# City of Franklin

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

## Meeting Agenda

## Franklin Municipal Planning Commission

**Thursday, July 28, 2022** | **7:00 PM** | **Board Room**

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

*The typical process for discussing an item is as follows:*

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

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

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

**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@franklintn.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 June 23, 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 3-8, 14, and 15 On The Consent Agenda.

**SITE PLAN SURETIES**

3. Amelia Park PUD Subdivision, Final Plat, Section 3, Extend The Performance Agreement For Sidewalks And Streets Improvements To July 27, 2023. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

4. Carawood Subdivision, Final Plat, Extend The Performance Agreement For Drainage, Streets And Green Infrastructure Improvements To July 27, 2023. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

5. Longview Subdivision, Final Plat, Revision 1, Lot 11 And 12, Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

6. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Drainage Improvement To July 27, 2023. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

7. Riverbluff PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure Improvement to January 26, 2023. (CONSENT AGRENDA)

   ***Sponsors:*** Melodie Brady

8. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center), Extend The Performance Agreement For Access And Sidewalks Improvements To July 27, 2023. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

**PLAN OF SERVICES/ANNEXATIONS**

9. Consideration Of Resolution 2022-49, A Resolution Adopting A Plan Of Services For The Annexation Of 4321 Long Lane, By The City Of Franklin, Tennessee.

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

10. Consideration Of Resolution 2022-50, A Resolution To Annex 4321 Long Lane, Consisting Of 5.03 Acres, Property Located South Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

**REZONINGS/DEVELOPMENT PLANS**

11. Consideration Of Ordinance 2022-25, An Ordinance To Zone 5.03 Acres Civic Institutional (CI) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Long Lane At 4321 Long Lane.

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

12. Consideration Of Ordinance 2022-21, An Ordinance To Rezone 34.30 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 10.15/203,968/130) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard (The Optima Franklin PUD Subdivision).

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

13. Consideration Of Resolution 2022-46, A Resolution Approving A Development Plan For The Optima Franklin PUD Subdivision, For The Property North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard.

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

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

14. Wood Duck Court PUD Subdivision, Site Plan, Constructing 233 Dwelling Units, On 20.90 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

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

15. McKeehan Property Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 9.00 Acres, Located At 228 Franklin Road. (CONSENT AGENDA)
    HZC 6/13/22, recommended disapproval by a vote of 4-3

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

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

City of Franklin

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# Meeting Minutes

## Franklin Municipal Planning Commission

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### CALL TO ORDER

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

Board Members Present: Alma McLemore, Michael Orr, Jimmy Franks, Marcia Allen, Roger Lindsey, Nick Mann, Scott Harrison

Board Members Absent: Ann Petersen, Jenny Szilagyi

### APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 26, 2022 FMPC Minutes.

***Sponsors:***

***Attachments:*** 1. Draft Minutes of 5 26 2022

**A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Minutes from the May 26, 2022, meeting. The motion carried 7-0.**

## CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

## ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements. There were none.

## VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

## CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 4, 12, and 13 On The Consent Agenda.

***Sponsors:***

***Attachments:*** None

**A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to items 3, 4, 12, and 13 as presented on the Consent Agenda. The motion carried 7-0.**

## SITE PLAN SURETIES

3. Pinnacle Commons Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To June 22, 2023. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

**The item was Approved on Consent Agenda.**

4. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center), Extend The Performance Agreement For Landscaping (Retail) Improvement to June 22, 2023. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

**The item was Approved on Consent Agenda.**

## VESTED RIGHTS/SITE PLAN EXTENSION

5. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located At 801 Del Rio Pike.

***Sponsors:*** Emily Wright, Amy Diaz-Barriga

***Attachments:***
1. MAP Ehibit A The Madison Vesting Extension
2. RES 2022-28 AMENDING THE MADISON PUD SUBDIVISION_With exhibits_Law approved (2)
3. 2022.03.30 Madison Vested Rights Extension Request
4. Exhibit B The Madison Franklin - PUD DEVELOPMENT PLAN
5. RESOLUTION 2019-134 AS AMENDED

**Staff Presentation: Amy Diaz-Barriga. The applicant is requesting to extend the vested rights until March 20, 2023, to allow time for securing of permits and for preparation of the site for work. Ms. Diaz-Barriga stated the plan was originally approved in March of 2020. The approved plan is for a multi-family complex, demolition of 1 building and new construction of 3 additional multi-family buildings with an increase of 64 units. A modification of standards, which the staff supported and BOMA approved, consisted of the reduction of the required buffer length along the perimeter due to the existing buildings and the established vegetation. A condition of approval to provide full access through Brink Place was removed with the addition of an emergency access gate to be installed.**
**Currently, the proposal is vested with an expiration date of March 20, 2023. The site plan is on track for a one-stop approval. The water and hydrant issues have improved, and water flow is not an issue at this time. The final plat approval will need to address the storm water drainage plan.**
**The applicant stated COVID-19 as a reason for the lack of progress on the project along with issues involving a public drainage easement.**

**Ms. Diaz-Barriga stated that if the vesting rights are not extended, the project entitlements will cease to exist, and a stop work order may be issued. A new development plan would need to be presented and evaluated against the new standards. If the vested rights are not extended, the largest concern would be the frontage requirements for new buildings under the new development standards. Another challenge the plan would face, under the new standards, would be how to provide enough parking spaces for the site. The new development standards allow for a better pedestrian experience and safety, but it is unknown if space will permit for the required parking for the building usage. A new site plan would be highly dependent on the requirements of the zoning ordinance.**
**Ms. Diaz-Barriga explained that because of the existing site plan, the new frontage requirements may only apply to the new buildings with easy accommodation within the plan. Alternatively, if development continues under the current vesting plan, all 17 buildings will uniform in parking design and building construction. Staff would continue to support full access through Brink Place for connectivity and any reduction in connectivity would require approval from the Board of Mayor and Alderman (BOMA). A modification of standards would not likely be required for buffering along the entire property line but would be required where single family lots are adjacent to the subject property. The requirements for transitional zones under the current layout would not limit future development. Storm water drainage issues should be resolved according to the current BMP manual. Ms. Diaz-Barriga finished by stating that staff recommends approval of Resolution 2022-28, continuation of the vested rights, if the commission determines approval is in the best interest of the community. The application of the new development standards would not have a significant impact on the overall plan for the site.**

**Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.**

**Applicant Presentation: Landscape Architect Scottie Bernick with Ragan Smith. Mr. Bernick discussed the offsite drainage issues that needed to be resolved before the plan could move forward along with COVID delays. Mr. Bernick stated that the applicant requests that the vesting rights be extended to complete the project.**

**Chair Lindsey asked for a motion from the commission.**

**A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Approve Resolution 2022-28.**

**Commissioner Allen stated that she is in support of extending the vested rights to the applicant to finish the project.**

**Commissioner Orr stated that the continuation of the vested rights for this resolution makes sense, rather than requiring the project to adhere to the new development standards.**

**There being no further discussion, Chair Lindsey asked for a roll call vote.**

**The motion Passed 7-0.**

6. 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

***Attachments:***
1. RES 2022-30 WOOD DUCK COURT_With exhibits_Law approved
2. request for vesting extension
3. MAP Wood Duck Court Vesting Extension
4. WoodDuck Court Development Plan one page
5. APPROVED AND SIGNED RESOLUTION 2019-56

**Commissioner Harrison recused himself for this item.**

**Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant requests an extension of three years or until September 9, 2025. The site-plan was originally approved in September of 2019 for 237 multi-family units in eight buildings. A MOS was supported by staff and approved by BOMA to reduce the number of parking spaces from 1.5 to 1.4 spaces. Because a portion of the property exists in a flood plain, additional requirements include a platted access easement. Also, an emergency access point in to the property was required, along with a bridge replacement on Wood**

**Duck Court which was built below the floodway. Ms. Diaz-Barriga pointed out that the plan is in its first 3-year period and is vested until September 9, 2022. A CLOMR has been approved, but there is not an approved site-plan. Without an approved site-plan, and the required grading of the property, FEMA will not issue a LOMR. The applicant listed an everchanging market, the COVID-19 pandemic and coordination difficulties with FEMA as the reasons for the delay in progress.**
**Ms. Diaz-Barriga explained that if the vested rights are not extended, the project entitlements will cease to exist, and a stop work order may be issued. The applicant would be required to submit a new development plan in light of the new development standards. All six development standards associated with vesting rights have been updated. If the current plan was evaluated against the new development standards, the plan would not meet the standards requiring a redesigned plan. Ms. Diaz-Barriga stated that this is the first request for extension of vesting rights, under the new standards, that impacts development plan because of the updated standards. The zoning requirements state that all new buildings face a public road, a private street or an internal drive and all parking must be behind the buildings. The new standards follow the Envision Franklin guidelines for promoting vibrant neighborhoods and a connected community. Orienting buildings along streets and locating parking behind buildings promotes the pedestrian experience and pedestrian safety, as well as a resident focused community. The frontage requirement of the new standards would impact the number of parking spaces as the property is narrow. This plan made use of the topography by nestling buildings along the hillside where parking could only be located at the front of the building. The density of the site and the number of buildings proposed would be difficult to maintain under the new standards. The applicant may request a MOS regarding parking based on similar requests made in the past for parking reduction. Ms. Diaz-Barriga mentioned that the current development plan complies with and even goes beyond the requirements for buffering between properties. Staff would continue to require the bridge replacement and the emergency access point. Coordination with FEMA to meet the requirements for the LOMR would be necessary. Ms. Diaz-Barriga stated that FMPC and BOMA must determine if approval of the vesting rights for three more years is in the best interest of the community. If the request is denied, the applicant can still work toward the vesting milestone prior to expiration. The planning staff recommends approval to BOMA, if the Commission concludes the vesting extension for Resolution 2022-30 is in the best interest of the community. Due to the existing environmental constraints and the long narrow shape of the property, the application of the new development standards would have a significant impact on the plan requiring redesign.**

**Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.**

**Applicant Presentation: Greg Gamble, Consulting Planner for Community Housing Partnership. Mr. Gamble stated that he would be happy to answer any questions.**

**Chair Lindsey asked for a motion from the commission.**

**A motion was made by Planning Commission Member Alma McLemore, seconded by no one to Approve the Resolution. The motion failed for lack of a second.**

**A motion was made by Commissioner Michael Orr, seconded by Commissioner Marcia Allen to Deny Item 6.**

**Commissioner Allen asked if there was an approved site-plan.**

**Ms. Diaz-Barriga stated that the site-plan had expired, but the site-plan is moving through the approval process again under the vested standards.**

**Commissioner Orr asked how many of the standards have changed.**

**Ms. Diaz-Barriga stated that all six standards have been updated since approval of the site-plan. The changes that primarily affect the site are the zoning ordinance changes.**

**Commissioner McLemore stated that she supported the request because of the many similar requests that have been presented over the last few months. Commissioner McLemore also discussed what a new plan would look like regarding affordable housing if the request were denied. Ms. McLemore asked if it is reasonable to think that an entire new development plan would allow for affordable housing. Commissioner McLemore stated that the commission should give this development plan the same consideration as the other requests that have been approved.**

**Ms. Diaz-Barriga stated that staff did not recommend approval of the request. It is up to the commission to determine if approval is in the best interest of the community.**

**Commissioner McLemore said that she heard and understands what was said, "in the interest of the community."**

**Commissioner Orr stated that he believes that denial of this request is in the best interest of the community because of the lack of progress on the plan.**

**There being no further discussion, Chair Lindsey asked for a roll call vote on the motion to deny Resolution 2022-30.**

**The motion carried 5-1-1.**

| | |
|---|---|
| **ACTION:** | **Motion to Deny Resolution 2022-30 by** Commissioner Michael Orr, seconded by Commissioner Marcia Allen; **Motion Carried 5-1-1** |
| **AYES:** | **Marcia Allen, Jimmy Franks, Roger Lindsey, Nick Mann, Michael Orr** |
| **NOES:** | **Alma McLemore** |
| **ABSTAIN:** | **Scott Harrison** |

## ANNEXATIONS/PLANS OF SERVICES

7. Consideration Of Resolution 2022-37, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

***Attachments:***
1. MAP Yerra Prop Annex Combo
2. RES 2022-37 PEYTONSVILLE RD POS_Combined_Law approved (2)
3. Survey- Yerra Property
4. MAP Yerra Prop Annex Combo-Zoning

**Staff Presentation: Amy Diaz-Barriga. The Plan of Service outlines how the City will serve the property, if annexed, and gives consideration to any future development. Existing roads in the area will be used to access the property and as development occurs additional roads and extensions will be needed in accordance with Connect Franklin. Additional manpower or equipment will not be necessary regarding police protection, fire protection or sanitation. The area under consideration lies outside the Urban Growth Boundary (UGB). The City of Franklin will need to update long range goals prior to future rezonings and development. Ms. Diaz-Barriga stated that staff recommends approval of Resolution 2022-37.**

**Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.**

**Chair Lindsey asked for a motion from the Commission.**

**A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Approve Item 7. The motion carried 7-0.**

8. Consideration Of Resolution 2022-38, A Resolution Requesting A Referendum For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

***Attachments:***
1. MAP Yerra Prop Annex Combo
2. RES 2022-38 PEYTONSVILLE RD ANNEX_Combined_Law approved (2)

3. Survey- Yerra Property
4. November 2022 Election Timeline
5. MAP Yerra Prop Annex Combo-Zoning

**Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the subject area lies outside of the UGB, and annexation cannot occur until a referendum has been held in which the majority of the property owners vote in favor of the annexation by the City of Franklin. The Resolution authorizes the referendum to be held in conjunction with the general election to be held on November 8, 2022. Ms. Diaz-Barriga noted the referendum exhibit provided in the plan documents. The subject property lies in close proximity to previously annexed parcels in 2020 and fills in a hole between properties. Ms. Diaz- Barriga stated that staff recommends approval of Resolution 2022-38 to the Board of Mayor and Alderman.**

**Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.**

**Chair Lindsey asked for a motion from the Commission.**

**A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to Approve Item 8. The motion carried 7-0.**

## REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2022-17, An Ordinance To Zone 23.19 Acres Estate Residential (ER) District, For The Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane.

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

***Attachments:***
1. MAP Yerra Prop Annex Combo
2. 2022-17 ORD Zoning of Peytonsville Rd_Combined_Law approved (2)
3. Survey- Yerra Property
4. MAP Yerra Prop Annex Combo-Zoning

**Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant requests rezoning of the subject property to Estate Residential (ER), from BOMA provided the Plan of Services and the Annexation is approved, and the referendum is passed. The planning and zoning jurisdictions of the City will extend to the annexed area on and after the date of annexation. The Planning Commission will be amending Envision Franklin to include the newly annexed area and will assign design concepts for the parcels. The proposed zoning of Estate Residential is appropriate for the parcel and is consistent with surrounding property recently annexed into the city. Ms. Diaz-Barriga stated that staff has not received a proposal for a development plan or site-plan for the subject property. The planning staff recommends approval Ordinance 2022-17 to the Board of Mayor and Alderman.**

**Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.**

**Chair Lindsey asked if there was a representative to speak for the applicant. There was none.**

**Chair Lindsey asked for a motion from the Commission.**

**A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve Item 9. The motion carried 7-0.**

10. Consideration of Resolution 2022-39, A Resolution Approving A Development Plan For The Cottages At 509 Hill Drive PUD Subdivision, For The Property Located South Of West Main Street And West Of Hill Drive, On 0.56 Acres, Located At 509 Hill Drive.

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

***Attachments:***
1. MAP Cottages At 509 Hill PUD DP
2. RES 2022-39 COTTAGES AT 509 HILL PUD DP_Combined_Law approved
3. 7859 Cottages At 509 Hill PUD DP_Conditions of Approval_01
4. Cottages at 509 Hill Dr Develoment Plan

**Staff Presentation: Amy Diaz-Barriga. Envision Franklin places this area in the Neighborhood Mixed Use Design Concept which supports the proposed development. The application was previously approved by BOMA in 2015 but recently lost the vesting rights and all entitlements to build. The proposed development plan is essentially the same plan submitted in 2015 with minor changes to allow for the new zoning ordinances. The plan includes four single-family lots with a shared driveway and attached rear loading garages. Ms. Diaz-Barriga stated that staff recommends approval of Resolution 2022-39 to FMPC for approval to BOMA.**

**Chair Lindsey asked if anyone from the public would like to comment on the item.**

**Nicholas Basquill-White, 414 Figuers Drive. Mr. White stated concerns about street parking and how the parking would be configured.**

**Applicant Presentation: Christopher Wood, Kizer Voglar Designs. Mr. Wood stated that the plan has been resubmitted for approval of the development plan and eventually approval of the site-plan. The proposed parking would include 4 parallel parking stalls along Hill Drive to meet the zoning requirements.**

**Chair Lindsey asked for a motion from the Commission.**

**A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Michael Orr to Approve Item 10.**

**Commissioner Harrison asked for clarification of the proposed parallel parking.**

**Mr. Wiseman stated that the parking would be in the public right of way but would be inset parking added to the roadway.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried 7-0.**

11. Consideration of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

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

***Attachments:***
1. MAP Franklin Elem Rez
2. 2022-19 ORD REZONE TO RESIDENTIAL_1501 FIGUERS DRIVE_Combined_Law approved
3. COF 7860 227418 FSSD Elementary ReZoning

**Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the property is currently an administrative site for the Franklin Special School District. The property is designated as a Historical Residential Design Concept within the Envision Franklin guidelines. The guidelines state that infill development should maintain the established residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot width and setbacks. A gridded street network and sidewalks to promote vehicle and pedestrian connections. The R4 designation is compatible with Envision Franklin as well as the character and surroundings of established neighborhoods. If the rezoning is approved, the existing administrative building would become nonconforming and any future redevelopment or major site improvement would cause the property to lose its nonconforming status. The property does not have any other development applications with the City. Any proposed development other than one single family residence would have to file a development application in the form of a preliminary plat or a development plan with the associated PD rezoning. The staff recommends that the Planning Commission recommend to BOMA approval of Ordinance 2022-19.**

**Chair Lindsey asked if anyone from the public would like to comment on the item.**

**Jared Sullivan, 419 Figuers Drive. Mr. Sullivan opposes the proposed plan on the basis that the plan does not follow the guidelines of Envision Franklin. Mr. Sullivan states that rezoning of the property could take away green space that this section of Franklin needs.**

**Nicholas Basquill-White, 414 Figuers Drive. Mr. White stated that he opposes the plan because of the violations of the Envision Franklin Guidelines. Mr. White stated other concerns about traffic and the potential removal of green space that the neighborhood enjoys.**

**Forrest Latta, 504 Figuers Drive. Mr. Latta stated that removal of the FSSD annex is basically the removal of much needed green space in this part of the neighborhood. Mr. Latta stated that traffic is already a concern and to potentially add more homes to an area that is being encroached on both sides does not make sense.**

**Tammy Gill, Brentwood, Real Estate agent that sold 417 Perkins. Ms. Gill discussed her concerns about the overflow from the quarry into the streams in this area. Ms. Gill strongly urged the City of Franklin to investigate the excess run-off of Vulcan Materials.**

**Joshua James, 317 Battle Avenue. Mr. James stated his family moved to this area of Franklin because of the traditional historical homes and is opposed to the rezoning of the FSSD Administrative Annex.**

**Lindsey and Ivy Phelps. Ms. Phelps stated she is in opposition to the rezoning plan because the removal of the FSSD Annex will be the eventual removal of the green space that binds the neighborhood together.**

**Shawn Richardson, 506 Figuers Drive. Mr. Richardson shared his concerns about the existing traffic issues and increased traffic issues if more homes are built. Mr. Richardson stated that losing the green space will change the character of the neighborhood. The green space is where kids, dogs, and parents congregate and is the reason people move to the area.**

**Applicant Presentation. Steve Griffin, 214 Centerview Drive. Mr. Griffin is an architect and represents the Franklin Special School District. Mr. Griffin asked for consideration and approval of the proposed rezoning request.**

**Chair Lindsey asked for a motion from the Commission.**

**A motion was made by Commissioner Nick Mann, seconded by Commissioner Jimmy Franks to Approve Item 11.**

**Commissioner Allen stated that she would not support the proposed rezoning of the FSSD property. Ms. Allen stated concerns about the increase in traffic and the loss of green space. Commissioner Allen stated that there are a number of churches that meet in schools on the weekends and at night that would be great candidates for areas such as the subject property. Commissioner Allen also expressed that she hated to see this area of Franklin lose the convenient green space. The closest other park is Pinkerton Park, which is four miles away.**

**Ms. Diaz-Barriga stated that there is no way to know how many homes could be proposed. As of now, the request for rezoning of R4 would limit the subject property to one lot. A request for a PD designation would be required for a subdivision development.**

**Commissioner Mann asked for clarification of the R4 classification.**

**Ms. Diaz-Barriga read the lot dimension requirements for the R4 zoning area. Ms. Diaz-Barriga also noted that there are several items and requirements that must be considered before any homes can be built. For example, new roadways would have to meet certain requirements before any kind of redevelopment could begin. Development would be limited based on the roadways meeting the street standards as well as meeting storm water requirements.**

**Commissioner Mann asked if this area was in the historical overlay.**

**Ms. Diaz-Barriga explained that the area is not in the historical overlay, but the area is in the central Franklin overlay that has some height requirements. The contextual requirements require building height to be within a half story of the surrounding buildings.**

**Commissioner Orr asked for clarification of the height requirements.**

**Commissioner Franks asked staff if requests of this nature are typically followed up with another agenda item of a preliminary plat or development plan.**

**Ms. Diaz-Barriga stated that is not always the case. Approval of a development plan would be requested if the owner seeks a PD rezoning designation. What is being asked now is rezoning for R4 without a preliminary plat or a development plan. If the request is recommended to and passed by BOMA, the owner would have one single-family lot. Any redevelopment of the site would require a preliminary plat or a request for PD rezoning with a development plan.**

**Chair Lindsey stated that the request is for rezoning to R4 to attract potential buyers because, as of now, there appear to be no interested parties.**

**Ms. Diaz-Barriga stated that she does not have any information about potential buyers and that the question should be addressed to the applicant.**

**Ms. Diaz- Barriga addressed the previous question regarding building heights for R4. The zoning guidelines state that building height requirements shall not exceed one half story above the average height of the existing buildings on the same block face and in no case should it exceed 2.5 stories.**

**Commissioner Mann stated that despite the concerns of the citizens, which are completely understood, the R4 rezoning is appropriate and does fall within the guidelines of Envision Franklin. Commissioner Mann stated that concerned citizens will have the opportunity to present their concerns to BOMA.**

**Chair Lindsey asked for a vote by roll call.**

**The motion failed 3-4.**

| | |
|---|---|
| **AYES:** | **Jimmy Franks, Nick Mann, Michael Orr** |
| **NOES:** | **Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore** |
| **ABSTAIN:** | **None** |

**Chair Lindsey asked for a motion to deny approval to BOMA.**

**A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to recommend disapproval to the Board of Mayor and Alderman of Ordinance 2022-19.**

**Chair Lindsey asked for discussion on the motion.**

**Commissioner Mann stated that he would like further discussion on the reasons for the recommendation of denial.**

**Commissioner Allen stated that she would be glad to review the reasons she supports denial of the request.**

**Commissioner Mann stated that Commissioner Allen's statements stand as previously noted.**

**Commissioner Allen stated that approval of this request could be compared to giving someone a blank check. Once approved, the applicant would have free choice to develop what he or she chooses.**

**There being no further discussion, Chair Lindsey asked for a roll call vote.**

**The motion passed 5-2.**

| | |
|---|---|
| **AYES:** | **Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore** |
| **NOES:** | **Nick Mann, Michael Orr** |
| **ABSTAIN:** | **None** |

**Commissioner Harrison noted that the proposal would be heard by the Board of Mayor and Alderman for three readings. There is the possibility BOMA could approve the request for rezoning the area to R4.**

## SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Historic Magnolia Hall PUD Subdivision, Site Plan, Creating 11 Single-Family Residential Lots, On 12.0 Aces, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

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

***Attachments:***
1. MAP Magnolia Hall PUD SP
2. 7799 Historic Magnolia Hall PUD SP_Conditions of Approval_01
3. Historic Magnolia Hall PUD Subdivision, Site Plan (CASHIERED ON 31422) - submittal 005

**The item was Approved on Consent Agenda.**

13. Franklin Elementary School Subdivision, Final Plat, Creating 2 Lots On 19.31 Acres, Located At 1501 Figuers Drive. (CONSENT AGENDA)

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

***Attachments:***
1. MAP Franklin Elem Sub FP
2. Franklin Elementary School Subdivision, Final Plat (FSSD) - submittal 002
3. 7861 Franklin Elem Sub FP_Conditions of Approval_01

**The item was Approved on Consent Agenda.**

## NON-AGENDA ITEMS

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

## ANY OTHER BUSINESS

Chair Roger Lindsey asked if there was any further business. There was none.

## ADJOURN

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 08:02 PM.

_____ _____

Chair Date

City of Franklin

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

**File #: 21-03380**

**DATE:** July 7, 2022

**TO:** Franklin Municipal Planning Commission

**FROM:**

**SUBJECT:**

Consideration Of Approval Of Items 3-8, 14, and 15 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

City of Franklin

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

**File #: 21-03351**

**DATE:** June 28, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Resolution 2022-49, A Resolution Adopting A Plan Of Services For The Annexation Of 4321 Long Lane, By The City Of Franklin, Tennessee.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7888
Applicant: Chris Shepard
Owner: Montessori School of Franklin, Chris Shepard, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting a Plan of Services for the property located at 4321 Long Lane. Resolution 2022-49 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2022-50. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 5.03 acres.

The property is located within the Milcrofton water service area. An approximately 2,000-foot extension would be needed to serve the property with reclaimed water. Because of this distance, reclaimed water will not be required to be extended to the property. The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

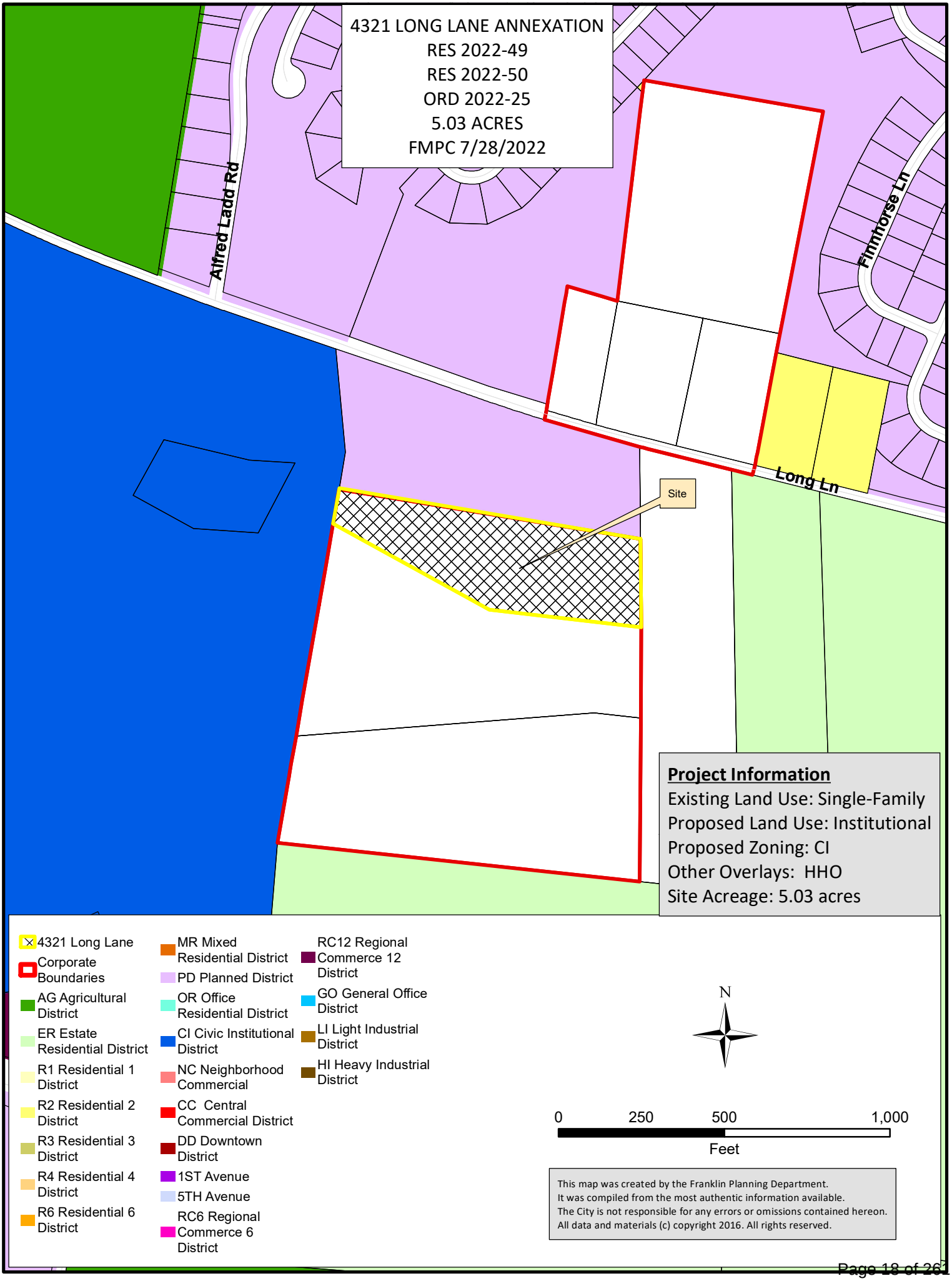
Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-49.


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
Alfred Ladd Rd
Finnhorse Ln
Long Ln
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Institutional
Proposed Zoning: CI
Other Overlays: HHO
Site Acreage: 5.03 acres
4321 Long Lane
Corporate Boundaries
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
5TH Avenue
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 hereon.
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**RESOLUTION 2022-49**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4321 LONG LANE, BY THE CITY OF FRANKLIN, TENNESSEE.**

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

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

**WHEREAS**, the Property is located South of Long Lane at 4321 Long Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 106-179.08 | 5.03 |
| Total | 5.03 |

**WHEREAS,** this resolution shall bind the Owners and subsequent Owners of the Property; and

**WHEREAS,** the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS,** a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS,** it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

**WHEREAS,** this resolution shall not bind the City to later annex the Property.

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

**SECTION I.** Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

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

B. Reclaimed Water

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

C. Wastewater

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

D. Stormwater

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

E. Streets

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

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

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

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at

the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

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

**SECTION II.** This Resolution shall take effect from and after its adoption.

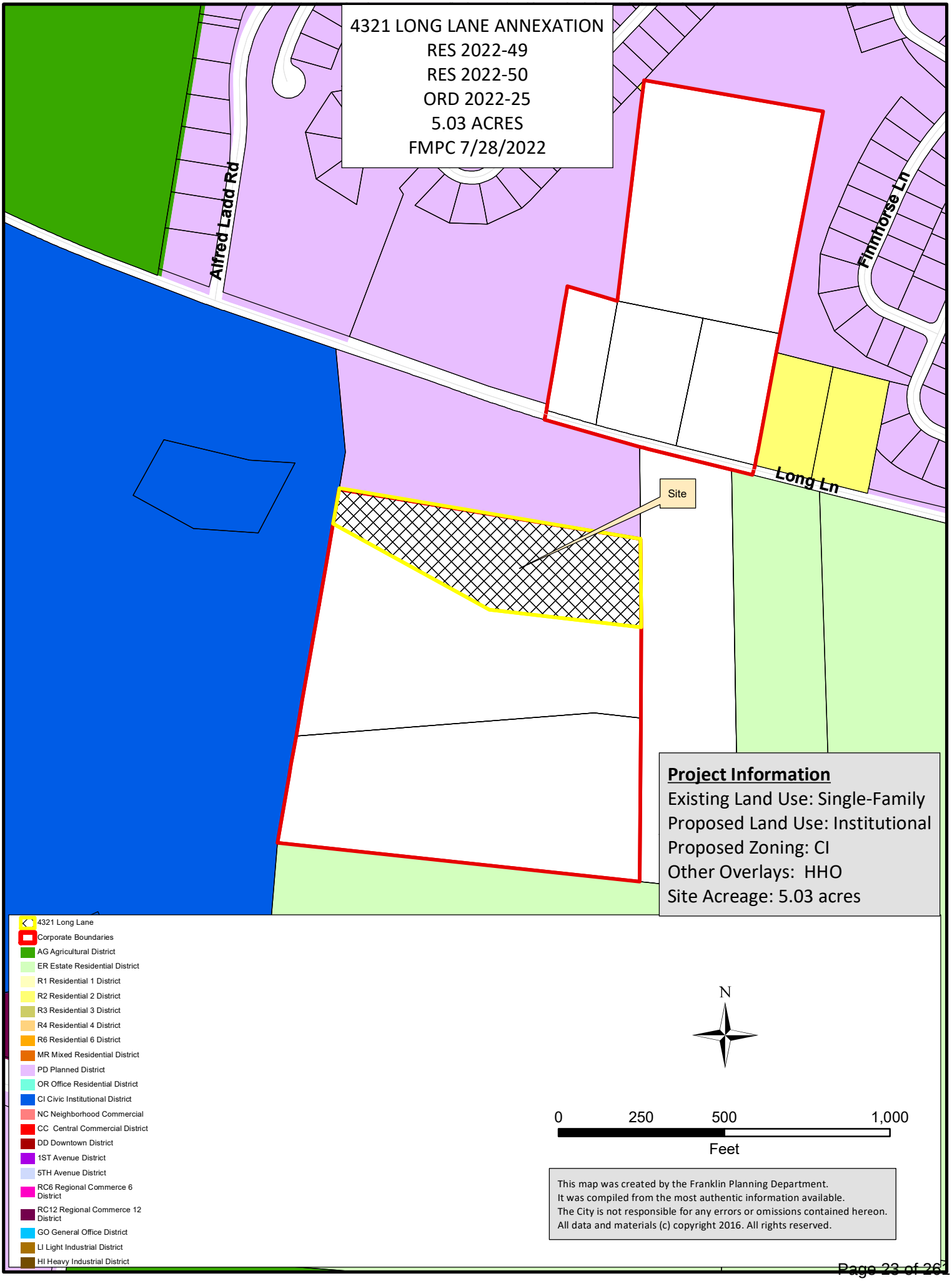
**IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.**

_____
**ERIC S. STUCKEY**
City Administrator

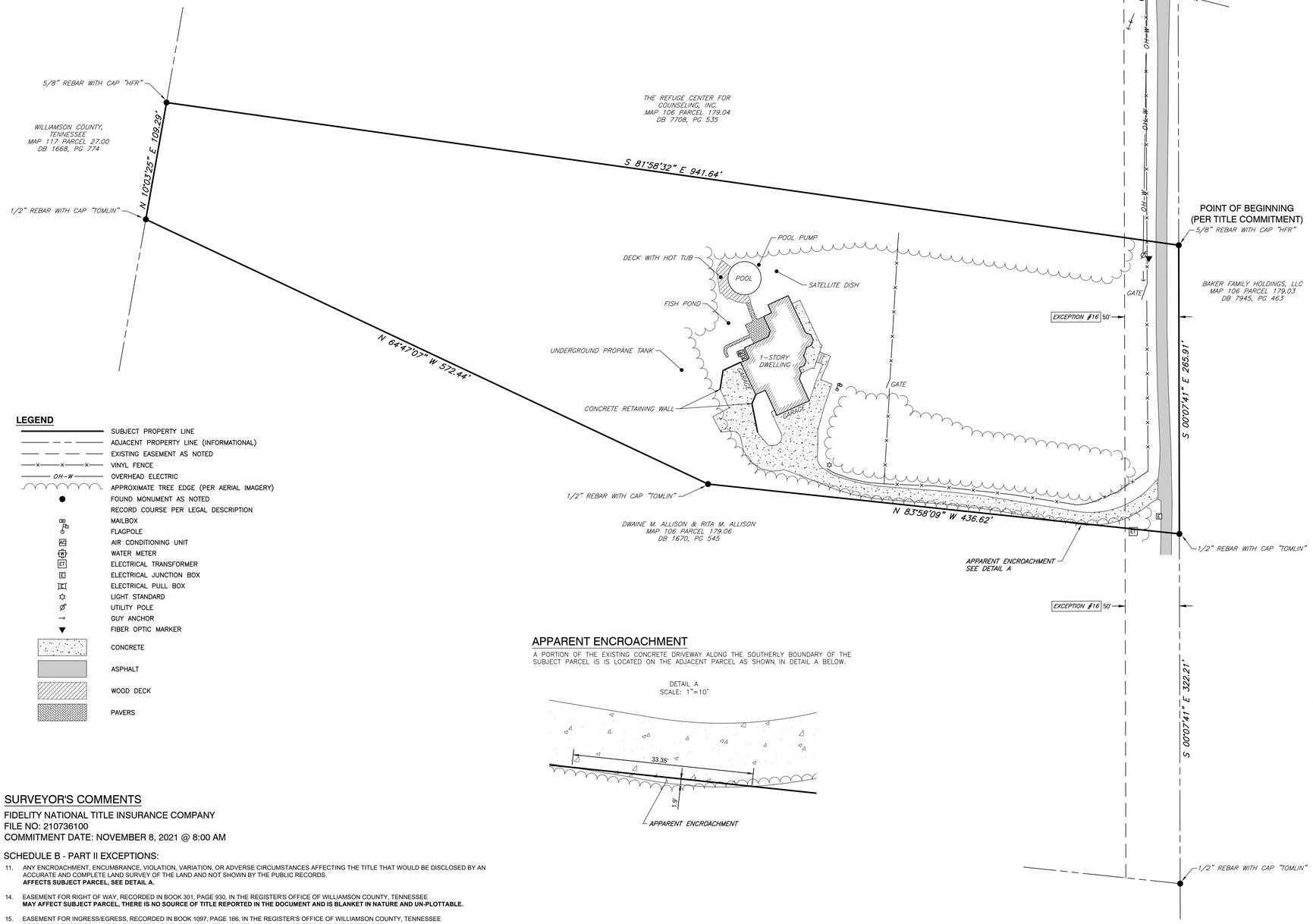
_____
**DR. KEN MOORE**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
Alfred Ladd Rd
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Project Information
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Corporate Boundaries
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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Feet
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NORTH




**LEGEND**

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

## APPARENT ENCROACHMENT

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

DETAIL A
SCALE: 1"=10'




## SURVEYOR'S COMMENTS

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

SCHEDULE B - PART II EXCEPTIONS:

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

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

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

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

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

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

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

SCALE IN FEET
0 50 100

## SUBJECT PARCEL INFORMATION:

MAP 106 PARCEL 179.08

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

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

CURRENT PROPERTY RECORDS:
BOOK 3563, PAGE 424

## SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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

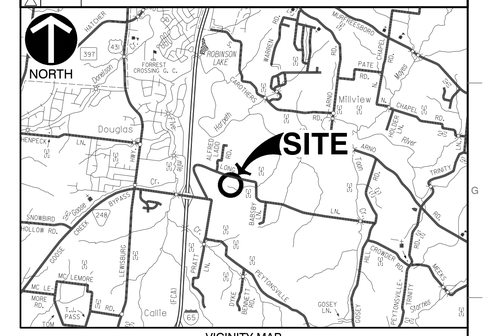
DATE OF PLAT OR MAP: NOVEMBER 17, 2021

11.17.21
BENJAMIN J. HRON / TN RLS #3384 DATE

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

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |




VICINITY MAP
N.T.S.

## LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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

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

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

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

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

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

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

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

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

## GENERAL NOTES:

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

## TABLE A NOTES

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

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

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

ITEM 8: REPORTED HEREON

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

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


**Civil & Environmental Consultants, Inc.**
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www.cecinc.com


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

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

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

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

P:\316-0001\316-601_Survey\Dwg\316-601-SV01-ALTAwgALTA[ LS11/17/2021 - bknox] - LP: 11/17/2021 2:51 PM

City of Franklin

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

**File #: 21-03352**

**DATE:** June 28, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Resolution 2022-50, A Resolution To Annex 4321 Long Lane, Consisting Of 5.03 Acres, Property Located South Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7888
Applicant: Chris Shepard
Owner: Montessori School of Franklin, Chris Shepard, Rep.

**BACKGROUND/STAFF COMMENTS:**
The property being considered for annexation is located South of Long Lane. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Long Lane. This property falls into the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study.

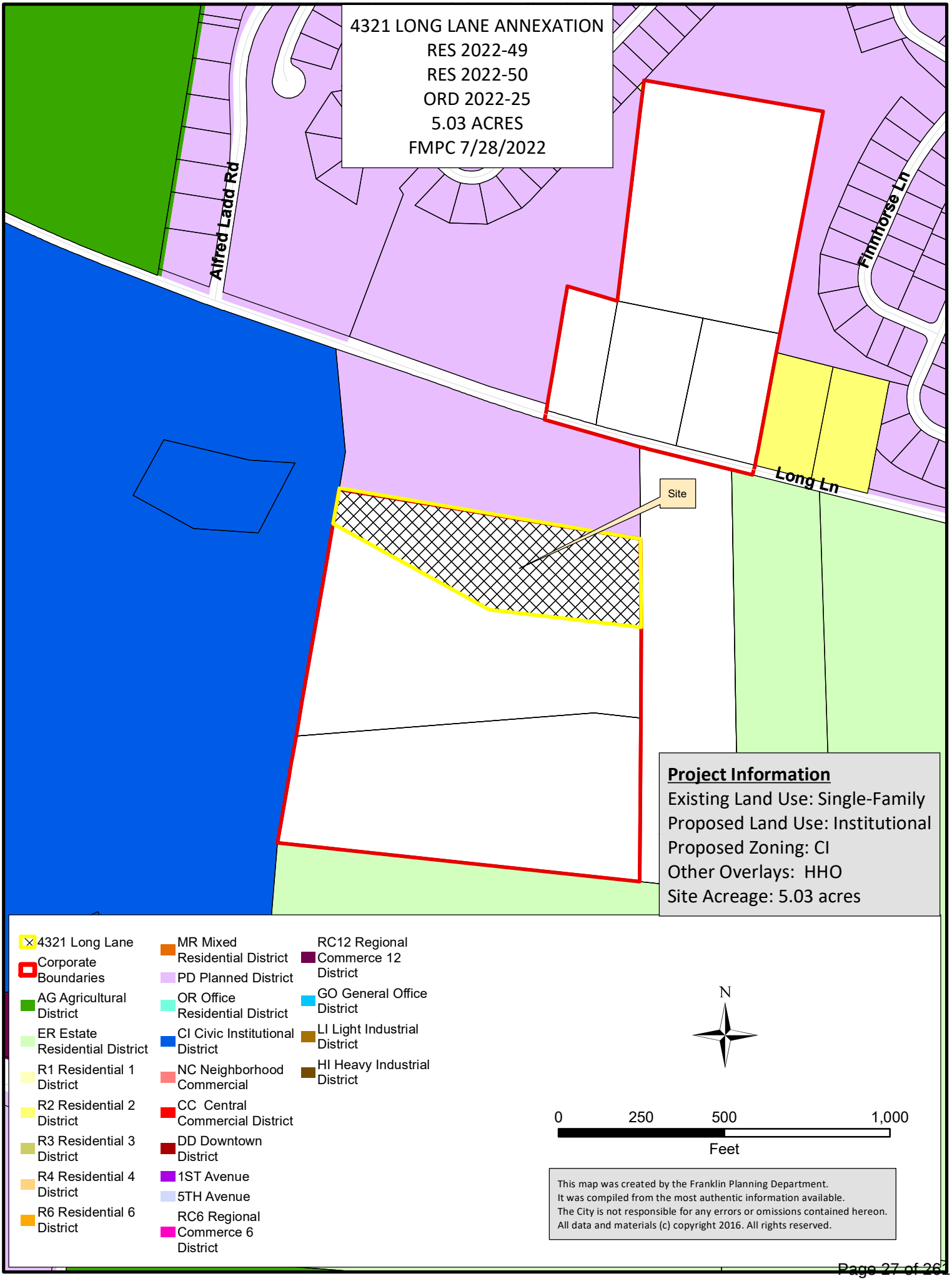
The subject property at 4321 Long Lane is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. The applicant intends to use the existing building on the property as a private academy for the Montessori School of Franklin. A rezoning for the subject property is also included on this agenda.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-50.


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
Alfred Ladd Rd
Finnhorse Ln
Long Ln
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Institutional
Proposed Zoning: CI
Other Overlays: HHO
Site Acreage: 5.03 acres
4321 Long Lane
Corporate Boundaries
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
5TH Avenue
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

**RESOLUTION 2022-50**

**A RESOLUTION TO ANNEX 4321 LONG LANE, CONSISTING OF 5.03 ACRES, PROPERTY LOCATED SOUTH OF LONG LANE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).**

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

**WHEREAS,** the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended; and

**WHEREAS,** a public hearing was held following public notice as required by T.C.A. Title 6, Chapter 51, as amended; and

**WHEREAS,** the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2022-49; and

**WHEREAS,** the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

**SECTION I.** That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 106-179.08 | 5.03 |
| Total | 5.03 |

**SECTION II:** That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

**SECTION III:** That the annexed Property shall become part of Aldermanic Ward 3.

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

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator/Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

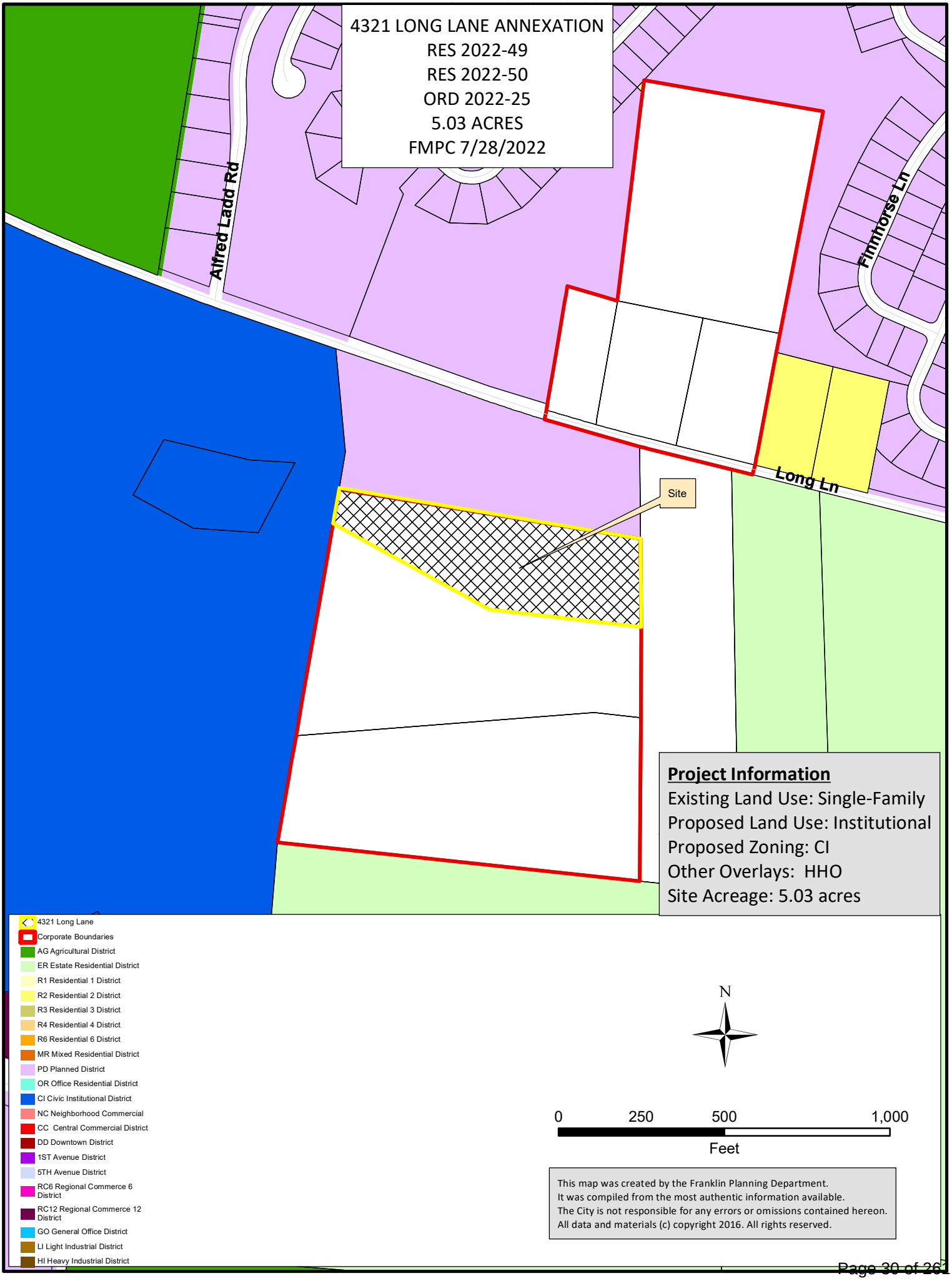
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

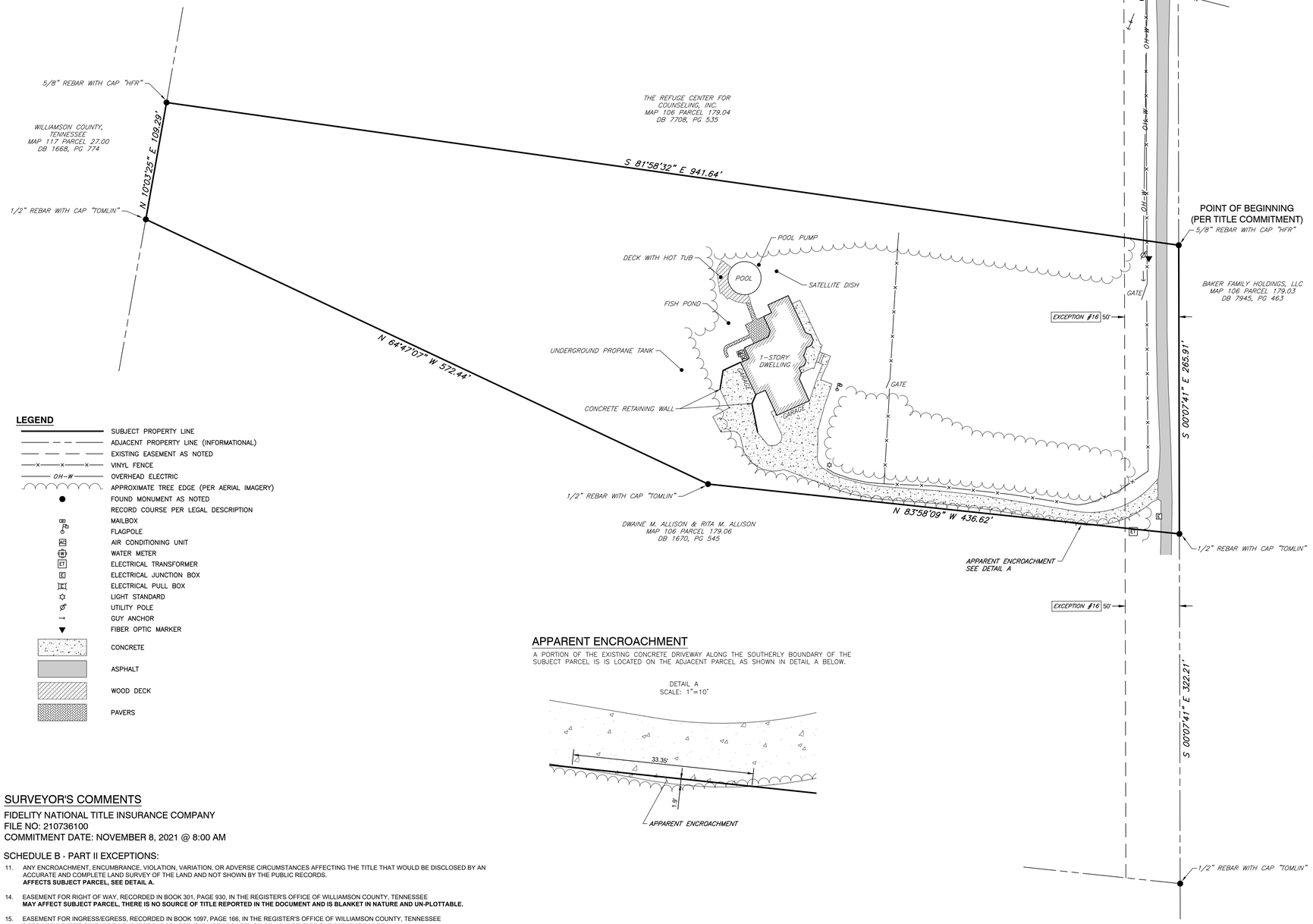
PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
Alfred Ladd Rd
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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
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Feet
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All data and materials (c) copyright 2016. All rights reserved.

NORTH




**LEGEND**

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

## APPARENT ENCROACHMENT

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

DETAIL A
SCALE: 1"=10'




## SURVEYOR'S COMMENTS

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

SCHEDULE B - PART II EXCEPTIONS:

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

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

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

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

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

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

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

SCALE IN FEET
0 50 100

## SUBJECT PARCEL INFORMATION:

MAP 106 PARCEL 179.08

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

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

CURRENT PROPERTY RECORDS:
BOOK 3563, PAGE 424

## SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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

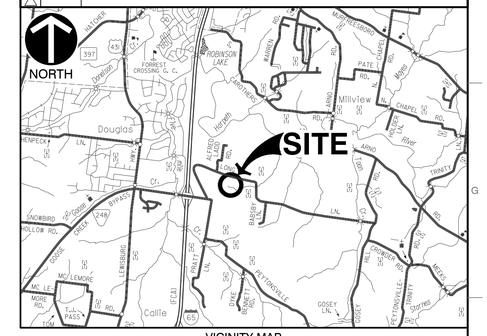
DATE OF PLAT OR MAP: NOVEMBER 17, 2021

11.17.21
BENJAMIN J. HRON / TN RLS #3384 DATE

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

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |




VICINITY MAP
N.T.S.

## LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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

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

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

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

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

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

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

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

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

## GENERAL NOTES:

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. THIS SURVEY WAS PREPARED USING THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 202508, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
5. GPS SURVEY DATA
   (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
   (B) POSITIONAL ACCURACY: 0.03 FEET
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   (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
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7. EASEMENTS MAY EXIST FOR UTILITIES SHOWN HEREON WHICH WERE NOT REFERENCED BY THE COMMITMENT OF TITLE OR THE SUBJECT PROPERTY DEED OF RECORD.
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www.cecinc.com


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

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

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

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

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

City of Franklin

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

**File #: 21-03353**

**DATE:** June 28, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Ordinance 2022-25, An Ordinance To Zone 5.03 Acres Civic Institutional (CI) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Long Lane At 4321 Long Lane.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7905
Applicant: Chris Shepard
Owner: Montessori School of Franklin, Chris Shepard, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to zone the property at 4321 Long Lane to Civic Institutional (CI) Zoning District, should the Plan of Services, RES 2022-49, and Annexation, RES 2022-50, be approved by BOMA. Envision Franklin places this parcel into the Regional Commerce Design District, which states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The proposed zoning of Civic Institutional (CI) is appropriate for the proposed land use of a private school and it meets the recommendations of Envision Franklin. No site plan for the property has been submitted at this time. The property will also be zoned into the Hillside Hillcrest Overlay (HHO) District, per our existing mapped extents of this district.

