$ -
III. Public Sidewalk:	\$11,000
IV. City Streets:	\$4,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX ITS Elements:	\$ -
X. Stormwater Drainage:	\$52,000
XI. Green Infrastructure:	\$179,000

*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.*

Line Items (For Reference Only:)		
6" WATER MAIN	50	LF
FIRE HYDRANT	1	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	918	SF
HANDICAP RAMP AND DETECTABLE WARNING	2	EA
CONCRETE DRIVEWAY - COMMERCIAL (8" CLASS A, 4" BASE)	220	SF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
18" RCP CULVERT	258	LF
HEADWALLS (Concrete Volume)	12	CY
SINGLE INLET/JUNCTION BOX	4	EA
DOUBLE INLET	1	EA
SAFETY GRATES	6	EA
PERMEABLE PAVEMENT/PAVERS	10454	SF
BIORETENTION/RAIN GARDEN (Water Quality Volume)	35.5	CY

71. Landscape

jason.arnold@franklintn.gov Landscape surety \$22,000

Planning

General Issues

14. Development plan

joseph.bryan@franklintn.gov Applicant shall not include development plan set with site plan set in the same file.

Applicant shall include just the approved development plan sheet (Sheet C2.0) only with site plan set.
[Edited By Joseph Bryan]

Planning (Landscape)

General Issues

72. Tree Bank Payment

jason.arnold@franklintn.gov \$17,850.00 cash contribution to the Tree Bank. 121.5 caliper inches of specimen tree is to be removed for on the site, 1624 WEST MAIN PUD SUBDIVISION for the purpose of A COMMERCIAL / MIXED USE BUILDING. Due to the limited space on the lot the applicant is requesting to compensate for the removal of the specimen tree by use of the Tree Bank. Therefore, the applicant shall provide a cash contribution to the Tree Bank in the amount of \$17,850.00 in the form of a cashier's check payable to *City of Franklin* to remedy the 121.5 caliper inches of specimen tree. Funds shall be utilized by the *City of Franklin*, to remedy the public areas elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Stormwater

General Issues

64. Bioretention

ellen.moore@franklintn.gov Applicant shall show the extents of the forebays on the grading and drainage plan and include forebay details. The note for the soil mixture mentions 36" minimum of soil required while the elevations show 24". Applicant shall revise to ensure depths of soil match.

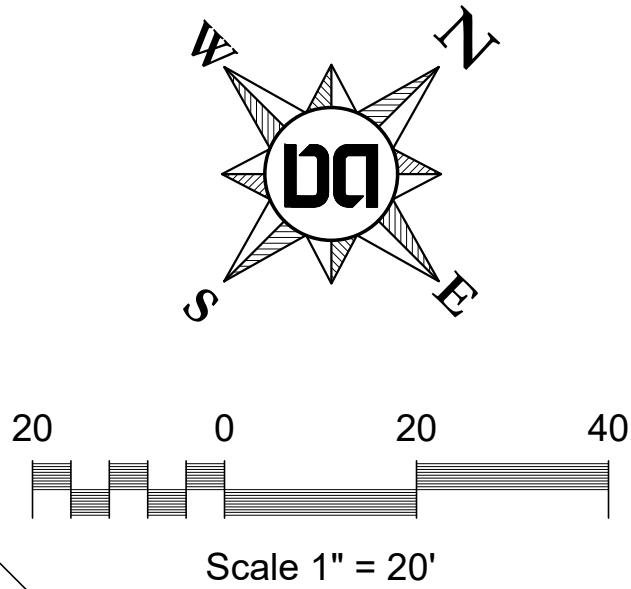
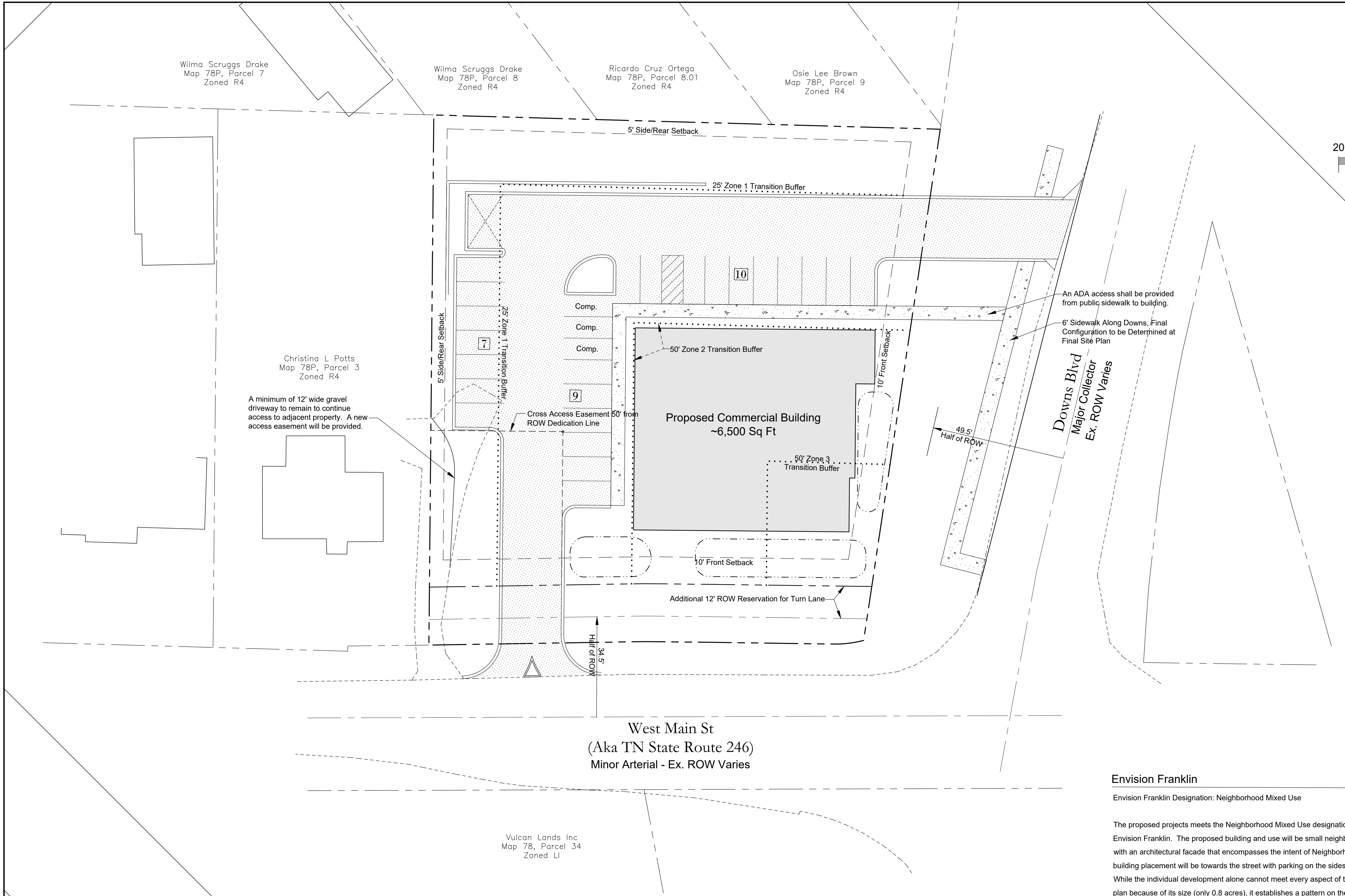
Zoning

General Issues

68. HVAC

shanna.mccoy@franklintn.gov This comment has not been completely addressed.

The elevations are not clear as to how the units will be screened on the gabled roof. Will there be a well for the units? Please provide more detail on the screening.



Owner
 Boston English Properties, LLC
 Contact: Rick English
 1717 Championship Blvd.
 Franklin, TN 37064
 Phone: 615-519-5555
 Email: RE55@comcast.net

Engineer
 Dale and Associates, PLLC
 Contact: Adam Seger, PE
 516 Heather Place
 Nashville, TN 37204
 615-297-5166
 adam@daleandassociates.net

Floodnote
 This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Drawing Date:
 September 13, 2021

Revisions
 10/7/21 - Address Comments from staff per DRT review
 11/4/21 - Address 2nd Round of Comments from staff per DRT review.
 11/11/21 - Separation of neighbor's drive
 3/22/22 - Final Updates to Reflect One-Stop for Development Plan

Site Data Chart

Project Name: 1624 West Main
 COF Project # 7660
 1624 & 1628 W Main St
 Franklin, TN 37064
 Map 78P, Parcels 1 & 2
 Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
 Proposed Zoning: PD 1.28/6500
 Overlay Zoning: None
 Building Types: Commercial/Mixed-Use House
 Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
 Side Yard: 5ft
 Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total
 Clinics: 0-6,500 sq ft
 Offices: 0-6,500 sq ft
 Personal Services: 0-2,000 sq ft
 Residential: 0-4,000 sq ft
 Restaurants: 0-3,000 sq ft
 Retail: 0-3,000 sq ft

Building Height: 2 stories max
 Minimum Landscape Surface Area: 20%
 (See Landscape Plans for landscape, open space, and tree requirements)
 Parking Required:
 For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
 @6,500 Sq Ft = 26 Parking Spaces Required
 Parking Provided: 26 Spaces

Envision Franklin

Envision Franklin Designation: Neighborhood Mixed Use

The proposed projects meets the Neighborhood Mixed Use designation as defined in Envision Franklin. The proposed building and use will be small neighborhood commercial with an architectural facade that encompasses the intent of Neighborhood Mixed-Use. The building placement will be towards the street with parking on the sides/rear of the site. While the individual development alone cannot meet every aspect of the Envision Franklin plan because of its size (only 0.8 acres), it establishes a pattern on the corner that is able to be extended in either direction. When taken in context, the project fits nicely within the framework of Envision Franklin and its intent for the area.

Statement of Impacts

Police/Fire

The proposed project is a typical small neighborhood commercial building to serve the surrounding area, with an emphasis on clinics/office. These types of uses are general services for the surrounding community and are not anticipated to have any adverse impact on police or fire departments in any way.

Solid Waste

The proposed use will provide a dumpster on site and is not anticipated to be any different than any other clinic, office, or general small neighborhood commercial use.

Public Recreational Facilities

The proposed project will not have any impact to public recreational facilities.

Planned District
1624 West Main
 Map 78P, Parcels 1 & 2
 Franklin, Williamson County, Tennessee



Development Plan



Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #21122
 1624 West Main
C2.0

1624 West Main PUD Subdivision

Site Plan (Bookers Corner)

Construction Sequencing Narrative

The property does not contain any sensitive or significant natural resources. The project will be built in one phase as follows.

1. Erosion Control. First, initial erosion control will be installed with silt fence running along the perimeter on the downstream portion of the property. A construction access will be installed.
2. Grading. After erosion control is installed, the initial grading will occur to prep the site for building construction. The bioretention will be preliminarily be excavated.
3. Installation of Utilities. The contractor shall work closely with City of Franklin to install the utility services.
4. Completion of Building.
5. Completion of Bioretention & Final Site Stabilization. Once the site is stabilized the bioretention can be completed and should be adequately protected from any construction debris runoff. Final Landscaping will be installed during this time.

Grading & Drainage General Notes

1. A Grading Permit is required.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.

General Notes

1. Utility Connections:
 - A new water tap is proposed to be utilized and an all new service line will be installed off the proposed tap as well as a RPBP located inside the building.
 - New sewer tap is proposed to be utilized with new pipe to be installed from clean out.
2. Lighting:
 - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cutsheets are not yet available as the design is not at that level of development.
3. Refuse:
 - A dumpster shall be located in the rear of the property in the parking lot.
4. Loading:
 - The loading zone will be accessed via parking lot.

Statement of Impacts

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is 500 GPD.
- Increased runoff is anticipated on existing storm infrastructure, therefore stormwater structures for treatment and detention are proposed and a stormwater management plan is required. Footprint of proposed improvements to site is greater than 10,000 SF of disturbed area with increase in impervious surface greater than 5,000 SF

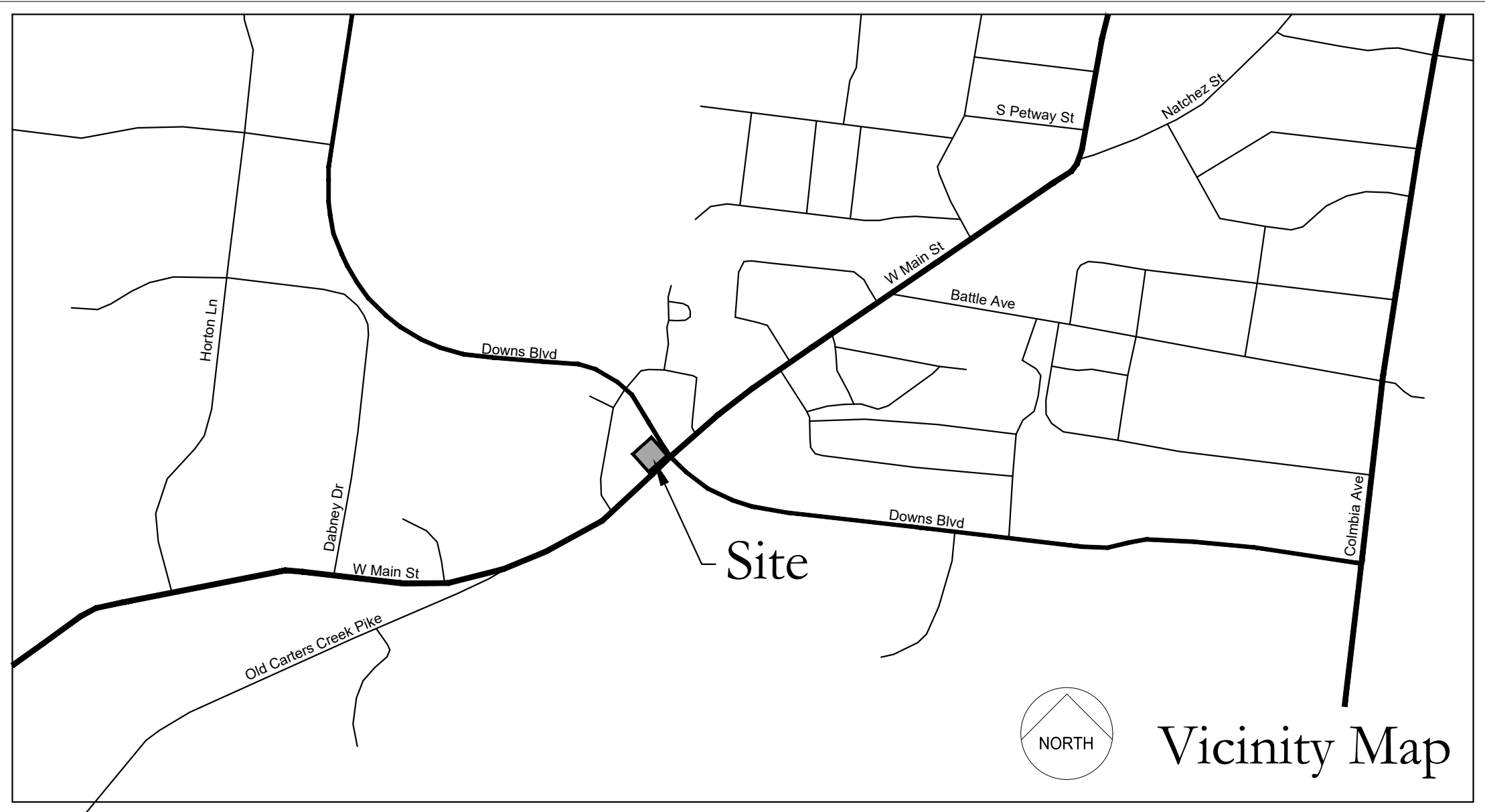
ROW & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Historic Property Information

- This site is not in a Historic Overlay

Map 78P, Group A, Parcels 1 & 2
1624 & 1628 West Main St
Franklin, Williamson Co., Tennessee



SHEET SCHEDULE

C0.0

C1.0

C1.1

C2.0

C3.0

C3.1

C3.2

C4.0

C5.0

C6.0

C6.1

L1.0

L2.0

L3.0

A1.0

Cover Sheet

Existing/Initial Erosion Control

Intermediate Erosion Control

Site Plan

Grading & Drainage Plan

Stormwater Details

Paver Details

ROW & Access Plan

Utility Plan

Details

Details

Tree Preservation Plan

Landscape Plan

Landscape Details

Architectural Elevations

Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Modification of Standards

1. Section 8.1.2 of Zoning Code. This project requests a Modification of Standards to allow parking, dumpster, and drive aisle in the Zone 1 Transitional Buffer along the west side of the property, as shown.

Justification: The subject property is located along a row of parcels that will likely develop in the future as a neighborhood commercial use along an arterial street. The adjacent residential property is older and not likely to remain residential in perpetuity. By strictly enforcing the transitional buffers along the west side of the lot, it significantly reduces the ability to develop the property on a prominent intersection. Furthermore, the adjacent residential property is already utilizing an existing driveway that straddles the property line. By allowing the driveway to remain on the eastern side of the property, it allows the access to Main Street to remain further away from the main intersection. The layout is set up to transition into the adjacent property should that property ever be rezoned to commercial.

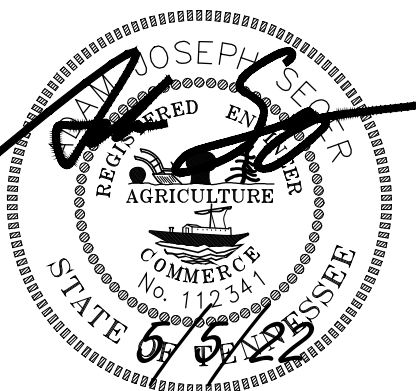
2. Section 9.6 of Zoning Code. This project requests a Modification of Standards by allowing the construction of the sidewalk along the Main Street frontage to be deferred.

Justification: West Main Street is a state route that is already proposed to be improved someday. Furthermore, the adjacent properties are smaller older residential houses with not current sidewalk. The use of a sidewalk along this portion of West Main would not be utilized on its own. There are also two large power poles to navigate, and if those were to be relocated it would render any development on this corner economically unfeasible. It is not disputed that a sidewalk should eventually be installed along West Main and the project will prepare the internal site plan to account for that. But the request for MOS is to defer the implementation of the sidewalk until it coincides with West Main St Road Improvements.

MOS Determination from BOMA:

(Per BOMA Meeting February 22, 2022)

1. Approved.
2. Approved. Developer shall pay fee-in-lieu-of for sidewalk along Main Street only. Amount shall be calculated as follows:
161 LF x 6 Ft x \$19/SF = \$18,354



Submit Date: April 11, 2022

Revision Date: May 5, 2022

Site Data Chart

Project Name: 1624 West Main PUD Subdivision
COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use House
Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft
Commercial SF: Up to 6,500 sq ft Total
Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

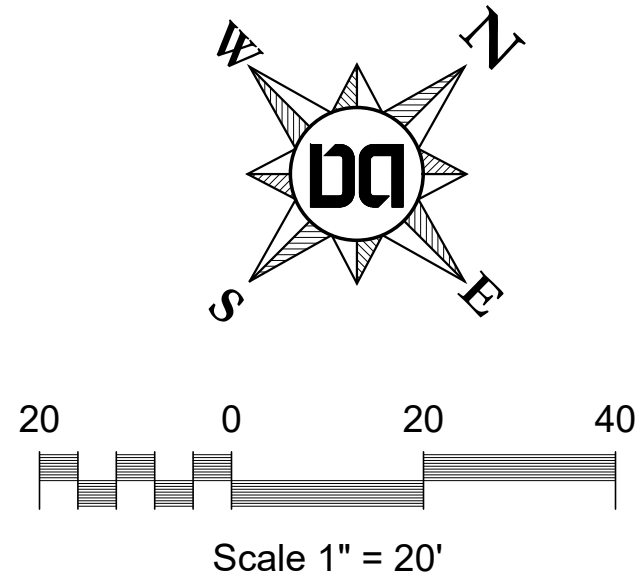
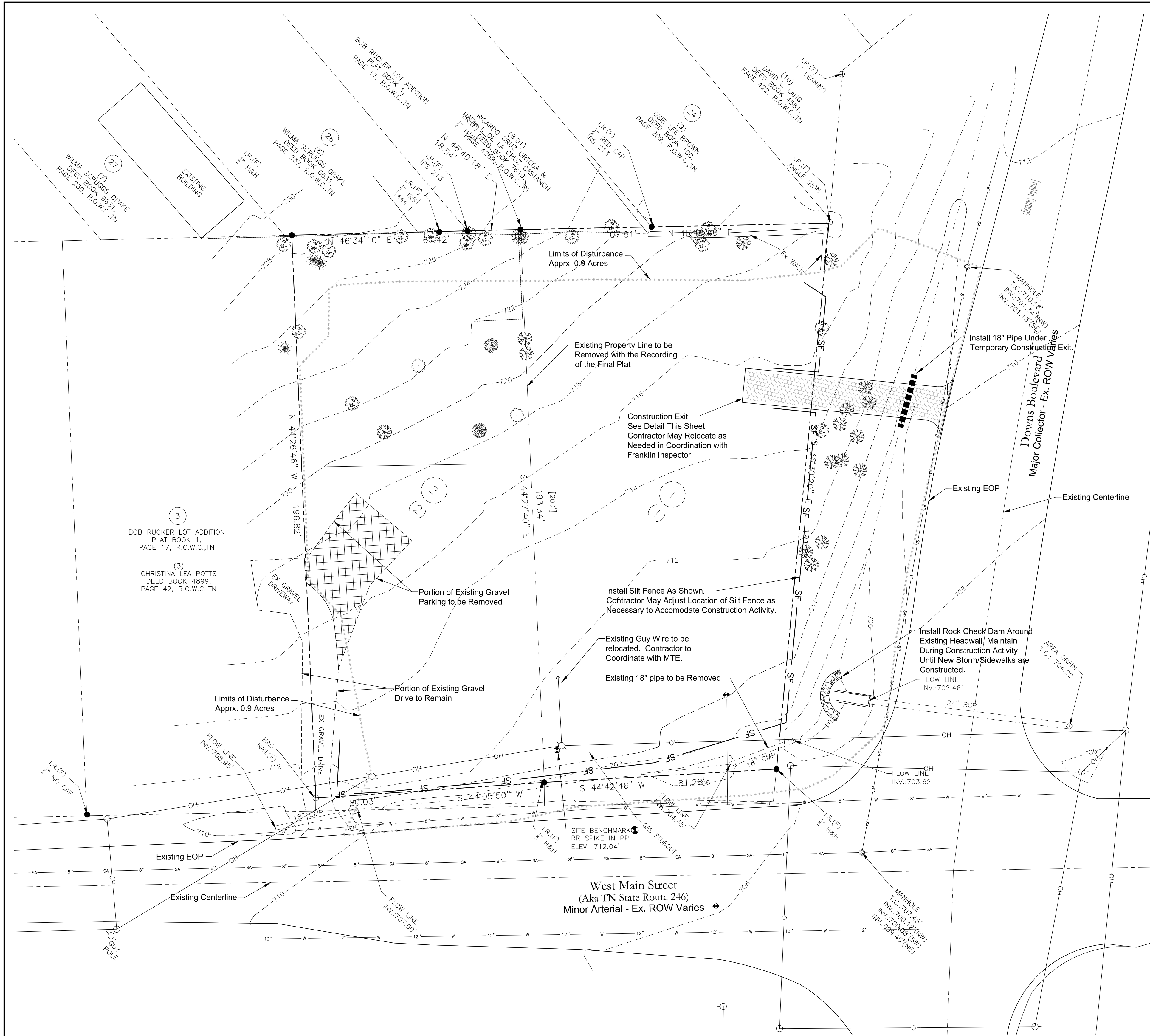
Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21122
Booker's Corner
C0.0



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
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516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Surveyor
Dale and Associates, PLLC
Contact: Steve Matthews, RLS
516 Heather Place
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615-297-5166
steve@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Survey Note
The survey was conducted in February of 2022 and is performed to the guidelines set forth in the standards of practice chapter 0820-3-.05 for a Category 1 Survey having a ratio of precession exceeding 1:10,000 as shown hereon.

Site Data Chart

Project Name: Booker's Corner
COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

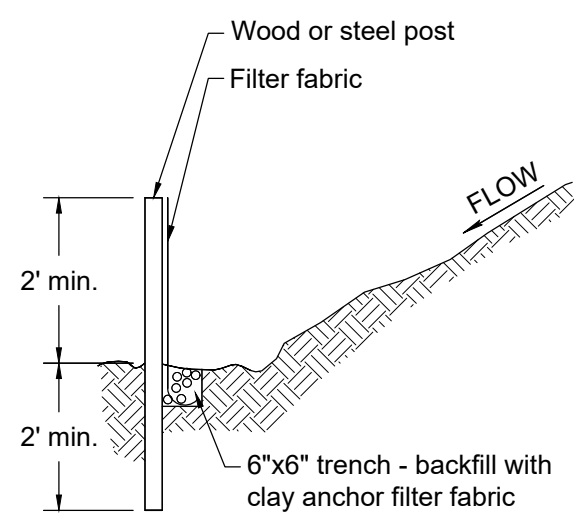
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Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
Optometry (Clinic): 4 per 1,000 sq ft: @3,500 = 14
Office: 4 per 1,000 sq ft @3,000 = 12
Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces



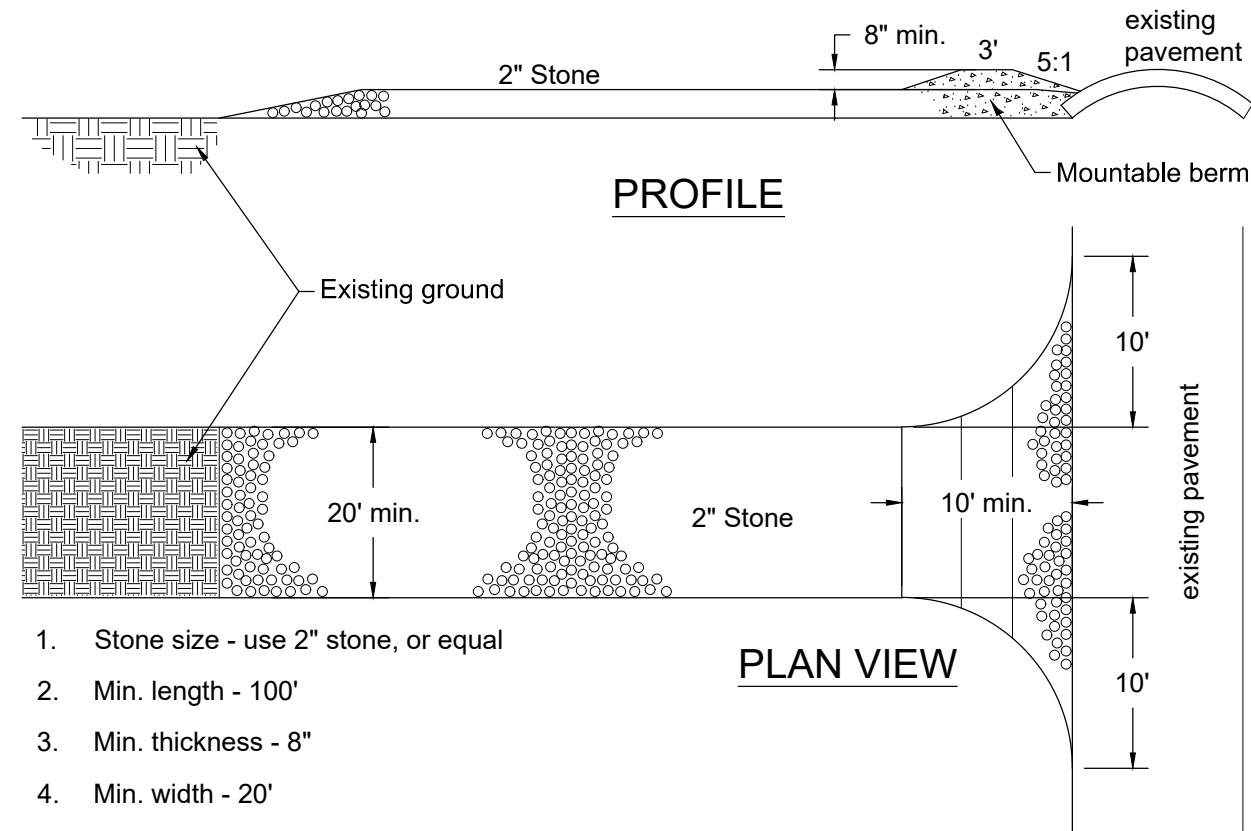
Silt Fence Notes:

- Filter fabric fence to be placed prior to start of rough grading.
- Steel posts shall be approved by owner prior to use.
- Wood posts shall be 2"x2" min., oak or similar hardwood.
- Posts shall be spaced at 6' intervals.
- Filter fabric shall be securely bound to posts with either staples or wire ties.
- Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
- J-Hooks to be used when silt fence is not installed along a contour.

Silt Fence Maintenance Notes:

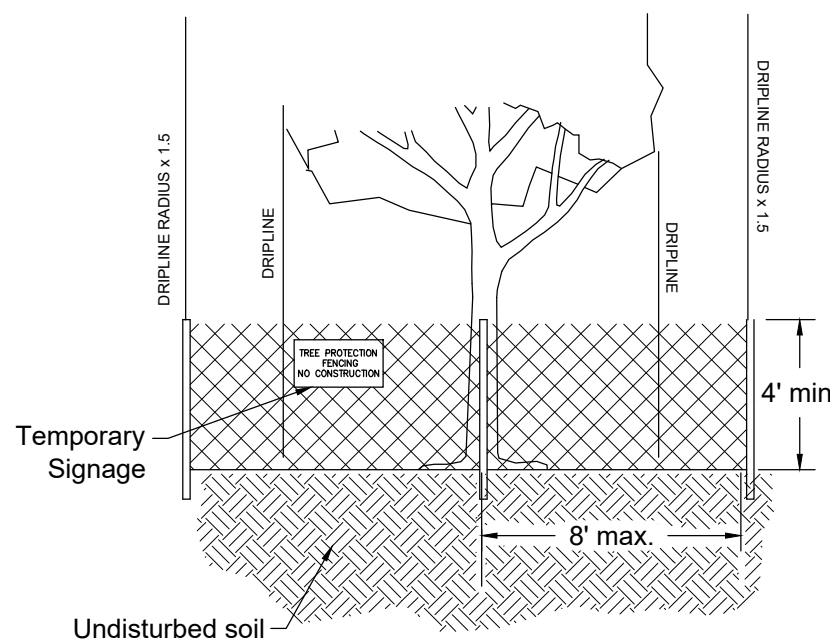
- Inspect weekly and after each rainfall.
- Repair wherever fence is damaged.
- Remove sediment when it reaches 1/3 the height of the fence.
- Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
- Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

SILT FENCE DETAIL N.T.S.



TEMPORARY CONSTRUCTION EXIT N.T.S.

- Stone size - use 2" stone, or equal
- Min. length - 100'
- Min. thickness - 8"
- Min. width - 20'
- Filter cloth will be placed over the entire area prior to placing of stone.
- Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
- Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.



TREE PROTECTION FENCING DETAIL CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

- Any required excavation within the protection zone shall be excavated by hand.
- Drive 4" metal fence post into undisturbed ground, 10' o.c. max.
- No stockpiling or storage of materials is permitted within the limits of the protection area.
- Continuous barrier of 4' high chain link fencing with temporary signage delineating boundaries of tree protection fencing.
- Fencing to encompass the critical root zone or 1.5 x the dripline of the tree, min. 10' square protected area required.
- Filling may be allowed in certain areas, see grading plans.

Drawing Date:
April 11, 2022

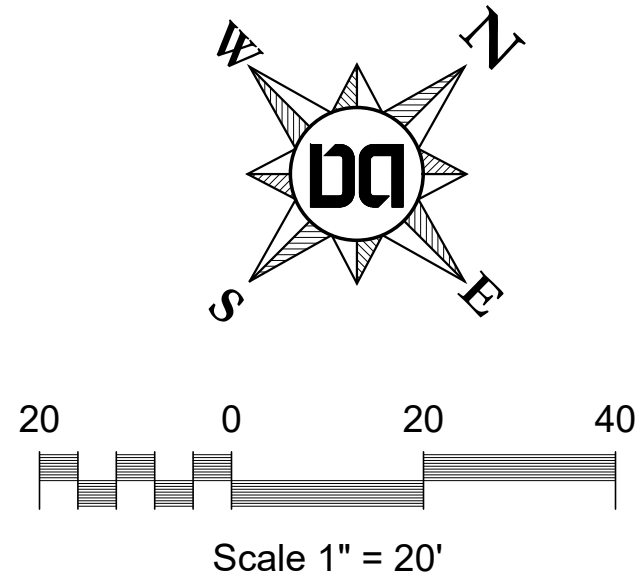
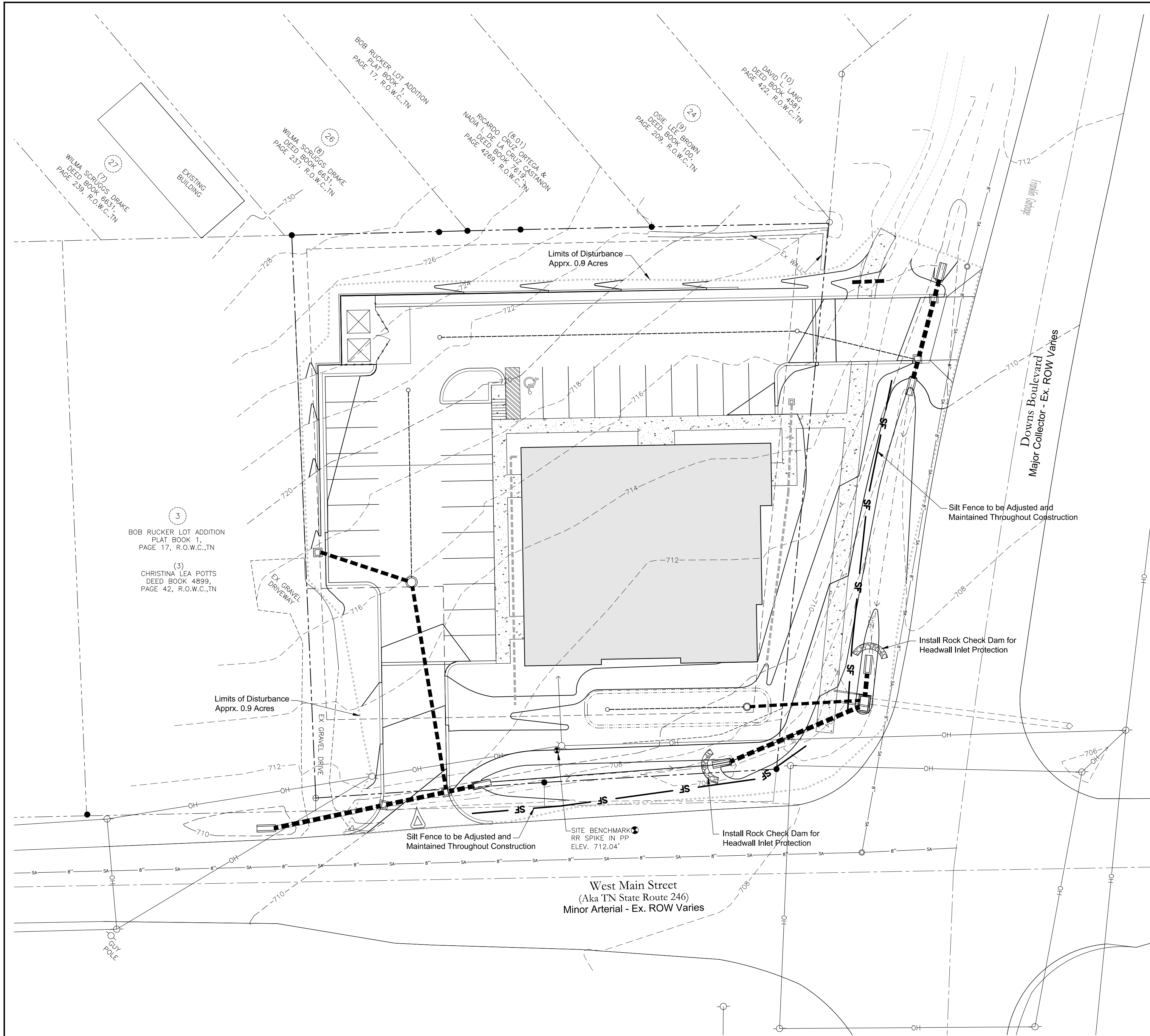
Revisions
5/5/22 - Address COF Site Plan Comments

Site Plan 1624 West Main PUD Subdivision (Booker's Corner) Map 78P, Parcels 1 & 2 Franklin, Williamson County, Tennessee



Initial Erosion
Control &
Demo

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21122
Booker's Corner
C1.0



Owner
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Contact: Rick English
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COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
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Regulations

Base Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House
Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

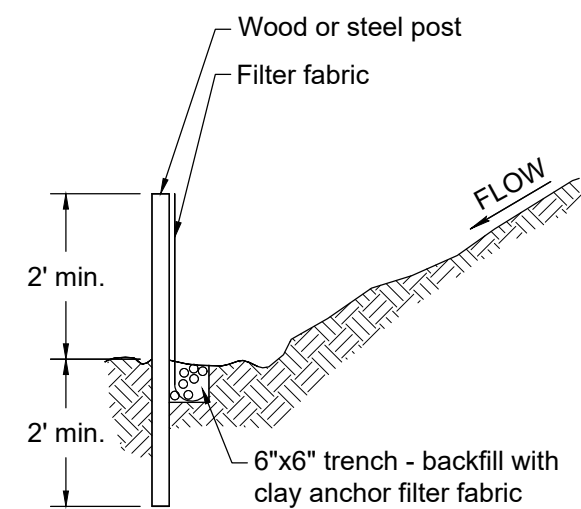
Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

Optometry (Clinic): 4 per 1,000 sq ft: @3,500 = 14
Office: 4 per 1,000 sq ft: @3,000 = 12
Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces



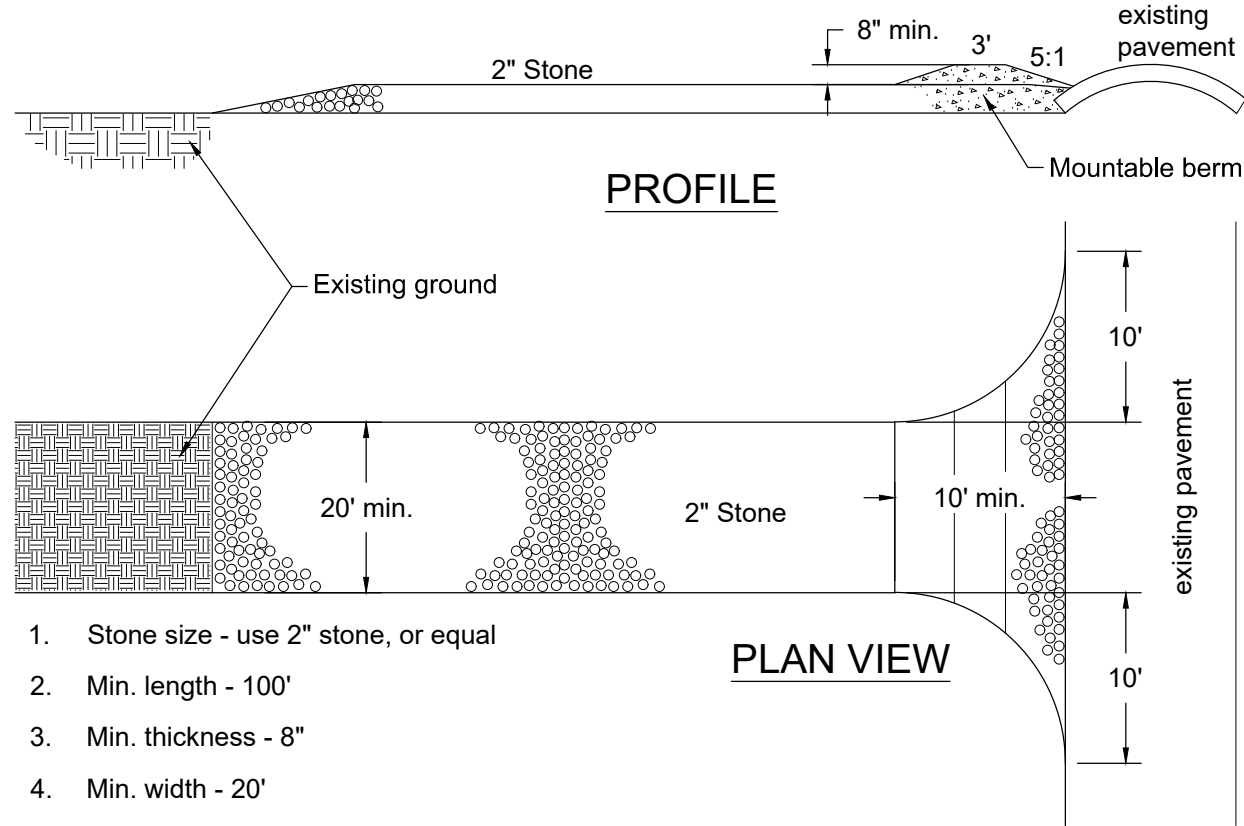
Silt Fence Notes:

- Filter fabric fence to be placed prior to start of rough grading.
- Steel posts shall be approved by owner prior to use.
- Wood posts shall be 2"x2" min., oak or similar hardwood.
- Posts shall be spaced at 6' intervals.
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- Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no. 100 sieve min., no. 40 sieve max., as determined.
- J-Hooks to be used when silt fence is not installed along a contour.

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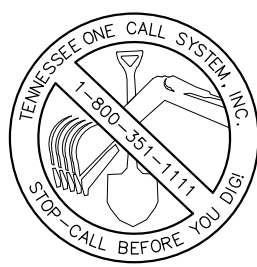
- Inspect weekly and after each rainfall.
- Repair wherever fence is damaged.
- Remove sediment when it reaches 1/3 the height of the fence.
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- Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

SILT FENCE DETAIL N.T.S.



- Stone size - use 2" stone, or equal
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- Min. width - 20'
- Filter cloth will be placed over the entire area prior to placing of stone.
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TEMPORARY CONSTRUCTION EXIT N.T.S.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

Drawing Date:
April 11, 2022

Revisions
5/5/22 - Address COF Site Plan Comments

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

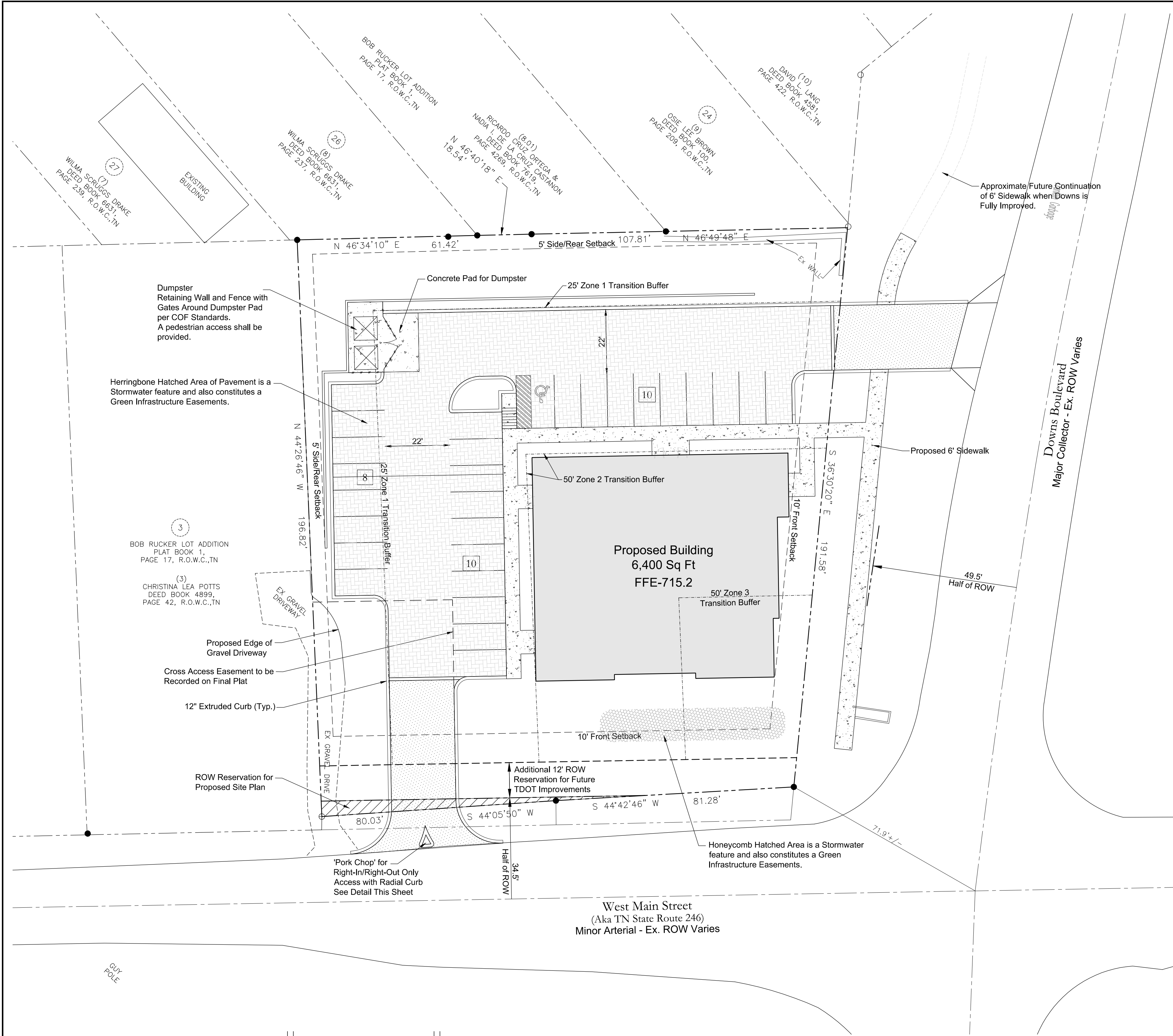


**Intermediate
Erosion
Control**

D&A Project #21122

Booker's Corner

C1.0



Dumpster Retaining Wall and Fence with Gates Around Dumpster Pad per COF Standards. A pedestrian access shall be provided.

Herringbone Hatched Area of Pavement is a Stormwater feature and also constitutes a Green Infrastructure Easements.

BOB RUCKER LOT ADDITION
PLAT BOOK 1,
PAGE 17, R.O.W.C.,TN

(3)
CHRISTINA LEA POTTS
DEED BOOK 4899,
PAGE 42, R.O.W.C.,TN

Proposed Edge of Gravel Driveway
Cross Access Easement to be Recorded on Final Plat
12" Extruded Curb (Typ.)

ROW Reservation for Proposed Site Plan

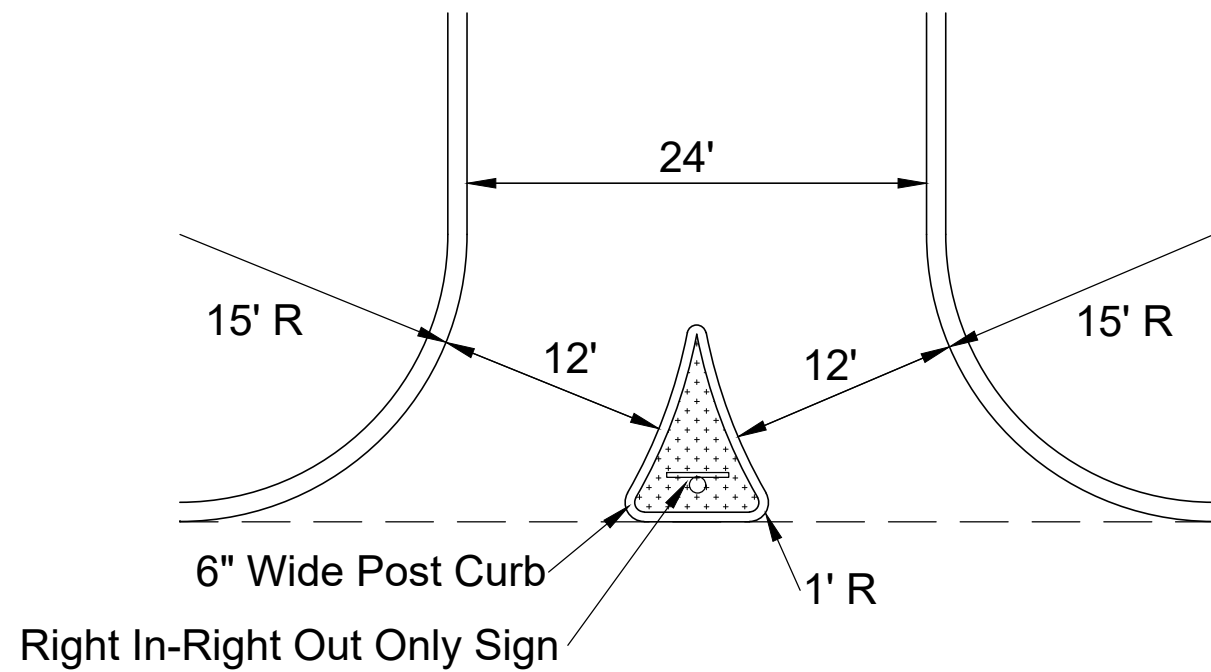
'Pork Chop' for Right-In/Right-Out Only Access with Radial Curb See Detail This Sheet

West Main Street
(Aka TN State Route 246)
Minor Arterial - Ex. ROW Varies

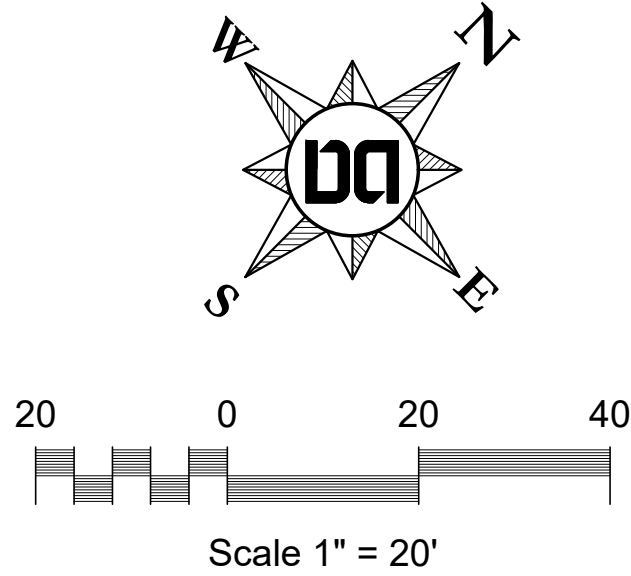
Honeycomb Hatched Area is a Stormwater feature and also constitutes a Green Infrastructure Easements.

Approximate Future Continuation of 6' Sidewalk when Downs is Fully Improved.

Downs Boulevard
Major Collector - Ex. ROW Varies



Pork Chop Detail
NTS



Owner
Boston English Properties, LLC
Contact: Rick English
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Franklin, TN 37064
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Floodnote
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Site Data Chart

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COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House

Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max

Minimum Landscape Surface Area: 20%

(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

Optometry (Clinic): 4 per 1,000 sq ft: @3,500 = 14
Office: 4 per 1,000 sq ft @3,000 = 12

Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces

Envision Franklin

Envision Franklin Designation: Neighborhood Mixed Use

The proposed projects meets the Neighborhood Mixed Use designation as defined in Envision Franklin. The proposed building and use will be small neighborhood commercial with an architectural facade that encompasses the intent of Neighborhood Mixed-Use. The building placement will be towards the street with parking on the sides/rear of the site. While the individual development alone cannot meet every aspect of the Envision Franklin plan because of its size (only 0.8 acres), it establishes a pattern on the corner that is able to be extended in either direction. When taken in context, the project fits nicely within the framework of Envision Franklin and its intent for the area.

Statement of Impacts

Police/Fire

The proposed project is a typical small neighborhood commercial building to serve the surrounding area, with an emphasis on clinics/office. These types of uses are general services for the surrounding community and are not anticipated to have any adverse impact on police or fire departments in any way.

Solid Waste

The proposed use will provide a dumpster on site and is not anticipated to be any different than any other clinic, office, or general small neighborhood commercial use.

Public Recreational Facilities

The proposed project will not have any impact to public recreational facilities.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
Booker's Corner

C2.0

Drawing Date:
April 11, 2022

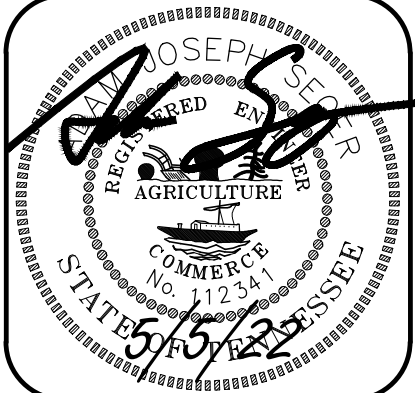
Revisions

5/5/22 - Address COF Site Plan Comments

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)

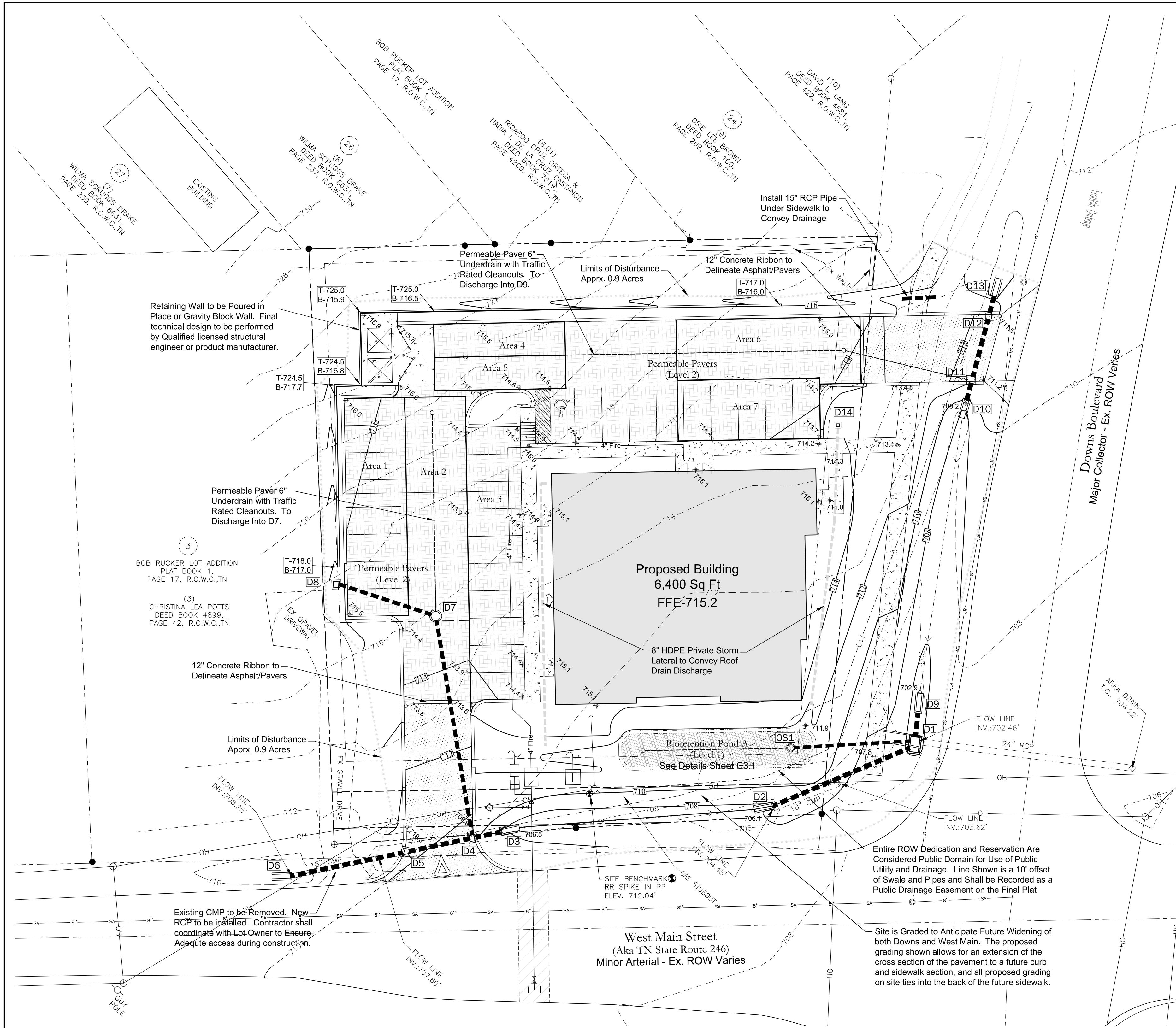
Map 78P, Parcels 1 & 2

Franklin, Williamson County, Tennessee



Site Plan

516 Heather Place
Nashville, TN 37204
(615) 297-5166



Drainage Structure Schedule					
Structure Label	Structure Type	Class	T.C. Elev.	Invert In	Invert Out
D1**	Grate Inlet**	Public	705.90	702.60	702.50
D2	TDOT Headwall	Public	708.75	706.00	---
D3	TDOT Headwall	Public	709.70	706.80	---
D4	Single Curb Inlet	Public	709.70	707.10	707.00
D5	Single Curb Inlet	Public	710.20	707.50	707.40
D6	TDOT Headwall	Public	711.45	---	708.95
D7	Junction Box	Public	714.40	711.00	710.90
D8	Single Dome Inlet	Public	716.10	---	713.50
D9	TDOT Headwall	Public	705.50	---	702.80
D10	TDOT Headwall	Public	710.90	708.20	---
D11	Single Curb Inlet	Public	711.40	708.50	708.40
D12	Single Curb Inlet	Public	711.70	708.90	708.80
D13	TDOT Headwall	Public	711.70	---	709.00
D14	12" Grate Inlet	Private	713.20	---	712.00

* T.C. Elevations shown in table are measured at grade/grade
** Custom Inlet Box, See Detail Sheet C3.1

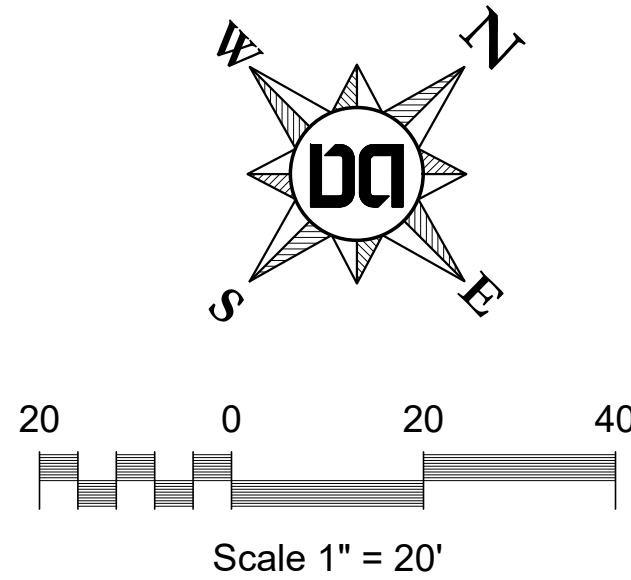
Pipe Schedule						
Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	702.60	D2	706.00	18" RCP	49	6.94%
D3	708.80	D4	707.00	18" RCP	8	2.50%
D4	707.10	D5	707.40	18" RCP	20	1.50%
D5	707.50	D6	708.95	18" RCP	37	3.92%
D4	707.10	D7	710.90	15" RCP	72	5.28%
D7	711.00	D8	713.50	15" RCP	32	7.81%
D1	702.60	D9	702.80	18" RCP	8	2.50%
D10	708.20	D11	708.40	18" RCP	6	3.33%
D11	708.50	D12	708.80	18" RCP	20	1.50%
D12	708.90	D13	709.00	18" RCP	6	1.67%
D1	702.60	OS1	707.55	10" HDPE	38	13.03%

City of Franklin Retaining Wall Notes

- 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.
- 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.
- Timber walls shall not be used.
- Walls adjacent to bioretention areas shall not rely on bioretention media or stone drainage media for stability or lateral resistance. Bottom of wall stem (or block) / top of footing elevation shall be located at or below bottom of lowermost stone drainage media.
- Retaining walls shall be designed for a live load surcharge corresponding to the maximum design loading, but in no case less than 25 psf applied over the full extents of right-of-way and right-of-way reservation.
- Retaining walls shall provide a minimum sliding and overturning factor of safety of 1.50 and a minimum global stability factor of safety of 1.30.
- Unless otherwise permitted by the City Engineer, all retaining walls and associated components shall be wholly located outside of right-of-way and public easements.
- Retaining walls outside of, but supporting, right-of-way or public easements shall not be constructed of timber or grouted or ungrouted stacked stone.
- Pedestrian and/or vehicular guards shall be provided when a pedestrian and/or vehicular path, respectively, extends to within five (5) feet of the top of a retaining wall or where otherwise deemed necessary by the City Engineer.

Grading & Drainage Plan Notes

- A public drainage easement shall be recorded on the final plat encompassing all pervious pavers and bioretention pond. Easement shall extend a minimum of 5 feet beyond the top of berm elevation.



Owner
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Contact: Adam Seger, PE
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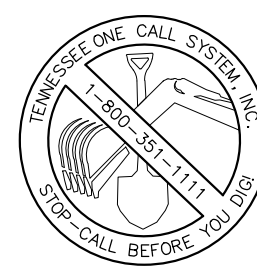
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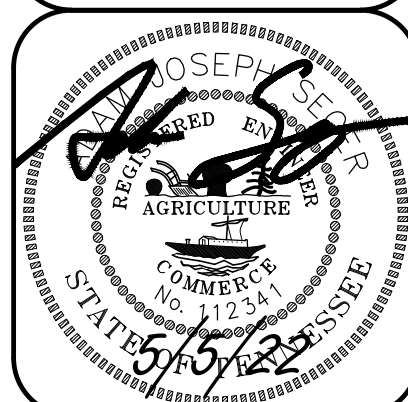
Parking Provided: 28 Spaces



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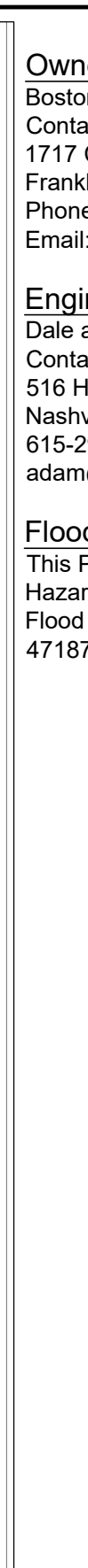
Revisions
5/5/22 - Address COF Site Plan Comments

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(Booker's Corner)
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Franklin, Williamson County, Tennessee

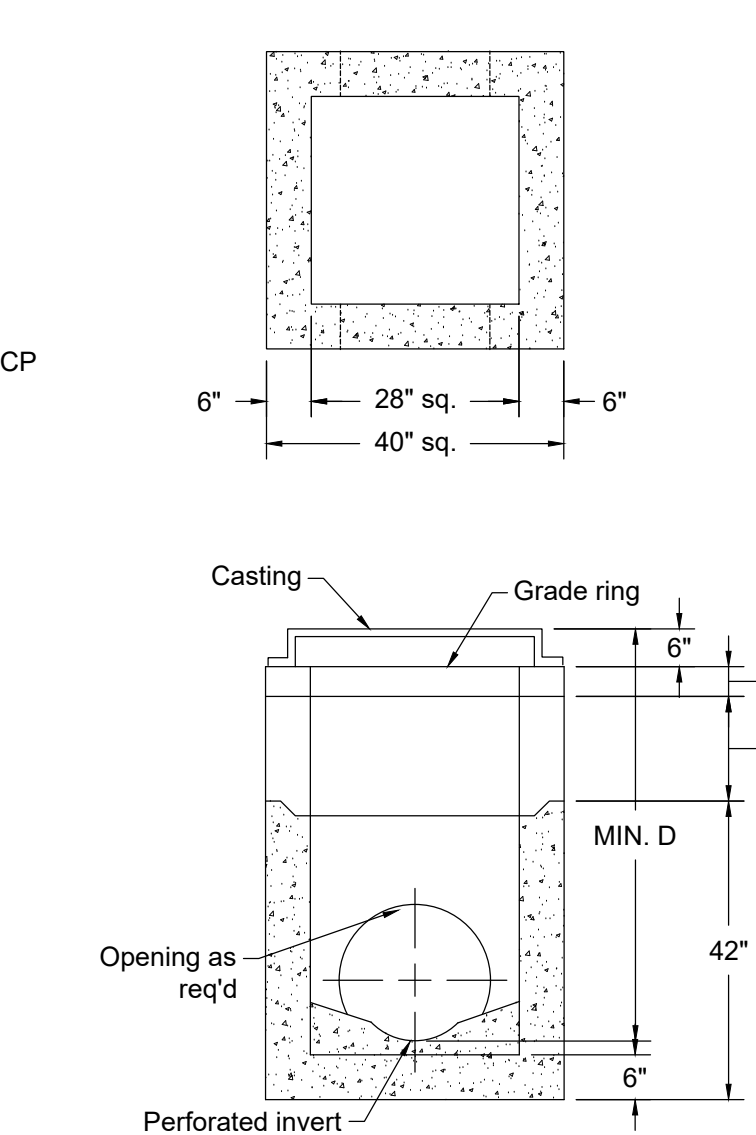
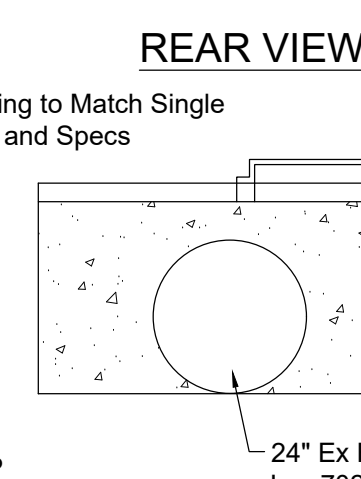
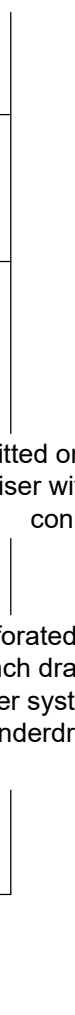
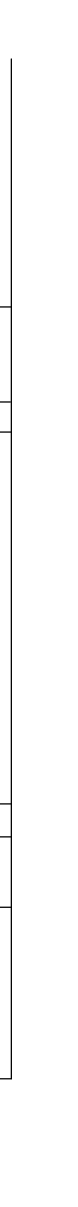


Grading & Drainage

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21122
Booker's Corner
C3.0



- | Pervious | Current |
|----------|---------|
| 1. C | C |
| 2. C | C |
| | S |
| | C |
| 3. E | E |
| | e |
| 4. C | C |
| 5. S | S |
| 6. I | I |
| 7. I | I |
| 8. I | I |
| 9. I | I |
| 10. I | I |
| | P |
| 11. P | P |



3" max. concrete invert
1"/ft. min. slope
weight:
base - 3470 #
riser - 850 #
(max. rider 40"
Concrete: 4500 psi @ 28 days
reinforced w/ #4 bar - gr. 60

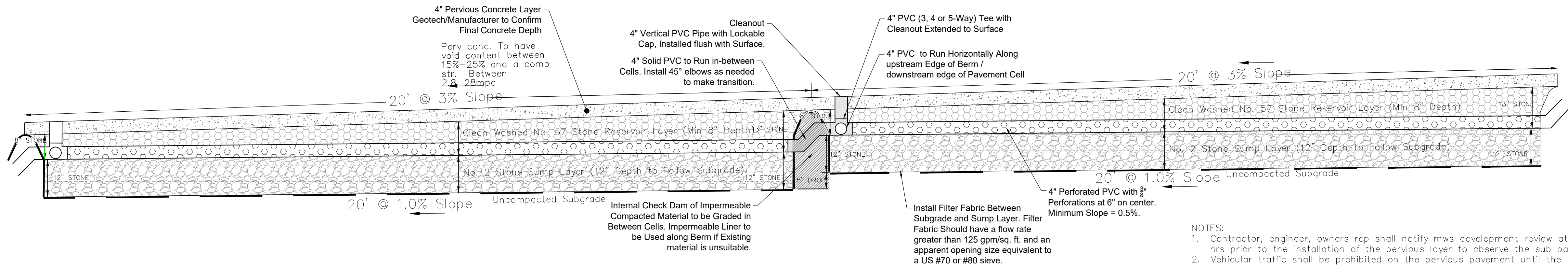
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516 Heather Place
Nashville, TN 37204
(615) 297-5366

D&A Project #21122
Booker's Corner
C3.1

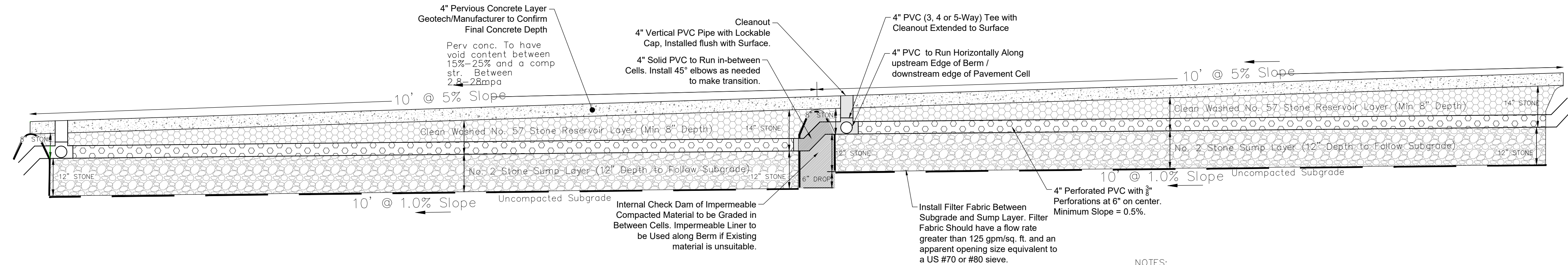
4 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

Storm Details

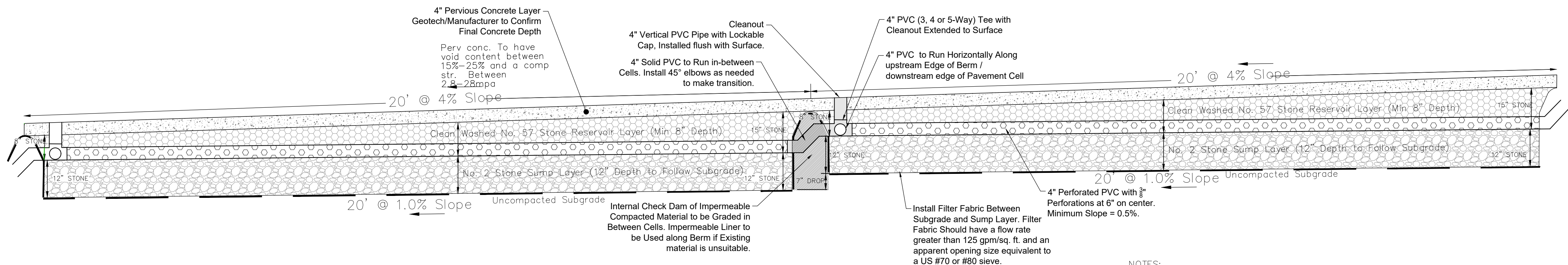
D&A Project #21122
Booker's Corner
C3.1



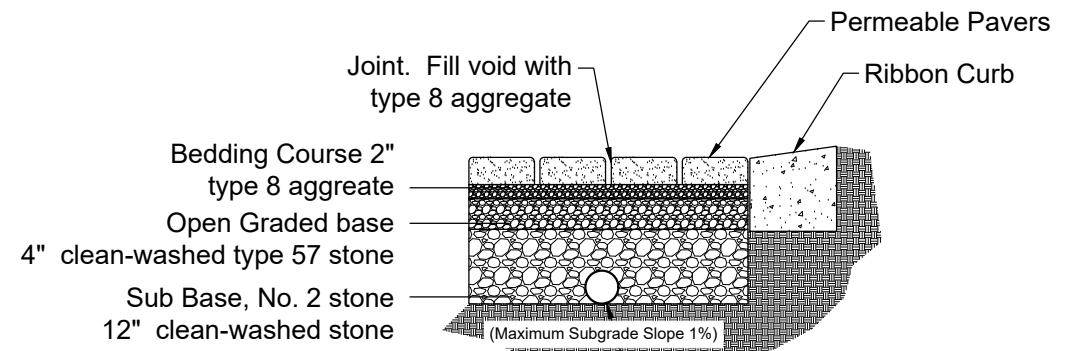
PERVIOUS PAVEMENT TYPICAL SECTION '1'
AREAS 1,2, AND 3
Per Franklin 2021 BMP Manual - GIP-03
N.T.S



PERVIOUS PAVEMENT TYPICAL SECTION '2'
AREAS 4, and 5
Per Franklin 2021 BMP Manual - GIP-03
N.T.S



PERVIOUS PAVEMENT TYPICAL SECTION '3'
AREAS 6, and 7
Per Franklin 2021 BMP Manual - GIP-03
N.T.S



- Notes:
- Contractor, engineer, owners representative shall notify Metro Water Services development review at least 24 hrs. prior to the installation of the pervious layer to observe the sub base material.
 - Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent mud from being deposited by vehicle.

- 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.

Permeable Pavers	Subgrade Elev.	Top No. 2 Stone Elev.	Underdrain Elev.	Top No. 57 Stone Elev.	Top No. 8 Agg. Elev.	Surface Elev.
Area 1	714.18	715.18	714.18	716.26	716.42	716.60
Area 2	713.08	714.08	713.08	715.16	715.32	715.50
Area 3	711.48	712.48	711.48	713.56	713.72	713.90
Area 4	713.00	714.00	713.00	715.16	715.32	715.50
Area 5	712.52	713.52	712.52	714.68	714.87	715.05
Area 6	712.42	713.42	712.42	714.67	714.83	715.00
Area 7	711.62	712.62	711.62	713.87	714.03	714.20

Dale DQ & Associates
Civil Engineering & Zoning
Site Planning & Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21122
Booker's Corner
C3.2

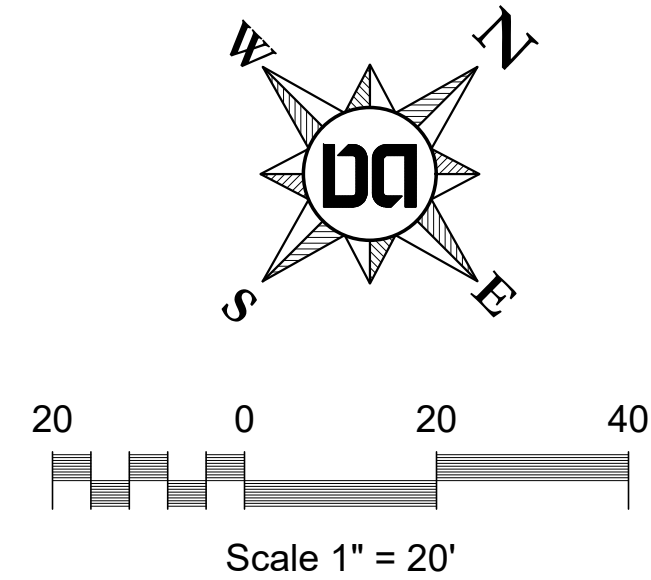
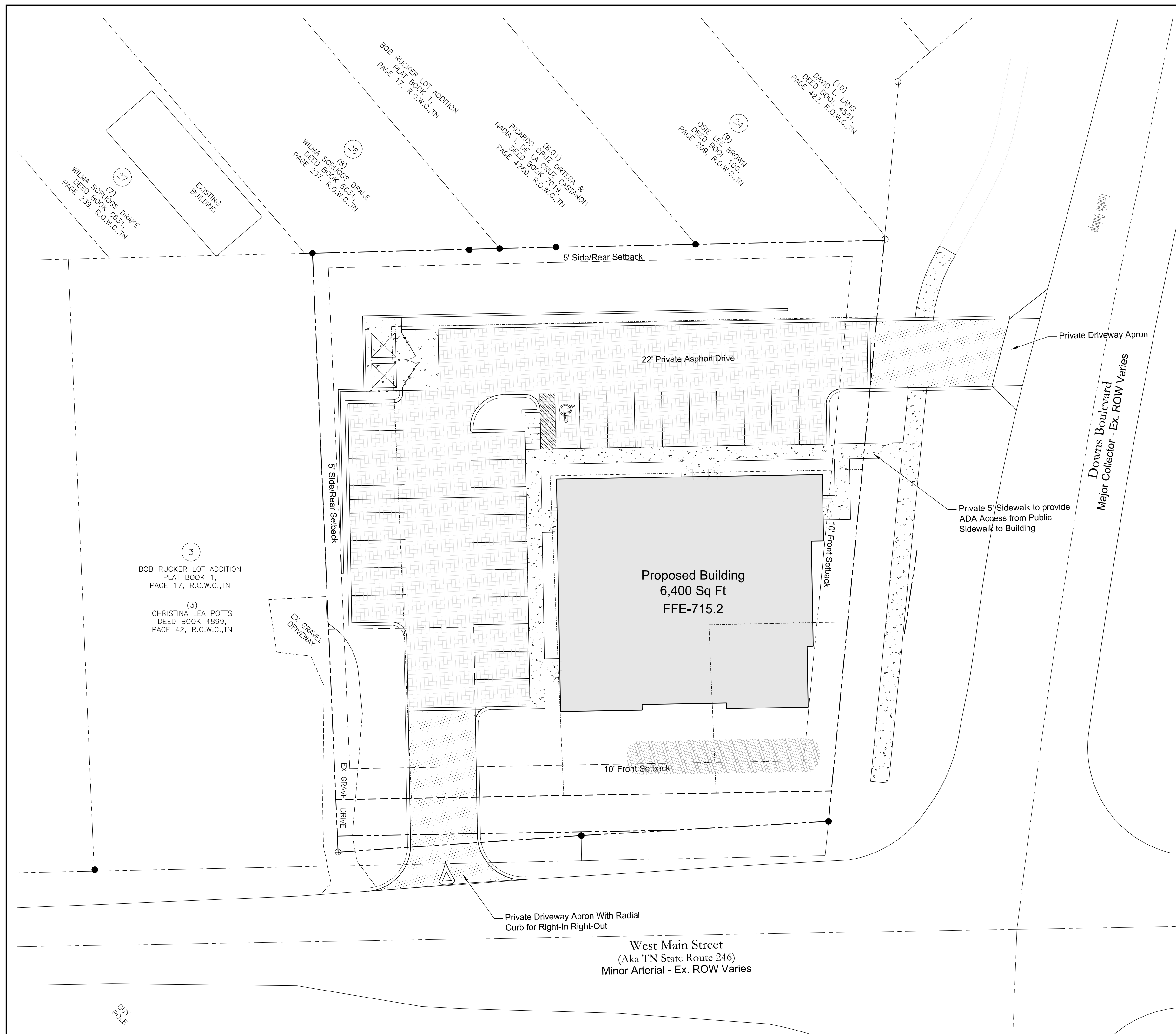
Drawing Date:
April 11, 2022

Revisions
5/5/22 - Address COF Site
Plan Comments

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



Paver Details



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

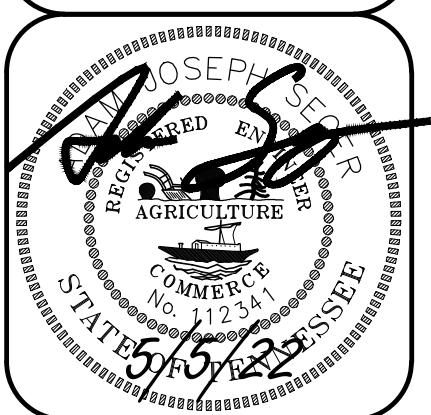
Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Site Data Chart		
Project Name: Booker's Corner		
COF Project # 7822		
1624 & 1628 W Main St		
Franklin, TN 37064		
Map 78P, Parcels 1 & 2		
Total Site Area - 0.78 Ac. (33,795 sq ft)		
Regulations		
Base Zoning:	PD 1.28/6500	
Overlay Zoning:	None	
Building Types:	Commercial/Mixed-Use	
	House	
Frontage Types:	Landscape or Urban	
Setbacks		
	Front Yard: 10 Ft	
	Side Yard: 5ft	
	Rear Yard: 5ft	
Commercial SF:	Up to 6,500 sq ft Total	
	Clinics:	0-6,500 sq ft
	Offices:	0-6,500 sq ft
	Personal Services:	0-2,000 sq ft
	Residential:	0-4,000 sq ft
	Restaurants:	0-3,000 sq ft
	Retail:	0-3,000 sq ft
Building Height:	2 stories max	
Minimum Landscape Surface Area:	20%	
(See Landscape Plans for landscape, open space, and tree requirements)		
Parking Required:		
	Optometry (Clinic): 4 per 1,000 sq ft:	@3,500 = 14
	Office:	4 per 1,000 sq ft @3,000 = 12
	Total Spaces Required: 26 Spaces	
Parking Provided:	28 Spaces	

Drawing Date:
April 11, 2022

Revisions

Site Plan
1624 West Main PUD Subdivision
 (Booker's Corner)
 Map 78P, Parcels 1 & 2
 Franklin, Williamson County, Tennessee

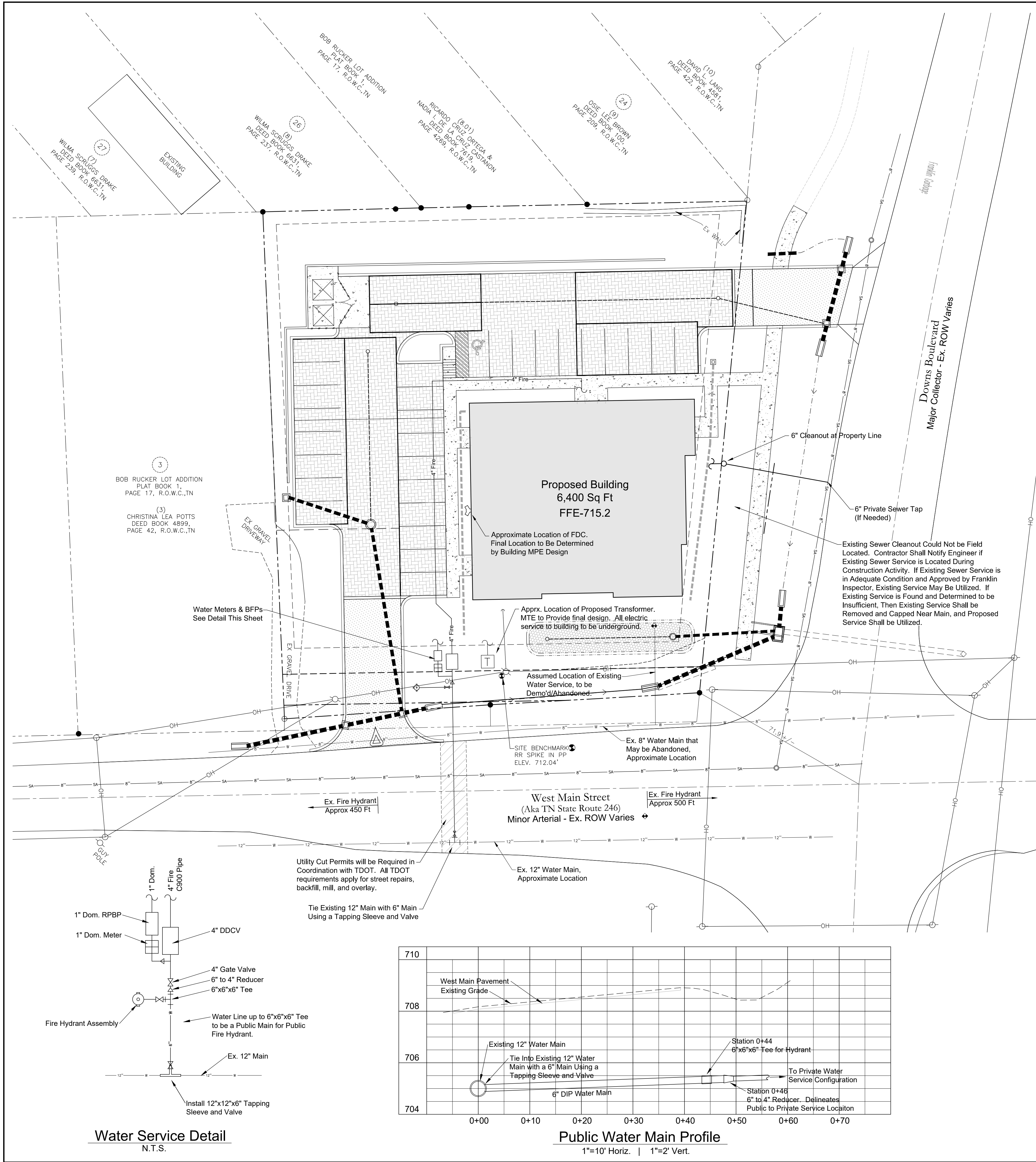


ROW & Access Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

510 Heather Place
Northville, MI 48164
(616) 297-2506

D&A Project #21122
Booker's Corner
C4.0



Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the 'General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee' latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- 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 Water Management Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- 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.
- Underground fire main shop drawings must be submitted to the fire department for review and approval prior to installation. Be advised that approval of the underground fire main plans is separate from the approval of the site/utility plans. Plans must be prepared by a TN licensed fire protection contractor and be submitted through the city's IDT electronic plan review site. <https://franklin.idtplans.com/secure/> Plans must be approved by the engineer preparing the standard of care/design intent.

Statement of Impacts

ROW - Streets

The proposed project is a typical small neighborhood commercial building to serve the surrounding area. It is important for neighborhood commercial services to provide good access for ease in and out of the property. This is important for the health of the property and businesses. This property already has an existing driveway access onto W. Main St as shown. A new access will be installed to Downs Blvd as shown. Each of these access points are shifted to the furthest extent away from the road intersection to allow for good maneuverability onto and off the roads.

To help mitigate turning movement conflicts, the West Main Access will be constructed as a right-in/right-out type of access.

The proposed uses will create negligible trips when compared to the volumes of Downs and West Main. Approximately 30-50 trips per day.

Utilities

The proposed project will have negligible effect on the water & sewer utilities. Small commercial buildings typically do not have high water demands and will only experience normal faucet/toilet operation during normal business hours. It is likely that the entire building will demand less than one single family equivalent unit of flow.

ADJACENT HYDRANT TEST

Existing Fire Hydrants along West Main St. Test performed by Century Fire Protection on September 29, 2021. Below is a summary of the flow results:

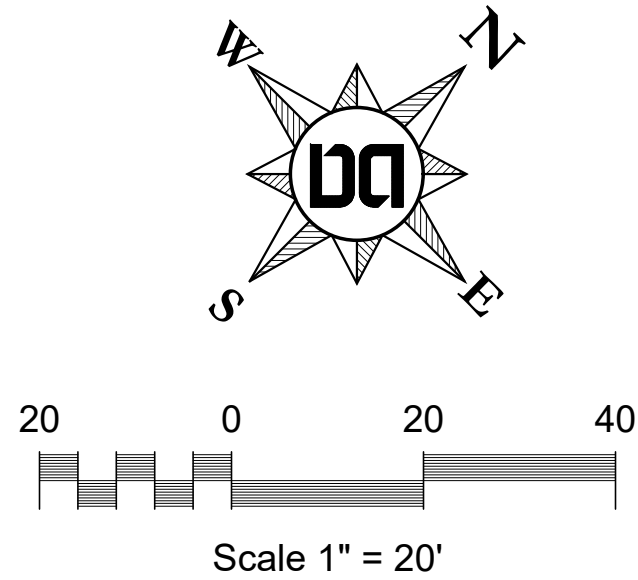
STATIC PRESSURE:	70 PSI
RESIDUAL PRESSURE:	65 PSI
FLOW:	564 GPM
FLOW @ 20 PSI:	1956 GPM

Water & Sewer Data Chart

Facility Type: Clinic

Unit Flow in GPD:	2 Doctors @ 75 =150 GPD
	10 Employees @ 20= 200 GPD
	15 Patients @ 10=150 GPD

Total Flow in GPD: 500 GPD



Owner
Boston English Properties, LLC
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1717 Championship Blvd.
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615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Site Data Chart

Project Name: Booker's Corner
COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House

Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max

Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

Optometry (Clinic): 4 per 1,000 sq ft @3,500 = 14
Office: 4 per 1,000 sq ft @3,000 = 12
Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces

Water & Fire Hydrant Notes

- Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
- Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
- Hydrants must be installed before construction goes vertical and/or before combustible building products are brought on site.
- Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
- One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
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(615) 297-5166