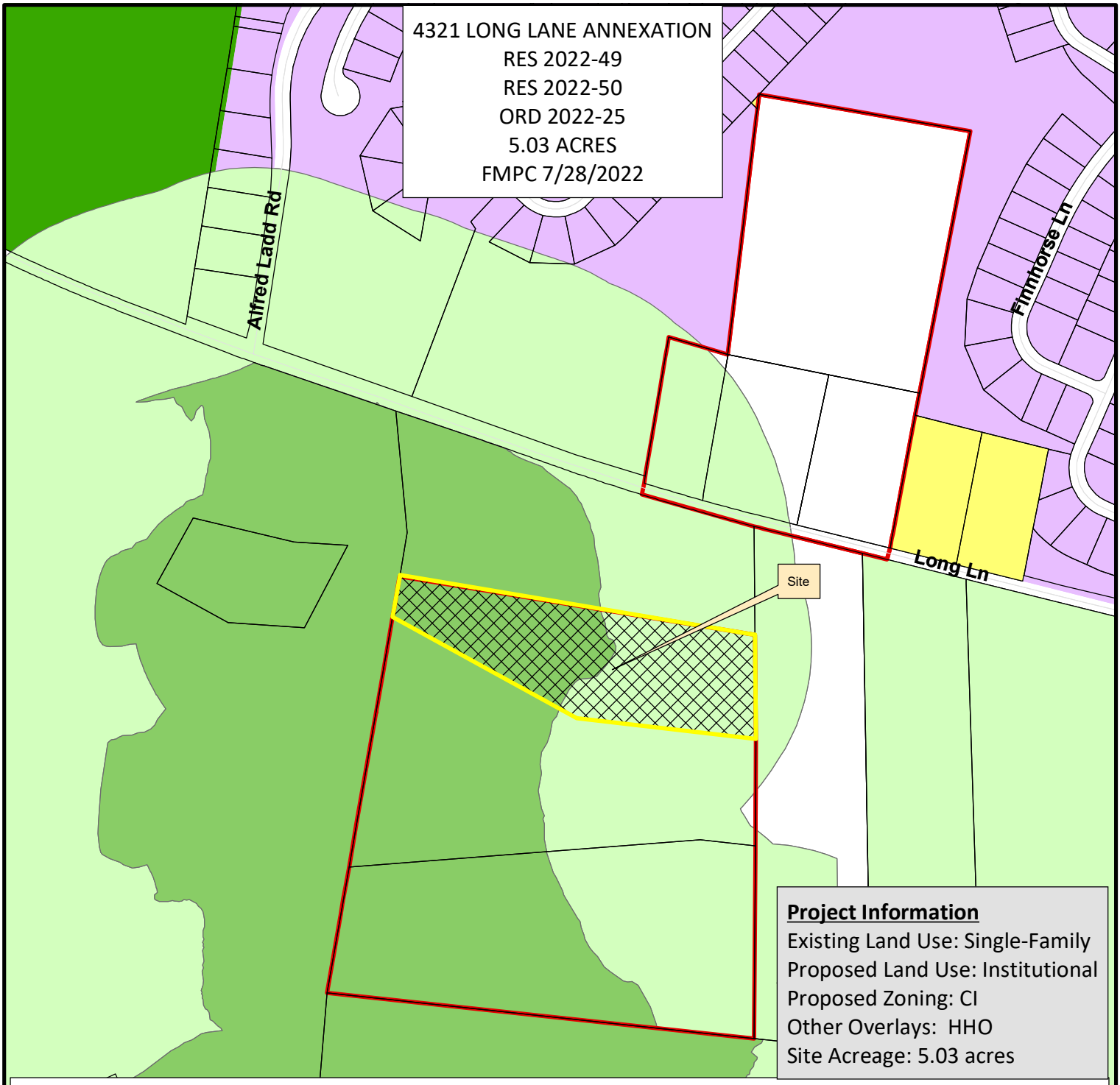
**PROCEDURAL REQUIREMENTS:**
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-25.


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
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franklingis.GISOWNE...
<all other values>
ZoningD
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500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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**ORDINANCE 2022-25**

**AN ORDINANCE TO ZONE 5.03 ACRES CIVIC INSTITUTIONAL (CI) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AT 4321 LONG LANE.**

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

**WHEREAS,** the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2022-49 and Resolution 2022-50; and

**WHEREAS,** the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

**WHEREAS**, the Civic Institutional district, and Hillside Hillcrest Overlay District, provide zoning for land uses compatible with both the Envision Franklin Plan and the surrounding development; and

**WHEREAS,** the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

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

**SECTION I.** That the following described Property shall be, and is hereby, zoned the following: **Civic Institutional District** and **Hillside Hillcrest Overlay**:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 106-179.08 | 5.03 |
| Total | 5.03 |

**SECTION II:** That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

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

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

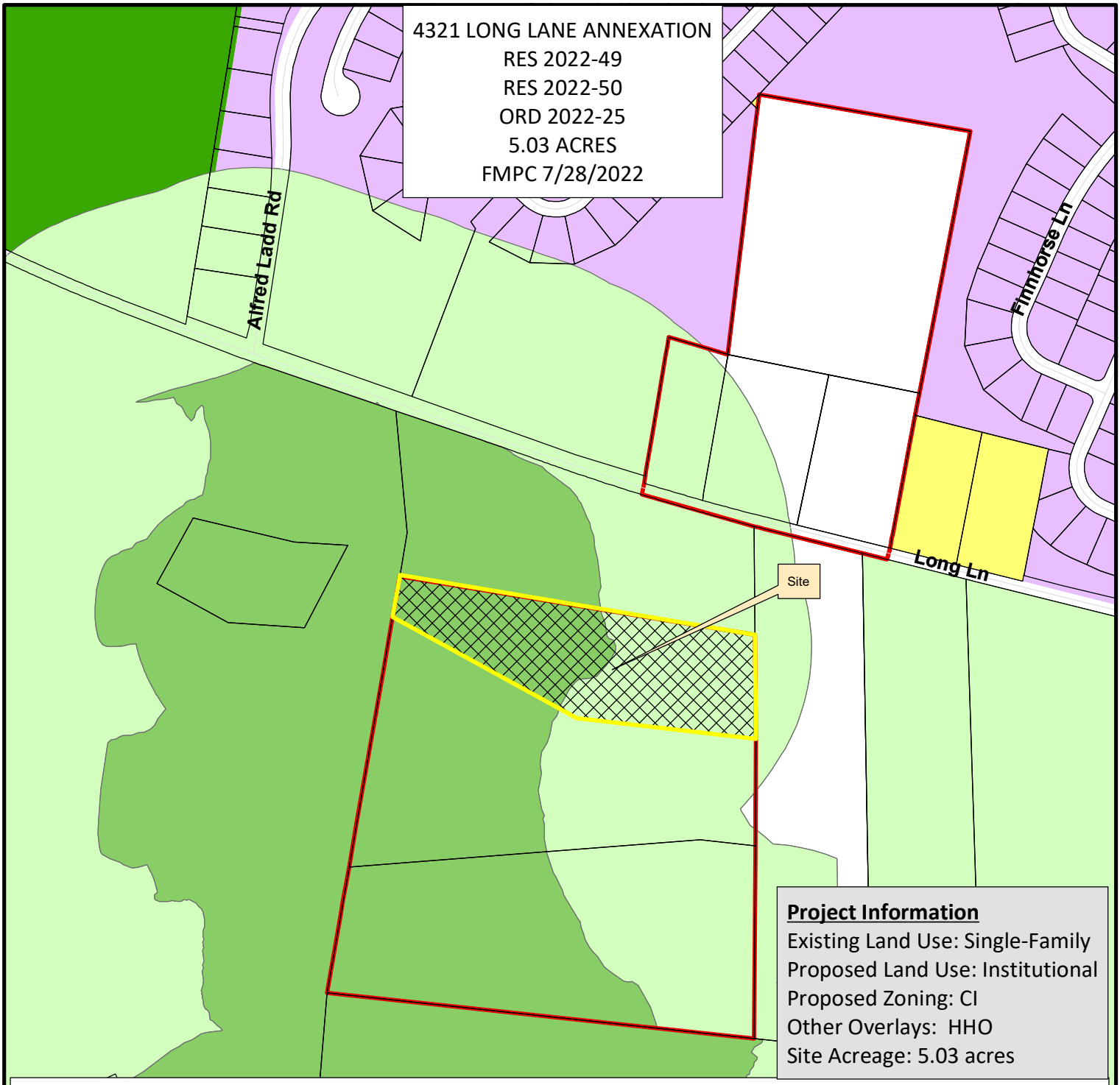
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

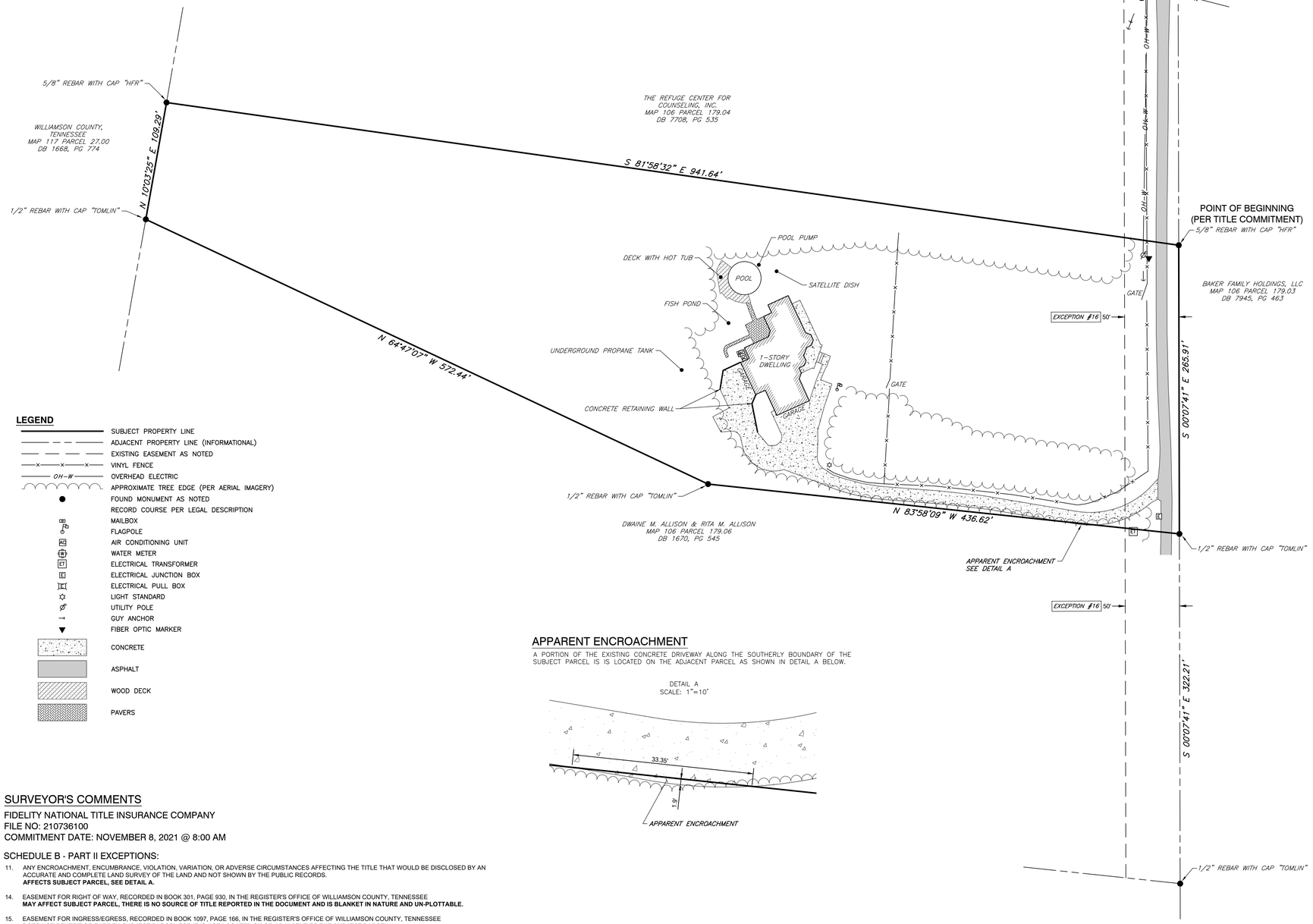
PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


4321 LONG LANE ANNEXATION
RES 2022-49
RES 2022-50
ORD 2022-25
5.03 ACRES
FMPC 7/28/2022
Alfred Ladd Rd
Finnhorse Ln
Long Ln
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Institutional
Proposed Zoning: CI
Other Overlays: HHO
Site Acreage: 5.03 acres
4321 Long Lane
Corporate Boundaries
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
franklingis.GISOWNE...
<all other values>
ZoningD
Hillside/Hillcrest Overlay District
HBF
N
0
250
500
1,000
Feet
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NORTH




**LEGEND**

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

## APPARENT ENCROACHMENT

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

DETAIL A
SCALE: 1"=10'




## SURVEYOR'S COMMENTS

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

SCHEDULE B - PART II EXCEPTIONS:

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

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

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

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

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

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

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

SCALE IN FEET
0 50 100

## SUBJECT PARCEL INFORMATION:

MAP 106 PARCEL 179.08

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

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

CURRENT PROPERTY RECORDS:
BOOK 3563, PAGE 424

## SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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

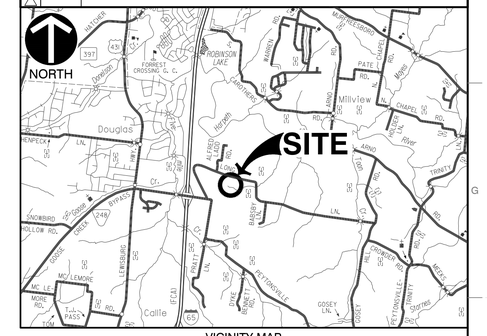
DATE OF PLAT OR MAP: NOVEMBER 17, 2021

11.17.21
BENJAMIN J. HRON / TN RLS #3384 DATE

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

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |




VICINITY MAP
N.T.S.

## LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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

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

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

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

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

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

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

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

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

## GENERAL NOTES:

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

## TABLE A NOTES

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

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

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

ITEM 8: REPORTED HEREON

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

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


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


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

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

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

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

P:\316-0001\316-601_Survey\Dwg\316-601-SV01-ALTAwgALTA[ LS11/17/2021 - bknox] - LP: 11/17/2021 2:51 PM

City of Franklin

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

**File #: 21-03334**

**DATE:** June 23, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Ordinance 2022-21, An Ordinance To Rezone 34.30 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 10.15/203,968/130) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard (The Optima Franklin PUD Subdivision).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7895
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: NHC HEALTHCARE COOL SPRINGS, LLC., Andy Clark, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to rezone the property at 211 Cool Springs Boulevard from RC-6 to Planned (PD) to accommodate The Optima Franklin PUD Subdivision. The proposed entitlements include 10.15 DUA (dwelling units per acre), 203,968 square feet of nonresidential space, and 130 hotel keys. The 203,968 square feet of nonresidential space includes 137,908 square feet of the commercial space at the existing NHC facility. Envision Franklin places the property in the Regional Commerce Design Concept. Envision Franklin states that, "The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The proposed zoning and entitlements are consistent with the recommendations of Envision Franklin and are compatible with the established uses in the surrounding area.

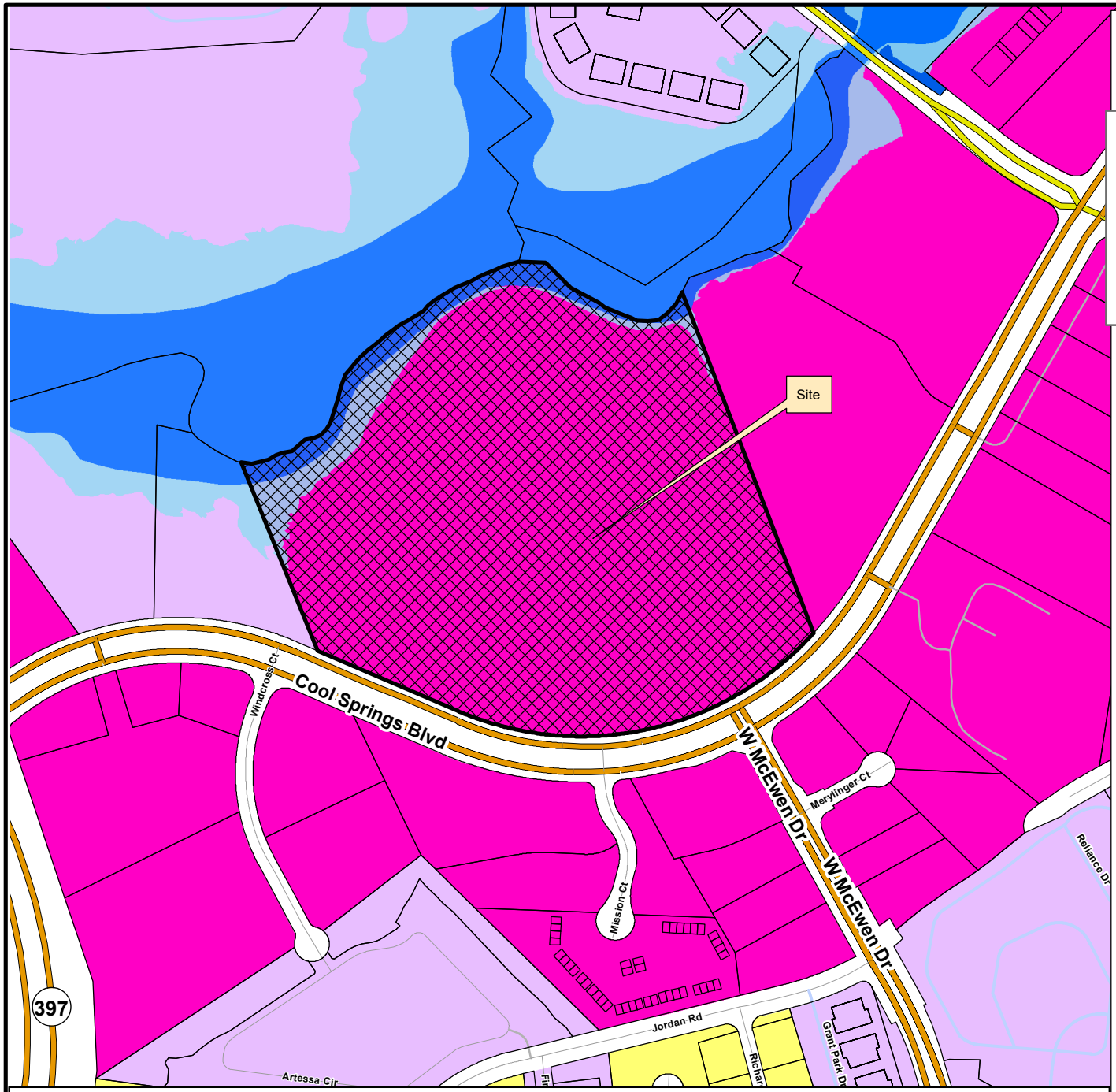
**PROCEDURAL REQUIREMENTS:**
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-21.




**THE OPTIMA FRANKLIN PUD SUBDIVISION**
**ORDINANCE 2022-21**
**RESOLUTION 2022-46**

**Project Information**
Existing Zoning: RC-6
Proposed Zoning: PD 10.15/232,168/130
Overlay Districts: FFO, FWO
Site Acreage: 34.30 acres
Proposed Number of Dwelling Units:348
Proposed Nonresidential Square Footage: 232,168
Proposed Hotel Keys: 130

**Zoning Districts**

- The Optima Franklin PUD

**Overlays**

- Floodway Fringe Overlay

**Overlays**

- Floodway Overlay
- 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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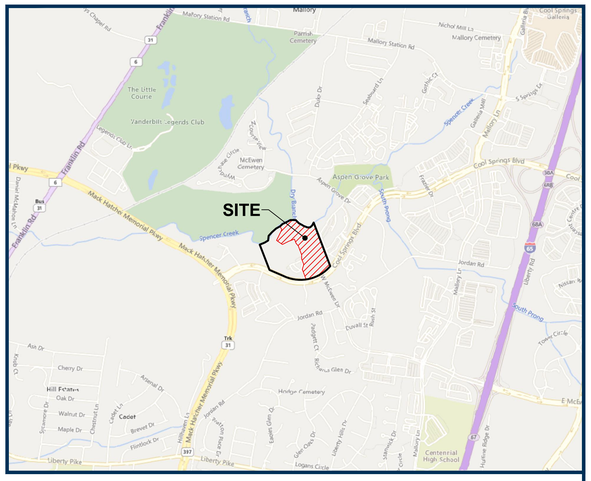
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

(COF # 7895)

# REZONING PLAN
FOR
# THE OPTIMA FRANKLIN
FLOURNOY DEVELOPMENT GROUP




LOCATION MAP
NOT TO SCALE

## CONTACTS

### OWNER
*ANDY CLARK*
NHC HEALTHCARE COOL SPRINGS LLC.
100 EAST VINE STREET
MURFREESBORO, TN 37130
(615) 890-2020
aclark@nhccare.com

### DEVELOPER
*CAMERON BEAN*
FLOURNOY DEVELOPMENT GROUP
PO BOX 6566
COLUMBUS, GA 31917-6566
(404) 805-6785
cameron.bean@flournoydev.com

### CIVIL
*MICKY DOBSON, PE*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
mdobson@ragansmith.com

### LANDSCAPE ARCHITECTURE
*SCOTTY BERNICK, RLA*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

### ARCHITECTURE
*YI LO, AIA, LEED AP*
PRINCIPAL
5901 PEACHTREE DUNWOODY RD,
BUILDING C, SUITE 250
ATLANTA, GA, 30328
(678) 506-8830
ylo@dynamikdesign.com




CONCEPTUAL RENDERING

## INDEX OF SHEETS

| SHEET | DESCRIPTION |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | REZONING PLAN |

## IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #XXXX-XXXX FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT. ***SHEET C6.0 ROADWAY IMPACT FEE SCHEDULE TO BE UPDATED WITH INITIAL SUBMITTAL****

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C7.0. ***SHEET C7.0 PARKLAND IMPACT FEE SCHEDULE TO BE UPDATED WITH INITIAL SUBMITTAL****

## ADVISORY NOTE:

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

LOT 92, REVISION ONE,
SECTION "O" & SECTION "N" ASPEN GROVE SUBDIVISION
TAX MAP 62, PARCEL 45.02
CITY OF FRANKLIN
WILLIAMSON COUNTY
TENNESSEE

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

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
LANDSCAPE ARCHITECTURE
APRIL 25, 2022

**THE OPTIMA FRANKLIN**
FOR
FLOURNOY DEVELOPMENT GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

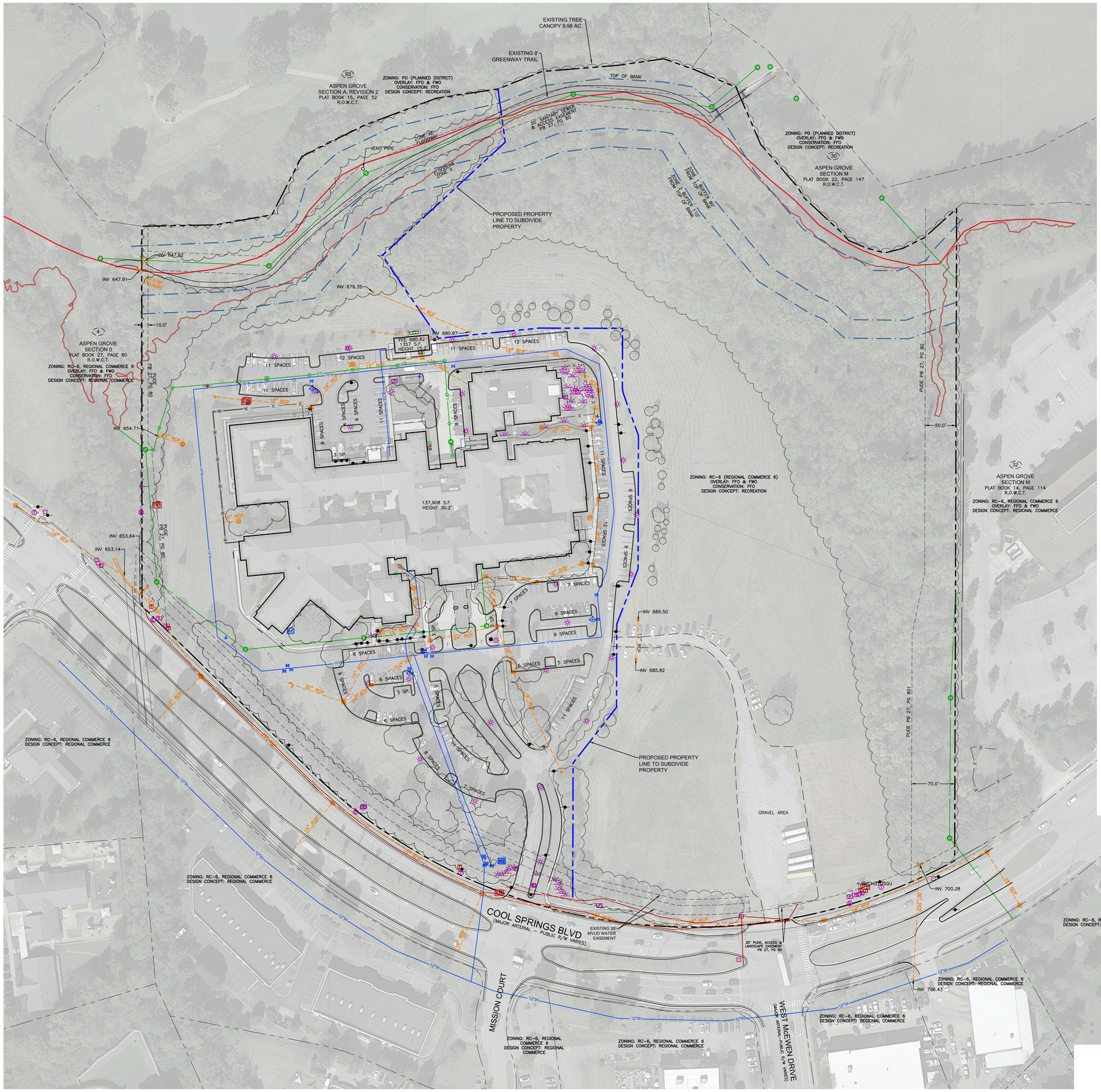
Scale: NTS
Date: APRIL 25, 2022
Approved By: S. BERNICK
Revisions:
- – –
- – –
- – –
- – –
- – –
1 07/07/2022 PER CITY COMMENTS

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
21-0233

R:\21-0233\C3D_PLANSET\21-0233-SHEETS-PLANSET-SEET-COVER.DWG
Plotted: 07/07/2022 2:13 PM By: JDUCHOSLAL
Last Saved By: JDUCHOSLAL ON: 6/30/2022 3:57 PM




| SITE DATA | |
|---|---|
| **SITE INFORMATION** | |
| Project Name | The Optima Franklin |
| Project #: | 7895 |
| Subdivision: | Aspen Grove Section N |
| Lot: | 92 |
| Civil District: | Eighth |
| Address: | 211 Cool Springs Blvd |
| | Franklin, Williamson County |
| Map / Parcel: | 062 / 45.02 |
| Total Acreage / S.F. of Site: | 34.30± Ac. / 1,494,209± S.F. |
| Acreage of Assisted Living Lot: | 16.16± Ac. / 703,980± S.F. |
| Acreage of Mixed Use Lot: | 18.14± Ac. / 790,319± S.F. |
| **EXISTING TREE CANOPY** | |
| Existing Tree Canopy S.F.: | 614,208 S.F. |
| Existing Tree Canopy Ac.: | 14.10 Ac. |
| Existing Tree Canopy %: | 41% |
| **ZONING INFORMATION** | |
| Existing Zoning: | RC-6 (Regional Commerce 6) |
| Proposed Zoning: | PD DUA/Nonres. 232,168 S.F./130 KEYS |
| Overlay Zoning: | FFO & FWO |
| Conservation: | FFO |
| Design Concept: | Regional Commerce |

**SURVEY INFORMATION**

Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 06/19/2019.

**FLOOD INFORMATION**

By scaled map location and graphic plotting only, this property lies within flood zones "ae" and "x", as designated on current Federal Emergency Management Agency Map No. 47187c0204f, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0204, Suffix F, which is the current flood insurance rate map for the community in which said premises is situated. said map defines Zone "AE" under "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood" as base flood elevations determined. said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain

**MINERAL RIGHTS INFORMATION**

At the present time, property title reference does not reflect any mineral rights on the subject property.

**STATEMENT OF IMPACTS**

Currently the existing site stormwater flows overland in 3 directions. A portion of the western site drainage area flows west towards the Existing NHC Site and the existing stormwater facilities located for the NHC Development. The majority of the Site Drainage Basin flows northerly to the existing stream located along the northern portion of the property. A small area along the southern portion of the site.

Currently no existing stormwater quality or quantity features exist on the main Proposed Development Plan Area. The Existing NHC Development contains an existing stormwater detention pond.

The Proposed Site Development will comply with the COF Stormwater Ordinance for water quality and quantity standards. Stormwater pipe conveyance calculations will comply with COF Standards.

For the Proposed Mixed Use Development, initial proposed stormwater strategies are displayed on this sheet. The Site Strategy is to utilize stormwater lid measures (bioretention, pervious pavers) for water quality, and detention facilities for water quantity and peak flow attenuation.

To address the stormwater requirements for the proposed future outparcels (3 proposed parcels displayed along cool springs blvd), the Overall Development Plan Strategy will be to utilize existing land and facilities located on the NHC Site, that will ultimately be subdivided as part of the Development Process. It is intended to place a stormwater quality bioretention area and amend the Existing Detention Facility to meet the Proposed Outparcel Stormwater Regulation Requirements. Current placement and strategy can be seen on this sheet.

**LEGEND**

| | | | |
|---|---|---|---|
| | FIRE HYDRANT | | GAS VALVE |
| | WATER VALVE | | GAS METER |
| | WATER METER | | TELEPHONE RISER |
| | POST INDICATOR VALVE | | CABLE TV BOX |
| | IRRIGATION CONTROL VALVE | SA | SANITARY SEWER LINE |
| | CATCH BASIN | G | GAS LINE |
| | AREA DRAIN | W | WATER LINE |
| | STORM MANHOLE | UGT | UNDERGROUND TELEPHONE LINE |
| | SANITARY SEWER MANHOLE | UGE | UNDERGROUND ELECTRIC LINE |
| | SEWER CLEAN-OUT | X | FENCE |
| | SEWER VALVE | TC | TOP OF CASTING |
| | LIGHT STANDARD | INV | INVERT |
| | YARD LIGHT | ELEV | ELEVATION |
| E | ELECTRIC BOX | RCP | REINFORCED CONCRETE PIPE |
| P | TRANSFORMER PAD | CPP | CORRUGATED PLASTIC PIPE |
| | HANDICAP PARKING | | STREAM BUFFER |
| | SIGN | | FLOODWAY |
| R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE | | |

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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 370
10/7/2022

# THE OPTIMA FRANKLIN

FOR

FLOURNOY DEVELOPMENT GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: APRIL 25, 2022

Approved By: S. BERNICK

Revisions:

- – –
- – –
- – –
- – –
- – –

1 07/07/2022 PER CITY COMMENTS

Drawing Title:

REZONING PLAN

Drawing No.

C1.0

Project No.

21-0233

D:\21-0233 FLOURNOY DEVELOPMENT GROUP\CAD\REZONING PLANS\21-0233 REZONING PLAN.DWG
10/7/2022 8:49:47 AM CDT, Plotted by: Scott Bernick, Last Modified by: Scott Bernick, XREFs: XREF-ALTA.DWG, XREF-TOPO.DWG

**ORDINANCE 2022-21**

**AN ORDINANCE TO REZONE 34.30 ACRES FROM REGIONAL COMMERCE 6 (RC-6) DISTRICT TO PLANNED (PD 10.15/203,968/130) DISTRICT FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER MEMORIAL PARKWAY, AT 211 COOL SPRINGS BOULEVARD (THE OPTIMA FRANKLIN PUD SUBDIVISION).**

**WHEREAS,** the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

**WHEREAS**, the Planned (PD) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

**WHEREAS,** the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2022-46, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

**WHEREAS,** the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

**SECTION I.** That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Regional Commerce 6 (RC-6)** District to **Planned (PD 10.15/203,968/130)** District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 62-45.02 | 34.30 |
| Total | 34.30 |

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

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

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

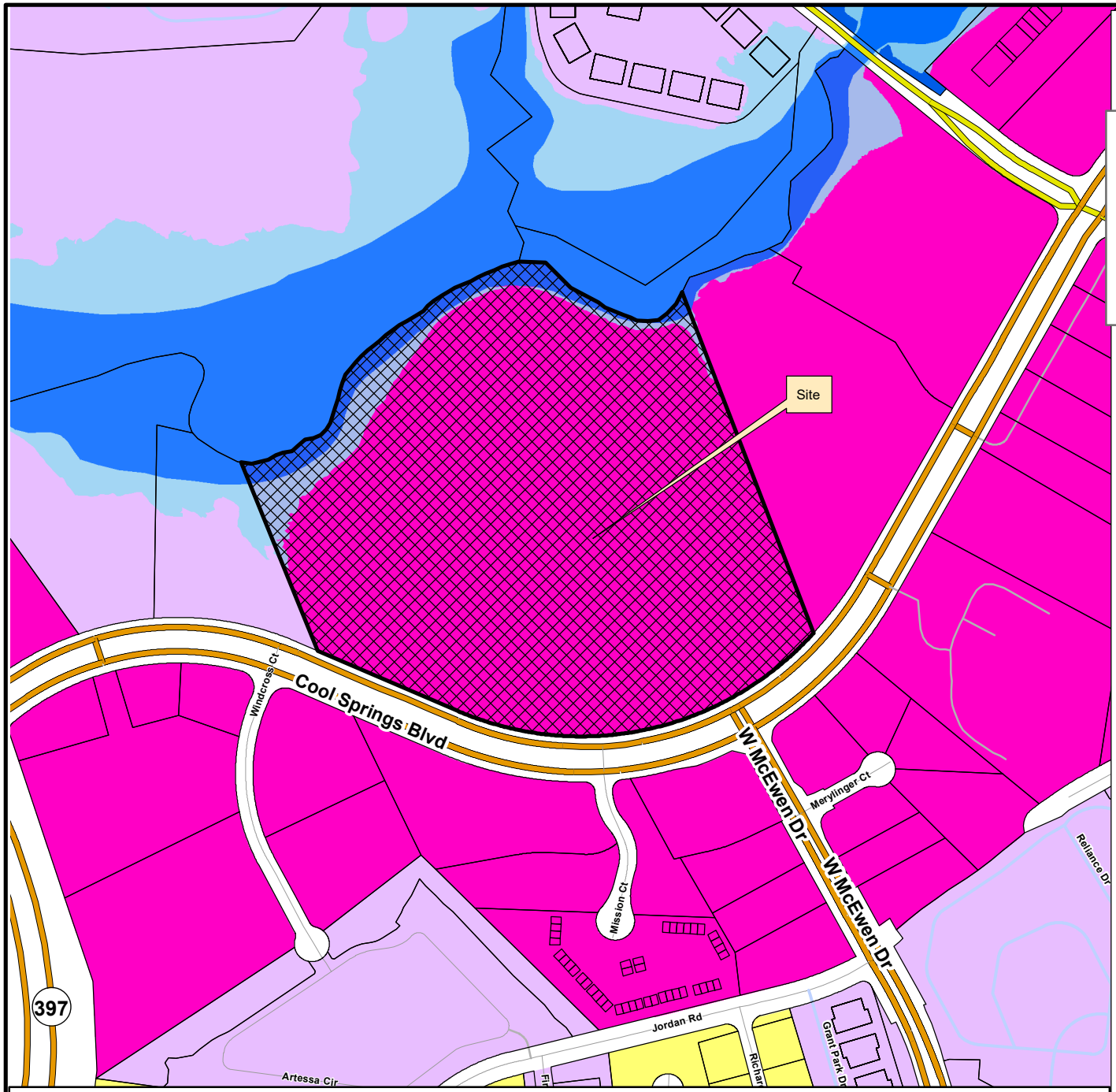
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____




**THE OPTIMA FRANKLIN PUD SUBDIVISION**
**ORDINANCE 2022-21**
**RESOLUTION 2022-46**

**Project Information**
Existing Zoning: RC-6
Proposed Zoning: PD 10.15/232,168/130
Overlay Districts: FFO, FWO
Site Acreage: 34.30 acres
Proposed Number of Dwelling Units:348
Proposed Nonresidential Square Footage: 232,168
Proposed Hotel Keys: 130

**Zoning Districts**

- The Optima Franklin PUD

**Overlays**

- Floodway Fringe Overlay

**Overlays**

- Floodway Overlay
- 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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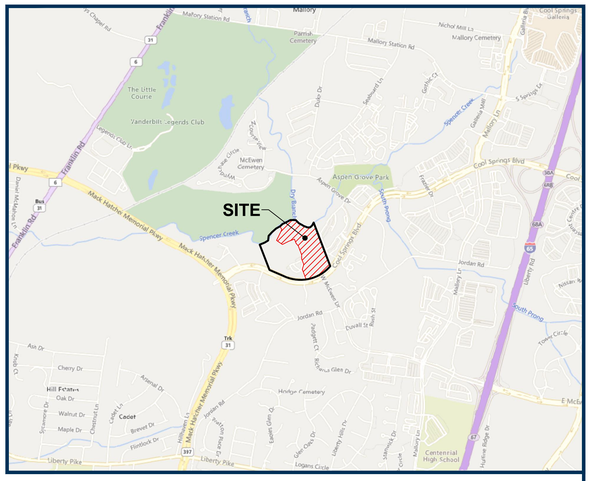
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HISTORIC FRANKLIN TENNESSEE

(COF # 7895)

# REZONING PLAN
FOR
# THE OPTIMA FRANKLIN
FLOURNOY DEVELOPMENT GROUP




LOCATION MAP
NOT TO SCALE




CONCEPTUAL RENDERING

## CONTACTS

### OWNER
*ANDY CLARK*
NHC HEALTHCARE COOL SPRINGS LLC.
100 EAST VINE STREET
MURFREESBORO, TN 37130
(615) 890-2020
aclark@nhccare.com

### DEVELOPER
*CAMERON BEAN*
FLOURNOY DEVELOPMENT GROUP
PO BOX 6566
COLUMBUS, GA 31917-6566
(404) 805-6785
cameron.bean@flournoydev.com

### CIVIL
*MICKY DOBSON, PE*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
mdobson@ragansmith.com

### LANDSCAPE ARCHITECTURE
*SCOTTY BERNICK, RLA*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

### ARCHITECTURE
*YI LO, AIA, LEED AP*
PRINCIPAL
5901 PEACHTREE DUNWOODY RD,
BUILDING C, SUITE 250
ATLANTA, GA, 30328
(678) 506-8830
ylo@dynamikdesign.com

## INDEX OF SHEETS


| SHEET | DESCRIPTION |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | REZONING PLAN |


## IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #XXXX-XXXX FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT. ***SHEET C6.0 ROADWAY IMPACT FEE SCHEDULE TO BE UPDATED WITH INITIAL SUBMITTAL****

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C7.0. ***SHEET C7.0 PARKLAND IMPACT FEE SCHEDULE TO BE UPDATED WITH INITIAL SUBMITTAL****

## ADVISORY NOTE:

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

LOT 92, REVISION ONE,
SECTION "O" & SECTION "N" ASPEN GROVE SUBDIVISION
TAX MAP 62, PARCEL 45.02
CITY OF FRANKLIN
WILLIAMSON COUNTY
TENNESSEE

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

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 LANDSCAPE ARCHITECTURE APRIL 25, 2022

**THE OPTIMA FRANKLIN**
FOR
FLOURNOY DEVELOPMENT GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NTS
Date: APRIL 25, 2022
Approved By: S. BERNICK
Revisions:
- – –
- – –
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1 07/07/2022 PER CITY COMMENTS

Drawing Title:
COVER SHEET

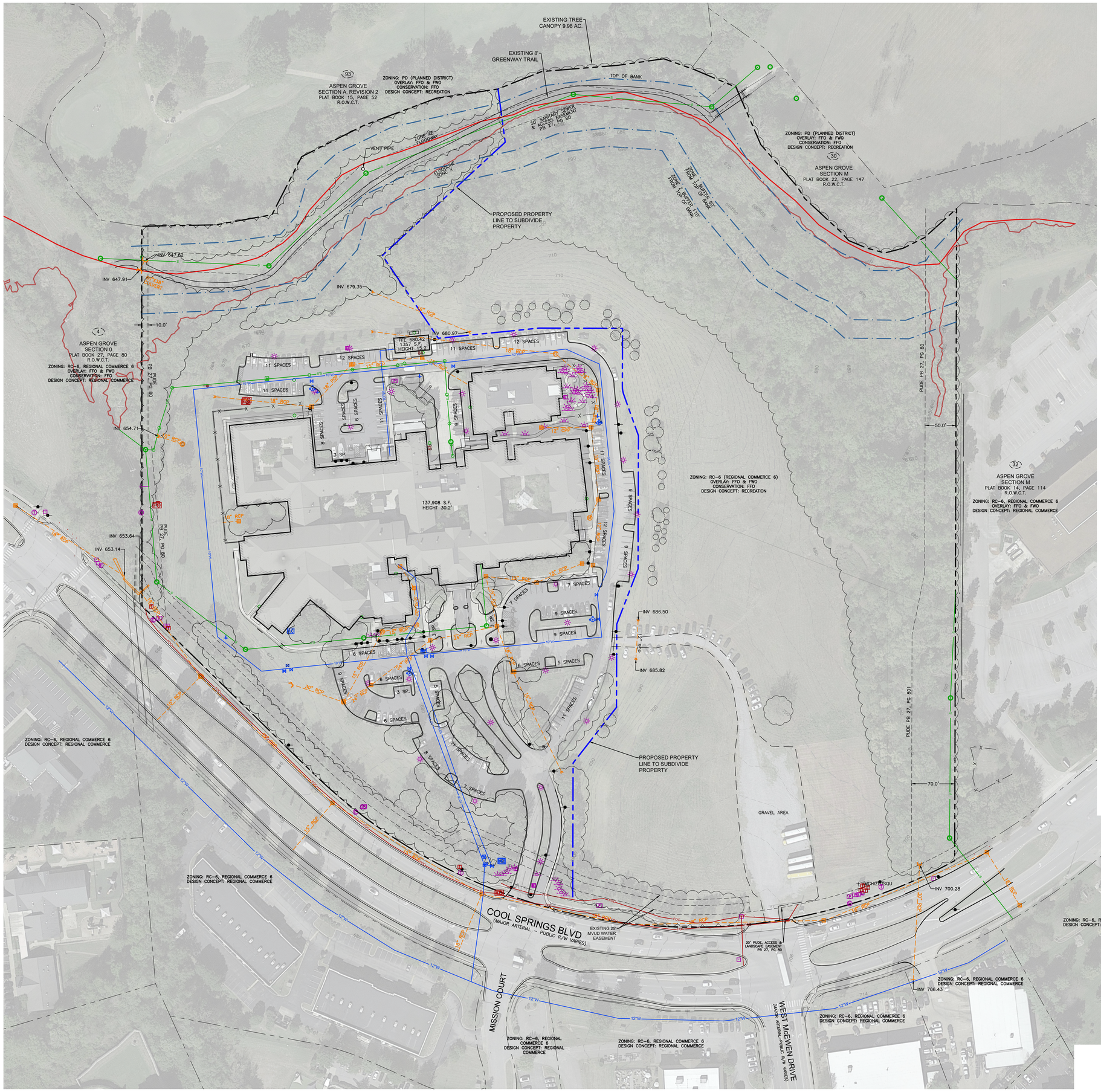
Drawing No.
C0.0

Project No.
21-0233

Law Dept approved (2) 07.20.22



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PLOTTED BY: JDUCHOUX ON 6/9/2022 3:57 PM




| SITE DATA | |
|---|---|
| **SITE INFORMATION** | |
| Project Name | The Optima Franklin |
| Project #: | 7895 |
| Subdivision: | Aspen Grove Section N |
| Lot: | 92 |
| Civil District: | Eighth |
| Address: | 211 Cool Springs Blvd |
| | Franklin, Williamson County |
| Map / Parcel: | 062 / 45.02 |
| Total Acreage / S.F. of Site: | 34.30± Ac. / 1,494,209± S.F. |
| Acreage of Assisted Living Lot: | 16.16± Ac. / 703,980± S.F. |
| Acreage of Mixed Use Lot: | 18.14± Ac. / 790,319± S.F. |
| **EXISTING TREE CANOPY** | |
| Existing Tree Canopy S.F.: | 614,208 S.F. |
| Existing Tree Canopy Ac.: | 14.10 Ac. |
| Existing Tree Canopy %: | 41% |
| **ZONING INFORMATION** | |
| Existing Zoning: | RC-6 (Regional Commerce 6) |
| Proposed Zoning: | PD DUA/Nonres. 232,168 S.F./130 KEYS |
| Overlay Zoning: | FFO & FWO |
| Conservation: | FFO |
| Design Concept: | Regional Commerce |

**SURVEY INFORMATION**

Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 06/19/2019.

**FLOOD INFORMATION**

By scaled map location and graphic plotting only, this property lies within flood zones "ae" and "x", as designated on current Federal Emergency Management Agency Map No. 47187c0204f, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0204, Suffix F, which is the current flood insurance rate map for the community in which said premises is situated. said map defines Zone "AE" under "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood" as base flood elevations determined. said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain

**MINERAL RIGHTS INFORMATION**

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**STATEMENT OF IMPACTS**

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**LEGEND**

| | | | |
|---|---|---|---|
| | FIRE HYDRANT | | GAS VALVE |
| | WATER VALVE | | GAS METER |
| | WATER METER | | TELEPHONE RISER |
| | POST INDICATOR VALVE | | CABLE TV BOX |
| | IRRIGATION CONTROL VALVE | SA | SANITARY SEWER LINE |
| | CATCH BASIN | G | GAS LINE |
| | AREA DRAIN | W | WATER LINE |
| | STORM MANHOLE | UGT | UNDERGROUND TELEPHONE LINE |
| | SANITARY SEWER MANHOLE | UGE | UNDERGROUND ELECTRIC LINE |
| | SEWER CLEAN-OUT | X | FENCE |
| | SEWER VALVE | TC | TOP OF CASTING |
| | LIGHT STANDARD | INV | INVERT |
| | YARD LIGHT | ELEV | ELEVATION |
| E | ELECTRIC BOX | RCP | REINFORCED CONCRETE PIPE |
| P | TRANSFORMER PAD | CPP | CORRUGATED PLASTIC PIPE |
| | HANDICAP PARKING | | STREAM BUFFER |
| | SIGN | | FLOODWAY |
| R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE | | |

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 370
LANDSCAPE ARCHITECTS

# THE OPTIMA FRANKLIN

FOR

FLOURNOY DEVELOPMENT GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: APRIL 25, 2022

Approved By: S. BERNICK

Revisions:

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1 07/07/2022 PER CITY COMMENTS

Drawing Title:

REZONING PLAN

Drawing No.

C1.0

Project No.

21-0233

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Plotted: Apr 25, 2022 @ 10:19:11 AM by Scott Bernick
Xrefs: 21-0233_BOUNDARY.dwg, 21-0233_TOPO.dwg, 21-0233_TREE.dwg

**File #: 21-03336**

**DATE:** June 23, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Resolution 2022-46, A Resolution Approving A Development Plan For The Optima Franklin PUD Subdivision, For The Property North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7896
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: NHC HEALTHCARE COOL SPRINGS, LLC., Andy Clark, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant has submitted a development plan for The Optima Franklin PUD Subdivision. This development plan proposes 348 attached residential dwelling units, 203,968 square feet of nonresidential space, and 130 hotel keys on 34.30 acres. The 203,968 square feet includes 137,908 square feet of commercial space at the existing NHC facility located at 211 Cool Springs Boulevard. Envision Franklin places this property in the Regional Commerce Design Concept which states that the area, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources."

Envision Franklin further states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor," and that, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The proposed development meets the recommendations of Envision Franklin by providing a mix of uses including commercial, retail, housing, and hotel rooms in a cohesive and walkable design. A trail system at the rear of the property connects to the existing City Parks trail system for access to the

nearby Aspen Grove Park. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor.

**PROCEDURAL REQUIREMENTS:**

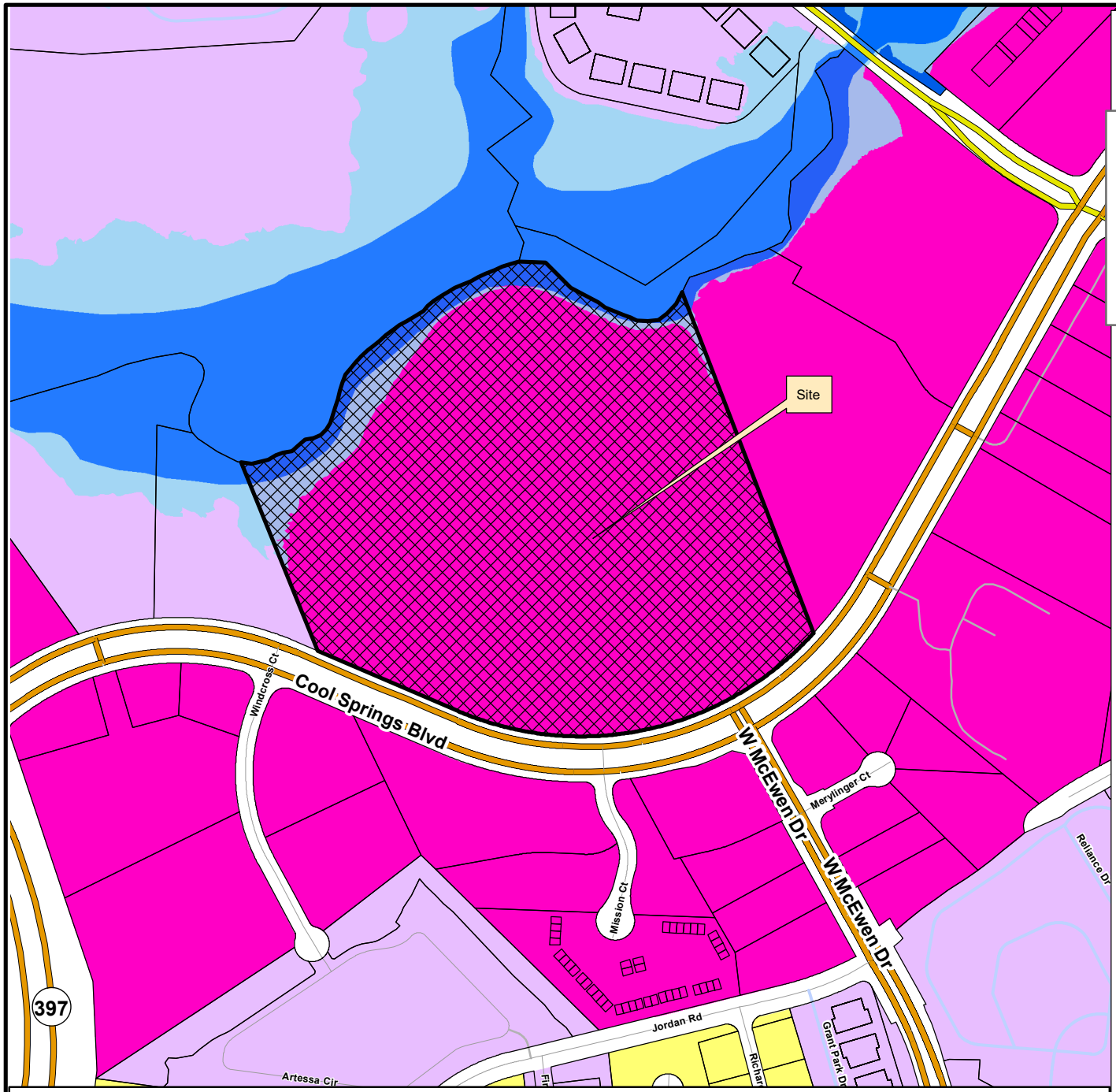
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-46 with conditions.