Drawing Date:
April 11 2022

Revisions
5/5/22 - Address COF Site
Plan Comments

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

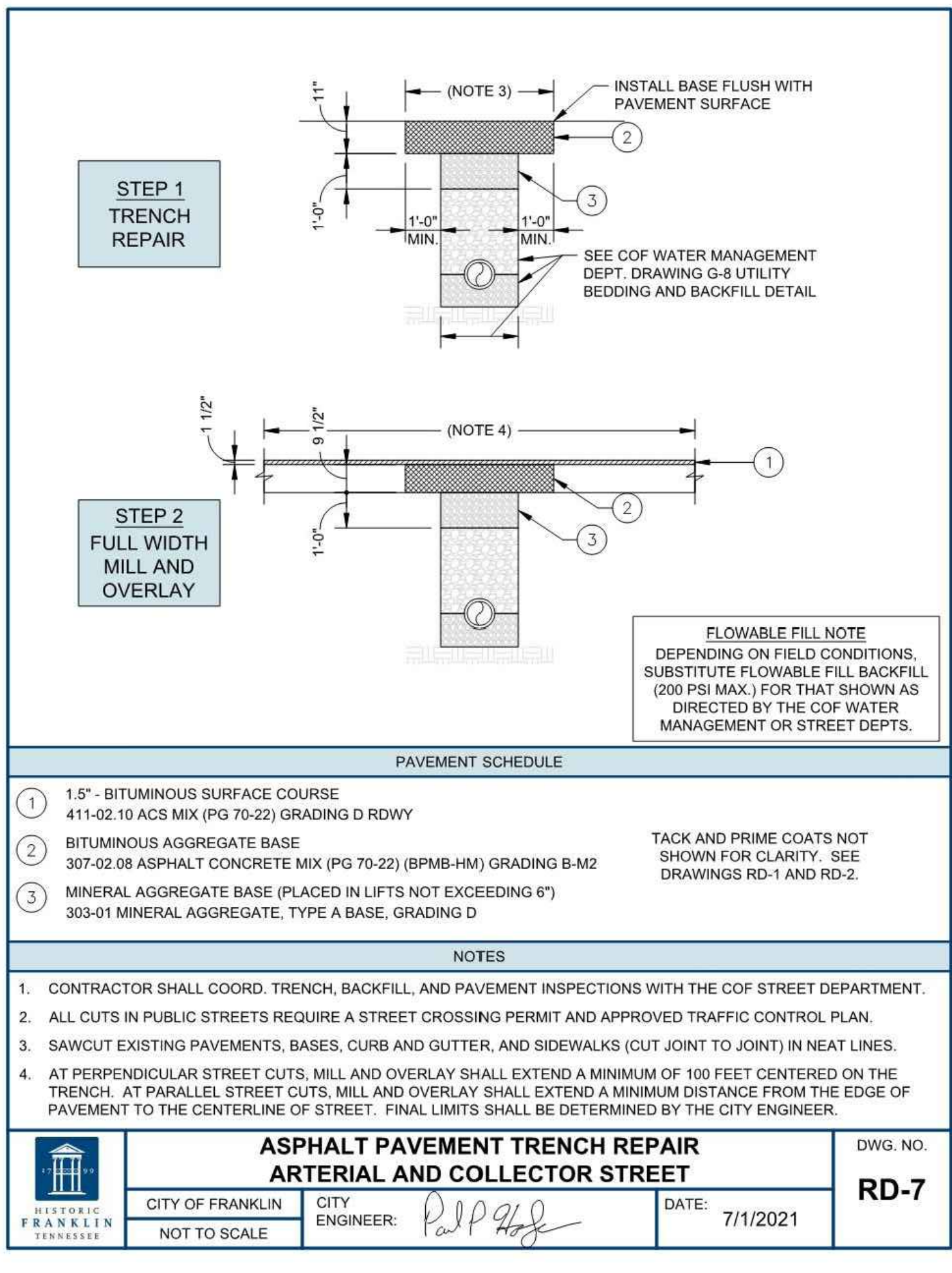
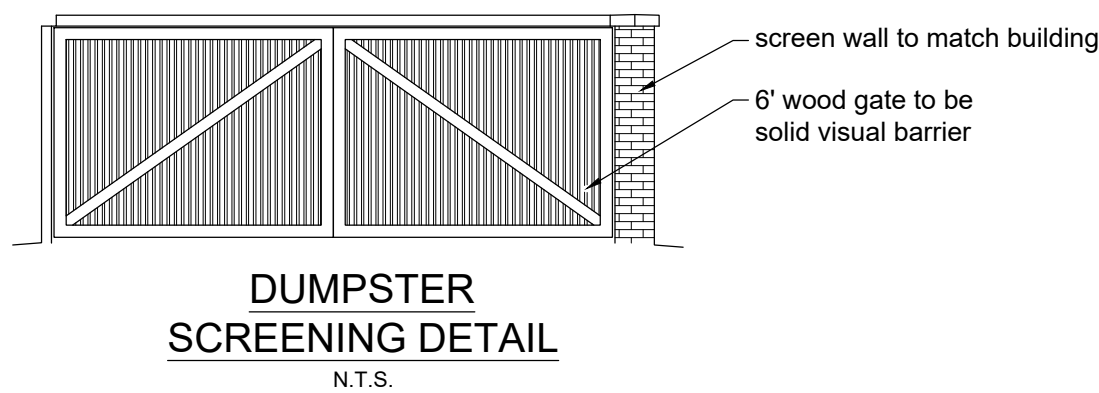
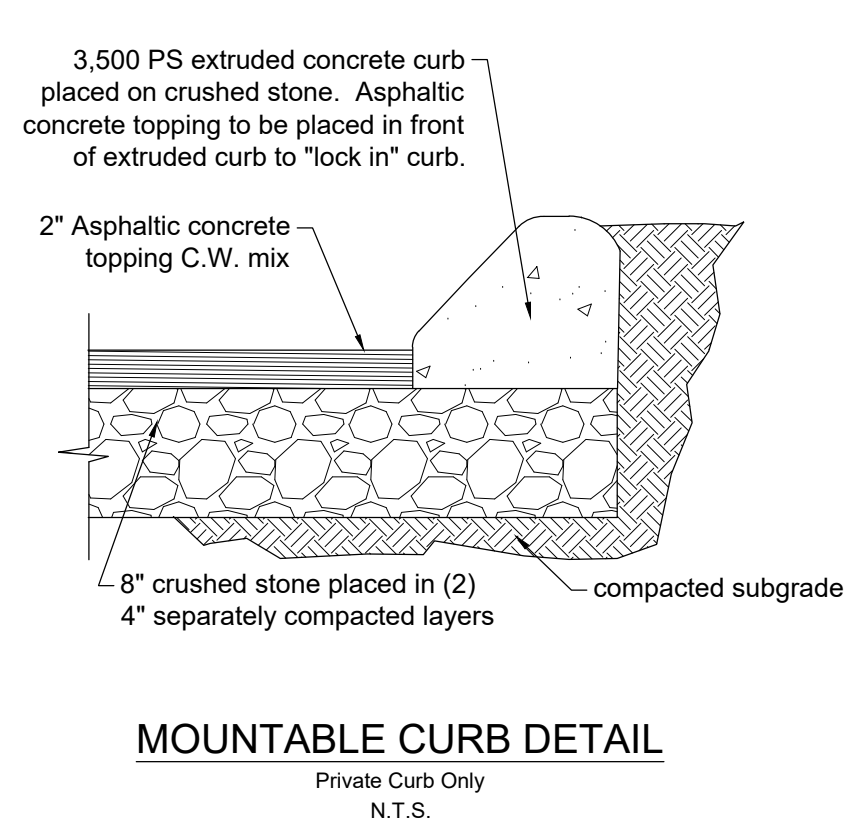
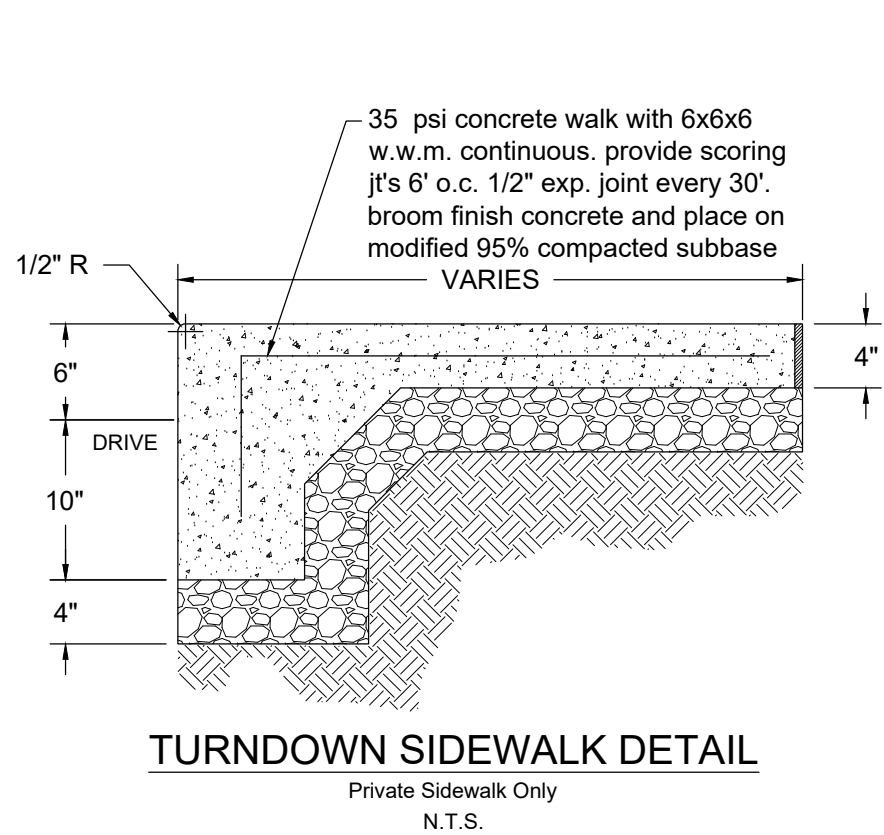
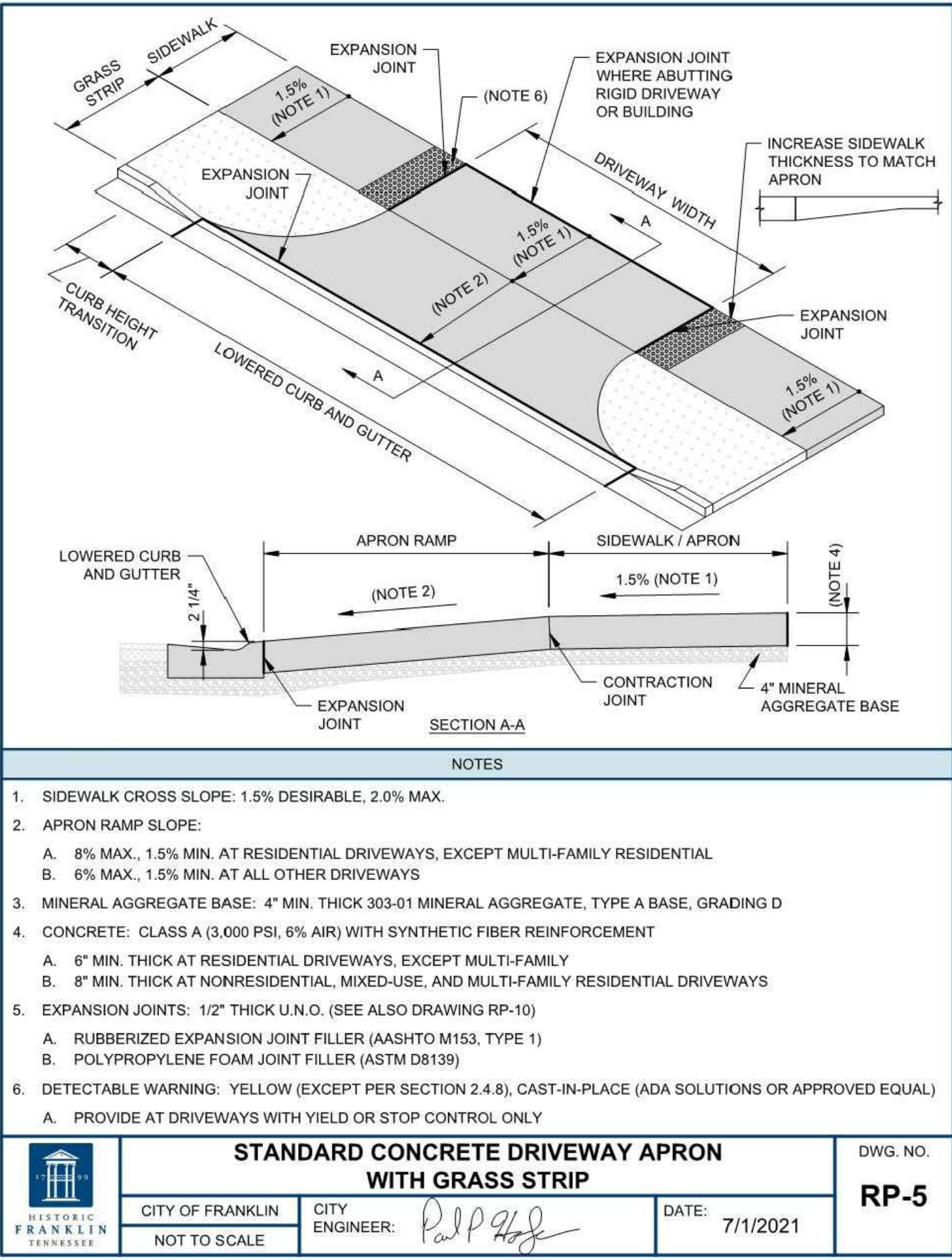
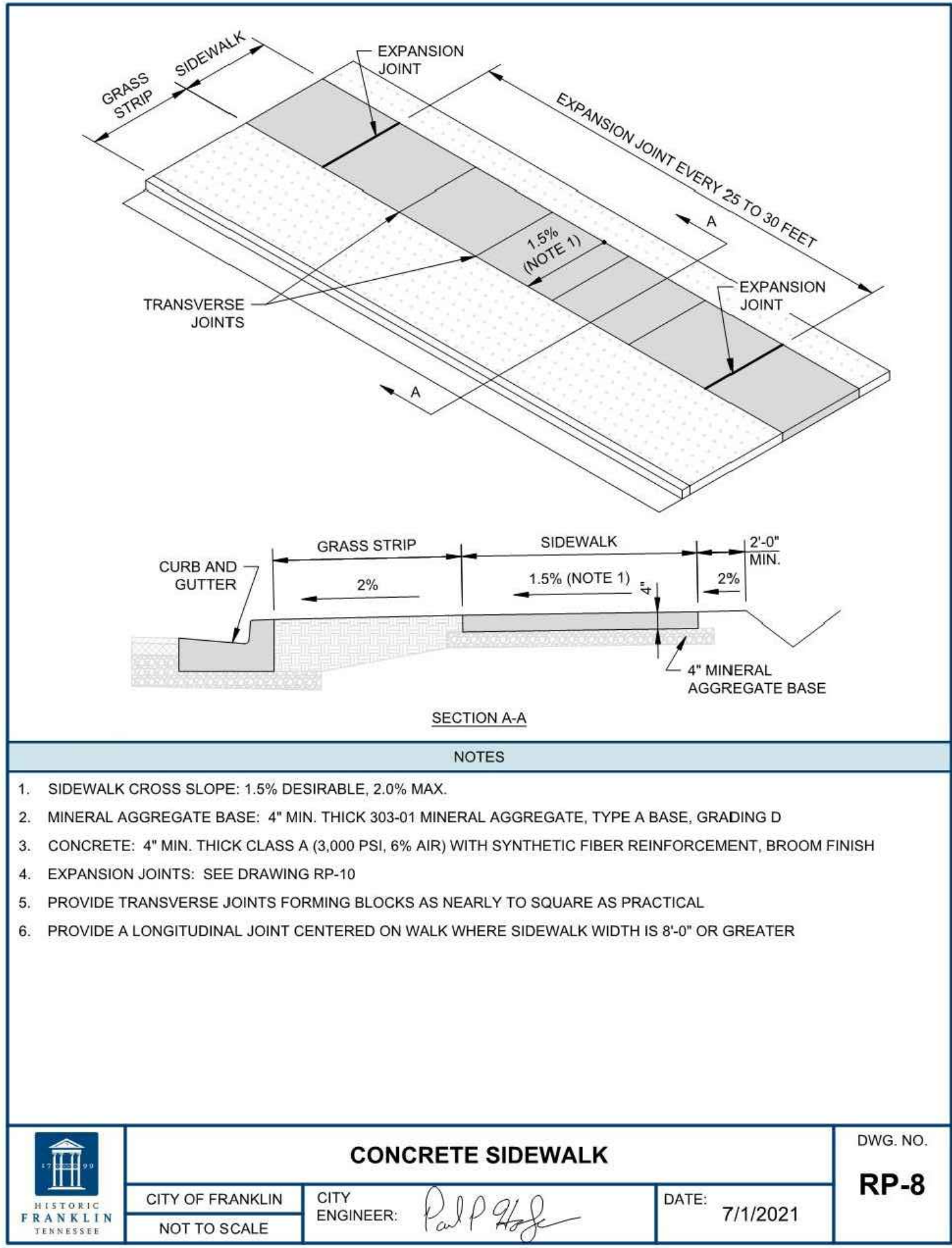


Utility Plan

D&A Project #21122

Booker's Corner

C5.0



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615-297-5166
adam@daleandassociates.net

Floodnote
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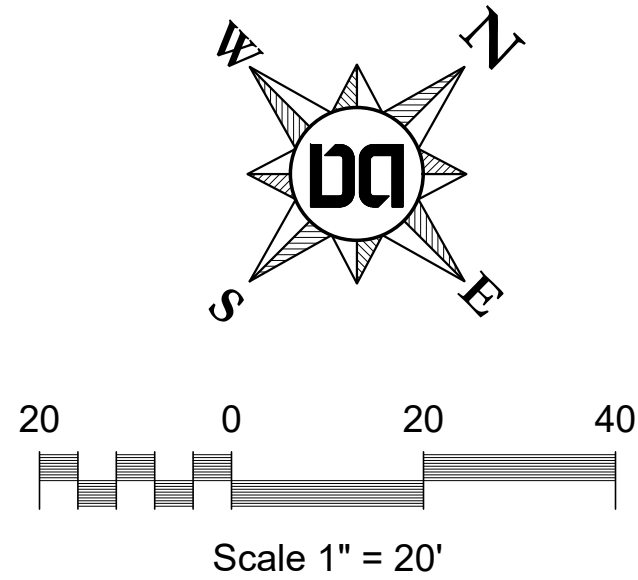
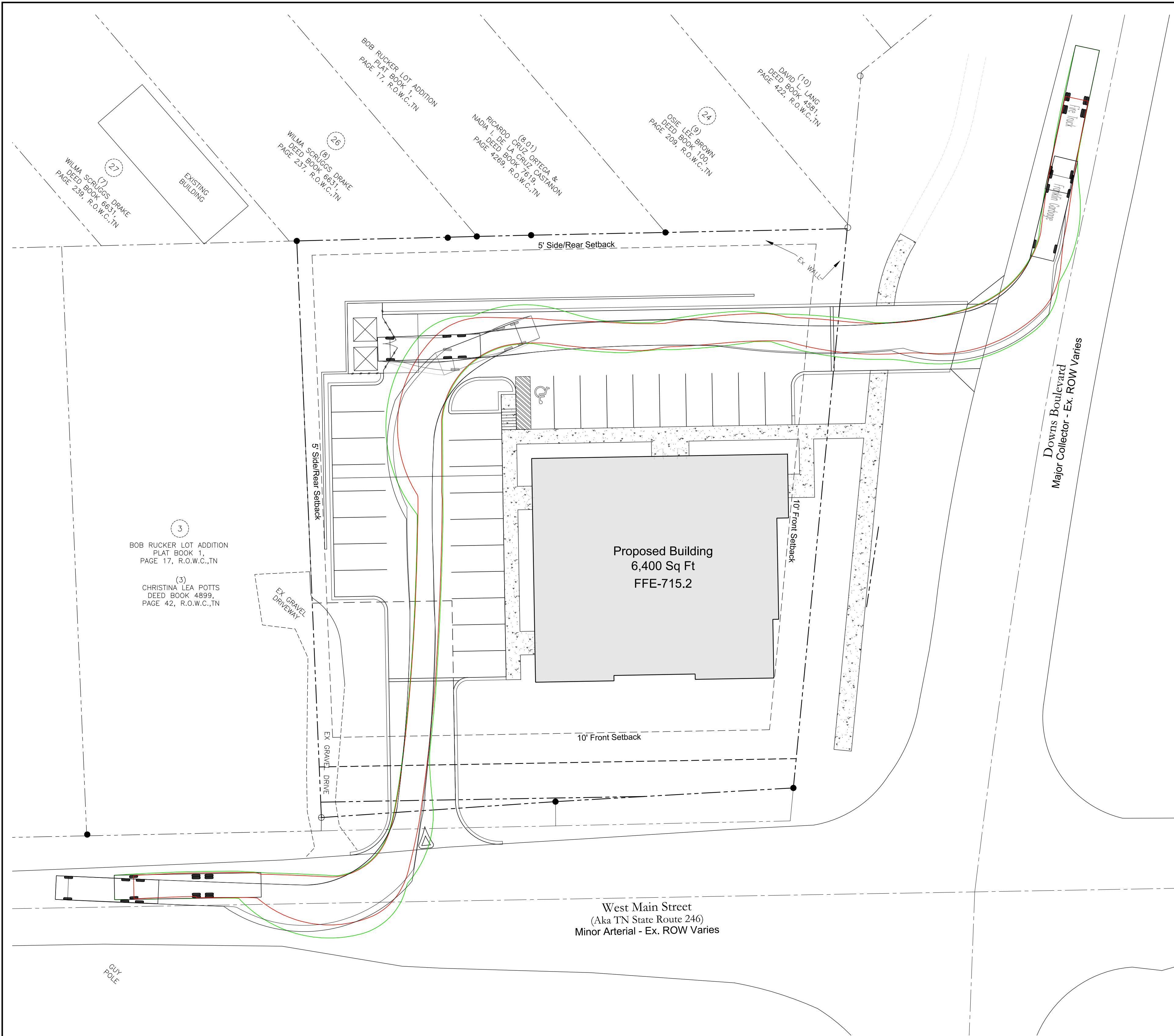
Revisions
5/5/22 - Address COF Site Plan Comments

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

Details

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Civil Engineering
Land Planning & Zoning
Surveying
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Nashville, TN 37204
(615) 297-5166

D&A Project #21122
Booker's Corner
C6.1



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Drawing Date:
April 11, 2022

Revisions
5/5/22 - Address COF Site Plan Comments

Site Data Chart

Project Name: Booker's Corner
COF Project # 7822
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House

Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max

Minimum Landscape Surface Area: 20%

(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

Optometry (Clinic): 4 per 1,000 sq ft: @3,500 = 14
Office: 4 per 1,000 sq ft @3,000 = 12

Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces

Fire Apparatus Specifications

Number of Front Axles	1
Front Track Width	8
Wheels on Each Front Axle	2
Number of Rear Axles	2
Rear Track Width	8
Wheel Base	21.316'
Rear Axle Spacing	4.417'
Body Length	50.0417'
Width	8.33'
Rear Overhang	22.1424'
Body Style	Fire Truck
Turning Radius Wall to Wall	42'
Min Design Speed	5 MPH

Site Plan
1624 West Main PUD Subdivision
(Booker's Corner)
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



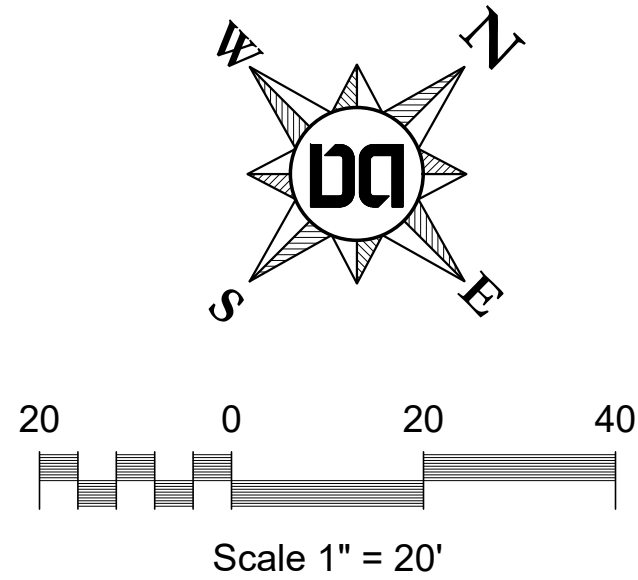
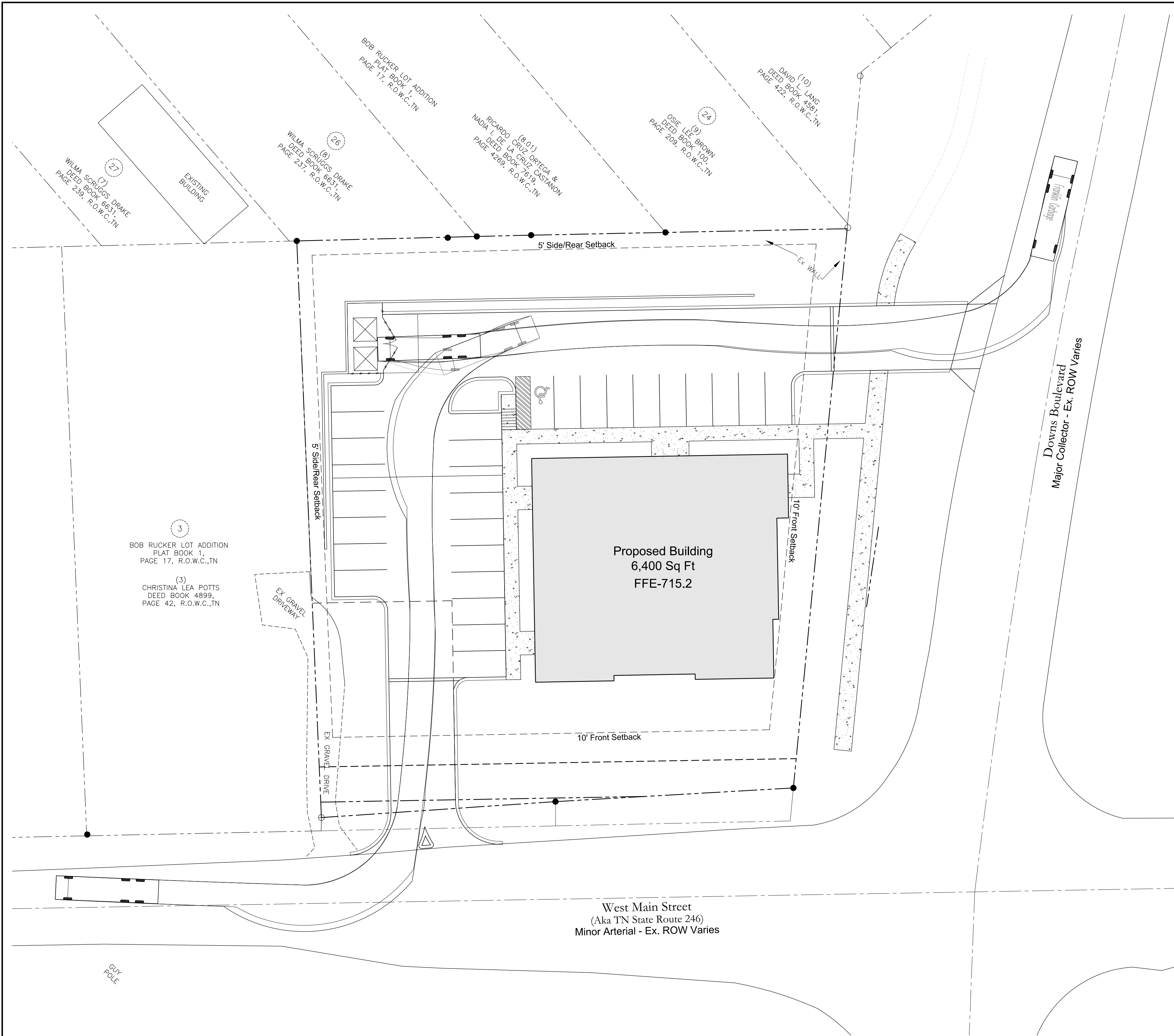
Fire Truck Turn Template



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
Booker's Corner

C7.0



Owner
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Engineer
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 516 Heather Place
 Nashville, TN 37204
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Floodnote
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Site Data Chart

Project Name: Booker's Corner
 COF Project # 7822
 1624 & 1628 W Main St
 Franklin, TN 37064
 Map 78P, Parcels 1 & 2
 Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: PD 1.28/6500
 Overlay Zoning: None
 Building Types: Commercial/Mixed-Use
 House

Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
 Side Yard: 5ft
 Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
 Offices: 0-6,500 sq ft
 Personal Services: 0-2,000 sq ft
 Residential: 0-4,000 sq ft
 Restaurants: 0-3,000 sq ft
 Retail: 0-3,000 sq ft

Building Height: 2 stories max
 Minimum Landscape Surface Area: 20%
 (See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

Optometry (Clinic): 4 per 1,000 sq ft @3,500 = 14
 Office: 4 per 1,000 sq ft @3,000 = 12
 Total Spaces Required: 26 Spaces

Parking Provided: 28 Spaces

Dumptruck Apparatus Specifications

Height: 12.5'
 Wheel Base: 237" (19.5')
 Width: 97" (8'-1")
 Overhead clearance with can in raised position: 18.5'
 Turning Radius: 46'
 Turning Diameter: 97'
 Track: 78.6" (approx. 6'-6")
 Total length with boom overhang and arms extended: 41'
 Total overall length of truck (with boom overhang): 37'
 Truck length without boom: 35'
 Front overhang: 50" (4'-2")
 Fork length: 4'
 Boom arms front of bumper overhang: 24"
 Empty scale weight: 40,400 pounds
 18,000 pounds (max without being over weight limits)
 Total gross vehicle gross: 18,000 pounds
 Front axle weight: 700 pounds
 Empty trash dumpster estimated weight: 1,600 pounds
 Full trash dumpster estimated weight: 5 MPH
 Minimum Design Speed:

Drawing Date:
 April 11, 2022

Revisions

5/5/22 - Address COF Site Plan Comments

1624 West Main PUD Subdivision

(Booker's Corner)
 Map 78P, Parcels 1 & 2
 Franklin, Williamson County, Tennessee



Trash Truck
 Turn Template



Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #21122
 Booker's Corner

C7.1



KEY

PRESERVED TREE CANOPY

REMOVED TREE CANOPY

TREE PRESERVATION FENCE

SPECIMEN TREE REMOVED

SPECIMEN TREES

Tree #	Size	Species	Removed
T20	28"	OAK	X
T21	36"	HACKBERRY	X
T31	28"	OAK	X
T34	26"	HACKBERRY	

TOTAL SPECIMEN INCHES:

118"

GOOD SPECIMEN INCHES REMOVED:

92"

REQUIRED REPLACEMENT:

184"

TREE CANOPY AREA:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY, THE EXISTING TREE CANOPY IS APPROXIMATELY 0.20 ACRES WHICH IS 26% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
A	8,934 SF	5,915 SF	3,019 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:

8,934 SF

26% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:

24% OF TOTAL CANOPY

2,144 SF

PROVIDED CANOPY PRESERVATION :

34% OF TOTAL CANOPY

3,019 SF

SITE DATA CHART

PROJECT NAME:

BOOKER'S CORNER

PROJECT NUMBER:

7822

ADDRESS:

1624 & 1628 W MAIN ST.
FRANKLIN, TN 37064

PARCEL(S):

MAP 78P, PARCELS 1 & 2

OWNER/DEVELOPER:

BOSTON ENGLISH PROPERTIES, LLC
1717 CHAMPIONSHIP BLVD.
FRANKLIN, TN 37064
CONTACT: RICK ENGLISH
PHONE: 615-519-5555

ACREAGE / SF OF SITE:

0.78 AC / 33,795 SF

BASE ZONING:

PD 1.28/6500

OTHER OVERLAYS:

NONE

BUILDING USE:

COMMERCIAL / MIXED-USE

BUILDING HEIGHT:

2 STORIES MAX

PROPOSED BUILDING AREA:

UP TO 6,500 SF

EXISTING STRUCTURES:

NONE

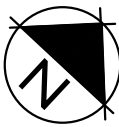
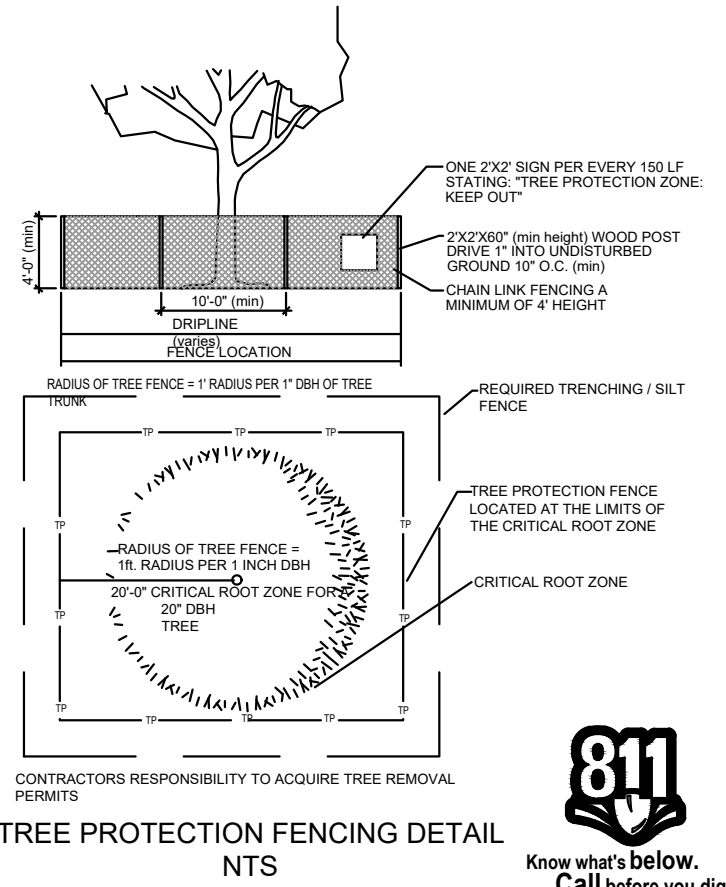
FRONTAGE TYPES:

LANDSCAPE OR URBAN

SETBACKS

FRONT: 10'
REAR: 5'
SIDE: 5'

- TREE PROTECTION NOTES:
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
 - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
 - Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
 - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
 - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



SITE PLAN
1624 WEST MAIN PUD SUBDIVISION
(BOOKER'S CORNER)
MAP 78P, PARCELS 1 & 2
Franklin, Williamson County, Tennessee



Issued: 04/11/2022

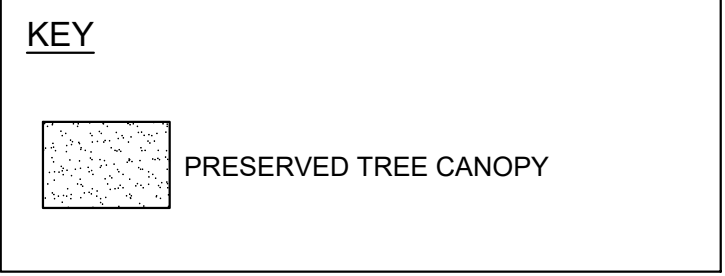
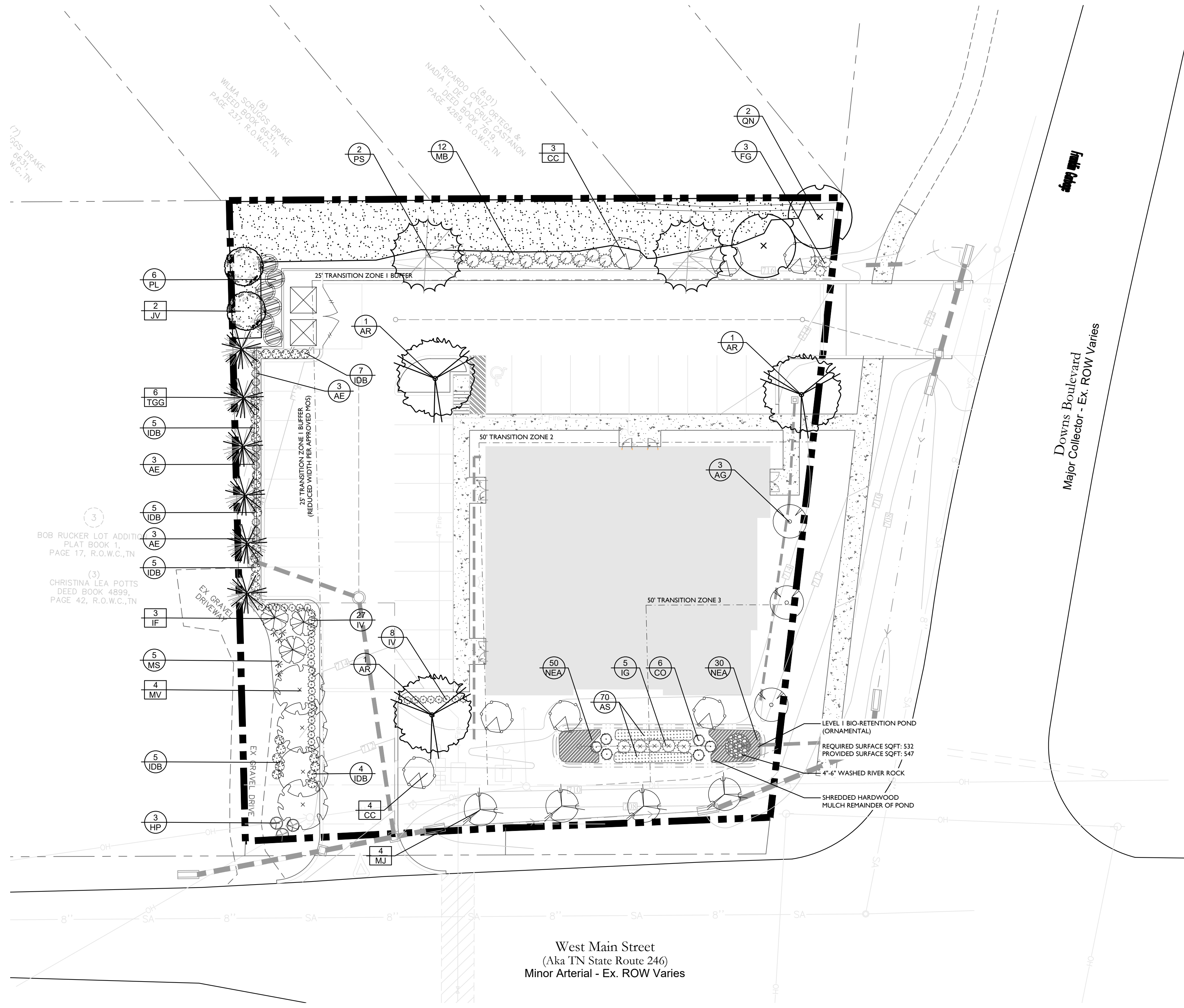
Revision	Date
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TREE PRESERVATION

SHEET

L1.0

COF # 7822



SITE DATA CHART

PROJECT NAME:	BOOKER'S CORNER
PROJECT NUMBER:	7822
ADDRESS:	1624 & 1628 W MAIN ST. FRANKLIN, TN 37064
PARCEL(S):	MAP 78P, PARCELS 1 & 2
OWNER/DEVELOPER:	BOSTON ENGLISH PROPERTIES, LLC 1717 CHAMPIONSHIP BLVD. FRANKLIN, TN 37064 CONTACT: RICK ENGLISH PHONE: 615-519-5555
ACREAGE / SF OF SITE:	0.78 AC / 33,795 SF
BASE ZONING:	PD 1.28/6500
OTHER OVERLAYS:	NONE
BUILDING USE:	COMMERCIAL / MIXED-USE
BUILDING HEIGHT:	2 STORIES MAX
PROPOSED BUILDING AREA:	UP TO 6,500 SF
EXISTING STRUCTURES:	NONE
FRONTAGE TYPES:	LANDSCAPE OR URBAN
SETBACKS:	FRONT: 10' REAR: 5' SIDE: 5'

OPEN SPACE REQUIREMENT CHART

OPEN SPACE NOT APPLICABLE TO THIS SITE (ZO 11.1.1)

- SINGLE NON-RESIDENTIAL BUILDING
- LESS THAN 10,000 SQFT. BUILDING
- LESS THAN 3 ACRE SITE

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED:	92"	QUANTITY PROVIDED		CALIPER INCH CONVERSION
REPLACEMENT IN. REQUIRED:	184"			
2.5" CALIPER CANOPY TREES		7		17.5"
2.5" CALIPER UNDERSTORY TREES		18		45
1" CALIPER NATIVE MIX TREES				
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:				65"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):				184"
REPLACEMENT CALIPER INCH SURPLUS/DEFICIT:				-119"

NOTE: DEFICIT SPECIMEN INCHES TO BE CONTRIBUTED TO CITY OF FRANKLIN'S TREE BANK
121.5" X \$150/INCH = \$17,850.00 TOTAL WILL BE CONTRIBUTED

LANDSCAPE REQUIREMENTS (ACI)			
SITE AREA: 0.78 AC REQUIRED LSA: 40% 0.78 AC X 0.40 = 0.31 AC (MINUS PRESERVED TREE CANOPY: 0.07 AC) ADJUSTED LSA = 0.24 AC	CANOPY (82" PER AC) = 20" UNDERSTORY (21" PER AC) = 5" SHRUBS (96 PER AC) = 23	QUANTITY PROVIDED	CALIPER INCHES PROVIDED
3" CALIPER CANOPY TREES:		5	15"
2.5" CALIPER CANOPY TREES:		2	5"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:		0	20"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:		0	20"
2" CALIPER UNDERSTORY TREES:		3	6"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			6"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			5"
MINIMUM EVERGREEN SHRUBS (25%):		6	
TOTAL EVERGREEN SHRUBS		72	
TOTAL SHRUBS (OVERALL) PROVIDED:		104	
TOTAL SHRUBS REQUIRED:		23	

TRANSITION ZONE I - WEST

DEVELOPING USE: OR
EXISTING ADJACENT USE/ZONING: RESIDENTIAL
SITE ACREAGE: 0.78 AC

BUFFER WIDTH: 25'
BUFFER LENGTH: 155'
PRESERVED CANOPY (LINEAR FEET) : 17'
ADJUSTED BUFFER LENGTH: 138

MINIMUM CANOPY TREES REQUIRED: 5 TREES PER 100 LF = 7
TREES PROVIDED: 8
EVERGREEN PROVIDED: 8 (50% MUST BE EVERGREEN)

MINIMUM UNDERSTORY TREES REQUIRED: 5 TREES PER 100 LF = 7
TREES PROVIDED: 7
EVERGREEN PROVIDED: 4 (50% MUST BE EVERGREEN)

MINIMUM SHRUBS REQUIRED: 60 SHRUBS PER 100 LF = 83
SHRUBS PROVIDED: 83
EVERGREEN PROVIDED: 63 (75% MUST BE EVERGREEN)

*NOTE: BUFFER WIDTH HAS BEEN REDUCED ON WEST SITE WITH APPROVED MODIFICATION OF STANDARD

TRANSITION ZONE I - NORTH

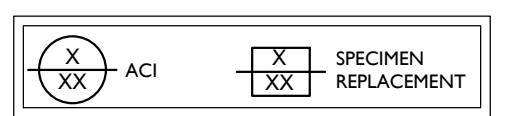
DEVELOPING USE: OR
EXISTING ADJACENT USE/ZONING: RESIDENTIAL
SITE ACREAGE: 0.78 AC

BUFFER WIDTH: 25'
BUFFER LENGTH: 155'
PRESERVED CANOPY (LINEAR FEET) : 134'
ADJUSTED BUFFER LENGTH: 25

MINIMUM CANOPY TREES REQUIRED: 5 TREES PER 100 LF = 2
TREES PROVIDED: 4
EVERGREEN PROVIDED: 2 (50% MUST BE EVERGREEN)

MINIMUM UNDERSTORY TREES REQUIRED: 5 TREES PER 100 LF = 2
TREES PROVIDED: 3
EVERGREEN PROVIDED: 1 (50% MUST BE EVERGREEN)

MINIMUM SHRUBS REQUIRED: 60 SHRUBS PER 100 LF = 15
SHRUBS PROVIDED: 15
EVERGREEN PROVIDED: 12 (75% MUST BE EVERGREEN)



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	AR	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	
2	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	
2	ON	QUERCUS NUTTALLII 'SANGRIA'	SANGRIA NUTTALL OAK	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	
2	PS	PRUNUS STROBUS	WHITE PINE	2.5" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	
6	TGG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.5" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	
UNDERSTORY TREES								
3	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	
7	CC	CERCIS CANADENSIS	REDBUD	2.5" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	
3	IF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	2.5" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	
4	MJ	MAGNOLIA X JANE	JANE MAGNOLIA	2.5" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	
4	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2.5" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	
SHRUBS								
9	AE	RHODODENRON 'CONLEB'	EMBERS ENCORE AZALEA		30"	DECIDUOUS		
3	FG	FOTHERGILLA X GRANDIFLORA 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA		30"	DECIDUOUS		
3	HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"	DECIDUOUS		
31	IDB	ILEX CORNATA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN		
35	IV	ILEX VOITOMORIA 'SCHILLINGS'	DWARF YALPON HOLLY		20"	EVERGREEN		
12	MB	MAHONIA BEALEI	LEATHERLEAF MAHONIA		30"	EVERGREEN		
5	MS	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDENHAIR GRASS		24"	DECIDUOUS		
6	PL	PRUNUS LAUROCESTRUS 'SCHIPKA'	SCHIP LAUREL		30"	EVERGREEN		

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

BIO-RETENTION PLANT SCHEDULE - ORNAMENTAL TEMPLATE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
6	CO	CEPHALANTHUS OCCIDENTALIS	BOTTOMBUSH		30"	DECIDUOUS	4' O.C.	
5	IG	ILEX GLABRA 'COMPACTA'	COMPACT INK BERRY HOLLY		30"	EVERGREEN	5' O.C.	
PERENNIALS								
70	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL			18" O.C.	
80	NEA	SYMPHOTRICHUM NOYAE-ANGULAE	NEW ENGLAND ASTER	1 GAL			18" O.C.	



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE PLAN
1624 WEST MAIN PUD SUBDIVISION
(BOOKER'S CORNER)
MAP 78P, PARCELS 1 & 2
Franklin, Williamson County, Tennessee



Issued: 04/11/2022

Revision Date

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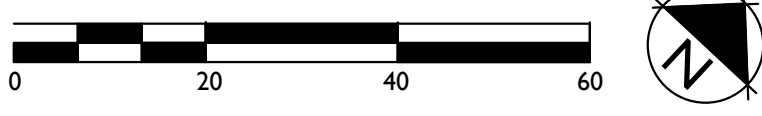
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OVERALL LANDSCAPE SHEET
L2.0
COF # 7822



CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. 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.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

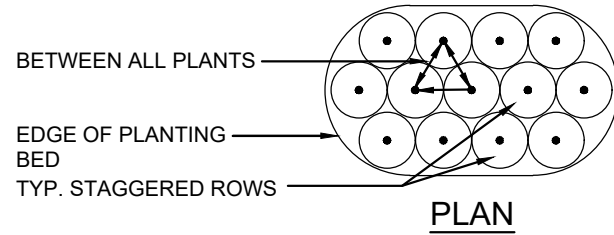
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
 - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
 - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
 - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
 - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.
3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

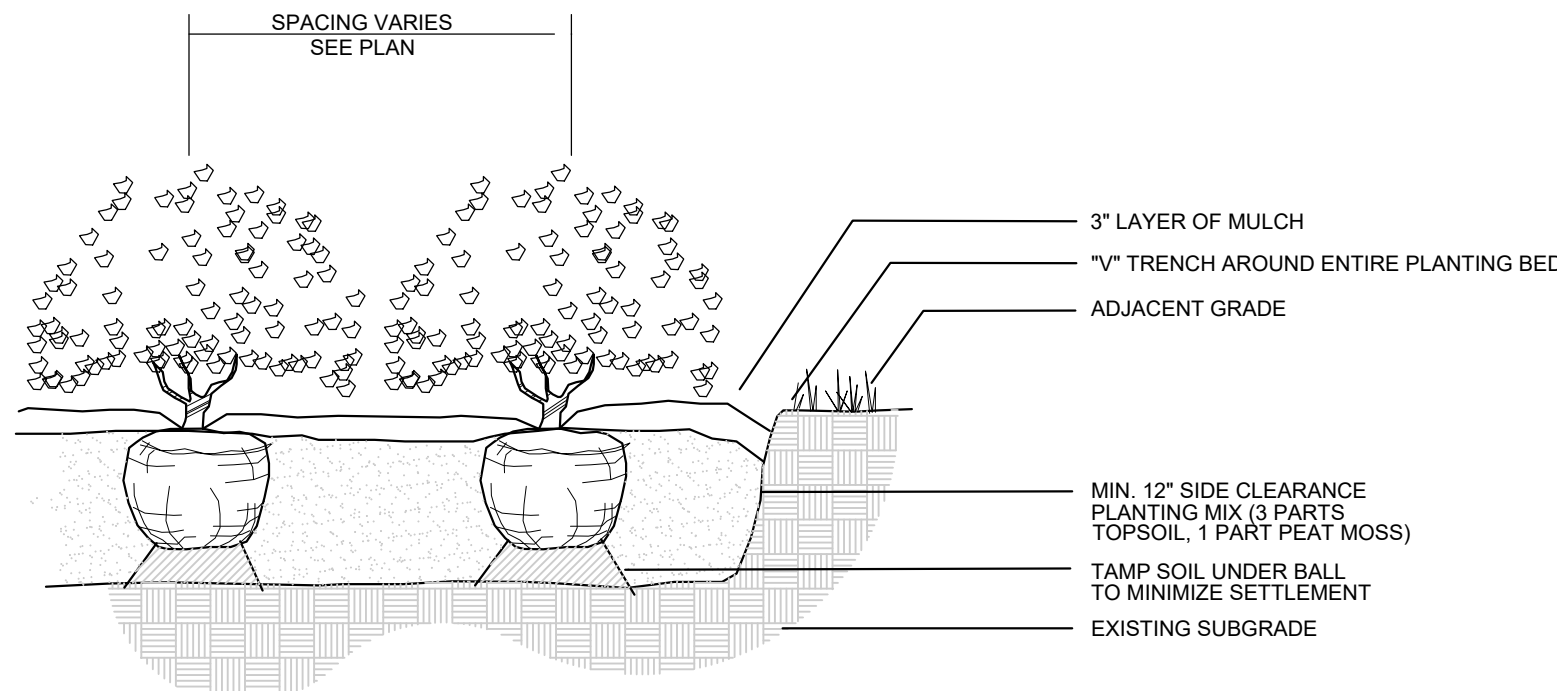
LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH. WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

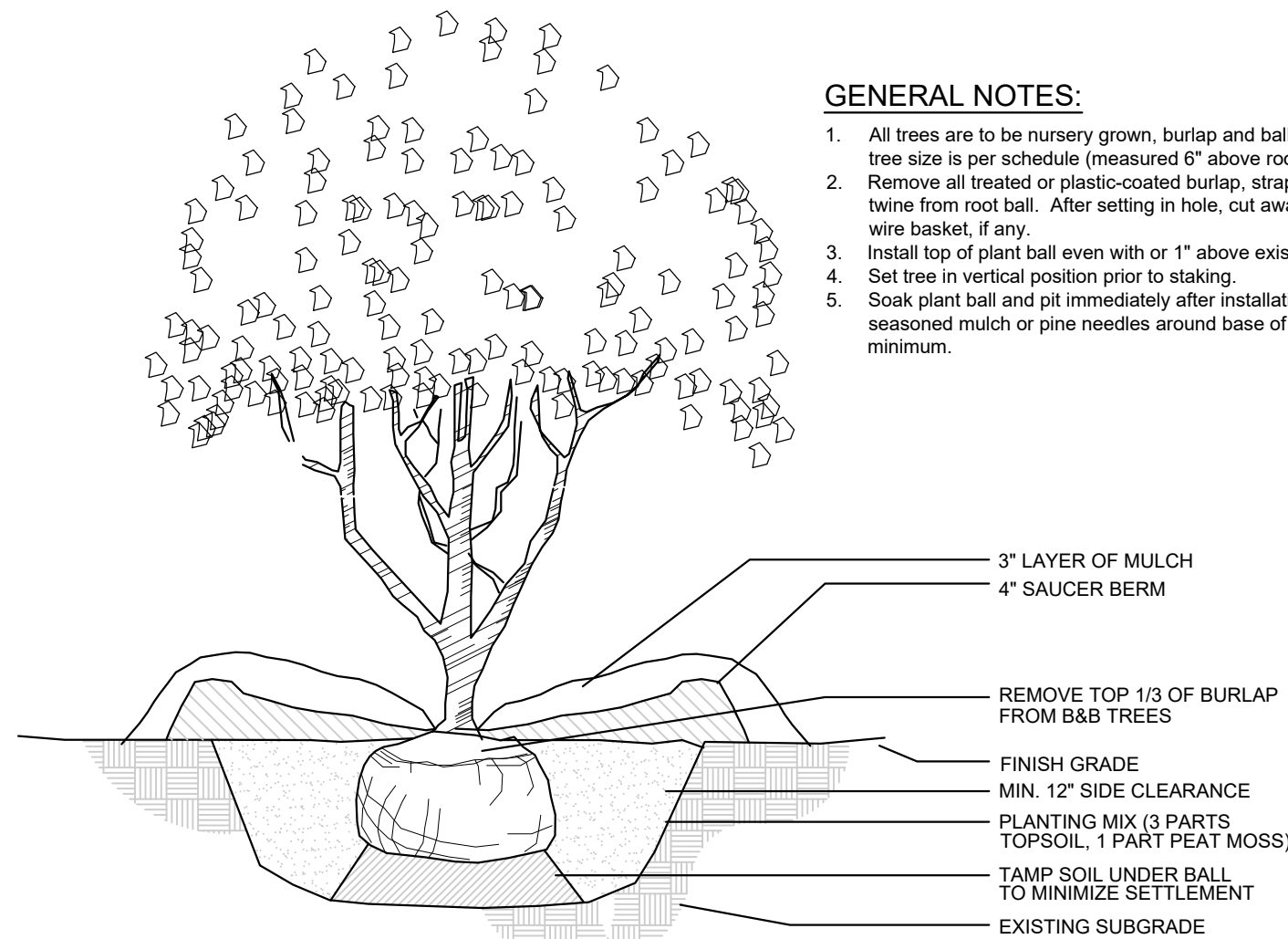


GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



SHRUB PLANTING

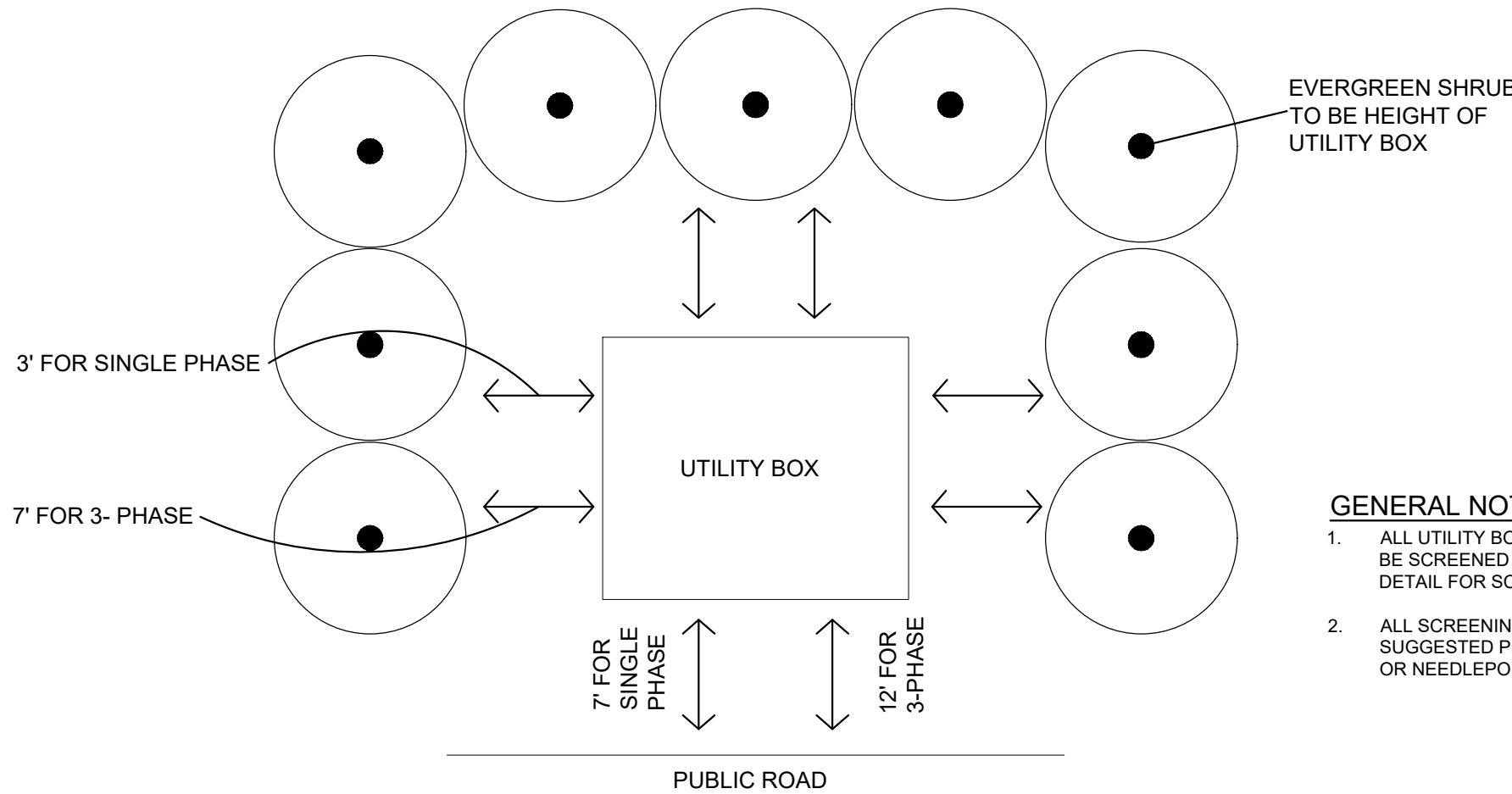


GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

UNDERSTORY TREE

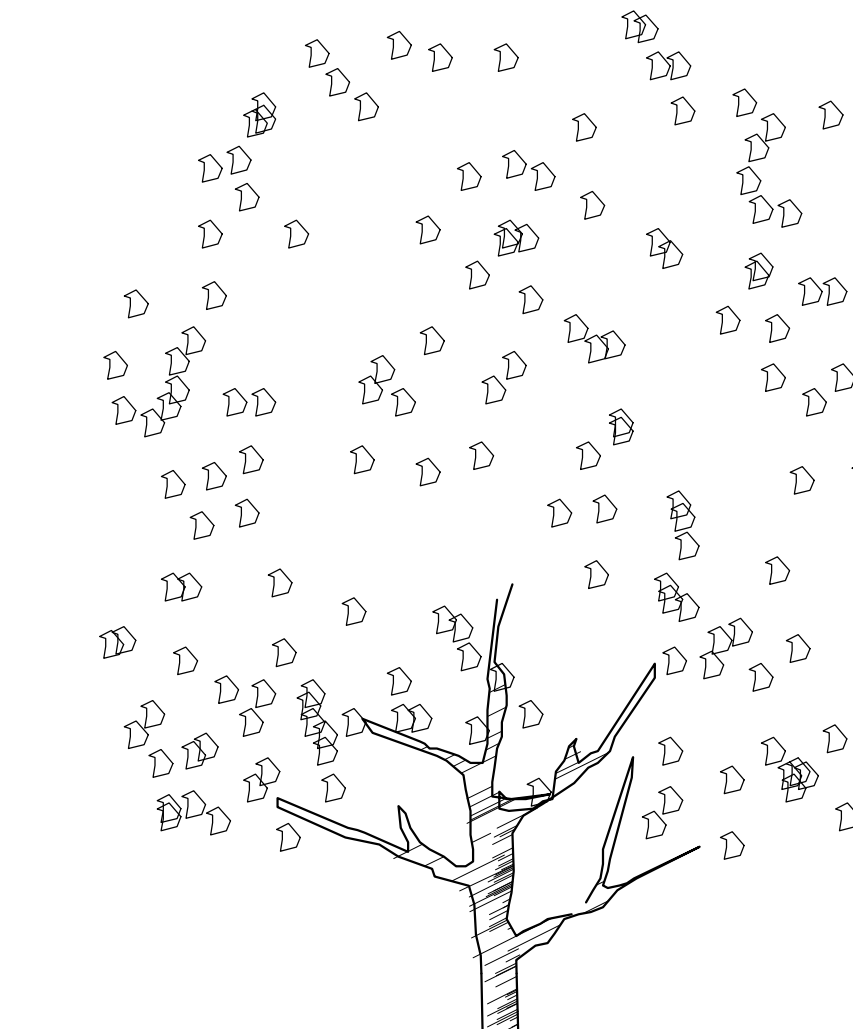
SECTION



GENERAL NOTES:

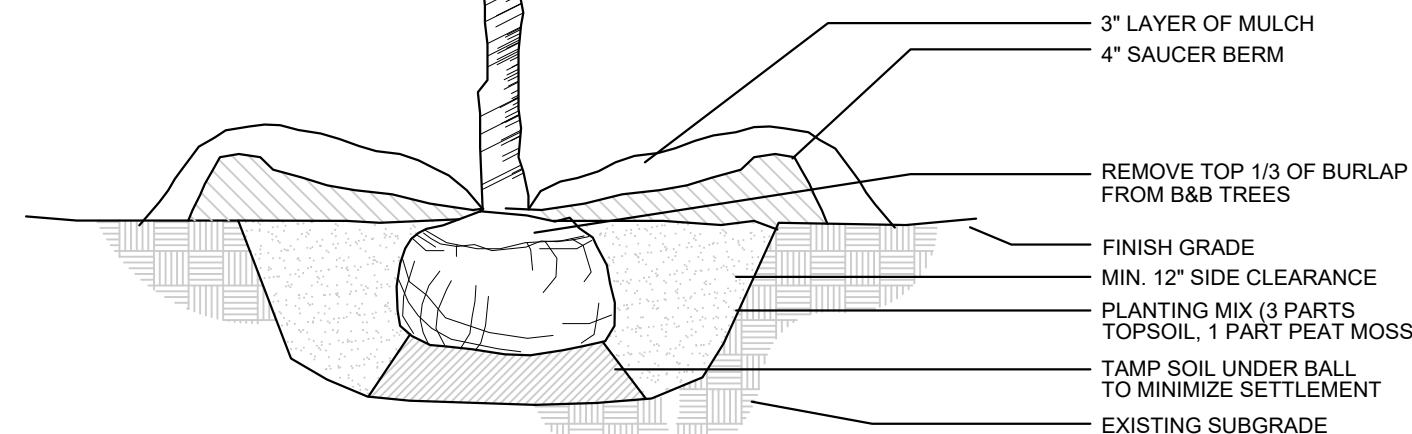
1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERY HOLLY OR NEEDLEPOINT HOLLY.

UTILITY BOX SCREEN

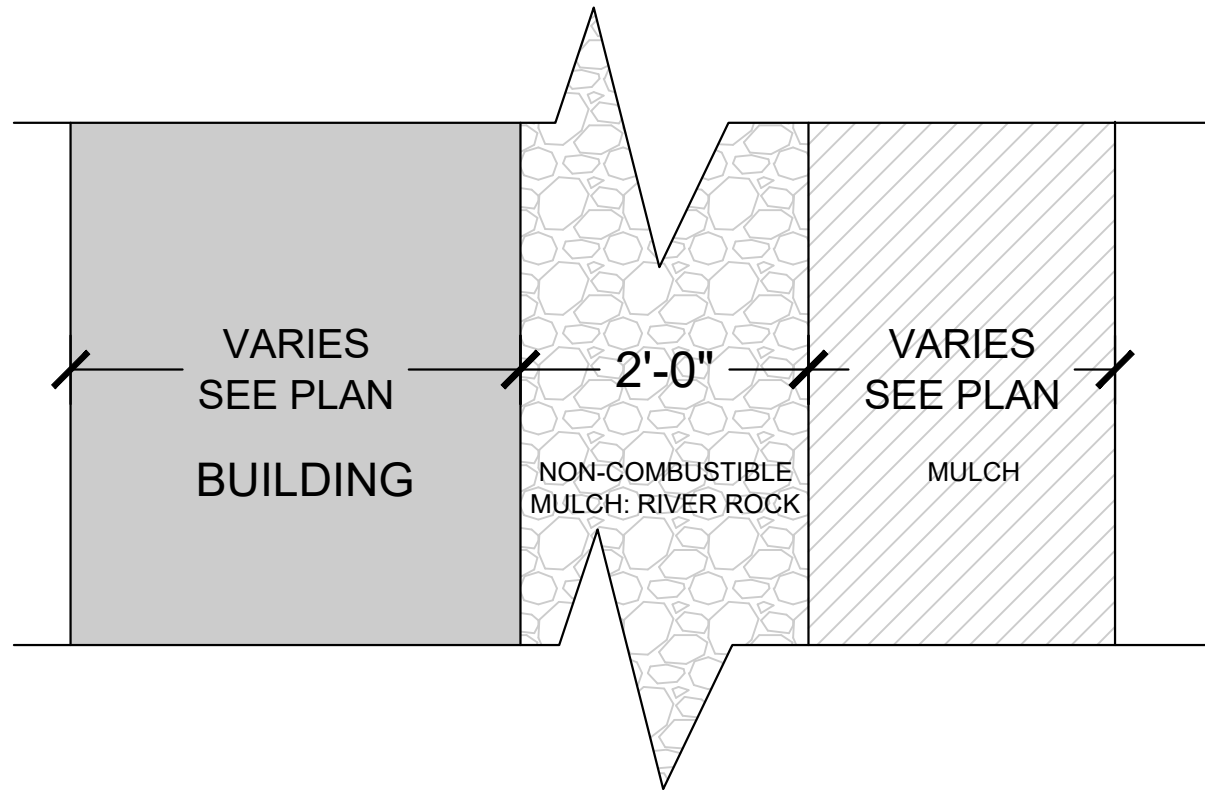


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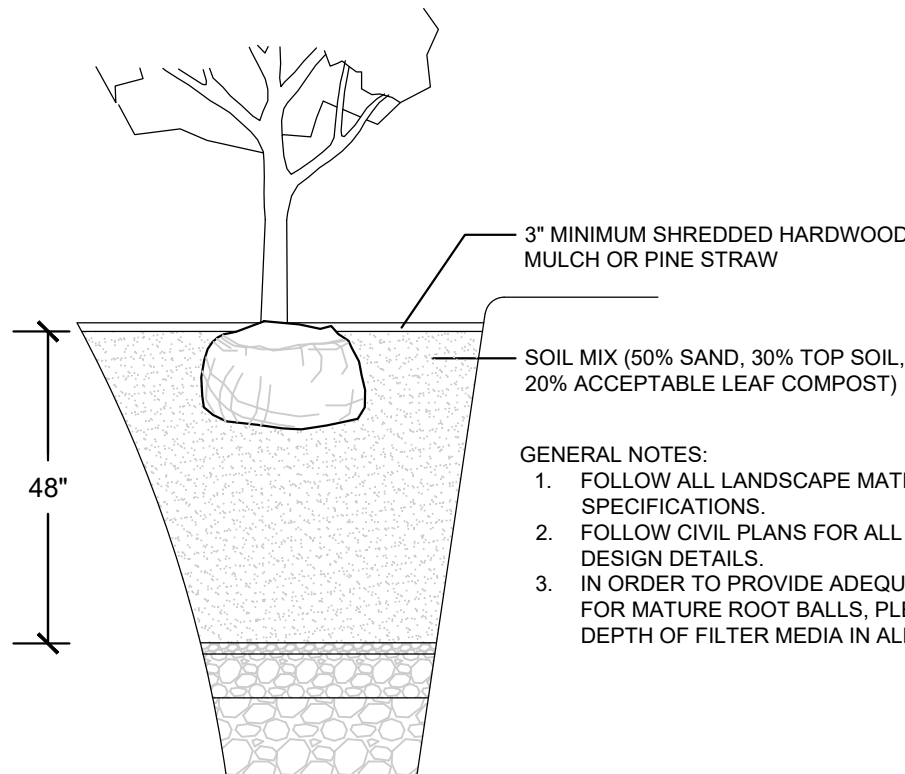
SINGLE TRUNK DECIDUOUS TREE



Sec. 7-231. - Combustible mulch.

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

NON-COMBUSTIBLE MULCH



GENERAL NOTES:

1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

BIORETENTION TREE PLANTING



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SITE PLAN
1624 WEST MAIN PUD SUBDIVISION
(BOOKER'S CORNER)

MAP 78P, PARCELS 1 & 2
Franklin, Williamson County, Tennessee



Issued: 04/11/2022

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LANDSCAPE
DETAILS
SHEET

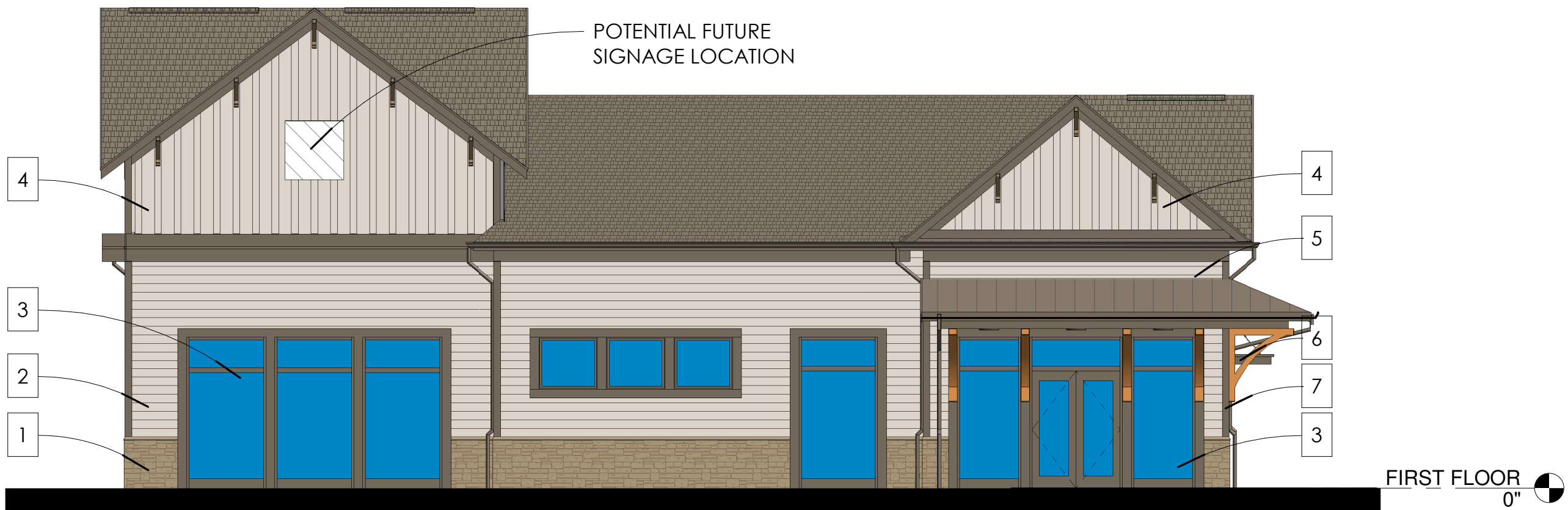
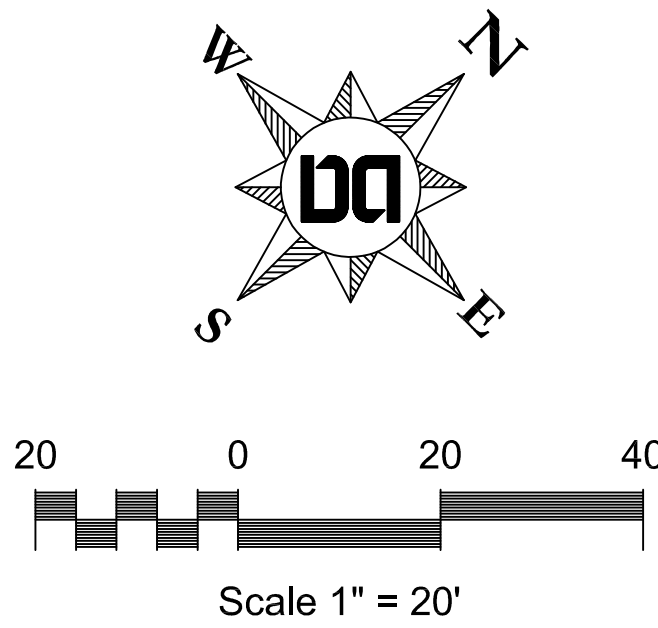
L3.0

COF # 7822

Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

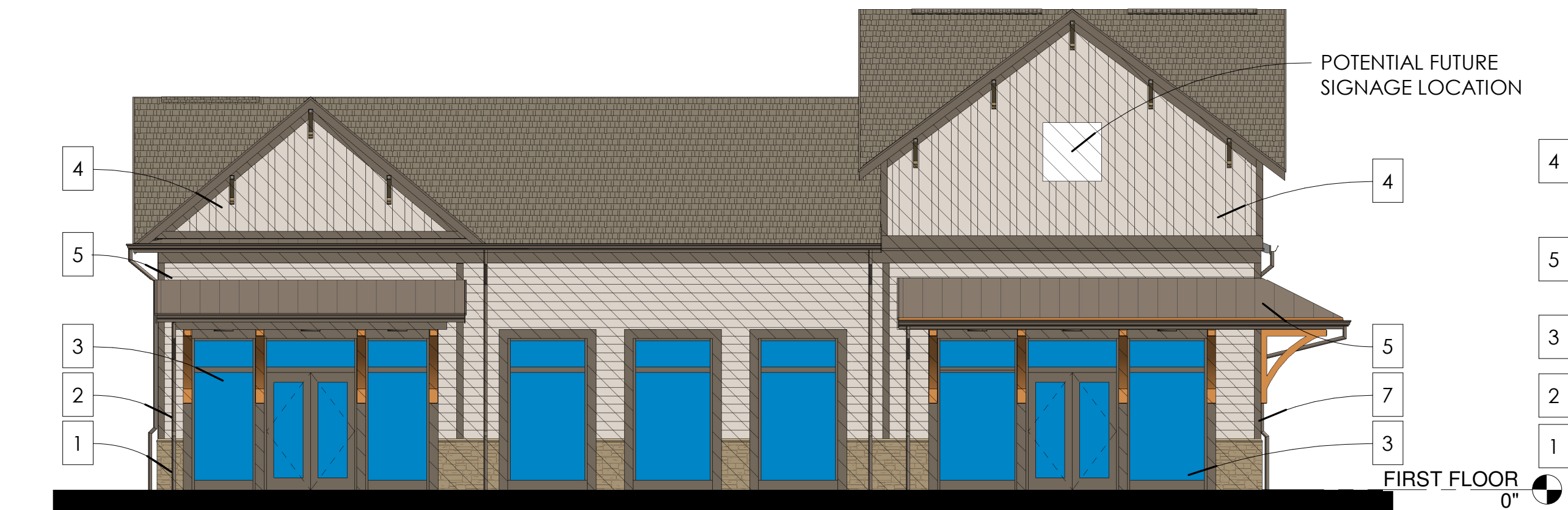
Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.



1 DOWNS BLVD. ELEVATION
1/8" = 1'-0"



2 MAIN ST. ELEVATION
1/8" = 1'-0"



3 SOUTHWEST ELEVATION
1/8" = 1'-0"



4 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- STONE VENEER** - COORDINATE COLOR & SELECTION W/ OWNER.
- LAP SIDING** - COORDINATE COLOR & SELECTION W/ OWNER.
- STOREFRONT** - KAWNEER 451T OR APPROVED EQUAL.
- BOARD & BATTEN** - COORDINATE COLOR & SELECTION W/ OWNER.
- AWNING** - STANDING SEAM METAL ROOF ON PAINTED 2X FRAMING WITH BRACKETS BELOW, TYP.
- CABLE SUSPENDE CANOPY** - MAPES PREMANUFACTURED OR APPROVED EQUAL
- TRIM BOARD** - 5/4 HARDIE BOARD TRIM - SMOOTH FINISH, PTD. COORDINATE SELECTION W/ OWNER.

EXTERIOR MATERIAL PROPORTIONS LEGEND

DOWNS BLVD.	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1,515 SF	N/A
NET AREA OF WALL	1,093 SF	100%
NET STONE VENEER	115 SF	11%
NET BOARD & BATTEN SIDING	430 SF	39%
NET LAP SIDING	548 SF	50%

SOUTHWEST	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1,452 SF	N/A
NET AREA OF WALL	953 SF	100%
NET STONE VENEER	45 SF	5%
NET BOARD & BATTEN SIDING	433 SF	45%
NET LAP SIDING	475 SF	50%

MAIN ST.	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1,909 SF	N/A
NET AREA OF WALL	1,388 SF	100%
NET STONE VENEER	108 SF	8%
NET BOARD & BATTEN SIDING	626 SF	45%
NET LAP SIDING	654 SF	47%

NORTHWEST	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1,550 SF	N/A
NET AREA OF WALL	987 SF	100%
NET STONE VENEER	45 SF	5%
NET BOARD & BATTEN SIDING	147 SF	15%
NET LAP SIDING	795 SF	80%

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.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

**BOOKER'S
CORNER
ELEVATIONS**



Site Plan
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

Site Data Chart

Project Name: 1624 West Main
COF Project # 7660
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House
Frontage Types: Landscape or Urban
Setbacks
Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft
Commercial SF: Up to 6,500 sq ft Total
Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)
Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft
@6,500 Sq Ft = 26 Parking Spaces Required
Parking Provided: 26 Spaces

Notes:

Notes:
Text



File #: 21-03231

DATE: May 10, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7834
Applicant: Tiffany Giordano, Ragan Smith Associates
Owner: Glenn McGehee, SS-CH Franklin, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this final plat is to create four lots, dedicate public right-of-way and create utility easements within the Aureum PUD Subdivision. The corresponding Development Plan was approved with conditions in January 2022 by the Franklin Municipal Planning Commission, and the final plat is consistent with the development plan.

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

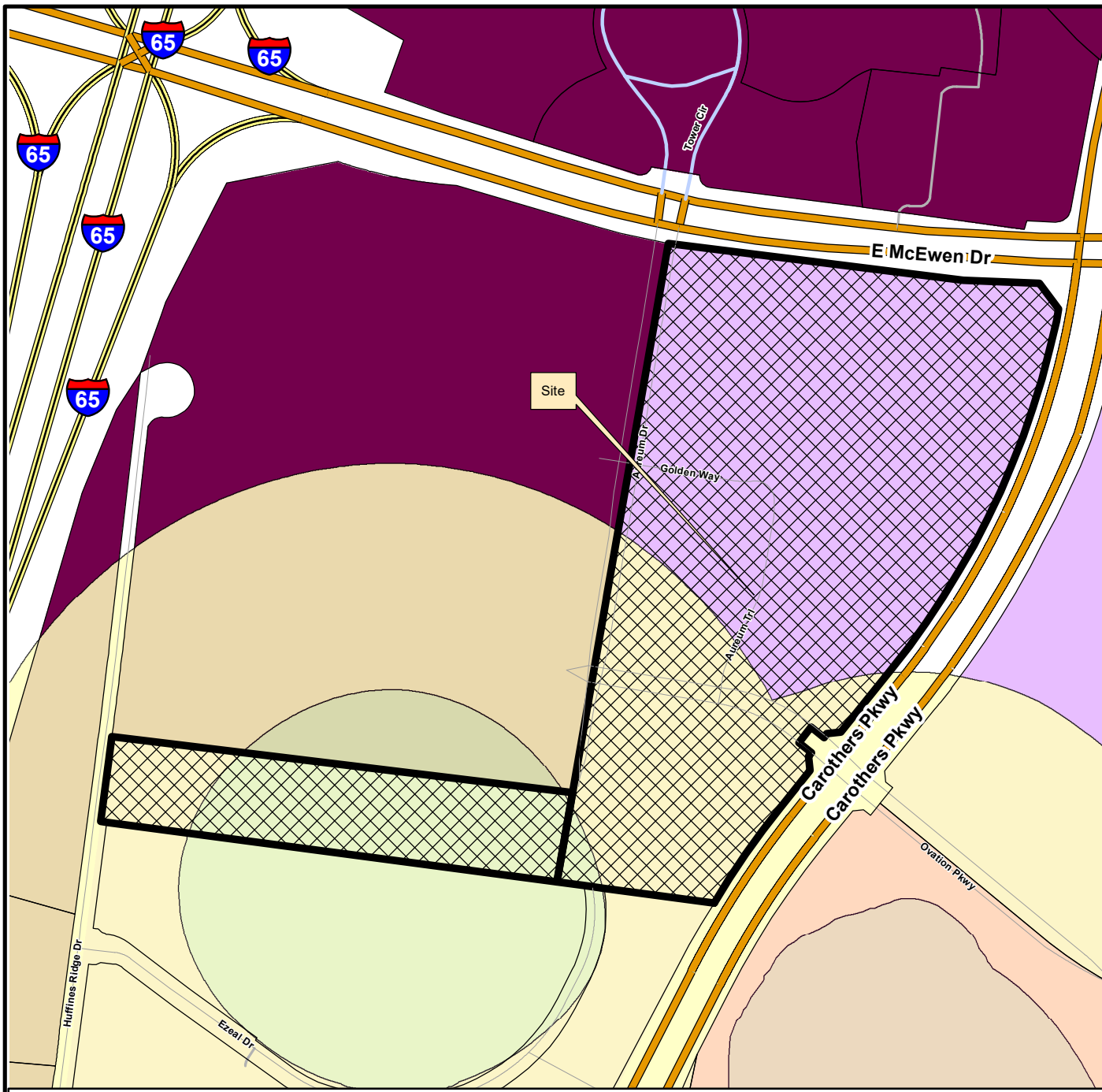
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Aureum PUD Subdivision, Final Plat. The conditions of approval are attached.



AUREUM PUD SUBDIVISION, FINAL PLAT

Project Information

Existing Zoning: PD (21.8/1,375,100/700)

Overlay Districts: HHO, 500-ft, Buffer

Site Acreage: 57.49 acres

 Subject Property

Districts and Overlays

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.



0 250 500 1,000
Feet



CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Addressing

General Issues

10. Street Name

lori.jarosz@franklintn.gov The street names need to be approved before One Stop submittal. I have sent an email to Williamson County E-911 center to approve the street names that were submitted to me via email.
[Edited By Lori Jarosz]

Engineering - Final Plat Checklist

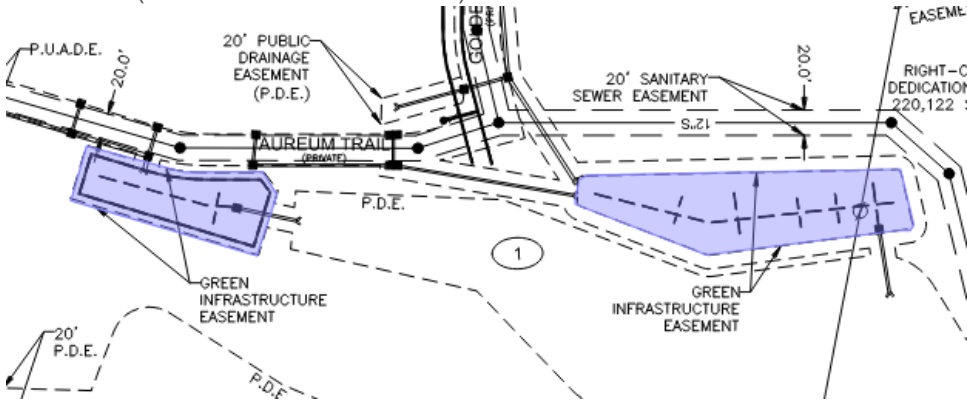
General Issues

11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plans (COF #7804, 7835 and 7836) which are being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan(s).

15. C. Final Plat

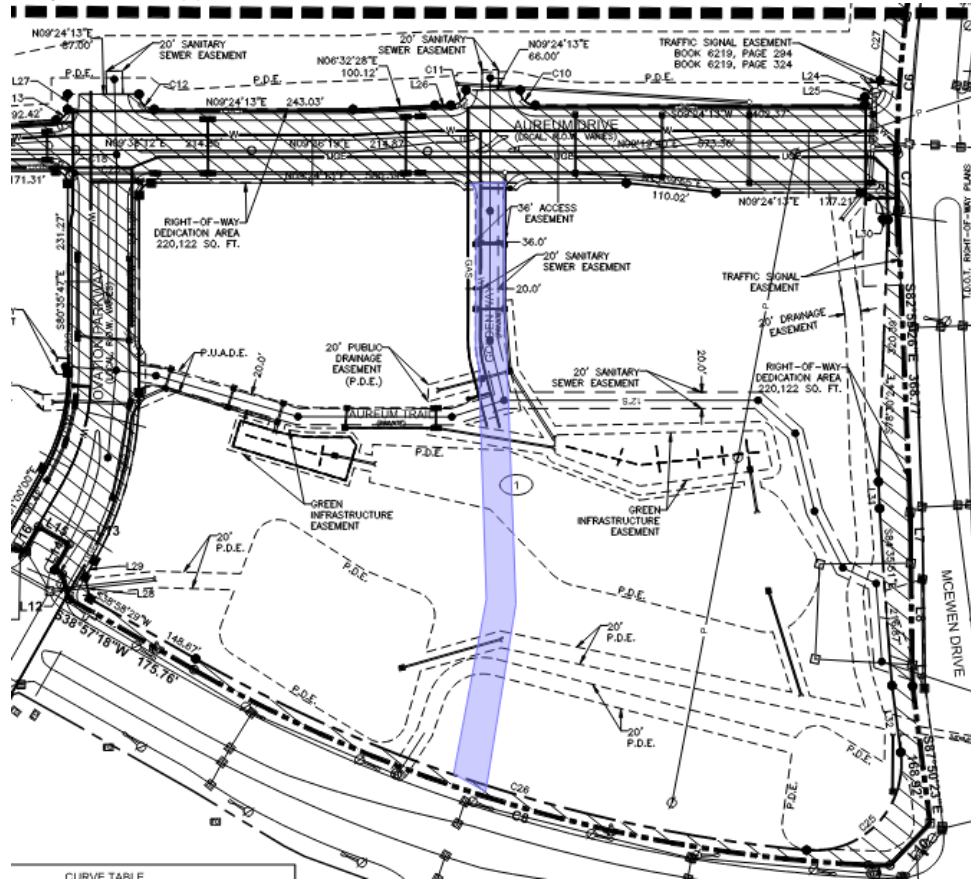
lance.fittro@franklintn.gov Applicant shall label the easement highlighted below as "Exclusive Green Infrastructure Easement" (i.e. add the word "Exclusive"):



18. C. Final Plat

lance.fittro@franklintn.gov

Street name approval for the private street highlighted below is pending. With the submittal to One Stop, the Applicant shall revise General Note 19 to replace "Golden Way" with the approved street name:



FIRE--Planning--DRT

General Issues

2. Utilities

curt.edelmann@franklintn.gov Plat shall show size of water mains.

Parks

General Issues

3. Parkland information

kevinl@franklintn.gov Parks: Applicant shall add the parkland information to this plat. Fees shall be due at the first plat containing any residential units.

General Issues

21. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Water/Sewer

General Issues

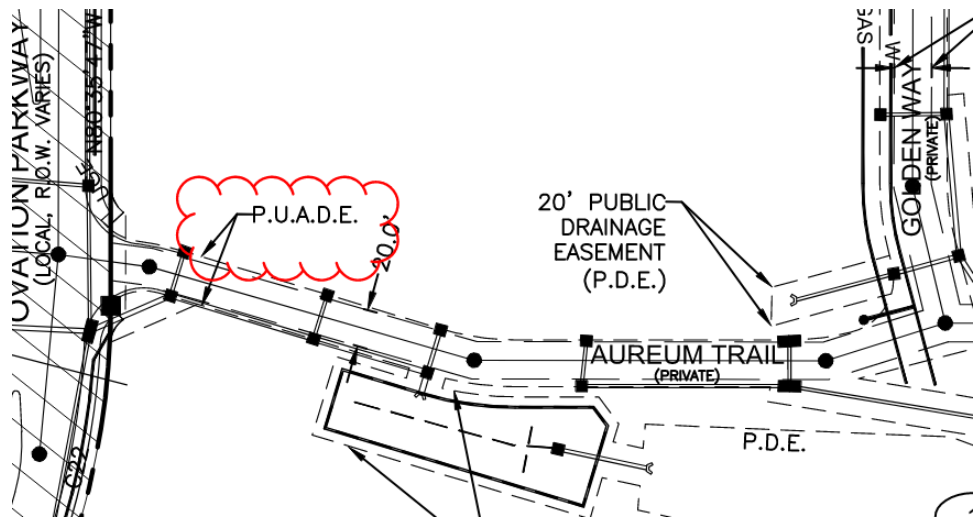
5. Sanitary sewer

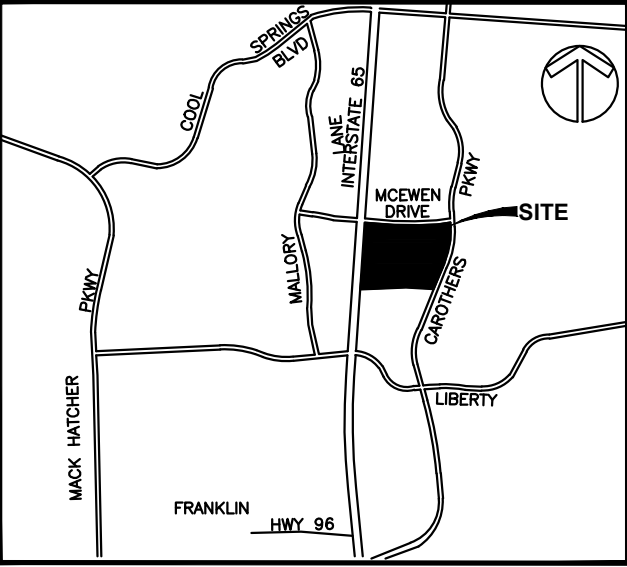
ben.mcneil@franklin.tn.gov The applicant did not fully address the issue, the depths must be labeled to ensure the easement widths are correct, the applicant may match the proposed site plan with utilities to ensure the easements are shown correctly.

The applicant shall provide the line work for the sanitary sewer as proposed in the site plan. The depths must be labeled to ensure the proper easement widths are provided.

20. PUADE

ben.mcneil@franklin.tn.gov The applicant is showing the Aureum trail as a PUADE, the sanitary sewer outside of ROW requires the easement to be exclusive. Franklin will share with public storm water, but will not permit outside agencies to share due to maintenance concerns. The applicant shall revise the easement shown below.





VICINITY MAP
(N.T.S.)

OWNER/DEVELOPER

SOUTHSTAR
GLENN WILSON
GLENN MCGEHEE
RALPH KNAUSS
501 CORPORATE CENTER DRIVE
SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GMCGEHEE@SOUTHSTARCO.COM

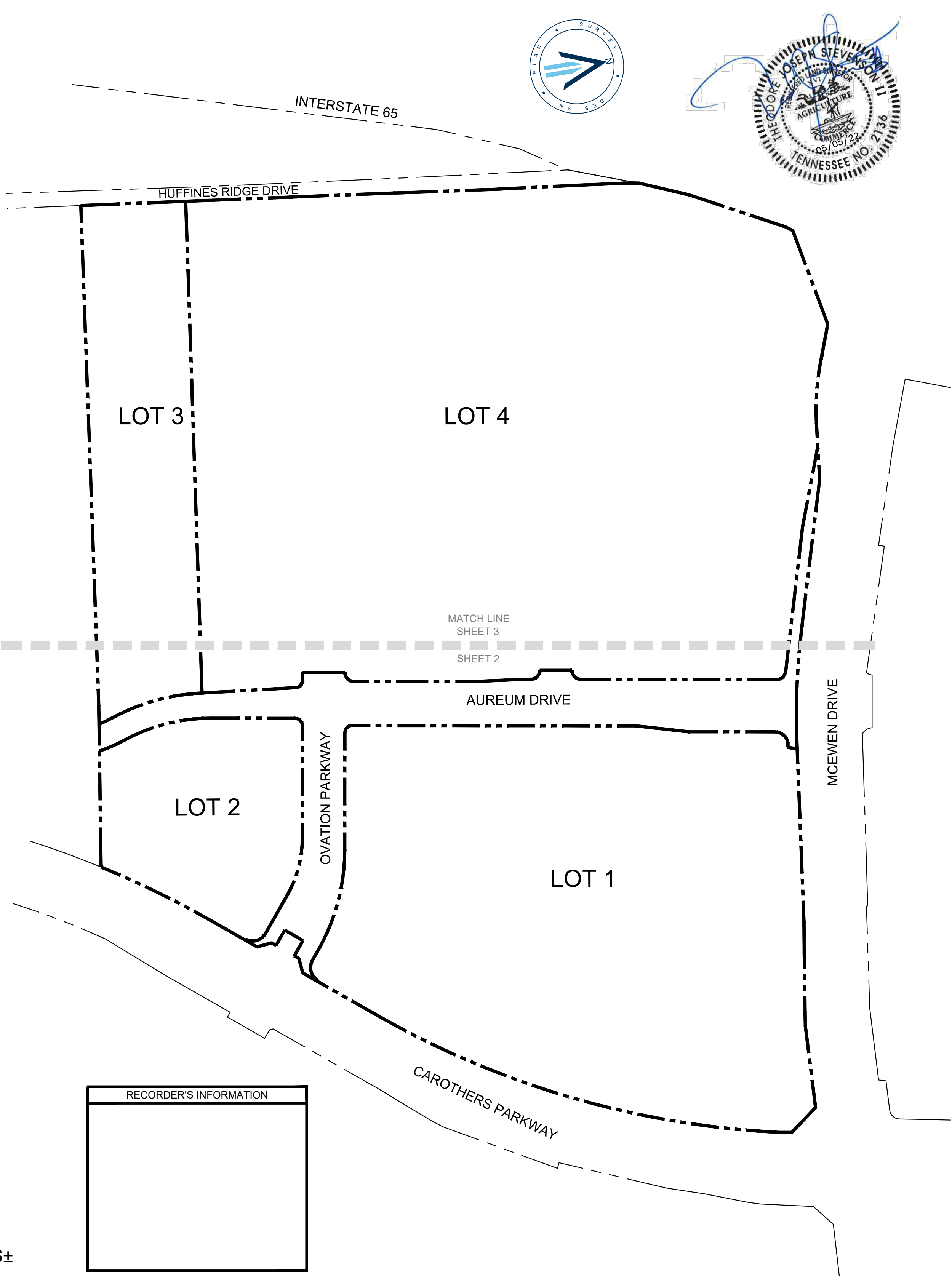
CHARTWELL HOSPITALITY, LLC
ROBERT G. SCHAEDEL III
5000 MERIDIAN BOULEVARD
SUITE 750
FRANKLIN, TN 37067
(615) 550-1270
RSCHAEDEL@CHARTWELLHOSPITALITY.COM

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS, UTILITY EASEMENTS AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
4. THIS PROPERTY HAS A BASE ZONING OF PD (PLANNED DEVELOPMENT) WITH A CHARACTER OVERLAY OF MECO-4; OTHER APPLICABLE OVERLAYS= HTO, HHO, 500' HHO BUFFER.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 472026, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. BEING PARCEL NUMBERS 18.01, 18.02 AND 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
8. 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.
9. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
11. 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.
12. 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. 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 COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
14. 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 HOMEOWNER'S EXPENSE.
15. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
17. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
18. THERE SHALL BE NO DIRECT ACCESS TO LOT 4 FROM MCEWEN DRIVE OR INTERSTATE 65.
19. THERE SHALL BE NO DIRECT ACCESS TO LOT 1 FROM MCEWEN DRIVE. ACCESS TO LOT 1 FROM CAROTHERS PARKWAY SHALL BE SOLELY VIA THE RIGHT-IN / RIGHT-OUT FOR GOLDEN WAY AS DEPICTED ON AN APPROVED SITE PLAN.
20. THERE SHALL BE NO DIRECT ACCESS TO LOT 2 FROM CAROTHERS PARKWAY.
21. 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.
18. PARCEL 18.02: BEING THE SAME PROPERTY AS CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7357, PAGE 667 AND SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 7357, PAGE 661, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 19.03: BEING THE SAME PROPERTY AS CONVEYED TO COMER RAY ELLER, JR. AND STEVEN ALLAN ELLER BY EXECUTOR'S QUITCLAIM DEED OF RECORD IN DEED BOOK 8205, PAGE 98, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 18.01: BEING THE SAME PROPERTY AS CONVEYED TO JUDSON HOLDINGS, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 8801, PAGE 319, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TOTAL AREA= 2,504,474 SQUARE FEET OR 57.49 ACRES±

G:\21-0085\1-SURVEY\PLAT\FINAL\210085 PLAT SHEET 1 COVER.DWG



RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 8801, PAGE 319, DEED BOOK 7357, PAGE 667, DEED BOOK 7357, PAGE 661 AND DEED BOOK 8205, PAGE 98, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____. R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY..