**THE OPTIMA FRANKLIN PUD SUBDIVISION**
**ORDINANCE 2022-21**
**RESOLUTION 2022-46**

**Project Information**
Existing Zoning: RC-6
Proposed Zoning: PD 10.15/232,168/130
Overlay Districts: FFO, FWO
Site Acreage: 34.30 acres
Proposed Number of Dwelling Units:348
Proposed Nonresidential Square Footage: 232,168
Proposed Hotel Keys: 130

**Zoning Districts**

The Optima Franklin PUD

**Overlays**

Floodway Fringe Overlay

**Overlays**

Floodway Overlay
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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HISTORIC FRANKLIN TENNESSEE

**RESOLUTION 2022-46**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE OPTIMA FRANKLIN PUD SUBDIVISION, FOR THE PROPERTY NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER MEMORIAL PARKWAY, AT 211 COOL SPRINGS BOULEVARD.**

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2022-21; and

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

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

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

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

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

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

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 62-45.02 | 34.30 |
| Total | 34.30 |

**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 Optima Franklin PUD are as follows:

| Entitlements | The Optima Franklin PUD |
|---|---|
| Base Zone District | PD 10.15/203,968/130 |
| Other Zoning Overlays | FFO, FWO |
| Number of Dwelling Units | 348 |
| Number of Nonresidential Square Footage | 203,968 |
| Number of Hotel Rooms | 130 |
| Open Space Requirements | 15% |
| Number of Phases in Development | 3 |

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

**SECTION V.** That this Resolution shall take effect from and after the passage of Ordinance 2022-21, on third and final reading, the health, safety, and welfare of the citizens requiring it.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

_____ _____

**Eric S. Stuckey**
City Administrator

**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

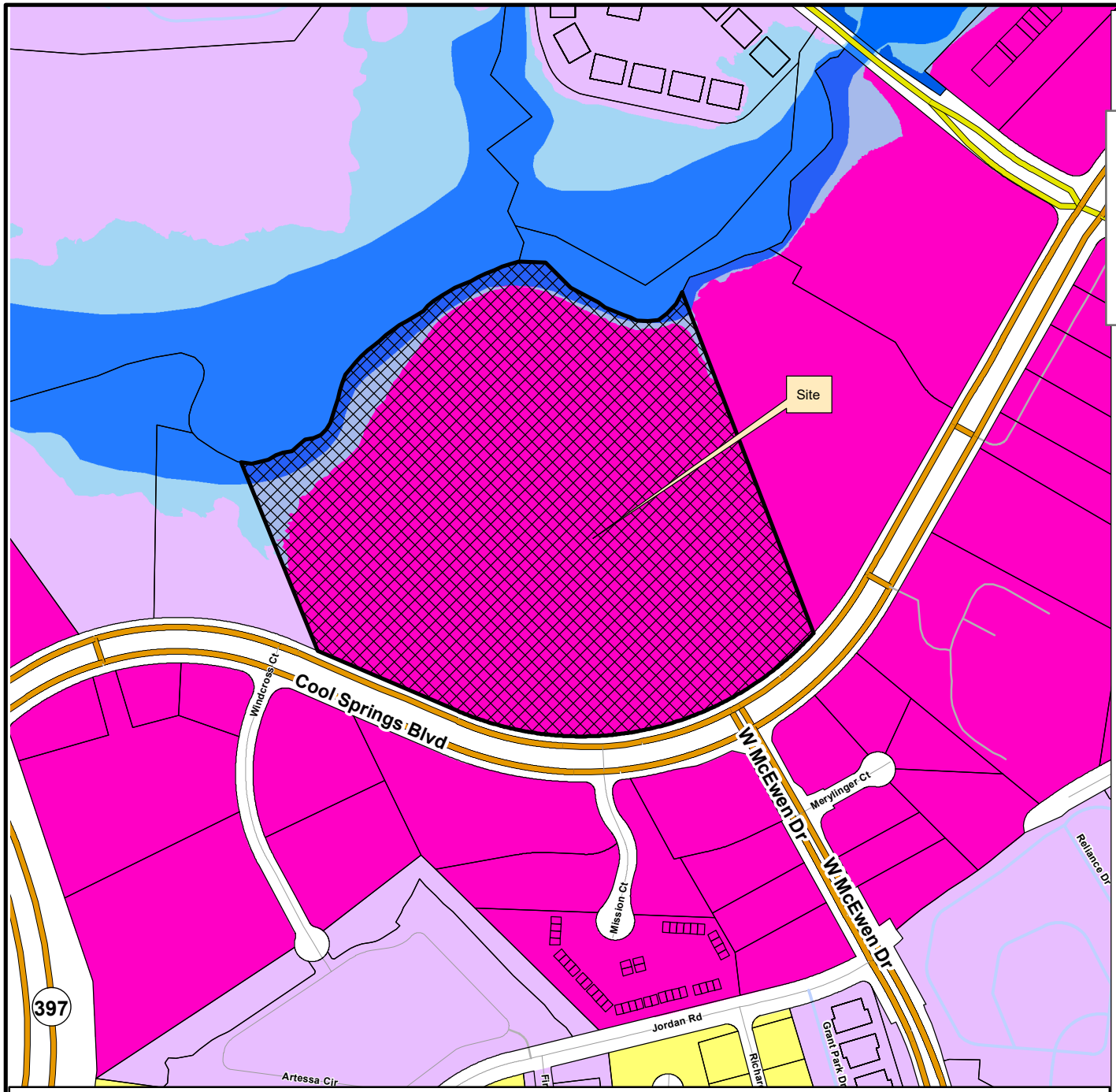
PREAPPLICATION CONFERENCE: _____6/7/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/23/22_____

NEIGHBORHOOD MEETING: _____6/7/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____




**THE OPTIMA FRANKLIN PUD SUBDIVISION**
**ORDINANCE 2022-21**
**RESOLUTION 2022-46**

**Project Information**
Existing Zoning: RC-6
Proposed Zoning: PD 10.15/232,168/130
Overlay Districts: FFO, FWO
Site Acreage: 34.30 acres
Proposed Number of Dwelling Units:348
Proposed Nonresidential Square Footage: 232,168
Proposed Hotel Keys: 130

**Zoning Districts**

- The Optima Franklin PUD

**Overlays**

- Floodway Fringe Overlay

**Overlays**

- Floodway Overlay
- 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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

(COF # 7896)

# DEVELOPMENT PLAN
FOR
# THE OPTIMA FRANKLIN
FLOURNOY DEVELOPMENT GROUP




LOCATION MAP
NOT TO SCALE

## CONTACTS

### OWNER
*ANDY CLARK*
NHC HEALTHCARE COOL SPRINGS LLC.
100 EAST VINE STREET
MURFREESBORO, TN 37130
(615) 890-2020
aclark@nhccare.com

### DEVELOPER
*CAMERON BEAN*
FLOURNOY DEVELOPMENT GROUP
PO BOX 6566
COLUMBUS, GA 31917-6566
(404) 805-6785
cameron.bean@flournoydev.com

### CIVIL
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RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
mdobson@ragansmith.com

### LANDSCAPE ARCHITECTURE
*SCOTTY BERNICK, RLA*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

### ARCHITECTURE
*YI LO, AIA, LEED AP*
PRINCIPAL
5901 PEACHTREE DUNWOODY RD,
BUILDING C, SUITE 250
ATLANTA, GA, 30328
(678) 506-8830
ylo@dynamikdesign.com




CONCEPTUAL RENDERING

## INDEX OF SHEETS

| SHEET | DESCRIPTION |
|---|---|
| C0.0 | COVER SHEET |
| **CIVIL PLANS** | |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | OVERALL DEVELOPMENT PLAN |
| C3.0 | SITE GRADING AND DRAINAGE PLAN |
| C4.0 | R.O.W. & ACCESS PLAN |
| C5.0 | SITE UTILITY PLAN |
| C6.0 | OFFSITE ROADWAY IMPROVEMENTS |
| C7.0 | PARKLAND DEDICATION |
| C8.0 | CONCEPTUAL PHASING PLAN |
| L1.0 | TREE PRESERVATION PLAN |
| **ARCHITECTURAL PLANS** | |
| 1 | CONCEPTUAL VIEWS |
| 2 | CONCEPTUAL ELEVATIONS |
| 3 | CONCEPTUAL ELEVATIONS |
| 4 | CONCEPTUAL ELEVATIONS |
| 5 | CONCEPTUAL ELEVATIONS |
| 6 | CONCEPTUAL MASSING EXHIBIT 1 |
| 7 | CONCEPTUAL MASSING EXHIBIT 2 |
| 8 | CONCEPTUAL MASSING EXHIBIT 3 |

## IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #XXXX-XXXX FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C7.0.

## ADVISORY NOTE:

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

**VESTING DEVELOPMENT STANDARDS**
PRE-APPLICATION SUBMITTAL DATE MAY 30, 2022
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

| DEVELOPMENT STANDARD | VERSION/ DATE |
|---|---|
| ZONING ORDINANCE | JANUARY 01, 2022 |
| SUBDIVISON REGULATIONS | JANUARY 01, 2022 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | JULY 01, 2022 |
| STORMWATER BMP MANUAL | JULY 01, 2022 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | OCTOBER 13, 2022 |
| MUNICIPAL CODE | MARCH 29, 2022 |

LOT 92, REVISION ONE,
SECTION "O" & SECTION "N" ASPEN GROVE SUBDIVISION
TAX MAP 62, PARCEL 45.02
CITY OF FRANKLIN
WILLIAMSON COUNTY
TENNESSEE

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

PROJECT # 7896



G:\21\21-0233\CIVIL\ENGINEERING PLAN SHEETS\C0.0 COVER.DWG
XREF: C3D_ESTABLISHED_PROJECT.DWT, XREF: RAGAN_SMITH_PROJECT.DWT, XREF: RAGAN_SMITH_TITLEBLOCK.DWT, XREF: JOUPHOUX.CTB, 7/7/2022 7:51 AM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 391
LANDSCAPE ARCHITECTURE

THE OPTIMA FRANKLIN
FOR
FLOURNOY DEVELOPMENT GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: -
Date: APRIL 25, 2022
Approved By: M. DOBSON
Revisions:
- – –
- – –
- – –
3 07/07/2022 PER CITY COMMENTS
2 06/13/2022 INITIAL SUBMITTAL
1 05/30/2022 PRE-APPLICATION SUBMITTAL

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
21-0233

Law Dept approved (2) 07.20.22

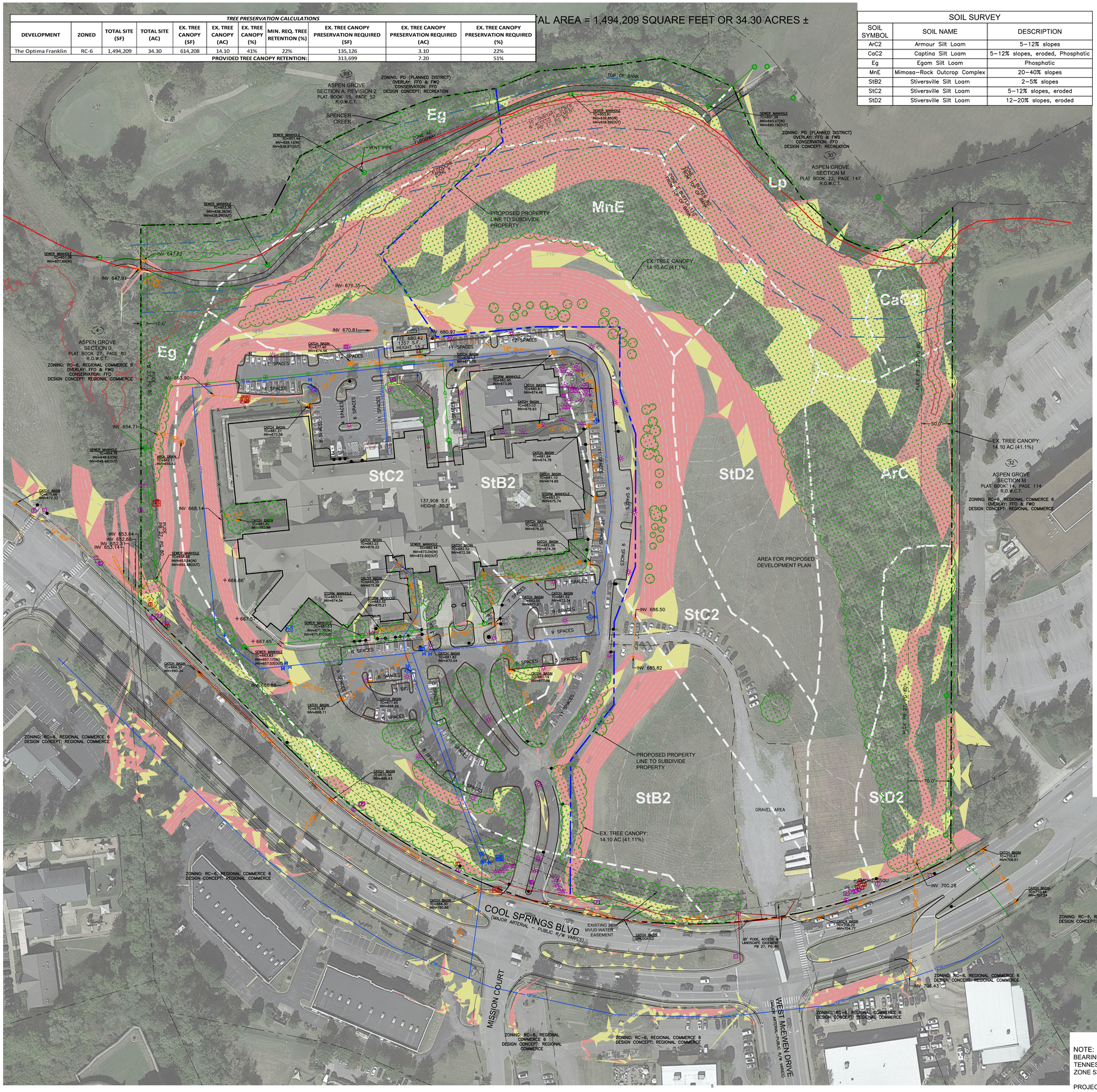
*TREE PRESERVATION CALCULATIONS*

| DEVELOPMENT | ZONED | TOTAL SITE (SF) | TOTAL SITE (AC) | EX. TREE CANOPY (SF) | EX. TREE CANOPY (AC) | EX. TREE CANOPY (%) | MIN. REQ. TREE RETENTION (%) | EX. TREE CANOPY PRESERVATION REQUIRED (SF) | EX. TREE CANOPY PRESERVATION REQUIRED (AC) | EX. TREE CANOPY PRESERVATION REQUIRED (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| The Optima Franklin | RC-6 | 1,494,209 | 34.30 | 614,208 | 14.10 | 41% | 22% | 135,126 | 3.10 | 22% |
| | | | | | **PROVIDED TREE CANOPY RETENTION:** | | | 313,699 | 7.20 | 51% |

AL AREA = 1,494,209 SQUARE FEET OR 34.30 ACRES ±

SOIL SURVEY

| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
|---|---|---|
| ArC2 | Armour Silt Loam | 5–12% slopes |
| CaC2 | Captina Silt Loam | 5–12% slopes, eroded, Phosphatic |
| Eg | Egam Silt Loam | Phosphatic |
| MnE | Mimosa–Rock Outcrop Complex | 20–40% slopes |
| StB2 | Stiversville Silt Loam | 2–5% slopes |
| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
| StD2 | Stiversville Silt Loam | 12–20% slopes, eroded |




## SITE DATA

| SITE INFORMATION | |
|---|---|
| Project Name | The Optima Franklin |
| Project #: | 778792 |
| Subdivision: | Aspen Grove Section N |
| Lot: | 92 |
| Civil District: | Eighth |
| Address: | 211 Cool Springs Blvd |
| | Franklin, Williamson County |
| Map / Parcel: | 062 / 45.02 |
| Total Acreage / S.F. of Site: | 34.30± Ac. / 1,494,209± S.F. |
| Acreage of Assisted Living Lot: | 16.16± Ac. / 703,980± S.F. |
| Acreage of Mixed Use Lot: | 18.14± Ac. / 790,319± S.F. |

| EXISTING TREE CANOPY | |
|---|---|
| Existing Tree Canopy S.F.: | 614,208 S.F. |
| Existing Tree Canopy Ac.: | 14.10 Ac. |
| Existing Tree Canopy %: | 41% |

| ZONING INFORMATION | |
|---|---|
| Existing Zoning: | RC-6 (Regional Commerce 6) |
| Proposed Zoning: | PD (Planned District) |
| Overlay Zoning: | FFO & FWO |
| Conservation: | FFO |
| Design Concept: | Regional Commerce |

**SURVEY INFORMATION**

Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 06/19/2019.

**FLOOD INFORMATION**

By scaled map location and graphic plotting only, this property lies within flood zones "ae" and "x", as designated on current Federal Emergency Management Agency Map No. 47187c0204f, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0204, Suffix F. which is the current flood insurance rate map for the community in which said premises is situated. said map defines Zone "AE" under "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood" as base flood elevations determined. said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain

**MINERAL RIGHTS INFORMATION**

At the present time, property title reference does not reflect any mineral rights on the subject property.

**STATEMENT OF IMPACTS**

Currently the existing site stormwater flows overland in 3 directions. A portion of the western site drainage area flows west towards the Existing NHC Site and the existing stormwater facilities located for the NHC Development. The majority of the Site Drainage Basin flows northerly to the existing stream located along the northern portion of the property. A small area along the southern portion of the site.

Currently no existing stormwater quality or quantity features exist on the main Proposed Development Plan Area. The Existing NHC Development contains an existing stormwater detention pond.

The Proposed Site Development will comply with the COF Stormwater Ordinance for water quality and quantity standards. Stormwater pipe conveyance calculations will comply with COF Standards.

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

LEGEND

| | | | |
|---|---|---|---|
| | FIRE HYDRANT | | GAS VALVE |
| | WATER VALVE | | GAS METER |
| | WATER METER | | TELEPHONE RISER |
| | POST INDICATOR VALVE | | CABLE TV BOX |
| | IRRIGATION CONTROL VALVE | SA | SANITARY SEWER LINE |
| | CATCH BASIN | G | GAS LINE |
| | AREA DRAIN | W | WATER LINE |
| | STORM MANHOLE | UGT | UNDERGROUND TELEPHONE LINE |
| | SANITARY SEWER MANHOLE | UGE | UNDERGROUND ELECTRIC LINE |
| | SEWER CLEAN–OUT | X–X | FENCE |
| | SEWER VALVE | TC | TOP OF CASTING |
| | LIGHT STANDARD | INV | INVERT |
| | YARD LIGHT | ELEV | ELEVATION |
| E | ELECTRIC BOX | | |
| P | TRANSFORMER PAD | RCP | REINFORCED CONCRETE PIPE |
| | HANDICAP PARKING | CPP | CORRUGATED PLASTIC PIPE |
| | SIGN | | STREAM BUFFER |
| R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE | | FLOODWAY |
| | | | FLOODPLAIN |

**GRADING & DRAINAGE DATA CHART:**

DRAINAGE:
TOTAL SITE AREA: 34.30 AC
EXISTING IMPERVIOUS AREA: 7.08 AC
PROPOSED IMPERVIOUS AREA: 16.385 AC
Proposed Rv VALUE: TBD
PEAK FLOW RUNOFF:
SITE PEAK FLOWS ARE TBD. PEAK FLOW ATTENUATION WILL OCCUR ON SITE AND DISCHARGES FROM THE SITE WILL NOT BE INCREASE.

GRADING
LIMITS OF DISTURBANCE: 15.99 AC (46.6% OF PUD SITE AREA)

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

PROJECT # 7896

0 60 120


RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BRINCK REGISTERED AGRICULTURE 10/7/2022 TENNESSEE NO. 339 LANDSCAPE ARCHITECT


# THE OPTIMA FRANKLIN

FOR

FLOURNOY DEVELOPMENT GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: APRIL 25, 2022

Approved By: M. DOBSON

Revisions:

- – – –
- – – –
- – – –
3 07/07/2022 PER CITY COMMENTS
2 06/13/2022 INITIAL SUBMITTAL
1 05/30/2022 PRE–APPLICATION SUBMITTAL

Drawing Title:

EXISTING CONDITIONS

Drawing No.

C1.0

Project No.

21-0233

Law Dept approved (2) 07.20.22



G:\21-0233 CIVIL ENGINEERING\PLAN SHEETS\C1.0 EXISTING.DWG
XREFS:XR-ALTA.DWG,XR-TOPO.DWG,XR-PLAT.DWG,XR-PLAN.DWG,XR-TOPO-BRINCK.DWG ON 6/3/2022 2:51 PM

## OPEN SPACE REQUIREMENT

SITE INFORMATION

| | |
|---|---|
| Acreage / Square Footage of Site: | 34.30 Ac. / 1,494,209± S.F. |
| Minimum Open Space Acreage Required: | 74,710± S.F. (5% or 1.72 Ac.) |
| If Residential, Natural Area Required: | N/A |

## OPEN SPACE PROVIDED

| Key | Open Space Type | Area of Open Space | Hardscape Area (S.F.) | Hardscape Area (%) | Stormwater Feature Included? (Y/N) |
|---|---|---|---|---|---|
| 1 | Plaza | 3,242± S.F. | -- | -- | N |
| 2 | Plaza | 5,750± S.F. | -- | -- | N |
| 3 | Plaza | 5,730± S.F. | -- | -- | N |
| 4 | Plaza | 6,108± S.F. | -- | -- | N |
| 5 | Natural Area | 53,880± S.F. | -- | -- | N |
| *Total Provided:* | | 74,710± S.F. | | | |

## OPEN SPACE FEATURES

| Open Space Type | Features |
|---|---|
| Plaza | Seating Elements |
| | Specialized Hardscape |
| | Pedestrian Scale Lighting |
| | Site Furnishings |
| Natural Area | Nature Trails |

## SHARED PARKING ANALYSIS

| USE | Density / Keys | # 1-BED | % 1-BED | # 2-BED | % 2-BED | # 3-BED | % 3-BED | Hotel Assembly Area Occu. | Outdoor Seats | Staff | COF Parking Ratio ( PER 1000 SF Keys or BR) | COF Parking Req. per Ratio | COF Parking Ratio (.67/Seat) | COF Parking Ratio (1/Employee) | COF Parking Ratio (.25/Occu.) | COF Overall Parking Req. by Use | PARKING PROVIDED (SURFACE) | PARKING PROVIDED (PAVILLION) | PARKING PROVIDED (GARAGE) | PARKING PROVIDED (SLIP DECK) | PS NHC SURPLUS (OFF SITE) *** | UU Unadjusted Parking Demand (Weekday) | UU Shared Parking Reduction (Weekday) | UU Recommended Parking (Weekday) | UU Unadjusted Parking Demand (Weekend) | UU Shared Parking Reduction (Weekend) | UU Recommended Parking (Weekend) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ex. NHC Facility*** | 260 | | | | | | | | | 50 | 0.25 | 68 | | | | 68 | | | | | | | | | | | |
| Retail** | 6,000 | | | | | | | | | | 3.33 | 20 | | | | 20 | | | | | | | | | | | |
| Restaurant** | 0 | | | | | | | | 0 | 0 | | 0 | | 0 | 0 | 0 | | | | | | | | | | | |
| Office (Gen/Medical) | 14,000 | | | | | | | | | | 4 | 56 | | | | 56 | | | | | | | | | | | |
| Bank** | 3,700 | | | | | | | | | | 4 | 15 | | | | 15 | | | | | | | | | | | |
| Hotel (Keys)* | 130 | | | | | | | 0 | 32 | 11 | | 130 | 8 | 11 | 0 | 149 | | | | | | | | | | | |
| Multi-Family* | 348 | 258 | 74.14% | 78 | 21.26% | 16 | 4.60% | | | | 1.5/2.5/3 | 620 | | | | 620 | | | | | | | | | | | |
| (Multi-Family Bedrooms) | 454 | 258 | | 148 | | 48 | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | 860 | 221 | 26 | 30 | 288 | 44 | 833 | 21.78% | 652 | 765 | 14.77% | 652 |
| | | | | | | | | | | | | | | | | | COF SHARED (25% Max) | | | | | | 18.70% | | | | |

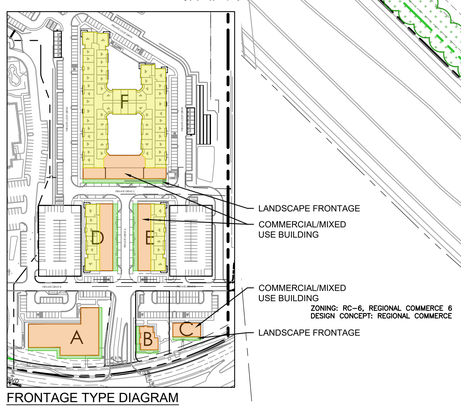
*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared Parking ratio approved during entitlements shall be utilized with Site Plans.
**Bank requires 4 stacking / lane
***Ex NHC approved plans required 230 Spaces. Ex. NHC facility provided 274 Spaces. Surplus = 44 Parking Spaces

## TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

| Development | Nonresidential Use | Square Footage | Single-Family Units | Multi-Family Units | Hotel Keys | Parking |
|---|---|---|---|---|---|---|
| Overall Entitlements | Retail, Hotel, Office, Bank | 28,200± S.F. + Hotel S.F. (75K) | N/A | 348 Units | 130 Keys | 655 Total Spaces |
| Pad A | Hotel | 75,000± S.F. | N/A | 0 Units | 130 Keys | 28 Surface, 70 Slip Deck (Lower Level) |
| Pad B | Bank | 3,700± S.F. | N/A | 0 Units | 0 Keys | 24 Spaces |
| Pad C | Retail | 6,500± S.F. | N/A | 0 Units | 0 Keys | 25 Spaces |
| Pad D | Office, Retail, + | 7,000± S.F. | N/A | 42 Units | 0 Keys | 16 Surface, 70 Slip Deck (Upper Level) |
| Pad E | Office, Retail, + | 7,000± S.F. | N/A | 42 Units | 0 Keys | 16 Surface, 148 Slip Deck (Both Levels) |
| Pad F | Office, Retail, + | 4,000± S.F. | N/A | 264 Units | 0 Keys | 228 Surface, 30 Garage |

NOTE: COMMERCIAL USES/(S.F.) MAY VARY BASED ON MARKET DEMAND WITHIN EACH NONRESIDENTIAL SPACE

FRONTAGE TYPE DIAGRAM




HATCH LEGEND:
- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- PROPOSED LEASING/AMENITY
- PROPOSED NON-RESIDENTIAL
- OPEN SPACE

PROPOSED USES:
-COMMUNITY GARDENS
-ALL RESIDENTIAL USES
-ALL RECREATION USES
-CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
-CLINICS
-CONTINUUM OF CARE FACILITIES
-EDUCATIONAL FACILITIES
-ENTREPRENEURSHIP/INNOVATION CENTERS
-ESSENTIAL SERVICES
-GROUP HOMES
-HOSPITALS
-MUSEUMS
-PLACES OF PUBLIC ASSEMBLY
-REHABILITATION CENTERS
-DAY CARE CENTERS
-EVENT VENUES
-GARDEN CENTERS
-GAS STATIONS
-HOTELS
-INDOOR ANIMAL SERVICES
-INDOOR/OUTDOOR ANIMAL SERVICES
-OFFICES
-PERSONAL SERVICES
-RESTAURANTS
-RETAIL
-SHORT-TERM VACATION RENTALS
-SHOWROOMS
-USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

ACCESSORY USES/ STRUCTURES TO INCLUDE:
-DRIVE-IN/DRIVE-THROUGH FACILITIES
-HOME OCCUPATIONS
-MAILBOX DELIVERY FACILITIES
-OUTDOOR PLAYGROUND AREAS
-REFUSE AREAS
-SATELLITE DISH ANTENNAS
-SHORT-TERM VACATION RENTALS
-STAND-ALONE DRIVE-THROUGH USES OR ATMS
-SWIMMING POOLS

## SITE DATA

SITE INFORMATION

| | |
|---|---|
| Project Name: | The Optima Franklin |
| Project #: | 7896 |
| Address: | 211-13 Cool Springs Blvd. Franklin, Williamson County |
| Map / Parcel: | 62 / 45.02 |
| Total Acreage / Square Footage of Site: | 34.30 Ac. / 1,494,209± S.F. |
| Acreage of Existing Assisted Living Lot: | 16.16 Ac. / 703,809± S.F. |
| Acreage of Proposed Mixed Use Lot: | 17.77 Ac. / 774,085± S.F. |
| Acreage of Proposed ROW Dedication: | 0.37 Ac. / 16,233± S.F. |
| Vesting Date: | See Cover Page |

REGULATIONS

| | |
|---|---|
| Base Zoning: | RC6 (Regional Commerce 6) |
| Proposed Zoning: | PD DUA/Nonres. 232,168 S.F./130 KEYS |
| Overlay Zoning: | FFO & FWO |
| Proposed Principle Use: | See Proposed Uses Chart, This Sheet |
| Proposed Accessory Use: | All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance |
| Building Types Applied: | Commercial / Mixed-Use Building, |
| Frontage Types Applied: | Landscape Frontage (See Legend) |
| Lot Width (Residential): | N/A |
| Lot Size (Residential): | N/A |

Setbacks

| | |
|---|---|
| Front Yard (Cool Springs Blvd): | 10' Min. to 60' Max. |
| Bldg. A&B Front Yard (Private Drive A): | 0' Min. to 40' Max. (From Internal BNDY) |
| Bldg. D,E,F Front Yard (Private Drive A & C): | 10' Min. to 40' Max. (From Face of Curb) |
| Eastern Side Yard (External): | 5' Min. |
| Side Yard (Internal): | 0' Min. |
| Western Side Yard (Internal, Adj. to NHC): | 0' Min. |
| Northern Rear Yard (External): | 25' Min. |
| Rear Yard (Internal): | 0' Min. |
| Dwelling Unit Count, By Type: | |
| Multi-Family: | 348 Units |
| Commercial S.F., By Use (Total): | 28,200 S.F. (Ratios/Uses subject to change at Site Plan) |
| Offices: | 14,000 S.F. |
| Bank: | 3,700 S.F. |
| Retail: | 10,500 S.F. (6,000 S.F. SHOWN) |
| Existing NHC (Facility): | 175,768 ± S.F. - See Approved Site Plan for details |
| Hotel (Keys / SF±): | 130 Keys (75,000± S.F. TBD at Site Plan phase) |
| Building Height: | |
| Commercial/Mixed Use Building A: | 5-6 Stories; Type: IIIA |
| Commercial/Mixed Use Building B & C: | 1-2 Stories; Type: IIB |
| Multi-Family & Commercial/Mixed Use Building D & E: | 4 Stories; Type: VA |
| Multi-Family & Commercial/Mixed Use Building F: | 4 Stories + Basement; Type: VA |
| Min. Landscape Surface Area: | 20% (34% Conceptually Provided) |
| Open Space S.F. Required: | 74,710± S.F. (5% or 1.72 Ac.) |
| Natural Area S.F. Required: | N/A- Mixed Use |
| Tree Canopy Retention Ac. Required: | 2.20± Ac. (22% of Existing Canopy Cover) |
| Tree Canopy Retention Ac. Provided: | 7.20± Ac. (51% of Existing Canopy Retention) |
| Parking Required, By Use: | See Shared Parking Analysis Chart, This Sheet |
| Historic Resource Treatment (Y/N): | No |

## PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further vetted and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing / jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

## BUILDING TYPES NOTE

Buildings A, B, C, D, E, F are the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

## STATEMENT OF IMPACTS

Currently the existing site stormwater flows overland in 3 directions. A portion of the western site drainage area flows west towards the Existing NHC Site and the existing stormwater facilities located for the NHC Development. The majority of the Site Drainage Basin flows generally north to the existing stream located along the northern portion of the property. A small area along the southern portion of the site currently overland flows into Cool Springs Blvd.

Currently no existing stormwater quality or quantity features exist on the main Proposed Development Plan Area. The Existing NHC Development contains an existing stormwater detention pond.

The Proposed Site Development will comply with the COF Stormwater Ordinance for water quality and quantity standards. Stormwater pipe conveyance calculations will comply with COF Standards.

For the Proposed Mixed Use Development, initial proposed stormwater strategies are displayed on this sheet. The Site Strategy is to utilize stormwater lid measures (bioretention, pervious pavers) for water quality, and detention facilities for water quantity and peak flow attenuation.

To address the stormwater requirements for the proposed future outparcels (3 proposed parcels displayed along cool springs blvd), the Overall Development Plan Strategy will be to utilize existing land and facilities located on the Mixed-Use ("The Optima") Site, that will ultimately be subdivided as part of the Development Process. A small drainage area will route to the existing NHC site and a small proposed bioretention area will exist on this site. Current placement and strategy can be seen on the Site Grading & Drainage Plan sheet.

## COMPLIANCE WITH ENVISION FRANKLIN

The Optima Franklin proposed mixed-use development is consistent with the Major Objectives & Guiding Principles of Envision Franklin. This higher-intensity development utilizes a mix of uses within strategically placed building forms to activate the streetscapes and embrace a walkable neighborhood. The development responsibly proposes quality infill along existing infrastructure and will further support the commercial businesses already in place. Contextually, the development is at the intersection of two major arterial roads with a vast existing sidewalk network while the internal layout has a compact land-use pattern that supports an efficient use of resources and walkability. The live-work commercial space proposed along the development's internal spine will foster small business owners and startups a viable space within the community at an economical scale. A proposed Greenway connection will allow existing residents, community members, and proposed tenants access from Cool Springs Blvd. to an existing greenway that runs along the Little Harpeth River. This greenway falls within a wooded section of the site and embraces the natural beauty of Franklin, TN while connecting the community fabric.

The site sits within the Regional Commerce Design Concept (a high-intensity activity center). The development is consistent with the design concept's approach of framed streets where parking is secondary to the architectural design. Building character is strengthened by first floor commercial space with multi-family living above facing the internal streets. The new development provides a compatible relationship with the existing NHC facility by offering close walkable retail and opportunities for transitional housing options.

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

PROJECT # 7896

0 60 120

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BRINCK REGISTERED AGRICULTURE 10/7/2022 LANDSCAPE ARCHITECT

# THE OPTIMA FRANKLIN

FOR

FLOURNOY DEVELOPMENT GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: APRIL 25, 2022

Approved By: M. DOBSON

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| 3 | 07/07/2022 | PER CITY COMMENTS |
| 2 | 06/13/2022 | INITIAL SUBMITTAL |
| 1 | 05/30/2022 | PRE-APPLICATION SUBMITTAL |

Drawing Title:

OVERALL DEVELOPMENT PLAN

Drawing No.

C2.0

Project No.

21-0233

Law Dept approved (2) 07.20.22

© 2019 RAGAN SMITH ASSOCIATES, INC.
C:\21-0233 FLOURNOY DEVELOPMENT GROUP\CAD\SHEETS\C2.0 OVERALL DEVELOPMENT PLAN.DWG
6/7/2022 8:39:47 PM CDT, JOSHUA LAFFEA - RAGAN SMITH ASSOCIATES, INC.




FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL VIEWS • 07-07-2022

FDC2021-02

DYNAMIK
DESIGN

**CITY OF FRANKLIN PROJECT NUMBER: 7896**

© COPYRIGHT 2022 DYNAMIK DESIGN







FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL ELEVATIONS • 07-07-2022

FDC2021-02

DYNAMIK
DESIGN

**CITY OF FRANKLIN PROJECT NUMBER: 7896**

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Law Dept approved (2) 07.20.22

"CONCEPTUAL MASSING PERSPECTIVES ARE TO ILLUSTRATE POTENTIAL SCALE, MASSING, AND FORMS FOR THE PROPOSED DEVELOPMENT. ILLUSTRATIONS ARE NOT INTENDED TO CONVEY SPECIFIC ARCHITECTURAL REQUIREMENTS, FAÇADE DESIGN, MATERIALS, DETAILING AS WILL BE REQUIRED OF THE ZONING ORDINANCE. SPECIFIC ARCHITECTURAL DETAILS WILL COMPLY WITH THE REGULATIONS OF THE APPROVED ZONING ORDINANCE AND WILL BE SUBMITTED FOR REVIEW/APPROVAL AT THE SITE PLAN / BUILDING PERMIT PHASES."

FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL MASSING EXHIBIT 1 • 05-27-2022

FDC2021-02

DYNAMIK
DESIGN

© COPYRIGHT 2022 DYNAMIK DESIGN

**COF no: 7896**

**CONDITIONS OF APPROVAL:**

**Open Issues: 25 These issues are currently being filtered**

**Engineering - Checklist**

**General Issues**

**13. Streets**

jimmy.wiseman@franklintn.gov **Per the latest TIA, the following offsite improvements shall be implemented at the site plan stage:**

**Cool Springs Boulevard at Mission Court/NHC Driveway**

- To eliminate the minor street left turn movements that operate poorly during peak hours, the existing median opening on Cool Springs Boulevard should be modified as part of The Optima Frankin to only allow lefts turns off Cool Springs Boulevard into Mission Court or the NHC Driveway.

**Cool Springs Boulevard at W McEwen Drive/Project Access**

- The proposed southbound approach of McEwen Drive exiting The Optima Franklin should include one lane for traffic entering the development and three (3) lanes for traffic exiting the development. The exiting lanes should consist of a left turn lane, a through lane, and a right turn lane with 150 feet of storage in each lane.

- An eastbound left-turn lane should be installed on Cool Springs Boulevard for traffic entering The Optima Franklin. The left-turn lane should have a storage length of 175 feet.

- A westbound right-turn lane should be installed on Cool Springs Boulevard for traffic entering The Optima Franklin. The right-turn lane should have a storage length of 125 feet.

- The existing westbound left turn lane should be modified to consist of a double left turn lane with 300 feet of storage. The existing median opening from Cool Springs Boulevard into the Gateway Tire & Service Center should be closed as part of the turn lane modification.

- The northbound approach of McEwen Drive should be modified to provide two lanes for traffic exiting the intersection, two left turn lanes, one new through lane for traffic entering The Optima Franklin, and one right turn lane. The storage lengths of the existing turn lanes will not be modified by the addition of a northbound through lane on this approach. The existing sidewalks, grass strips, and lane widths will need to be modified in order to provide a new through lane on the northbound approach of McEwen Drive.

**Cool Springs Boulevard at Mallory Lane**

- Widen the Mallory Lane southbound approach to provide an additional left turn travel lane. The southbound approach shall include a total of 6 travel lanes. New signage will be required since the proposed left turn lane enters the interstate ramp. Realignment of the southbound through lanes is anticipated to accommodate for the additional turn lane. The existing pavement should be restriped to account for this revised alignment. Additionally, the intersection of Mallory Lane and Frazier Drive should be modified to accompany these improvements. As part of this modification, Mallory Lane should be widened to include an additional southbound through lane between Galleria Mall and Frazier Drive. The existing storage length for the southbound right turn lane on Mallory Lane at Frazier Drive should be maintained. Right-of-way acquisition is anticipated. Major grading, major utility relocation, pedestrian island modification, and new sidewalk is anticipated.

- Restripe the existing 10' longitudinal crosswalk pavement markings for the southbound leg of Mallory Lane. The stop line shall be restriped at a minimum of 4' from the crosswalk. Adjustment of vehicle detection is anticipated.
- Restripe the existing 10' longitudinal crosswalk pavement markings for the northbound leg of Mallory Lane. The stop line shall be restriped at a minimum of 4' from the crosswalk.
- Widen the I-65 Southbound On-Ramp to provide a second travel lane. The middle eastbound travel lane on Cool Springs Boulevard should be restriped to a shared through/right-turn lane. Major grading, major utility relocation, and realignment of both I-65 southbound on Ramps are anticipated.

**McEwen Drive at Mallory Lane**

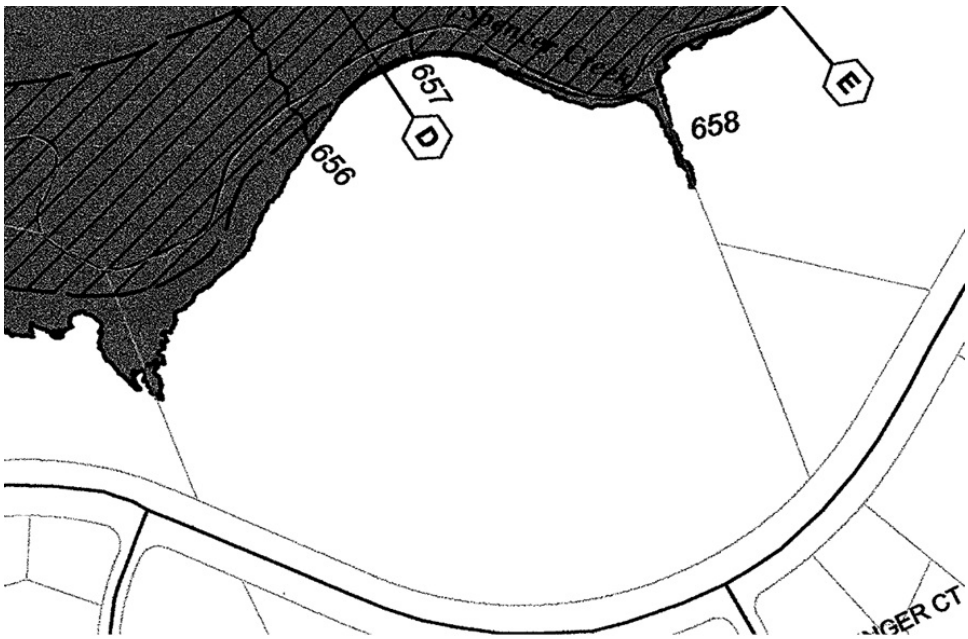
- Restripe the existing Mallory Lane southbound through travel lane to provide a new left turn lane.
- Remove the existing stop line and install a new stop line for the eastbound approach of the W McEwen Drive and Mallory Lane intersection. The stop line shall be installed as to not conflict with the dual northbound left turn movements.
- Concurrent left turn movements cannot occur for the Mallory Lane northbound dual left turn movements and the Mallory Lane southbound triple left turn movements under the proposed intersection geometry. Traffic signal modifications will be required.

## Engineering - Development Plan Checklist

### General Issues

**37. F. Development Plan**

lance.fittro@franklintn.gov The previous comment has not been addressed on the plans. The location of the floodplain boundary across the subject property shown on the FEMA FIRM map (below) does not coincide with that shown on the submitted Development Plan.




Any proposed development within the 100-year floodplain, as mapped by FEMA, shall be in accordance with all floodplain development standards and restrictions. Any future subdivision or revised plat for the subject property shall require the portions which lie within the 100-year floodplain, as mapped by FEMA, to be platted as a non-buildable open space lot and separated from the buildable lot(s) proposed for development.

Any disagreement or errors identified for the location of the mapped floodplain with respect to the parcel boundaries shall be resolved through approval of a Letter of Map Amendment by FEMA and corresponding application to the Board of Zoning Appeals for relocation of the Floodway Fringe Overlay which coincides with the 100-year floodplain boundary as mapped by FEMA. The approved LOMA and BZA determinations shall be then referenced on the final plat for the property.

**50. ROW Dedication**

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval of the Development Plan.*

Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. *[COF Streets 2.2.4 (4)]*

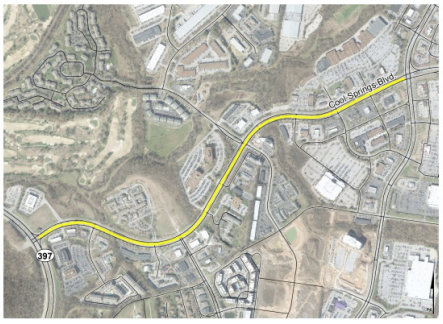
Cool Springs Boulevard is considered a Major Arterial and is included in Project #27 of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall provide ROW Dedication along the frontage with Cool Springs Boulevard in accordance with Project #27 extending 28'-0" beyond back of curb of the existing 4 lane section (12' additional lane + 6' grass + 8' sidewalk + 2' = 28').

ROW Dedication shall extend along the development's entire frontage on Cool Springs Boulevard, including along the existing NHS site.

27 **COOL SPRINGS BOULEVARD**
MALLORY LANE TO MACK HATCHER PARKWAY (SR-397)

Cool Springs Boulevard is a major arterial that moves traffic into the City's retail and employment center. Therefore, as traffic has continued to increase, widening of the road from 4 to 6 lanes from Mack Hatcher Parkway (SR-397) to Mallory Lane is necessary to handle the increased traffic.




| PROJECT OVERVIEW | |
|---|---|
| OVERALL COST: | $32,000,000 |
| TIME FRAME: | Medium |
| PROJECT DRIVER: | City of Franklin |
| **PROJECT CHARACTER** | |
| FUNCTIONAL CLASSIFICATION: | Major Arterial |
| SEGMENT LENGTH: | 1.31 miles |
| EXISTING LANES: | 4 |
| PROPOSED TRAVEL LANES: | 6 |
| PROPOSED RIGHT OF WAY: | 154 feet |
| **PROJECT SPECIFICS** | |
| MEDIAN: | Median Required For Access Control |
| CURB & GUTTER: | Yes |
| ON STREET PARALLEL PARKING: | Prohibited |
| ON STREET BICYCLE FACILITY | None Required |
| **RECOMMENDED SIDE STREET PROJECT ELEMENTS** | |
| PEDESTRIAN TRAVELWAY | 8' Min Sidewalk w/ 6' Furnishing Zone (East Side) |
| | 8' Min Sidewalk w/ 6' Furnishing Zone (West Side) |
| TRANSIT STOPS | Allowed (Verify Need with Franklin Transit) |

## 52. Sidewalk

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval of the Development Plan.*

Applicant shall provide an 8-foot sidewalk on the north side of Cool Springs Boulevard per the Comprehensive Transportation Network Plan *[CTNP Figure 4.2]* and remove the existing 5-foot sidewalk. The new 8-foot sidewalk shall extend along the development's entire frontage on Cool Springs Boulevard, including along the existing NHS site.

## 54. Easements

joe.marlo@franklintn.gov *While some easements have been shown on the cross sections on C4.0, the PUDAE required belowcould not readily be found by this reviewer.*

*The following shall remain open as a Condition of Approval of the Development Plan.*

Applicant shall provide Public Utility, Drainage, and Access Easements (PUDAE) across the street / sidewalk cross sections on C4.0. The PUDAEs shall extend from far edge of sidewalk on one side of the street to the far edge of sidewalk on the other side.

### 58. Offset Agreement

jimmy.wiseman@franklintn.gov A meeting has been scheduled to finalized the offset agreement. The agreement must be approved concurrently with the Development Plan.

### 62. Lane Width

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval of the Development Plan.*

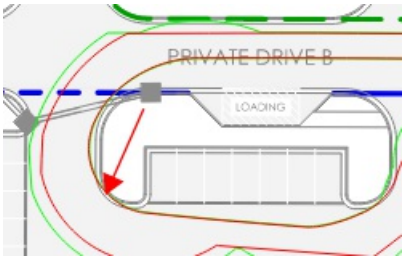
All improvements to Collector and Arterial streets, including but not limited to Cool Springs Boulevard and West McEwen Drive, shall provide a minimum 12-foot pavement width for all lanes, exclusive of gutter width.

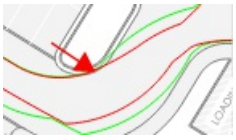
## FIRE--Planning--DRT

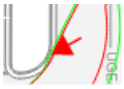
### General Issues

### 1. Auto-Turn

curt.edelmann@franklintn.gov Truck must be able to turn the corner without running over the curb.







[Edited By Curt Edelmann]

### 8. Question

curt.edelmann@franklintn.gov Show the location of the backflow preventer.

## Parks

### General Issues

### 20. Parkland information

| | |
|---|---|
| kevinl@franklintn.gov | Parkland had been received and sent to Law for approval 7-8-22. |

## Planning

### General Issues

### 22. Entitlements

| | |
|---|---|
| joseph.bryan@franklintn.gov | Applicant shall revise Zoning District to what is shown below:<br><br>PD (10.15/232,168/130) |

### 51. Project number

| | |
|---|---|
| joseph.bryan@franklintn.gov | Comment not fully addressed. Applicant shall add COF Number **7896** to all sheets including architectural elevations and massing plan sheets. |

### 63. transit stop

| | |
|---|---|
| joseph.bryan@franklintn.gov | The applicant shall submit a site plan for a transit stop with transit infrastructure for review and approval by the DRT if and when this development site is located along an existing or planned public transit route. Franklin Transit Authority shall also review and approve the site plan for the transit stop.<br>[Edited By Joseph Bryan] |

## Stormwater

### General Issues

### 33. Riparian Buffer

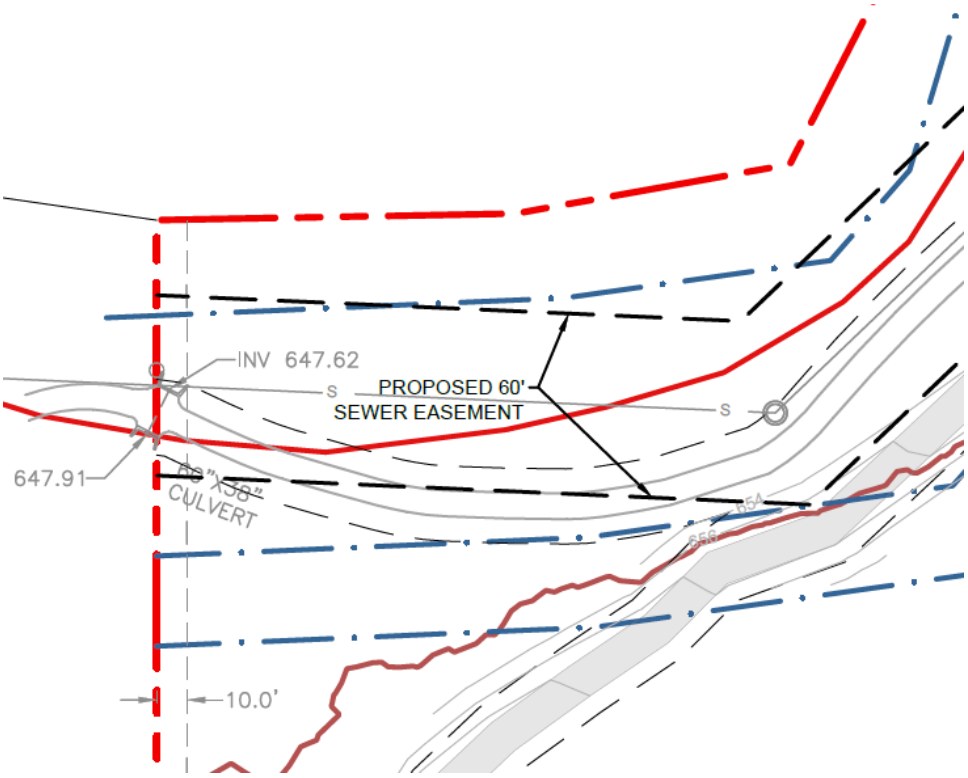
| | |
|---|---|
| jeff.willoughby@franklintn.gov | A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc.<br><br>The Buffer Management Plan shall contain the following:<br>• Encroachment areas labeled and hatched red with square footage of each encroachment area provided<br>• Mitigation areas labeled and hatched green with square footage of each mitigation area provided<br>• Buffer enhancement plan<br><br>Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board.<br><br>It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval.<br><br>If any additional or modifications to encroachments occur in future submittals, then it shall be the applicants responsibility to make Staff aware and resubmit the buffer management plan for further review. |

### 55. Riparian Buffer

jeff.willoughby@franklintn.gov This shall be identified and stated as such on the buffer management plan

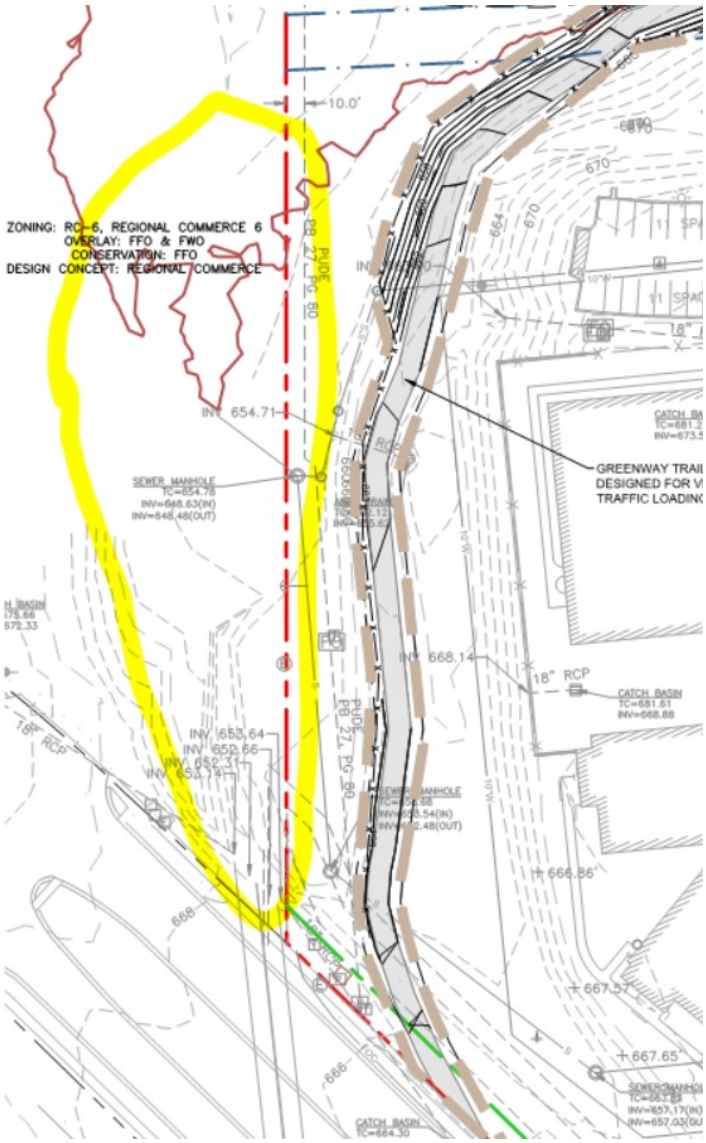
## 56. Riparian Buffer

jeff.willoughby@franklintn.gov As per FMC 23-107(5)(b)(ii) Underground utilities such as sanitary sewer, water mains, and above ground utilities shall be located outside of the riparian buffer except for crossings. Any crossing impacts shall be mitigated on shown on the buffer management plan




## 60. Riparian Buffer

Doug.Noonan@franklintn.gov Stream and buffer not identified on western side of site. Identify off-site stream and buffer appropriately.




### 61. Drainage

ellen.moore@franklintn.gov *This is an advisory comment and does not affect development plan approval.*

The current proposed location of the multi-use trail along the existing dry detention pond appears to encroach on the pond limits and possibly into the riparian buffer for Hodge Branch. Another layout may be required at site plan to prevent encroachment of the existing pond.

## Water/Sewer

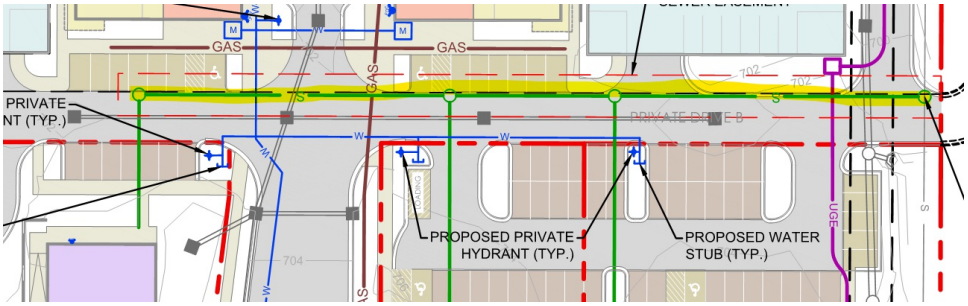
### General Issues

### 14. Sewer layout

scott.andrews@franklintn.gov Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.

***This is a condition of approval.***

Applicant revised the sanitary sewer layout, but not in accordance with the direction provided. The sanitary sewer will not be permitted to be under or against the curb as shown.




[Edited By Scott Andrews]

**15. Sewer depth note**

scott.andrews@franklintn.gov Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.

***This is a condition of approval.***

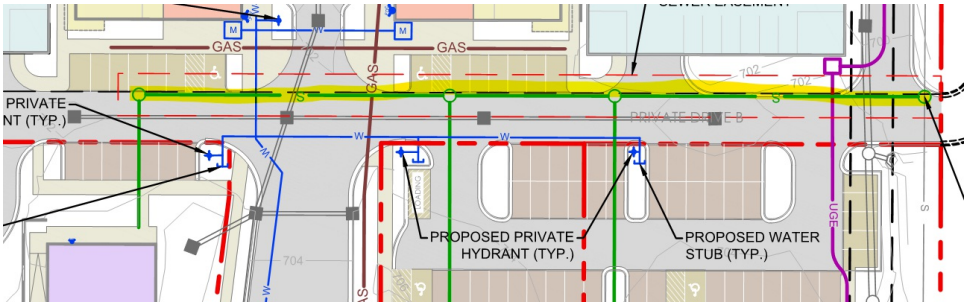
Applicant has stated that sewer has been shallowed as much as possible and the note now says it is no deeper than 12 feet. Applicant shall callout where it is greater than 10 feet deep for our review.
[Edited By Scott Andrews]

**16. Sewer easements**

scott.andrews@franklintn.gov Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.

***This is a condition of approval.***

Applicant has revised the sanitary sewer easements so storm is not within the easements, which may be why part of the sanitary sewer is shown up against/under the curb. This location is not acceptable.




[Edited By Scott Andrews]

## 18. Existing utilities

ben.mcneil@franklintn.gov Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.