SS-CH FRANKLIN, LLC

NAME DATE
JUDSON HOLDINGS, LLC

NAME DATE

COMER RAY ELLER, JR. AND STEVEN ALLAN ELLER

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 21ST DAY OF MARCH, 2022. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

TED J. STEVENSON II TN RLS NO. 2136 05/05/22
DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN AUREUM PUD SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

SEWER: FRANKLIN DATE

WATER: M.V.U.D. DATE

CERTIFICATE OF APPROVAL OF MTEM

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEM AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEM, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEM WEBSITE AT WWW.MTEM.COM ("COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEM'S REQUIREMENTS HAVE BEEN MET AND APPROVED BY WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEM. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEM'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN AUREUM PUD SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, \$_____ FOR SIDEWALKS AND \$_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL 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

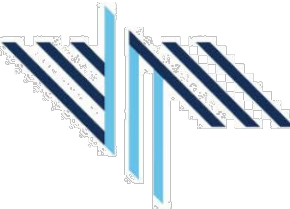
FINAL PLAT

AUREUM PUD SUBDIVISION
FINAL PLAT

McEWEN DRIVE
COF# 7834

9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=150'

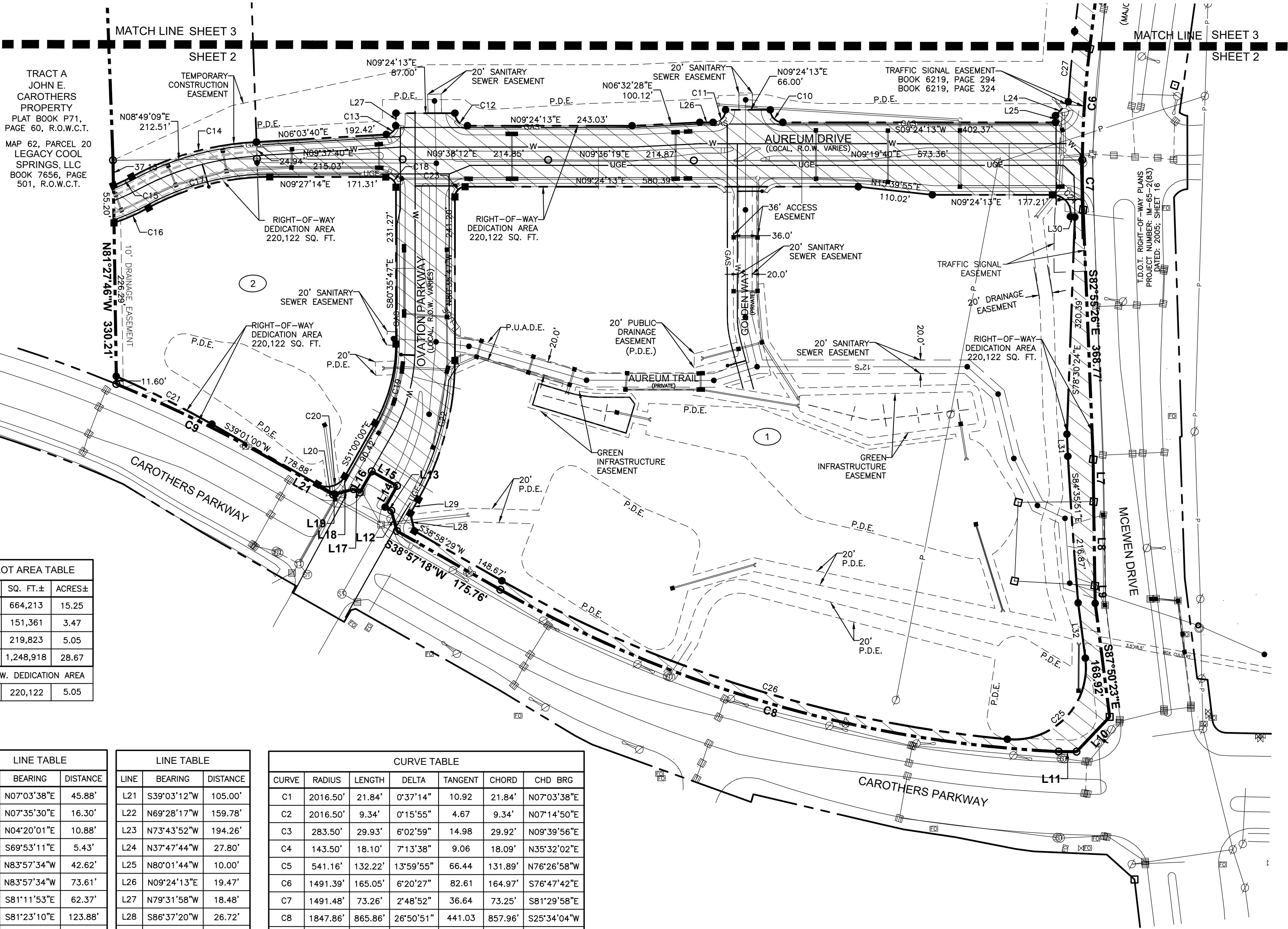
DATE: MAY 5, 2022 JOB NO. 21-0085
SHEET 1 of 3



RaganSmith

315 Woodland Street Nashville, Tn 37206
615.244.8591 tstevenson@ragansmith.com

Ted Stevenson



TRACT A
JOHN E.
CAROTHERS
PROPERTY
PLAT BOOK P71,
PAGE 60, R.O.W.C.T.
MAP 62, PARCEL 20
LEGACY COOL
SPRINGS, LLC
BOOK 7656, PAGE
501, R.O.W.C.T.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	664,213	15.25
2	151,361	3.47
3	219,823	5.05
4	1,248,918	28.67
R.O.W. DEDICATION AREA		
	220,122	5.05

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°35'30"E	16.30'
L3	N04°20'01"E	10.88'
L4	S69°53'11"E	5.43'
L5	N83°57'34"W	42.62'
L6	N83°57'34"W	73.61'
L7	S81°11'53"E	62.37'
L8	S81°23'10"E	123.88'
L9	S81°57'12"E	26.21'
L10	S36°57'51"E	70.90'
L11	S09°36'43"W	26.24'
L12	S84°20'19"W	31.13'
L13	S38°11'33"W	10.50'
L14	N51°23'33"W	36.00'
L15	S39°12'25"W	42.85'
L16	S50°53'38"E	35.86'
L17	S38°15'03"W	10.39'
L18	S05°55'58"E	31.12'
L19	S05°55'58"E	2.85'
L20	N38°55'40"E	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L22	N69°28'17"W	159.78'
L23	N73°43'52"W	194.26'
L24	N37°47'44"W	27.80'
L25	N80°01'44"W	10.00'
L26	N09°24'13"E	19.47'
L27	N79°31'58"W	18.48'
L28	S86°37'20"W	26.72'
L29	N51°00'00"W	23.57'
L30	N16°52'22"E	6.61'
L31	S82°53'40"E	32.69'
L32	S88°03'03"E	82.24'

CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG	
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E	
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E	
C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E	
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E	
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	N76°26'58"W	
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E	
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E	
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W	
C9	1971.86'	254.70'	7°24'03"	127.53	254.52'	S35°20'56"W	
C10	18.50'	29.06'	90°00'00"	18.50	26.16'	N54°24'13"E	
C11	18.50'	29.06'	90°00'00"	18.50	26.16'	N35°35'47"W	
C12	18.50'	29.07'	90°01'20"	18.51	26.17'	N54°24'53"E	
C13	14.62'	20.10'	78°45'15"	12.00	18.55'	N33°50'24"W	
C14	426.70'	192.92'	25°54'17"	98.14	191.28'	S06°10'47"E	
C15	274.00'	29.81'	6°14'02"	14.92	29.80'	S16°01'33"E	
C16	326.00'	55.66'	9°46'59"	27.90	55.60'	N14°15'05"W	
C17	374.00'	186.67'	28°35'48"	95.32	184.73'	N04°50'40"W	
C18	15.00'	23.55'	89°56'59"	14.99	21.20'	N54°25'43"E	
C19	236.50'	122.17'	29°35'47"	62.48	120.81'	S65°47'54"E	
C20	30.00'	46.70'	89°11'00"	29.58	42.12'	S06°24'30"E	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C21	1527.50'	158.16'	5°55'57"	79.15	158.09'	S36°03'01"W
C22	415.50'	214.63'	29°35'47"	109.77	212.25'	N65°47'54"W
C23	15.00'	23.49'	89°42'46"	14.92	21.16'	N35°44'24"W
C24	27.00'	47.40'	100°35'01"	32.51	41.54'	N59°41'43"E
C25	106.25'	190.42'	102°41'09"	132.83	165.94'	S36°42'28"E
C26	1860.00'	787.66'	24°15'48"	399.82	781.79'	S26°48'18"W
C27	2255.52'	104.33'	2°39'01"	52.17	104.32'	N75°31'24"W

LEGEND

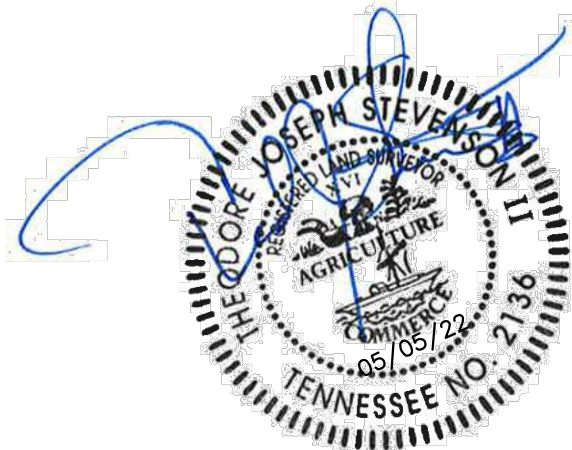
CM(O)	CONCRETE MONUMENT (OLD)	○	GAS VALVE
CM(N)	CONCRETE MONUMENT (NEW)	◻	GAS METER
	(4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—P—	OVERHEAD ELECTRIC POWER LINE
IR(O)	IRON ROD (OLD)	—SA—	SANITARY SEWER LINE
IR(N)	IRON ROD (NEW)	—G—	GAS LINE
	(5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
		G.I.F.	GREEN INFRASTRUCTURE EASEMENT
⊕	FIRE HYDRANT	⊙	SANITARY SEWER MANHOLE
⊕	WATER VALVE		
⊕	WATER METER		
⊕	UTILITY POLE		
		R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE



SEE NOTE 1.
0 100 200

OWNER/DEVELOPER

SOUTHSTAR
GLENN WILSON
GLENN MCGEEHEE
RALPH KNAUSS
501 CORPORATE CENTER DRIVE
SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GMCGEHEE@SOUTHSTARCO.COM
CHARTWELL HOSPITALITY, LLC
ROBERT G. SCHAEDEL III
5000 MERIDIAN BOULEVARD
SUITE 750
FRANKLIN, TN 37067
(615) 550-1270
RSCHAEDEL@CHARTWELLSHOSPITALITY.COM



FINAL PLAT AUREUM PUD SUBDIVISION FINAL PLAT McEWEN DRIVE COF#7834

9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: MAY 5, 2022 JOB NO. 21-0085
SHEET 2 of 3



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street, Nashville,
Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

LEGEND

- CM(O) CONCRETE MONUMENT (OLD)
- CM(N) CONCRETE MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
"RAGAN-SMITH ASSOCIATES")
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED
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- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GAS VALVE
- GAS METER
- OVERHEAD ELECTRIC POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- G.I.F. GREEN INFRASTRUCTURE EASEMENT
- SANITARY SEWER MANHOLE
- REGISTER'S OFFICE FOR
WILLIAMSON COUNTY,
TENNESSEE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°35'30"E	16.30'
L3	N04°20'01"E	10.88'
L4	S69°53'11"E	5.43'
L5	N83°57'34"W	42.62'
L6	N83°57'34"W	73.61'
L7	S81°11'53"E	62.37'
L8	S81°23'10"E	123.88'
L9	S81°57'12"E	26.21'
L10	S36°57'51"E	70.90'
L11	S09°36'43"W	26.24'
L12	S84°20'19"W	31.13'
L13	S38°11'33"W	10.50'
L14	N51°23'33"W	36.00'
L15	S39°12'25"W	42.85'
L16	S50°53'38"E	35.86'
L17	S38°15'03"W	10.39'
L18	S05°55'58"E	31.12'
L19	S05°55'58"E	2.85'
L20	N38°55'40"E	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L22	N69°28'17"W	159.78'
L23	N73°43'52"W	194.26'
L24	N37°47'44"W	27.80'
L25	N80°01'44"W	10.00'
L26	N09°24'13"E	19.47'
L27	N79°31'58"W	18.48'
L28	S86°37'20"W	26.72'
L29	N51°00'00"W	23.57'
L30	N16°52'22"E	6.61'
L31	S82°53'40"E	32.69'
L32	S88°03'03"E	82.24'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	N76°26'58"W
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W
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C20	30.00'	46.70'	89°11'00"	29.58	42.12'	S06°24'30"E

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	664,213	15.25
2	151,361	3.47
3	219,823	5.05
4	1,248,918	28.67
R.O.W. DEDICATION AREA		
	220,122	5.05



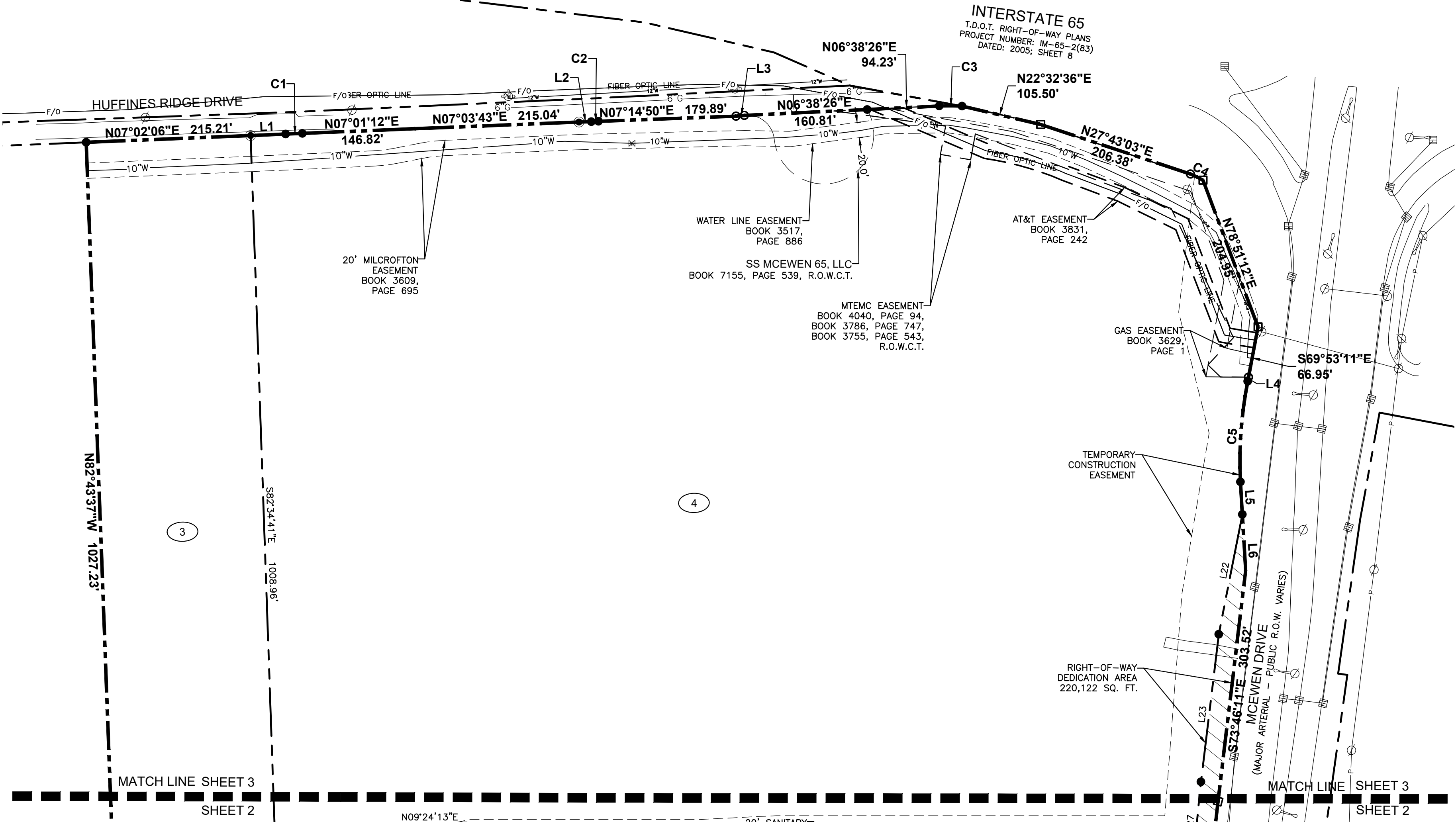
SEE NOTE 1.
0 100 200

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
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5000 MERIDIAN BOULEVARD
SUITE 750
FRANKLIN, TN 37067
(615) 550-1270
RSCHAEDEL@CHARTWELLHOSPITALITY.COM





File #: 21-03232

DATE: May 10, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Cox Family Subdivision, Final Plat, Creating 2 Lots, On 4.153 Acres, Located Near The Intersection Of Huffines Ridge Drive And Liberty Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7837
Applicant: William Huffman, CESO, Inc.
Owner: Michael Cox, Cox Family Revocable Living Trust and, Liberty Huffines, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this final plat is to create two commercial lots by combining existing parcels with the City's abandoned right-of-way.

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 that the Franklin Municipal Planning Commission approve, with conditions, Cox Family Subdivision, Final Plat. The conditions of approval are attached.

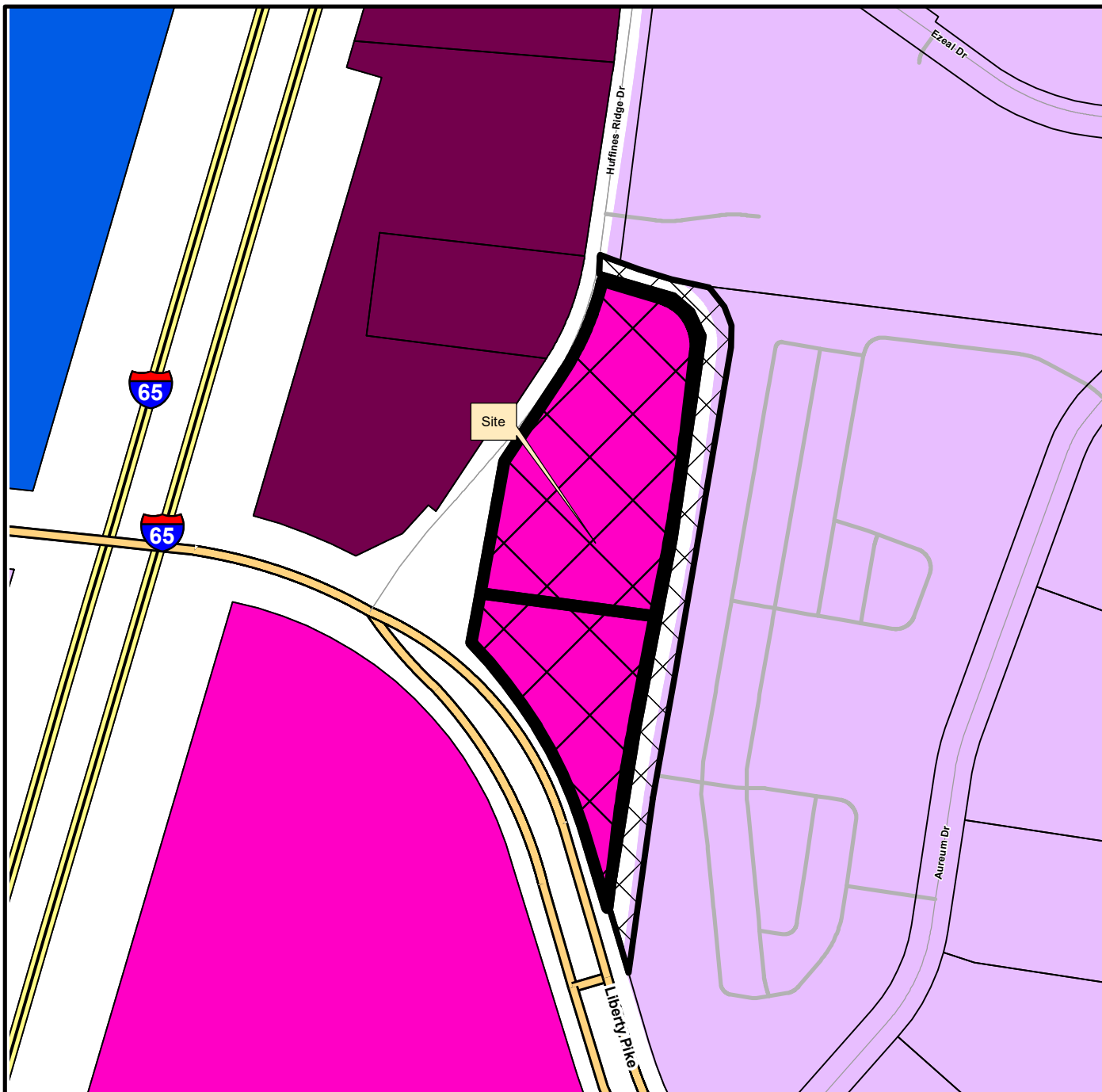
COX FAMILY SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: RC6 Regional Commerce 6 District
Site Acreage: 4.153 acres

Zoning Districts

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



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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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0 250 500 1,000
Feet



CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

lance.fittro@franklintn.gov The previous comment has been partially addressed.

Signed documentation on company letterhead for Legacy Cool Springs, LLC that has been provided with this submittal is sufficient with respect to that entity.

As a condition of approval of the final plat, to document Carothers Parkway LLC's decline to accept the 1/2 abandoned ROW that would otherwise be allocated to them, the Applicant shall provide either of

- 1) a recorded sale or transfer of their designated ROW abandonment parcel to the Cox Family Revocable Living Trust, or
- 2) documentation and affidavits from this property owner which indicates they have declined the respective portions of the ROW abandonment they were to have received pursuant to Resolution 2021-177.

The personal e-mail from a representative of Embry DC that was provided with this submittal does not satisfy the previous condition with respect to Legacy Cool Springs LLC.

24. C. Final Plat

lance.fittro@franklintn.gov For the street classifications now added to the plat (thank you), applicant shall correct Liberty Pike to indicate it as a Minor Arterial rather than Major Arterial:

LIBERTY PIKE
(MAJOR ARTERIAL)
(PUBLIC ROW VARIES)

Performance Agreement and Surety

General Issues

11. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

9. Separate Pages

chelsea.randolph@franklin.tn.gov Applicant shall submit Final Plat as its' own document. **Separate** the final plat from any other submittal document.



File #: 21-03242

DATE: May 12, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Galleria Commercial Complex Subdivision, Final Plat, Revision 39 (Resubdivision of Lot 41), Creating 3 Nonresidential Lots, On 5.88 Acres, Located At 1722, 1726, And 1728 Galleria Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7664
Applicant: David Regan, HFR Design, Inc.
Owner: CBL Properties, Jim Henderson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create three commercial lots consisting of 5.88 acres located at 1722, 1726 and 1728 Galleria Boulevard. The property contains three existing commercial buildings that will be located on their own individual lots. The revision to the preliminary plat for the Galleria Commercial Complex subdivision was approved in March 2022.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, the revised plat for the Galleria Commercial Complex Subdivision.

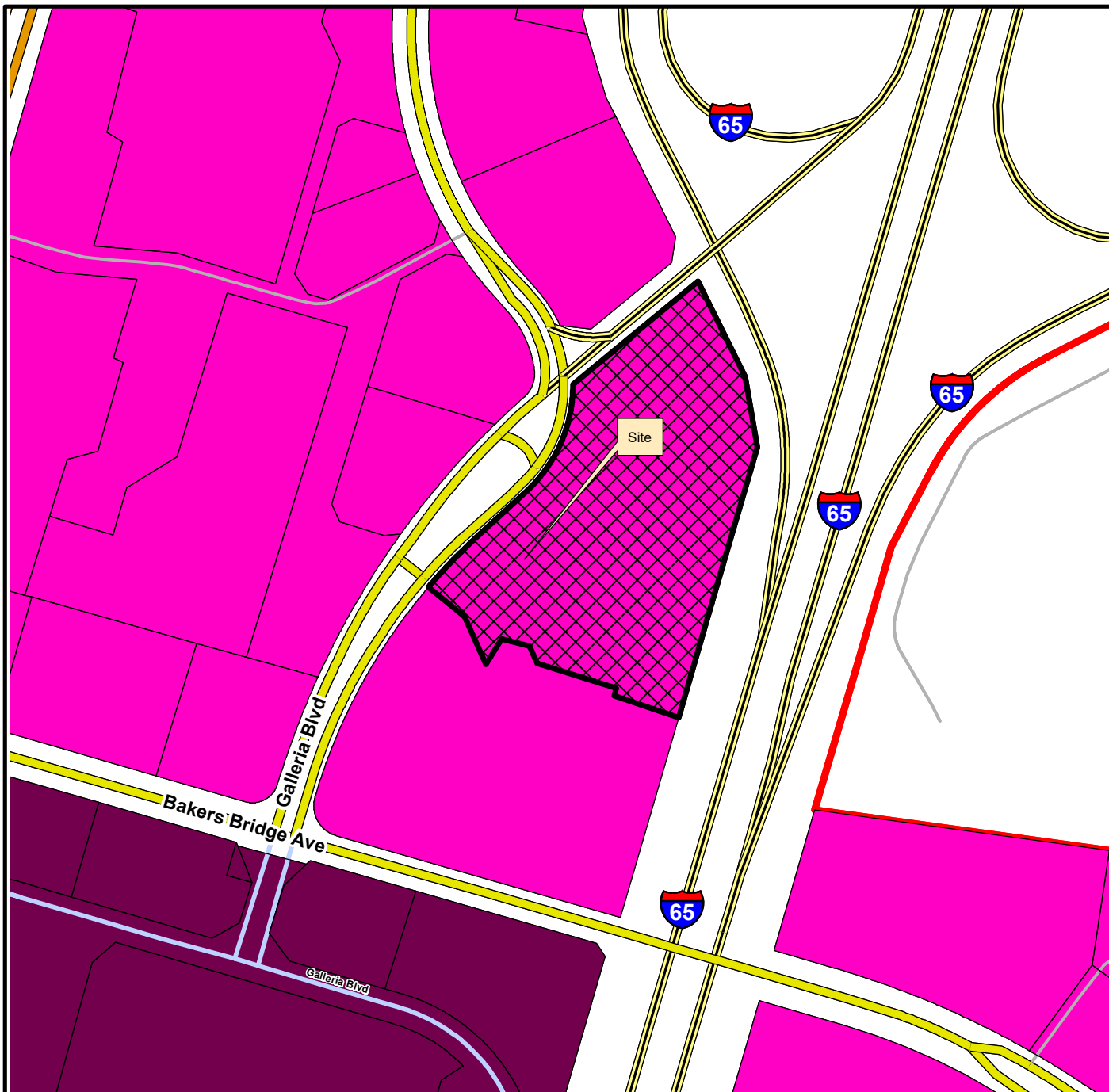
GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION 39

Project Information

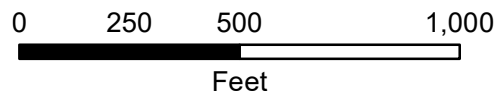
Existing Zoning: RC-6
Overlay Districts: n/a
Site Acreage: 5.88 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Lots: 3

Zoning Districts

-  Galleria Commercial Complex Subdivision, Lot 4
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
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-  RC6 Regional Commerce 6 District
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-  GO General Office District
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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

18. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

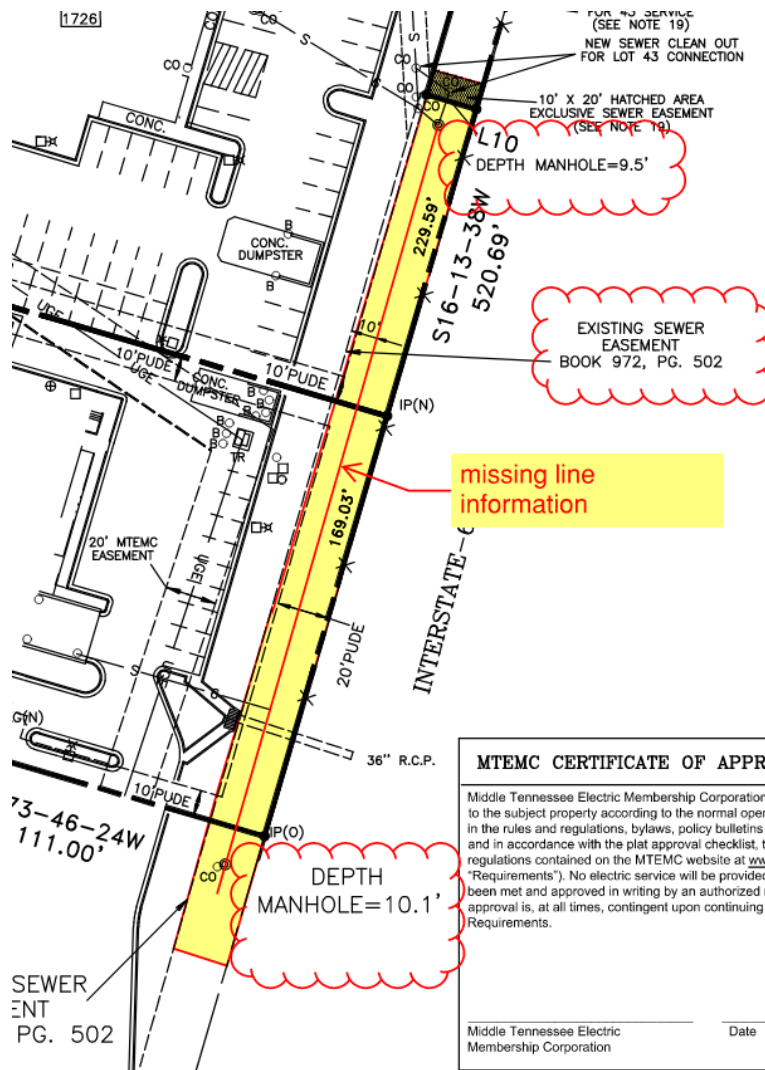
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Water/Sewer

General Issues

1. Utility easement

ben.mcneil@franklintn.gov The applicant failed to address the issue of providing the sanitary sewer location as existing. The sanitary sewer must be provided in its current location and size shown for reference. The depths are to be provided to ensure proper easement widths are provided for maintenance. The easement must be labeled as exclusive to sanitary sewer to ensure no utilities are installed within the maintenance area. This has been requested multiple times and the information has not been provided, the plat will not be approved by Water Management until the information has been provided and reviewed to ensure all specifications and requirements are met.



THE CITY OF FRANKLIN
SANITARY SEWER, I
WITHIN THE DEVEL
INSTALLED OR PLA
REMOVE SUCH ENC
REPAIR, MAINTAIN
THE EASEMENT WIT
PROPERTY OWNER
FENCING, CONCRET
OPEN SPACE LOTS
FRANKLIN. INDIVIDU
CITY OF FRANKLIN

SE
SEE SHEET
EASEMENT

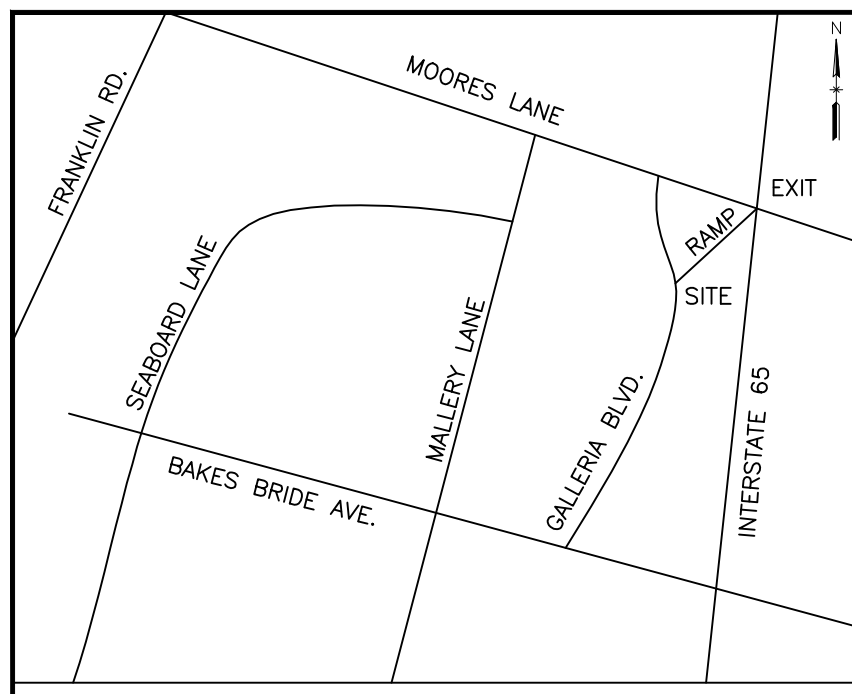
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric
Membership Corporation

Date

[Edited By Ben McNeil]

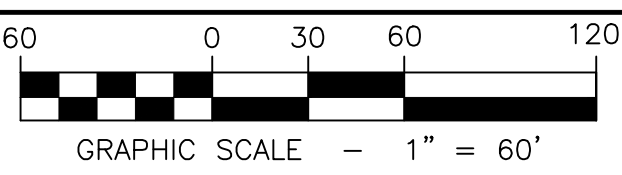


VICINITY MAP
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS, AND DEDICATE EASEMENTS FOR GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 11, RE-SUBDIVISION OF LOT 41.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0208F DATED: 9-29-06.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 53 AND BEING PARCEL 128.00.
- THIS PROPERTY IS ZONED RC6 "REGIONAL COMMERCE 6 DISTRICT". PER SECTION 3.18.5 SETBACKS ARE: PRINCIPAL BUILDING FRONT FOR COLLECTOR STREETS, LOCAL STREETS OR INTERNAL DRIVES=5' MIN. TO 30' MAX. FRONT FOR ARTERIAL STREETS=20' MIN. TO 85' MAX. SIDE YARD=15' MIN., REAR=25' MIN.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET IN FRONT OF THE LOT FOR A WITNESS PIN AS CLOSE AS POSSIBLE TO THE ORIGINAL CORNER BUT CLEAR OF THE CONCRETE WALK.
- 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.
- ALL DRIVEWAYS ON SUBJECT PROPERTIES (LOTS 41-43) WILL BE CROSS ACCESS AND UTILITY AND DRAINAGE EASEMENTS FOR EACH OF LOTS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 41 SHOWN ON THE FINAL PLAT ENTITLED REVISION 10, RE-SUBDIVISION OF LOT 4 GALLERIA COMMERCIAL COMPLEX SUBDIVISION OF RECORD IN PLAT BOOK 18, PAGE 82. R.O.W.C.
- 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.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- THERE SHALL BE NO INTERSTATE-65 OR I-65 OFF RAMP ACCESS FROM THE SITE. ACCESS TO THE LOTS FROM GALLERIA BLVD. SHALL BE SOLELY VIA THE CROSS-ACCESS EASEMENTS AS SHOWN HEREON.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- LOT 43 AGREES TO OWN AND MAINTAIN SANITARY SEWER SERVICE ACROSS LOT 42 FOR THE ABILITY TO SERVE SANITARY SEWER TO THE LOT. THE CITY OF FRANKLIN'S RESPONSIBILITY ENDS AT THE EDGE OF EASEMENT AT THE FINAL MANHOLE LOT 42.

LEGEND	
EXISTING FIRE HYDRANT	▽ FH
LIGHT POLE	□ LK
CURB INLET /CATCH BASIN	■/■
EXISTING MANHOLE	●
5/8" IRON PIN SET THIS PLAT	○ ST
UTILITY STUB OUT	○ ST
STREET ADDRESS	1730
SIGN POST	◇
HANDI-CAPPED SPACE	HC
GAS VALVE	⊕
GAS METER	⊞
PROPERTY/R.O.W. LINE	— PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	—
8" WATER LINE	6 W
8" SEWER LINE	8 S
18" STORM LINE	18 ST
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC ACCESS EASEMENT	PAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE UTILITY NOTES	
UTILITY POLE	▽ FH
DRAINAGE EASEMENT TYPICAL	DE
CONCRETE	CONC.
CLEAN OUT	CO
BOLLARD	OB
FLAG POLE	FP
YARD LIGHT	YL
TRANSFORMER	TR
TELEPHONE PEDISTAL	DT
REINFORCED CONCRETE PIPE	RCP
WATER VALVE	⊕
ELECTRIC BOX	EB



ADSSONE 5301, PIPESONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

I (We) further certify that there are no liens on this property, except as follows:

By: _____ Date: _____

JEFFERY V. CURRY CHIEF LEGAL OFFICER
OWNER OF MAP 53, PARCEL 128.00 BOOK 9790, PG. 906

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

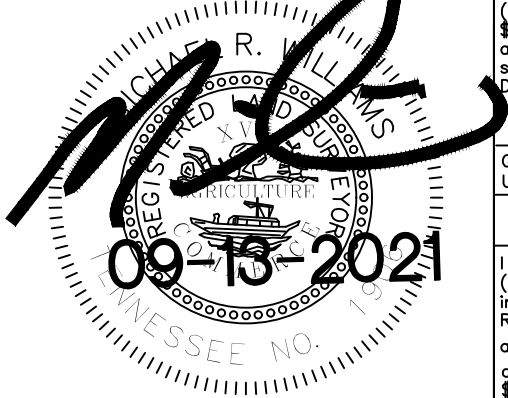
Williamson County Emergency Management Agency _____ Date _____

City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

(1) the sewer systems designated in GALLERIA COMMERCIAL COMPLEX SUB. REVISION 39, RE-SUB. LOT 41 Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management _____ Date _____

City of Franklin, Tennessee (Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manager Milcrofton _____ Date _____

Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage and sidewalks designated in GALLERIA COMMERCIAL COMPLEX SUB. REVISION 39, RE-SUB. OF LOT 41 have been installed in accordance with City specifications, or

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 _____ Date _____

City of Franklin, Tennessee

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 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
41	84,551.98	1.941	
42	79,332.78	1.821	
43	92,171.71	2.116	
TOTAL	256,056.47	5.878	

LINE TABLE

NO.	BEARING	DIST.
1	N16-13-37E	9.00'
2	N16-13-35E	3.22'
3	S16-13-37W	54.92'
4	S77-05-21E	29.88'
5	N52-43-26W	18.50'
6	N73-46-59W	72.45'
7	S16-13-01W	60.80'
8	N41-35-17W	133.66'
9	S16-13-38W	106.28'
10	S73-46-22E	20.00'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-56-55	1093.90'	76.00'	151.75'	151.64'	N44-26-18E
C2	12-36-58	277.50'	30.88'	61.10'	60.98'	N42-06-17E
C3	30-23-25	277.50'	75.37'	147.19'	145.47'	N20-36-02E

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY 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 THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

SEE SHEET 1 FOR SITE DETAILS
SEE SHEET 2 FOR CROSS ACCESS AND PUDE
EASEMENT DETAILS (SEE NOTES 13 & 16)

MTEMC CERTIFICATE 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. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

COF PROJECT # (7664)
GALLERIA COMMERCIAL COMPLEX SUBDIVISION
FINAL PLAT, REVISION 39,
(RE-SUBDIVISION OF LOT 41)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.878 TOTAL LOTS: 3

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=60' SHEET 1 OF 2 DATE: 09-13-2021

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027

615.370.8530

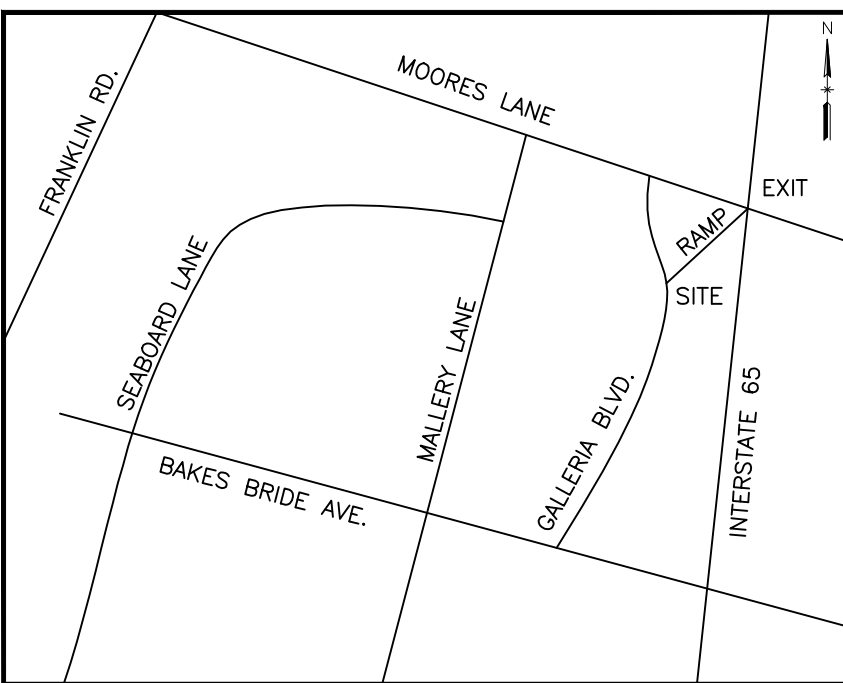
hfrdesign.com

SITE ADDRESS:
1730 GALLERIA BLVD.
FRANKLIN, TN 37064

SITE INFORMATION:
MAP 53, PARCEL 128.00
BOOK 9790, PG. 906
LOT 41
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82

LOT 4
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82
MAP 53, PARCEL 128.01
JUNLEE-COOLSPRINGS LLC
BOOK 2345, PG. 639

EXISTING SEWER
EASEMENT
BOOK 972, PG. 502

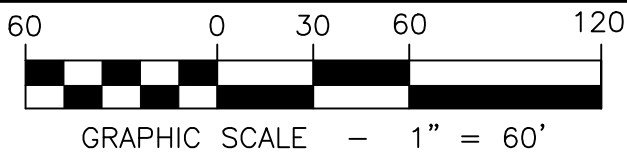


VICINITY MAP
NOT TO SCALE

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS, AND DEDICATE EASEMENTS FOR GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 11, RE-SUBDIVISION OF LOT 41.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0208F DATED: 9-29-06.
- 5) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- 6) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 7) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 53 AND BEING PARCEL 128.00.
- 8) THIS PROPERTY IS ZONED RC6 "REGIONAL COMMERCE 6 DISTRICT". PER SECTION 3.18.5 SETBACKS ARE: PRINCIPAL BUILDING FRONT FOR COLLECTOR STREETS, LOCAL STREETS OR INTERNAL DRIVES=5' MIN. TO 30' MAX. FRONT FOR ARTERIAL STREETS=20' MIN. TO 85' MAX. SIDE YARD=15' MIN., REAR=25' MIN.
- 9) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- 10) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 11) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET IN FRONT OF THE LOT FOR A WITNESS PIN AS CLOSE AS POSSIBLE TO THE ORIGINAL CORNER BUT CLEAR OF THE CONCRETE WALK.
- 12) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- 13) ALL DRIVEWAYS ON SUBJECT PROPERTIES (LOTS 41-43) WILL BE CROSS ACCESS AND UTILITY AND DRAINAGE EASEMENTS FOR EACH OF LOTS.
- 14) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 41 SHOWN ON THE FINAL PLAT ENTITLED REVISION 10, RE-SUBDIVISION OF LOT 4 GALLERIA COMMERCIAL COMPLEX SUBDIVISION OF RECORD IN PLAT BOOK 18, PAGE 82. R.O.W.C.
- 15) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 16) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 17) THERE SHALL BE NO INTERSTATE-65 OR I-65 OFF RAMP ACCESS FROM THE SITE. ACCESS TO THE LOTS FROM GALLERIA BLVD. SHALL BE SOLELY VIA THE CROSS-ACCESS EASEMENTS AS SHOWN HEREON.
- 18) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 19) LOT 43 AGREES TO OWN AND MAINTAIN SANITARY SEWER SERVICE ACROSS LOT 42 FOR THE ABILITY TO SERVE SANITARY SEWER TO THE LOT. THE CITY OF FRANKLIN'S RESPONSIBILITY ENDS AT THE EDGE OF EASEMENT AT THE FINAL MANHOLE LOT 42.

LEGEND	
EXISTING FIRE HYDRANT	⚡ FH
LIGHT POLE	⚡
CURB INLET /CATCH BASIN	■/■
EXISTING MANHOLE	⊙
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	[1730]
SIGN POST	◇
HANDI-CAPPED SPACE	HC
GAS VALVE	⊕
GAS METER	⊕
PROPERTY/R.O.W. LINE	— PUDE —
PUBLIC UTILITY & DRAINAGE EASEMENT	— S — 8 — W —
8" WATER LINE	— S — 8 — W —
8" SEWER LINE	— S — 8 — W —
18" STORM LINE	— ST — 18 —
SANITARY SEWER EASEMENT	— 20' SSE —
MILCROFTON EASEMENT	— 15' MUDEE —
SEE NOTES 12 & 17	— PAE —
PUBLIC ACCESS EASEMENT	— PAE —
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	— 15' MTE —
SEE UTILITY NOTES	
UTILITY POLE	⚡
DRAINAGE EASEMENT TYPICAL	DE
CONCRETE	CONC.
CLEAN OUT	CO
BOLLARD	OB
FLAG POLE	FP
YARD LIGHT	YL
TRANSFORMER	TR
TELEPHONE PEDISTAL	DT
REINFORCED CONCRETE PIPE	RCP
WATER VALVE	⊕
ELECTRIC BOX	EB

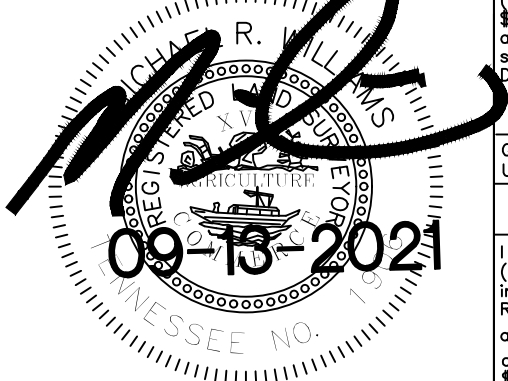


ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP	
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.	
By: _____ JEFFERY V. CURRY CHIEF LEGAL OFFICER OWNER OF MAP 53, PARCEL 128.00 BOOK 9790, PG. 906	Date: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING	
Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date _____
City of Franklin, Tennessee	Date _____

CERTIFICATE OF SURVEY	
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.	
Michael R. Williams TN RLS # 1906 HFR Design, Inc.	Date _____



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that: (1) the sewer systems designated in GALLERIA COMMERCIAL COMPLEX SUB. REVISION 39, RE-SUB. LOT 41 Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Director, Water Management City of Franklin, Tennessee (Where applicable)	Date _____
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the City of Franklin, Tennessee to assure completion of such systems.	

General Manager Milcrofton Utility District	Date _____
--	------------

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	
I hereby certify that: (1) the streets, drainage and sidewalks designated in GALLERIA COMMERCIAL COMPLEX SUB. REVISION 39, RE-SUB. OF LOT 41 have been installed in accordance with City specifications, or 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 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 AREA TABLE		
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TOTAL	256,056.47	5.878

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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 THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

SEE SHEET 1 FOR SITE DETAILS
SEE SHEET 2 FOR CROSS ACCESS AND PUDE
EASEMENT DETAILS (SEE NOTES 13 & 16)

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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Middle Tennessee Electric Membership Corporation

Date _____

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027

615.370.8530

615.370.8500

214 Centerville Drive Suite 300
Brentwood, TN 37027

615.370.8530

615.370.8500

hfrdesign.com

SITE ADDRESS:
1730 GALLERIA BLVD.
FRANKLIN, TN 37064

SITE INFORMATION:
MAP 53, PARCEL 128.00
BOOK 9790, PG. 906
LOT 41
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82

LOT 4
GALLERIA COMMERCIAL COMPLEX
P.B. 18, PG. 82
MAP 53, PARCEL 128.01
JUNLEE-COOLSPRINGS LLC
BOOK 2345, PG. 639

SEE NOTES 13
& 16 FOR DRIVEWAYS

SEE NOTES 13
& 16 FOR DRIVEWAYS

COF PROJECT # (7664)
GALLERIA COMMERCIAL COMPLEX SUBDIVISION
FINAL PLAT, REVISION 39,
(RE-SUBDIVISION OF LOT 41)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	5.878	TOTAL LOTS:	3
ACRES NEW STREETS:	0	FEET NEW STREETS:	0
CIVIL DISTRICT:	8TH	CLOSURE ERROR:	1:10,000+
SCALE: 1"=60'		SHEET 2 OF 2	DATE: 09-13-2021



File #: 21-03233

DATE: May 10, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 13 Single-Family Lots, 83 Townhome Lots, and 7 Open Space Lots, and Dedicating Public Right-Of-Way, On 39.927 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7839
Applicant: JP Mitra, Williams and Associates, P.C.
Owner: Angelo Fish, Southern Land Company

BACKGROUND/STAFF COMMENTS:

This final plat creates 13 single-family lots, 83 townhome lots, 7 open space lots, and dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the April 2022 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

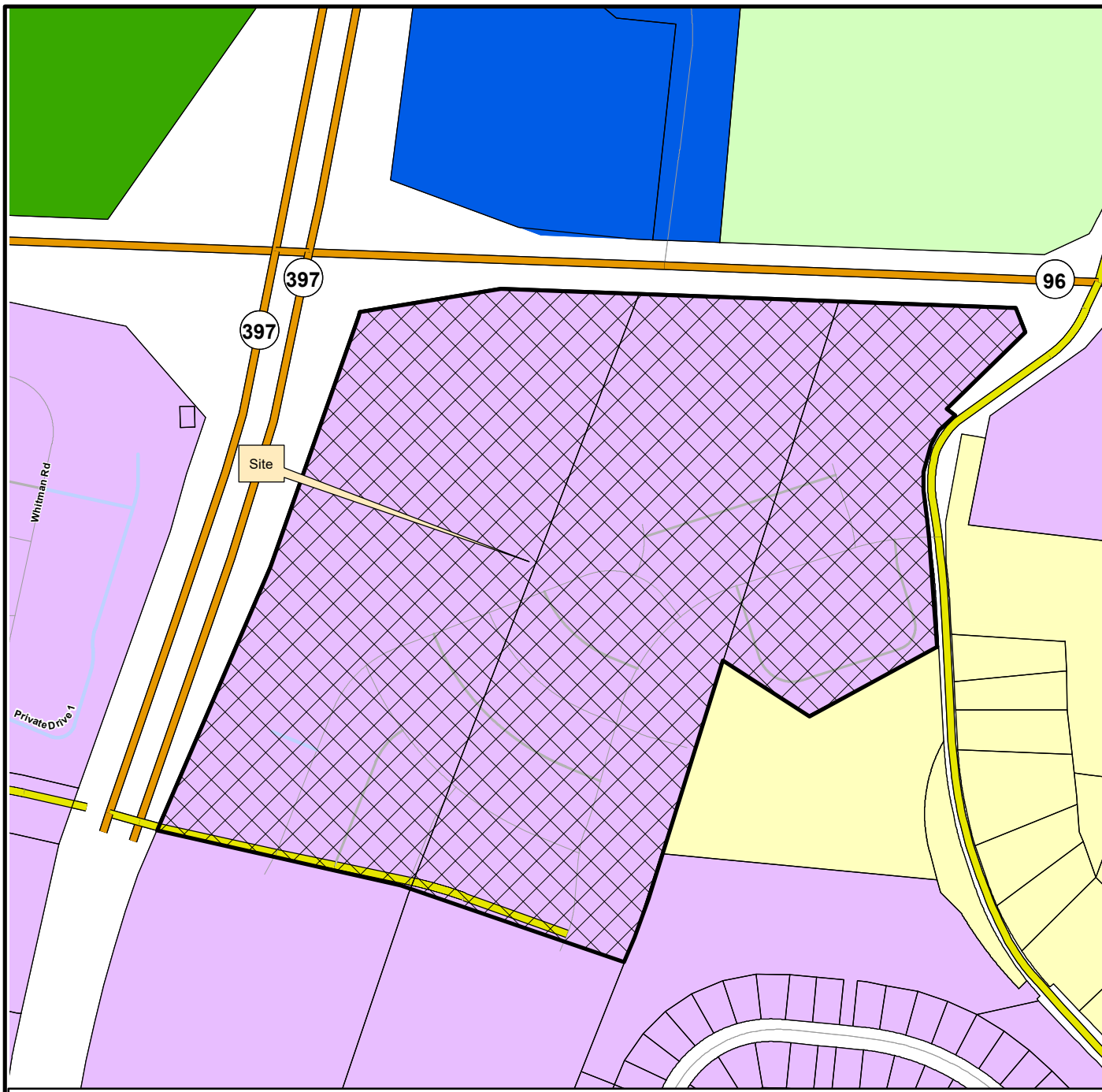
Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section Jewell 1. The conditions are attached to this staff report.

WESTHAVEN PUD SUBDIVISION FINAL PLAT, SECTION JEWELL 1

Project Information

Existing Zoning: PD, Planned Development (2.26)
Site Acreage: 39.927 acres
Proposed Number of Dwelling Units: 96

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet



CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

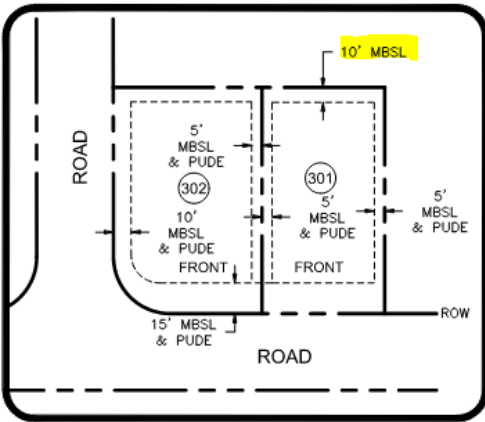
Engineering - Final Plat Checklist

General Issues

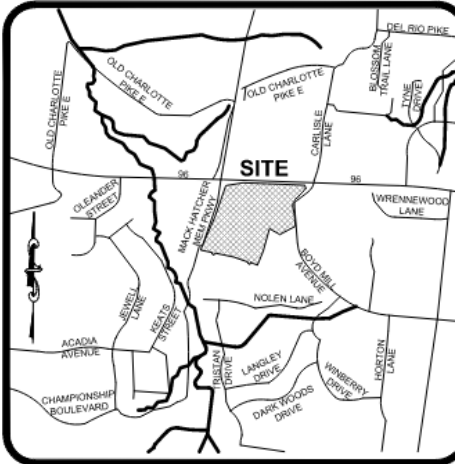
14. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "The rear MBSL only shown on the plat should be indicated as a PUAE" has not been addressed.

Applicant shall either add back the typical lot layout diagrams with easements as were shown on the previous plat (staff's preference), or detail the location of these easements on every lot throughout the plat. When doing so, indicate the MBSL on the Typical Lot Layouts highlighted below as a PUDAE as well:

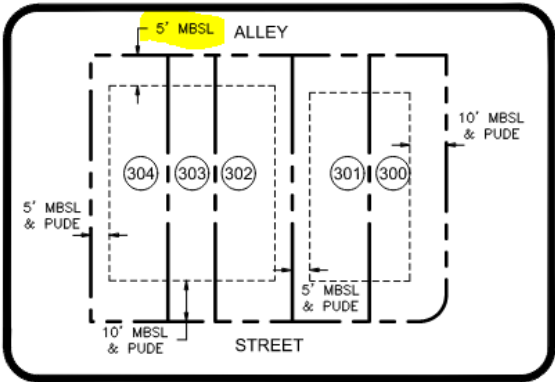


TYPICAL LOT LAYOUT
N.T.S.



VICINITY MAP
NOT TO SCALE

Space Area Table	
Area (SF)	Area (AC)
46550.27	1.069
7012.77	0.161
31407.75	0.721
40542.35	0.931
89892.64	2.064
12440.39	0.286
811271.86	18.624

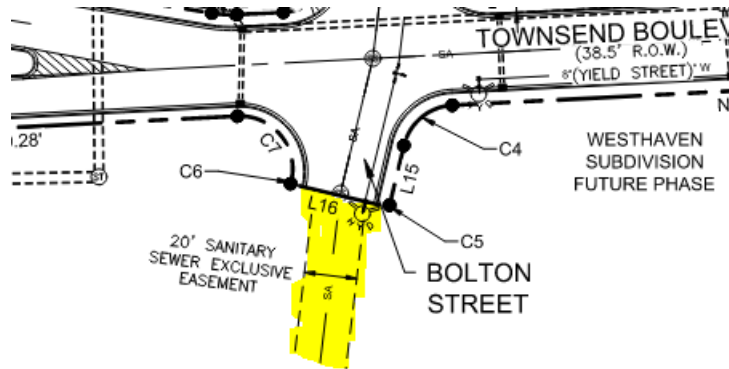


TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.

21. C. Final Plat

lance.fittro@franklin.tn.gov

This is an advisory comment: where public infrastructure extends beyond the boundary of the Phase 1 area being platted, the easements for areas outside the boundary of the plat cannot be created with the plat. While the construction of the public infrastructure necessary to serve the lots being created with this final plat is ensured through the posting of sureties for its construction, the applicant shall be advised that the infrastructure cannot be accepted for public service until all associated easements have been dedicated.



MTEMC

20-1478-PLAT Westhaven - Jewell - Phase 1 - Final Plat - CLIENT 2022-05-05.pdf

22. MTEMC Easement

ehale@mtmc.com

MTE needs sufficient room to maintain a minimum 10' of clearance from structures. This will likely require 15' behind sidewalk.

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklin.tn.gov

Any unposted sureties associated with this development from site plan [COF# 7682 \(Westhaven PUD Subdivision, Site Plan, Section Jewell 1\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

17. Project name

chelsea.randolph@franklin.tn.gov

Applicant shall remove all references to "Jewell Phase 1" and replace with "Section Jewell 1". Notes 2, 6, and 7 show this labeled incorrectly.
[Edited By Chelsea Randolph]

19. Transect Notes

chelsea.randolph@franklin.tn.gov

Applicant shall update notes 5,6,7 with correct transect information per the Westhaven Pattern book. Section Jewell 1 has lots within both T4 and T5. Notes should show both transects along with the matching setbacks and all permitted building types.
[Edited By Chelsea Randolph]

20. Purpose statement

chelsea.randolph@franklintn.gov Applicant shall update the purpose statement to reflect the types of lots. This plat shows 83 townhome/multi-family dwelling units, 13 single-family dwelling units, and 7 open space lots and the purpose statement should reflect this information.

Stormwater

General Issues

12. Plats

jeff.willoughby@franklintn.gov Centerline and top of bank of stream shall be labeled.

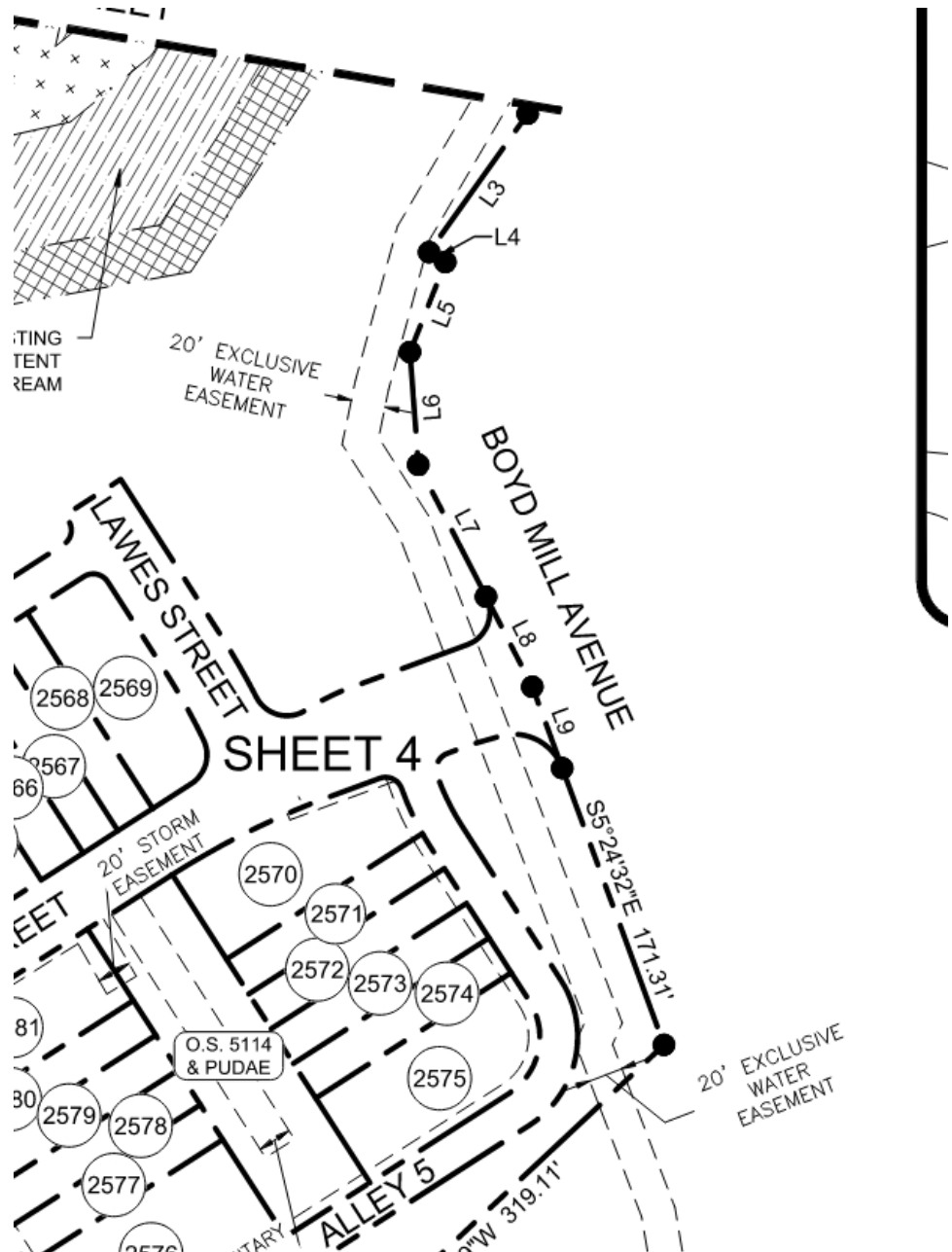
Water/Sewer

General Issues

4. Water

ben.mcneil@franklintn.gov The applicant did not fully address the issue, the applicant shall provide the water line and size within the proposed easement. The applicant may reference the approved plan number showing the water line alterations. The existing alignment must be provided with existing easements to ensure Franklin can operate and maintain the line until alignment has been changed. If the existing alignment and line location are not shown, plat cannot be recorded until the alignment has been changed. Otherwise, the existing easement is removed and Franklin does not have the ability to operate existing line.

The applicant may contact Franklin water if questions arise.



8. Existing water

ben.mcneil@franklin.tn.gov The applicant shall show the existing water location as well as the proposed water location. The water is proposed to be relocated with the widening of Boyd Mill, the plat must show easements for both locations. When the waterline is relocated, the plat may be revised to abandon the easements for the location of the existing line.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 96 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 2499 TO 2594) AND 7 OPEN SPACES.
2. SUBJECT PROPERTY IS SHOWN AS JEWELL - PHASE 1 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.00, 28.01, AND 28.02 ON PROPERTY MAP 64.
4. ZONING: PLANNED DEVELOPMENT (2-26)
5. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T4 TRANSECT ZONE - SIDEYARD HOUSE, COTTAGE, OR HOUSE.
- MINIMUM SETBACK REQUIREMENTS (JEWELL - PHASE 1 LOTS):
- FRONT YARD - 15'
- REAR YARD - 5'
- SIDE YARD - 10' (MIN. 10' BETWEEN BUILDINGS)
- (MINIMUM 0' BETWEEN TOWNHOME UNITS)

NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

REAR YARD/ALLEY SETBACK - 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

REAR YARD/NON-ALLEY SETBACK - 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)

6. ALL LOTS IN JEWELL - PHASE 1 FALL IN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
7. JEWELL - PHASE 1 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:

MINIMUM.....1,000 S.F.

MAXIMUM.....10,000 S.F.

MAXIMUM BUILDING HEIGHTS.....2 STORIES

8. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
22. 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.
23. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

24. REQUIRED EXTERIOR PARKING:

A. SINGLE FAMILY DETACHED RESIDENCE 2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.

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

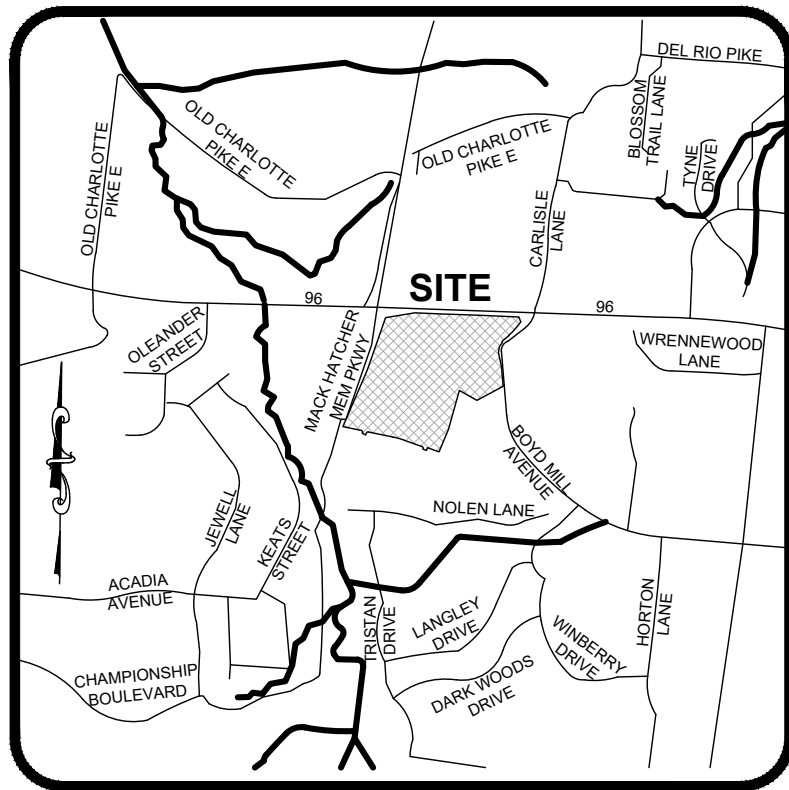
26. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR 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.

27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND 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.

28. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

NOTE:

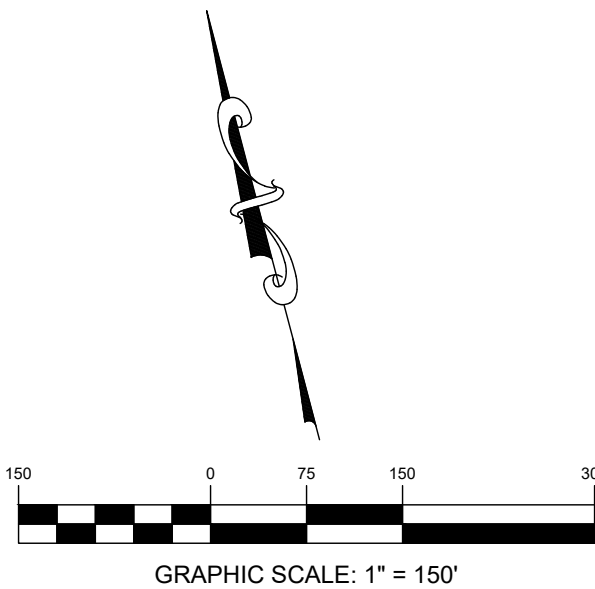
HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER: WESTHAVEN JEWELL OWNER, LP
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN JEWELL OWNER, LP 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE, NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

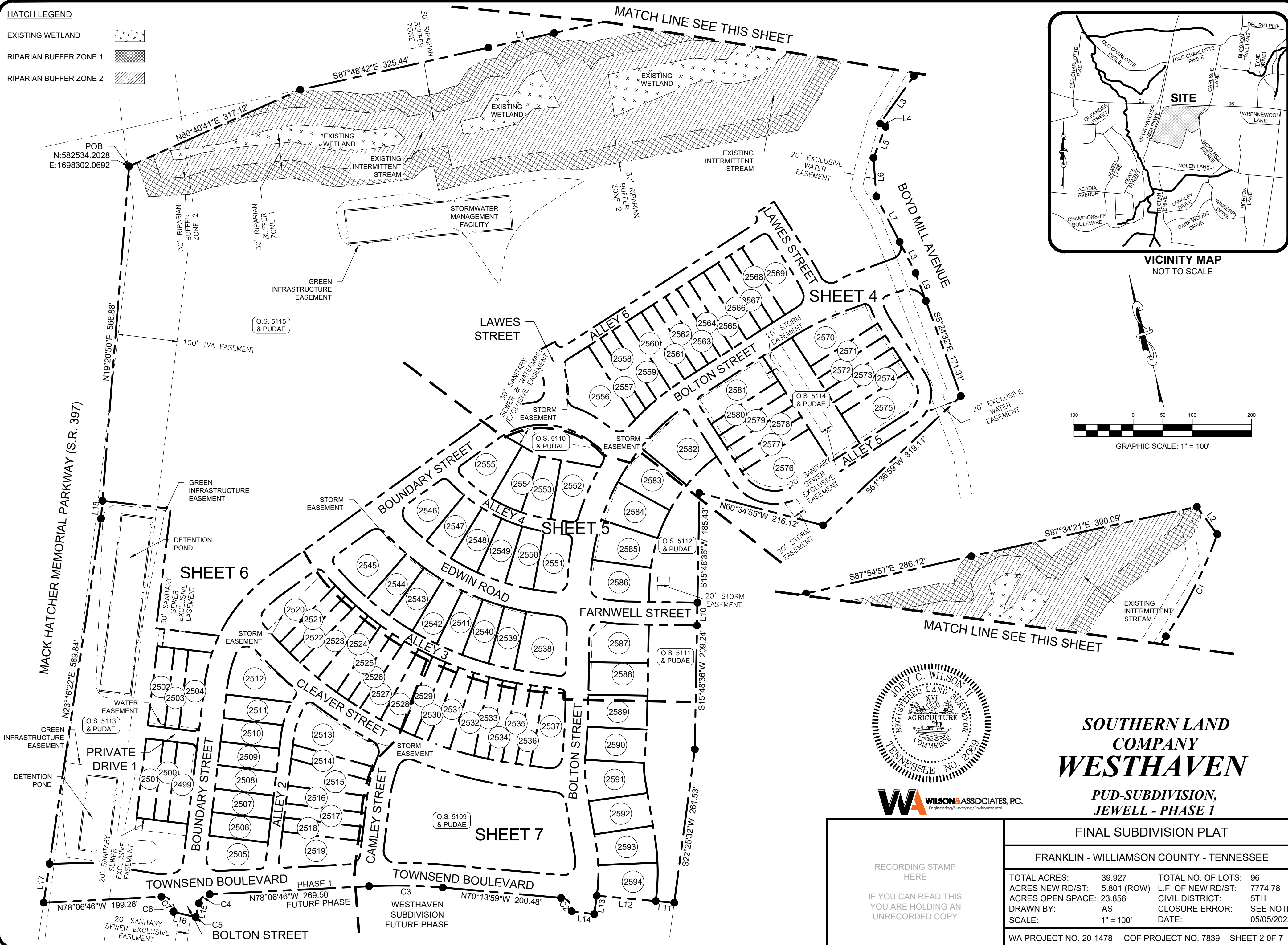
CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, JEWELL - PHASE 1 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN WATER DEPARTMENT TO ASSURE COMPLETION OF SUCH SYSTEM. CITY OF FRANKLIN WATER DEPARTMENT _____ DATE _____	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____ CITY OF FRANKLIN _____ DATE _____	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. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS. MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____ DATE _____

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF RECORDING	FINAL SUBDIVISION PLAT	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8643, PAGE 910, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, 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 _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.	I HEREBY CERTIFY THAT : (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, JEWELL - PHASE 1 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 _____ DATE _____ CITY OF FRANKLIN, TENNESSEE	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, JEWELL - PHASE 1 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM. DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____ CITY OF FRANKLIN, TENNESSEE	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. RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY SECRETARY _____ DATE _____ FRANKLIN MUNICIPAL PLANNING COMMISSION	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE	
TOTAL ACRES: 39.927 ACRES NEW RD/ST: 5.801 (ROW) ACRES OPEN SPACE: 23.856 DRAWN BY: AS SCALE: 1" = 150'		TOTAL NO. OF LOTS: 96 L.F. OF NEW RD/ST: 7774.78 CIVIL DISTRICT: 5TH CLOSURE ERROR: SEE NOTE DATE: 05/05/2022		WA PROJECT NO. 20-1478 COF PROJECT NO. 7839 SHEET 1 OF 7	

EXISTING WETLAND

RIPARIAN BUFFER ZONE 1

RIPARIAN BUFFER ZONE 2



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

***SOUTHERN LAND
COMPANY
WESTHAVEN***

***PUD-SUBDIVISION,
JEWELL - PHASE 1***

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	39.927	TOTAL NO. OF LOTS:	96
ACRES NEW RD/ST:	5.801 (ROW)	L.F. OF NEW RD/ST:	7774.78
ACRES OPEN SPACE:	23.856	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	05/05/2022
WA PROJECT NO. 20-1478		COF PROJECT NO. 7839	SHEET 2 OF 7

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	90.61'	169.25'	30° 40' 23"	S84° 20' 45"W	89.53'
C9	29.24'	20.00'	83° 46' 06"	S57° 47' 53"W	26.71'
C10	67.37'	133.59'	28° 53' 48"	S1° 08' 34"W	66.66'
C11	1.89'	135.42'	0° 48' 06"	N13° 18' 12"W	1.89'
C12	1.90'	119.09'	0° 54' 44"	N12° 39' 42"W	1.90'
C13	16.68'	10.00'	95° 33' 37"	N60° 07' 16"W	14.81'
C14	15.71'	10.00'	90° 00' 00"	S27° 05' 56"W	14.14'
C15	40.91'	419.25'	5° 35' 25"	N15° 06' 22"W	40.89'
C16	33.37'	20.00'	95° 35' 25"	N60° 06' 22"W	29.63'
C17	25.13'	115.25'	12° 29' 32"	S78° 20' 42"W	25.08'
C18	33.86'	20.00'	96° 59' 44"	S36° 05' 36"W	29.96'
C19	44.97'	30.00'	85° 53' 38"	S48° 21' 21"E	40.88'
C20	15.71'	10.00'	90° 00' 00"	N39° 35' 28"E	14.14'
C21	30.31'	139.00'	12° 29' 32"	N11° 39' 18"W	30.25'
C22	95.82'	61.00'	90° 00' 00"	N27° 05' 56"E	86.27'
C23	135.09'	86.00'	90° 00' 00"	S62° 54' 04"E	121.62'
C24	16.49'	10.00'	94° 29' 07"	S65° 08' 38"E	14.68'
C25	90.82'	380.75'	13° 40' 02"	N60° 46' 48"E	90.61'
C26	69.94'	280.75'	14° 16' 24"	N61° 04' 59"E	69.76'
C27	50.14'	169.25'	16° 58' 26"	N47° 49' 07"W	49.96'

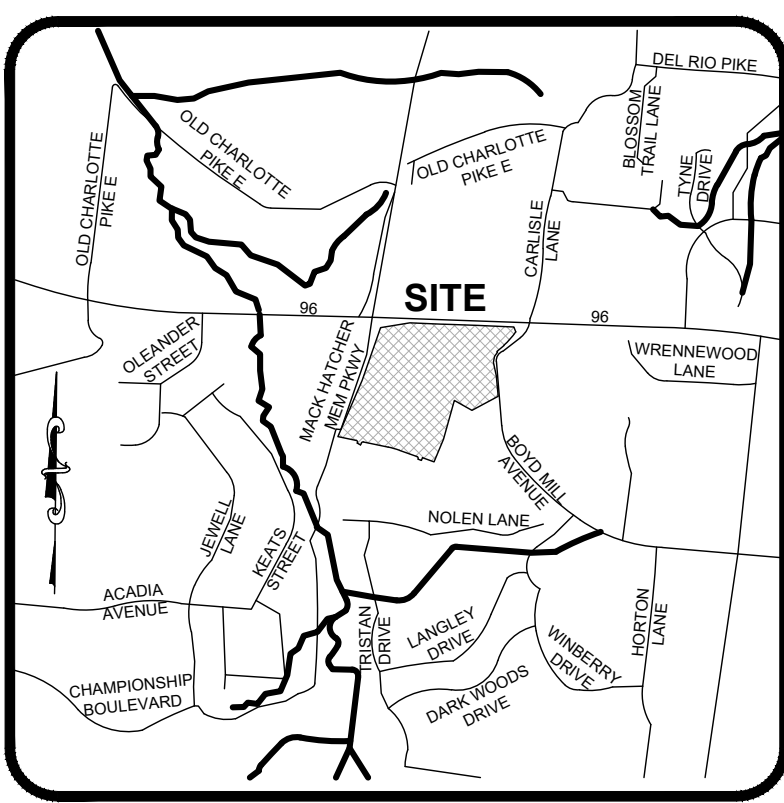
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	26.05'	20.00'	74° 37' 06"	N18° 59' 47"W	24.24'
C29	49.84'	169.25'	16° 52' 20"	N9° 52' 36"E	49.66'
C30	12.33'	10.00'	70° 39' 29"	N36° 46' 11"E	11.57'
C31	15.71'	10.00'	90° 00' 00"	S62° 54' 04"E	14.14'
C32	45.27'	380.75'	6° 48' 43"	S14° 29' 43"E	45.24'
C33	29.04'	20.00'	83° 11' 17"	S30° 30' 17"W	26.55'
C34	23.34'	419.25'	3° 11' 21"	S70° 30' 15"W	23.33'
C35	29.12'	419.25'	3° 58' 49"	S66° 55' 10"W	29.12'
C36	24.29'	419.25'	3° 19' 11"	S63° 16' 10"W	24.29'
C37	24.56'	419.25'	3° 21' 21"	S59° 55' 54"W	24.55'
C38	18.39'	419.25'	2° 30' 46"	S56° 59' 51"W	18.39'
C39	29.65'	20.00'	84° 55' 38"	N81° 47' 43"W	27.00'
C40	15.71'	10.00'	90° 00' 00"	N50° 24' 32"W	14.14'
C41	26.90'	161.00'	9° 34' 26"	N10° 11' 45"W	26.87'
C42	8.20'	161.00'	2° 55' 07"	N16° 26' 31"W	8.20'
C43	61.26'	39.00'	90° 00' 00"	N27° 05' 56"E	55.15'
C44	100.53'	64.00'	90° 00' 00"	S62° 54' 04"E	90.51'
C45	15.71'	10.00'	90° 00' 00"	S27° 05' 56"W	14.14'
C46	2.09'	480.75'	0° 14' 56"	S72° 13' 24"W	2.09'
C47	102.73'	480.75'	12° 14' 36"	S78° 28' 10"W	102.53'

Parcel Line Table		
Line #	Length	Direction
L7	86.22'	S12°24'17"E
L8	58.87'	S12°24'17"E
L9	50.36'	S5°24'32"E
L19	38.50'	S76°22'33"W
L20	381.26'	S72°05'56"W
L21	4.00'	S17°54'04"E
L22	38.50'	S72°05'56"W
L23	108.21'	N17°54'04"W
L24	2.85'	S72°05'56"W
L25	73.73'	S84°35'28"W
L26	16.57'	N88°41'50"E
L27	15.31'	N84°35'28"E
L28	1.91'	N5°24'32"W

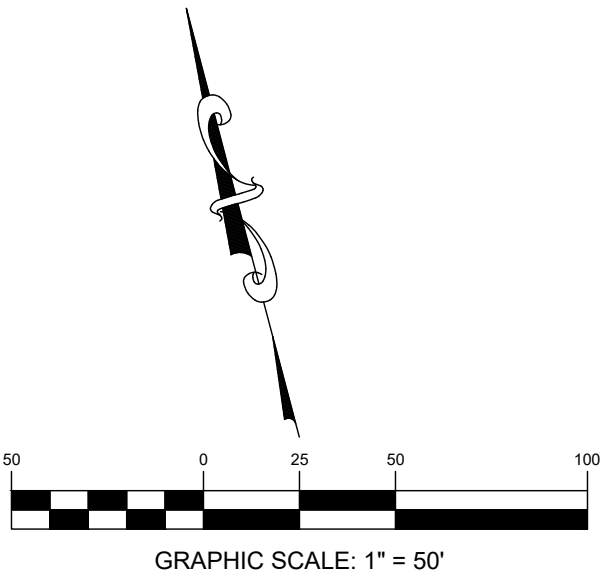
Parcel Line Table		
Line #	Length	Direction
L29	107.08'	N17°54'04"W
L30	225.50'	N72°05'56"E
L32	89.51'	S17°54'04"E
L33	100.00'	N36°03'13"W
L34	23.55'	N39°19'54"W
L35	43.40'	N72°05'56"E
L36	147.18'	N17°54'04"W
L37	24.00'	N72°05'56"E
L38	142.01'	N17°54'04"W
L39	24.00'	N72°05'56"E
L40	138.28'	N17°54'04"W
L41	29.00'	N72°05'56"E
L42	135.65'	N17°54'04"W

Parcel Line Table		
Line #	Length	Direction
L43	29.00'	N72°05'56"E
L44	135.00'	N17°54'04"W
L45	5.68'	S72°05'56"W
L46	24.00'	N72°05'56"E
L47	135.00'	N17°54'04"W
L48	24.00'	S72°05'56"W
L49	24.00'	N72°05'56"E
L50	135.00'	N17°54'04"W
L51	24.00'	S72°05'56"W
L52	24.00'	N72°05'56"E
L53	135.00'	N17°54'04"W
L54	24.00'	S72°05'56"W
L55	24.00'	N72°05'56"E

Parcel Line Table		
Line #	Length	Direction
L56	135.00'	N17°54'04"W
L57	24.00'	S72°05'56"W
L58	29.00'	N72°05'56"E
L59	135.00'	N17°54'04"W
L60	29.00'	S72°05'56"W
L61	29.00'	N72°05'56"E
L62	135.00'	N17°54'04"W
L63	29.00'	S72°05'56"W
L64	24.00'	N72°05'56"E
L65	135.00'	N17°54'04"W
L66	24.00'	S72°05'56"W
L67	24.00'	N72°05'56"E
L68	135.00'	N17°54'04"W



VICINITY MAP
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**SOUTHERN LAND
COMPANY
WESTHAVEN**
**PUD-SUBDIVISION,
JEWELL - PHASE 1**



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FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	39.927	TOTAL NO. OF LOTS:	96
ACRES NEW RD/ST:	5.801 (ROW)	L.F. OF NEW RD/ST:	7774.78
ACRES OPEN SPACE:	23.856	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7839 SHEET 4 OF 7			

Parcel Line Table		
Line #	Length	Direction
L69	24.00'	S72°05'56"W
L70	39.13'	N72°05'56"E
L71	62.21'	S17°54'04"E
L72	26.59'	S72°05'56"W
L73	30.44'	S84°35'28"W
L74	1.91'	N5°24'32"W
L75	135.21'	N72°06'09"E
L76	15.79'	N17°54'04"W
L77	135.00'	N72°05'56"E
L78	24.00'	N17°54'04"W
L79	135.00'	N72°05'56"E
L80	24.00'	N17°54'04"W
L81	135.00'	N72°05'56"E

Parcel Line Table		
Line #	Length	Direction
L82	24.00'	N17°54'04"W
L83	135.00'	N72°05'56"E
L84	19.29'	N17°54'04"W
L85	96.00'	N72°05'56"E
L86	29.25'	N72°05'56"E
L87	29.25'	N72°05'56"E
L88	71.00'	N72°05'56"E
L89	3.29'	S17°54'04"E
L90	135.00'	N72°05'56"E
L91	24.00'	S17°54'04"E
L92	135.00'	S72°05'56"W
L93	24.00'	S17°54'04"E
L94	135.00'	N72°05'56"E

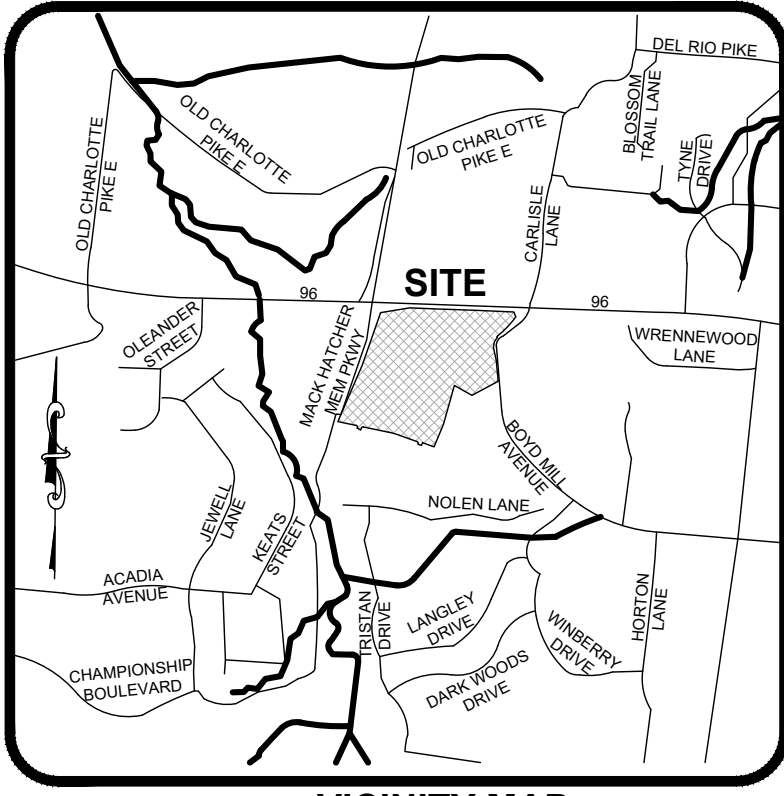
Parcel Line Table		
Line #	Length	Direction
L95	24.00'	S17°54'04"E
L96	135.00'	S72°05'56"W
L97	24.00'	S17°54'04"E
L98	135.00'	N72°05'56"E
L99	39.37'	S17°54'04"E
L100	125.00'	S72°05'56"W
L101	29.25'	S72°05'56"W
L102	27.16'	S72°05'56"W

Parcel Line Table		
Line #	Length	Direction
L103	23.62'	N39°19'54"W
L104	66.62'	S65°01'29"E
L105	35.61'	S65°01'29"E
L106	0.62'	S45°05'14"E
L107	34.99'	S45°05'14"E
L108	36.32'	S45°05'14"E
L109	74.71'	S69°00'34"W
L110	102.83'	S44°54'46"W
L111	99.65'	S33°34'55"W
L112	101.03'	S24°58'31"W
L113	36.09'	S67°34'28"E
L114	100.00'	N46°32'47"W

Parcel Line Table		
Line #	Length	Direction
L115	100.00'	N57°02'21"W
L116	100.00'	N67°31'54"W
L117	24.88'	N15°46'08"E
L118	34.80'	N74°13'52"W
L119	20.91'	N67°34'28"W
L120	1.03'	N15°46'08"E
L121	31.34'	N67°34'28"W
L122	22.58'	S67°34'28"E
L123	100.02'	S25°16'32"W
L124	100.00'	S31°39'42"W
L125	100.00'	S39°10'16"W
L126	100.00'	S46°40'47"W
L127	100.00'	S46°40'47"W

Parcel Line Table		
Line #	Length	Direction
L128	100.00'	S54°09'15"W
L129	69.29'	S69°00'34"W
L130	446.26'	S69°00'34"W
L131	71.23'	S69°00'34"W
L132	100.00'	S55°51'18"W
L133	100.00'	S50°44'27"W
L134	100.00'	S45°37'37"W
L135	100.00'	S40°30'47"W
L136	100.00'	S35°23'57"W
L137	100.00'	S30°17'14"W
L138	100.03'	S26°36'21"W
L139	31.66'	N67°34'28"W

Parcel Line Table		
Line #	Length	Direction
L140	71.64'	N15°46'08"E
L141	49.90'	S67°34'28"E
L142	48.31'	S15°46'08"W
L143	11.75'	N67°34'28"W
L144	34.80'	N74°13'52"W
L145	81.51'	N74°13'52"W
L146	65.00'	S15°46'08"W
L147	100.00'	N74°13'52"W
L148	55.00'	S15°46'08"W
L149	100.00'	N74°13'52"W
L150	55.00'	S15°46'08"W



VICINITY MAP
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C48	150.42'	130.75'	66° 54' 49"	N72° 17' 19"W	142.26'
C49	29.61'	20.00'	84° 49' 10"	N3° 04' 41"E	26.98'
C50	7.70'	419.25'	1° 03' 09"	N44° 57' 42"E	7.70'
C51	13.11'	130.75'	5° 44' 43"	S71° 52' 55"W	13.11'
C52	17.26'	10.00'	98° 52' 40"	S19° 34' 14"W	15.19'
C53	67.08'	263.25'	14° 35' 56"	S37° 10' 04"E	66.89'
C54	54.91'	263.25'	11° 57' 03"	S50° 26' 34"E	54.81'
C55	51.25'	263.25'	11° 09' 16"	S61° 59' 43"E	51.17'
C56	0.01'	263.25'	0° 00' 07"	S67° 34' 24"E	0.01'
C57	14.09'	10.00'	80° 43' 43"	N72° 03' 41"E	12.95'
C58	93.21'	419.25'	12° 44' 18"	N38° 03' 58"E	93.02'
C59	69.73'	380.75'	10° 29' 34"	N48° 42' 00"E	69.63'
C60	51.41'	280.75'	10° 29' 34"	N48° 42' 00"E	51.34'
C61	51.41'	280.75'	10° 29' 34"	N38° 12' 26"E	51.34'
C62	69.73'	380.75'	10° 29' 34"	N38° 12' 26"E	69.63'
C63	69.73'	380.75'	10° 29' 34"	N27° 42' 53"E	69.63'
C64	51.41'	280.75'	10° 29' 34"	N27° 42' 53"E	51.34'
C65	32.83'	280.75'	6° 41' 57"	N19° 07' 07"E	32.81'
C66	26.81'	230.75'	6° 39' 25"	N70° 54' 10"W	26.79'
C67	29.09'	20.00'	83° 20' 35"	N25° 54' 10"W	26.59'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C68	44.52'	380.75'	6° 41' 57"	N19° 07' 07"E	44.49'
C69	33.37'	20.00'	95° 35' 51"	N64° 37' 37"E	29.63'
C70	13.21'	385.25'	1° 57' 52"	S66° 35' 32"E	13.21'
C71	48.89'	385.25'	7° 16' 18"	S61° 58' 27"E	48.86'
C72	50.49'	385.25'	7° 30' 33"	S54° 35' 02"E	50.45'
C73	50.49'	385.25'	7° 30' 32"	S47° 04' 29"E	50.45'
C74	50.44'	385.25'	7° 30' 06"	S39° 34' 10"E	50.40'
C75	47.77'	385.25'	7° 06' 18"	S32° 15' 58"E	47.74'
C76	34.11'	20.00'	97° 43' 23"	S20° 08' 52"W	30.12'
C77	14.38'	10.00'	82° 23' 36"	N69° 47' 39"W	13.17'
C78	35.90'	285.25'	7° 12' 42"	N32° 12' 12"W	35.88'
C79	37.39'	285.25'	7° 30' 40"	N39° 33' 53"W	37.37'
C80	37.38'	285.25'	7° 30' 32"	N47° 04' 29"W	37.36'
C81	37.38'	285.25'	7° 30' 32"	N54° 35' 02"W	37.36'
C82	37.75'	285.25'	7° 34' 56"	N62° 07' 46"W	37.72'
C83	8.23'	285.25'	1° 39' 14"	N66° 44' 51"W	8.23'
C84	16.34'	10.00'	93° 37' 38"	N20° 45' 39"W	14.58'
C85	67.50'	419.25'	9° 13' 29"	N21° 26' 26"E	67.43'
C86	29.09'	20.00'	83° 20' 35"	N25° 54' 10"W	26.59'
C87	16.87'	10.00'	96° 39' 25"	N64° 05' 50"E	14.94'

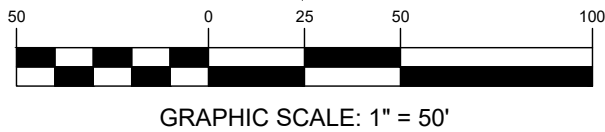
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C88	27.01'	523.75'	2° 57' 17"	S66° 05' 49"E	27.01'
C89	44.85'	523.75'	4° 54' 25"	S62° 09' 59"E	44.84'
C90	46.73'	523.75'	5° 06' 43"	S57° 09' 25"E	46.71'
C91	46.75'	523.75'	5° 06' 50"	S52° 02' 38"E	46.73'
C92	46.75'	523.75'	5° 06' 50"	S46° 55' 48"E	46.73'
C93	46.75'	523.75'	5° 06' 50"	S41° 48' 58"E	46.73'
C94	46.75'	523.75'	5° 06' 50"	S36° 42' 08"E	46.73'
C95	80.36'	523.75'	8° 47' 29"	S29° 44' 58"E	80.29'
C96	16.47'	10.00'	94° 21' 47"	S21° 49' 40"W	14.67'
C97	29.20'	20.00'	83° 38' 58"	N69° 09' 57"W	26.67'
C98	50.32'	423.75'	6° 48' 14"	N30° 44' 35"W	50.29'
C99	37.82'	423.75'	5° 06' 50"	N36° 42' 08"W	37.81'
C100	37.82'	423.75'	5° 06' 50"	N41° 48' 58"W	37.81'
C101	37.82'	423.75'	5° 06' 50"	N46° 55' 48"W	37.81'
C102	37.82'	423.75'	5° 06' 50"	N52° 02' 38"W	37.81'
C103	37.81'	423.75'	5° 06' 43"	N57° 09' 25"W	37.80'
C104	38.43'	423.75'	5° 11' 46"	N62° 18' 39"W	38.42'
C105	19.71'	423.75'	2° 39' 55"	N66° 14' 30"W	19.71'
C106	33.74'	20.00'	96° 39' 25"	S64° 05' 50"W	29.88'
C107	31.28'	269.25'	6° 39' 25"	N70° 54' 10"W	31.27'



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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COMPANY
WESTHAVEN**
**PUD-SUBDIVISION,
JEWELL - PHASE 1**

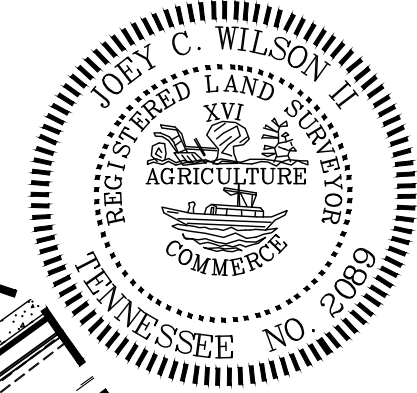
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

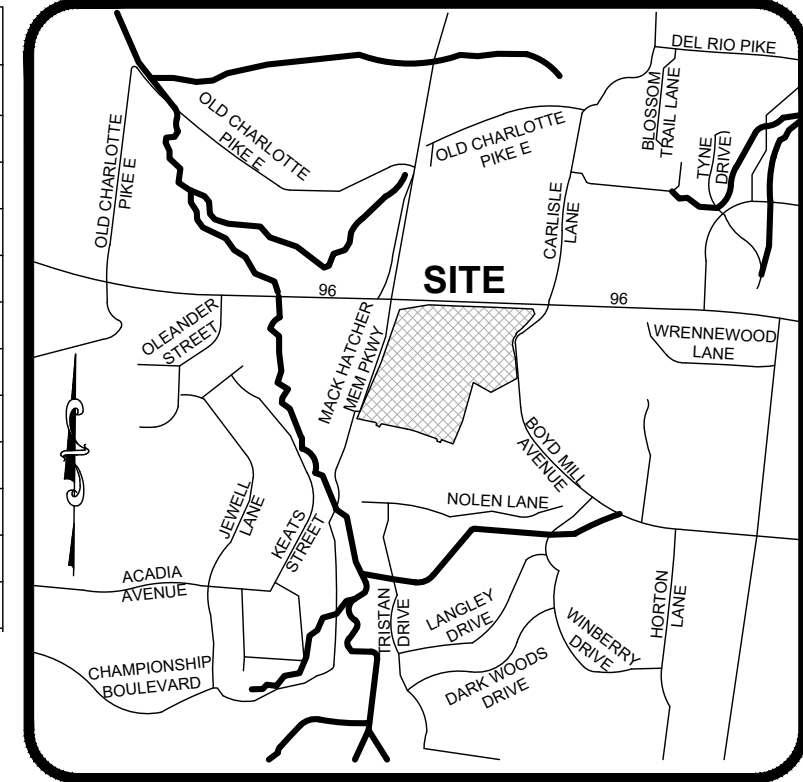
TOTAL ACRES:	39.927	TOTAL NO. OF LOTS:	96
ACRES NEW RD/ST:	5.801 (ROW)	L.F. OF NEW RD/ST:	7774.78
ACRES OPEN SPACE:	23.856	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	05/05/2022