***This is a condition of approval.***

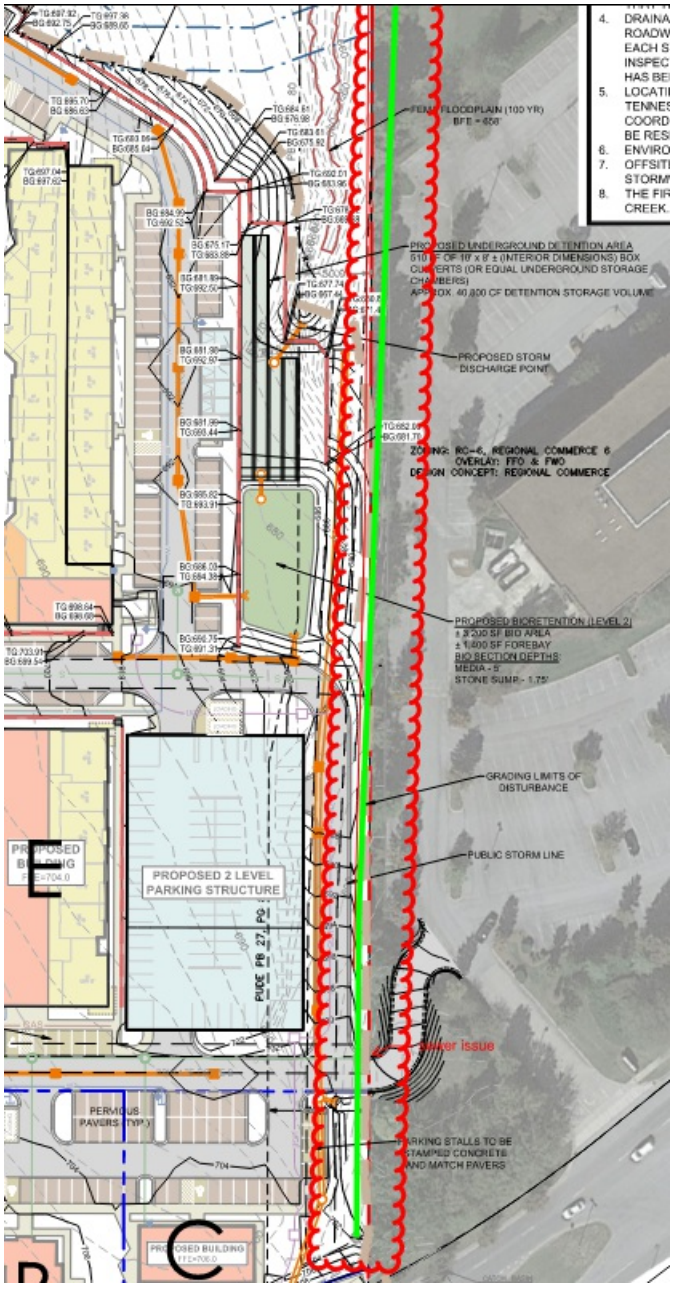
The applicant shall show the full extent of the existing sanitary sewer along the eastern property line. The proposed development is showing grading and construction directly adjacent to the existing line and the line must be identified fully, to determine if this line will have to be relocated due to proposed development. This issue cannot be delayed to the site plan stage as the sanitary sewer may be in conflict with the proposed development layout. The applicant shall clarify the location of the sewer to ensure no conflicts.
[Edited By Scott Andrews]

## 42. Existing sanitary sewer

ben.mcneil@franklintn.gov Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.

***This is a condition of approval.***

The applicant shall provide the depths of the existing sewer and show the final depths of the sewer after the proposed development grading is completed. I cannot determine if the sewer will be at or greater than 12' in any area of the proposed work, if the sewer is at 12' or greater, the sewer location and the pipe material must be evaluated to determine if replacement is required.




[Edited By Scott Andrews]

## 44. Access

| | |
|---|---|
| ben.mcneil@franklintn.gov | Applicant shall understand the sanitary sewer layout shown in the development plan **is not** approved. At site plan, applicant will be required to layout the sanitary sewer in accordance with WMD guidelines and specifications and to ensure the infrastructure is designed to allow for cost-effective and safe future maintenance. This could result in having to alter the design of the site to avoid conflicts with other utilities, structures, etc.<br><br>***This is a condition of approval.***<br><br>The applicant shall provide access to the existing sanitary sewer infrastructure to the north of the site. Vehicle access must be maintained for operations and maintenance. The applicant shall meet with staff to discuss.<br><br>[Edited By Scott Andrews] |

## Zoning

### General Issues

#### 19. FFO

| | |
|---|---|
| shanna.mccoy@franklintn.gov | Comment to remain open as a reminder.<br><br>The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. The walking trail encroaches into FFO & FWO. |

(COF # 7896)

# DEVELOPMENT PLAN
FOR
# THE OPTIMA FRANKLIN
## FLOURNOY DEVELOPMENT GROUP




LOCATION MAP
NOT TO SCALE

## CONTACTS

### OWNER
*ANDY CLARK*
NHC HEALTHCARE COOL SPRINGS LLC.
100 EAST VINE STREET
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(615) 890-2020
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### DEVELOPER
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FLOURNOY DEVELOPMENT GROUP
PO BOX 6566
COLUMBUS, GA 31917-6566
(404) 805-6785
cameron.bean@flournoydev.com

### CIVIL
*MICKY DOBSON, PE*
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
mdobson@ragansmith.com

### LANDSCAPE ARCHITECTURE
*SCOTTY BERNICK, RLA*
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(615) 244-8591
sbernick@ragansmith.com

### ARCHITECTURE
*YI LO, AIA, LEED AP*
PRINCIPAL
5901 PEACHTREE DUNWOODY RD,
BUILDING C, SUITE 250
ATLANTA, GA, 30328
(678) 506-8830
ylo@dynamikdesign.com




CONCEPTUAL RENDERING

## INDEX OF SHEETS


| SHEET | DESCRIPTION |
|---|---|
| C0.0 | COVER SHEET |
| **CIVIL PLANS** | |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | OVERALL DEVELOPMENT PLAN |
| C3.0 | SITE GRADING AND DRAINAGE PLAN |
| C4.0 | R.O.W. & ACCESS PLAN |
| C5.0 | SITE UTILITY PLAN |
| C6.0 | OFFSITE ROADWAY IMPROVEMENTS |
| C7.0 | PARKLAND DEDICATION |
| C8.0 | CONCEPTUAL PHASING PLAN |
| L1.0 | TREE PRESERVATION PLAN |
| **ARCHITECTURAL PLANS** | |
| 1 | CONCEPTUAL VIEWS |
| 2 | CONCEPTUAL ELEVATIONS |
| 3 | CONCEPTUAL ELEVATIONS |
| 4 | CONCEPTUAL ELEVATIONS |
| 5 | CONCEPTUAL ELEVATIONS |
| 6 | CONCEPTUAL MASSING EXHIBIT 1 |
| 7 | CONCEPTUAL MASSING EXHIBIT 2 |
| 8 | CONCEPTUAL MASSING EXHIBIT 3 |


### IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #XXXX-XXXX FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C7.0.

### ADVISORY NOTE:

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

**VESTING DEVELOPMENT STANDARDS**
PRE-APPLICATION SUBMITTAL DATE MAY 30, 2022
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

| DEVELOPMENT STANDARD | VERSION/ DATE |
|---|---|
| ZONING ORDINANCE | JANUARY 01, 2022 |
| SUBDIVISON REGULATIONS | JANUARY 01, 2022 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | JULY 01, 2022 |
| STORMWATER BMP MANUAL | JULY 01, 2022 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | OCTOBER 13, 2022 |
| MUNICIPAL CODE | MARCH 29, 2022 |

## LOT 92, REVISION ONE,
## SECTION "O" & SECTION "N" ASPEN GROVE SUBDIVISION
## TAX MAP 62, PARCEL 45.02
## CITY OF FRANKLIN
## WILLIAMSON COUNTY
## TENNESSEE

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

PROJECT # 7896

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 391
07/07/2022

THE OPTIMA FRANKLIN
FOR
FLOURNOY DEVELOPMENT GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: -
Date: APRIL 25, 2022
Approved By: M. DOBSON

Revisions:
- – – –
- – – –
- – – –
3 07/07/2022 PER CITY COMMENTS
2 06/13/2022 INITIAL SUBMITTAL
1 05/30/2022 PRE-APPLICATION SUBMITTAL

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
21-0233


G:\21\0233\CIVIL\ENGINEERING PLAN SHEETS\C0.0 COVER.DWG
XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#0.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#1.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#2.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#3.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#4.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#5.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#6.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#7.DWG, XREF: C:\USERS\JOHN.PHILLIPS\APPDATA\LOCAL\TEMP\ACPUBLISH_8124\WD#8.DWG, JOHN.PHILLIPS, JOHN.PHILLIPS, 7/7/2022 7:51 AM

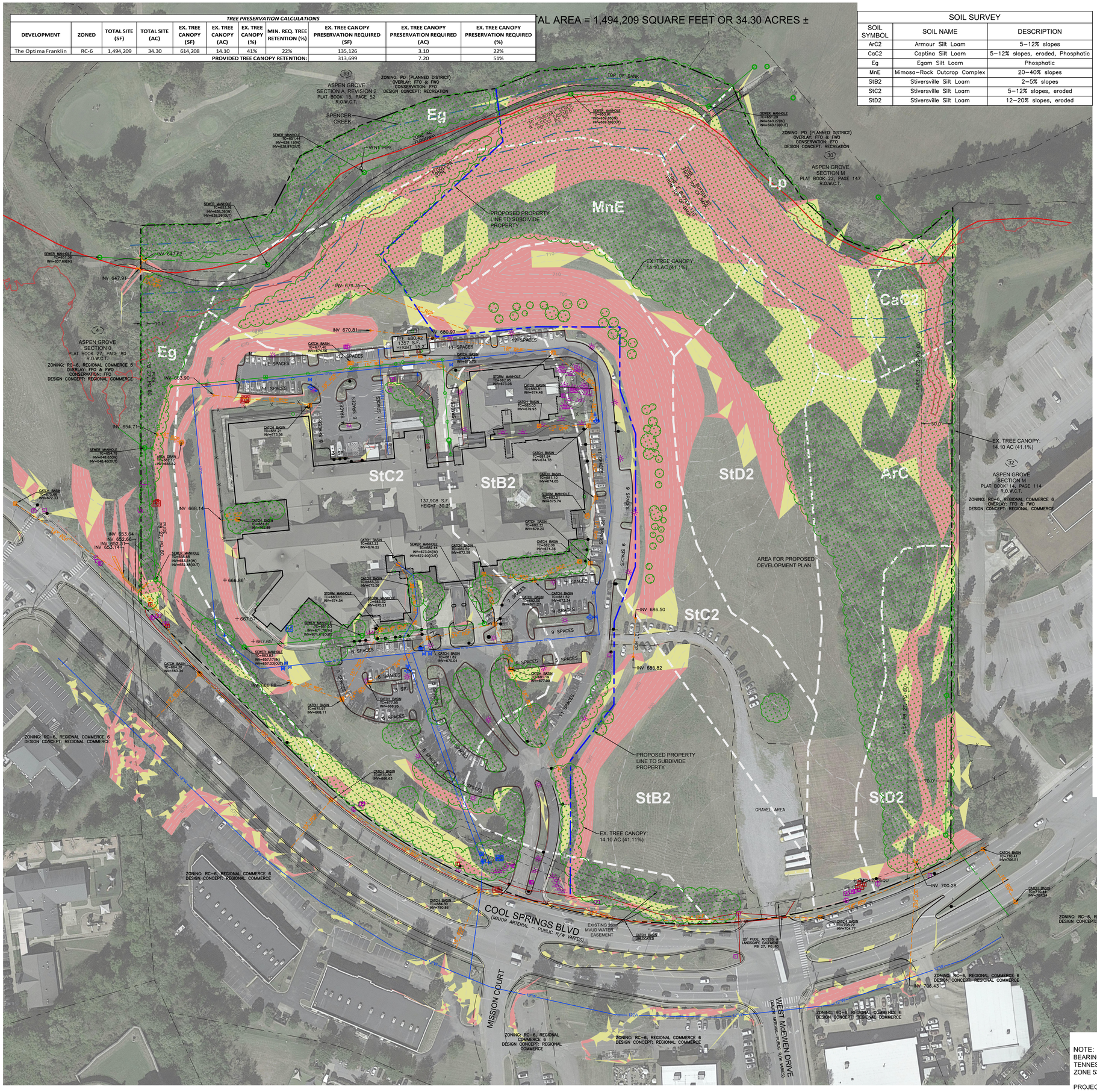
*TREE PRESERVATION CALCULATIONS*

| DEVELOPMENT | ZONED | TOTAL SITE (SF) | TOTAL SITE (AC) | EX. TREE CANOPY (SF) | EX. TREE CANOPY (AC) | EX. TREE CANOPY (%) | MIN. REQ. TREE RETENTION (%) | EX. TREE CANOPY PRESERVATION REQUIRED (SF) | EX. TREE CANOPY PRESERVATION REQUIRED (AC) | EX. TREE CANOPY PRESERVATION REQUIRED (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| The Optima Franklin | RC-6 | 1,494,209 | 34.30 | 614,208 | 14.10 | 41% | 22% | 135,126 | 3.10 | 22% |
| | | | | | **PROVIDED TREE CANOPY RETENTION:** | | | 313,699 | 7.20 | 51% |

AL AREA = 1,494,209 SQUARE FEET OR 34.30 ACRES ±

SOIL SURVEY

| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
|---|---|---|
| ArC2 | Armour Silt Loam | 5–12% slopes |
| CaC2 | Captina Silt Loam | 5–12% slopes, eroded, Phosphatic |
| Eg | Egam Silt Loam | Phosphatic |
| MnE | Mimosa–Rock Outcrop Complex | 20–40% slopes |
| StB2 | Stiversville Silt Loam | 2–5% slopes |
| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
| StD2 | Stiversville Silt Loam | 12–20% slopes, eroded |




## SITE DATA

| SITE INFORMATION | |
|---|---|
| Project Name | The Optima Franklin |
| Project #: | 778792 |
| Subdivision: | Aspen Grove Section N |
| Lot: | 92 |
| Civil District: | Eighth |
| Address: | 211 Cool Springs Blvd |
| | Franklin, Williamson County |
| Map / Parcel: | 062 / 45.02 |
| Total Acreage / S.F. of Site: | 34.30± Ac. / 1,494,209± S.F. |
| Acreage of Assisted Living Lot: | 16.16± Ac. / 703,980± S.F. |
| Acreage of Mixed Use Lot: | 18.14± Ac. / 790,319± S.F. |

| EXISTING TREE CANOPY | |
|---|---|
| Existing Tree Canopy S.F.: | 614,208 S.F. |
| Existing Tree Canopy Ac.: | 14.10 Ac. |
| Existing Tree Canopy %: | 41% |

| ZONING INFORMATION | |
|---|---|
| Existing Zoning: | RC-6 (Regional Commerce 6) |
| Proposed Zoning: | PD (Planned District) |
| Overlay Zoning: | FFO & FWO |
| Conservation: | FFO |
| Design Concept: | Regional Commerce |

**SURVEY INFORMATION**

Boundary and topographic information taken from a survey prepared by Ragan-Smith Associates dated 06/19/2019.

**FLOOD INFORMATION**

By scaled map location and graphic plotting only, this property lies within flood zones "ae" and "x", as designated on current Federal Emergency Management Agency Map No. 47187c0204f, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0204, Suffix F. which is the current flood insurance rate map for the community in which said premises is situated. said map defines Zone "AE" under "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood" as base flood elevations determined. said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain

**MINERAL RIGHTS INFORMATION**

At the present time, property title reference does not reflect any mineral rights on the subject property.

**STATEMENT OF IMPACTS**

Currently the existing site stormwater flows overland in 3 directions. A portion of the western site drainage area flows west towards the Existing NHC Site and the existing stormwater facilities located for the NHC Development. The majority of the Site Drainage Basin flows northerly to the existing stream located along the northern portion of the property. A small area along the southern portion of the site.

Currently no existing stormwater quality or quantity features exist on the main Proposed Development Plan Area. The Existing NHC Development contains an existing stormwater detention pond.

The Proposed Site Development will comply with the COF Stormwater Ordinance for water quality and quantity standards. Stormwater pipe conveyance calculations will comply with COF Standards.

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

LEGEND

| | | | |
|---|---|---|---|
| FIRE HYDRANT | | GAS VALVE | |
| WATER VALVE | | GAS METER | |
| WATER METER | | TELEPHONE RISER | |
| POST INDICATOR VALVE | | CABLE TV BOX | |
| IRRIGATION CONTROL VALVE | | SANITARY SEWER LINE | –SA– |
| CATCH BASIN | | GAS LINE | –G– |
| AREA DRAIN | | WATER LINE | –W– |
| STORM MANHOLE | | UNDERGROUND TELEPHONE LINE | –UGT– |
| SANITARY SEWER MANHOLE | | UNDERGROUND ELECTRIC LINE | –UGE– |
| SEWER CLEAN–OUT | | FENCE | –X–X– |
| SEWER VALVE | | TOP OF CASTING | TC |
| LIGHT STANDARD | | INVERT | INV |
| YARD LIGHT | | ELEVATION | ELEV |
| ELECTRIC BOX | | REINFORCED CONCRETE PIPE | RCP |
| TRANSFORMER PAD | | CORRUGATED PLASTIC PIPE | CPP |
| HANDICAP PARKING | | STREAM BUFFER | |
| SIGN | | FLOODWAY | |
| R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE | | FLOODPLAIN | |

**GRADING & DRAINAGE DATA CHART:**

DRAINAGE:
TOTAL SITE AREA: 34.30 AC
EXISTING IMPERVIOUS AREA: 7.08 AC
PROPOSED IMPERVIOUS AREA: 16.385 AC
Proposed Rv VALUE: TBD
PEAK FLOW RUNOFF:
SITE PEAK FLOWS ARE TBD. PEAK FLOW ATTENUATION WILL OCCUR ON SITE AND DISCHARGES FROM THE SITE WILL NOT BE INCREASE.

GRADING
LIMITS OF DISTURBANCE: 15.99 AC (46.6% OF PUD SITE AREA)

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

PROJECT # 7896

0 60 120


RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BRINCK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 07/07/2022


# THE OPTIMA FRANKLIN

FOR

FLOURNOY DEVELOPMENT GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: APRIL 25, 2022

Approved By: M. DOBSON

Revisions:

- – – –
- – – –
- – – –

3 07/07/2022 PER CITY COMMENTS
2 06/13/2022 INITAL SUBMITTAL
1 05/30/2022 PRE–APPLICATION SUBMITTAL

Drawing Title:

EXISTING CONDITIONS

Drawing No.

C1.0

Project No.

21-0233


G:\21-0233\CIVIL ENGINEERING\PLAN SHEETS\2 - GEOLEXISTING.DWG
XREFS: XREF-RAGAN_TOPO_SURVEY.DWG, XREF-RAGAN_XR-PLAT.DWG, XREF-EXISTING BOUNDARY.DWG ON 4/25/2022 2:51 PM

## OPEN SPACE REQUIREMENT

SITE INFORMATION

| | |
|---|---|
| Acreage / Square Footage of Site: | 34.30 Ac. / 1,494,209± S.F. |
| Minimum Open Space Acreage Required: | 74,710± S.F. (5% or 1.72 Ac.) |
| If Residential, Natural Area Required: | N/A |

## OPEN SPACE PROVIDED

| Key | Open Space Type | Area of Open Space | Hardscape Area (S.F.) | Hardscape Area (%) | Stormwater Feature Included? (Y/N) |
|---|---|---|---|---|---|
| 1 | Plaza | 3,242± S.F. | -- | -- | N |
| 2 | Plaza | 5,750± S.F. | -- | -- | N |
| 3 | Plaza | 5,730± S.F. | -- | -- | N |
| 4 | Plaza | 6,108± S.F. | -- | -- | N |
| 5 | Natural Area | 53,880± S.F. | -- | -- | N |
| *Total Provided:* | | 74,710± S.F. | | | |

## OPEN SPACE FEATURES

| Open Space Type | Features |
|---|---|
| Plaza | Seating Elements |
| | Specialized Hardscape |
| | Pedestrian Scale Lighting |
| | Site Furnishings |
| Natural Area | Nature Trails |

## SHARED PARKING ANALYSIS

| USE | Density / Keys | # 1-BED | % 1-BED | # 2-BED | % 2-BED | # 3-BED | % 3-BED | Hotel Assembly Area Occu. | Outdoor Seats | Staff | COF Parking Ratio ( PER 1000 SF Keys or BR) | COF Parking Req. per Ratio | COF Parking Ratio (.67/Seat) | COF Parking Ratio (1/Employee) | COF Parking Ratio (.25/Occu.) | COF Overall Parking Req. by Use | PARKING PROVIDED (SURFACE) | PARKING PROVIDED (PAVILLES) | PARKING PROVIDED (GARAGE) | PARKING PROVIDED (SLIP DECK) | PS NHC SURPLUS (OFF SITE) *** | UU Unadjusted Parking Demand (Weekday) | UU Shared Parking Reduction (Weekday) | UU Recommended Parking (Weekday) | UU Unadjusted Parking Demand (Weekend) | UU Shared Parking Reduction (Weekend) | UU Recommended Parking (Weekend) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ex. NHC Facility*** | 260 | | | | | | | | | 162 | 0.25 | 68 | | | | 230 | | | | | | | | | | | |
| Retail** | 6,000 | | | | | | | | | | 3.33 | 20 | | | | 20 | | | | | | | | | | | |
| Restaurant** | 0 | | | | | | | | 0 | 0 | 10 | 0 | 0 | 0 | | 0 | | | | | | | | | | | |
| Office (Gen/Medical) | 14,000 | | | | | | | | | | 4 | 56 | | | | 56 | | | | | | | | | | | |
| Bank** | 3,700 | | | | | | | | | | 4 | 15 | | | | 15 | | | | | | | | | | | |
| Hotel (Limited) | 130 | | | | | | | 0 | 32 | 11 | 1 | 130 | 8 | 11 | 0 | 149 | | | | | | | | | | | |
| Multi-Family* | 348 | 258 | 74.14% | 78 | 21.26% | 16 | 4.60% | | | | 1.5/2.5/3 | 620 | | | | 620 | | | | | | | | | | | |
| *Total (MF Bedrooms)* | *454* | *258* | | *196* | | *48* | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | 860 | 311 | 26 | 30 | 288 | 44 | 833 | 21.78% | 652 | 765 | 14.77% | 652 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | COF SHARED (25% Max) | 18.70% | | | | | | | | | | |

*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared Parking ratio approved during entitlements shall be utilized with Site Plans.
**Bank requires 4 stacking / lane
***Ex NHC approved plans required 230 Spaces. Ex. NHC facility provided 274 Spaces. Surplus = 44 Parking Spaces

Per Section 17.04.060.I.3.a.iii Exclusive of Shared Parking Analysis

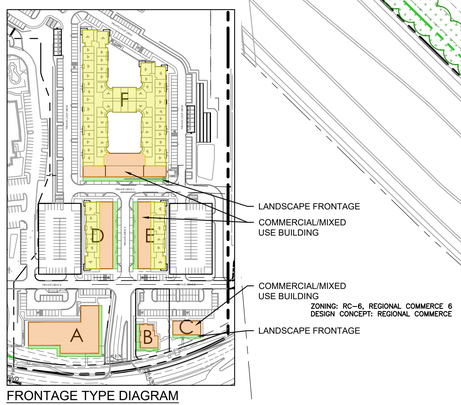
HATCH LEGEND:
- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- PROPOSED LEASING/AMENITY
- PROPOSED NON-RESIDENTIAL
- OPEN SPACE

PROPOSED USES:
-COMMUNITY GARDENS
-ALL RESIDENTIAL USES
-ALL RECREATION USES
-CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
-CLINICS
-CONTINUUM OF CARE FACILITIES
-EDUCATIONAL FACILITIES
-ENTREPRENEURSHIP/INNOVATION CENTERS
-ESSENTIAL SERVICES
-GROUP HOMES
-HOSPITALS
-MUSEUMS
-PLACES OF PUBLIC ASSEMBLY
-REHABILITATION CENTERS
-DAY CARE CENTERS
-EVENT VENUES
-GARDEN CENTERS
-GAS STATIONS
-HOTELS
-INDOOR ANIMAL SERVICES
-INDOOR/OUTDOOR ANIMAL SERVICES
-OFFICES
-PERSONAL SERVICES
-RESTAURANTS
-RETAIL
-SHORT-TERM VACATION RENTALS
-SHOWROOMS
-USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

ACCESSORY USES/ STRUCTURES TO INCLUDE:
-DRIVE-IN/DRIVE-THROUGH FACILITIES
-HOME OCCUPATIONS
-MAILBOX DELIVERY FACILITIES
-OUTDOOR PLAYGROUND AREAS
-REFUSE AREAS
-SATELLITE DISH ANTENNAS
-SHORT-TERM VACATION RENTALS
-STAND-ALONE DRIVE-THROUGH USES OR ATMS
-SWIMMING POOLS

ASPEN GROVE SECTION A, REVISION 2 PLAT BOOK 15, PAGE 52 R.O.W.C.T.
ZONING: PD (PLANNED DISTRICT) OVERLAY: FFO & FWO CONSERVATION: FFO DESIGN CONCEPT: RECREATION
ASPEN GROVE SECTION 0 PLAT BOOK 27, PAGE 80 R.O.W.C.T.
ZONING: RC-6, REGIONAL COMMERCE 6 OVERLAY: FFO & FWO CONSERVATION: FFO DESIGN CONCEPT: REGIONAL COMMERCE
ASPEN GROVE SECTION M PLAT BOOK 22, PAGE 147 R.O.W.C.T.
ZONING: PD (PLANNED DISTRICT) OVERLAY: FFO & FWO CONSERVATION: FFO DESIGN CONCEPT: RECREATION
ASPEN GROVE SECTION M PLAT BOOK 14, PAGE 114 R.O.W.C.T.
ZONING: RC-6, REGIONAL COMMERCE 6 OVERLAY: FFO & FWO DESIGN CONCEPT: REGIONAL COMMERCE

EXISTING 8' WIDE TRAIL
EXISTING TREE CANOPY TO REMAIN: 7.20 AC. (51%)
PRIMITIVE TRAIL
BIO-RETENTION
MAINTENANCE
CAR WASH
ONE STORY GARAGE, TYP.
PROPOSED 30' SEWER EASEMENT
PROPOSED 60' SEWER EASEMENT
STORMWATER DETENTION, TYP.
TRASH COMPACTOR
PROPOSED 12' WIDE CONCRETE TRAIL
PROPOSED 25' ACCESS EASEMENT
EMERGENCY ONLY GATED ACCESS (OPTION 1) NOTE: SHOULD PRIVATE DRIVE "B" NOT BE ABLE TO CONNECT TO THE EXISTING ADJACENT EASTERN PARCEL VIA AGREEMENTS/APPROVALS AT THE SITE PLAN PHASE, OPTION 1, WILL BE UTILIZED FOR EMERGENCY SERVICES.
PRIVATE LOOP DRIVE
BASEMENT UNITS
FEMA FLOODPLAIN TO BE LEFT INTACT
WET WEATHER CONVEYANCE PER TDEC HD CONCURRANCE (DWR ID #10433) DATED July 3, 2018
EXISTING PUDE AT THIS LOCATION TO REMAIN
GREENWAY TRAIL TO BE DESIGNED FOR VEHICULAR TRAFFIC LOADING
PROPOSED PROPERTY LINE TO SUBDIVIDE THE PROPERTY
EXISTING NHC SITE 16.16 AC
15.53± AC
UNDERGROUND DETENTION
BIO-RETENTION
RETAINING WALL (TYP.) (1) 10' MAX HT. WALL OR (2) 8' MAX HT. WALLS SEE C5.0 FOR APPROXIMATE HEIGHTS
OPEN SPACE FEATURES (TYP.)
PRIVATE DRIVE C
PROPOSED 20' SEWER EASEMENT
THE EXISTING VARIABLE WIDTH (50' & 70') PUDE SHALL BE REDUCED VIA FINAL PLAT. THE HATCHED PORTION OF THE EXISTING PUDE SHALL BE ABANDONED VIA FINAL PLAT.
PROPOSED 30' SEWER EASEMENT
PROPOSED 20' STORM SEWER EASEMENT
PRIVATE DRIVE A
PROPOSED SLIP-DECK
O.R. BK. 27, PG. 801
PROPOSED SLIP-DECK
BIO-RETENTION
FUTURE ROW DEDICATION UPON COMPLETION OF FUTURE COOL SPRINGS WIDENING PROJECT
PRIVATE DRIVE B
PROPOSED 20' SEWER EASEMENT
PRIVATE DRIVE B
ACCESS (OPTION 2) NOTE: SHOULD PRIVATE DRIVE "B" NOT BE ABLE TO CONNECT TO THE ADJACENT EASTERN PARCEL'S EXISTING DRIVEWAY VIA AGREEMENTS/APPROVALS AT THE SITE PLAN PHASE, OPTION 1 WILL BE UTILIZED FOR EMERGENCY SERVICES AND PRIVATE DRIVE "B" CROSS-ACCESS PAVEMENT WILL BE EXTENDED TO THE EASTERN PROPERTY LINE AS SHOWN.
SEE SHEET C3.0 FOR ADDITIONAL PRELIMINARY EXISTING DEVELOPMENT INFORMATION AND PROPOSED PRELIMINARY CROSS-ACCESS PAVEMENT LOCATION.
EXISTING SIDEWALK TO REMAIN IN PLACE UNTIL FUTURE EXPANSION OF COOL SPRINGS BLVD.
PROPOSED RIGHT-OF-WAY
16,233 SF OF PROPOSED RIGHT-OF-WAY DEDICATION
PROPOSED RIGHT IN-RIGHT OUT
COOL SPRINGS BLVD (MAJOR ARTERIAL – PUBLIC R/W VARIES)
EXISTING 25' MVUD WATER EASEMENT
20' PUDE, ACCESS & LANDSCAPE EASEMENT PB 27, PG 80
PROPOSED 15' MVUD WATER EASEMENT
SEE SHEET C6.0 FOR INTERSECTION IMPROVEMENTS
MISSION COURT
WEST MCEWEN (MAJOR ARTERIAL – PUBLIC R/W VARIES)
ZONING: RC-6, REGIONAL COMMERCE 6 DESIGN CONCEPT: REGIONAL COMMERCE
ZONING: RC-6, REGIONAL COMMERCE 6 DESIGN CONCEPT: REGIONAL COMMERCE
ZONING: RC-6, REGIONAL COMMERCE 6 DESIGN CONCEPT: REGIONAL COMMERCE



FRONTAGE TYPE DIAGRAM

## TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

| Development | Nonresidential Use | Square Footage | Single-Family Units | Multi-Family Units | Hotel Keys | Parking |
|---|---|---|---|---|---|---|
| Overall Entitlements | Retail, Hotel, Office, Bank | 28,200± S.F. + Hotel S.F. (75K) | N/A | 348 Units | 130 Keys | 655 Total Spaces |
| Pad A | Hotel | 75,000± S.F. | N/A | 0 Units | 130 Keys | 28 Surface, 70 Slip Deck (Lower Level) |
| Pad B | Bank | 3,700± S.F. | N/A | 0 Units | 0 Keys | 24 Spaces |
| Pad C | Retail | 6,500± S.F. | N/A | 0 Units | 0 Keys | 25 Spaces |
| Pad D | Office, Retail, + | 7,000± S.F. | N/A | 42 Units | 0 Keys | 16 Surface, 70 Slip Deck (Upper Level) |
| Pad E | Office, Retail, + | 7,000± S.F. | N/A | 42 Units | 0 Keys | 16 Surface, 148 Slip Deck (Both Levels) |
| Pad F | Office, Retail, + | 4,000± S.F. | N/A | 264 Units | 0 Keys | 228 Surface, 30 Garage |

NOTE: COMMERCIAL USES/(S.F.) MAY VARY BASED ON MARKET DEMAND WITHIN EACH NONRESIDENTIAL SPACE

## SITE DATA

SITE INFORMATION

| | |
|---|---|
| Project Name: | The Optima Franklin |
| Project #: | 7896 |
| Address: | 211-13 Cool Springs Blvd. Franklin, Williamson County |
| Map / Parcel: | 62 / 45.02 |
| Total Acreage / Square Footage of Site: | 34.30 Ac. / 1,494,209± S.F. |
| Acreage of Existing Assisted Living Lot: | 16.16 Ac. / 703,809± S.F. |
| Acreage of Proposed Mixed Use Lot: | 17.77 Ac. / 774,085± S.F. |
| Acreage of Proposed ROW Dedication: | 0.37 Ac. / 16,233± S.F. |
| Vesting Date: | See Cover Page |

REGULATIONS

| | |
|---|---|
| Base Zoning: | RC6 (Regional Commerce 6) |
| Proposed Zoning: | PD DUA/Nonres. 232,168 S.F./130 KEYS |
| Overlay Zoning: | FFO & FWO |
| Proposed Principle Use: | See Proposed Uses Chart, This Sheet |
| Proposed Accessory Use: | All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance |
| Building Types Applied: | Commercial / Mixed-Use Building, |
| Frontage Types Applied: | Landscape Frontage (See Legend) |
| Lot Width (Residential): | N/A |
| Lot Size (Residential): | N/A |
| Setbacks | |
| Front Yard (Cool Springs Blvd): | 10' Min. to 60' Max. |
| Bldg. A&B Front Yard (Private Drive A): | 0' Min. to 40' Max. (From Internal BNDY) |
| Bldg. D,E,F Front Yard (Private Drive A & C): | 10' Min. to 40' Max. (From Face of Curb) |
| Eastern Side Yard (External): | 5' Min. |
| Side Yard (Internal): | 0' Min. |
| Western Side Yard (Internal, Adj. to NHC): | 0' Min. |
| Northern Rear Yard (External): | 25' Min. |
| Rear Yard (Internal): | 0' Min. |
| Dwelling Unit Count, By Type: | |
| Multi-Family: | 348 Units |
| Commercial S.F., By Use (Total): | 28,200 S.F. (Ratios/Uses subject to change at Site Plan) |
| Offices: | 14,000 S.F. |
| Bank: | 3,700 S.F. |
| Retail: | 10,500 S.F. (6,000 S.F. SHOWN) |
| Existing NHC (Facility): | 175,768 ± S.F. - See Approved Site Plan for details |
| Hotel (Keys / SF±): | 130 Keys (75,000± S.F. TBD at Site Plan phase) |
| Building Height: | |
| Commercial/Mixed Use Building A: | 5-6 Stories; Type: IIIA |
| Commercial/Mixed Use Building B & C: | 1-2 Stories; Type: IIB |
| Multi-Family & Commercial/Mixed Use Building D & E: | 4 Stories; Type: VA |
| Multi-Family & Commercial/Mixed Use Building F: | 4 Stories + Basement; Type: VA |
| Min. Landscape Surface Area: | 20% (34% Conceptually Provided) |
| Open Space S.F. Required: | 74,710± S.F. (5% or 1.72 Ac.) |
| Natural Area S.F. Required: | N/A- Mixed Use |
| Tree Canopy Retention Ac. Required: | 2.20± Ac. (22% of Existing Canopy Cover) |
| Tree Canopy Retention Ac. Provided: | 7.20± Ac. (51% of Existing Canopy Retention) |
| Parking Required, By Use: | See Shared Parking Analysis Chart, This Sheet |
| Historic Resource Treatment (Y/N): | No |

## PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further vetted and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing / jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

## BUILDING TYPES NOTE

Buildings A, B, C, D, E, F are the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

## STATEMENT OF IMPACTS

Currently the existing site stormwater flows overland in 3 directions. A portion of the western site drainage area flows west towards the Existing NHC Site and the existing stormwater facilities located for the NHC Development. The majority of the Site Drainage Basin flows generally north to the existing stream located along the northern portion of the property. A small area along the southern portion of the site currently overland flows into Cool Springs Blvd.

Currently no existing stormwater quality or quantity features exist on the main Proposed Development Plan Area. The Existing NHC Development contains an existing stormwater detention pond.

The Proposed Site Development will comply with the COF Stormwater Ordinance for water quality and quantity standards. Stormwater pipe conveyance calculations will comply with COF Standards.

For the Proposed Mixed Use Development, initial proposed stormwater strategies are displayed on this sheet. The Site Strategy is to utilize stormwater lid measures (bioretention, pervious pavers) for water quality, and detention facilities for water quantity and peak flow attenuation.

To address the stormwater requirements for the proposed future outparcels (3 proposed parcels displayed along cool springs blvd), the Overall Development Plan Strategy will be to utilize existing land and facilities located on the Mixed-Use ("The Optima") Site, that will ultimately be subdivided as part of the Development Process. A small drainage area will route to the existing NHC site and a small proposed bioretention area will exist on this site. Current placement and strategy can be seen on the Site Grading & Drainage Plan sheet.

## COMPLIANCE WITH ENVISION FRANKLIN

The Optima Franklin proposed mixed-use development is consistent with the Major Objectives & Guiding Principles of Envision Franklin. This higher-intensity development utilizes a mix of uses within strategically placed building forms to activate the streetscapes and embrace a walkable neighborhood. The development responsibly proposes quality infill along existing infrastructure and will further support the commercial businesses already in place. Contextually, the development is at the intersection of two major arterial roads with a vast existing sidewalk network while the internal layout has a compact land-use pattern that supports an efficient use of resources and walkability. The live-work commercial space proposed along the development's internal spine will foster small business owners and startups a viable space within the community at an economical scale. A proposed Greenway connection will allow existing residents, community members, and proposed tenants access from Cool Springs Blvd. to an existing greenway that runs along the Little Harpeth River. This greenway falls within a wooded section of the site and embraces the natural beauty of Franklin, TN while connecting the community fabric.

The site sits within the Regional Commerce Design Concept (a high-intensity activity center). The development is consistent with the design concept's approach of framed streets where parking is secondary to the architectural design. Building character is strengthened by first floor commercial space with multi-family living above facing the internal streets. The new development provides a compatible relationship with the existing NHC facility by offering close walkable retail and opportunities for transitional housing options.

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

PROJECT # 7896

0 60 120

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BYNUM REGISTERED AGRICULTURE 10/7/2022 LANDSCAPE ARCHITECT

# THE OPTIMA FRANKLIN
FOR
FLOURNOY DEVELOPMENT GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'
Date: APRIL 25, 2022
Approved By: M. DOBSON

Revisions:
- – – –
- – – –
- – – –
3 07/07/2022 PER CITY COMMENTS
2 06/13/2022 INITIAL SUBMITTAL
1 05/30/2022 PRE-APPLICATION SUBMITTAL

Drawing Title:
OVERALL DEVELOPMENT PLAN

Drawing No.
C2.0

Project No.
21-0233

© 2019 RAGAN SMITH ASSOCIATES, INC.
C:\21-0233 FLOURNOY DEVELOPMENT GROUP\CAD\SHEETS\C2.0 OVERALL DEVELOPMENT PLAN.DWG
7/7/2022 8:29:47 AM CDT, MDOBSON, APRIL 2022 - PRELIMINARY ENGINEERING ASSESSMENT, 1:24 PM




FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL VIEWS • 07-07-2022

FDC2021-02

DYNAMIK
DESIGN

**CITY OF FRANKLIN PROJECT NUMBER: 7896**

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FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL ELEVATIONS • 07-07-2022

FDC2021-02

DYNAMIK
DESIGN

**CITY OF FRANKLIN PROJECT NUMBER: 7896**

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"CONCEPTUAL MASSING PERSPECTIVES ARE TO ILLUSTRATE POTENTIAL SCALE, MASSING, AND FORMS FOR THE PROPOSED DEVELOPMENT. ILLUSTRATIONS ARE NOT INTENDED TO CONVEY SPECIFIC ARCHITECTURAL REQUIREMENTS, FAÇADE DESIGN, MATERIALS, DETAILING AS WILL BE REQUIRED OF THE ZONING ORDINANCE. SPECIFIC ARCHITECTURAL DETAILS WILL COMPLY WITH THE REGULATIONS OF THE APPROVED ZONING ORDINANCE AND WILL BE SUBMITTED FOR REVIEW/APPROVAL AT THE SITE PLAN / BUILDING PERMIT PHASES."

FLOURNOY
Development Group

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONCEPTUAL MASSING EXHIBIT 1 • 05-27-2022

FDC2021-02

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906 STUDIO ARCHITECTS + INTERIORS

Mike Hathaway | Consultant

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FRANKLIN, TN

CONTEXTUAL VIEWS • 07-15-2022

FDC2021-02

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FRANKLIN, TN

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AERIAL VIEW FROM COOL SPRINGS AND MALLORY LN

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DESIGN

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AERIAL VIEW FROM W MCEWEN DR

FLOURNOY
Development Group

906 STUDIO
ARCHITECTS
+INTERIORS
Mike Hathaway | Consultant

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONTEXTUAL VIEWS • 07-15-2022

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COOL SPRINGS AND MACK HATCHER MEM PKWY

FLOURNOY Development Group

906 STUDIO ARCHITECTS + INTERIORS

Mike Hathaway | Consultant

# THE OPTIMA FRANKLIN

FRANKLIN, TN

CONTEXTUAL VIEWS • 07-15-2022

FDC2021-02

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City of Franklin

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

**File #: 21-03384**

**DATE:** July 8, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Wood Duck Court PUD Subdivision, Site Plan, Constructing 233 Dwelling Units, On 20.90 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7887
Applicant: Drew Stokes, Civil & Environmental Consultants, Inc
Owner: Matthew Nicholson, The Clear Blue Company

**BACKGROUND/STAFF COMMENTS:**
The site plan was previously approved in April of 2020 but has since expired. The site plan proposes 233 dwelling units between eight buildings. The property transitions between commercial to the north and residential to the south. An incompatible land use buffer is required on the eastern border of the property which requires review by the Planning Commission. A strong pedestrian network is proposed throughout the project, and the elevations meet the requirements of the zoning ordinance. The site plan follows the outline and spirit of the development plan approved by BOMA on September 16, 2019.

**PROCEDURAL REQUIREMENTS:**
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized 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.

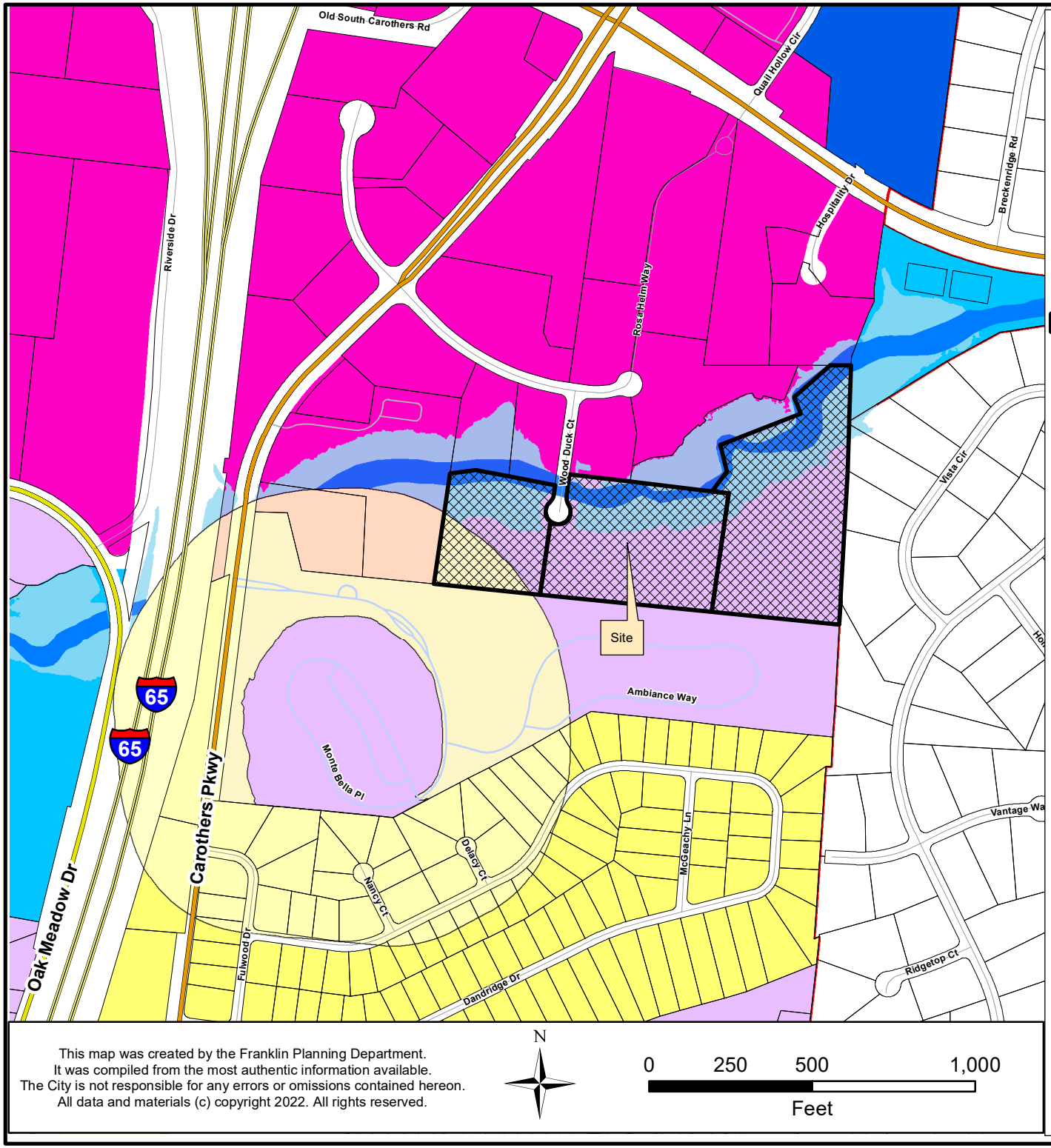
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions.




**WOOD DUCK COURT SUBDIVISION,**
**SITE PLAN (WALKER PLACE)**
**ORDINANCE 2019-20**
**RESOLUTION 2019-56**

**Project Information**

Existing Zoning: Planned (PD11.34) District
Overlay Districts: FFO, FWO,
500 ft. Buffer of HHO
Site Acreage: 20.90 acres
Proposed Number of Dwelling Units: 233

- Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
- 500 Ft Buffer of Hillside
- Floodway Fringe Overlay
- Floodway Overlay
- 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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 7887**

**CONDITIONS OF APPROVAL:**

## Open Issues: 13 These issues are currently being filtered

### Engineering - Site Plan Checklist

#### General Issues

**31. B. General Information**

lance.fittro@franklintn.gov The previous comment shall remain as a condition of approval for the site plan:
*A revised final plat will be required in order to modify/abandon existing easements on the property, create neweasements as necessary for the proposed site development, and incorporate the right-of-way abandonment authorized by the BOMA in Resolution #2020-269 into the proposed development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.*

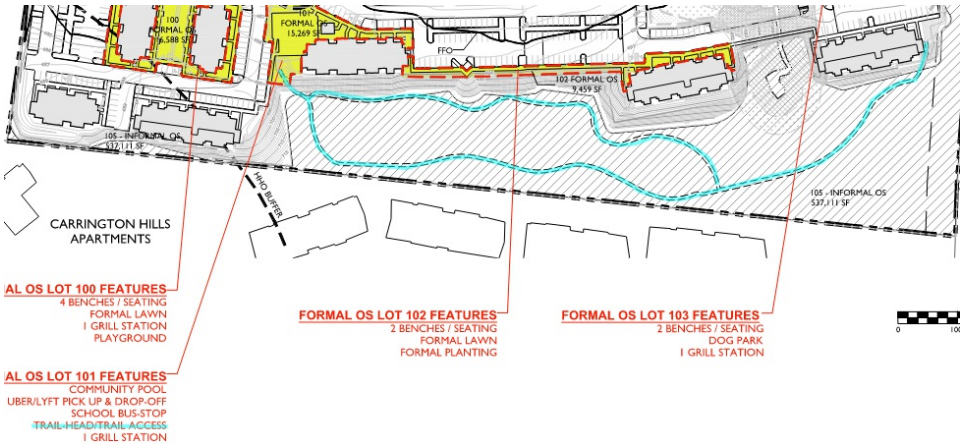
**35. V. Site Permits**

amanda.ray@franklintn.gov This comment to remain open for future reference:
This site has triggered the requirement of other permits. These permits must be issued PRIOR to issuance of Site Stormwater/Grading permit.
Permits Include:

- Floodplain

**38. D. Site Plan**

lance.fittro@franklintn.gov With the nature trail highlighted below no longer appearing in the rest of the plan set, the trail and proposed trail head shall be removed from the Open Space Exhibit sheet EX2. Or, if still proposed as an amenity, the nature trail shall be shown on all plan sheets on which it appears.




**39. E. Roadway Design and Plan & Profile**

lance.fittro@franklintn.gov *This comment made on the previous (expired) site plan remains applicable and is to remain open as a reminder to COF Staff, but* ***does not hinder approval of the Site Plan.***

**Prior to issuance of a Building Permit for Bridges**, Bridge engineer shall include guardrail and guardrail attachment details and calculations with the secondary bridge building permit submittal. Calculations shall demonstrate that guardrails and attachment have the capacity to resist code-prescribed vehicular loading no less than that required in 2018 IBC 1607.9.

## 40. Street and Bridge Improvements

lance.fittro@franklintn.gov *This comment made on the previous (expired) site plan remains applicable and is to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

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

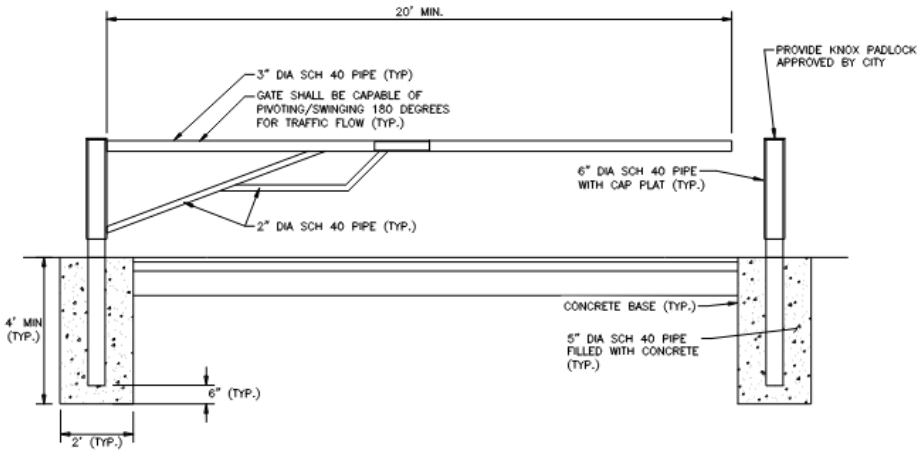
## 41. Structural Design of Bridges

lance.fittro@franklintn.gov *This comment made on the previous (expired) site plan remains applicable and is to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

**Prior to issuance of a Building Permit for Bridges and Bridge Foundations**, Structural specialty engineer shall submit bridge, moment slab, and foundation design (including calculations) for review and approval to Building & Neighborhood Services. COF Engineering Staff shall be included on the review of these elements. Review and approval of structural bridge elements included with this Site Plan does not constitute approval of the structural bridge elements for building permit purposes, and new comments may be made by staff regarding structural bridge elements at building permit review stage.

## 42. D. Site Plan

lance.fittro@franklintn.gov Applicant shall clarify the intended location(s) for installation of the "barrier Swing Gate" (Detail 208 on sheet C4.4) and clearly label on the site plan.




**DETAIL 208**
**BARRIER SWING GATE**
N.T.S.

# Parks

## General Issues

## 25. Parkland Information

kevinl@franklintn.gov The project will be held at the plat stage until the Parkland agreement has been fully executed and fees have been paid.

## Performance Agreement and Surety

### General Issues

### 36. Engineering Sureties

kevin.long@franklintn.gov

| Applicant shall post sureties in the following amounts: | |
|---|---|
| **I. City Water:** | **$3,000** |
| **II. City Sewer:** | **$32,000** |
| **III. Public Sidewalk:** | **$34,000** |
| **IV. City Streets (1):** | **$623,000** |
| **V. Private Streets (Including Shared Access):** | **$757,000** |
| **VI. Street Access** | **$40,000** |
| VII. Temporary Turnarounds | $ - |
| VIII. Traffic Signals: | $ - |
| IX. ITS Elements: | $ - |
| **X. Stormwater Drainage:** | **$167,000** |
| **XI. Green Infrastructure:** | **$1,593,000** |

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

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

| Line Items (For Reference Only:) | | |
|---|---|---|
| 10" WATER MAIN | 20 | LF |
| 8" SEWER MAIN | 191 | LF |
| 4' MANHOLES | 2 | EA |
| CONCRETE SIDEWALK (4" CLASS A, 4" BASE) | 3290 | SF |
| HANDICAP RAMP AND DETECTABLE WARNING | 4 | EA |
| LOCAL AND ALLEY PAVEMENT (1.5", 3", 8") | 900 | SY |
| CONCRETE DRIVEWAY - RESIDENTIAL (6" CLASS A, 4" BASE) | 350 | SF |
| CONCRETE DRIVEWAY - COMMERCIAL (8" CLASS A, 4" BASE) | 475 | SF |
| BRIDGE REPLACEMENT | 1 | EACH |
| CONCRETE CURB AND GUTTER | 602 | LF |
| SIGNS/STRIPING/ETC | 0.05 | OF TOTAL |
| SHARED ACCESS DRIVE | 7447 | SY |
| CONCRETE DRIVEWAY - RESIDENTIAL | 7447 | SF |
| CONCRETE CURB | 11638 | LF |

| | | |
|---|---|---|
| SIGNS/STRIPING/ETC | 0.05 | OF TOTAL |
| NEW OR MODIFIED STREET CONNECTIONS | 4 | EA |
| 18" RCP CULVERT | 929 | LF |
| 24" RCP CULVERT | 175 | LF |
| 30" RCP CULVERT | 146 | LF |
| NON-STANDARD RCP (Elliptical, smaller than 15", etc., indicate dimension in description.) | 60 | LF |
| HEADWALLS (Concrete Volume) | 11.25 | CY |
| SINGLE INLET/JUNCTION BOX | 10 | EA |
| DOUBLE INLET | 2 | EA |
| SAFETY GRATES | 2 | EA |
| DITCH WORK | 1000 | SY |
| PERMEABLE PAVEMENT/PAVERS | 91794 | SF |
| DRY POND | 1088.888889 | CY |
| DETENTION POND OUTLET STRUCTURE | 2 | EA |
| LEVEL SPREADER | 200 | LF |

### 37. Landscape

jason.arnold@franklintn.gov Landscape surety $112,000

## Planning

### General Issues

#### 13. Final Plat

chelsea.randolph@franklintn.gov *Advisory Comment as a Condition of Approval, but **does not hinder approval of the Site Plan:*** A final plat recording easements must be in process prior to project proceeding to one stop.

## Zoning

### General Issues

#### 22. FFO

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

Floodplain development permit # 157193 to be issued in conjunction with grading permit.

#### 23. Floodway

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

A H&H study is required for any encroachment into the floodway. A CLOMR has been submitted and approved. Upon completion of site work, a final study and LOMR are required.