WA PROJECT NO. 20-1478 COF PROJECT NO. 7839 SHEET 5 OF 7

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	25.68'	20.00'	73° 33' 51"	S65° 06' 19"W	23.95'
C5	0.83'	480.75'	0° 05' 54"	S28° 16' 27"W	0.83'
C6	1.01'	532.01'	0° 06' 31"	N28° 16' 47"E	1.01'
C7	37.14'	20.02'	106° 16' 56"	N24° 53' 41"W	32.04'
C108	15.00'	10.00'	85° 58' 02"	N68° 00' 25"W	13.64'
C109	31.75'	545.75'	3° 19' 59"	N26° 41' 24"W	31.74'
C110	24.01'	545.75'	2° 31' 14"	N29° 37' 00"W	24.01'
C111	24.01'	545.75'	2° 31' 14"	N32° 08' 14"W	24.01'
C112	27.06'	545.75'	2° 50' 26"	N34° 49' 04"W	27.06'
C113	27.05'	545.75'	2° 50' 25"	N37° 39' 29"W	27.05'
C114	24.01'	545.75'	2° 31' 14"	N40° 20' 19"W	24.01'
C115	24.01'	545.75'	2° 31' 14"	N42° 51' 32"W	24.01'
C116	27.06'	545.75'	2° 50' 28"	N45° 32' 23"W	27.06'
C117	27.05'	545.75'	2° 50' 25"	N48° 22' 50"W	27.05'
C118	39.71'	680.75'	3° 20' 33"	S48° 37' 53"E	39.71'
C119	39.67'	680.75'	3° 20' 21"	S45° 17' 27"E	39.67'
C120	24.00'	680.75'	2° 01' 13"	S42° 36' 40"E	24.00'
C121	24.01'	680.75'	2° 01' 13"	S40° 35' 26"E	24.00'
C122	39.71'	680.75'	3° 20' 33"	S37° 54' 33"E	39.71'
C123	39.69'	680.75'	3° 20' 27"	S34° 34' 03"E	39.69'
C124	24.00'	680.75'	2° 01' 13"	S31° 53' 13"E	24.00'
C125	24.00'	680.75'	2° 01' 13"	S29° 52' 00"E	24.00'
C126	39.47'	680.75'	3° 19' 21"	S27° 11' 43"E	39.47'
C127	29.48'	20.00'	84° 27' 26"	S16° 41' 41"W	26.88'
C128	40.62'	230.75'	10° 05' 10"	S63° 57' 59"W	40.57'
C129	134.55'	269.25'	28° 37' 58"	S54° 41' 35"W	133.16'
C130	3.16'	269.25'	0° 40' 21"	S40° 02' 25"W	3.16'
C131	27.97'	269.25'	5° 57' 04"	S36° 43' 43"W	27.95'
C132	54.99'	269.25'	11° 42' 08"	S27° 54' 06"W	54.90'
C133	15.71'	10.00'	90° 00' 17"	N66° 42' 03"E	14.14'
C134	15.71'	10.00'	89° 59' 24"	N23° 18' 06"W	14.14'
C135	28.00'	20.01'	80° 11' 20"	S61° 47' 34"W	25.77'
C136	9.66'	45.01'	12° 18' 09"	N71° 57' 41"W	9.65'
C137	24.77'	125.49'	11° 18' 36"	N71° 27' 54"W	24.73'
C138	34.84'	20.00'	99° 48' 40"	S28° 12' 26"E	30.60'
C139	60.04'	230.75'	14° 54' 30"	S29° 09' 09"W	59.87'
C140	40.51'	20.00'	116° 02' 32"	N85° 22' 20"W	33.93'
C142	14.38'	10.00'	82° 24' 08"	N6° 33' 40"E	13.17'
C143	13.08'	161.00'	4° 39' 17"	N45° 26' 05"E	13.08'
C144	41.35'	161.00'	14° 42' 52"	N35° 45' 00"E	41.23'
C145	18.81'	161.00'	6° 41' 40"	N25° 02' 44"E	18.80'
C146	14.00'	10.00'	80° 11' 20"	N61° 47' 34"E	12.88'
C147	17.42'	10.00'	99° 48' 40"	S28° 12' 26"E	15.30'
C148	58.52'	139.00'	24° 07' 13"	S33° 45' 31"W	58.09'
C149	16.79'	10.00'	96° 13' 02"	N86° 04' 21"W	14.89'
C150	118.06'	719.25'	9° 24' 18"	N42° 39' 59"W	117.93'
C151	29.51'	20.00'	84° 32' 44"	N5° 05' 46"W	26.91'
C152	19.77'	269.25'	4° 12' 23"	N35° 04' 24"E	19.76'
C153	24.01'	269.25'	5° 06' 32"	N30° 24' 56"E	24.00'
C154	26.29'	269.25'	5° 35' 37"	N25° 03' 52"E	26.28'
C155	2.67'	269.25'	0° 34' 09"	N21° 58' 59"E	2.67'
C156	27.99'	20.00'	80° 11' 20"	N61° 47' 34"E	25.76'



Parcel Line Table		
Line #	Length	Direction
L204	135.00'	S59°07'24"W
L205	135.10'	S59°07'24"W
L206	135.00'	S53°45'43"W
L207	135.11'	S48°23'27"W
L208	135.00'	S48°23'27"W
L209	135.10'	S48°23'27"W
L210	135.00'	S43°02'23"W
L211	135.11'	S37°40'07"W
L212	11.40'	S21°41'54"W
L213	24.28'	S21°41'54"W
L214	141.84'	N59°34'33"W



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L15	23.27'	S28°19'24"W
L16	38.50'	N61°46'30"W
L17	66.39'	N23°16'22"E
L18	30.20'	N19°20'50"E
L151	116.09'	N68°28'22"W
L152	203.13'	N21°42'29"E
L153	106.91'	N68°17'40"W
L154	39.91'	N68°17'48"W
L155	70.42'	S21°41'54"W
L156	24.00'	S68°17'48"E
L157	135.00'	N21°42'29"E
L158	24.00'	N68°17'48"W
L159	135.00'	N21°42'29"E

Parcel Line Table		
Line #	Length	Direction
L176	17.64'	N78°06'46"W
L177	101.08'	N65°48'36"W
L178	53.95'	N77°07'12"W
L179	1.16'	N67°03'02"W
L180	37.86'	S21°41'54"W
L181	100.00'	S68°18'06"E
L182	35.91'	N21°41'54"E
L183	69.31'	S78°06'46"E
L184	40.00'	S21°41'54"W
L185	100.00'	S68°18'06"E
L186	40.00'	N21°41'54"E
L187	40.00'	S21°41'54"W
L188	100.00'	S68°18'06"E
L189	40.00'	N21°41'54"E
L190	40.00'	S21°41'54"W
L191	100.00'	S68°18'06"E
L192	40.00'	N21°41'54"E
L193	40.00'	S21°41'54"W
L194	100.00'	S68°18'06"E
L195	40.00'	N21°41'54"E
L196	40.00'	S21°41'54"W
L197	101.10'	S68°18'06"E
L198	21.23'	N21°41'54"E
L199	40.00'	S21°41'54"W
L200	111.11'	S68°18'06"E
L201	10.78'	S21°41'54"W
L202	67.39'	S69°00'34"W
L203	135.10'	S59°07'24"W

L215	45.85'	S21°41'54"W
L216	138.16'	N59°34'33"W
L217	30.14'	S21°41'54"W
L218	135.02'	N67°43'57"W
L219	26.13'	N21°41'54"E
L220	24.00'	S21°41'54"W
L221	135.00'	N68°17'59"W
L222	24.00'	N21°41'54"E
L223	24.00'	S21°41'54"W
L224	135.00'	N68°17'59"W
L225	24.00'	N21°41'54"E
L226	50.21'	S21°41'54"W
L227	135.00'	N68°17'59"W
L228	21.90'	N21°41'54"E
L229	108.29'	S78°06'46"E

**SOUTHERN LAND
COMPANY
WESTHAVEN**
**PUD-SUBDIVISION,
JEWELL - PHASE 1**



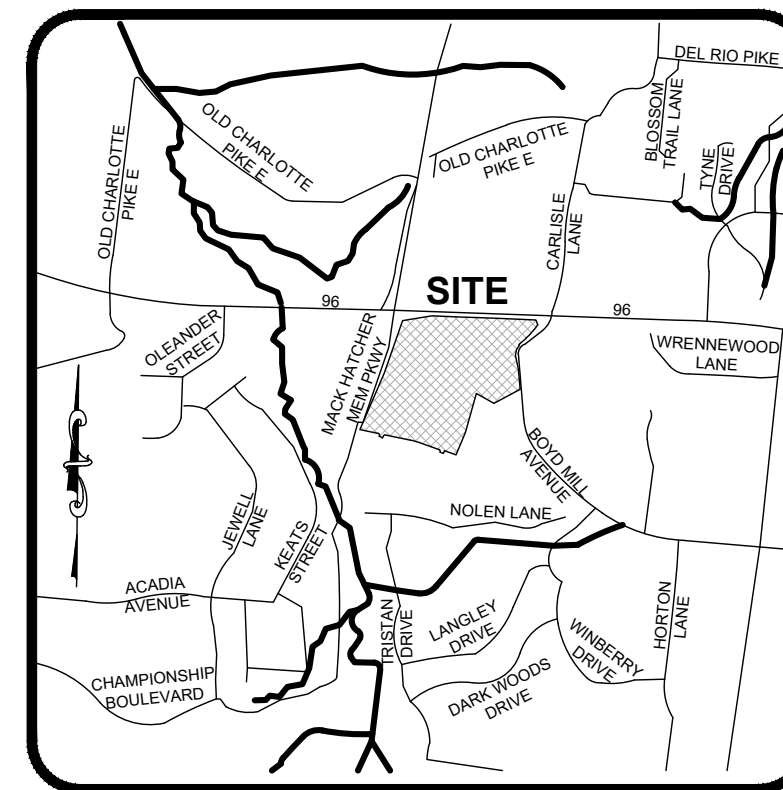
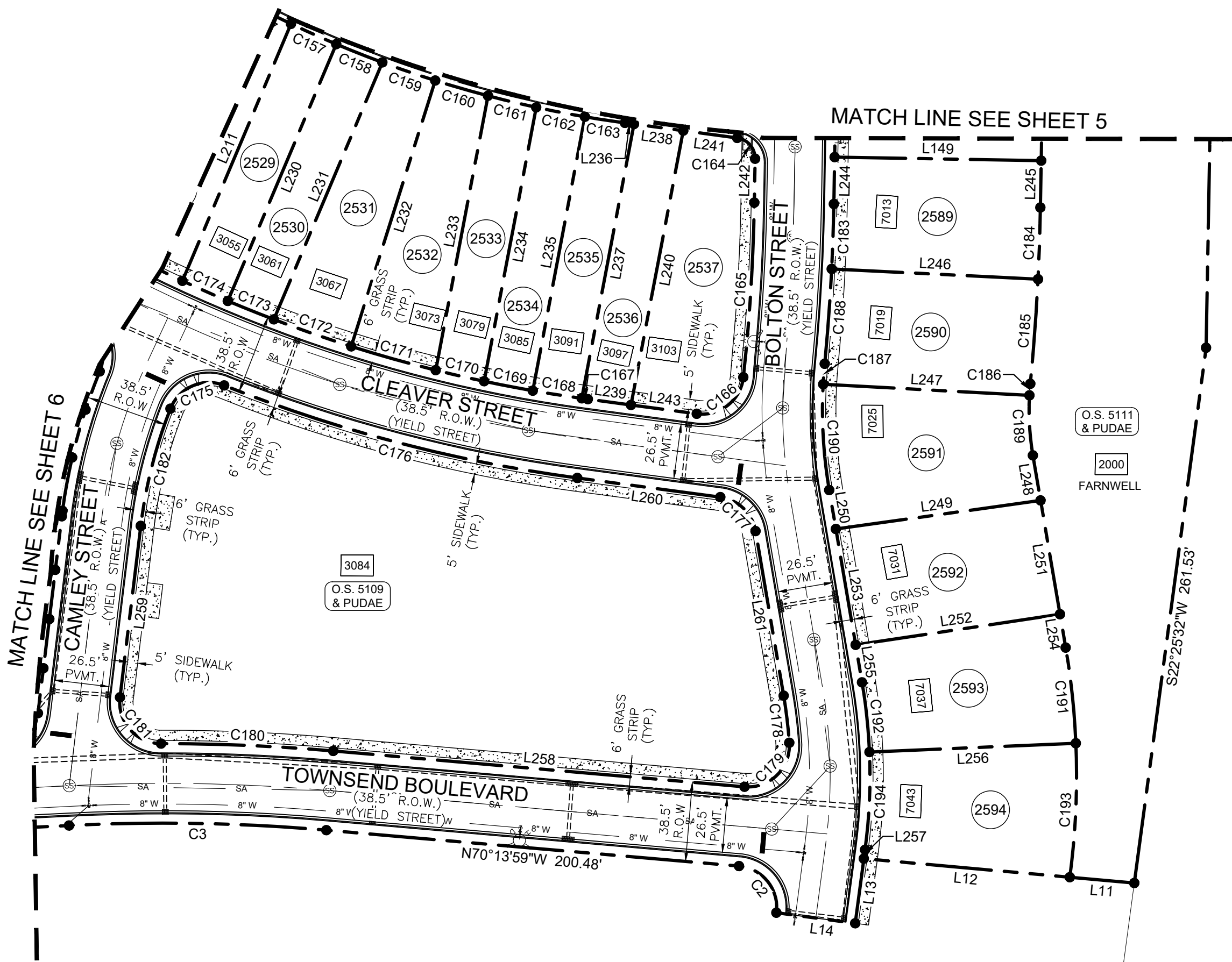
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	39.927	TOTAL NO. OF LOTS:	96
ACRES NEW RD/ST:	5.801 (ROW)	L.F. OF NEW RD/ST:	7774.78
ACRES OPEN SPACE:	23.856	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	05/05/2022

WA PROJECT NO. 20-1478 COF PROJECT NO. 7839 SHEET 6 OF 7



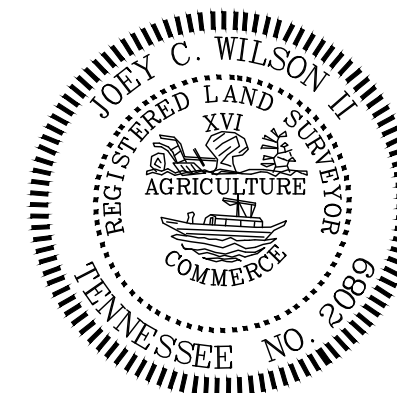
VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L11	31.35'	N70°04'02"W
L12	100.09'	N70°04'02"W
L13	31.58'	S22°25'32"W
L14	38.50'	N67°34'28"W
L211	135.11'	S37°40'07"W
L230	135.00'	S37°40'07"W
L231	135.10'	S37°40'07"W
L232	135.00'	S32°19'03"W
L233	135.26'	S25°33'47"W
L234	135.03'	S25°33'47"W
L235	135.02'	S25°33'47"W
L236	4.42'	N67°34'28"W
L237	135.20'	S25°33'47"W
L238	24.04'	N67°34'28"W
L239	21.06'	S67°34'28"E
L240	135.20'	S25°33'47"W
L241	26.34'	N67°34'28"W
L242	21.25'	N15°46'08"E
L243	32.13'	S67°34'28"E

Parcel Line Table		
Line #	Length	Direction
L244	22.70'	S15°46'08"W
L245	22.70'	S15°46'08"W
L246	100.00'	N72°22'11"W
L247	100.00'	N72°07'01"W
L248	22.14'	S5°06'26"W
L249	100.05'	N83°09'35"W
L250	19.12'	S5°06'26"W
L251	55.91'	S5°06'26"W
L252	100.02'	N83°44'07"W
L253	56.91'	S5°06'26"W
L254	16.41'	S5°06'26"W
L255	18.43'	S5°06'26"W
L256	100.00'	N77°39'49"W
L257	4.35'	S22°25'32"W
L258	199.80'	S70°13'59"E
L259	83.63'	S21°41'54"W
L260	69.84'	N67°34'28"W
L261	80.87'	N5°06'26"E

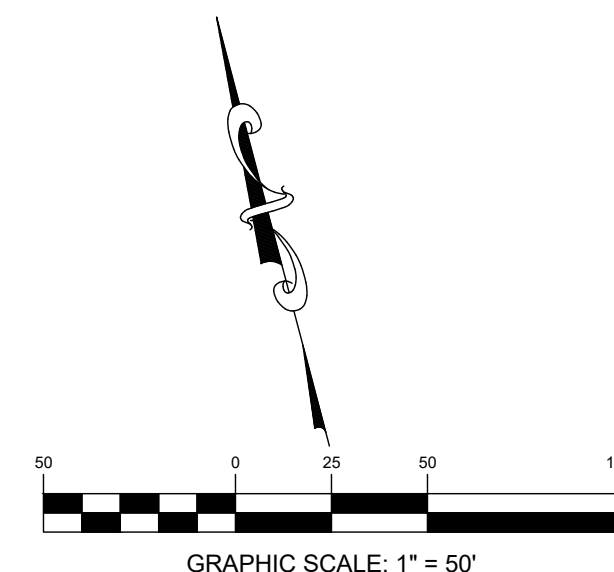
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	32.34'	20.00'	92° 39' 31"	N23° 54' 13"W	28.93'
C3	124.67'	906.50'	7° 52' 47"	N74° 10' 22"W	124.57'
C157	24.01'	545.75'	2° 31' 14"	N51° 03' 39"W	24.01'
C158	24.01'	545.75'	2° 31' 14"	N53° 34' 53"W	24.01'
C159	27.06'	545.75'	2° 50' 28"	N56° 15' 43"W	27.06'
C160	26.59'	545.75'	2° 47' 30"	N59° 04' 42"W	26.59'
C161	24.03'	545.75'	2° 31' 22"	N61° 44' 08"W	24.03'
C162	24.00'	545.75'	2° 31' 12"	N64° 15' 24"W	24.00'
C163	19.60'	545.75'	2° 03' 28"	N66° 32' 44"W	19.60'
C164	14.55'	10.00'	83° 20' 35"	N25° 54' 10"W	13.30'
C165	84.79'	930.75'	5° 13' 11"	N18° 22' 43"E	84.77'
C166	31.92'	20.00'	91° 26' 13"	N66° 42' 26"E	28.64'
C167	2.98'	680.75'	0° 15' 02"	S67° 26' 56"E	2.98'
C168	24.01'	680.75'	2° 01' 16"	S66° 18' 47"E	24.01'
C169	24.00'	680.75'	2° 01' 12"	S64° 17' 33"E	24.00'
C170	24.02'	680.75'	2° 01' 17"	S62° 16' 18"E	24.02'
C171	42.52'	680.75'	3° 34' 42"	S59° 28' 18"E	42.51'
C172	39.67'	680.75'	3° 20' 21"	S56° 00' 47"E	39.67'
C173	24.00'	680.75'	2° 01' 13"	S53° 20' 00"E	24.00'
C174	24.01'	680.75'	2° 01' 13"	S51° 18' 47"E	24.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C175	31.51'	20.00'	90° 15' 27"	S81° 24' 28"W	28.35'
C176	177.14'	719.25'	14° 06' 40"	N60° 31' 08"W	176.69'
C177	25.37'	20.00'	72° 40' 54"	N31° 14' 01"W	23.70'
C178	22.94'	230.75'	5° 41' 50"	N7° 57' 21"E	22.94'
C179	34.54'	20.00'	98° 57' 45"	N60° 17' 09"E	30.41'
C181	33.86'	20.00'	96° 59' 30"	S26° 47' 51"E	29.96'
C182	58.72'	230.75'	14° 34' 50"	S28° 59' 19"W	58.56'
C183	31.49'	969.25'	1° 51' 42"	S16° 41' 59"W	31.49'
C184	34.74'	1069.25'	2° 43' 18"	S18° 59' 28"W	34.74'
C185	50.79'	1069.25'	2° 43' 18"	S18° 59' 28"W	50.79'
C186	5.63'	130.75'	2° 28' 08"	S19° 07' 03"W	5.63'
C187	9.94'	230.75'	2° 28' 08"	S19° 07' 03"W	9.94'
C188	46.04'	969.25'	2° 43' 18"	S18° 59' 28"W	46.04'
C189	29.15'	130.75'	12° 46' 33"	S11° 29' 43"W	29.09'
C190	51.45'	230.75'	12° 46' 33"	S11° 29' 43"W	51.35'
C191	46.59'	369.25'	7° 13' 45"	S8° 43' 18"W	46.56'
C192	33.97'	269.25'	7° 13' 45"	S8° 43' 18"W	33.95'
C193	65.02'	369.25'	10° 05' 21"	S17° 22' 52"W	64.94'
C194	47.41'	269.25'	10° 05' 21"	S17° 22' 52"W	47.35'



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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JEWELL - PHASE 1**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	05/05/2022

WA PROJECT NO. 20-1478 COF PROJECT NO. 7839 SHEET 7 OF 7



File #: 21-03234

DATE: May 10, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 9 Future Buildable Lots, 61 Townhome Lots, 3 Open Spaces, And Dedicating Right-Of-Way, On 25.701 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number:7840
Applicant: JP Mitra, Williams and Associates, P.C.
Owner: Angelo Fish, Southern Land Company

BACKGROUND/STAFF COMMENTS:

This final plat creates 7 future multi-family lots, 2 future commercial lots, 61 townhome lots, 3 open space lots, and dedicates right-of-way within the Westhaven PUD Subdivision. The 7 future multi-family lots and 2 commercial lots will be addressed with future site plan submittals. The corresponding site plan for the 61 townhome lots is being approved on the May 2022 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 2. The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

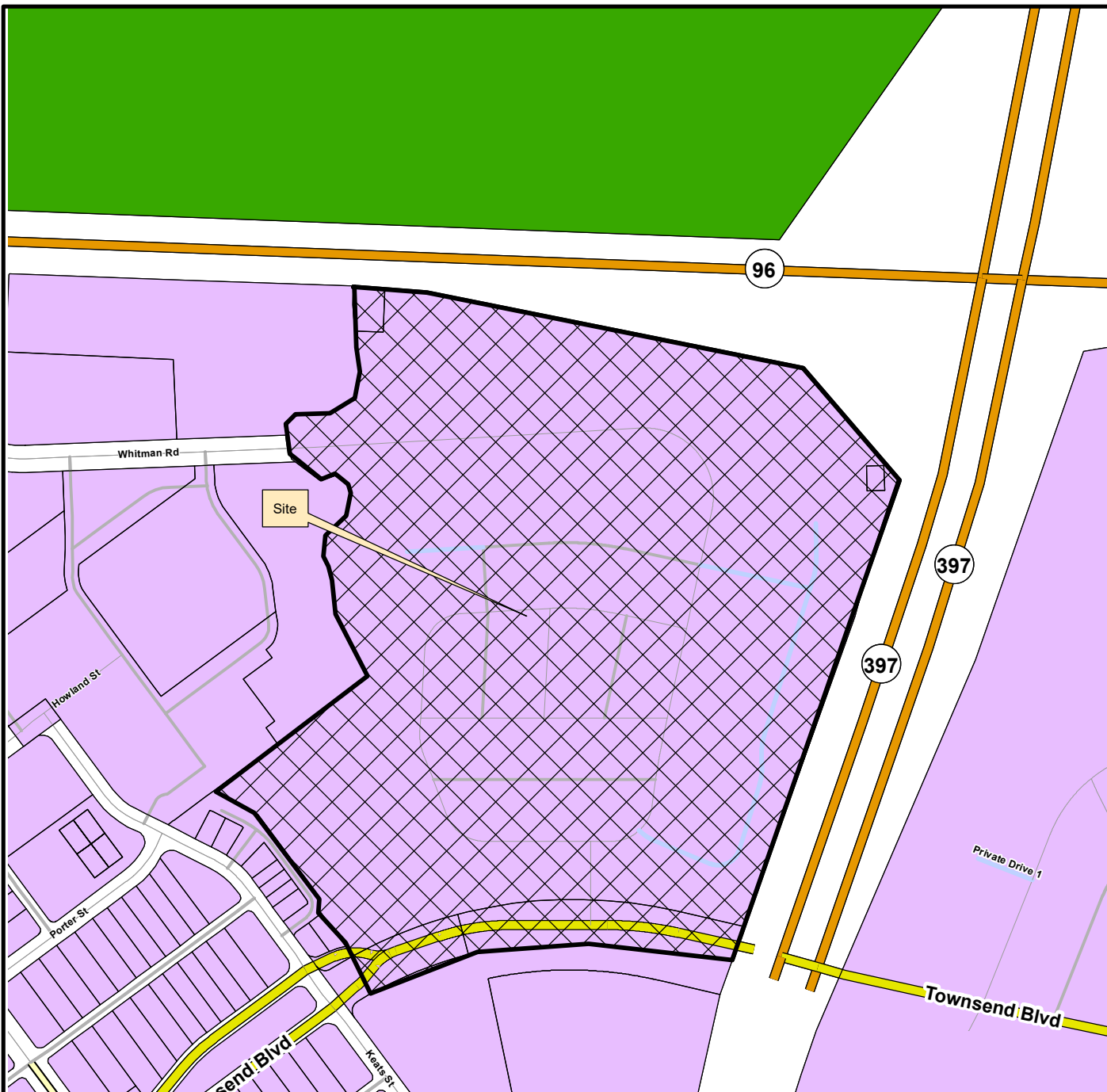
Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford). The conditions are attached to this staff report.

WESTHAVEN PUD SUBDIVISION FINAL PLAT, SECTION 62 (BLAKEFORD)

Project Information

Existing Zoning: PD, Planned Development (2.26)
Site Acreage: 25.701 acres
Proposed Number of Dwelling Units: 61

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet



CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

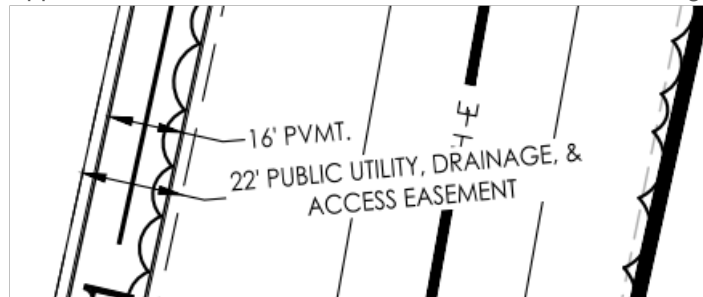
Engineering - Final Plat Checklist

General Issues

4. Final Plat Shall Match Site Plan

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

Applicant shall show a 22' PUDAE on Private Drive 1 matching the Site Plan.

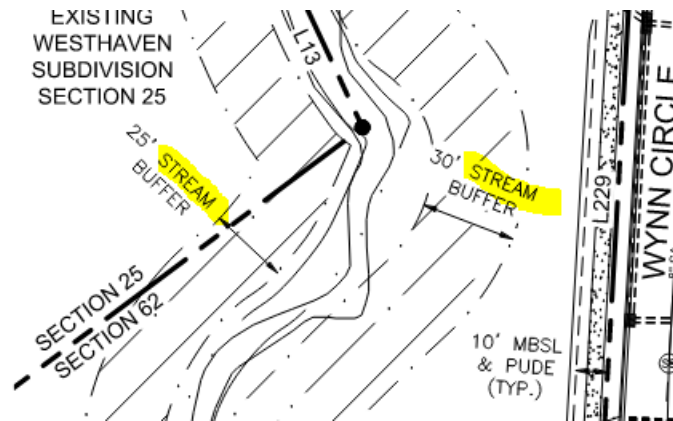
**5. Revised Final Plat**

joe.marlo@franklintn.gov Comment not adequately addressed. ROW cannot be dedicated from lots that are not included as part of the plat. Applicant shall either 1) revise the final plat for the associated lots in P51 Page 131 from which ROW is being dedicated, or 2) shall include all information for the associated lots with this final plat, including full lot extents and calls both before and after ROW dedication, existing easements, notes, owner affidavits, etc. If the Applicant proceeds with the latter, the final plat title and purpose statement shall be updated to include the associated lots from Section 25 and 15, and the void / vacate note shall be updated accordingly. Please be aware that the existing lots associated with ROW dedication are not Lot 4001 as currently indicated in Note 4. Contact the City of Franklin Planning Department for final plat title should option 2) be desired.

Per similar comment on associated Site Plan COF 7841, a revised final plat shall be approved and recorded to dedicate right-of-way on property currently platted in Plat Book P51 Page 131. Applicant shall revise information shown on this plat accordingly and include appropriate void/vacate information.

**15. C. Final Plat**

lance.fittro@franklintn.gov The previous comment, "All stream buffer and wetland buffer labels on the plat shall be changed to "riparian buffer" to coincide with the wording of General Note 25." has been partially addressed. Applicant shall revise the remainder of the riparian buffer labels highlighted below:



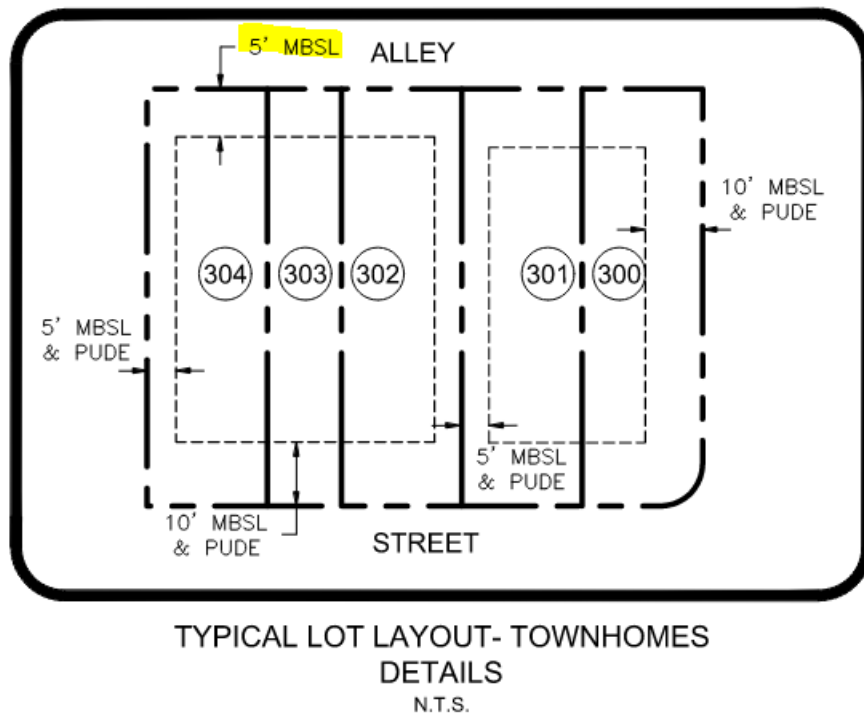
18. Plat Comment

joe.marlo@franklintn.gov Per the 5/9/22 email to Southern Land regarding the Westhaven Bridge Submittal (COF 7644), the following note shall be added to the final plat:

Decorative railings, columns, planters, and associated appurtenances both inside and outside of public right-of-way along Townsend Boulevard and Whitman Road shall be maintained by the Homeowner's Association.

21. C. Final Plat

lance.fittro@franklintn.gov Applicant shall indicate the MBSL on the Typical Lot Layout highlighted below as a PUAE:



22. MTEMC Easement

ehale@mtemc.com MTE needs sufficient room to maintain a minimum of 10' clearance from structures. This will likely require 15' behind sidewalk.

Performance Agreement and Surety**General Issues****9. Engineering Sureties**

kevin.long@franklintrn.gov

Applicant shall post sureties in the following amounts, transferred from the associated Site Plan [COF # 7841 \(Westhaven PUD Subdivision, Site Plan, Section 62, Revision 1 \(Blakeford\)\)](#) :

I. City Water:	\$372,000
II. City Sewer:	\$559,000
III. Public Sidewalk:	\$353,000
IV. City Streets:	\$1,259,000
V. Private Streets (Including Shared Access):	\$108,000
VI. Street Access	\$20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX ITS Elements:	\$ -
X. Stormwater Drainage:	\$1,032,000
XI. Green Infrastructure:	\$132,000

*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.*

Line Items (For Reference Only:)		
8" MAIN	1683	LF
12" MAIN	1789	LF
FIRE HYDRANT	7	EA
8" MAIN	3515	LF
4' MANHOLES	29	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	34136	SF
HANDICAP RAMP AND DETECTABLE WARNING	39	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	14128	SY
CONCRETE CURB	2200	LF
CONCRETE CURB AND GUTTER	6706	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
LOCAL AND ALLEY PAVEMENT	950	SY
CONCRETE CURB	2100	LF

SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	2	EA
15" RCP CULVERT	5782	LF
18" RCP CULVERT	236	LF
24" RCP CULVERT	342	LF
BOX CULVERT(S)	1	LS
HEADWALLS (Concrete Volume)	12	CY
SINGLE INLET/JUNCTION BOX	48	EA
DOUBLE INLET	60	EA
DRY POND	5307	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	1363	CY

Planning

General Issues

17. Transect Notes

chelsea.randolph@franklintn.gov Applicant shall update notes 5,6,7 with correct transect information per the Westhaven Pattern book. Section 62 has lots within both T4 and T5. Notes should show both transects along with the matching setbacks and all permitted building types.
[Edited By Chelsea Randolph]

19. Purpose statement

chelsea.randolph@franklintn.gov Applicant shall update the purpose statement to reflect the types of lots. This plat shows 61 townhome/multi-family dwelling units, 7 future multi-family lots, 2 future commercial lots and 3 open space lots and the purpose statement should reflect this information.
[Edited By Chelsea Randolph]

Stormwater

General Issues

11. Plats



20. Plats

jeff.willoughby@franklin.tn.gov

Label all water resource by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

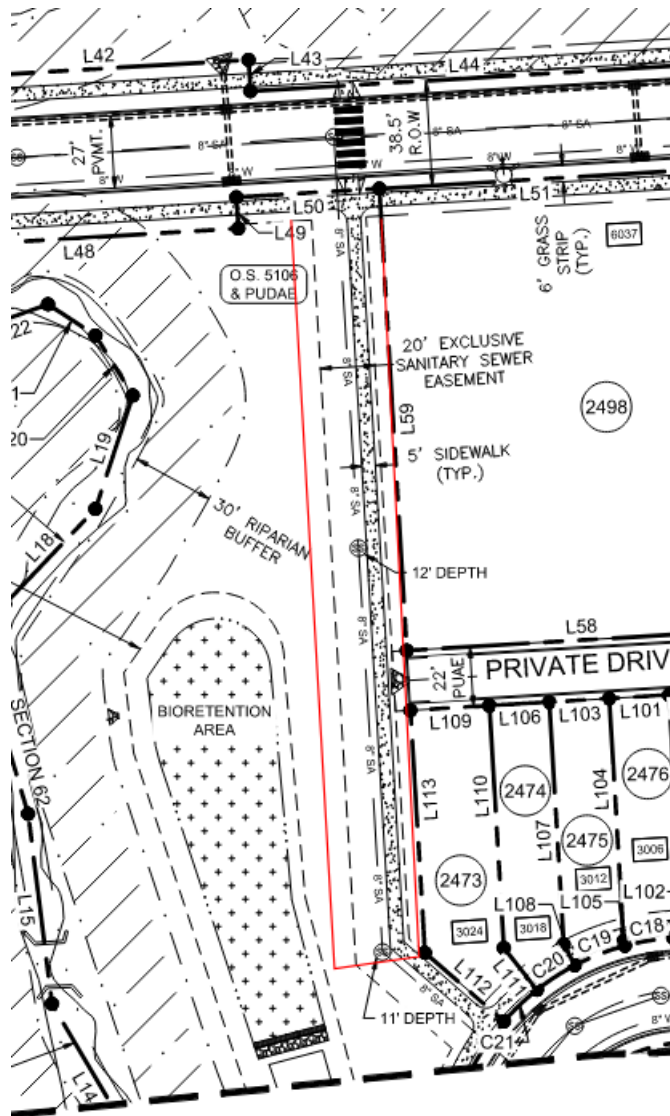
Water/Sewer

General Issues

6. Sanitary sewer

ben.mcneil@franklin.tn.gov

The applicant has provided the easement for sanitary sewer, but due to the depth of line being at 12', the applicant shall provide a 30' sanitary sewer easement for the entire run of line.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 70 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 2429-2498), 3 OPEN SPACES, AND DEDICATE ROW.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 62 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.05 AND 28.07 ON PROPERTY MAP 64 AND PARCEL 20.00 ON PROPERTY MAP 077C.
4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES A PORTION OF THE RECORDING OF THE "WESTHAVEN SECTION 25 & SECTION 15 (LOT 4001) FINAL SUBDIVISION PLAT" AS OF RECORD IN PLAT BOOK P51, PAGE 131, R.O.W.C.
5. ZONING: PLANNED DEVELOPMENT (2.26)
6. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T4 TRANSECT ZONE - SIDEYARD HOUSE, COTTAGE, OR HOUSE.
- MINIMUM SETBACK REQUIREMENTS (SECTION 62 LOTS):
FRONT YARD - 10'
REAR YARD - 5'
SIDE YARD - 5' (MIN. 10' BETWEEN BUILDINGS)
(MINIMUM 0' BETWEEN TOWNHOME UNITS)

NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

REAR YARD/ALLEY SETBACK - 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

REAR YARD/NON-ALLEY SETBACK - 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)

7. ALL LOTS IN SECTION 62 FALL IN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
8. SECTION 62 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
MINIMUM.....1,000 S.F.
MAXIMUM.....10,000 S.F.
MAXIMUM BUILDING HEIGHTS.....2 STORIES

9. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
10. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
11. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
16. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
17. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED

- UNDERGROUND.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
20. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
21. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. 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.
24. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
25. REQUIRED EXTERIOR PARKING:
A. SINGLE FAMILY DETACHED RESIDENCE 2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.
B. 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.
27. 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.
28. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND 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.
29. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF ASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
30. THERE SHALL BE NO DIRECT ACCESS TO LOTS 2490 AND 2491 FROM TOWNSEND BOULEVARD.

NOTE:

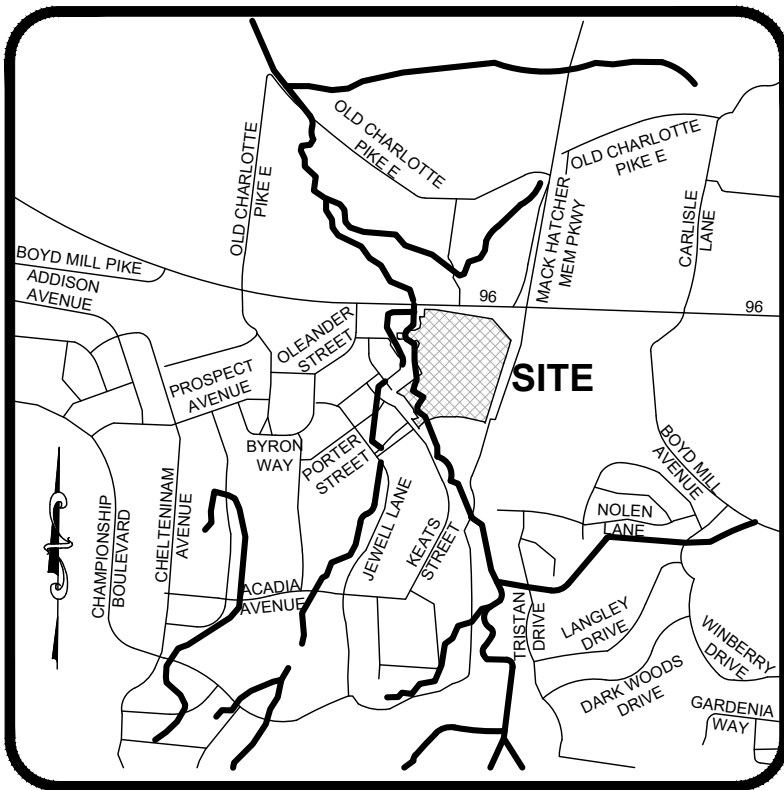
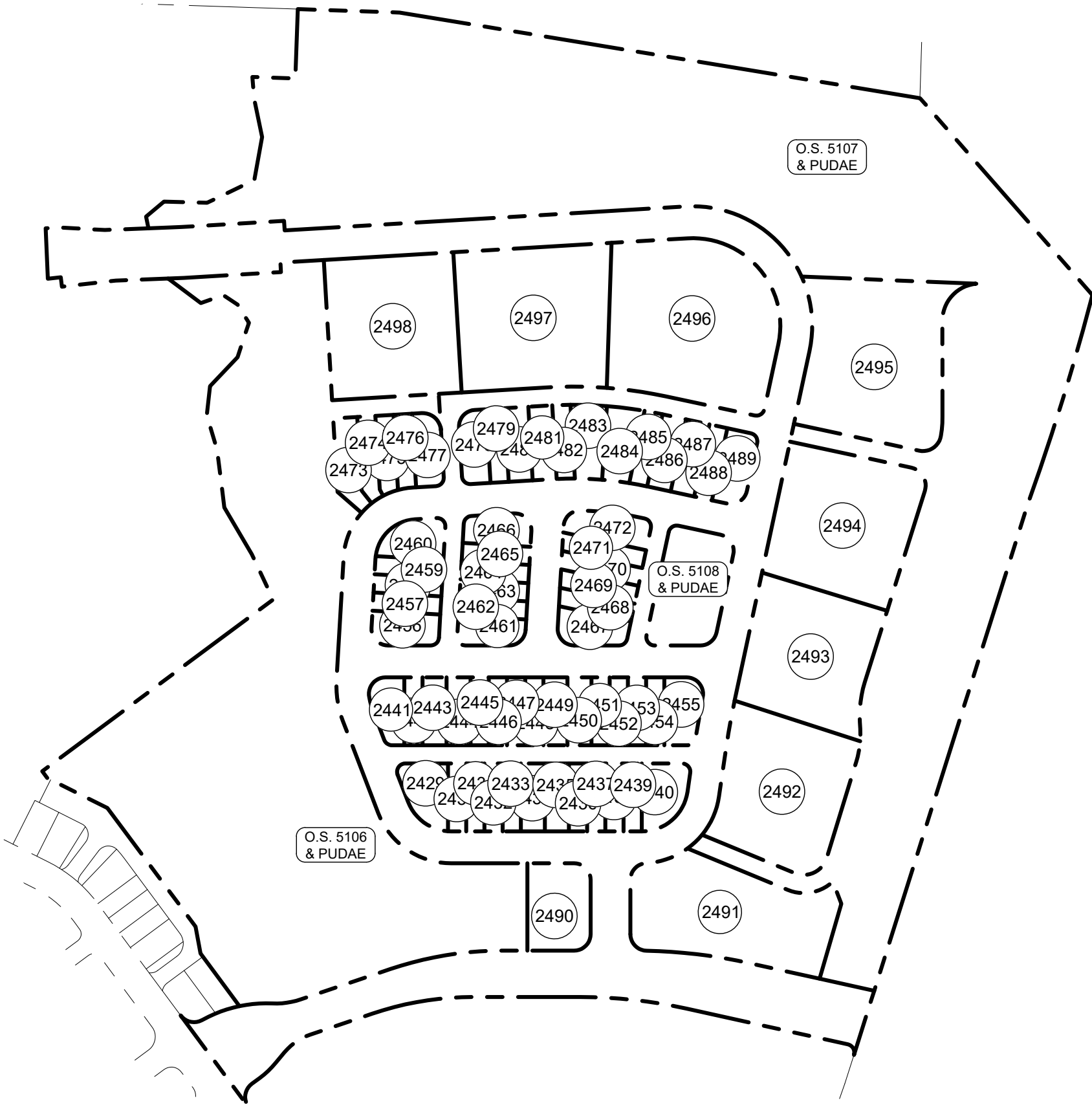
LOTS 2490-2498 RESERVED FOR FUTURE DEVELOPMENT. ONLY LOT GRADING TO BE PERFORMED DURING CONSTRUCTION OF SECTION 62.

NOTE:

ROADWAYS IN THIS SECTION ARE TO BE PUBLIC DEDICATED STREET.

NOTE:

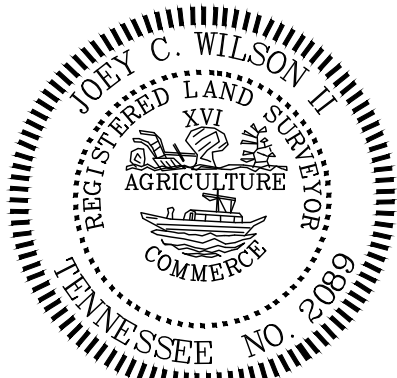
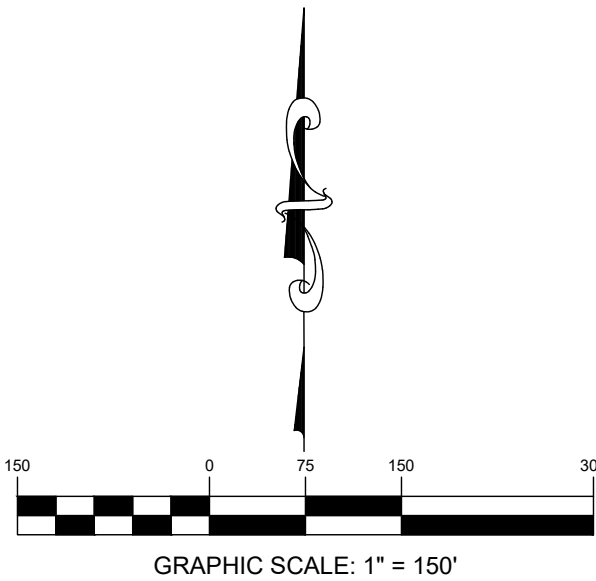
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.



VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER: WESTHAVEN OWNER, LP
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN OWNER, LP 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE. NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188



WA WILSON ASSOCIATES, PC.
Engineering/Surveying/Environmental

**SOUTHERN LAND
COMPANY**
WESTHAVEN
PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 62 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM. HB&TS UTILITY DISTRICT _____ DATE _____	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____ CITY OF FRANKLIN _____ DATE _____	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEM AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEM, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEM WEBSITE AT WWW.MTEM.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEM'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEM. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEM'S REQUIREMENTS. MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____ DATE _____

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF RECORDING	RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8509, PAGE 336, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, 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 _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.	I HEREBY CERTIFY THAT : (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 62 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.	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 62 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.	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 FRANKLIN MUNICIPAL PLANNING COMMISSION		FRANKLIN - WILLIAMSON COUNTY - TENNESSEE
SIGNATURE OF OWNER _____ DATE _____	DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE _____	DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE _____	_____ SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION		TOTAL ACRES: 25.701 TOTAL NO. OF LOTS: 70 ACRES NEW RD/ST: 5.010 (ROW) L.F. OF NEW RD/ST: 6098.40 ACRES OPEN SPACE: 11.646 CIVIL DISTRICT: 5TH DRAWN BY: AS CLOSURE ERROR: SEE NOTE SCALE: 1" = 150' DATE: 05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 1 OF 7					

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

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FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

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UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

GAS METER

GAS VALVE

EVERGREEN TREE

MIN. BUILDING SETBACK

ADDRESSES

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HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

GREEN INFRA. EASEMENT

TOP OF BANK

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BUFFER ZONES

BOUNDARY

CENTERLINE

FENCE

DETENTION POND

P.U.A.E.

R.O.W.

P.V.M.T.

P.U.D.E.

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PUBLIC UTILITY ACCESS EASEMENT

RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

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HATCH LEGEND

DETENTION POND

RIPARIAN BUFFER ZONE 1

VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

JOEY C. WILSON II

REGISTERED LAND SURVEYOR

AGRICULTURE

COMMERCE

TENNESSEE NO. 2089

WA

WILSON ASSOCIATES, PC.

Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

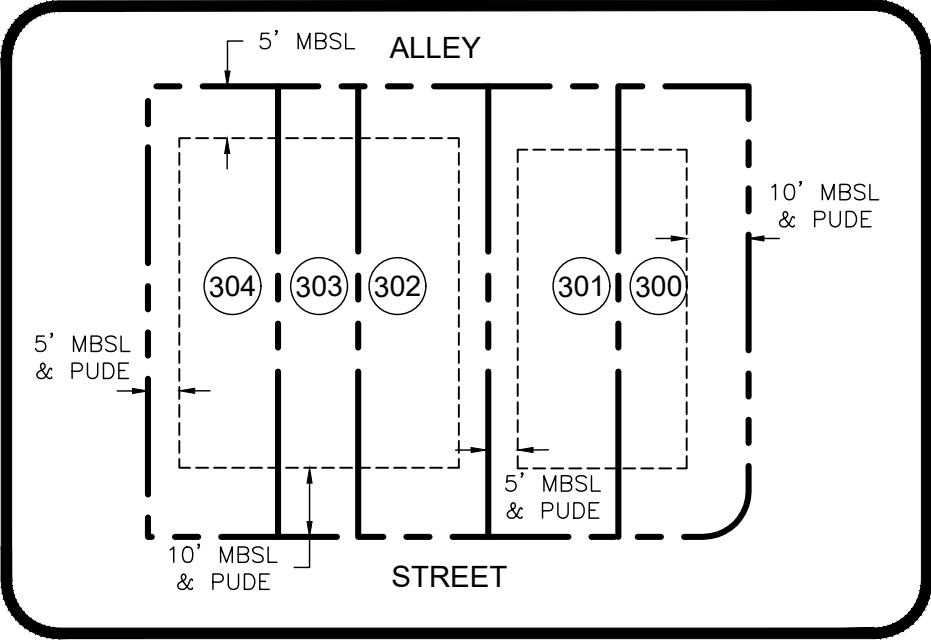
PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	25.701	TOTAL NO. OF LOTS:	70
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	11.646	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 2 OF 7			

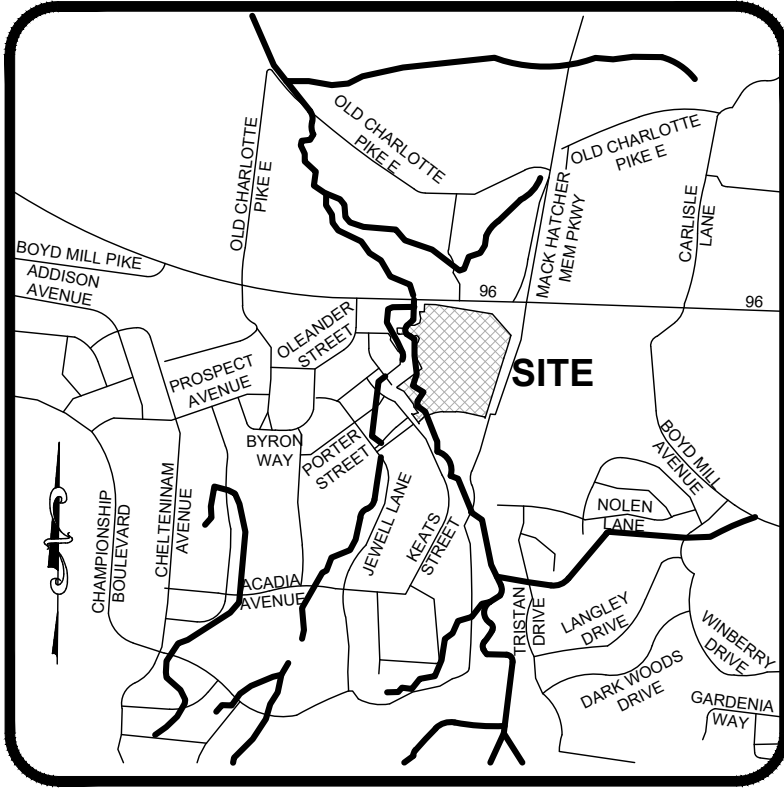
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IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

Page 122 of 127



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.



VICINITY MAP
NOT TO SCALE

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2429	3810.26	0.087
2430	1803.84	0.041
2431	1804.00	0.041
2432	1804.00	0.041
2433	1804.00	0.041
2434	2378.00	0.055
2435	2378.00	0.055
2436	1804.00	0.041
2437	1804.00	0.041
2438	1804.00	0.041
2439	1804.00	0.041
2440	3941.98	0.090
2441	2827.48	0.065
2442	1804.00	0.041
2443	2378.00	0.055
2444	2378.00	0.055
2445	1804.00	0.041
2446	1804.00	0.041
2447	1804.00	0.041
2448	1804.00	0.041
2449	2378.00	0.055
2450	2378.00	0.055
2451	1804.00	0.041
2452	1804.00	0.041

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2453	1804.00	0.041
2454	1804.00	0.041
2455	3415.56	0.078
2456	3139.60	0.072
2457	1804.00	0.041
2458	1804.00	0.041
2459	1803.88	0.041
2460	3377.14	0.078
2461	2664.75	0.061
2462	1804.00	0.041
2463	1804.00	0.041
2464	1804.00	0.041
2465	1804.00	0.041
2466	2894.69	0.066
2467	3181.13	0.073
2468	1990.30	0.046
2469	2065.13	0.047
2470	2139.96	0.049
2471	2214.78	0.051
2472	3473.77	0.080
2473	3128.73	0.072
2474	2201.63	0.051
2475	2055.81	0.047
2476	1969.11	0.045

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2477	2900.67	0.067
2478	2918.70	0.067
2479	1958.00	0.045
2480	2581.00	0.059
2481	2581.01	0.059
2482	1959.30	0.045
2483	3422.12	0.079
2484	3507.72	0.081
2485	1966.89	0.045
2486	2581.00	0.059
2487	2581.00	0.059
2488	1958.00	0.045
2489	3359.55	0.077
2490	7886.04	0.181
2491	26477.66	0.608
2492	25991.59	0.597
2493	24326.07	0.558
2494	27825.38	0.639
2495	32458.39	0.745
2496	37328.75	0.857
2497	31262.01	0.718
2498	26575.70	0.610

Parcel Line Table		
Line #	Length	Direction
L1	123.07'	S88°04'22"E
L2	81.19'	S17°33'52"W
L3	112.00'	N90°00'00"W
L4	17.72'	N90°00'00"W
L5	79.62'	S71°17'24"W
L6	16.42'	S39°42'56"W
L7	11.94'	S53°28'06"W
L8	1.72'	N62°30'36"E
L9	79.11'	N36°28'51"W
L10	33.02'	N10°31'00"W
L11	81.12'	N63°28'36"W
L12	10.18'	N36°41'08"W
L13	60.60'	N25°08'02"W
L14	65.35'	N30°27'10"W
L15	70.19'	N7°08'48"W
L16	43.89'	N16°34'24"W
L17	35.04'	N6°32'00"E
L18	48.17'	N43°32'44"E
L19	43.80'	N18°16'36"E
L20	25.91'	N31°54'31"W

Parcel Line Table		
Line #	Length	Direction
L21	20.83'	N56°40'05"W
L22	28.67'	S70°18'02"W
L23	49.43'	N53°02'34"W
L24	63.30'	S87°44'47"W
L25	65.44'	S83°29'37"W
L26	11.50'	N6°30'23"W
L27	15.74'	S83°29'37"W
L28	60.93'	N2°29'08"W
L29	20.03'	N87°44'47"E
L30	51.63'	S86°49'46"E
L31	52.57'	N87°44'47"E
L32	14.33'	N11°35'31"W
L33	28.31'	N49°59'02"E
L34	52.04'	S88°26'03"E
L35	63.24'	N64°22'25"E
L36	52.86'	N10°21'29"E
L37	47.98'	N11°44'25"W
L38	25.69'	N4°34'13"W
L39	51.96'	S87°57'13"E
L40	83.80'	N2°02'47"E

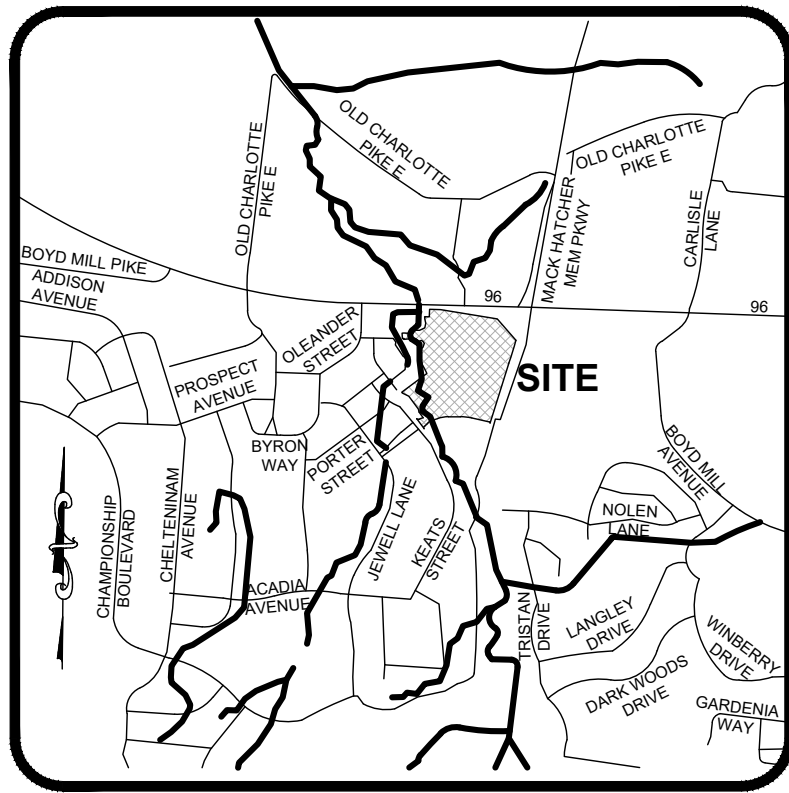
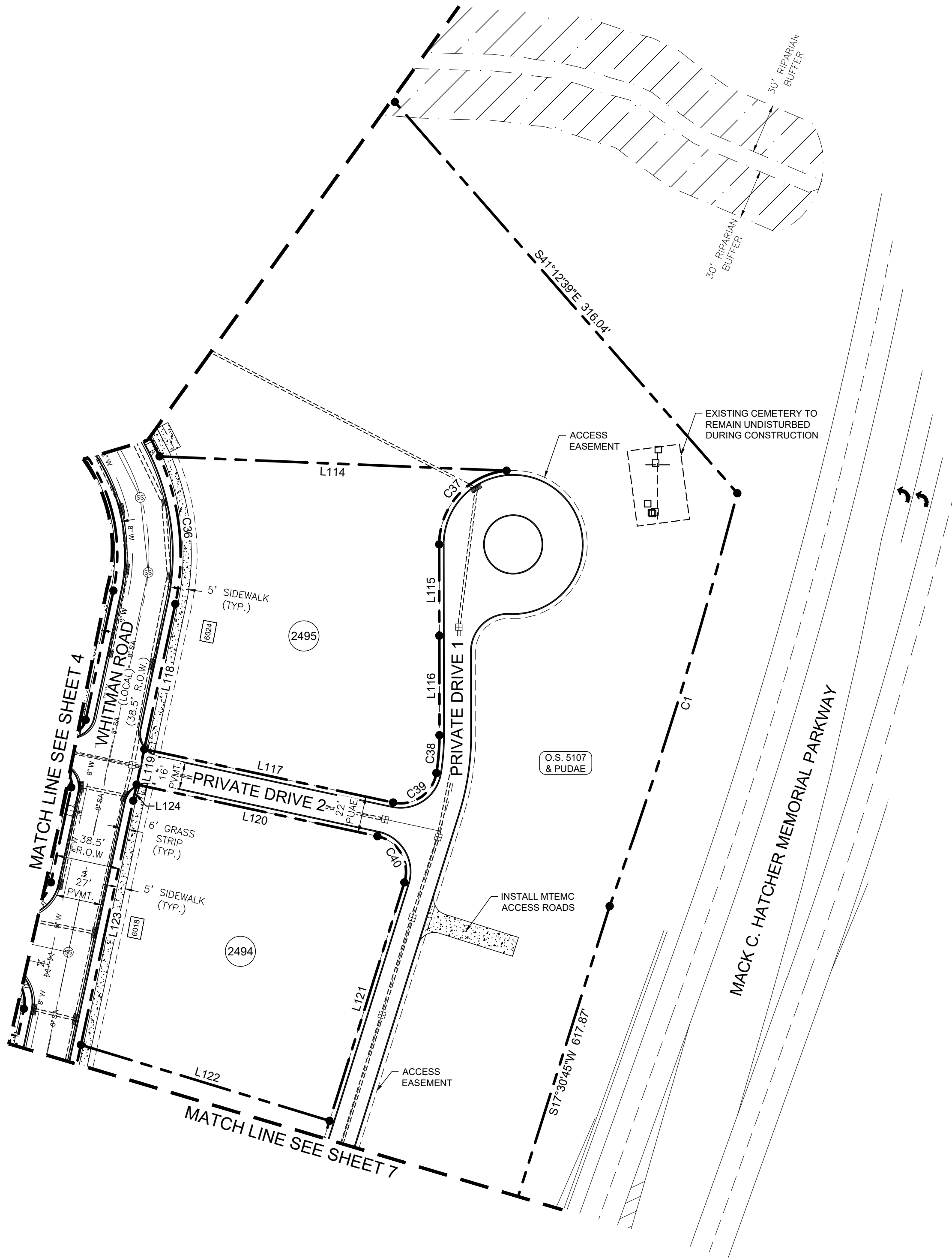
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.70'	2906.00'	5° 10' 46"	S17° 10' 52"W	262.61'
C2	16.58'	10.00'	95° 01' 08"	N29° 59' 58"W	14.75'
C3	129.06'	592.00'	12° 29' 28"	N83° 45' 16"W	128.81'
C4	123.44'	378.00'	18° 42' 36"	S80° 38' 42"W	122.89'
C5	38.02'	69.00'	31° 34' 28"	S55° 30' 10"W	37.55'
C6	26.64'	111.00'	13° 45' 10"	S46° 35' 31"W	26.58'
C7	31.42'	20.00'	90° 00' 00"	S8° 28' 06"W	28.28'
C8	28.26'	20.00'	80° 57' 30"	S77° 00' 39"E	25.97'
C9	47.29'	161.00'	16° 49' 40"	N69° 46' 40"E	47.12'

Open space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 5106	194971.51	4.476
O.S. 5107	312343.58	7.170
O.S. 5108	11384.53	0.261



SOUTHERN LAND
COMPANY
WESTHAVEN
PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)

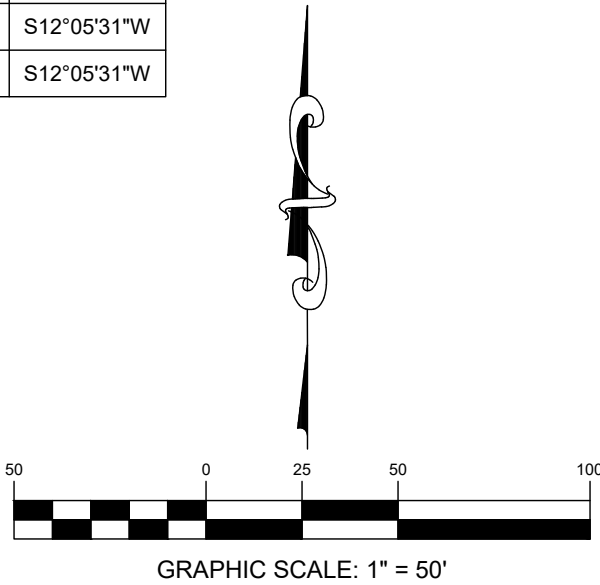
RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT		
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
	TOTAL ACRES:	25.701	TOTAL NO. OF LOTS: 70
	ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST: 6098.40
	ACRES OPEN SPACE:	11.646	CIVIL DISTRICT: 5TH
	DRAWN BY:	AS	CLOSURE ERROR: SEE NOTE
	SCALE:	1" = 100'	DATE: 05/05/2022
	WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 3 OF 7		



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.70'	2906.00'	5° 10' 46"	S17° 10' 52"W	262.61'
C36	91.64'	144.25'	36° 24' 01"	S6° 06' 30"E	90.11'
C37	66.65'	45.00'	84° 52' 01"	N42° 26' 00"E	60.73'
C38	23.10'	139.00'	9° 31' 11"	N4° 40' 13"E	23.07'
C39	35.58'	22.00'	92° 39' 42"	N55° 45' 40"E	31.83'
C40	36.61'	22.00'	95° 20' 01"	N30° 14' 29"W	32.53'

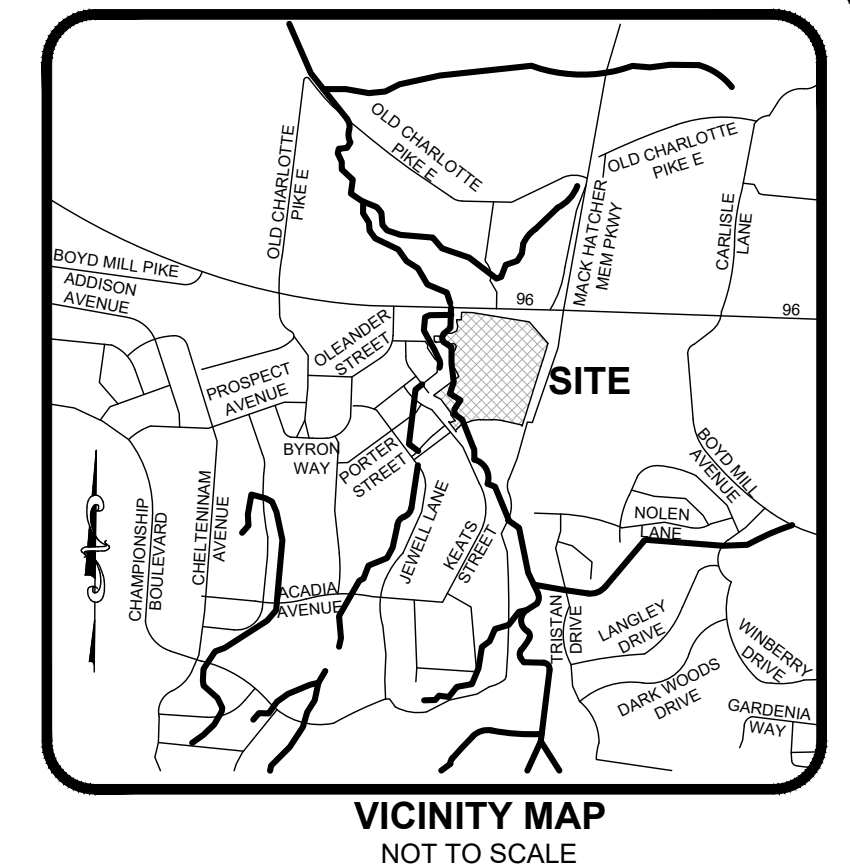
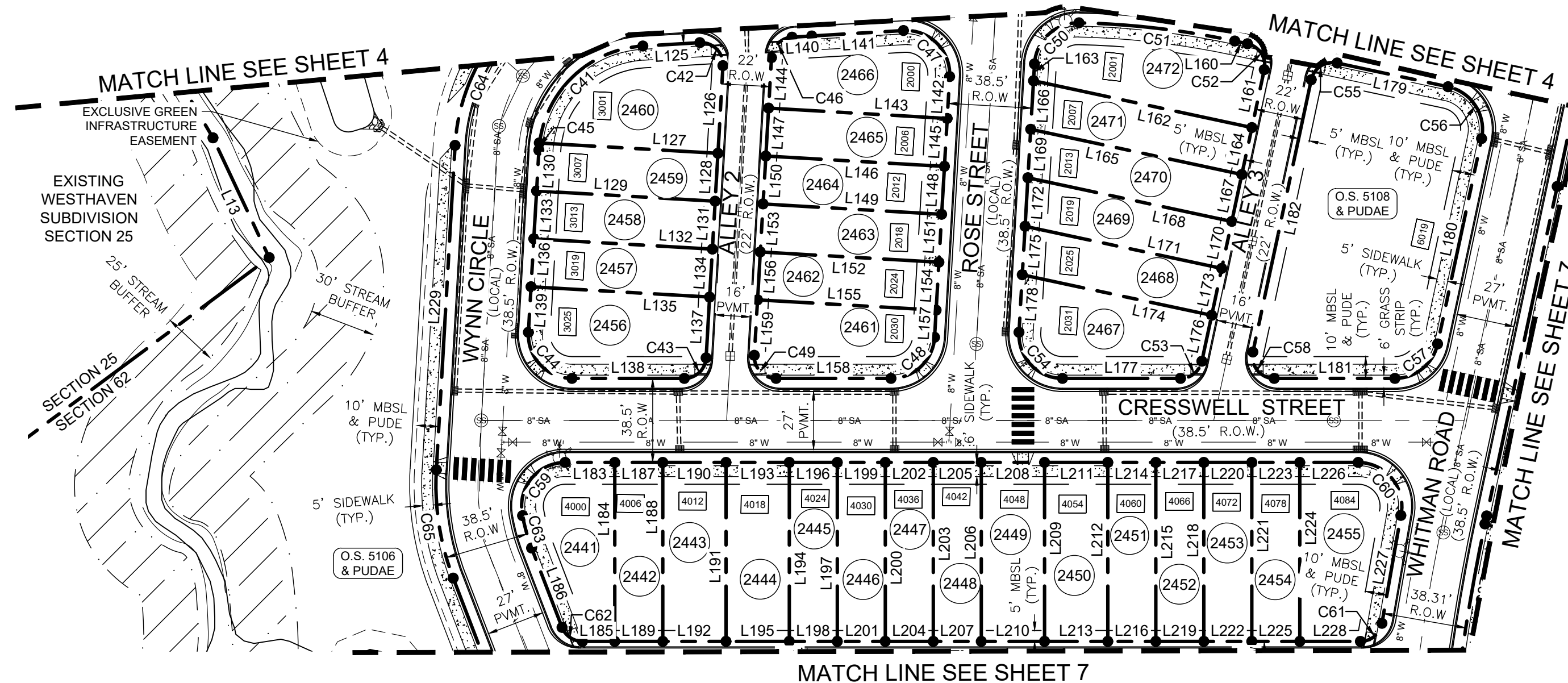
Parcel Line Table		
Line #	Length	Direction
L114	211.10'	N87°39'05"W
L115	55.46'	N0°05'23"W
L116	60.43'	N0°05'23"W
L117	154.69'	S77°54'29"E
L118	90.25'	S12°05'31"W
L119	22.00'	S12°05'31"W
L120	149.66'	N77°54'29"W
L121	151.81'	N17°25'32"E
L122	158.03'	S73°00'13"E
L123	151.68'	S12°05'31"W
L124	10.00'	S12°05'31"W



WA WILSON ASSOCIATES, R.C.
Engineering/Surveying/Environmental

**SOUTHERN LAND
COMPANY**
WESTHAVEN
**PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)**

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT		
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
	TOTAL ACRES:	25.701	TOTAL NO. OF LOTS: 70
	ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST: 6098.40
	ACRES OPEN SPACE:	11.646	CIVIL DISTRICT: 5TH
	DRAWN BY:	AS	CLOSURE ERROR: SEE NOTE
	SCALE:	1" = 50'	DATE: 05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 5 OF 7			



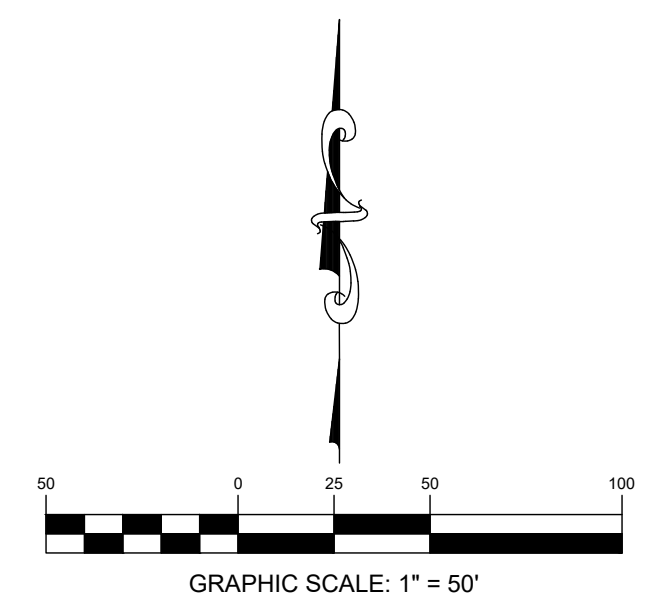
Parcel Line Table		
Line #	Length	Direction
L13	60.60'	N25°08'02"W
L125	26.19'	S86°35'22"W
L126	40.21'	N3°18'11"E
L127	81.89'	S86°41'49"E
L128	22.00'	N3°18'11"E
L129	82.00'	N86°41'49"W
L130	18.67'	S3°18'11"W
L131	22.00'	N3°18'11"E
L132	82.00'	S86°41'49"E
L133	22.00'	S3°18'11"W
L134	22.00'	N3°18'11"E
L135	82.00'	N86°41'49"W
L136	22.00'	S3°18'11"W
L137	27.91'	N3°18'11"E
L138	51.51'	N90°00'00"E
L139	20.89'	S3°18'11"W
L140	9.07'	S86°35'22"W
L141	42.12'	S86°35'22"W
L142	19.20'	N3°18'11"E
L143	82.00'	S86°41'49"E
L144	23.15'	S3°18'11"W
L145	22.00'	N3°18'11"E
L146	82.00'	S86°41'49"E
L147	22.00'	S3°18'11"W
L148	22.00'	N3°18'11"E
L149	82.00'	S86°41'49"E
L150	22.00'	S3°18'11"W

Line #	Length	Direction
L151	22.00'	N3°18'11"E
L152	82.00'	S86°41'49"E
L153	22.00'	S3°18'11"W
L154	22.00'	N3°18'11"E
L155	82.00'	S86°41'49"E
L156	22.00'	S3°18'11"W
L157	12.46'	N3°18'11"E
L158	52.66'	N90°00'00"E
L159	25.48'	S3°18'11"W
L160	5.98'	N77°54'29"W
L161	27.12'	N12°05'31"E
L162	102.37'	N77°54'29"W
L163	7.73'	S3°18'11"W
L164	22.00'	N12°05'31"E
L165	98.97'	N77°54'29"W
L166	22.26'	S3°18'11"W
L167	22.00'	N12°05'31"E
L168	95.57'	N77°54'29"W
L169	22.26'	S3°18'11"W
L170	22.00'	N12°05'31"E
L171	92.17'	N77°54'29"W
L172	22.26'	S3°18'11"W
L173	22.00'	N12°05'31"E
L174	88.77'	N77°54'29"W
L175	22.26'	S3°18'11"W
L176	21.48'	N12°05'31"E
L177	54.07'	N90°00'00"E

Parcel Line Table		
Line #	Length	Direction
L178	26.40'	S3°18'11"W
L179	52.00'	N77°54'29"W
L180	96.24'	N12°05'31"E
L181	55.32'	N90°00'00"E
L182	127.61'	S12°05'31"W
L183	22.75'	N90°00'00"W
L184	82.00'	S0°00'00"E
L185	14.83'	N90°00'00"E
L186	38.95'	S21°00'58"E
L187	22.00'	S90°00'00"W
L188	82.00'	N0°00'00"E
L189	22.00'	N90°00'00"E
L190	29.00'	N90°00'00"W
L191	82.00'	S0°00'00"E
L192	29.00'	N90°00'00"E
L193	29.00'	N90°00'00"W
L194	82.00'	N0°00'00"E
L195	29.00'	N90°00'00"E
L196	22.00'	N90°00'00"E
L197	82.00'	N0°00'00"E
L198	22.00'	N90°00'00"E
L199	22.00'	N90°00'00"W
L200	82.00'	N0°00'00"E
L201	22.00'	N90°00'00"E
L202	22.00'	N90°00'00"W
L203	82.00'	N0°00'00"E
L204	22.00'	S90°00'00"E

Parcel Line Table		
Line #	Length	Direction
L205	22.00'	N90°00'00"W
L206	82.00'	N0°00'00"E
L207	22.00'	N90°00'00"E
L208	29.00'	N90°00'00"W
L209	82.00'	N0°00'00"E
L210	29.00'	S90°00'00"E
L211	29.00'	N90°00'00"W
L212	82.00'	N0°00'00"E
L213	29.00'	N90°00'00"E
L214	22.00'	N90°00'00"W
L215	82.00'	N0°00'00"E
L216	22.00'	S90°00'00"E
L217	22.00'	N90°00'00"W
L218	82.00'	N0°00'00"E
L219	22.00'	N90°00'00"E
L220	22.00'	N90°00'00"W
L221	82.00'	N0°00'00"E
L222	22.00'	N90°00'00"E
L223	22.00'	N90°00'00"W
L224	82.00'	N0°00'00"E
L225	22.00'	N90°00'00"E
L226	26.77'	N90°00'00"W
L227	50.19'	N56°53'36"E
L228	27.79'	N90°00'00"E
L229	148.94'	S3°18'11"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	70.44'	50.75'	79° 31' 38"	S46° 49' 33"W	64.92'
C42	16.88'	10.00'	96° 42' 49"	N45° 03' 13"W	14.95'
C43	15.13'	10.00'	86° 41' 49"	N46° 39' 06"E	13.73'
C44	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C45	3.33'	50.75'	3° 45' 32"	S5° 10' 57"W	3.33'
C46	14.54'	10.00'	83° 17' 11"	S44° 56' 47"W	13.29'
C47	33.76'	20.00'	96° 42' 49"	N45° 03' 13"W	29.89'
C48	30.26'	20.00'	86° 41' 49"	N46° 39' 06"E	27.46'
C49	16.28'	10.00'	93° 18' 11"	S43° 20' 54"E	14.54'
C50	30.70'	20.00'	87° 57' 19"	S47° 16' 51"W	27.78'
C51	71.99'	380.75'	10° 50' 01"	N83° 19' 30"W	71.89'
C52	15.71'	10.00'	90° 00' 00"	N32° 54' 29"W	14.14'
C53	13.60'	10.00'	77° 54' 29"	N51° 02' 45"E	12.57'
C54	32.57'	20.00'	93° 18' 11"	S43° 20' 54"E	29.09'
C55	15.71'	10.00'	90° 00' 00"	S57° 05' 31"W	14.14'
C56	31.42'	20.00'	90° 00' 00"	N32° 54' 29"W	28.28'
C57	27.20'	20.00'	77° 54' 29"	N51° 02' 45"E	25.15'
C58	17.82'	10.00'	102° 05' 31"	S38° 57' 15"E	15.55'
C59	35.87'	20.00'	102° 45' 48"	S38° 37' 06"W	31.25'
C60	35.74'	20.00'	102° 23' 35"	N38° 48' 12"W	31.17'
C61	13.97'	10.00'	80° 03' 27"	N49° 58' 17"E	12.86'
C62	12.04'	10.00'	68° 59' 02"	S55° 30' 29"E	11.33'
C63	15.40'	80.75'	10° 55' 27"	S15° 33' 14"E	15.37'
C64	58.64'	89.25'	37° 38' 43"	S22° 07' 33"W	57.59'
C65	50.62'	119.25'	24° 19' 09"	S8° 51' 23"E	50.24'



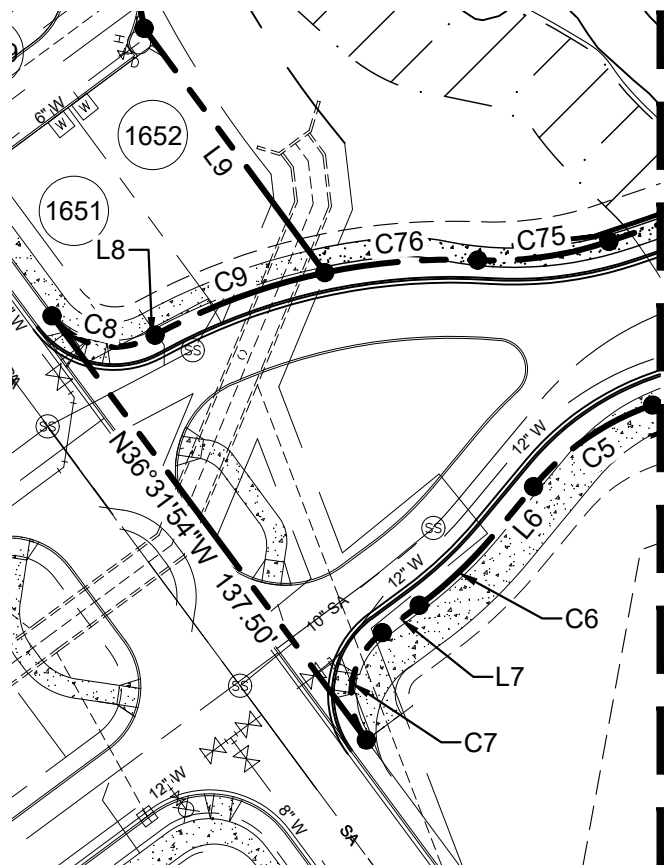
***SOUTHERN LAND
COMPANY
WESTHAVEN
PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)***

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT			
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
	TOTAL ACRES:	25.701	TOTAL NO. OF LOTS:	70
	ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
	ACRES OPEN SPACE:	11.646	CIVIL DISTRICT:	5TH
	DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
	SCALE:	1" = 50'	DATE:	05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 6 OF 7				

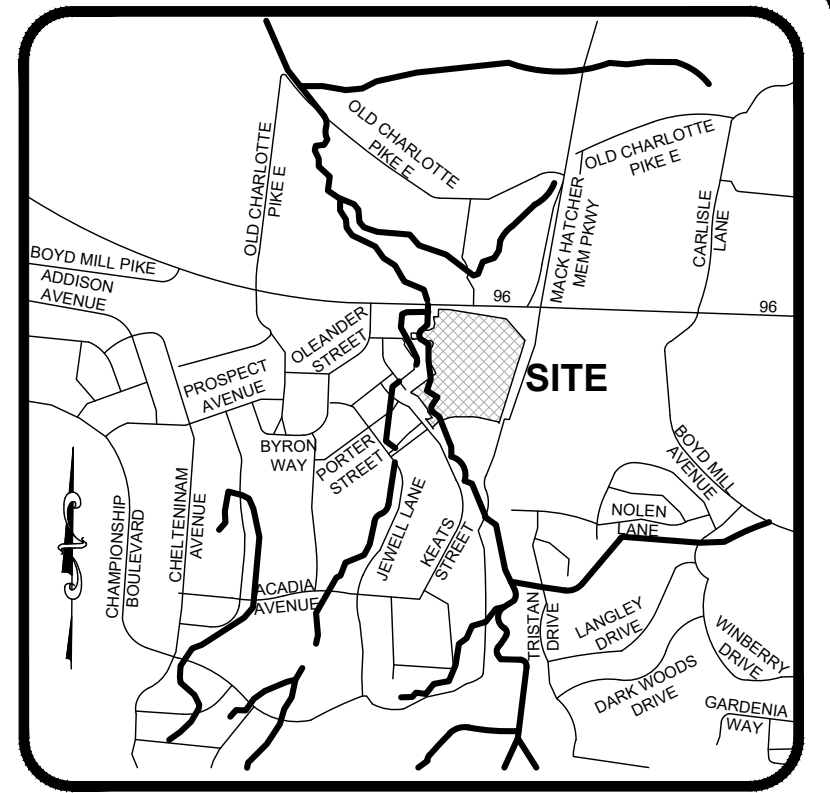
Parcel Line Table		
Line #	Length	Direction
L2	81.19'	S17°33'52"W
L3	112.00'	N90°00'00"W
L4	17.72'	N90°00'00"W
L5	79.62'	S71°17'24"W
L6	16.42'	S39°42'56"W
L7	11.94'	S53°28'06"W
L8	1.72'	N62°30'36"E
L9	79.11'	N36°28'51"W
L122	158.03'	S73°00'13"E
L229	148.94'	S3°18'11"W
L230	34.98'	S21°00'58"E
L231	51.48'	N90°00'00"W
L232	81.87'	S0°00'00"E
L233	22.00'	N90°00'00"W
L234	82.00'	S0°00'00"E
L235	18.23'	N90°00'00"E
L236	22.00'	S90°00'00"W
L237	82.00'	S0°00'00"E
L238	22.00'	N90°00'00"E
L239	22.00'	N90°00'00"W
L240	82.00'	S0°00'00"E
L241	22.00'	N90°00'00"E
L242	22.00'	N90°00'00"W

Parcel Line Table		
Line #	Length	Direction
L243	82.00'	S0°00'00"E
L244	22.00'	N90°00'00"E
L245	29.00'	S90°00'00"W
L246	82.00'	S0°00'00"E
L247	29.00'	N90°00'00"E
L248	29.00'	N90°00'00"W
L249	82.00'	S0°00'00"E
L250	29.00'	N90°00'00"E
L251	22.00'	S90°00'00"W
L252	82.00'	S0°00'00"E
L253	22.00'	N90°00'00"E
L254	22.00'	N90°00'00"W
L255	82.00'	S0°00'00"E
L256	22.00'	N90°00'00"E
L257	22.00'	N90°00'00"W
L258	82.00'	S0°00'00"E
L259	15.50'	N90°00'00"E
L260	6.50'	N90°00'00"E
L261	22.00'	N90°00'00"W
L262	82.00'	S0°00'00"E
L263	22.00'	N90°00'00"E
L264	48.60'	N90°00'00"W
L265	23.10'	N8°18'00"E

Parcel Line Table		
Line #	Length	Direction
L266	118.93'	S21°00'58"E
L267	92.09'	N90°00'00"E
L268	56.38'	N90°00'00"E
L269	65.50'	S0°00'00"W
L270	56.38'	N90°00'00"E
L271	105.50'	S0°00'00"E
L272	22.29'	N90°00'00"E
L273	7.96'	N90°00'00"E
L274	114.09'	N71°17'24"E
L275	65.81'	S0°00'00"E
L276	130.89'	N67°32'03"W
L277	28.66'	N21°09'52"W
L278	94.27'	N16°09'19"E
L279	67.52'	N77°30'32"W
L280	88.17'	S77°32'03"E
L281	120.95'	S67°32'03"E
L282	56.05'	S8°18'00"W
L283	159.32'	S72°04'35"E
L284	121.27'	N17°03'40"E
L285	154.44'	S12°05'31"W
L287	90.07'	N17°25'32"E
L288	7.96'	N3°17'13"W

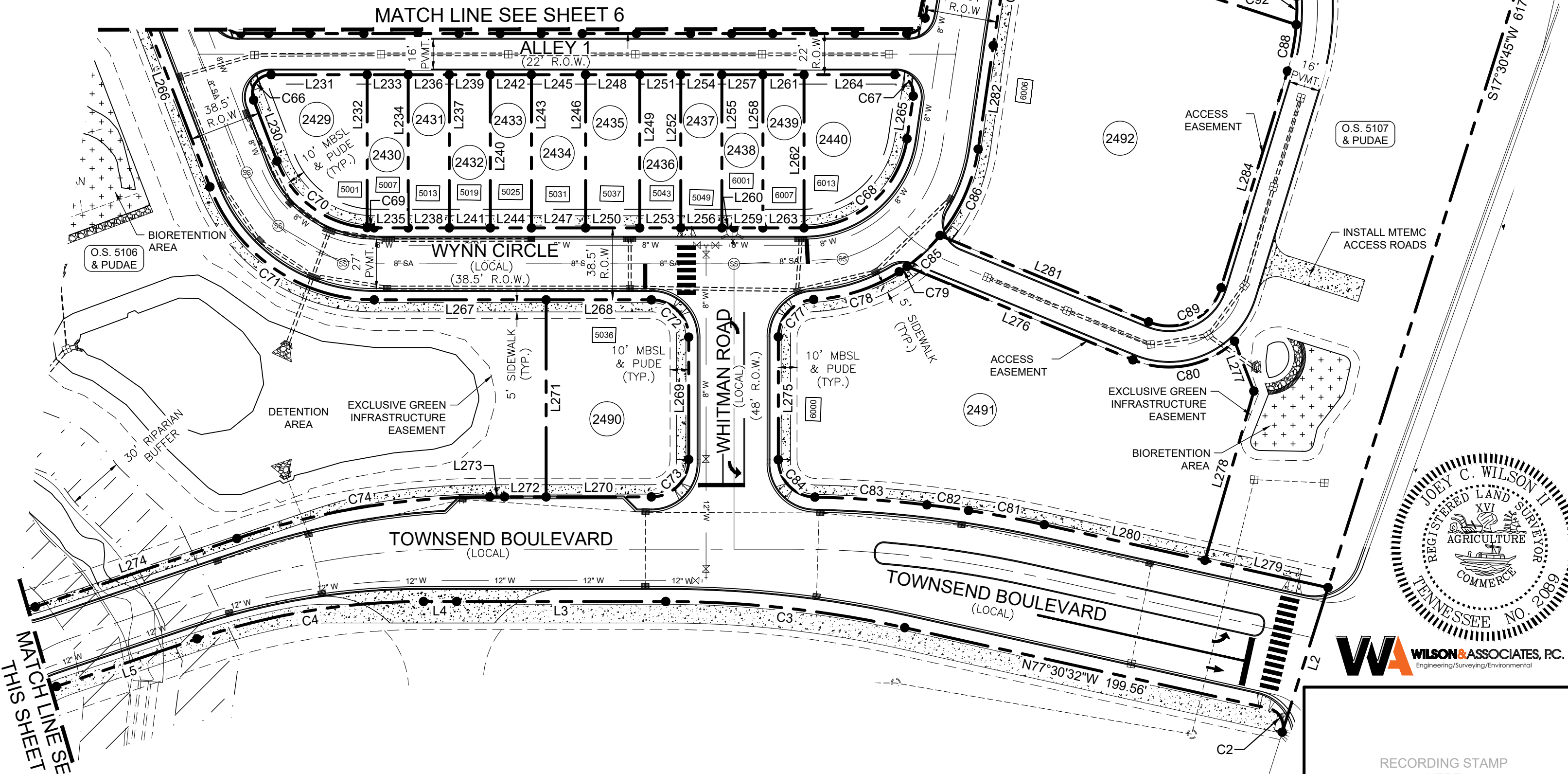


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C85	24.21'	94.25'	14° 42' 59"	S46° 46' 53"W	24.14'
C86	51.20'	94.25'	31° 07' 24"	S23° 51' 42"W	50.57'
C87	61.18'	980.75'	3° 34' 27"	S10° 05' 14"W	61.17'
C88	25.39'	114.00'	12° 45' 37"	N10° 40' 51"E	25.34'
C89	48.29'	29.00'	95° 24' 18"	N64° 45' 48"E	42.90'
C90	3.72'	980.75'	0° 13' 03"	S11° 58' 59"W	3.72'
C91	49.16'	136.00'	20° 42' 45"	N7° 04' 10"E	48.90'
C92	15.10'	114.00'	7° 35' 16"	N0° 30' 25"E	15.09'

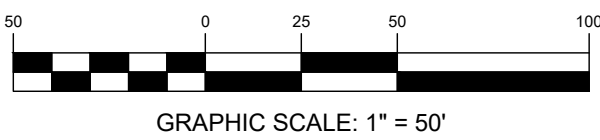


VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	16.58'	10.00'	95° 01' 08"	N29° 59' 58"W	14.75'
C3	129.06'	592.00'	12° 29' 28"	N83° 45' 16"W	128.81'
C4	123.44'	378.00'	18° 42' 36"	S80° 38' 42"W	122.89'
C5	38.02'	69.00'	31° 34' 28"	S55° 30' 10"W	37.55'
C6	26.64'	111.00'	13° 45' 10"	S46° 35' 31"W	26.58'
C7	31.42'	20.00'	90° 00' 00"	S8° 28' 06"W	28.28'
C8	28.26'	20.00'	80° 57' 30"	S77° 00' 39"E	25.97'
C9	47.29'	161.00'	16° 49' 40"	N69° 46' 40"E	47.12'
C66	19.38'	10.00'	111° 00' 58"	S34° 29' 31"W	16.48'
C67	17.16'	10.00'	98° 18' 00"	N40° 51' 00"W	15.13'
C68	79.50'	55.75'	81° 42' 00"	N49° 09' 00"E	72.93'
C69	3.78'	55.75'	3° 52' 51"	S88° 03' 35"E	3.78'
C70	63.35'	55.75'	65° 06' 12"	S53° 34' 03"E	59.99'
C71	113.48'	94.25'	68° 59' 02"	S55° 30' 29"E	106.75'
C72	31.42'	20.00'	90° 00' 00"	S45° 00' 00"E	28.28'
C73	31.41'	20.00'	89° 59' 41"	N45° 00' 10"E	28.28'
C74	137.80'	422.00'	18° 42' 36"	N80° 38' 42"E	137.19'
C75	34.71'	94.00'	21° 09' 24"	N81° 52' 06"E	34.51'
C76	40.06'	161.00'	14° 15' 18"	N85° 19' 10"E	39.95'
C77	30.32'	20.00'	86° 52' 08"	S43° 26' 04"W	27.50'
C78	48.70'	94.25'	29° 36' 30"	S72° 03' 53"W	48.16'
C79	5.13'	94.25'	3° 07' 15"	S55° 42' 00"W	5.13'
C80	58.50'	51.00'	65° 43' 35"	S79° 36' 09"W	55.35'
C81	41.19'	627.14'	3° 45' 47"	S79° 23' 21"E	41.18'
C82	22.57'	626.08'	2° 03' 55"	S82° 18' 24"E	22.57'
C83	60.13'	626.41'	5° 30' 01"	S86° 03' 50"E	60.11'
C84	31.00'	20.00'	88° 48' 51"	S44° 24' 25"E	27.99'



WA WILSON ASSOCIATES, P.C.
Engineering/Surveying/Environmental



RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

**SOUTHERN LAND
COMPANY**
WESTHAVEN
PUD-SUBDIVISION,
SECTION 62 (BLAKEFORD)

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	25.701	TOTAL NO. OF LOTS:	70
ACRES NEW RD/ST:	5.010 (ROW)	L.F. OF NEW RD/ST:	6098.40
ACRES OPEN SPACE:	11.646	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	05/05/2022
WA PROJECT NO. 20-1478 COF PROJECT NO. 7840 SHEET 7 OF 7			