# WOOD DUCK COURT

## PUD SUBDIVISION

# SITE PLAN, REVISION 1 (WALKER PLACE)

## JULY 2022

WOOD DUCK COURT
FRANKLIN, TN 37064
TAX MAP 79, PARCELS 77.05, 65.02, 65.05
COF #7887




VICINITY MAP
SCALE IN FEET
0 2000 4000




SITE LOCATION MAP
SCALE IN FEET
0 100 200

## CONTACT LIST

**WATER MANAGEMENT**
***CITY OF FRANKLIN***
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklintn.gov

**FIRE SERVICE**
***FRANKLIN FIRE DEPARTMENT***
109 THIRD AVENUE SOUTH, SUITE 133
FRANKLIN, TN 37064
PHONE: 615-791-3270
CONTACT: CURT EDELMANN
E-MAIL: curt.edelmann@franklintn.gov

**ELECTRIC SERVICE**
***MTEMC***
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: dhood@mtemc.com

**CABLE TV SERVICE**
***COMCAST CABLE***
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

**TELEPHONE SERVICE**
***AT&T***
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

**PLANNING & ZONING**
***FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT***
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6977
CONTACT: AMY DIAZ-BARRIGA
E-MAIL: amy.diaz-barriga@franklintn.gov

**STORM WATER FACILITIES**
***FRANKLIN ENGINEERING DEPARTMENT***
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: jeff.willoughby@franklintn.gov

| VESTING DEVELOPMENT STANDARDS | |
|---|---|
| VESTED DATE: 4/29/2019 | |
| DEVELOPMENT STANDARD | VERSION/DATE |
| ZONING ORDINANCE | 7/1/2018 |
| SUBDIVISION REGULATIONS | 2/28/2013 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | 4/25/2017 |
| STORMWATER BMP MANUAL | 1/1/2016 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | 12/10/2013 |
| MUNICIPAL CODE | 2019-01 3/26/2019 |

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF.
THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
151 ONE-BEDROOM APARTMENTS
90 TWO-BEDROOM APARTMENTS
151 UNITS x 250 GPD = 37,750 GPD
90 UNITS x 300 GPD = 27,000 GPD
TOTAL = 64,750 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

## BASIS OR BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

## FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NO. 470206, PANEL NUMBER 4718700212, SUFFIX F, EFFECTIVE DATE SEPTEMBER 29, 2006. CLOMR ISSUED 12/23/2020; CASE NO. 20-04-3430R

## UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

## SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

**DEVELOPER**
***THE CLEAR BLUE COMPANY***
601 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
CONTACT: MATTHEW NICHOLSON
PHONE: 615-712-0185
EMAIL: NICHOLSON@THECLEARBLUECOMPANY.COM

**ENGINEERING**
***CIVIL & ENVIRONMENTAL CONSULTANTS, INC.***
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: STEVE CASEY, P.E.
PHONE: 615-333-7797
EMAIL: SCASEY@CECINC.COM

**ARCHITECT**
***PURSER ARCHITECTS & DESIGN, PLLC***
2819 COLUMBINE PLACE SUITE 5
NASHVILLE, TN 37204
CONTACT: DAVE PURSER
PHONE: 615-9438615
EMAIL: DAVE@PADPLLC.COM

**SURVEYOR**
***CIVIL & ENVIRONMENTAL CONSULTANTS, INC.***
117 SEABOARD LANE SUITE E100
FRANKLIN, TN 37067
CONTACT: JAMES COOLEY, R.L.S.
PHONE: 615-333-7797
EMAIL: JCOOLEY@CECINC.COM

**LANDSCAPE ARCHITECT**
***GAMBLE DESIGN COLLABORATIVE***
324 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
CONTACT: GREG GAMBLE
PHONE: 615-975-5765
EMAIL: GREG.GAMBLE@GDC-TN.COM

**WOOD DUCK COURT PUD SUBDIVISION**

**SITE DATA**

| | |
|---|---|
| **SUBDIVISION/DEVELOPMENT:** | **WALKER PLACE** |
| COF PROJECT NUMBER: | 7887 |
| TAX MAP & PARCELS: | MAP 79 - PARCELS 77.05, 65.02, 65.05 |
| ADDRESS | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9TH |
| EXISTING SITE ACREAGE: | 20.90 AC |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| PREVIOUS ZONING | GC - GENERAL COMMERCIAL |
| ZONING | PD-11.34 - PUD VESTED IN 2019 ZONING ORDINANCE |

**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: 206
2.5 / 2BR: 215
TOTAL: 429
NOTE: BOMA APPROVED MODIFICATIONS OF STANDARDS ON 9/10/2019

## SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | OVERALL EXISTING CONDITIONS PLAN |
| C1.1A | ENLARGED EXISTING CONDITIONS PLAN |
| C1.1B | ENLARGED EXISTING CONDITIONS PLAN |
| C1.2 | DEMOLITION PLAN |
| C2.0 | OVERALL SITE PLAN |
| C2.1A | ENLARGED SITE PLAN |
| C2.1B | ENLARGED SITE PLAN |
| C2.2 | PROPOSED EASEMENT PLAN |
| C3.0 | OVERALL GRADING PLAN |
| C3.1A | ENLARGED GRADING & DRAINAGE PLAN |
| C3.1B | ENLARGED GRADING & DRAINAGE PLAN |
| C3.1C | SUBGRADE GRADING AND DRAINAGE PLAN |
| C3.2A | INITIAL EPSC - PRE CONSTRUCTION PLAN |
| C3.2B | INITIAL EPSC - PRE CONSTRUCTION PLAN |
| C3.3A | INTERIM EPSC - CONSTRUCTION PLAN |
| C3.3B | INTERIM EPSC - CONSTRUCTION PLAN |
| C3.4A | FINAL EPSC - WATER QUALITY PLAN |
| C3.4B | FINAL EPSC - WATER QUALITY PLAN |
| C3.5 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.6 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.7 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.8 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.9 | GRADING, DRAINAGE, & EPSC NOTES |
| C3.10A | COMPENSATORY CUT SECTION LOCATION MAP |
| C3.10B | COMPENSATORY CUT HEATMAP |
| 3.10C | COMPENSATORY CUT SECTIONS |
| 3.10D | COMPENSATORY CUT SECTIONS |
| 3.10E | COMPENSATORY CUT SECTIONS |
| 3.10F | COMPENSATORY CUT SECTIONS |
| 3.10G | COMPENSATORY CUT SECTIONS |
| 3.10H | COMPENSATORY CUT SECTIONS |
| 3.10I | COMPENSATORY CUT SECTIONS |
| 3.10J | COMPENSATORY CUT SECTIONS |
| 3.10K | COMPENSATORY CUT SECTIONS |
| C4.0 | OVERALL ROW & ACCESS PLAN |
| C4.1A | ENALRGED ROW & ACCESS PLAN |
| C4.1B | ENLARGED ROW & ACCESS PLAN |
| C4.1C | FIRETRUCK TURNING PLAN |
| C4.1D | FEL REFUSE TRUCK TURNING PLAN |
| C4.2A | ROW & ACCESS PLAN & PROFILE |
| C4.2B | ROW & ACCESS PLAN & PROFILE |
| C4.3 | ROW & ACCESS DETAILS |
| C4.4 | ROW & ACCESS DETAILS |
| C5.0 | OVERALL UTILITY PLAN |
| C5.1A | SITE UTILITY PLAN |
| C5.1B | SITE UTILITY PLAN |
| C5.2A | SITE UTILITY PLAN & PROFILES |
| C5.2B | SITE UTILITY PLAN & PROFILES |
| C5.2C | SITE UTILITY PLAN & PROFILES |
| C5.2D | UTILITY PLAN & PROFILE |
| C5.3 | UTILITY DETAILS |
| C5.4 | UTILITY DETAILS |

**SHEETS BY OTHERS:**

| | |
|---|---|
| C10.0 | APPROVED DEVELOPMENT PLAN SHEET C2.0 |
| L1.0 | TREE PRESERVATION |
| L2.0 | OVERALL LANDSCAPE |
| L3.0 | AREA 1 LANDSCAPE |
| L4.0 | AREA 2 LANDSCAPE |
| L4.1 | BUFFER LANDSCAPE |
| L5.0 | AREA 3 LANDSCAPE |
| L6.0 | REFORESTATION AND WETLAND |
| L6.1 | REFORESTATION ENLARGEMENT |
| L6.2 | REFORESTATION AND WETLAND ENLARGEMENT |
| L7.0 | NOTES |
| EX1.0 | BUFFER VARIANCE REQUEST |
| EX1.1 | RIPARIAN ENHANCEMENT PLAN |
| EX1.2 | WETLAND ENHANCEMENT PLAN |
| EX2 | OPEN SPACE EXHIBIT |
| A1.0 - A1.9 | BUILDING ELEVATIONS |
| ARCH EX1 | DUMPSTER EXHIBIT |
| SP1.0 | SITE PHOTOMETRIC PLAN |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
POLLUTION CONTROL
No. 101415
STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COVER SHEET

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C0.0

P:\320-000\320-303\~CADD\Dwg\C402 Site Plan Submittal\320303-CV02-C0.0.dwg(C0.0) LS(7/7/2022 - allsheet) - LP: 7/7/2022 3:34 PM

NORTH

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE<br>PUD SUBDIVISION |
| PROJECT #: | 7887 |
| ADDRESS: | WOOD DUCK COURT |
| COUNTY | FRANKLIN, WILLIAMSON, TN |
| CIVIL DISTRICT: | 9TH |
| PREVIOUS ZONING: | GC |
| ZONING: | PD-11.34 – PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC. |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| EXISTING TREE CANOPY: | 637,972 SF (70%) |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE, SUITE E-100<br>(615) 333-7797<br>scasey@cecinc.com |
| CONTACT: | STEVE CASEY |

## PARCEL OWNERS

079---07705, 079---06505 &
079---06502

THE CLEAR BLUE COMPANY

## EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

| | |
|---|---|
| TOTAL: | 637,972 SF |
| EXISTING TREE CANOPY: | 637,972 SF (70%)<br>OF TOTAL SITE |
| REQUIRED CANOPY PRESERVATION: | 18% OF TOTAL CANOPY 114,835 SF |

## 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: | 206 |
| 2.5 / 2BR: | 220 |
| TOTAL: | 426 |

## GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| SITE IMPERVIOUS AREA: | 0.00 ACRES |

PEAK FLOW RUNOFF

| | |
|---|---|
| 2 YEAR: | 32.59 CFS |
| 5 YEAR: | 62.11 CFS |
| 10 YEAR: | 89.24 CFS |
| 25 YEAR: | 129.04 CFS |
| 50 YEAR: | 170.36 CFS |
| 100 YEAR: | 193.05 CFS |

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE – 14 – 20%
- SLOPE – 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET).
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY.
3. SITE BOUNDARY CALLS PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
6. LOCAL ROADS ADJACENT TO THE PROJECT ARE CLASSIFIED AS "LOCAL STREETS".
7. ALL TOPOGRAPHY SHOWN WITHIN THE LIMITS OF THESE PLANS IS FIELD-RUN ROBOTIC TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED 11/16/2018 AND UPDATED JANUARY 2020.

### LINE TABLE

| LINE # | DIRECTION | LENGTH |
|---|---|---|
| L1 | N 82°32'18" E | 110.83' |
| L2 | S 07°54'51" W | 30.15' |
| L3 | N 07°54'51" E | 89.38' |
| L4 | N 36°28'24" E | 83.92' |
| L5 | N 14°08'29" W | 106.71' |
| L6 | N 21°59'05" W | 70.63' |
| L7 | S 01°44'38" W | 87.43' |
| L8 | N 82°10'44" W | 76.68' |
| L9 | S 82°06'05" E | 133.09' |
| L10 | S 41°44'20" E | 275.21' |
| L19 | N 07°56'14" E | 18.74' |

### CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
|---|---|---|---|---|---|
| C1 | 100.00' | 33°33'37" | 58.57' | 57.74' | S 24°41'34" W |
| C2 | 50.00' | 93°33'18" | 81.64' | 72.87' | S 05°18'26" E |
| C3 | 50.00' | 153°33'34" | 134.01' | 97.35' | N 51°08'08" E |
| C4 | 100.00' | 33°33'37" | 58.57' | 57.74' | N 08°51'52" W |

## STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING THE PERMEABLE PAVERS AND REFORESTATION. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS SUFFICIENT HYDRAULIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. THE 2 DOWNSTREAM STRUCTURES (CAROTHERS AND I-65 BOX CULVERTS) WERE NOT STUDIED DUE TO THE PROJECT SITE BEING ONLY 1% OF THE DRAINAGE AREA OF WATSON BRANCH AT THIS LOCATION, AND THERE WAS NO INCREASE IN POST-DEVELOPED FLOWS. PIPED DISCHARGE FROM OUTFALL 2 WILL BE HANDLED WITH A LEVEL SPREADER.

SCALE IN FEET
0 30 60

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 107413
STATE OF TENNESSEE

C1.1A

C1.1B

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL EXISTING CONDITIONS PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C1.0




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NORTH

**STORMWATER POINT OF ANALYSIS**
**PRE-DEVELOPMENT GRADING & DRAINAGE DATA CHART**

| | | |
|---|---|---|
| SITE AREA: | 20.91 | AC |
| SITE IMPERVIOUS AREA: | 0.00 | AC |
| WATERSHED PRE-DEVELOPMENT PEAK FLOW EVENTS: | | |
| 2-YEAR: | 32.59 | CFS |
| 5-YEAR: | 62.11 | CFS |
| 10-YEAR: | 89.24 | CFS |
| 25-YEAR: | 129.04 | CFS |
| 50-YEAR: | 170.36 | CFS |
| 100-YEAR: | 193.05 | CFS |

MOSAICRE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

EX. MH
A-9
TOC: 687.19
24" (W): 676.78
24" (E): 676.98
8" (N): 679.23

EX. MH
A-8
TOC: 684.52
24" (W): 676.16
24" (E): 676.36

SMITH PARTNERS LLC
MAP 79 PARCEL 77.04
DB 7024, PG 733
PB 30, PG 42

13

WOOD DUCK CT.
LOCAL STREET
(50' R/W)

P.U.D.E. AS PER
PB 30, PG 42 &
PB 21, PG 133

OVERHEAD DOOR

NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

3

20' DRAINAGE EASEMENT
AS PER PB 30, PG 91

PK NAIL FOUND
N: 574,22.25
E: 1,725,662.30

STORMWATER FROM
ADJACENT PROPERTY
DISCHARGES NEAR & DRAINS
ACROSS SUBJECT PROPERTY

FOOT BRIDGE

10' P.U.D.E.

SEWER VENT (TYP.)

20' SEWER ESMT.
PB 30, PG 43

25' SEWER ESMT.
PB 30, PG 309

WOODEN DECK

⅝" IRF
5.98' (NEW)
CALC. CORNER

L19

L1

S 78°53'52" E 310.14'

WITNESS ⅝" IRF
1.76' SW
CALC. CORNER

DRAINAGE EASEMENT

75'

STACKED STONE

TOP STREAM BANK

SAN

GAS W/ WATER

PAVEMENT WIDTH

38'

50'

20'

5'

10'

20' SEWER ESMT.
PB 30, PG 91

25' SEWER ESMT.
PB 30, PG 310

WATSONS BRANCH

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 8337, PG 65
PB 61, PG 69

ZONE AE

GRASS

WOODED

682.58

682.60

688.24

CURB & GUTTER (TYP.)

50'
M.B.S.L.

TO: WATERLINE EASEMENT

5' PUBLIC ACCESS EASEMENT

N 07°56'14" E 458.08' (TOTAL)

ZONE X

20' P.U.D.E.

25'

M.B.S.L.

⅝" IRF W/CAP
"H & H"

FENCE POST
(NOT ON LINE)

S 07°55'58" W 277.79'

WOODED

M.B.S.L.

25'

25'

FENCE POST

20' P.U.D.E.

N 84°17'30" W 416.92'

40'

½" IRF

20' P.U.D.E.

N 84°14'30" W 691.36'

14

2051

WALKER FAMILY PARTNERS
MAP 79 PARCEL 77.05
PB 30, PG 42
TOTAL AREA =
4.26 AC ± (AS SURVEYED)
4.26 AC. ± (PER PLAT)

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

SCALE IN FEET
0 40 80

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
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- G — EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE – 14 – 20%
- SLOPE – 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
6. LOCAL ROADS ADJACENT TO PROJECT ARE CLASSIFIED AS "LOCAL STREETS"
7. ALL TOPOGRAPHY SHOWN WITHIN THE LIMITS OF THESE PLANS IS FIELD-RUN ROBOTIC TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED 11/16/2018 AND UPDATED JANUARY 2020.

## GRADING & DRAINAGE DATA CHART

| | | |
|---|---|---|
| SITE AREA: | 20.91 | ACRES |
| SITE IMPERVIOUS AREA: | 0.00 | ACRES |
| PEAK FLOW RUNOFF | | |
| 2 YEAR: | 32.59 | CFS |
| 5 YEAR: | 62.11 | CFS |
| 10 YEAR: | 89.24 | CFS |
| 25 YEAR: | 129.04 | CFS |
| 50 YEAR: | 170.36 | CFS |
| 100 YEAR: | 193.05 | CFS |

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*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107613
STATE OF TENNESSEE

| REVISION RECORD | | |
|---|---|---|
| NO | DATE | DESCRIPTION |


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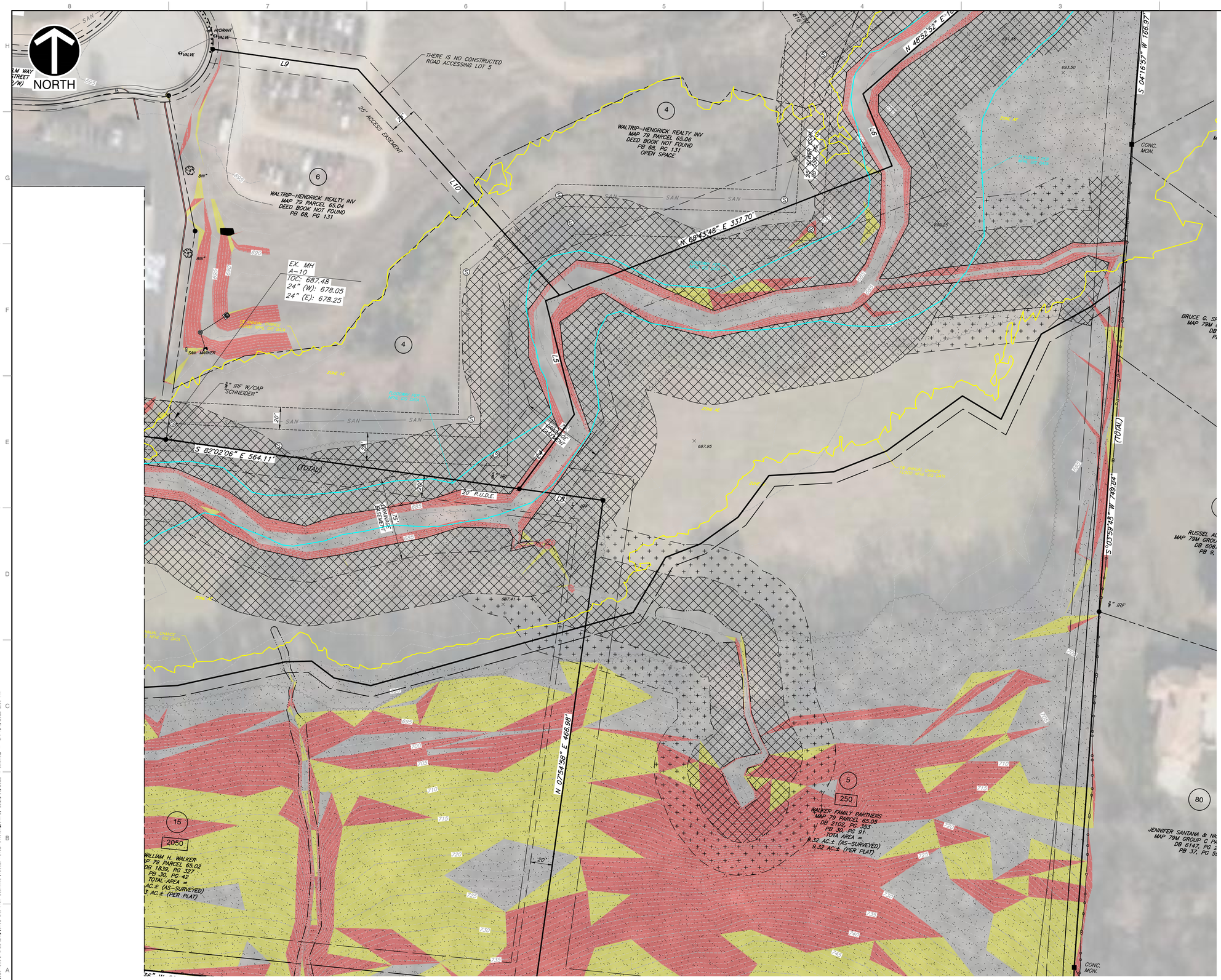

**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

**ENLARGED EXISTING CONDITIONS PLAN**

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
**C1.1A**

A:\320-0001\320-303\1-CADD\Dwg\C102 Site Plan Submittal (8X22)-CVSD-C1.0.dwg[C1.1A] 11/8/2022 - dbakley - LP: 7/7/2022 2:59 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
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- SLOPE - 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
6. LOCAL ROADS ADJACENT TO PROJECT ARE CLASSIFIED AS "LOCAL STREETS"
7. ALL TOPOGRAPHY SHOWN WITHIN THE LIMITS OF THESE PLANS IS FIELD-RUN ROBOTIC TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED 11/16/2018 AND UPDATED JANUARY 2020.

## GRADING & DRAINAGE DATA CHART

| | | |
|---|---|---|
| SITE AREA: | 20.91 | ACRES |
| SITE IMPERVIOUS AREA: | 0.00 | ACRES |

PEAK FLOW RUNOFF

| | |
|---|---|
| 2 YEAR: | 32.59 CFS |
| 5 YEAR: | 62.11 CFS |
| 10 YEAR: | 89.24 CFS |
| 25 YEAR: | 129.04 CFS |
| 50 YEAR: | 170.36 CFS |
| 100 YEAR: | 193.05 CFS |

| LINE TABLE | | |
|---|---|---|
| L4 | N 36°28'24" E | 83.92' |
| L5 | N 14°08'29" W | 106.71' |
| L6 | N 21°59'05" W | 70.63' |
| L8 | N 82°10'44" W | 76.68' |
| L9 | S 82°06'05" E | 133.09' |
| L10 | S 41°44'20" E | 275.21' |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED EXISTING CONDITIONS PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C1.1B



P:\320-000\320-303_CAD\Dwg\Civil Site Plan Submittal\(320303-Civil-C1.0.dwg)C1.1B1 LS(8/30/2022 - dstokely) - LP: 7/7/2022 2:59 PM

NORTH

ROSA HELM WAY
LOCAL STREET
(50' R/W)

REMOVE 26 LF OF CURB TO PROVIDE CONNECTION TO ACCESS ROAD

THERE IS NO CONSTRUCTED ROAD ACCESSING LOT 5

REMOVE EXISTING 30" STORM PIPE FROM PROPOSED 5' & STRUCTURE TO CULVERT

EXISTING CULVERT TO BE REMOVED

STA 1+36 BEGIN FULL DEPTH REPLACEMENT

24" SEWER AND MANHOLES A-8 AND A-9 TO BE ABANDONED

10" WATER MAIN TO BE ABANDONED

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

DISTURBED AREA 0.3' (SW) OF CALC. CORNER

APPROXIMATE AREA OF WETLAND, SEE NOTE #17

PERENNIAL STREAM, SEE NOTE #18

PROPERTY TO BE CONSILIDATED

PROPERTY TO BE CONSILIDATED

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

12 — 1MOSNORE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

13 — SMITH PARTNERS LLC
MAP 79 PARCEL 77.01
DB 7024, PG 733
PB 30, PG 42

3 — NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 85.07
DB 7379, PG 253
PB 30, PG 91

4 — WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

6 — WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6337, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

COF WILLIAMSON COUNTY — 69

JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59 — 80

RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 6067, PG 785
PB 9, PG 121 — 81

BRUCE G. SR & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 438
PB 9, PG 121 — 82

DANNY R. & LINDA MAGNESS
MAP 79M GROUP C PARCEL 5.00
DB 2457, PG 803
PB 9, PG 121 — 83

OFFICE RESERVES AT CROSS CREEK LLC
MAP 79 PARCEL 49.03
DB 6596, PG 188
PB 63, PG 22

COF WILLIAMSON COUNTY MAP 79 GP
MAP 79 PARCEL 62.01
DB 6506, PG 210
PB 28, PG 95

WATSONS BRANCH

LEGEND

| | |
|---|---|
| EXISTING PROPERTY LINE | EXISTING OVERHEAD WIRE |
| EXISTING EASEMENT | EXISTING UNDERGROUND ELECTRIC LINE |
| EXISTING RIGHT-OF-WAY | EXISTING HILLSHADE OVERLAY DISTRICT |
| EXISTING INDEX (MAJOR) CONTOUR | EXISTING STREAM |
| EXISTING INTERMEDIATE (MINOR) CONTOUR | EXISTING WETLAND |
| EXISTING DRAINAGE DITCH | SLOPE – 14 – 20% |
| EXISTING FENCE LINE | SLOPE – 20%+ |
| EXISTING ROADWAY CENTERLINE | EXISTING FLOODWAY |
| EXISTING CURB | EXISTING 1% ANNUAL CHANCE FLOODPLAIN |
| EXISTING ASPHALT PAVEMENT | PROPOSED LIMITS OF DEMOLITION |
| EXISTING STRUCTURE | PAVEMENT TO BE REMOVED FULL DEPTH |
| EXISTING STORM PIPE | STRUCTURE TO BE REMOVED |
| EXISTING WATER LINE | LINEAR OBJECT TO BE REMOVED |
| EXISTING SANITARY SEWER LINE | OBJECT TO BE REMOVED |
| EXISTING GAS LINE | |
| EXISTING STREETLIGHT | |

NOTE:
CHIP TREES DURING CLEARING AND STORE ON SITE FOR USE ON NATURE TRAIL. STOCKPILES MUST BE LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 107417 — STATE OF TENNESSEE

7/12/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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www.cecinc.com


THE CLEAR BLUE COMPANY
WALKER PLACE
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

DEMOLITION PLAN

| | |
|---|---|
| DATE: | MAY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
C1.2

p:\320-001\320-303\CAD\Dwg\Xref\1830209-CVS1-DEMO.dwg[C1.2] LS(10/2/2020 - datakey) - LP: 7/7/2022 3:03 PM

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | 7887 |
| ADDRESS: | 1000–8000 WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11.34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505 079–––06502 THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | SCASEY@CECINC.COM |
| CONTACT: | STEVE CASEY |

| | |
|---|---|
| TOTAL UNITS: | 237 (ALL ATTACHED) |
| | 1 BR – 147 |
| | 2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| 1.5 / 1 BR : | 221 |
| 2.5 / 2 BR : | 215 |
| TOTAL: | 436 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED PARKING: | 429 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $XXX (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: 206
2.5 / 2BR: 215
TOTAL: 421

## TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)

| EXISTING TREE CANOPY | PRESERVED TREE CANOPY |
|---|---|
| 637,972 SF (14.65 AC) | 398,636 SF (9.51 AC) |

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 637,972 SF; 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 18% (114,835 SF; 2.64 AC)

PROVIDED CANOPY PRESERVATION: 398,636 SF; 9.51 AC (347% OF REQUIRED)

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

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK BRIDGE

NORTH

### NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
6. CONTRACTOR TO PRODUCE RECORD DRAWINGS DURING CONSTRUCTION. DRAWINGS TO BE RED–LINED ON SITE. CONTRACTOR TO PROVIDE PUBLIC INFRASTRUCTURE AS–BUILT SURVEY IN .DWG FORMAT AND STAMPED AND SEALED DRAWINGS.
7. CONTRACTOR TO PROVIDE CONSTRUCTION STAKING.

### LEGEND

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

### CITY OF FRANKLIN NOTES:

ACCESS ROADS, EITHER TEMPORARY OR PERMANENT, ARE REQUIRED.

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20–FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS TAN 150–FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150–FEET.
6. ROADS SHALL BE AN ALL–WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8–INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES, AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE AREA AROUND THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING THE MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PACING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 101615
STATE OF TENNESSEE
7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|

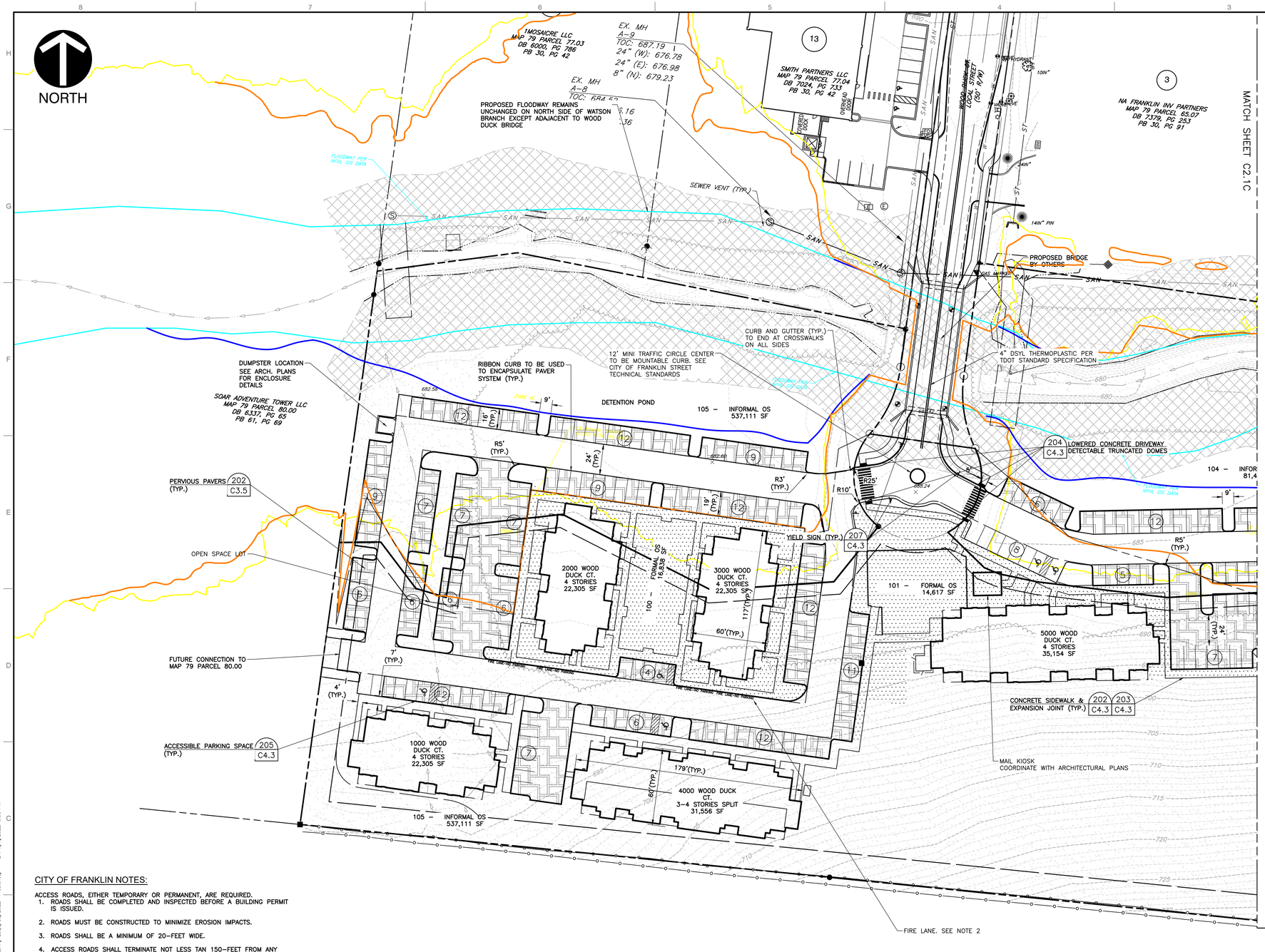
Civil & Environmental Consultants, Inc.
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL SITE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C2.0
SHEET 1 OF 1




## CITY OF FRANKLIN NOTES:

ACCESS ROADS, EITHER TEMPORARY OR PERMANENT, ARE REQUIRED.

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
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8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE AREA AROUND THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING THE MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PACING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

## NOTE:

1. RIBBON CURB TO BE INSTALLED AT ALL PERMEABLE PAVER INTERFACES.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE–NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50–FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

## LEGEND

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

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | COF |
| ADDRESS: | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11.34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505<br>079–––06502<br>THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE<br>SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |
| TOTAL UNITS: | 233 (ALL ATTACHED)<br>1 BR – 147<br>2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| 1.4* / 1 BR : | 206 |
| 2.5 / 2 BR : | 215 |
| TOTAL: | 421 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED TOTAL PARKING: | 429 |
| PROVIDED ACCESSIBLE PARKING: | 9 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |

PARKLAND DEDICATION: $1,020,048 (APPLICANT TO PAY FEE IN LIEU

*SEE MOS ON SHEET C2.0

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — No. 107413 — STATE OF TENNESSEE

1/17/23

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED SITE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C2.1A

SHEET 1 OF 1


P:\320-001\320-303\~CAD\Dwg\C102 Site Plan Submittal\183027-C102-C2.0.dwg(C2.1A) LS(36/36)2022 - dotsaas) - LP: 7/7/2022 3:00 PM

NORTH

204 C4.3 INSTALL LOWERED CONCRETE DRIVEWAY DETECTABLE TRUNCATED DOMES

EX. MH
A=10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

PROPOSED GATED SECONDARY ACCESS

20' (TYP.)

20' P.U.D.E.

PROPOSED BRIDGE BY OTHERS

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK BRIDGE

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

WATSON BRANCH

105 – INFORMAL OS
537,111 SF

105 – INFORMAL OS
537,111 SF

102 – FORMAL OS
9,551 SF

MAL OS
28 SF

103 – FORMAL OS
12,364 SF

302 C3.5 PERVIOUS PAVERS (TYP.)

DETENTION POND

FIRE LANE. SEE NOTE 2

50' TYPE 'C' INCOMPATIBLE USE BUFFER

205 C4.3 ACCESSIBLE PARKING SPACE (TYP.)

8000 WOOD DUCK CT.
3 STORIES
26,450 SF

MAIL KIOSK

7000 WOOD DUCK CT.
2–3 STORIES SPLIT
22,851 SF

6000 WOOD DUCK CT.
3–4 STORIES SPLIT
31,556 SF

60' (TYP.)

179' (TYP.)

R10'

R15'

10.0' (TYP.)

18' (TYP.)

9' (TYP.)

R3' (TYP.)

FIRE LANE–NO PARKING

MATCH SHEET C2.1A

DUMPSTER LOCATION

FLOODWAY PER NFHL GIS DATA

ZONE AE

SAN. MANHOLE

## LEGEND

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

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | COF |
| ADDRESS: | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11.34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505<br>079–––06502<br>THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE<br>SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |
| TOTAL UNITS: | 233 (ALL ATTACHED)<br>1 BR – 147<br>2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| 1.4* / 1 BR : | 206 |
| 2.5 / 2 BR : | 215 |
| TOTAL: | 421 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED TOTAL PARKING: | 429 |
| PROVIDED ACCESSIBLE PARKING: | 9 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $1,020,048 (APPLICANT TO PAY FEE IN LIEU |

*SEE MOS ON SHEET C2.0

## CITY OF FRANKLIN NOTES:

ACCESS ROADS, EITHER TEMPORARY OR PERMANENT, ARE REQUIRED.

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20–FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS TAN 150–FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150–FEET.
6. ROADS SHALL BE AN ALL–WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8–INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES, AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE AREA AROUND THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING THE MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PACING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

## NOTE:

1. RIBBON CURB TO BE INSTALLED AT ALL PERMEABLE PAVER INTERFACES.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE–NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50–FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 107413
STATE OF TENNESSEE

11/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED SITE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C2.1B

SHEET 1 OF 1

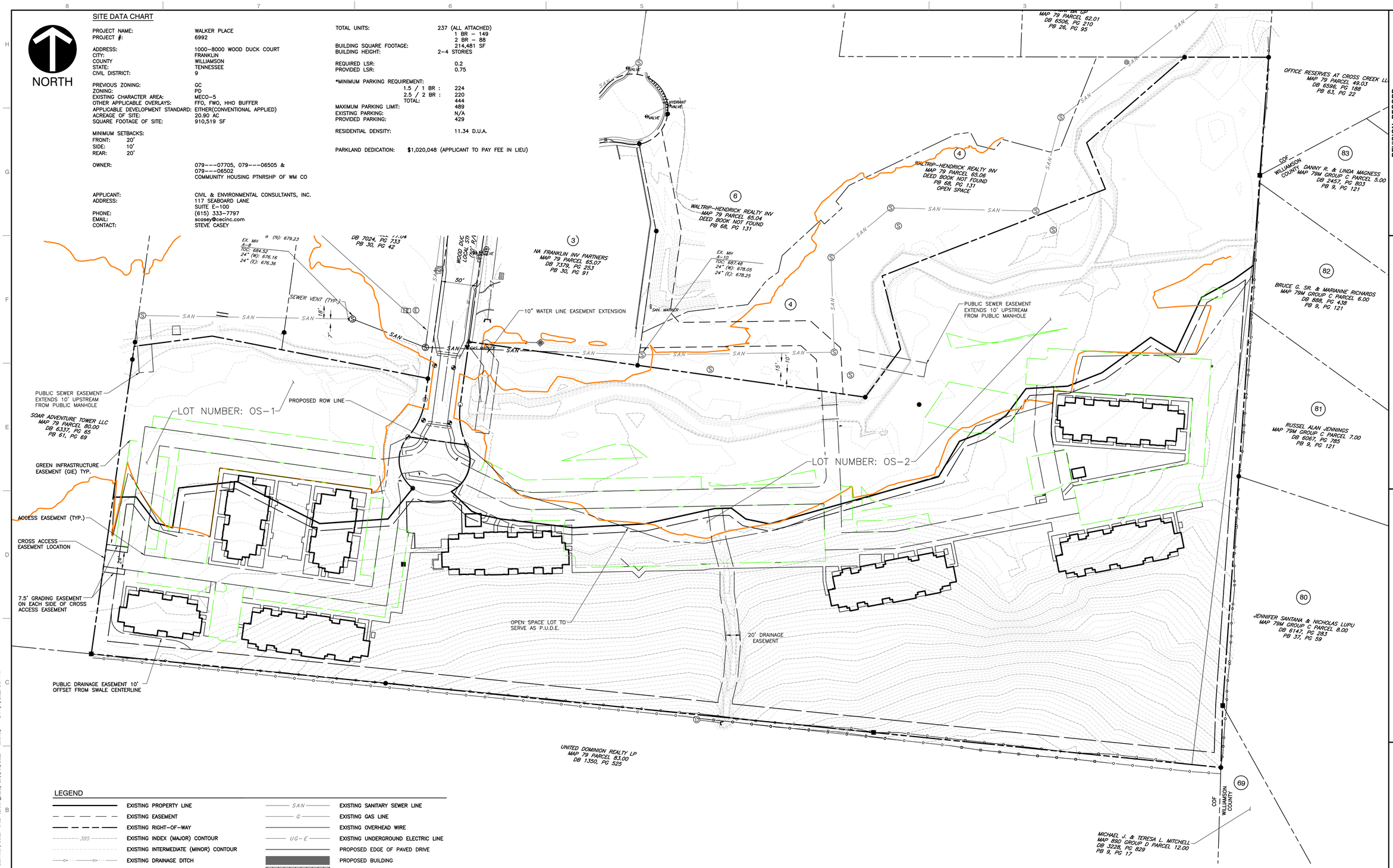

a:\320-003\320-303\-CAD\Dwg\CIVIL Site Plan Submittal\&3327-CVSP-C2.1.dwg(C2.1B) LS(8.5X11) - LP: 7/7/2022 3:50 PM

NORTH

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | 6992 |
| ADDRESS: | 1000–8000 WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD |
| 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' |
| OWNER: | 079–––07705, 079–––06505 & 079–––06502 COMMUNITY HOUSING PTNRSHP OF WM CO |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |

| | |
|---|---|
| TOTAL UNITS: | 237 (ALL ATTACHED) 1 BR – 149 2 BR – 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 / 1 BR : | 224 |
| 2.5 / 2 BR : | 220 |
| TOTAL: | 444 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED PARKING: | 429 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $1,020,048 (APPLICANT TO PAY FEE IN LIEU) |




### LEGEND

| | |
|---|---|
| EXISTING PROPERTY LINE | EXISTING SANITARY SEWER LINE |
| EXISTING EASEMENT | EXISTING GAS LINE |
| EXISTING RIGHT–OF–WAY | EXISTING OVERHEAD WIRE |
| EXISTING INDEX (MAJOR) CONTOUR | EXISTING UNDERGROUND ELECTRIC LINE |
| EXISTING INTERMEDIATE (MINOR) CONTOUR | PROPOSED EDGE OF PAVED DRIVE |
| EXISTING DRAINAGE DITCH | PROPOSED BUILDING |
| EXISTING FENCE LINE | PROPOSED STRIPING |
| EXISTING ROADWAY CENTERLINE | PROPOSED SIDEWALK |
| EXISTING CURB | PROPOSED EASEMENT |
| EXISTING ASPHALT PAVEMENT | PROPOSED GREEN INFRASTRUCTURE EASEMENT |
| EXISTING STRUCTURE | |
| EXISTING STORM PIPE | |
| EXISTING WATER LINE | |

**NOTE:**

OPEN SPACE LOT IS BASED UPON FINAL GRADING AND LETTER OF MAP REVISION. IT DOES NOT REFLECT THE CURRENT FLOODPLAIN.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — No. 107613 — STATE OF TENNESSEE

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

PROPOSED EASEMENT PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C2.2

SHEET 1 OF 1


A:\320–000\320–303\1–CADD\Dwg\Civil2 Site Plan Submittal (8302Y–CV2D–C2.0.dwg[C2.2]) LS(6/30/2022 – driveway) – LP, 7/7/2022 3:01 PM

NORTH

## CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY CITY ENGINEER, OR HIS DESIGNEE.

## GRADING & DRAINAGE DATA CHART

| | | |
|---|---|---|
| SITE AREA: | 20.91 | ACRES |
| IMPERVIOUS AREA: | 5.211 | ACRES |
| DISTURBED AREA: | 12.24 | ACRES |
| PEAK FLOW RUNOFF | | |
| 2 YEAR: | 29.34 | CFS |
| 5 YEAR: | 52.74 | CFS |
| 10 YEAR: | 83.38 | CFS |
| 25 YEAR: | 127.40 | CFS |
| 50 YEAR: | 166.20 | CFS |
| 100 YEAR: | 188.85 | CFS |

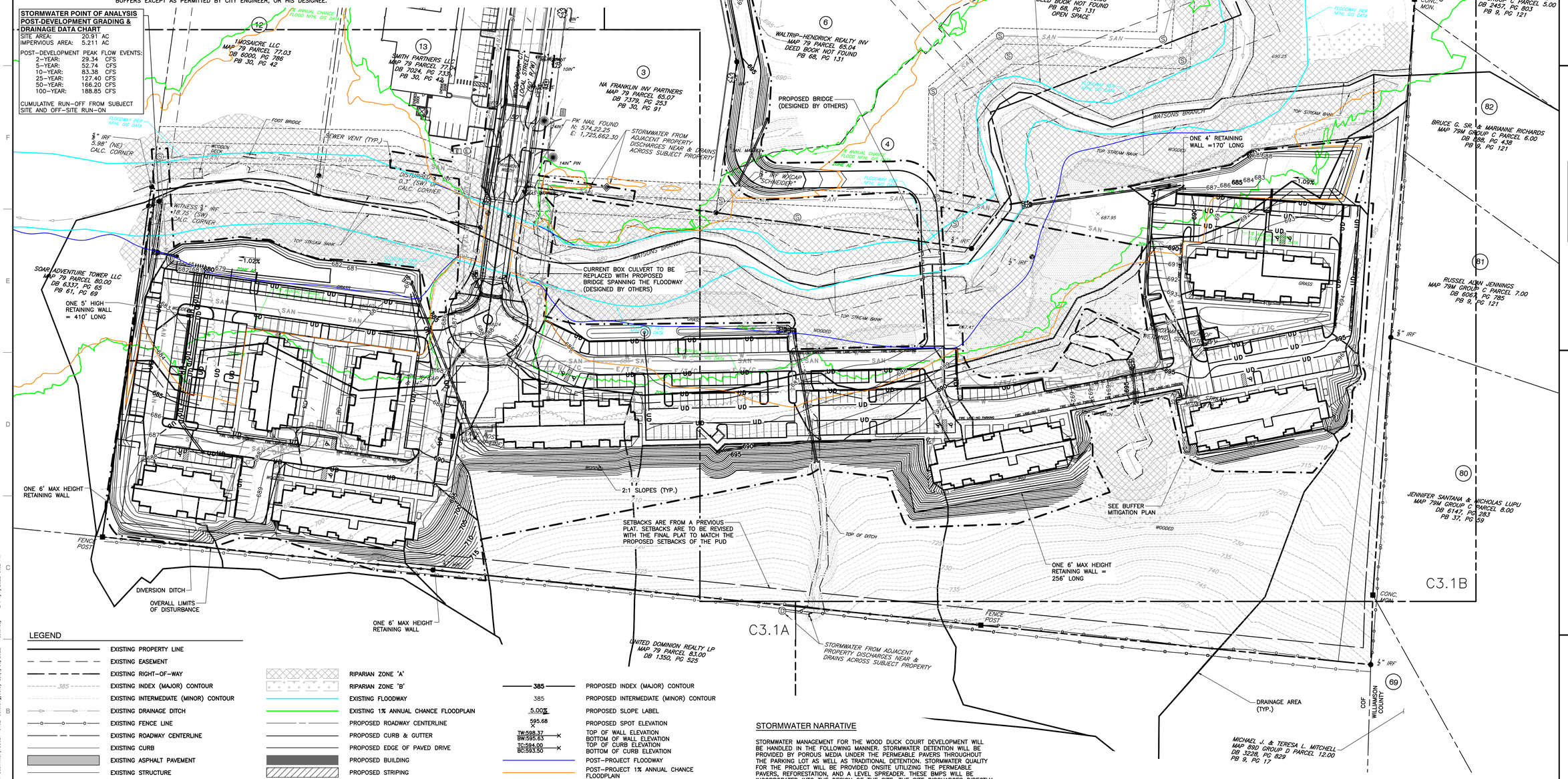
**STORMWATER POINT OF ANALYSIS POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART**

SITE AREA: 20.91 AC
IMPERVIOUS AREA: 5.211 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

| | | |
|---|---|---|
| 2-YEAR: | 29.34 | CFS |
| 5-YEAR: | 52.74 | CFS |
| 10-YEAR: | 83.38 | CFS |
| 25-YEAR: | 127.40 | CFS |
| 50-YEAR: | 166.20 | CFS |
| 100-YEAR: | 188.85 | CFS |

CUMULATIVE RUN-OFF FROM SUBJECT SITE AND OFF-SITE RUN-ON




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- PROPOSED UNDERDRAIN
- REFORESTATION AREA
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 595.68 PROPOSED SPOT ELEVATION
- TW:598.37 BW:595.63 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- TC:594.00 BC:593.50 TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES

## STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING THE PERMEABLE PAVERS, REFORESTATION, AND A LEVEL SPREADER. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS OVER A THREE SQUARE MILE DRAINAGE AREA. THE NEXT TWO DOWNSTREAM STRUCTURES ARE CULVERTS AT SOUTH CAROTHERS AND I-65. A HEC-RAS MODEL OF WATSON BRANCH EXTENDING FROM ITS CONFLUENCE WITH THE HARPETH RIVER TO UPSTREAM OF THE SUBJECT PROJECT IS INCLUDED WITH A SEPARATE CONDITIONAL LETTER OF MAP REVISION (CLOMR) PACKAGE. A CLOMR WAS ISSUED BY FEMA ON DECEMBER 23, 2020, CASE NO. 20-04343OR

## IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 101615 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

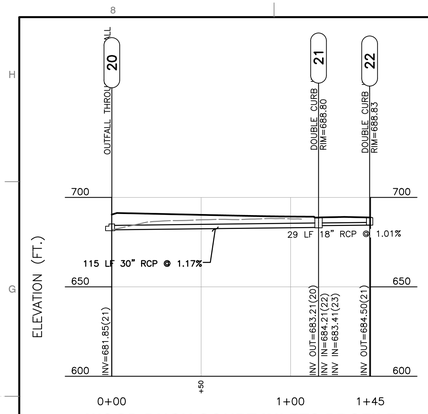
OVERALL GRADING PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C3.0



A:\320-000\320-303\-Civil\Dwg\C402 Site Plan Submittal\183027-C402-C3.0.dwg(C3.0) LS(8/30/2022 - dstokes) - LP: 7/7/2022 3:02 PM




## WOOD DUCK COURT INLETS PROFILE

SCALE H:1"=40'; V:1"=40'

VERTICAL: SCALE IN FEET
0 8 16

HORIZONTAL: SCALE IN FEET
0 40 80

NORTH

**STORMWATER POINT OF ANALYSIS POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART**

| | |
|---|---|
| SITE AREA: | 20.91 AC |
| IMPERVIOUS AREA: | 5.211 AC |
| POST-DEVELOPMENT PEAK FLOW EVENTS: | |
| 2-YEAR: | 29.34 CFS |
| 5-YEAR: | 52.74 CFS |
| 10-YEAR: | 83.38 CFS |
| 25-YEAR: | 127.40 CFS |
| 50-YEAR: | 166.20 CFS |
| 100-YEAR: | 188.85 CFS |

CUMULATIVE RUN-OFF FROM SUBJECT SITE AND OFF-SITE RUN-ON

TMOSNCRE LLC MAP 79 PARCEL 77.03 DB 6000, PG 786 PB 30, PG 42

EX. MH A-9 TOC: 68[illegible] 24" (W): [illegible]6 (E): 676.98 (N): 679.23

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADAJACENT TO WOOD DUCK BRIDGE

SMITH PARTNERS LLC MAP 79 PARCEL 77.04 DB 7024, PG 733 PB 30, PG 42

NA FRANKLIN INV PARTNERS MAP 79 PARCEL 65.07 DB 7379, PG 253 PB 30, PG 91

WOOD DUCK COURT LOCAL STREET (50' R/W)

PK NAIL FOUND N: 574,22.25 E: 1,725,682.30

14IN" PIN

OUTFALL THROUGH WING WALL WITH RIPRAP APRON

SEWER VENT (TYP.)

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

MATCH SHEET C3.1B

DISTURBED 0.3' SW OF CALC. CORNER

WITNESS 5/8" IRF 16.75' (SW) CALC. CORNER

303 C3.5 WEST DETENTION BASIN OUTLET STRUCTURE

PIPE DISCHARGES WILL BE INCORPORATED INTO THE RESTORED CHANNEL SECTION TO PREVENT SCOUR

301 C3.5 LEVEL SPREADER

SOAR ADVENTURE TOWER LLC MAP 79 PARCEL 80.00 DB 6337, PG 65 PB 61, PG 69

UNDERDRAIN END TREATMENT (TYP.) 324 C3.9

RAILING TO BE INSTALLED ALONG EXTENTS OF ALL RETAINING WALLS. SEE TDOT DETAIL S-BPR-1

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE FLUSH WITH RETAINING WALL

DRAINAGE AREA (TYP.)

-1.02%

TW=688.43 BW=684.74

FFE: 688.00

TW=687.50 BW=682.69

TW=687.50 BW=684.28

TW=689.50 BW=683.50

FFE: 690.00

TW=689.72 BW=687.97

PROPOSED POOL TO DRAIN TO STORM SEWER. SEE DESIGN NOTE 4

FFE: 689.00

FFE: 688.50

FFE: 690.50

FFE: 701.70

PERVIOUS PAVERS (TYP.) 302 C3.5

300 C3.5 STANDARD DRAINAGE STRUCTURES (TYP.)

307 C3.6 RETAINING WALL (TYP.)

TW=693.56 BW=693.12

TW=694.72 BW=690.60

TW=695.53 BW=692.52

TW=695.81 BW=690.50

TW=695.81 BW=690.50

TW=712.60 BW=706.61

TW=714.37 BW=708.43

TW=716.22 BW=710.73

FENCE POST

SPLIT LEVEL BUILDING. SEE DESIGN NOTE 5

CHANNEL TO BE LINED WITH RIVER ROCK

01 02P 02 03 04P 04 20 21P 21 22P 22 23P 23 40 41P 41 42

### LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- 385 — PROPOSED INDEX (MAJOR) CONTOUR
- 385 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW=598.37 BW=595.83 — TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- TC=594.00 BC=593.50 — TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- UD — PROPOSED UNDERDRAIN
- REFORESTATION AREA

### GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size (in) | Length (ft) | Slope | MATERIAL |
| 02P | 18 | 22.8 | 0.46% | RCP |
| 04P | 18 | 209.3 | 0.51% | RCP |
| 21P | 30 | 115.3 | 1.17% | RCP |
| 22P | 18 | 28.5 | 1.01% | RCP |
| 23P | 30 | 57.8 | 3.77% | RCP |
| 41P | 18 | 18.1 | 1.03% | RCP |
| 42P | 18 | 25.2 | 1.00% | RCP |

| Structure Table | | | | |
|---|---|---|---|---|
| Structure Name | RIM E. | INVERT IN | INVERT OUT | REMARKS |
| 01 | 680.11 | 02P = 677.90 | | ENDWALL |
| 02 | 681.22 | | 02P = 678.01 | OUTLET STRUCTURE |
| 03 | 683.25 | 04P = 681.05 | | ENDWALL |
| 04 | 686.83 | | 04P = 682.11 | AREA DRAIN |
| 20 | 685.15 | 21P = 681.85 | | OUTFALL THROUGH WINGWALL |
| 21 | 688.80 | 22P = 684.21<br>23P = 683.41 | 21P = 683.21 | DOUBLE CURB INLET |
| 22 | 688.83 | | 22P = 684.50 | DOUBLE CURB INLET |
| 23 | 689.87 | | 23P = 685.58 | CURB INLET |
| 40 | 686.50 | 41P = 684.30 | | OUTFALL THROUGH WINGWALL |
| 41 | 688.84 | 42P = 684.68 | 41P = 684.48 | CURB INLET |
| 42 | 688.81 | | 42P = 684.93 | CURB INLET |

### CITY OF FRANKLIN RETAINING WALL NOTES

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

### DESIGN NOTES:

1. FINAL LAYOUT OF SLOPE AND RETAINING WALL DEPENDENT UPON DEPTH TO BEDROCK AND GEOTECHNICAL RECOMMENDATIONS.
2. DRAINAGE AREAS ARE BASED UPON STATE OF TENNESSEE LIDAR DATA.
3. ROOF DRAINS TO DISCHARGE AT GRADE UNLESS COLLECTED BY HEADER PIPE WHERE SHOWN.
4. POOL WATER MUST BE DECHLORINATED AND DISCHARGED IN A NON-EROSIVE MANNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY'S STORMWATER ORDINANCE BOTH DURING CONSTRUCTION AND DURING FUTURE POOL MAINTENANCE ACTIVITIES.
5. SEE STRUCTURAL PLANS FOR INTERIOR BUILDING RETAINING WALLS.

### GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| IMPERVIOUS AREA: | 5.211 ACRES |
| DISTURBED AREA: | 12.24 ACRES |
| PEAK FLOW RUNOFF | |
| 2 YEAR: | 29.34 CFS |
| 5 YEAR: | 52.74 CFS |
| 10 YEAR: | 83.38 CFS |
| 25 YEAR: | 127.40 CFS |
| 50 YEAR: | 166.20 CFS |
| 100 YEAR: | 188.85 CFS |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — No. 107415 — STATE OF TENNESSEE — 7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED GRADING & DRAINAGE PLAN

DATE: JULY 2022 | DRAWN BY: AAS
DWG SCALE: AS SHOWN | CHECKED BY: JJC
PROJECT NO: 320-303
APPROVED BY: *SEC

DRAWING NO.: C3.1A



A:\320-0001\320-3031-CADD\Dwg\C102 Site Plan Submittal\183027-C102-C3.0.dwg(C3.1A) LS(8/30/2022 - dstokes) - LP: 7/7/2022 3:03 PM

| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size (in) | Length (ft) | Slope | MATERIAL |
| 06P | 24 | 8.3 | 1.01% | RCP |
| 07P | 24 | 142.7 | 2.35% | RCP |
| 08P | 24 | 24.4 | 57.68% | RCP |
| 09P | 18 | 71.4 | 3.41% | RCP |
| 10P | 18 | 55.4 | 0.50% | RCP |
| 11P | 18 | 65.3 | 0.50% | RCP |
| 13P | 18 | 41.2 | 2.31% | RCP |
| 15P | 18 | 174.5 | 1.60% | RCP |
| 31P | 18 | 45.7 | 0.45% | RCP |
| 32P | 18 | 118.0 | 0.40% | RCP |
| 33P | 18 | 35.8 | 1.48% | RCP |

| Structure Table | | | | |
|---|---|---|---|---|
| Structure Name | RIM E. | INVERT IN | INVERT OUT | REMARKS |
| 05 | 683.84 | 06P = 681.09 | | ENDWALL |
| 06 | 685.77 | 07P = 681.37 | 06P = 681.17 | JUNCTION BOX |
| 07 | 689.72 | 08P = 684.72<br>10P = 684.84<br>09P = 684.84 | 07P = 684.72 | AREA DRAIN |
| 08 | 701.53 | | 08P = 698.78 | HEADWALL |
| 09 | 691.00 | | 09P = 687.27 | AREA DRAIN |
| 10 | 688.65 | 11P = 685.32 | 10P = 685.12 | AREA DRAIN |
| 11 | 688.85 | | 11P = 685.64 | AREA DRAIN |
| 12 | 694.21 | 13P = 692.00 | | ENDWALL |
| 13 | 695.16 | | 13P = 692.95 | HEADWALL |
| 14 | 683.78 | 15P = 681.57 | | ENDWALL |
| 15 | 689.29 | | 15P = 684.37 | OUTLET STRUCTURE |
| 30 | 688.11 | 31P = 686.11 | | ENDWALL |
| 31 | 689.52 | 32P = 686.51 | 31P = 686.31 | JUNCTION BOX |
| 32 | 691.34 | 33P = 687.18 | 32P = 686.98 | JUNCTION BOX |
| 33 | 692.77 | | 33P = 687.71 | JUNCTION BOX |

NORTH

MATCH SHEET C3.1A

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

EX. MH
A-10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK COURT BRIDGE

UNDERDRAIN END TREATMENT (TYP.) 324 C3.9

EAST DETENTION BASIN OUTLET STRUCTURE 304 C3.5

TW=693.00
BW=689.10

TW=693.00
BW=691.60

TW=693.40
BW=692.09

TRENCH DRAIN 323 C3.9

LEVEL SPREADER 301 C3.5

RETAINING WALL TO CONTAIN PEDESTRIAN GUARDRAIL WHEN ADJACENT TO SIDEWALK

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE FLUSH WITH RETAINING WALL

FFE: 694.00

FFE: 696.00

FFE: 707.20

FFE: 692.00

FFE: 703.20

TW=698.00
BW=692.00

TW=698.00
BW=692.01

TW=700.92
BW=696.71

TW=701.95
BW=696.71

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE

302 C3.5 PERVIOUS PAVERS (TYP.)

6" ROOF DRAIN HEADER TO DAYLIGHT THROUGH NDS 6" POP-UP EMITTER

SPLIT LEVEL BUILDING. SEE DESIGN NOTE 4

312 C3.7 PUMP AROUND

DRAINAGE AREA (TYP.)

6" ROOF DRAIN HEADER TO DAYLIGHTTHROUGH NDS 6" POP-UP EMITTER

300 C3.5 STANDARD DRAINAGE STRUCTURES (TYP.)

TW=716.00
BW=710.00

TW=712.68
BW=707.00

TW=710.81
BW=707.61

TW=709.17
BW=708.79

SPLIT LEVEL BUILDING. SEE DESIGN NOTE 4

ZONE AE

FLOODWAY PER NFHL GIS DATA

1% ANNUAL CHANGE FLOOD NFHL GIS DATA

SAN. MANHOLE

CONC. MON.

## CITY OF FRANKLIN RETAINING WALL NOTES

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

## DESIGN NOTES:

1. FINAL LAYOUT OF SLOPE AND RETAINING WALL DEPENDENT UPON DEPTH TO BEDROCK AND GEOTECHNICAL RECOMMENDATIONS.
2. DRAINAGE AREAS ARE BASED UPON STATE OF TENNESSEE LIDAR DATA.
3. ROOF DRAINS TO DISCHARGE AT GRADE UNLESS COLLECTED BY HEADER PIPE WHERE SHOWN.
5. SEE STRUCTURAL PLANS FOR INTERIOR BUILDING RETAINING WALLS.

## GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| IMPERVIOUS AREA: | 5.211 ACRES |
| DISTURBED AREA: | 12.24 ACRES |
| PEAK FLOW RUNOFF | |
| 2 YEAR: | 29.34 CFS |
| 5 YEAR: | 52.74 CFS |
| 10 YEAR: | 83.38 CFS |
| 25 YEAR: | 127.40 CFS |
| 50 YEAR: | 166.20 CFS |
| 100 YEAR: | 188.85 CFS |

SCALE IN FEET
0 40 80

## GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE 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.

*HAND SIGNATURE ON FILE

STEVEN E. GASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/2022

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 595.68 PROPOSED SPOT ELEVATION
- TW=598.37 / BW=595.63 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=594.00 / BC=593.50 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C PROPOSED ELECTRIC
- G PROPOSED GAS LINE
- COMM PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- UD PROPOSED UNDERDRAIN
- REFORESTATION AREA

| REVISION RECORD | | |
|---|---|---|
| NO | DATE | DESCRIPTION |


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


# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

## ENLARGED GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C3.1B

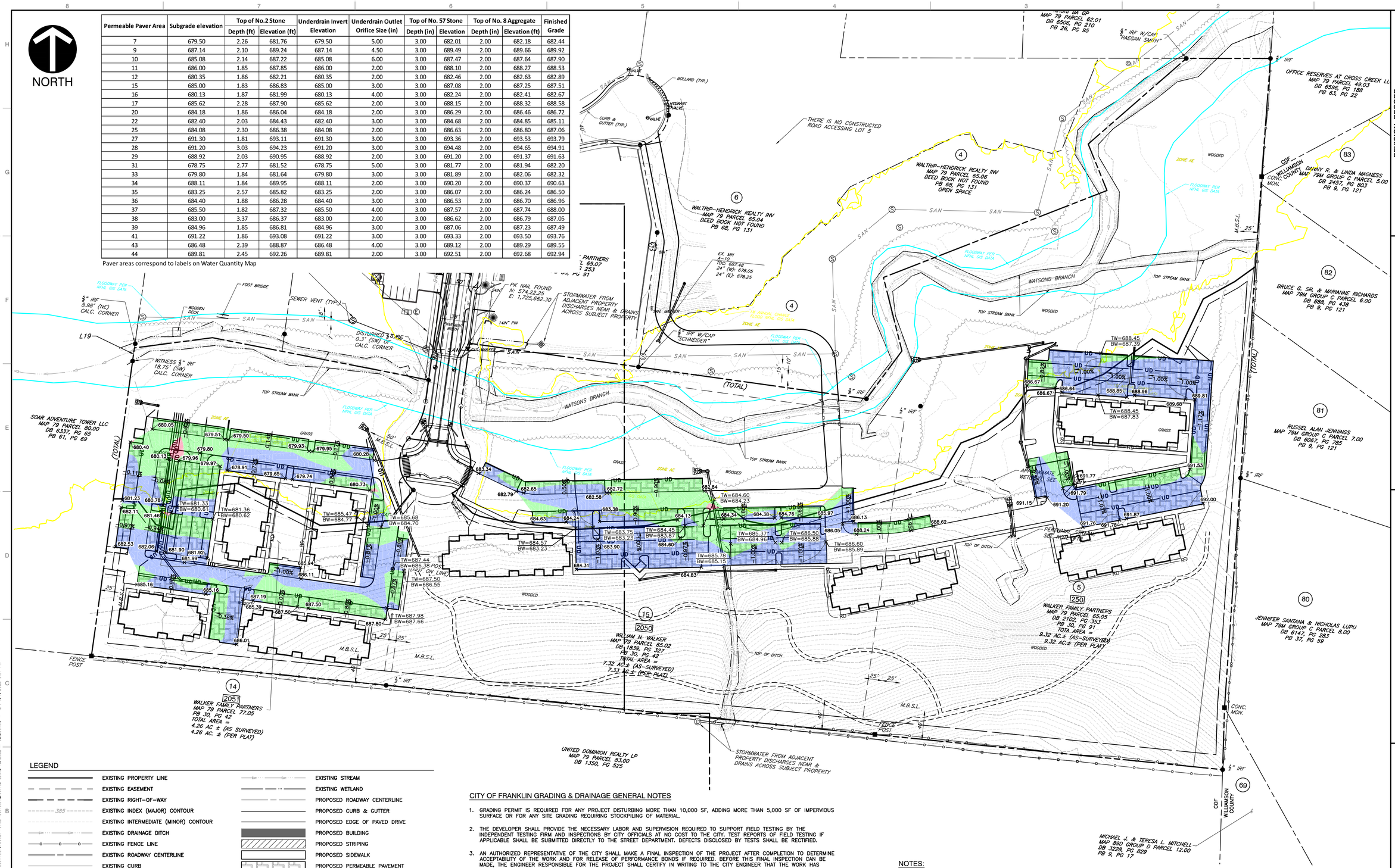


A:\320-0001\320-3031-CAD\Dwg\Civil Site Plan Submittal\183027-Civil-C3.0.dwg(C3.1B) LS:(6/30/2022 - distake) - LP: 7/7/2022 3:03 PM

NORTH

| Permeable Paver Area | Subgrade elevation | Top of No.2 Stone | | Underdrain Invert Elevation | Underdrain Outlet Orifice Size (in) | Top of No. 57 Stone | | Top of No. 8 Aggregate | | Finished Grade |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Depth (ft) | Elevation (ft) | | | Depth (in) | Elevation | Depth (in) | Elevation (ft) | |
| 7 | 679.50 | 2.26 | 681.76 | 679.50 | 5.00 | 3.00 | 682.01 | 2.00 | 682.18 | 682.44 |
| 9 | 687.14 | 2.10 | 689.24 | 687.14 | 4.50 | 3.00 | 689.49 | 2.00 | 689.66 | 689.92 |
| 10 | 685.08 | 2.14 | 687.22 | 685.08 | 6.00 | 3.00 | 687.47 | 2.00 | 687.64 | 687.90 |
| 11 | 686.00 | 1.85 | 687.85 | 686.00 | 2.00 | 3.00 | 688.10 | 2.00 | 688.27 | 688.53 |
| 12 | 680.35 | 1.86 | 682.21 | 680.35 | 2.00 | 3.00 | 682.46 | 2.00 | 682.63 | 682.89 |
| 15 | 685.00 | 1.83 | 686.83 | 685.00 | 3.00 | 3.00 | 687.08 | 2.00 | 687.25 | 687.51 |
| 16 | 680.13 | 1.87 | 681.99 | 680.13 | 4.00 | 3.00 | 682.24 | 2.00 | 682.41 | 682.67 |
| 17 | 685.62 | 2.28 | 687.90 | 685.62 | 2.00 | 3.00 | 688.15 | 2.00 | 688.32 | 688.58 |
| 20 | 684.18 | 1.86 | 686.04 | 684.18 | 2.00 | 3.00 | 686.29 | 2.00 | 686.46 | 686.72 |
| 22 | 682.40 | 2.03 | 684.43 | 682.40 | 3.00 | 3.00 | 684.68 | 2.00 | 684.85 | 685.11 |
| 25 | 684.08 | 2.30 | 686.38 | 684.08 | 2.00 | 3.00 | 686.63 | 2.00 | 686.80 | 687.06 |
| 27 | 691.30 | 1.81 | 693.11 | 691.30 | 3.00 | 3.00 | 693.36 | 2.00 | 693.53 | 693.79 |
| 28 | 691.20 | 3.03 | 694.23 | 691.20 | 3.00 | 3.00 | 694.48 | 2.00 | 694.65 | 694.91 |
| 29 | 688.92 | 2.03 | 690.95 | 688.92 | 2.00 | 3.00 | 691.20 | 2.00 | 691.37 | 691.63 |
| 31 | 678.75 | 2.77 | 681.52 | 678.75 | 5.00 | 3.00 | 681.77 | 2.00 | 681.94 | 682.20 |
| 33 | 679.80 | 1.84 | 681.64 | 679.80 | 3.00 | 3.00 | 681.89 | 2.00 | 682.06 | 682.32 |
| 34 | 688.11 | 1.84 | 689.95 | 688.11 | 2.00 | 3.00 | 690.20 | 2.00 | 690.37 | 690.63 |
| 35 | 683.25 | 2.57 | 685.82 | 683.25 | 2.00 | 3.00 | 686.07 | 2.00 | 686.24 | 686.50 |
| 36 | 684.40 | 1.88 | 686.28 | 684.40 | 3.00 | 3.00 | 686.53 | 2.00 | 686.70 | 686.96 |
| 37 | 685.50 | 1.82 | 687.32 | 685.50 | 4.00 | 3.00 | 687.57 | 2.00 | 687.74 | 688.00 |
| 38 | 683.00 | 3.37 | 686.37 | 683.00 | 2.00 | 3.00 | 686.62 | 2.00 | 686.79 | 687.05 |
| 39 | 684.96 | 1.85 | 686.81 | 684.96 | 3.00 | 3.00 | 687.06 | 2.00 | 687.23 | 687.49 |
| 41 | 691.22 | 1.86 | 693.08 | 691.22 | 3.00 | 3.00 | 693.33 | 2.00 | 693.50 | 693.76 |
| 43 | 686.48 | 2.39 | 688.87 | 686.48 | 4.00 | 3.00 | 689.12 | 2.00 | 689.29 | 689.55 |
| 44 | 689.81 | 2.45 | 692.26 | 689.81 | 2.00 | 3.00 | 692.51 | 2.00 | 692.68 | 692.94 |

Paver areas correspond to labels on Water Quantity Map




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- DEPTH TO SUBGRADE <2.5'
- DEPTH TO SUBGRADE BETWEEN 2.5' AND 3'
- DEPTH TO SUBGRADE >3'

## CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
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6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY CITY ENGINEER, OR HIS DESIGNEE.

## NOTES:

1. SUBGRADE IS ONLY DESIGNED FOR AREAS DIRECTLY BELOW PAVERS. SUBGRADE UNDER ASPHALT CAN BE INTERPOLATED. THE GRANULAR BACKFILL SHOULD BE CONTINUOUS THROUGH PAVER AND ASPHALT SECTIONS.
2. UNDERDRAIN INVERTS SHALL BE SET AT BOTTOM OF SUBGRADE.
3. SEE SHEET C3.5 FOR PAVER NOTES AND DETAILS.
4. UNDERDRAIN OBSERVATION WELLS TO BE FIELD LOCATED.
5. ALL UNDERDRAINS THAT TIE INTO THE STORM NETWORK SHALL HAVE A CLEANOUT INSTALLED AT THE INTERSECTION.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE No. 107419 STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
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THE CLEAR BLUE COMPANY
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1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

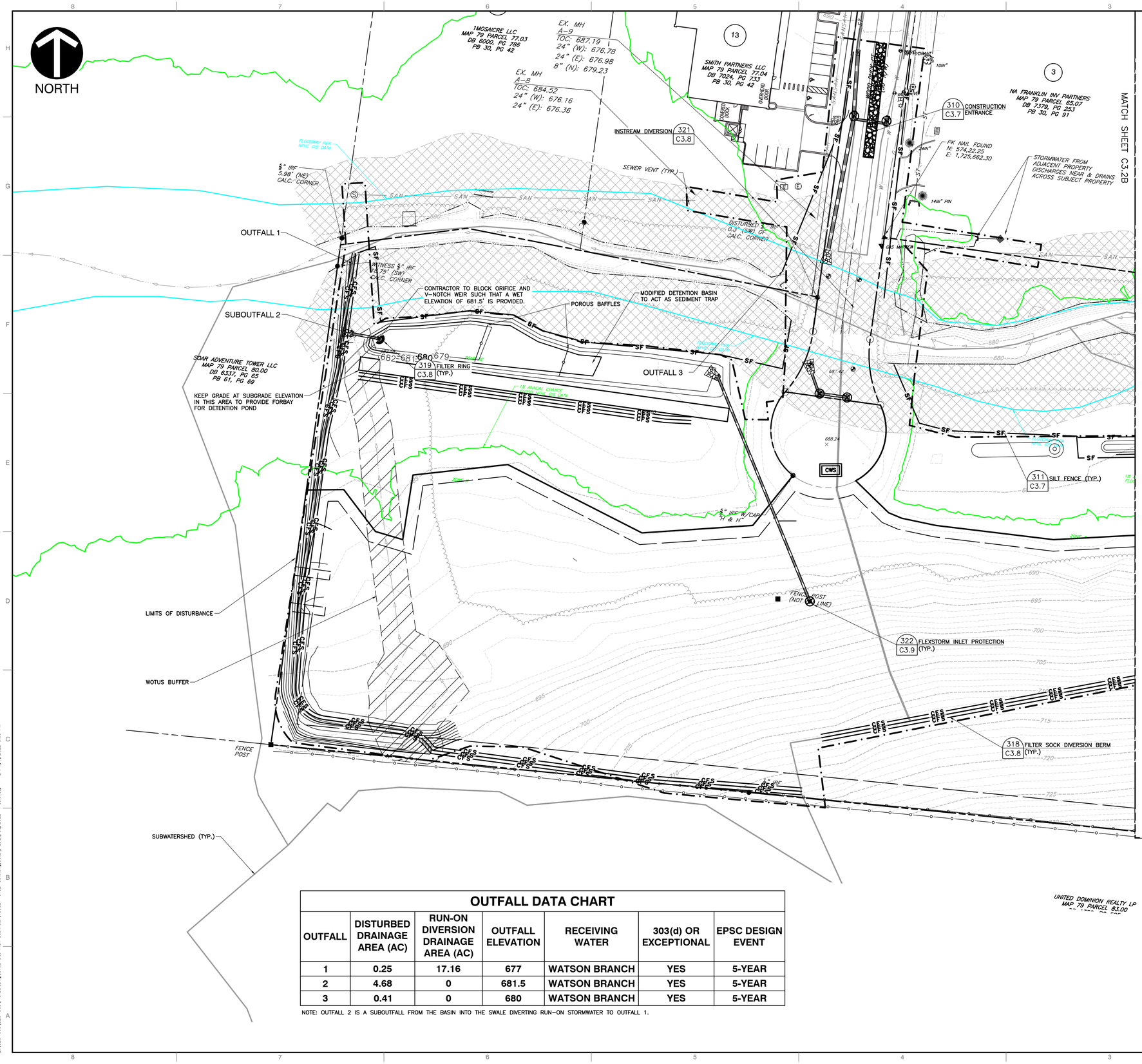
SUBGRADE GRADING AND DRAINAGE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-503 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C3.1C



P:\320-001\320-503-CAD\Dwg\CVSD Site Plan Submittal\183027-CVSD-C3.1c.dwg[C3.1C] 11/8/2022 - cgoodwin - LP: 7/7/2022 3:04 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR

## GRADING & DRAINAGE GENERAL NOTES:

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## SEDIMENT TRAP CALCULATIONS:

SEDIMENT TRAP 1 (SUBOUTFALL 2):

| | | | |
|---|---|---|---|
| DRAINAGE AREA (ACRE): | 4.68 | | |
| WET STORAGE REQUIRED (CU YD): | 314 | WET STORAGE PROVIDED (CU YD.): | 439 |
| DRY STORAGE REQUIRED (CU YD): | 314 | DRY STORAGE PROVIDED (CU YD.): | 736 |
| 5-YEAR, 24 HOUR DESIGN STORM FLOW (CFS): | 19.5 | | |
| WET STORAGE ELEVATION: | 682 | | |
| DRY STORAGE ELEVATION: | 682 | | |
| SURFACE AREA REQUIRED AT DRY STORAGE (ACRE): | 0.20 | SURFACE AREA PROVIDED AT DRY STORAGE (ACRE): | 0.23 |

## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 1 | 0.25 | 17.16 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 4.68 | 0 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.41 | 0 | 680 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTFALL 2 IS A SUBOUTFALL FROM THE BASIN INTO THE SWALE DIVERTING RUN-ON STORMWATER TO OUTFALL 1.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INITIAL EPSC - PRE CONSTRUCTION PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.2A


P:\320-0001\320-3031-CAD\Dwg\CV02 Site Plan Submittal\183027-CV02-C3.0.dwg[C3.2A] 15:05/30/2022 - dbtakeuj - LP: 7/7/2022 3:05 PM

NORTH

THERE IS NO CONSTRUCTED ROAD ACCESSING LOT 5

CONSTRUCTION ENTRANCE 310 C3.7

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

EX. MH
A-10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

INSTREAM DIVERSION 321 C3.8

NO MODIFICATIONS NEEDED TO THE OUTLET STRUCTURE FOR EPSC SEDIMENT TRAP DESIGN.

CONTRACTOR TO OVER-EXCAVATE DOWN TO 683' TO PROVIDE WET STORAGE.

POROUS BAFFLES

MODIFIED DETENTION BASIN TO ACT AS SEDIMENT TRAP

KEEP GRADE AT SUBGRADE ELEVATION IN THIS AREA TO PROVIDE FORBAY FOR DETENTION POND

HIGH VISIBILITY FENCING (TYP.)

319 C3.8 FILTER RING (TYP.)

OUTFALL 6

TEMPORARY BUFFER (TYP.)

305 C3.5 WETLAND ENHANCEMENT (TYP.)

OUTFALL 5

OUTFALL 4

311 C3.7 SILT FENCE (TYP.)

312 C3.7 PUMP AROUND

CONSTRUCT WITH SUFFICIENT TEMPORARY COVER TO PROTECT PIPE

322 C3.9 FLEXSTORM INLET PROTECTION (TYP.)

318 C3.8 FILTER SOCK DIVERSION BERM (TYP.)

WOTUS BUFFER

LIMITS OF DISTURBANCE

SUBWATERSHED (TYP.)

MATCH SHEET C3.2A

CONC. MON.

5/8" IRF W/CAP "SCHNEIDER"

5/8" IRF

1/2" IRF

ZONE AE

FLOODWAY PER NFHL GIS DATA

1% ANNUAL CHANCE FLOOD NFHL GIS DATA

RIPARIAN ZONE 'A'

RIPARIAN ZONE 'B'

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
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- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
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- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
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- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR

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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.
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## SEDIMENT TRAP CALCULATIONS:

| | | | |
|---|---|---|---|
| SEDIMENT TRAP 2 (OUTFALL 6): | | | |
| DRAINAGE AREA (ACRE): | 3.84 | | |
| | | WET STORAGE | |
| WET STORAGE REQUIRED (CU YD): | 257 | PROVIDED (CU YD.): | 259 |
| | | DRY STORAGE | |
| DRY STORAGE REQUIRED (CU YD): | 257 | PROVIDED (CU YD.): | 340 |
| 5-YEAR, 24 HOUR DESIGN STORM FLOW (CFS): | 16.0 | | |
| WET STORAGE ELEVATION: | 686 | | |
| DRY STORAGE ELEVATION: | 689 | | |
| SURFACE AREA REQUIRED AT DRY STORAGE (ACRE): | 0.16 | SURFACE AREA PROVIDED AT DRY STORAGE (ACRE): | 0.17 |

## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 4 | 0 | 8.85 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 0 | 2.37 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 0.61 | 0 | 688 | WATSON BRANCH | YES | 5-YEAR |

OUTFALL 5 IS ACTUALLY AN OUTLET FROM THE CULVERT THROUGH WHICH STR-1 FLOWS AND INCLUDES THE DISCHARGES INTO THE TRIBUTARY FROM THE RUN-ON DIVERSION SWALES.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 107419
STATE OF TENNESSEE

7/11/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INITIAL EPSC - PRE CONSTRUCTION PLAN

DATE: JULY 2022 | DRAWN BY: AAS
DWG SCALE: AS SHOWN | CHECKED BY: JJC
PROJECT NO: 320-303
APPROVED BY: *SEC

DRAWING NO.: C3.2B
SHEET 1 OF 1




## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 1 | 0.25 | 17.16 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 4.68 | 0 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.25 | 0 | 680 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTFALL 2 IS A SUBOUTFALL FROM THE BASIN INTO THE SWALE DIVERTING RUN-ON STORMWATER TO OUTFALL 1.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
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- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DISTURBANCE
- 385 — PROPOSED INDEX (MAJOR) CONTOUR
- 385 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW:598.37 / BW:595.63 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC:594.00 / BC:593.50 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
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*HAND SIGNATURE ON FILE

STEVEN E. CAREY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 101413 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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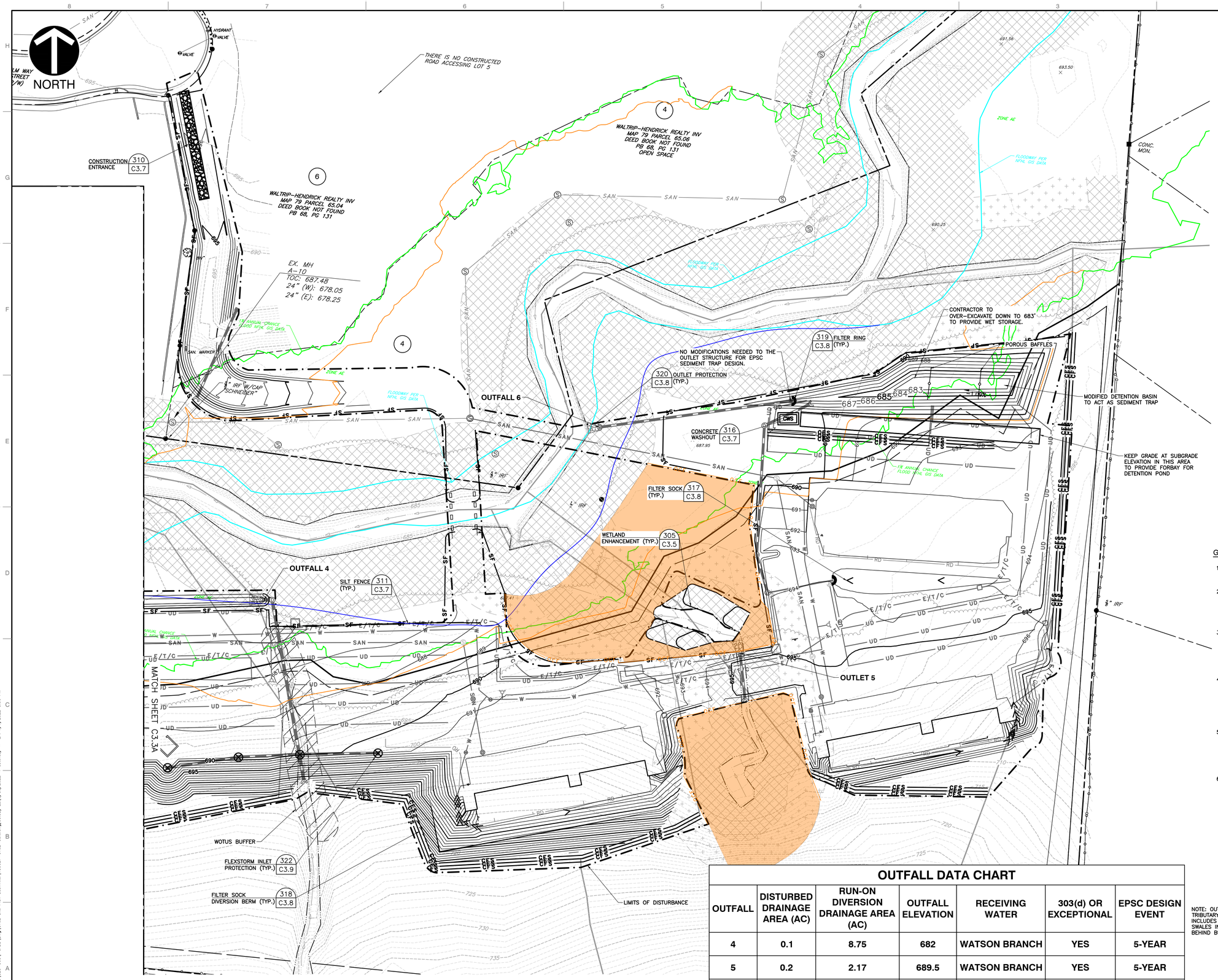

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INTERIM EPSC - CONSTRUCTION PLAN

DATE: JULY 2022 | DRAWN BY: AAS
DWG SCALE: AS SHOWN | CHECKED BY: JJC
PROJECT NO.: 320-303
APPROVED BY: *SEC

DRAWING NO.: C3.3A
SHEET 1 OF 1


P:\320-001\320-303_CAD\Dwg\C402 Site Plan Submittal\320303-C402-C3.0.dwg[C3.3A] LS:(8/30/2022 - datawa) - LP: 7/7/2022 3:08 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
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| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 4 | 0.1 | 8.75 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 0.2 | 2.17 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 3.94 | 0 | 688 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTLET 5 IS THE OUTLET OF THE TRIBUTARY FROM THE NEW CULVERT AND INCLUDES THE DISCHARGES FROM TWO SWALES INTO THE TRIBUTARY FROM BEHIND BUILDINGS 6 & 7.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY PROFESSIONAL ENGINEER AGRICULTURE No. 107613 STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
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| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
C3.3B



P:\320-000\320-303\-CADD\Dwg\C102 Site Plan Submittal\18327-C102-C10.dwg[C3.3B] (8/30/2022 - driveway) - LM 7/7/2022 3:08 PM

NORTH

1MOSNGRE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

EX. MH
A-9
TOC: 687.19
24" (W): 676.78
24" (E): 676.98
8" (N): 679.23

EX. MH
A-8
TOC: 684.52
24" (W): 676.16
24" (E): 676.36

SMITH PARTNERS LLC
MAP 79 PARCEL 77.04
DB 7024, PG 733
PB 30, PG 42

NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

MATCH SHEET C3.4B

OUTFALL 1

OUTFALL 2

OUTFALL 3

FLOODWAY PER NFHL GIS DATA

5/8" IRF
5.98' (NE)
CALC. CORNER

WITNESS 5/8" IRF
@ 2.75' (SW)
CALC. CORNER

SEWER VENT (TYP.)

DISTURBED 5/8" IRF
0.3' (SW)
CALC. CORNER

PK NAIL FOUND
N: 574,22.25
E: 1,725,682.30

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

14IN" PIN

FOR REFORESTATION AREAS, SEE L1.0 Rv=0.06

REMOVE BLOCKAGES TO ORIFICE AND V-NOTCH WEIR ADDED TO OUTLET STRUCTURE FOR SEDIMENT TRAP DESIGN AFTER FINAL STABILIZATION HAS OCCURRED ON SITE.

INSTALL THIS SECTION OF PAVERS LAST TO ALLOW SPACE FOR FOREBAY

-1.02%

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6337, PG 65
PB 61, PG 69

PERMEABLE PAVERS (TYP.) Rv=0.29 — 308 / C3.6

LEVEL SPREADER Rv=0.75 — 301 / C3.5

FENCE POST

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- 385 — PROPOSED INDEX (MAJOR) CONTOUR
- 385 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW=598.37 / BW=595.63 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=594.00 / BC=593.50 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- UD — PROPOSED UNDERDRAIN
- REFORESTATION AREA

### GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

| IMPERVIOUS AREAS TREATED | | |
|---|---|---|
| TOTAL IMPERVIOUS AREA | IMPERVIOUS AREA BYPASSING TREATMENT | PERCENTAGE |
| 227002 SF | 10827 SF | 4.77% |

**EPSC DATA CHART**

| OUTFALL | FINAL DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|
| 1 | 17.32 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 5.17 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.25 | 680 | WATSON BRANCH | YES | 5-YEAR |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE & COMMERCE — No. 107417 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

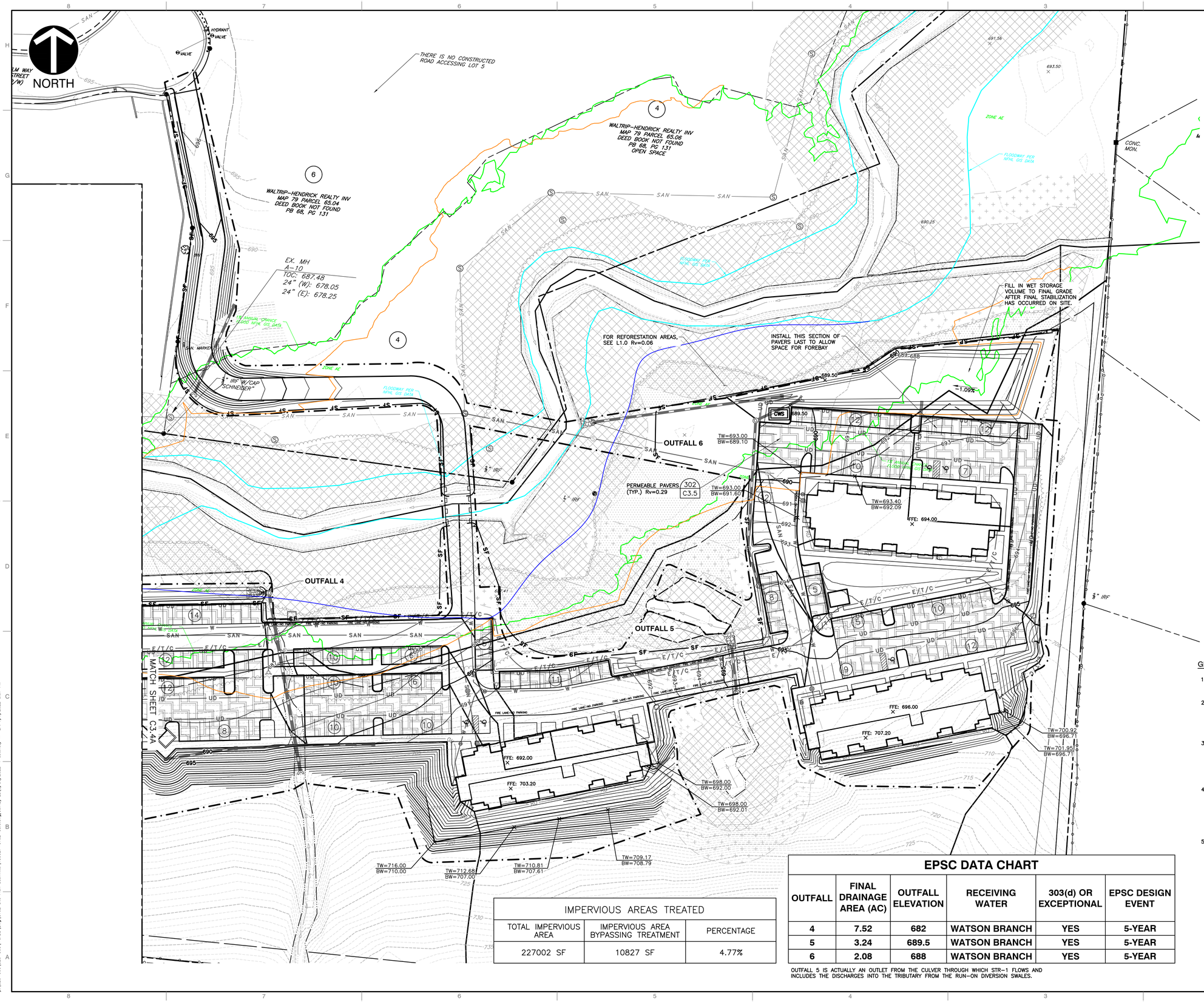
FINAL EPSC - WATER QUALITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

DRAWING NO.:
C3.4A



p:\320-001\320-3031-D&D\Dwg\CVS2 Site Plan Submittal\183027-CVS2-C3.0.dwg[C3.4A] LS(16/30)2022 - dsteele) - LP: 7/7/2022 3:07 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
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- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED SLOPE LABEL
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
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- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- PROPOSED UNDERDRAIN
- REFORESTATION AREA

| IMPERVIOUS AREAS TREATED | | |
|---|---|---|
| TOTAL IMPERVIOUS AREA | IMPERVIOUS AREA BYPASSING TREATMENT | PERCENTAGE |
| 227002 SF | 10827 SF | 4.77% |

## EPSC DATA CHART

| OUTFALL | FINAL DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|
| 4 | 7.52 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 3.24 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 2.08 | 688 | WATSON BRANCH | YES | 5-YEAR |

OUTFALL 5 IS ACTUALLY AN OUTLET FROM THE CULVER THROUGH WHICH STR-1 FLOWS AND INCLUDES THE DISCHARGES INTO THE TRIBUTARY FROM THE RUN-ON DIVERSION SWALES.

## GRADING & DRAINAGE GENERAL NOTES:

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SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/13/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

FINAL EPSC - WATER QUALITY PLAN

| | | |
|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: JJC |
| PROJECT NO: | | 320-303 |
| APPROVED BY: | | *SEC |

DRAWING NO.: C3.4B
SHEET 1 OF 1


A:\320-0001\320-3031-CAD\Dwg\CVSE Site Plan Submittal\ASD27-Civil-C3.0.dwg[C3.4B] LS:(5/30/2022 - datakey) - LP: 7/7/2022 3:07 PM

## DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

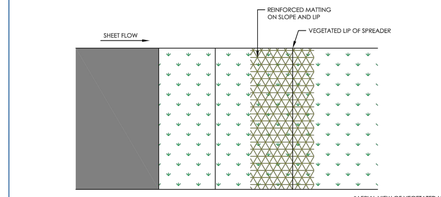
| TYPE | TDOT STANDARD DRAWINGS |
|---|---|
| CATCH BASINS | TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE |
| CATCH BASINS GRATES | D-CBB-12A AND D-CBB-13 (SEE NOTE 1 AND 2 BELOW) |
| AREA DRAINS – 1 GRATE | D-CB-42 SERIES |
| AREA DRAINS – 2 GRATES | D-CB-43 SERIES |
| AREA DRAIN GRATES | D-CBB-42 |
| JUNCTION BOX | D-JBS-1 THRU D-JBS-5 |
| MANHOLES | D-MH-2 THRU DRF-1 |
| TRENCH DRAINS | D-TD-1 |
| PROTECTED ENDWALLS | D-PE1 THRU D-PE-9F |
| PIPE CULVERTS AND FLUMES | D-FLU-1, D-PB-1 THRU D-PB-3 |
| PIPE CULVERT INSTALLATION | D-PB-1, D-PB-2 |

NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| DRAINAGE STRUCTURES, MANHOLES, GRATES AND ENDWALLS | | CITY ENGINEER — 7/1/2017 DATE |
| DWG. NO. D-1 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. — 7/1/2017 DATE |

**DETAIL 300**
**STANDARD DRAINAGE STRUCTURES**
N.T.S.



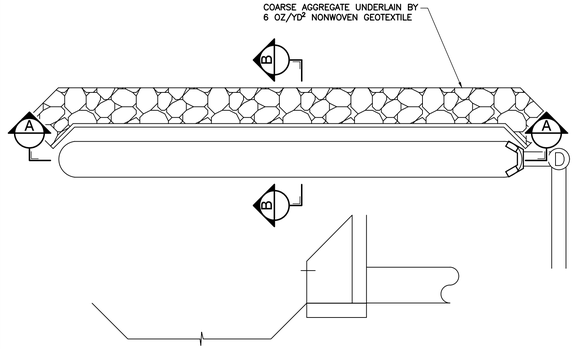

VEGETATED LEVEL SPREADERS SHOULD BE PLANTED AT SUCH A DENSITY TO ACHIEVE 90% GRASS/HERBACEOUS COVER AFTER THE SECOND GROWING SEASON. PERFORMANCE HAS BEEN SHOWN TO FALL RAPIDLY AS VEGETATIVE COVER FALLS BELOW 80%. FILTER STRIPS SHOULD BE SEEDED, NOT SODDED, WHENEVER POSSIBLE. VEGETATION AT THE TOE OF THE FILTER, WHERE TEMPORARY PONDING WILL OCCUR, SHOULD BE ABLE TO WITHSTAND BOTH WET AND DRY PERIODS.

**VEGETATED LEVEL SPREADER NOTES:**
1. CONSULT SPECIFICATIONS FOR APPROPRIATE USE OF VEGETATED LIP VERSUS RIGID LIP. RIGID LIPS ARE REQUIRED IN AREAS OF HIGH EROSIVITY
2. 6" MINIMUM PONDING ALLOWABLE
3. ENDS OF REINFORCEMENT MATTING SHALL BE BURIED TO A 6" MINIMUM

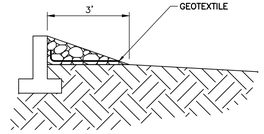
N.T.S.

| Pre-Treatment (sheet flow) VEGETATED LEVEL SPREADER | CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064 | |
|---|---|---|
| TITLE | | |
| DWG.NO. | DIRECTOR OF ENGINEERING | 12/7/2017 DATE |
| 02/20/2017 EFFECTIVE DATE | STORMWATER COORDINATOR | 12/7/2017 DATE |

**DETAIL 301**
**LEVEL SPREADER**
N.T.S.



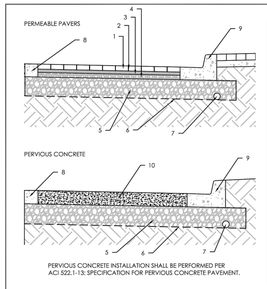

SECTION A–A




SECTION B–B

| LEVEL SPREADER SIZING | | | |
|---|---|---|---|
| LEVEL SPREADER | LENGTH | INVERT ELEVATION | OVERFLOW ELEVATION |
| EAST | 134 | 683 | 684 |
| WEST | 72 | 683 | 684 |

**DETAIL 302**
**PERVIOUS PAVERS**
N.T.S.




| | |
|---|---|
| 1 | 3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH |
| 2 | 1/4" JOINTS NO. 8 STONE |
| 3 | 2" BEDDING COURSE NO. 8 AGGREGATE |
| 4 | 9" OPEN-GRADED BASE NO. 57 STONE |
| 5 | 12" STONE SUBBASE NO. 2 STONE |
| 6 | GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL) |
| 7 | 4" OR 6" P.V.C. UNDERDRAIN |
| 8 | RIBBON CURB (SEE C.O.F. STANDARD CURB DETAIL) |
| 9 | STANDARD C.O.F. CURB AS SPECIFIED ON PLANS |
| 10 | PERVIOUS CONCRETE PER ACI STANDARD |

PERVIOUS CONCRETE INSTALLATION SHALL BE PERFORMED PER ACI 522.1-13: SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT.

1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

| PERVIOUS PAVERS | CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064 | |
|---|---|---|
| TITLE | | |
| GIP-03 DWG.NO. | DIRECTOR OF ENGINEERING | 7/22/19 DATE |
| 07/22/2019 EFFECTIVE DATE | STORMWATER COORDINATOR | 7/22/19 DATE |

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

**DETAIL 302**
**PERVIOUS PAVERS**
N.T.S.

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

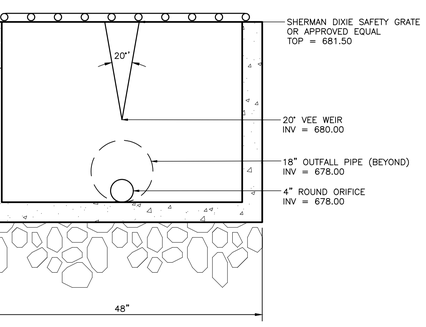

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THE CLEAR BLUE COMPANY
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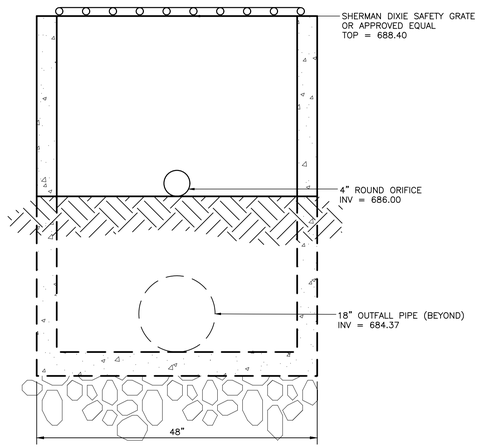
GRADING, DRAINAGE, & EPSC DETAILS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

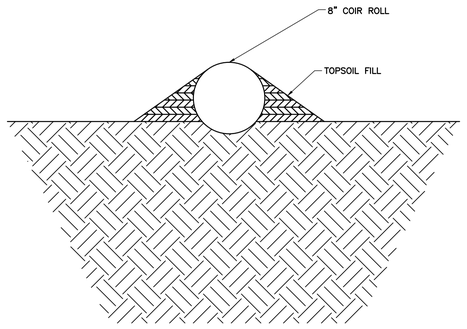
DRAWING NO.:
**C3.5**
SHEET 1 OF 1



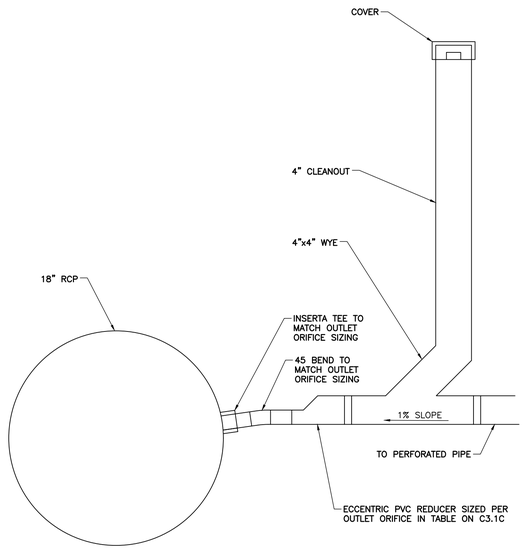

**DETAIL 303**
**WEST DETENTION BASIN OUTLET STRUCTURE**
N.T.S.




**DETAIL 304**
**EAST DETENTION BASIN OUTLET STRUCTURE**
N.T.S.




**DETAIL 305**
**WETLAND ENHANCEMENT DETAIL**
N.T.S.



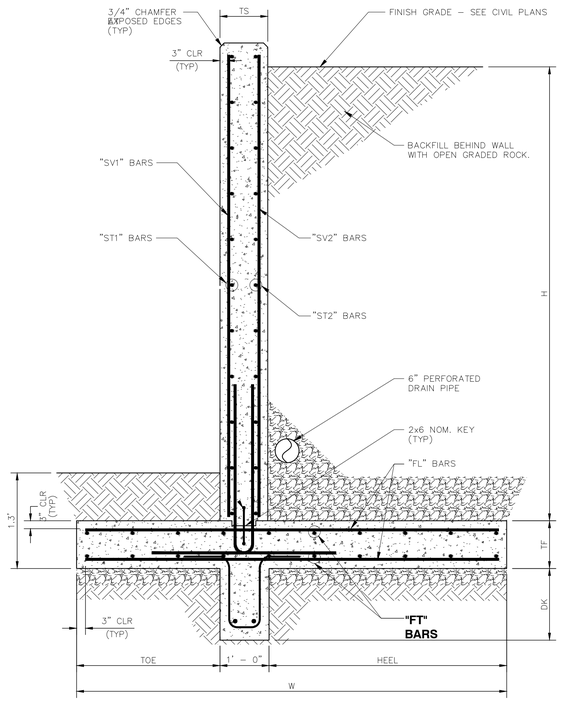

**DETAIL 306**
**UNDERDRAIN CLEANOUTS**
N.T.S.

*HAND SIGNATURE ON FILE

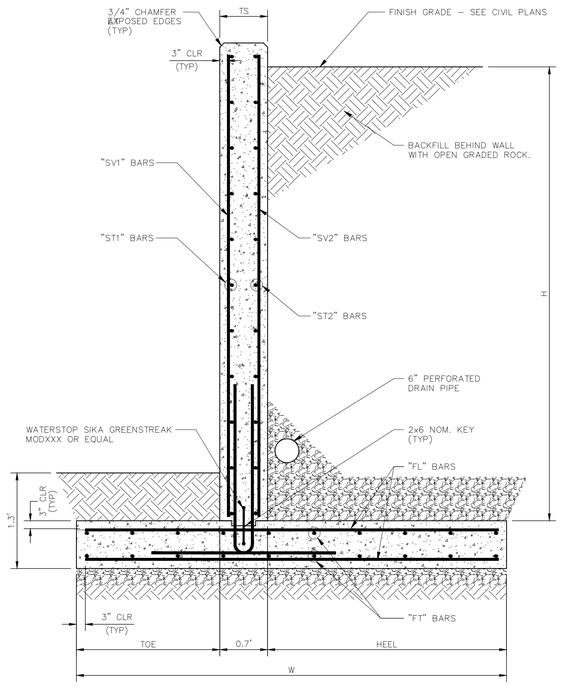
STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — No. 107413 — STATE OF TENNESSEE

7/22/19

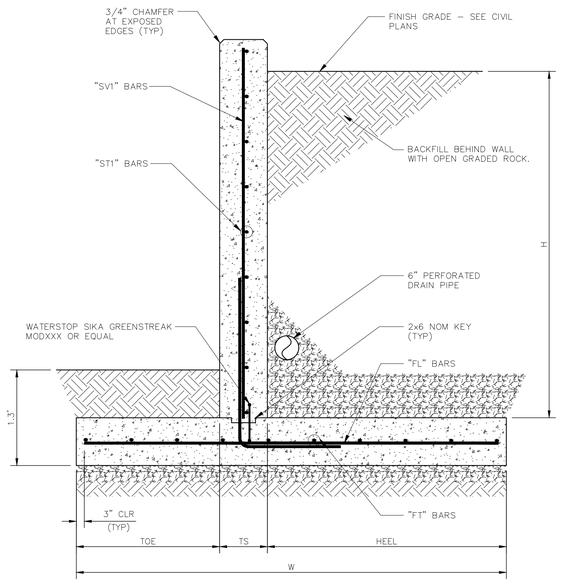

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**RETAINING WALL A**




**RETAINING WALL B**




**RETAINING WALL C**

## RETAINING WALL SCHEDULE

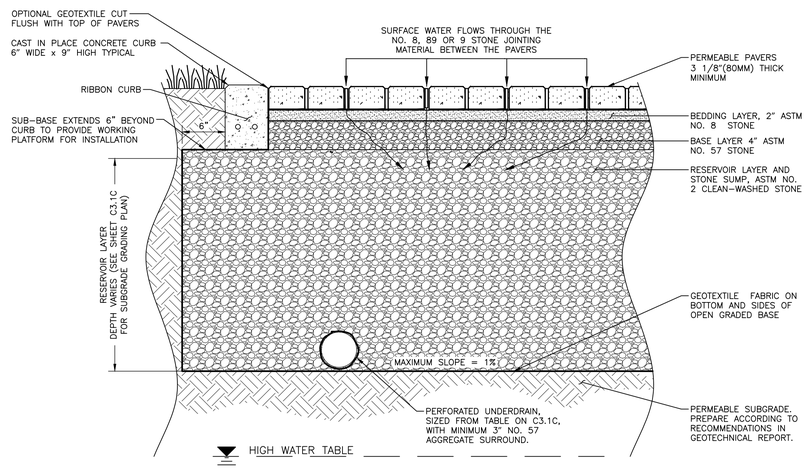
| WALL NO. | WALL TYPE (SEE DETAIL) | WALL HEIGHT (H) | FOOTING THICKNESS (TF) | WALL STEM THICKNESS (TS) | HEEL | TOE | FOOTING WIDTH (W) | KEY DEPTH (Dk) | "FL" BARS AND SPACING | "FL" BARS AND SPACING | "SV1" BARS AND SPACING | "SV2" BARS AND SPACING | "ST1" BARS AND SPACING | "ST2" BARS AND SPACING | "K" BARS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | TYPE "A" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | 1' – 0" | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 2 | TYPE "A" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | 1' – 0" | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 3 | TYPE "B" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 4 | TYPE "C" | 8' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE | #5 @ 12" O/C | NONE | NONE |
| 5 | TYPE "C" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE | #5 @ 12" O/C | NONE | NONE |

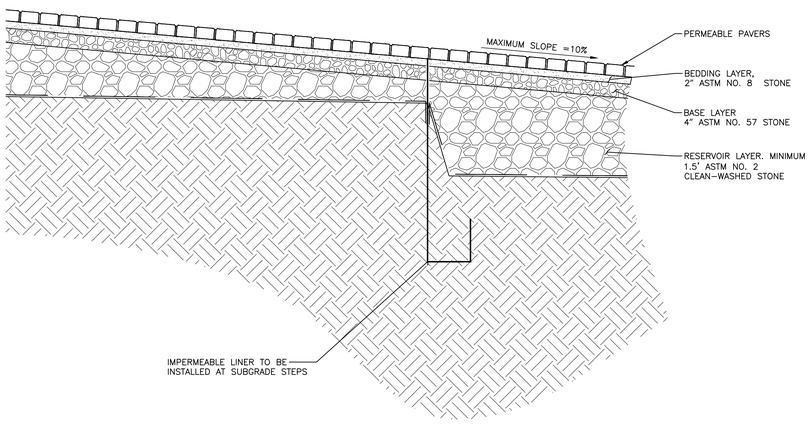
## CITY OF FRANKLIN RETAINING WALL NOTES

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

NOTE:
1. "D" BARS ARE TO BE SAME SIZE AND SPACING AS "V BARS UNO.
2. ALL BENDS, HOOKS, SPLICES, AND DEVELOPMENT LENGTHS PER ACI–318.
3. WALL REINFORCEMENT IS TO BE PLACED AT THE CENTERLINE OF THE WALL IN WALLS REQUIRING ONLY ONE LAYER OF REINFORCEMENT.
4. SITE SPECIFIC RETAINING WALL DESIGN HAS NOT BEEN PERFORMED YET. THIS DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DEMONSTRATE AN EXAMPLE OF WHAT WILL BE PROVIDED ONCE THE DESIGN IS COMPLETE.
5. WALLS ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE PEDESTRIAN GUARDRAIL INSTALLED ON TOP FOR THE FULL LENGTH OF WALL. SEE TDOT DETAIL S–BPR–1.

**DETAIL 307**
**TYPICAL RETAINING WALLS**
N.T.S.




NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

**DETAIL 308**
**PERMEABLE PAVERS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — POMMERCE — No. 101415 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

GRADING, DRAINAGE, & EPSC DETAILS

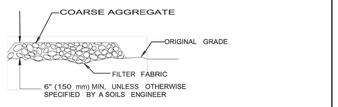
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|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |

DRAWING NO.: **C3.6**

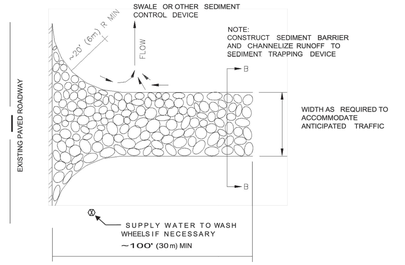
SHEET 1 OF 1

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**ACTIVITY:** Stabilized Construction Entrance — TCP- 01




SECTION B-B
N.T.S.

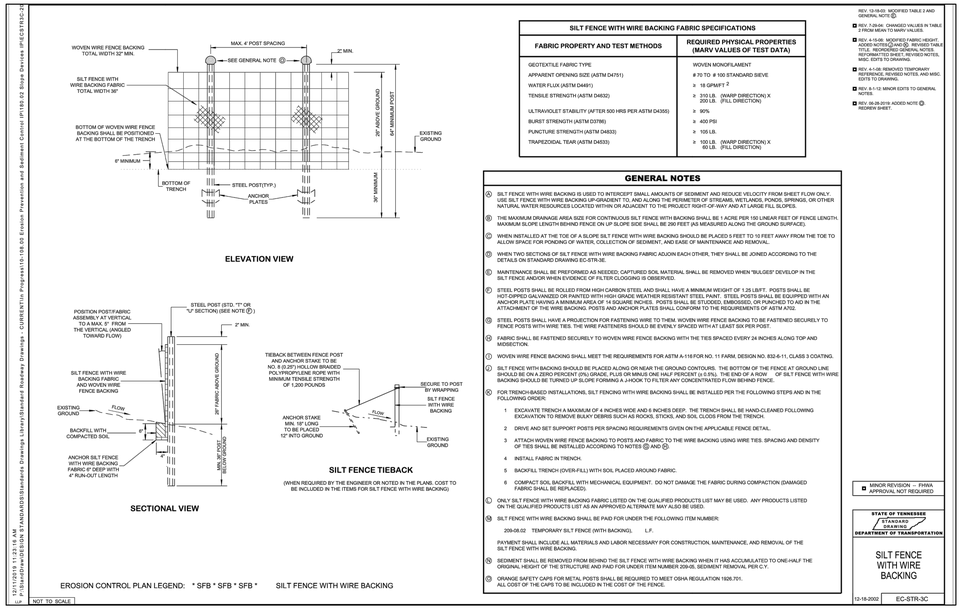



PLAN VIEW
N.T.S.

Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management | TCP-01-5 | January 2014

**DETAIL 310**
**CONSTRUCTION ENTRANCE**
N.T.S.




EROSION CONTROL PLAN LEGEND: * SFB * SFB * SFB * SILT FENCE WITH WIRE BACKING

NOT TO SCALE

**SILT FENCE WITH WIRE BACKING FABRIC SPECIFICATIONS**

| FABRIC PROPERTY AND TEST METHODS | REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA) |
|---|---|
| GEOTEXTILE FABRIC TYPE | WOVEN MONOFILAMENT |
| APPARENT OPENING SIZE (ASTM D4751) | # 70 TO # 100 STANDARD SIEVE |
| WATER FLUX (ASTM D4491) | ≥ 18 GPM/FT $^2$ |
| TENSILE STRENGTH (ASTM D4632) | ≥ 310 LB. (WARP DIRECTION) X 200 LB. (FILL DIRECTION) |
| ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355) | ≥ 90% |
| BURST STRENGTH (ASTM D3786) | ≥ 400 PSI |
| PUNCTURE STRENGTH (ASTM D4833) | ≥ 105 LB. |
| TRAPEZOIDAL TEAR (ASTM D4533) | ≥ 100 LB. (WARP DIRECTION) X 90 LB. (FILL DIRECTION) |

**GENERAL NOTES**

A. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT-OF-WAY AND AT LARGE FILL SLOPES.

B. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UP SLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG THE GROUND SURFACE).

C. WHEN INSTALLED AT THE TOE OF A SLOPE SILT FENCE WITH WIRE BACKING SHOULD BE PLACED 5 FEET TO 10 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.

D. WHEN TWO SECTIONS OF SILT FENCE WITH WIRE BACKING FABRIC ADJOIN EACH OTHER, THEY SHALL BE JOINED ACCORDING TO THE DETAILS ON STANDARD DRAWING EC-STR-3E.

E. MAINTENANCE SHALL BE PREFORMED AS NEEDED. CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.

F. STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.25 LB/FT. POSTS SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH HIGH GRADE WEATHER RESISTANT STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702.

G. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.

H. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.

I. WOVEN WIRE FENCE BACKING SHALL MEET THE REQUIREMENTS FOR ASTM A-116 FOR NO. 11 FARM, DESIGN NO. 832-6-11, CLASS 3 COATING.

J. SILT FENCE WITH BACKING SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOURS. THE BOTTOM OF THE FENCE AT GROUND LINE SHOULD BE ON A ZERO PERCENT (0%) GRADE, PLUS OR MINUS ONE HALF PERCENT (± 0.5%). THE END OF A ROW OF SILT FENCE WITH WIRE BACKING SHOULD BE TURNED UP SLOPE FORMING A J-HOOK TO FILTER ANY CONCENTRATED FLOW BEHIND FENCE.

K. FOR TRENCH-BASED INSTALLATIONS, SILT FENCING WITH WIRE BACKING SHALL BE INSTALLED PER THE FOLLOWING STEPS AND IN THE FOLLOWING ORDER:

1. EXCAVATE TRENCH A MAXIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP. THE TRENCH SHALL BE HAND-CLEANED FOLLOWING EXCAVATION TO REMOVE BULKY DEBRIS SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
2. DRIVE AND SET SUPPORT POSTS PER SPACING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL.
3. ATTACH WOVEN WIRE FENCE BACKING TO POSTS AND FABRIC TO THE WIRE BACKING USING WIRE TIES. SPACING AND DENSITY OF TIES SHALL BE INSTALLED ACCORDING TO NOTES G AND H.
4. INSTALL FABRIC IN TRENCH.
5. BACKFILL TRENCH (OVER-FILL) WITH SOIL PLACED AROUND FABRIC.
6. COMPACT SOIL BACKFILL WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (DAMAGED FABRIC SHALL BE REPLACED).

L. ONLY SILT FENCE WITH WIRE BACKING FABRIC LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE MAY ALSO BE USED.

M. SILT FENCE WITH WIRE BACKING SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-08.02 TEMPORARY SILT FENCE (WITH BACKING), L.F.

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE WITH WIRE BACKING.

N. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAD FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER C.Y.

O. ORANGE SAFETY CAPS FOR METAL POSTS SHALL BE REQUIRED TO MEET OSHA REGULATION 1926.701. ALL COST OF THE CAPS TO BE INCLUDED IN THE COST OF THE FENCE.

REV. 12-18-02: MODIFIED TABLE 2 AND GENERAL NOTE O.
REV. 7-25-04: CHANGED VALUES IN TABLE 2 FROM MEAN TO MARV VALUES.
REV. 4-15-06: MODIFIED FABRIC HEIGHT, ADDED NOTES O AND P, REVISED TABLE TITLE, REORDERED GENERAL NOTES. REVISED TABLE 2, REVISED NOTES, MISC. EDITS TO DRAWING.
REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, AND MISC. EDITS TO DRAWING.
REV. 6-1-10: MINOR EDITS TO GENERAL NOTES.
REV. 04-26-2016: ADDED NOTE Q, REDREW SHEET.

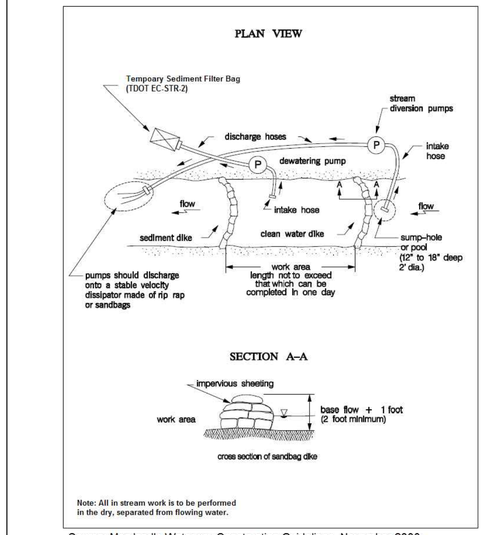
MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE WITH WIRE BACKING

12-18-2002 | EC-STR-3C

**DETAIL 311**
**SILT FENCE**
N.T.S.




Source: Maryland's Waterway Construction Guidelines, November 2000

**DETAIL 312**
**PUMP AROUND**
N.T.S.

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
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**ACTIVITY:** Geotextiles — PESC – 02

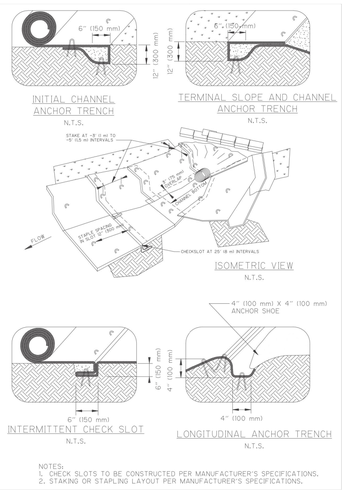



Figure PESC-02-1
Anchoring Geotextiles in Channels

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-3 | January 2014

**DETAIL 313**
**GEOTEXTILE CHANNEL PROTECTION**
N.T.S.

**ACTIVITY:** Geotextiles — PESC – 02

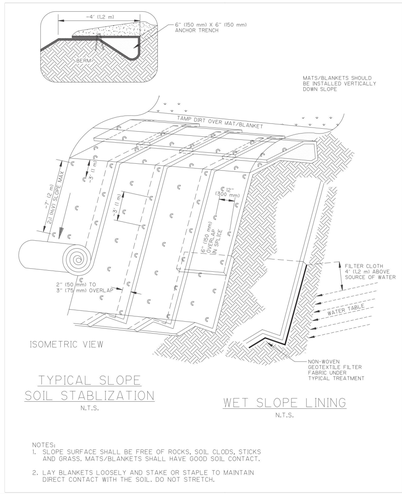



Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-4 | January 2014

NOTE: NAGC350 TO BE INSTALLED BEHIND BUILDINGS AND ON LEVEL SPREADER. NAG SC250 TO BE INSTALLED ON DETENTION BASIN SIDESLOPES

**DETAIL 314**
**GEOTEXTILE EROSION MATTING**
N.T.S.

**ACTIVITY:** Geotextiles — PESC – 02

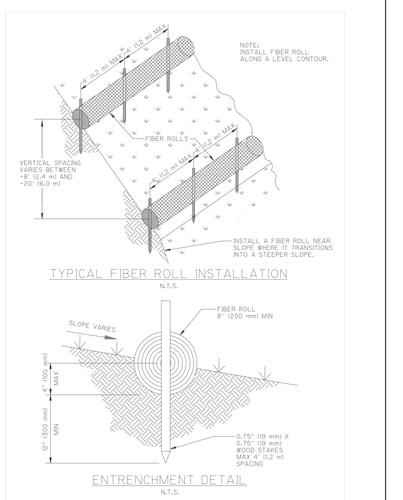
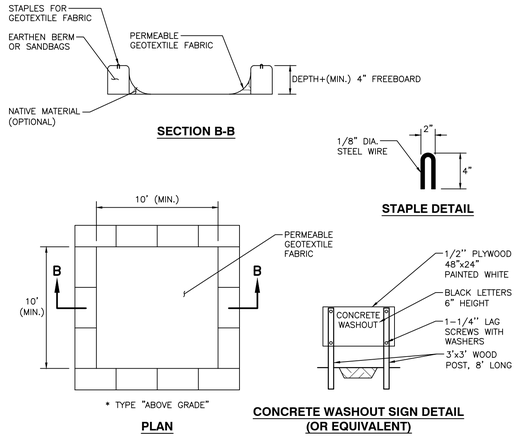



Figure PESC-02-3
Fiber Rolls

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-5 | January 2014

**DETAIL 315**
**FIBER ROLLS ON SLOPE**
N.T.S.




NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 5 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

**DETAIL 316**
**CONCRETE WASHOUT**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

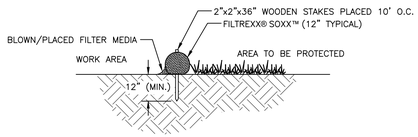
**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

**GRADING, DRAINAGE, & EPSC DETAILS**

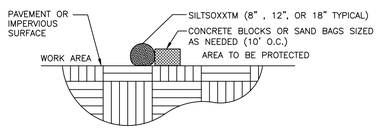
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| APPROVED BY: | | *SEC |

DRAWING NO.: **C3.7**

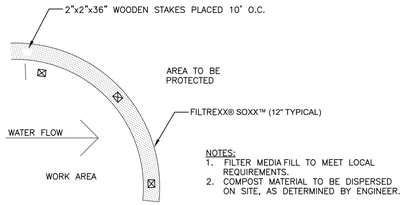

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**SECTION**



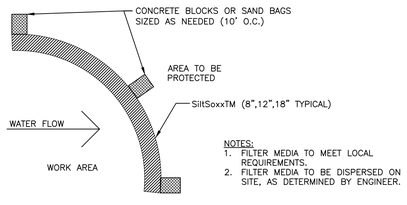

**SECTION**




NOTES:
1. FILTER MEDIA FILL TO MEET LOCAL REQUIREMENTS.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**PLAN**

**FILTER SOCK ON SOIL**

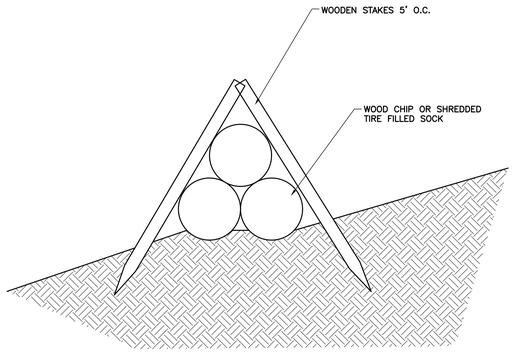



NOTES:
1. FILTER MEDIA TO MEET LOCAL REQUIREMENTS.
2. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**PLAN**

**FILTER SOCK ON PAVEMENT**

**DETAIL 317**
**FILTER SOCK**
N.T.S.




NOTES:
1. SEE TDOT DETAIL EC-STR-37 FOR PLAN VIEW AND DITCH APPLICATIONS

**DETAIL 318**
**FILTER SOCK DIVERSION BERM**
N.T.S.

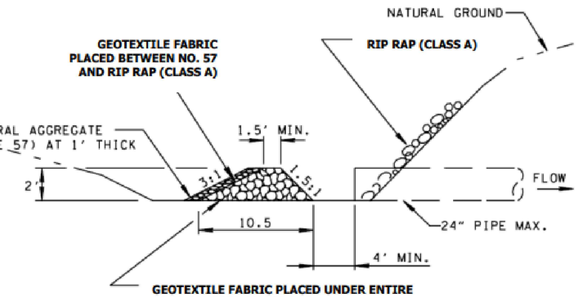
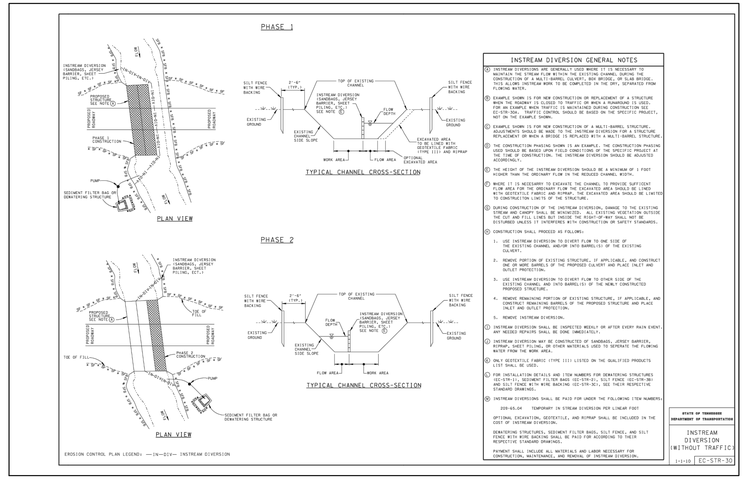
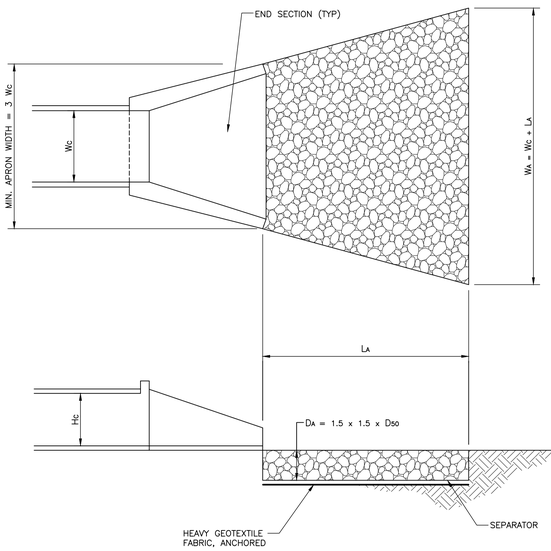



**Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)**

**DETAIL 319**
**FILTER RING**
N.T.S.

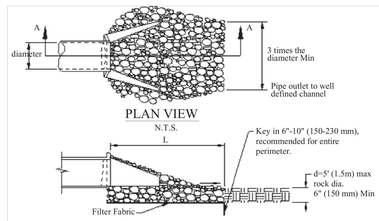



**DETAIL 321**
**INSTREAM DIVERSION**
N.T.S.




**TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)**

| **ACTIVITY:** Outlet Protection | PESC – 07 |
|---|---|




Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

| Pipe Diameter in (mm) | Discharge ft $^3$/s (m$^3$ /s) | Apron Length, L ft (m) | Rip-Rap $D_{50}$ Diameter Min in (mm) |
|---|---|---|---|
| 12 (300) | 4.9 (0.14) | 10 (3) | 4 (100) |
| | 9.89 (0.28) | 13 (4) | 6 (150) |
| 18 (450) | 9.89 (0.28) | 10 (3) | 6 (150) |
| | 20.13 (0.57) | 16 (5) | 8 (200) |
| | 30.01 (0.85) | 23 (7) | 12 (300) |
| | 39.90 (1.13) | 26 (8) | 16 (400) |
| 24 (600) | 30.01 (0.85) | 16 (5) | 8 (200) |
| | 39.90 (1.13) | 26 (8) | 8 (200) |
| | 50.14 (1.42) | 26 (8) | 12 (300) |
| | 60.03 (1.70) | 30 (9) | 16 (400) |
| For larger or higher flows, consult a registered civil engineer | | | |

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

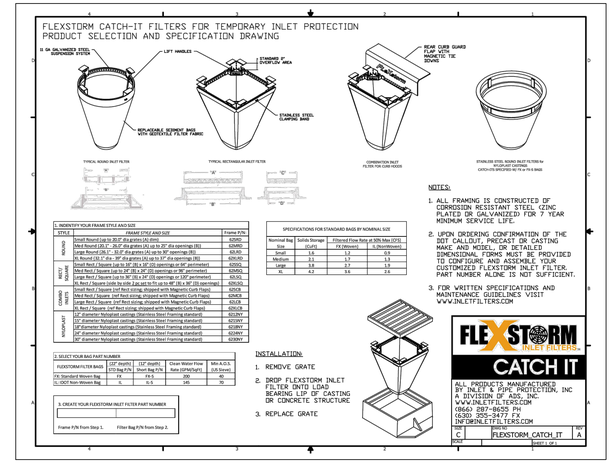
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

**TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)**

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
WA = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

| STRUCTURE NUMBER | TAIL WATER | LA | WA | D50 | D |
|---|---|---|---|---|---|
| 01 | HIGH | 10' | 4.5' | 6" | 9" |
| 03 | HIGH | 10' | 4.5' | 6" | 9" |
| 05 | HIGH | 26' | 6' | 12" | 18" |
| 12 | LOW | 9' | 10.5' | 3.5" | 5.25" |
| 14 | HIGH | 10' | 4.5' | 6" | 9" |
| 20 | HIGH | 11' | 11' | 6" | 13.5" |
| 30 | HIGH | 10' | 4.5' | 6" | 9" |
| 40 | HIGH | 10' | 4.5' | 6" | 9" |

**DETAIL 320**
**OUTLET PROTECTION**
N.T.S.




**DETAIL 322**
**FLEXSTORM INLET PROTECTION**
N.T.S.

EROSION CONTROL PLAN LEGEND: OP

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — 107413 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
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615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

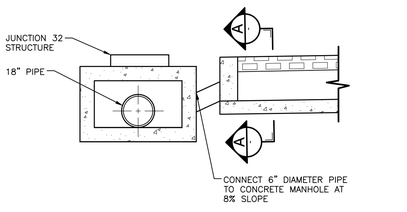
GRADING, DRAINAGE, & EPSC DETAILS

| DATE: | JULY 2022 | DRAWN BY: | AAS |
|---|---|---|---|
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

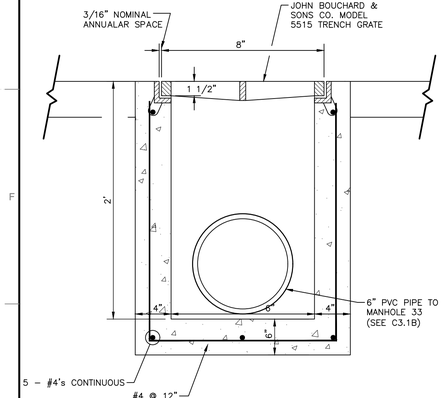
DRAWING NO.: **C3.8**



A:\320-000\320-303\-CAD\Dwg\C#03 Site Plan Submittal\320303-CV02-C3.6.dwg[C3.8] | 6/6/2022 - dtrivett | LP: 7/7/2022 3:08 PM

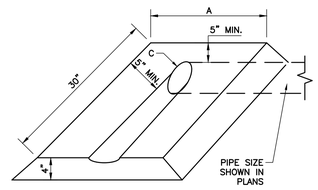


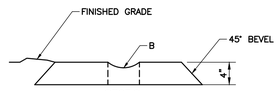

**STORM MANHOLE 33**




**SECTION A-A**

## DETAIL 323
## TRENCH DRAIN DETAIL
N.T.S.

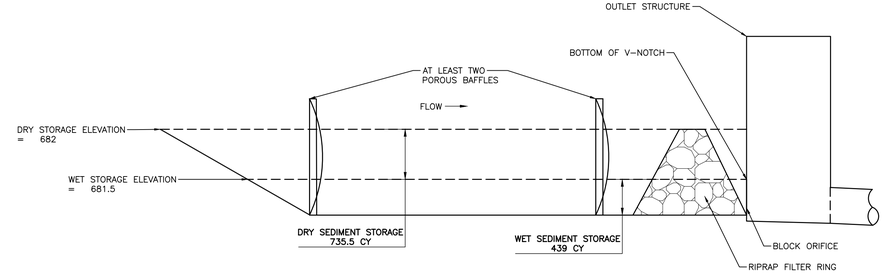


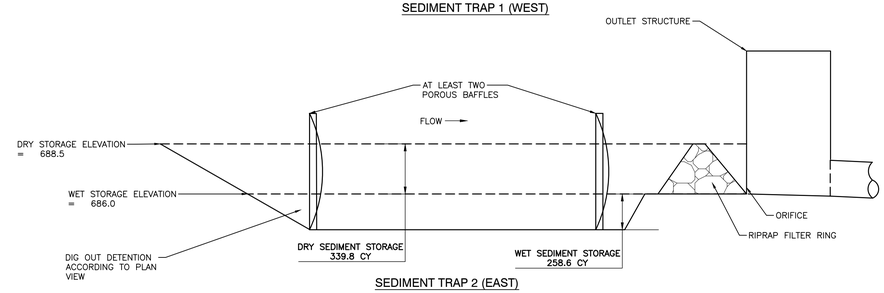

SECTION
NTS

NOTES:
A. WIDTH OF CONCRETE COLLAR
   -6" PIPE = 24" WIDTH
   -2" PIPE = 12" WIDTH
   -WHEN CLUSTERING PIPES PROVIDE THE FOLLOWING:
      -5" CLEAR FROM SIDES AND TOP
      -5" SPACING BETWEEN PIPES IN CLUSTERS
B. CONTRACTOR SHALL FORM SHALLOW DISCHARGE TROUGH IN FACE OF CONCRETE COLLAR USIGN THE SAME PIPE SIZE. TROUGH SHOULD BE FLUSH AT PIPE AND MAXIMUM $\frac{1}{2}$" DEPTH AT BOTTOM
C. CONTRACTOR TO CUT/BEVEL PIPE FLUSH WITH FACE OF CONCRETE
D. CONCRETE SHALL BE 3500 PSI
E. CONTRACTOR SHALL INSTALL 3-4" OF COMPACTED #5 STONE UNDER COLLAR

## DETAIL 324
## UNDERDRAIN END TREATMENT
N.T.S.




SEDIMENT TRAP 1 (WEST)




SEDIMENT TRAP 2 (EAST)

## DETAIL 325
## SEDIMENT TRAP
N.T.S.

## MASS GRADING, PERMEABLE PAVEMENT CONSTRUCTION SEQUENCING AND LOMR SURVEY NOTES:

CONTRACTOR SHALL CONTINUE MAINTENANCE OF SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, RUN-ON DIVERSION TUBES, SEDIMENT TRAPS, ETC.) UNTIL THE SITE IS STABILIZED WITH VEGETATION OR OTHER SURFACES SUCH AS ASPHALT. SOIL THAT REMAINS WHERE PERMEABLE PAVEMENT WILL BE CONSTRUCTED SHALL BE STABILIZED WITH VEGETATION TO FACILITATE AS-BUILT SURVEY OF FINISHED GRADE SURFACES (THAT WILL MATCH THE PROPOSED PERMEABLE PAVEMENT GRADES). ONCE THE AS-BUILT SURVEY IS COMPLETE AND THE LOMR PACKAGE HAS BEEN VERIFIED BY THE ENGINEER, CITY OF FRANKLIN, AND FEMA TO MATCH CLOMR CONDITIONS, INSTALLATION OF THE PERMEABLE PAVEMENT SYSTEMS SHALL COMMENCE. THE SEQUENCE OF CONSTRUCTION SHALL GENERALLY INCLUDE:

1) CONTACT ENGINEER AT LEAST TWO WEEKS PRIOR TO BEGINNING PERMEABLE PAVEMENT INSTALLATION. PERMEABLE PAVEMENT INSTALLATION MUST BE VERIFIED BY THE ENGINEER.
2) ENSURE FUNCTIONAL SEDIMENT CONTROL PRACTICES ARE IN PLACE
3) BEGIN NEAR THE TOP OF THE SUBCATCHMENT, COMPLETE INSTALLATION, STABILIZE AND PROCEED TO LOWER WITHIN THE SUBCATCHMENT. IN THIS WAY, THE WATERSHED DRAINING TO PERMEABLE PAVEMENT AREAS WILL BE STABILIZED.
4) SCHEDULE VERIFICATION SURVEY OF SUBGRADE AND FINISHED SURFACE CONDITIONS AS CONSTRUCTION PROGRESSES TO AVOID HAVING TO DISTURB A PREVIOUSLY COMPLETED SECTION OF PERMEABLE PAVEMENT.
5) USE SAND BAGS OR OTHER MEASURES TO ISOLATE WORK ZONES AND DIVERT RUN-ON STORMWATER WHEN RAIN EXPECTED BEFORE AN AREA OF PERMEABLE PAVEMENT CAN BE COMPLETED. PROVIDE EXTRA PIPE LENGTH TO DAYLIGHT PREVIOUSLY COMPLETED SECTIONS OF PERMEABLE PAVEMENT DOWNGRADIENT OF SECTIONS UNDER CONSTRUCTION.
6) ONCE PERMEABLE PAVEMENT HAS BEEN INSTALLED THROUGHOUT THE SITE EXCEPT FOR THE SECTIONS IMMEDIATELY ADJACENT TO THE OPEN DETENTION BASINS, PERFORM CLEAN UP AND FINAL GRADING AND STABILIZATION OF THE DETENTION BASINS. REMOVE THE STONE FILTER RINGS AND IMMEDIATELY STABILIZE THE BASIN PER THE STAGE 3 EPSC PLAN.
7) INSTALL THE LAST SECTION OF PERMEABLE PAVEMENT IMMEDIATELY ADJACENT TO THE DETENTION BASINS EXERCISING EXTREME CARE TO PREVENT SEDIMENT MIGRATION TO OTHER COMPLETED PERMEABLE PAVEMENT AREAS OR THE DETENTION BASINS. FOR EXAMPLE, AVOID SOIL STOCKPILES BY IMMEDIATELY LOADING A DUMP TRUCK WITH SOIL. DEWATER ACCUMULATED WATER WITHIN THE SUBGRADE AREA THROUGH A FILTER BAG PLACED WITHIN THE DETENTION BASIN OR OTHER VEGETATION STABILIZED AREA.

## PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING:

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. 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.
3. 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.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. 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 TRA?C 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.

## EPSC NOTES

1. SEQUENCE OF CONSTRUCTION WILL GENERALLY FOLLOW THIS OUTLINE:
2. INSTALL CONSTRUCTION EXIT WITHIN ACCESS EASEMENT AND PERIMETER SEDIMENT CONTROL MEASURES WITHIN EASEMENT.
3. INSTALL HIGH VISIBILITY FENCING AROUND WETLAND AND SEEP. INSTALL PIPE CULVERT FOR TRIBUTARY TO WATSON BRANCH AND STABILIZE WITH COMPACTED STONE AND VEGETATION.
4. INSTALL RUN-ON DIVERSION MEASURES INCLUDING DITCHES AND IMMEDIATELY STABILIZE.
5. EXCAVATE THE TWO OPEN DETENTION AREAS (SEDIMENT TRAP EQUIVALENTS), STABILIZE WITH VEGETATION AND INSTALL FILTER RING AT OUTLET. SEE SHEETS C3.2A-C3.3B FOR DETAILS REGARDING MODIFICATIONS NEEDED TO POND GRADING AND OUTLET STRUCTURE MODIFICATION.
6. INSTALL UTILITIES INCLUDING ABIDING BY TDEC/CORPS PERMITS FOR STREAM CUTS TO CONNECT THE SANITARY SEWER. INSTALL DETENTION AREA DISCHARGE PIPES AFTER SEWER CONNECTIONS ARE MADE WITHIN SAME BUFFER DISTURBANCE CORRIDOR. INSTALL CHECK DAMS WITHIN TRENCH ON EITHER SIDE OF STREAM CROSSING AND FLOWABLE FILL ON SURFACE OF TRENCH BACKFILL WITHIN STREAM.
7. INSTALL PERIMETER SEDIMENT CONTROL MEASURES. INSTALL TDOT EC-STR-3C (WIRE BACKED SILT FENCE) ALONG STREAMS.
8. INSTALL SECONDARY ACCESS BRIDGE USING WORK ZONE ISOLATION AND STREAM DIVERSION TECHNIQUES SPECIFIED IN STAGE 1 EPSC PLAN AND ABIDING BY TDEC/CORPS PERMITTING REQUIREMENTS.
9. REMOVE EXISTING TRIPLE BARREL SLAB BRIDGE AT WOOD DUCK COURT USING WORK ZONE ISOLATION AND STREAM DIVERSION TECHNIQUES SPECIFIED ON STAGE 1 EPSC PLAN AND ABIDING BY TDEC/CORPS PERMITTING REQUIREMENTS.
10. CONSTRUCT NEW SPAN BRIDGE AT WOOD DUCK COURT. INSTALL ELECTRIC AND COMMUNICATIONS UTILITY CROSSING AT BRIDGE CROSSING PER TDEC/CORPS PERMITTING REQUIREMENT.
11. STABILIZE DISTURBED AREAS ASSOCIATED WITH THE TWO STREAM CROSSINGS.
12. PERFORM MASS GRADING OF THE SITE.
    12.1. TEMPORARILY STABILIZE DISTURBED AREAS WITH STRAW (AT A MINIMUM) WITHIN SEVEN DAYS OF INACTIVITY.
    12.2. LEAVE AREAS INTENDED FOR PERMEABLE PAVEMENT INSTALLATION UNTIL STAGE 3; HOWEVER, GRADE THESE AREAS TO MATCH FINAL PERMEABLE PAVER SURFACE GRADES.
    12.3. CONSTRUCT RETAINING WALLS.
13. MAINTAIN RUN-ON DIVERSION SEPARATION FROM DISTURBED AREA RUNOFF THROUGHOUT MASS GRADING.
14. CONSTRUCT HARDSCAPE AREAS AND GRADE AREAS WITHIN FLOODPLAIN TO FINISH GRADE TO PREPARE FOR LOMR SURVEY (SEE STAGE 3 NOTES FOR PERMEABLE PAVEMENT AND FLOODPLAIN PERMITTING SPECIFIC NOTES).
15. CONSTRUCT BUILDINGS LOCATED OUTSIDE THE EXISTING FLOODWAY FRINGE OVERLAY DISTRICT.
16. COMPLETE UTILITY TIE-INS.
17. COMPLETE LANDSCAPING INSTALLATION AROUND COMPLETED BUILDINGS.
18. CONSTRUCT PERMEABLE PAVEMENT AREAS AROUND COMPLETED BUILDINGS.
19. MAINTAIN EPSC MEASURES AND CONTROL NON-STORMWATER DISCHARGES (E.G. CONCRETE WASHOUT AREA). DEWATERING MUST BE FILTERED THROUGH A SEDIMENT FILTER BAG PLACED IN VEGETATED AREA AT LEAST 30 FEET AWAY FROM THE TOP OF BANK OF WATSON BRANCH, TRIBUTARY OR WETLAND.
20. AFTER LOMR IS APPROVED BY FEMA AND THE NEW FFO BOUNDARY HAS BEEN ADOPTED BY THE FRANKLIN BOARD OF ZONING APPEALS, BEGIN CONSTRUCTION OF REMAINING BUILDINGS.
21. CONSTRUCT REMAINING PERMEABLE PAVEMENT AREAS ONCE BUILDINGS ARE COMPLETE EXCEPT FOR THE PERMEABLE PAVEMENT SECTIONS IMMEDIATELY ADJACENT TO THE TWO DETENTION BASINS.
22. ESTABLISH THE FINAL GRADE OF THE EAST DETENTION PONDS BY FILLING IN WET STORAGE ELEVATION AND REMOVE BLOCKAGES FOR ORIFICE AND V-NOTCH WEIR ON WEST DETENTION POND OUTLET STRUCTURE. CLEAN OUT ANY SEDIMENT THAT HAS ACCUMULATED WITHIN THE OUTLET STRUCTURES AND OUTLET PIPES.
23. INSTALL REMAINING PERMEABLE PAVEMENT SECTIONS.
24. ALTHOUGH NO SEDIMENT BASINS ARE REQUIRED BY THE CONSTRUCTION GENERAL PERMIT SECTION 5.4.1.G, THE TWO PROPOSED DETENTION BASINS WILL BE USED AS SEDIMENT TRAPS DURING THE INITIAL STAGES OF CONSTRUCTION. THE STAGE 3 DRAINAGE AREAS LISTED ON SHEET C3.4A AND C3.4B. REPRESENT THE POST-CONSTRUCTION CONDITIONS AFTER THE TEMPORARY RUN-ON DIVERSION IS REMOVED.
25. TEMPORARY DIVERSION BERMS PROPOSED FOR DIVERTING RUN-ON STORMWATER DURING CONSTRUCTION WILL BE INSTALLED BY HAND WITHOUT EQUIPMENT TO FACILITATE PROTECTION OF TREES ON THE SLOPE ABOVE THE PROPOSED DEVELOPMENT.
26. NO BURNING IS ALLOWED.
27. STOCKPILES MUST BE LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

*HAND SIGNATURE ON FILE




11/17/22

## TEMPORARY SEEDING CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ¼ TO ½ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

## PERMANENT SEEDING CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION:
ONLY CERTIFIED SEED SHALL BE USED. REFER TO TABLE FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. A MINIMUM DEPTH OF 4" IS REQUIRED. SOIL PH SHOULD BE ABOVE 5 - PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1- 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2-3 TONS/ACRE

FERTILIZER:
BASE FERTILIZER RATES ON RESULTS OF SOIL TEST.

## PERMANENT SEEDING CONSTRUCTION SPECIFICATIONS (CONT'D)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED. USE MATTING AS SPECIFIED IN DETAIL 313 SHEET C3.6 IN LIEU OF STRAW MULCH, AS SPECIFIED.

MAINTENANCE AND INSPECTION POINTS:
ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING:
IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING

### TEMPORARY COVER SEEDING MIXTURES

| SEEDING DATES | GRASS SEED | SOIL AMENDMENTS | MULCH | MAINTENANCE |
|---|---|---|---|---|
| JANUARY 1 TO MAY 1 | RYE (120 LBS/ACRE) | FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER. | APPLY 4,000 LBS/ACTE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL. | REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESSED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. |
| MAY 1 TO AUGUST 15 | OATS (60 LBS/ACRE) | | | |
| | BROWN TOP MILLET (30 LBS/ACRE) | | | |
| AUGUST 15 - DECEMBER 31 | OATS (30 LBS/ACRE) | | | |
| | WINTER WHEAT (30 LBS/ACRE) | | | |

### PERMANENT COVER SEEDING MIXTURES

| ZONE | | BEST | MARGINAL | PREFERRED RATE/MIX (lb/ac PLS) |
|---|---|---|---|---|
| REGION II | LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS | AUG 25 - SEPT 15<br>FEB 15 - MAY 30 | SEPT 15 - OCT 25<br>MAR 21 - MAY 30 | 15 BROWNTOP MULLET<br>5 LITTLE BLUESTEM<br>2 SWITCH GRASS<br>2 TALL DROPSEED<br>5 SIDEOATS GRAMMA<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER |
| | LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH | AUG 25 - SEPT 15<br>FEB 15 - MAY 30 | SEPT 15 - OCT 25<br>MAR 21 - MAY 30 | 15 BROWNTOP MULLET<br>5 PURPLETOP<br>5 LITTLE BLUESTREAM<br>5 VIRGINIA WILD RYE<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER |
| | HIGH MAINTENANCE | AUG 30 - OCT 15 | FEB 15 - APR 15 | 15 BROWNTOP MULLET<br>2 PARTRIDGE PEA<br>45 RED FESCUE<br>45 HARD FESCUE<br>25 CHEWING FESCUE |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

GRADING, DRAINAGE, & EPSC NOTES

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
C3.9

P:\320-000\320-303\-CAD\Dwg\C102 Site Plan Submittal\(8.5X22")-C102-C3.0.dwg[C3.9] LS(7/7/2022 - dstuart) - LP: 7/7/2022 3:33 PM

NORTH

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

## COMPENSATORY CUT SECTION LOCATION MAP

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:

**C3.10A**

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

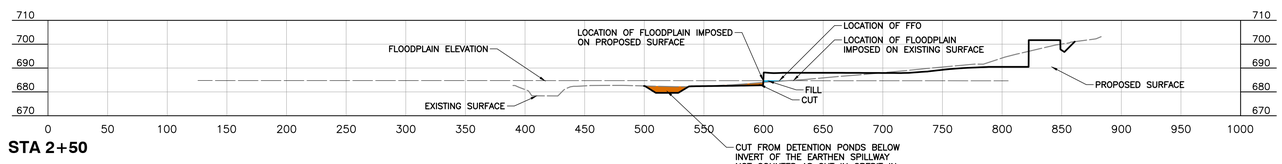
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NORTH

LEGEND

- CUT: 3'–2.5'
- CUT: 2.5'–2'
- CUT: 2'–1.5'
- CUT: 1.5'–1'
- CUT: 1'–0.5'
- CUT: 0.5'–0'
- FILL: 0'–0.5'
- FILL: 0.5'–1'
- FILL: 1.0'–1.5'
- FILL: 1.5'–6.0'
- FIS BASED ELEVATIONS IMPOSED ON PROPOSED GRADE
- FIS BASED ELEVATIONS IMPOSED ON EXISTING GRADE
- POST–PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN = FFO

NOTE:
THE PUBLISHED FIS ELEVATIONS (WHICH VARY ACROSS THE SITE) WERE USED TO ESTABLISH A SURFACE FROM WHICH TO CALCULATE CUT/FILL VOLUMES. THE FIRM 47187C0212F LINE WORK DOES NOT NECESSARILY MATCH THIS CREATED SURFACE BASED ON THE PUBLISHED ELEVATIONS DUE TO DIFFERENCES BETWEEN EXISTING TOPOGRAPHY AND THE TOPOGRAPHY UPON WHICH THE FIS IS BASED.




STA 2+50

TYPICAL SITE SECTION
N.T.S.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 101415
STATE OF TENNESSEE
7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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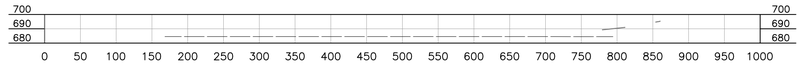
COMPENSATORY CUT HEATMAP

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

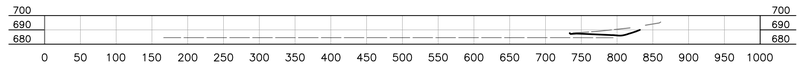
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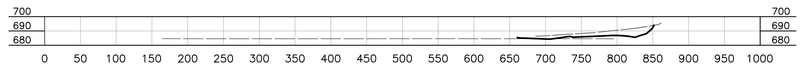
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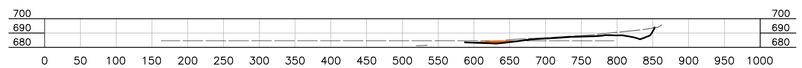

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**STA 0+20**



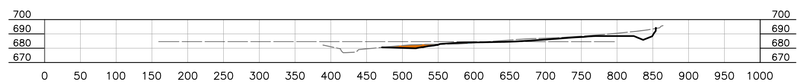

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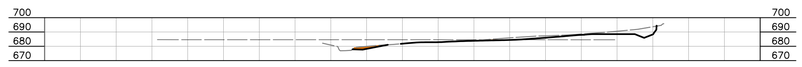

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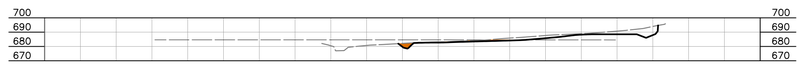

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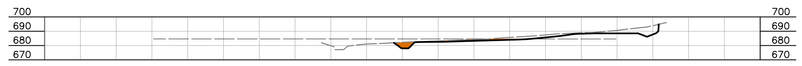

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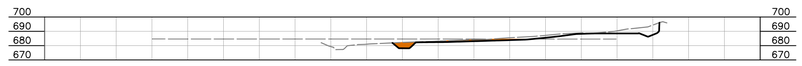

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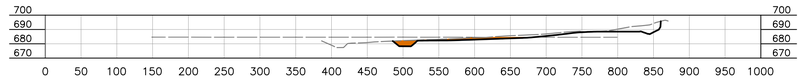

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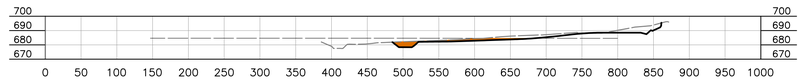

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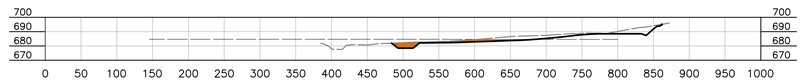

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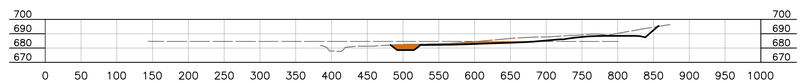

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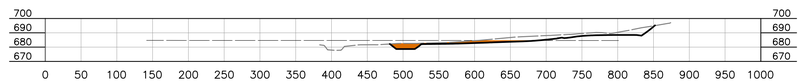

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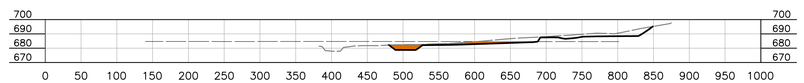

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**STA 1+50**



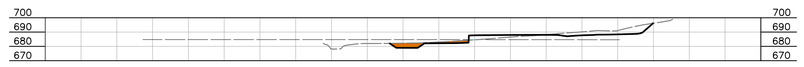

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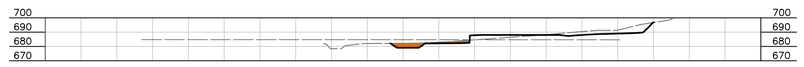

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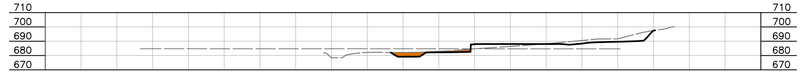

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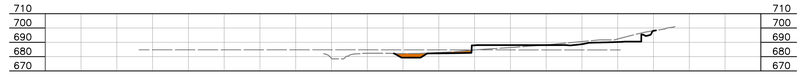

**STA 1+90**




**STA 2+00**




**STA 2+10**




**STA 2+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 0+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0+30.00 | 2.24 | 0.00 | 0.41 | 0.00 | 0.41 | 0.00 | 0.41 |
| 0+40.00 | 70.22 | 0.00 | 13.42 | 0.00 | 13.83 | 0.00 | 13.83 |
| 0+50.00 | 30.95 | 11.16 | 18.74 | 2.07 | 32.57 | 2.07 | 30.50 |
| 0+60.00 | 119.45 | 26.26 | 27.85 | 6.93 | 60.42 | 9.00 | 51.42 |
| 0+70.00 | 79.86 | 8.09 | 36.91 | 6.36 | 97.33 | 15.36 | 81.97 |
| 0+80.00 | 42.54 | 0.02 | 22.67 | 1.50 | 120.00 | 16.86 | 103.14 |
| 0+90.00 | 122.09 | 0.00 | 30.49 | 0.00 | 150.48 | 16.86 | 133.62 |
| 1+00.00 | 186.04 | 0.00 | 57.06 | 0.00 | 207.54 | 16.86 | 190.68 |
| 1+10.00 | 228.47 | 0.00 | 76.76 | 0.00 | 284.31 | 16.86 | 267.44 |
| 1+20.00 | 255.50 | 0.00 | 89.62 | 0.00 | 373.93 | 16.86 | 357.07 |
| 1+30.00 | 268.90 | 0.00 | 97.11 | 0.00 | 471.04 | 16.86 | 454.18 |
| 1+40.00 | 280.95 | 0.00 | 101.82 | 0.00 | 572.86 | 16.86 | 556.00 |
| 1+50.00 | 291.27 | 0.00 | 105.97 | 0.00 | 678.83 | 16.86 | 661.96 |
| 1+60.00 | 304.49 | 0.00 | 110.33 | 0.00 | 789.16 | 16.86 | 772.29 |
| 1+70.00 | 313.54 | 0.00 | 114.45 | 0.00 | 903.61 | 16.86 | 886.74 |
| 1+80.00 | 244.18 | 0.00 | 103.28 | 0.00 | 1006.89 | 16.86 | 990.02 |
| 1+90.00 | 200.12 | 2.00 | 82.28 | 0.37 | 1089.16 | 17.23 | 1071.93 |
| 2+00.00 | 196.85 | 1.07 | 73.51 | 0.57 | 1162.68 | 17.80 | 1144.87 |
| 2+10.00 | 186.60 | 0.49 | 71.01 | 0.29 | 1233.69 | 18.09 | 1215.59 |
| 2+20.00 | 162.65 | 0.65 | 64.68 | 0.21 | 1298.36 | 18.30 | 1280.06 |

LEGEND

CUT

FILL

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC

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1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

*HAND SIGNATURE ON FILE

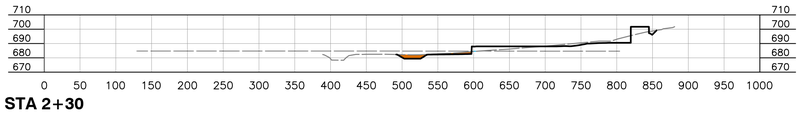
STEVEN E. CAREY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 101613
STATE OF TENNESSEE

7/19/22

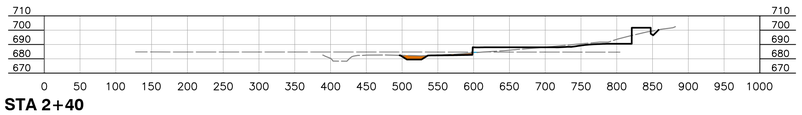
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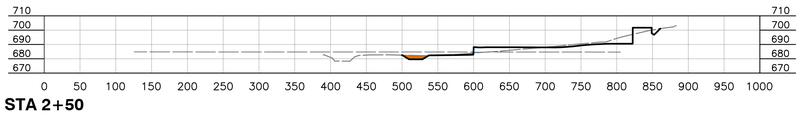

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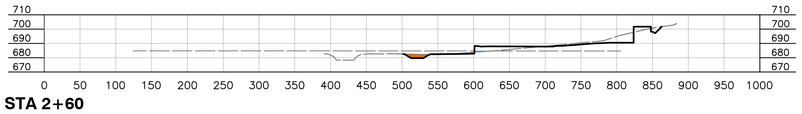

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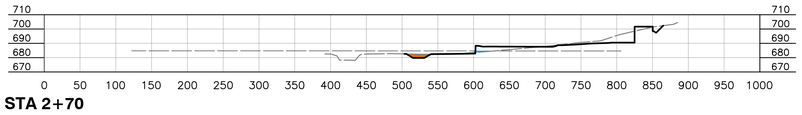

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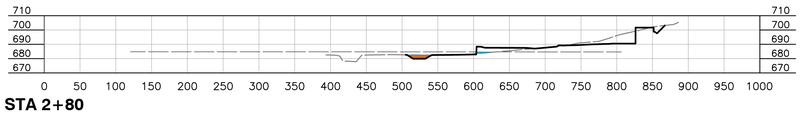

**STA 2+50**



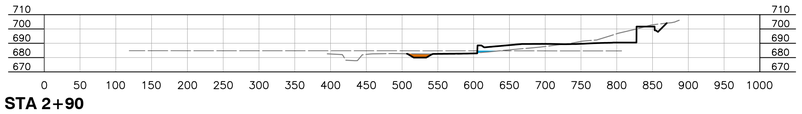

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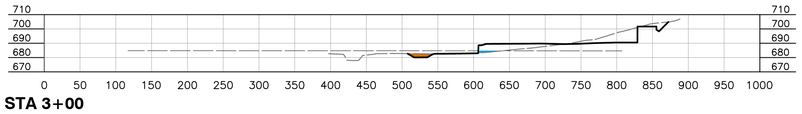

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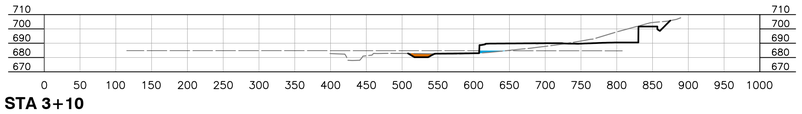

**STA 2+80**



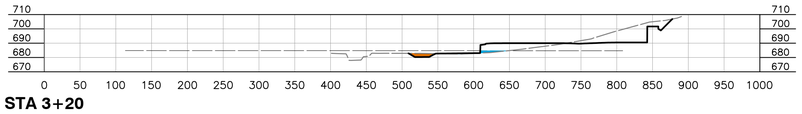

**STA 2+90**



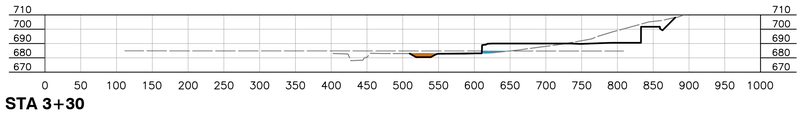

**STA 3+00**



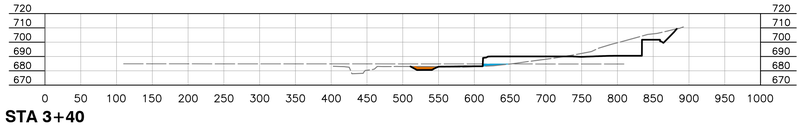

**STA 3+10**



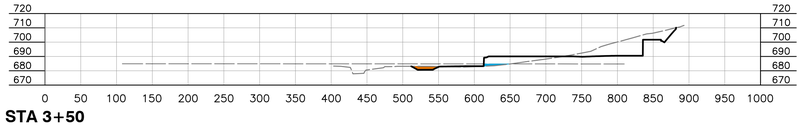

**STA 3+20**



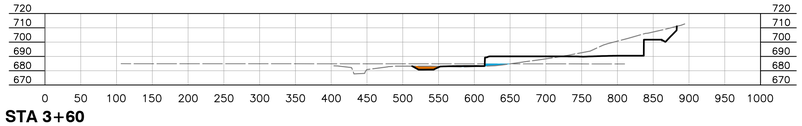

**STA 3+30**



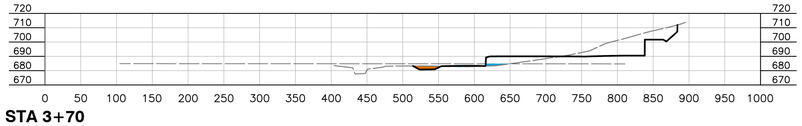

**STA 3+40**



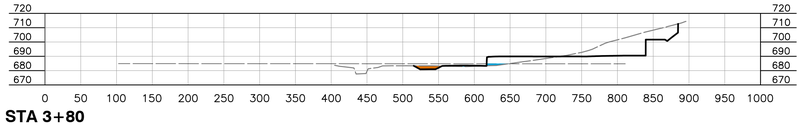

**STA 3+50**



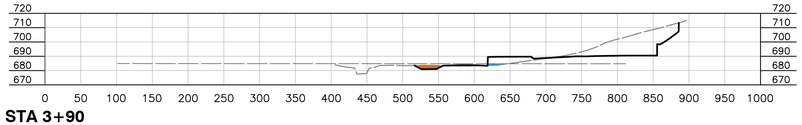

**STA 3+60**



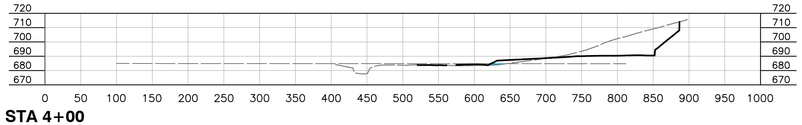

**STA 3+70**



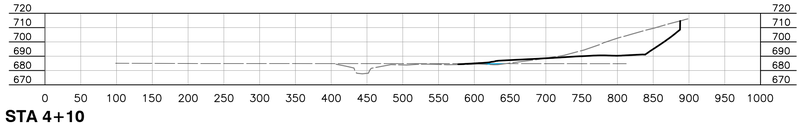

**STA 3+80**



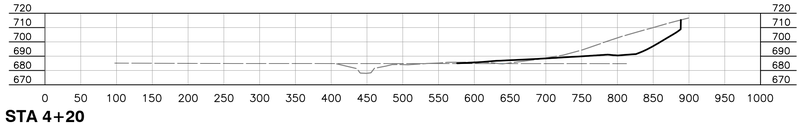

**STA 3+90**




**STA 4+00**




**STA 4+10**




**STA 4+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 2+30.00 | 138.78 | 1.86 | 55.82 | 0.46 | 1354.18 | 18.77 | 1335.41 |
| 2+40.00 | 116.02 | 3.98 | 47.18 | 1.08 | 1401.37 | 19.85 | 1381.52 |
| 2+50.00 | 98.71 | 8.80 | 39.76 | 2.37 | 1441.13 | 22.21 | 1418.92 |
| 2+60.00 | 85.05 | 15.24 | 34.03 | 4.45 | 1475.16 | 26.67 | 1448.49 |
| 2+70.00 | 74.57 | 21.45 | 29.56 | 6.79 | 1504.72 | 33.46 | 1471.26 |
| 2+80.00 | 72.21 | 26.14 | 27.18 | 8.81 | 1531.90 | 42.27 | 1489.63 |
| 2+90.00 | 70.38 | 32.16 | 26.41 | 10.80 | 1558.31 | 53.07 | 1505.23 |
| 3+00.00 | 69.95 | 39.65 | 25.99 | 13.30 | 1584.29 | 66.37 | 1517.92 |
| 3+10.00 | 71.40 | 46.68 | 26.18 | 15.99 | 1610.47 | 82.35 | 1528.11 |
| 3+20.00 | 73.14 | 51.94 | 26.77 | 18.26 | 1637.23 | 100.62 | 1536.62 |
| 3+30.00 | 74.06 | 52.34 | 27.26 | 19.31 | 1664.49 | 119.93 | 1544.57 |
| 3+40.00 | 73.24 | 53.84 | 27.28 | 19.66 | 1691.77 | 139.59 | 1552.18 |
| 3+50.00 | 73.46 | 55.66 | 27.17 | 20.28 | 1718.94 | 159.87 | 1559.07 |
| 3+60.00 | 73.92 | 56.91 | 27.29 | 20.85 | 1746.23 | 180.71 | 1565.52 |
| 3+70.00 | 73.95 | 58.21 | 27.38 | 21.32 | 1773.62 | 202.03 | 1571.58 |
| 3+80.00 | 73.93 | 54.35 | 27.39 | 20.84 | 1801.00 | 222.88 | 1578.12 |
| 3+90.00 | 79.25 | 47.45 | 28.37 | 18.85 | 1829.37 | 241.73 | 1587.64 |
| 4+00.00 | 6.86 | 43.40 | 15.95 | 16.82 | 1845.31 | 258.56 | 1586.76 |
| 4+10.00 | 0.00 | 28.78 | 1.27 | 13.37 | 1846.58 | 271.92 | 1574.66 |
| 4+20.00 | 0.00 | 0.73 | 0.00 | 5.47 | 1846.58 | 277.39 | 1569.20 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:

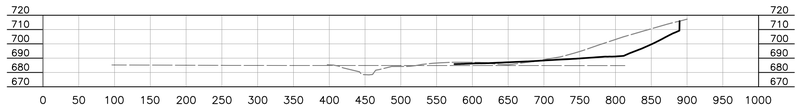
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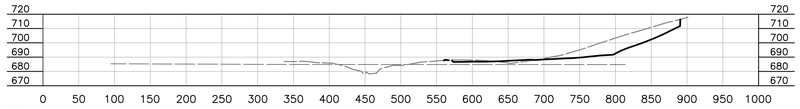
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/11/22

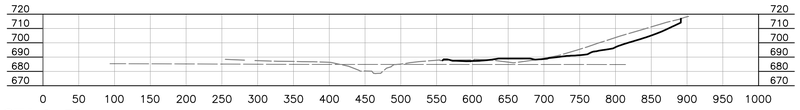

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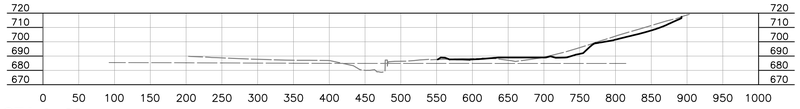

**STA 4+30**



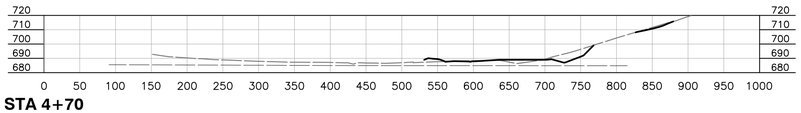

**STA 4+40**



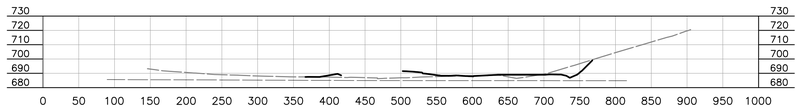

**STA 4+50**



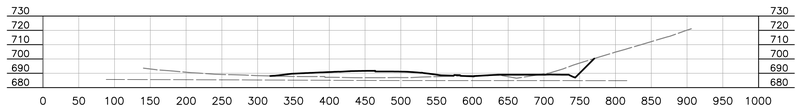

**STA 4+60**



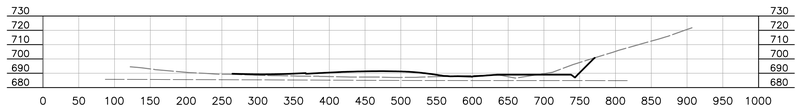

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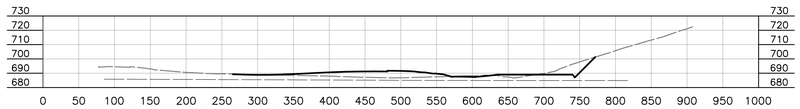

**STA 4+80**



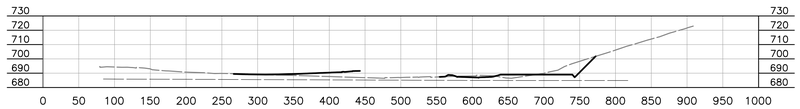

**STA 4+90**



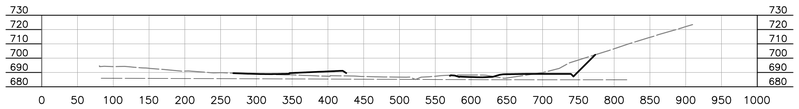

**STA 5+00**



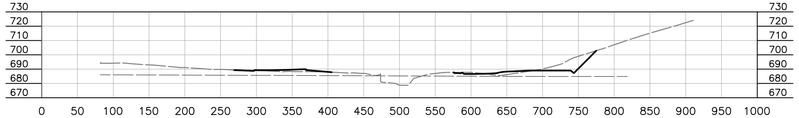

**STA 5+10**



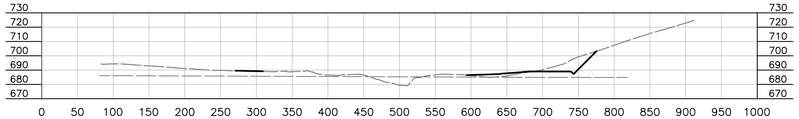

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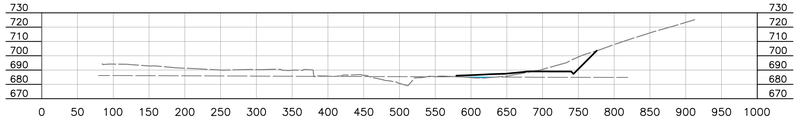

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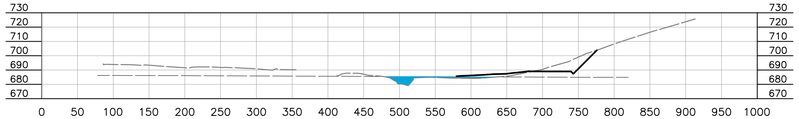

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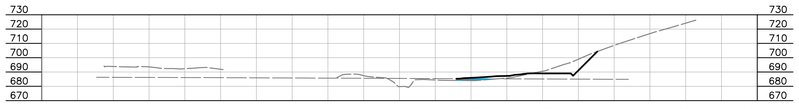

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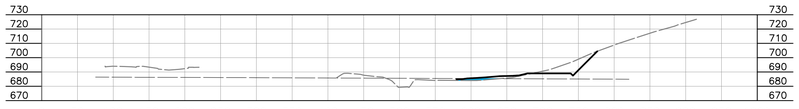

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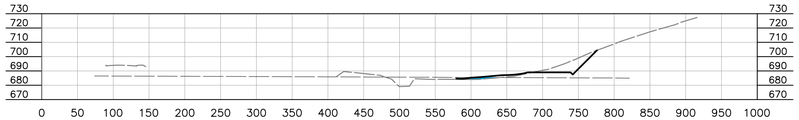

**STA 5+70**



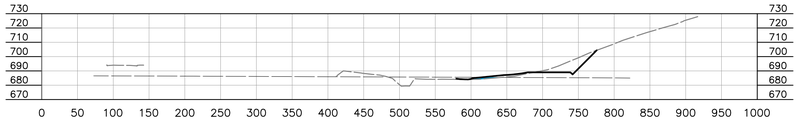

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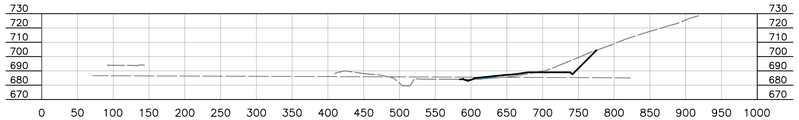

**STA 5+90**




**STA 6+00**




**STA 6+10**




**STA 6+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 4+30.00 | 0.00 | 0.00 | 0.00 | 0.14 | 1846.58 | 277.52 | 1569.06 |
| 4+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+50.00 | 0.00 | 1.27 | 0.00 | 0.23 | 1846.58 | 277.76 | 1568.83 |
| 5+60.00 | 0.00 | 20.82 | 0.00 | 4.09 | 1846.58 | 281.85 | 1564.74 |
| 5+70.00 | 0.00 | 234.05 | 0.00 | 47.20 | 1846.58 | 329.05 | 1517.54 |
| 5+80.00 | 0.00 | 55.51 | 0.00 | 53.62 | 1846.58 | 382.67 | 1463.91 |
| 5+90.00 | 0.00 | 54.74 | 0.00 | 20.42 | 1846.58 | 403.09 | 1443.50 |
| 6+00.00 | 0.00 | 48.05 | 0.00 | 19.04 | 1846.58 | 422.12 | 1424.46 |
| 6+10.00 | 0.18 | 34.13 | 0.03 | 15.22 | 1846.62 | 437.34 | 1409.28 |
| 6+20.00 | 7.89 | 29.68 | 1.50 | 11.82 | 1848.11 | 449.16 | 1398.96 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:

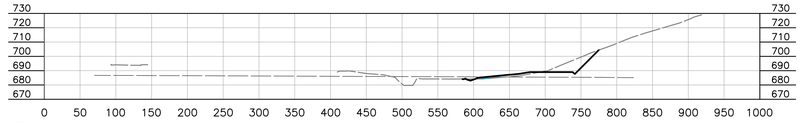
**3.10E**

*HAND SIGNATURE ON FILE

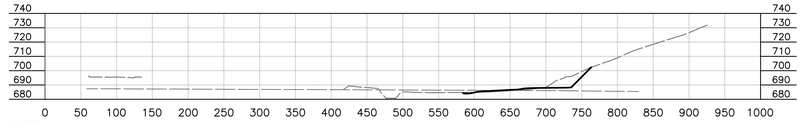
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/11/22

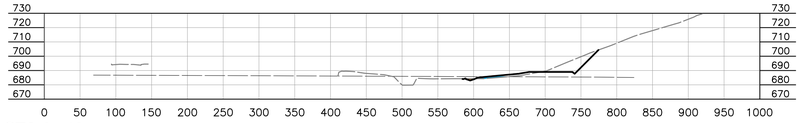
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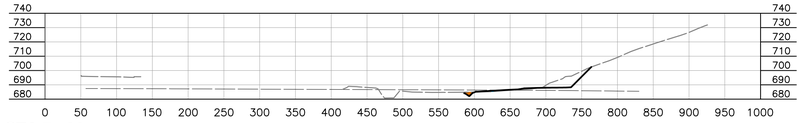

**STA 6+30**



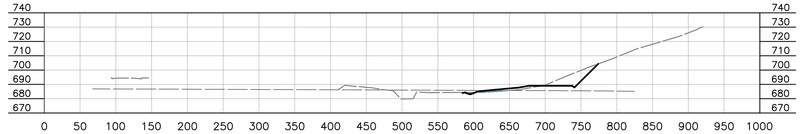

**STA 7+20**



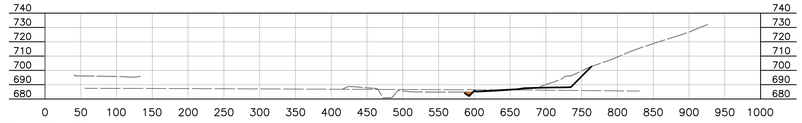

**STA 6+40**



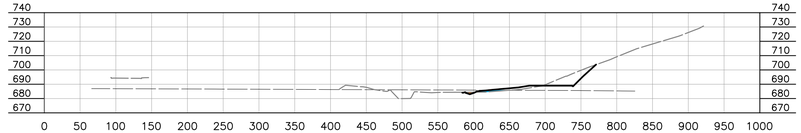

**STA 7+30**



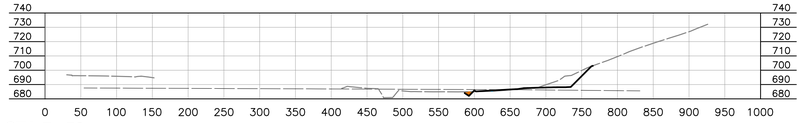

**STA 6+50**



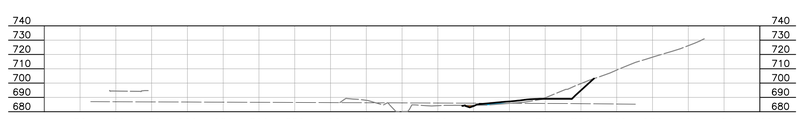

**STA 7+40**




**STA 6+60**



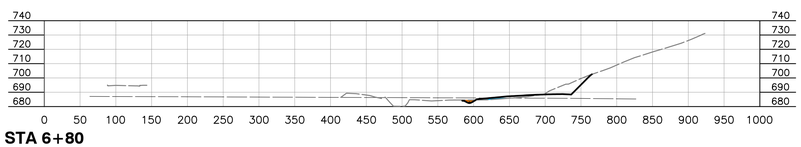

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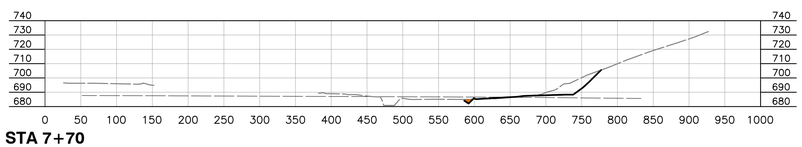

**STA 6+70**



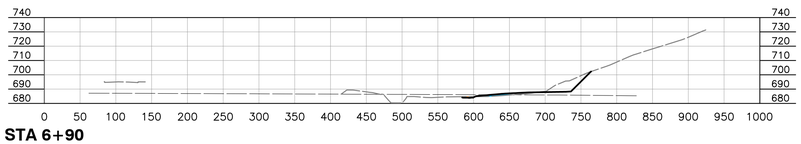

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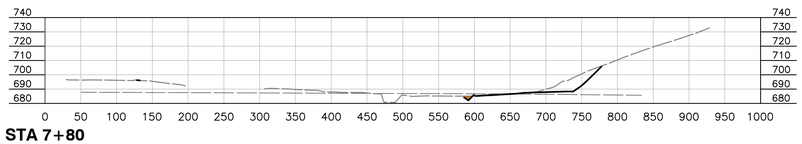

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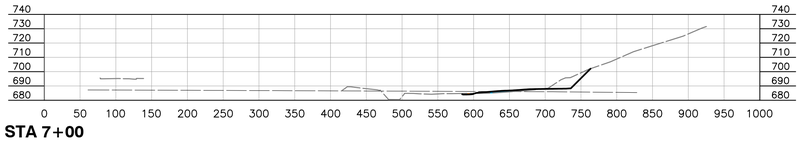

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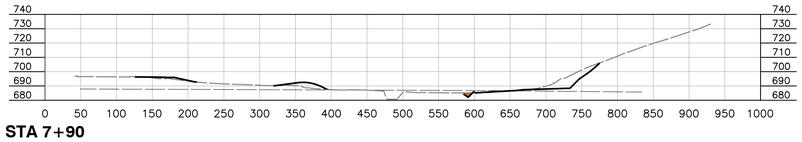

**STA 6+90**



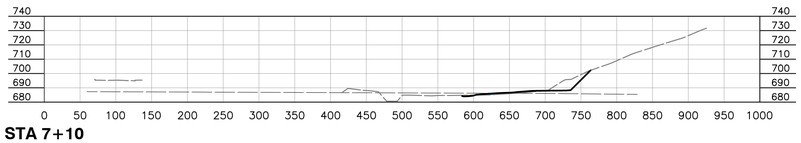

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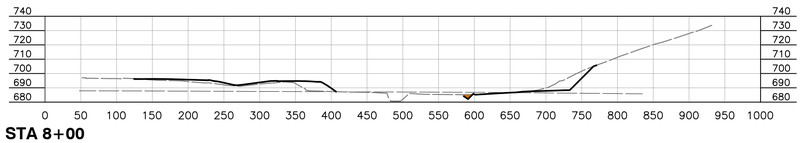

**STA 7+00**




**STA 7+90**




**STA 7+10**




**STA 8+00**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 6+30.00 | 8.72 | 31.37 | 3.08 | 11.31 | 1851.19 | 460.46 | 1390.73 |
| 6+40.00 | 10.03 | 32.56 | 3.47 | 11.84 | 1854.66 | 472.30 | 1382.36 |
| 6+50.00 | 11.37 | 33.05 | 3.96 | 12.15 | 1858.62 | 484.45 | 1374.17 |
| 6+60.00 | 12.64 | 33.02 | 4.45 | 12.23 | 1863.07 | 496.69 | 1366.38 |
| 6+70.00 | 13.80 | 32.94 | 4.90 | 12.21 | 1867.97 | 508.90 | 1359.06 |
| 6+80.00 | 23.99 | 33.44 | 7.00 | 12.29 | 1874.96 | 521.20 | 1353.77 |
| 6+90.00 | 11.67 | 33.28 | 6.60 | 12.36 | 1881.57 | 533.55 | 1348.01 |
| 7+00.00 | 11.45 | 31.69 | 4.28 | 12.03 | 1885.85 | 545.59 | 1340.26 |
| 7+10.00 | 11.32 | 28.84 | 4.22 | 11.21 | 1890.07 | 556.80 | 1333.27 |
| 7+20.00 | 11.33 | 24.76 | 4.19 | 9.93 | 1894.26 | 566.72 | 1327.54 |
| 7+30.00 | 21.89 | 20.26 | 6.15 | 8.34 | 1900.41 | 575.06 | 1325.35 |
| 7+40.00 | 20.30 | 20.86 | 7.81 | 7.61 | 1908.23 | 582.67 | 1325.55 |
| 7+50.00 | 20.54 | 20.45 | 7.56 | 7.65 | 1915.79 | 590.32 | 1325.47 |
| 7+60.00 | 20.77 | 19.98 | 7.65 | 7.49 | 1923.44 | 597.81 | 1325.63 |
| 7+70.00 | 21.05 | 18.52 | 7.74 | 7.13 | 1931.18 | 604.94 | 1326.24 |
| 7+80.00 | 21.51 | 15.61 | 7.88 | 6.32 | 1939.06 | 611.26 | 1327.80 |
| 7+90.00 | 22.30 | 11.87 | 8.11 | 5.09 | 1947.18 | 616.35 | 1330.83 |
| 8+00.00 | 23.27 | 6.43 | 8.44 | 3.39 | 1955.62 | 619.74 | 1335.88 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

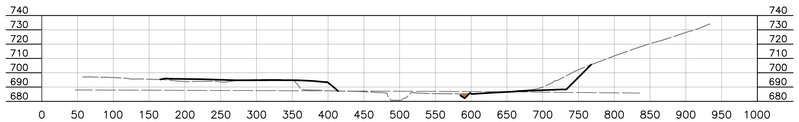
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
**3.10F**

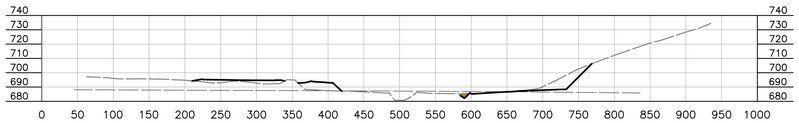
*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
No. 107419
STATE OF TENNESSEE
7/7/22

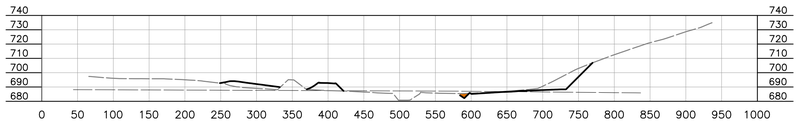

P:\320-000\320-303\~CAD\Dwg\Plan\18302Plan-Civil-GRADING-CALC.dwg[3.10F] LS|6/13/2022 - apyleasey) - LM: 7/7/2022 3:11 PM



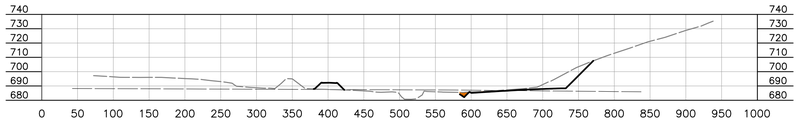

**STA 8+10**



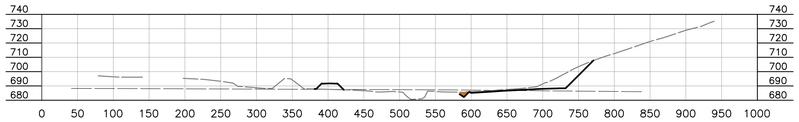

**STA 8+20**



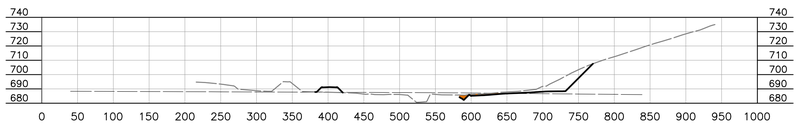

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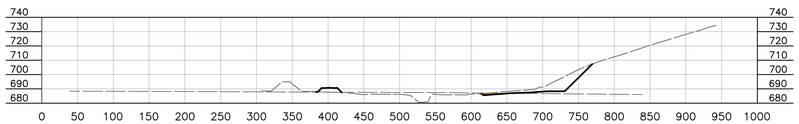

**STA 8+40**



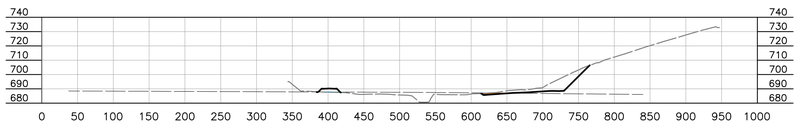

**STA 8+50**



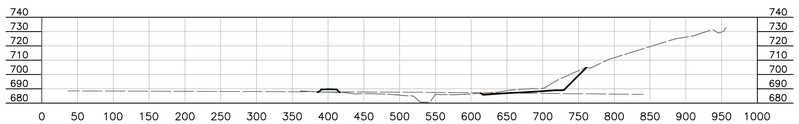

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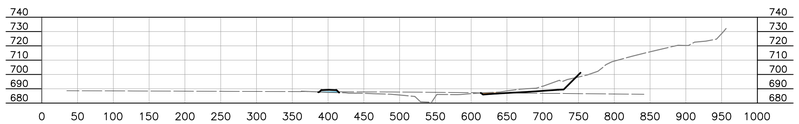

**STA 8+70**



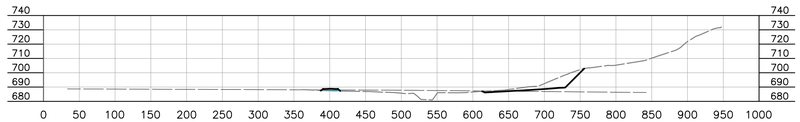

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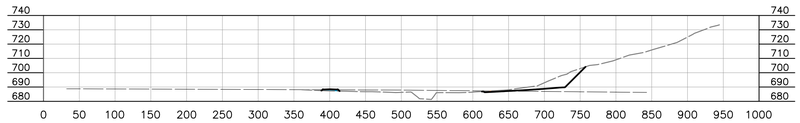

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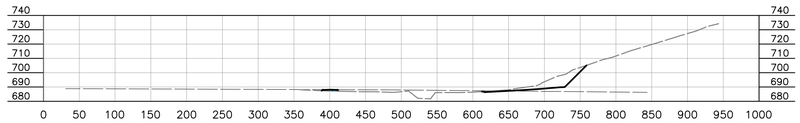

**STA 9+00**



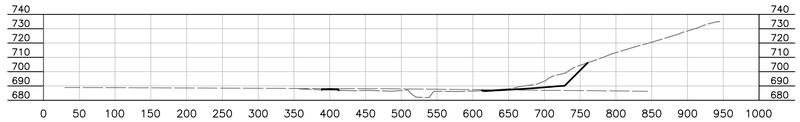

**STA 9+10**



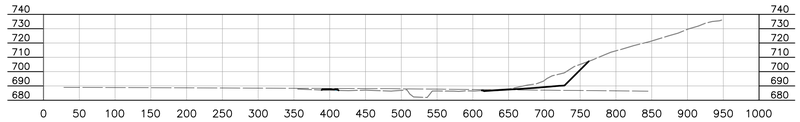

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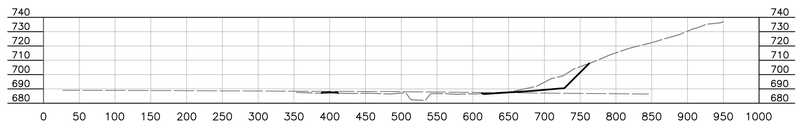

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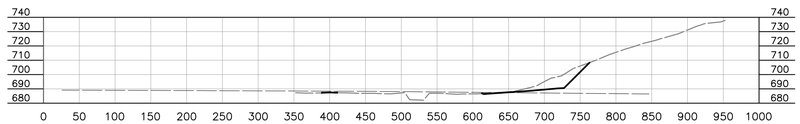

**STA 9+40**



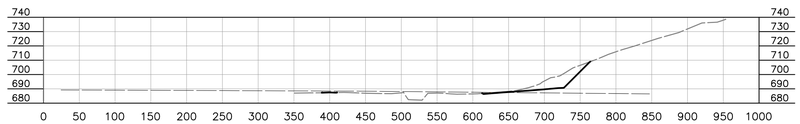

**STA 9+50**



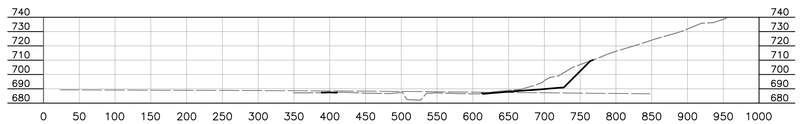

**STA 9+60**




**STA 9+70**




**STA 9+80**




**STA 9+90**

Total Volume Table

| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
|---|---|---|---|---|---|---|---|
| 8+10.00 | 25.82 | 1.89 | 9.09 | 1.54 | 1964.71 | 621.28 | 1343.43 |
| 8+20.00 | 32.31 | 1.33 | 10.76 | 0.60 | 1975.47 | 621.88 | 1353.59 |
| 8+30.00 | 41.43 | 2.02 | 13.66 | 0.62 | 1989.13 | 622.50 | 1366.63 |
| 8+40.00 | 51.27 | 2.08 | 17.17 | 0.76 | 2006.29 | 623.26 | 1383.04 |
| 8+50.00 | 60.35 | 1.91 | 20.67 | 0.74 | 2026.96 | 624.00 | 1402.97 |
| 8+60.00 | 69.05 | 1.67 | 23.96 | 0.66 | 2050.93 | 624.66 | 1426.27 |
| 8+70.00 | 27.63 | 2.00 | 17.90 | 0.68 | 2068.83 | 625.34 | 1443.49 |
| 8+80.00 | 27.42 | 4.79 | 10.19 | 1.26 | 2079.02 | 626.60 | 1452.42 |
| 8+90.00 | 25.33 | 8.16 | 9.77 | 2.40 | 2088.79 | 629.00 | 1459.79 |
| 9+00.00 | 22.19 | 11.34 | 8.80 | 3.61 | 2097.59 | 632.61 | 1464.98 |
| 9+10.00 | 18.59 | 14.61 | 7.55 | 4.81 | 2105.15 | 637.41 | 1467.73 |
| 9+20.00 | 14.92 | 17.99 | 6.20 | 6.04 | 2111.35 | 643.45 | 1467.90 |
| 9+30.00 | 12.32 | 18.83 | 5.04 | 6.82 | 2116.39 | 650.27 | 1466.12 |
| 9+40.00 | 11.20 | 15.89 | 4.36 | 6.43 | 2120.75 | 656.70 | 1464.05 |
| 9+50.00 | 10.48 | 13.79 | 4.02 | 5.50 | 2124.77 | 662.20 | 1462.57 |
| 9+60.00 | 10.17 | 8.05 | 3.82 | 4.04 | 2128.59 | 666.24 | 1462.35 |
| 9+70.00 | 9.74 | 3.70 | 3.69 | 2.18 | 2132.28 | 668.42 | 1463.86 |
| 9+80.00 | 11.14 | 1.63 | 3.87 | 0.99 | 2136.14 | 669.40 | 1466.74 |
| 9+90.00 | 12.65 | 0.13 | 4.40 | 0.32 | 2140.55 | 669.73 | 1470.82 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | | |
|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: JJC |
| PROJECT NO: | | 320-303 |
| APPROVED BY: | | *SEC |

*HAND SIGNATURE ON FILE

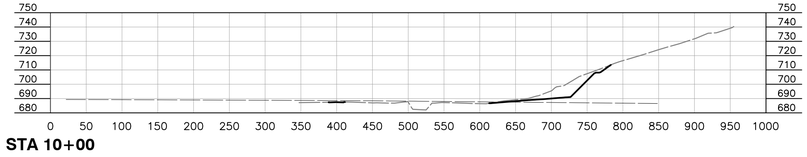
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

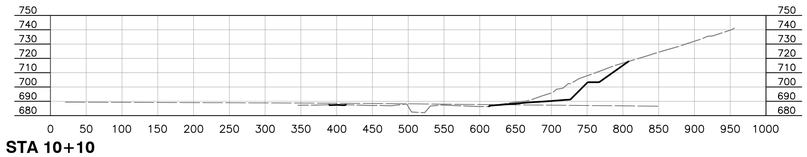
DRAWING NO.:

**3.10G**

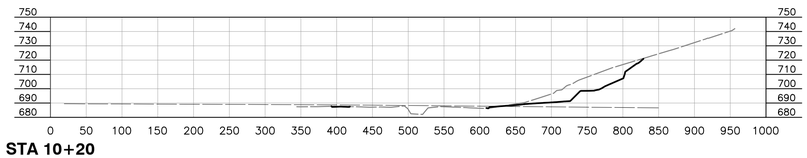

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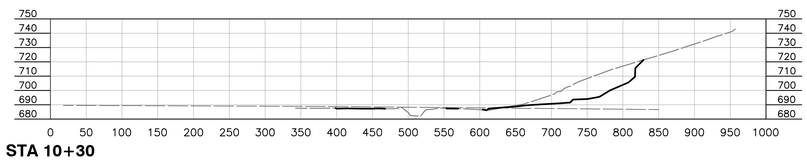

**STA 10+00**



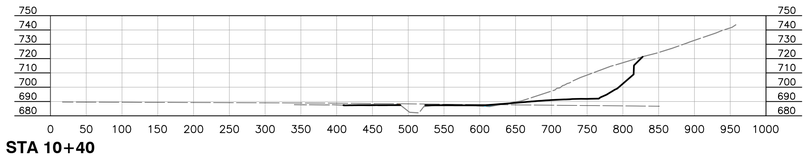

**STA 10+10**



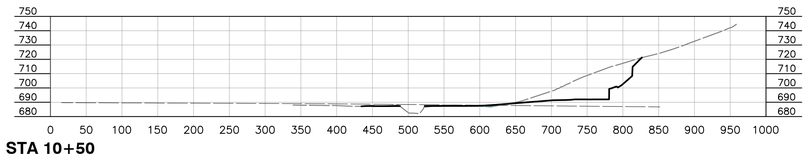

**STA 10+20**



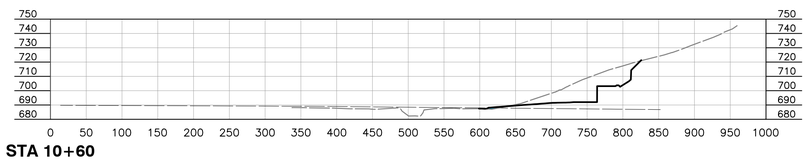

**STA 10+30**



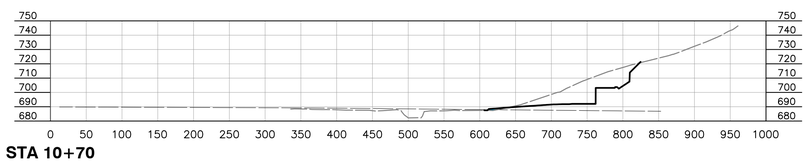

**STA 10+40**



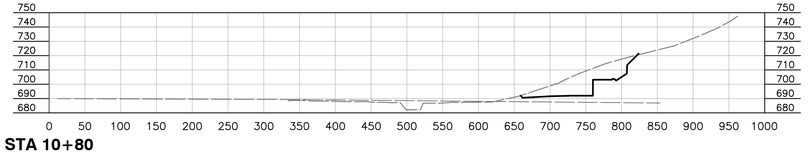

**STA 10+50**



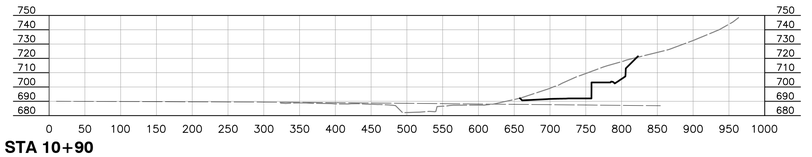

**STA 10+60**



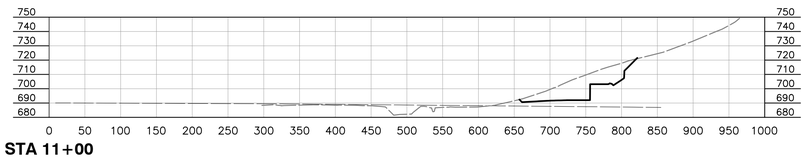

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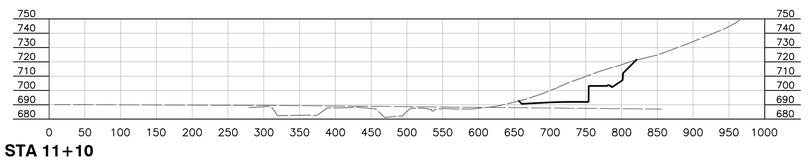

**STA 10+80**



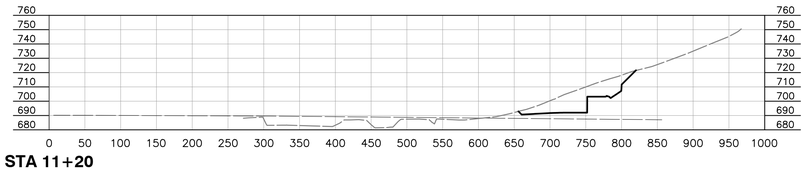

**STA 10+90**



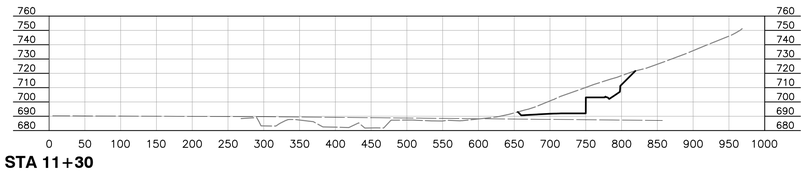

**STA 11+00**



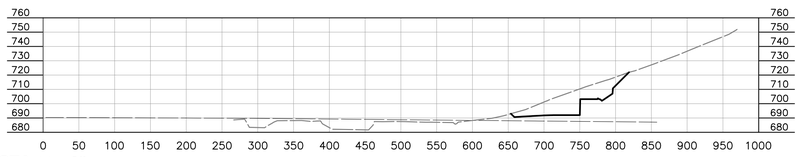

**STA 11+10**



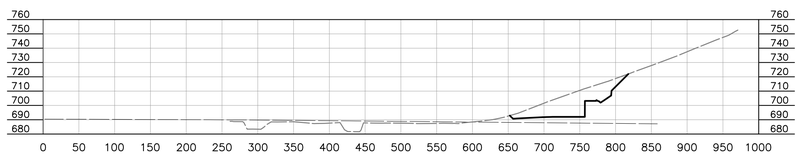

**STA 11+20**




**STA 11+30**




**STA 11+40**




**STA 11+50**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 10+00.00 | 9.72 | 0.00 | 4.14 | 0.02 | 2144.69 | 669.75 | 1474.94 |
| 10+10.00 | 7.37 | 1.49 | 3.16 | 0.28 | 2147.85 | 670.03 | 1477.83 |
| 10+20.00 | 6.34 | 7.90 | 2.54 | 1.74 | 2150.39 | 671.77 | 1478.63 |
| 10+30.00 | 3.00 | 19.12 | 1.73 | 5.00 | 2152.12 | 676.77 | 1475.35 |
| 10+40.00 | 13.82 | 42.99 | 3.11 | 11.50 | 2155.24 | 688.27 | 1466.97 |
| 10+50.00 | 19.98 | 31.28 | 6.26 | 13.75 | 2161.49 | 702.02 | 1459.47 |
| 10+60.00 | 0.00 | 9.00 | 3.70 | 7.46 | 2165.19 | 709.48 | 1455.71 |
| 10+70.00 | 0.00 | 5.44 | 0.00 | 2.68 | 2165.19 | 712.16 | 1453.03 |
| 10+80.00 | 0.00 | 0.00 | 0.00 | 1.01 | 2165.19 | 713.17 | 1452.03 |
| 10+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

*HAND SIGNATURE ON FILE

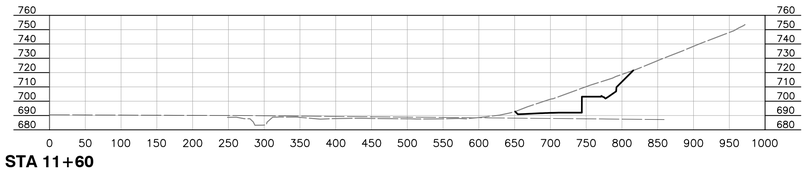
STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

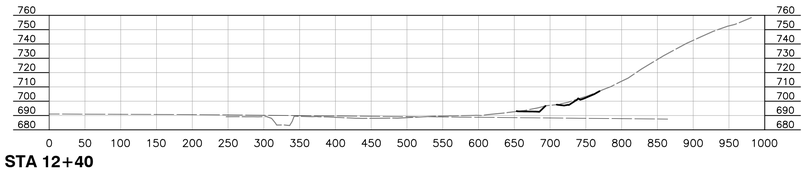
DRAWING NO.:

**3.10H**

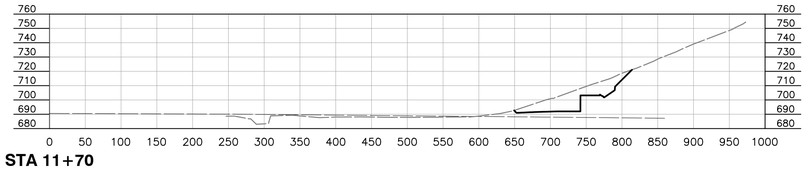

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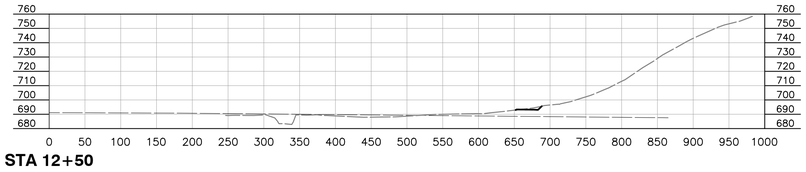

**STA 11+60**



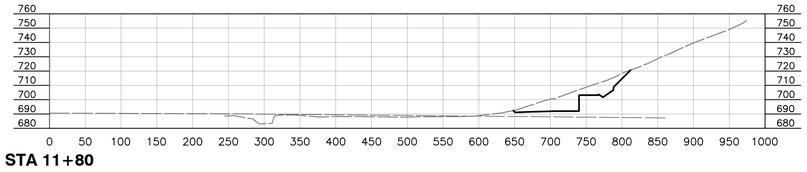

**STA 12+40**



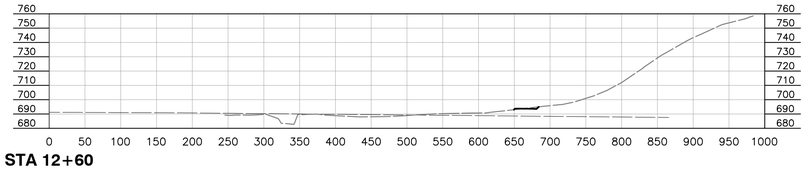

**STA 11+70**



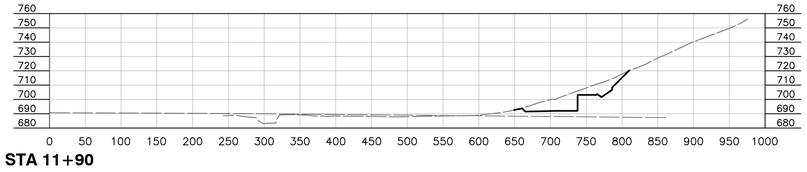

**STA 12+50**



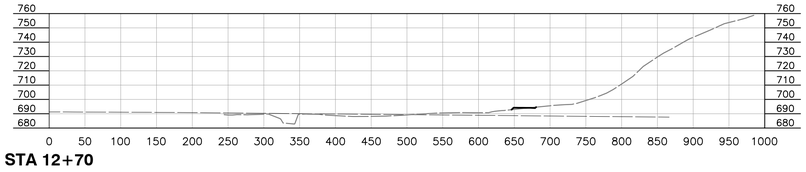

**STA 11+80**



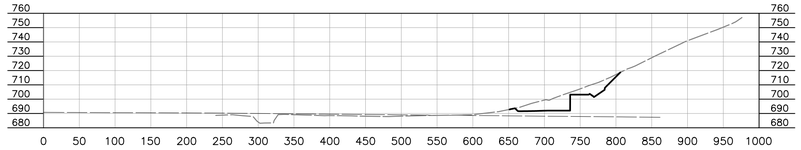

**STA 12+60**



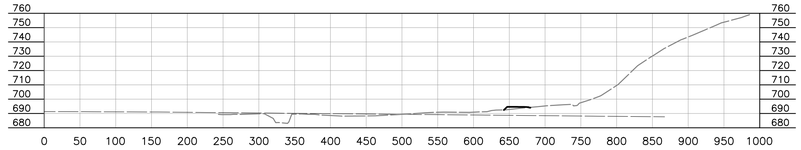

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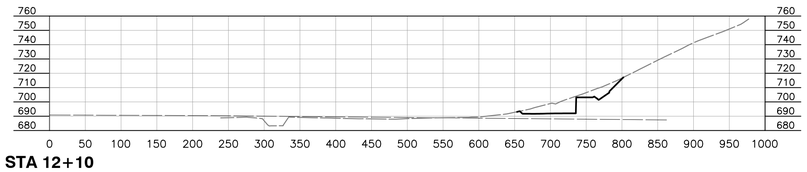

**STA 12+70**



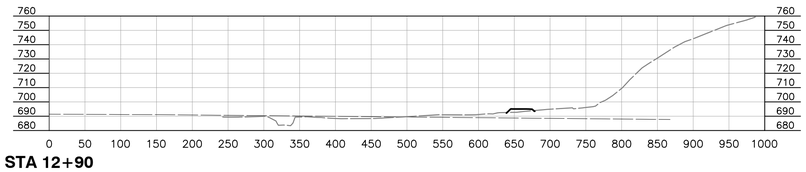

**STA 12+00**



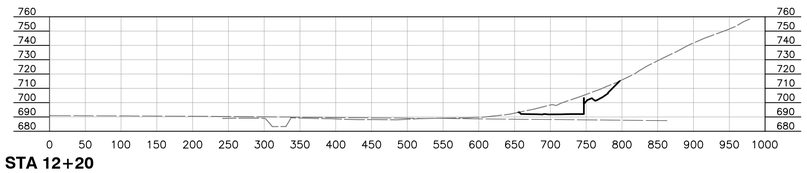

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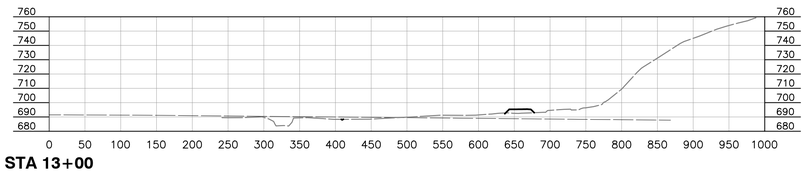

**STA 12+10**



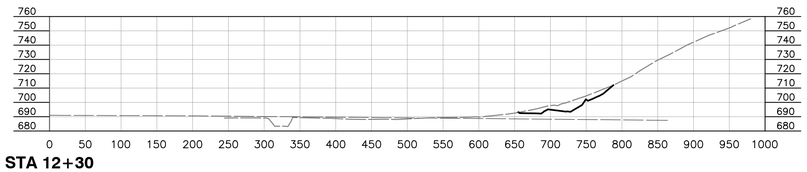

**STA 12+90**



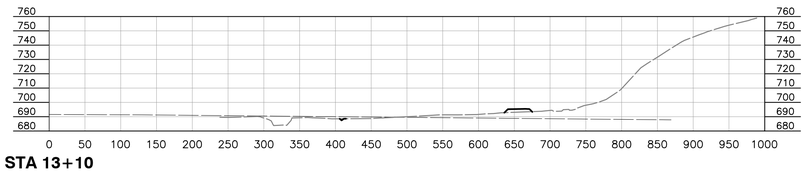

**STA 12+20**




**STA 13+00**




**STA 12+30**




**STA 13+10**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 11+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 13+00.00 | 0.59 | 0.01 | 0.11 | 0.00 | 2165.30 | 713.17 | 1452.13 |
| 13+10.00 | 3.34 | 0.00 | 0.73 | 0.00 | 2166.03 | 713.17 | 1452.86 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |

*HAND SIGNATURE ON FILE

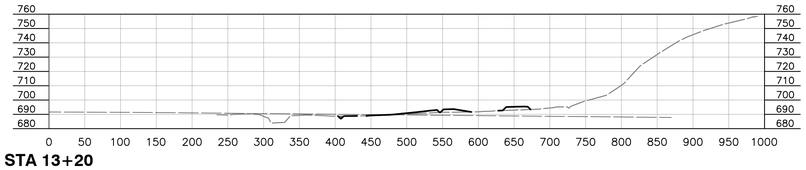
STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/19/22

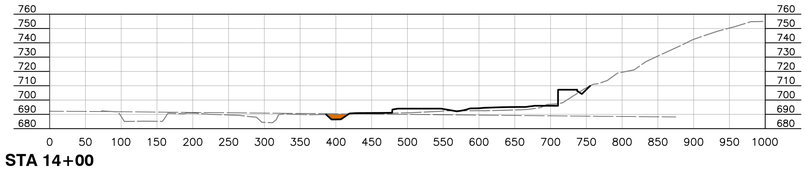
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**3.10I**

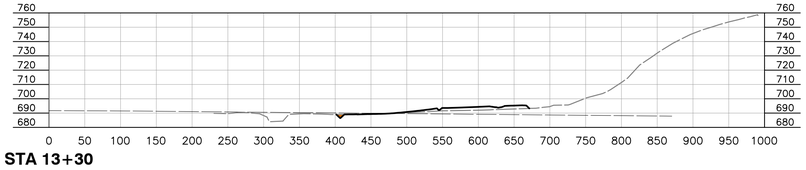
A:\320-000\320-303\~dwg\Xref\(BASE)TM-GW1~DWG\WC-DALC.dwg[3.10I] 12/19/2022 - cpuckett - LP: 7/7/2022 3:12 PM



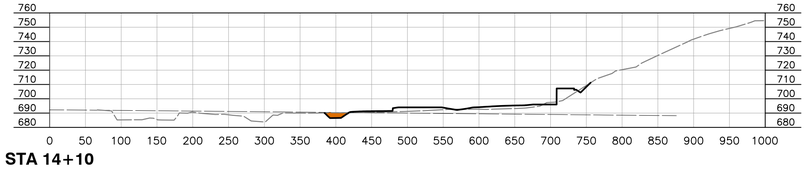

**STA 13+20**



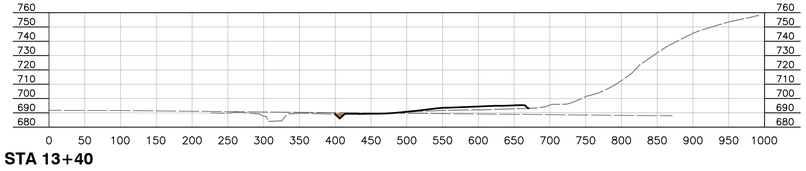

**STA 14+00**



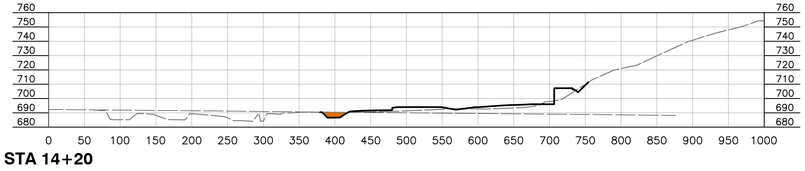

**STA 13+30**



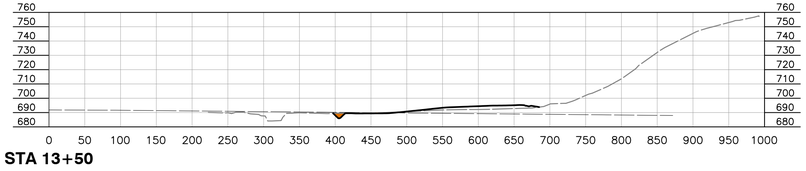

**STA 14+10**



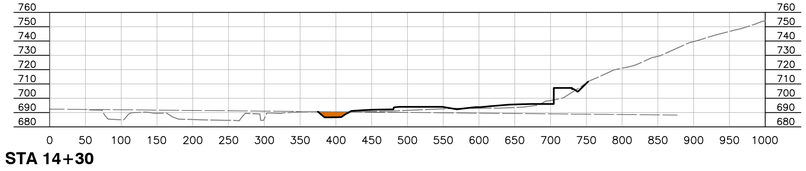

**STA 13+40**



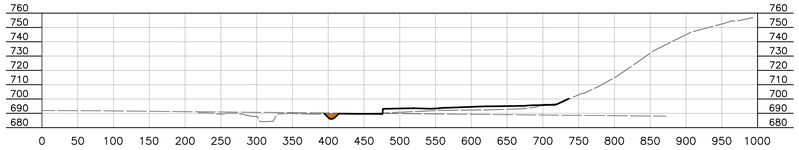

**STA 14+20**



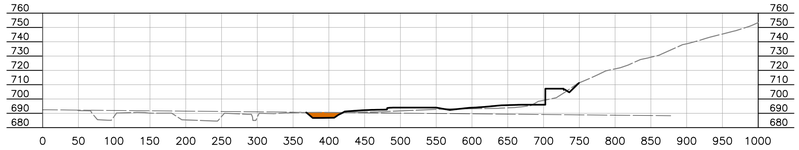

**STA 13+50**



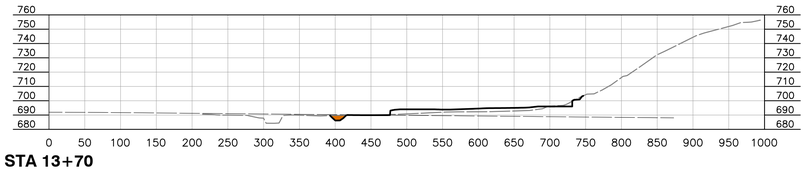

**STA 14+30**



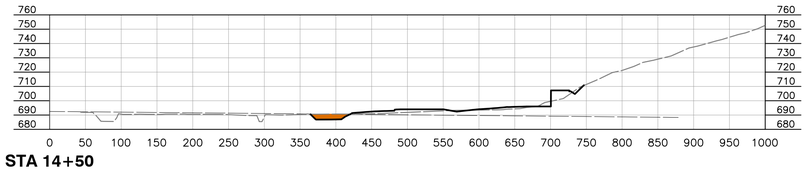

**STA 13+60**



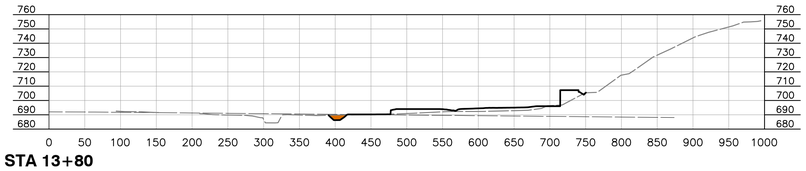

**STA 14+40**



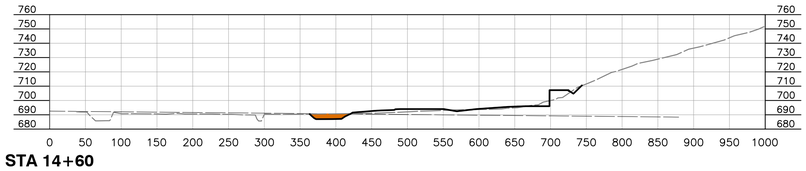

**STA 13+70**



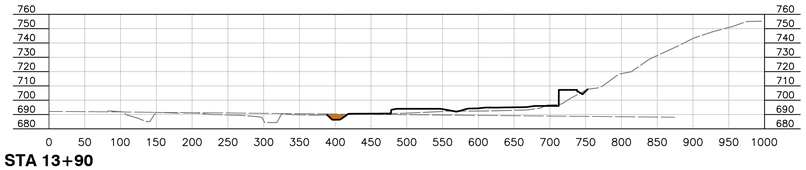

**STA 14+50**



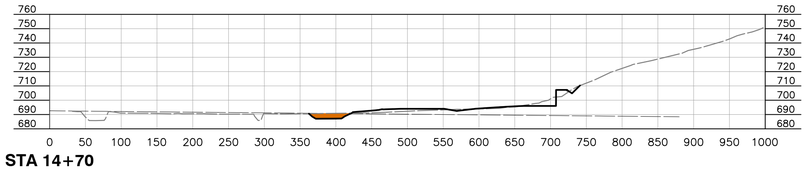

**STA 13+80**




**STA 14+60**




**STA 13+90**




**STA 14+70**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 13+20.00 | 8.13 | 7.63 | 2.12 | 1.41 | 2168.15 | 714.58 | 1453.57 |
| 13+30.00 | 15.42 | 1.91 | 4.36 | 1.77 | 2172.52 | 716.35 | 1456.17 |
| 13+40.00 | 30.34 | 0.00 | 8.47 | 0.35 | 2180.99 | 716.70 | 1464.29 |
| 13+50.00 | 48.54 | 0.00 | 14.61 | 0.00 | 2195.60 | 716.70 | 1478.90 |
| 13+60.00 | 54.49 | 0.47 | 19.08 | 0.09 | 2214.68 | 716.79 | 1497.89 |
| 13+70.00 | 54.50 | 2.95 | 20.18 | 0.63 | 2234.86 | 717.42 | 1517.44 |
| 13+80.00 | 61.69 | 5.19 | 21.52 | 1.51 | 2256.38 | 718.93 | 1537.45 |
| 13+90.00 | 70.15 | 2.72 | 24.41 | 1.46 | 2280.79 | 720.39 | 1560.40 |
| 14+00.00 | 78.66 | 0.91 | 27.56 | 0.67 | 2308.35 | 721.07 | 1587.28 |
| 14+10.00 | 90.79 | 0.13 | 31.38 | 0.19 | 2339.73 | 721.26 | 1618.46 |
| 14+20.00 | 100.73 | 0.00 | 35.47 | 0.02 | 2375.19 | 721.29 | 1653.91 |
| 14+30.00 | 126.43 | 0.00 | 42.07 | 0.00 | 2417.26 | 721.29 | 1695.97 |
| 14+40.00 | 151.90 | 0.00 | 51.54 | 0.00 | 2468.80 | 721.29 | 1747.51 |
| 14+50.00 | 166.24 | 0.00 | 58.91 | 0.00 | 2527.71 | 721.29 | 1806.43 |
| 14+60.00 | 165.45 | 0.00 | 61.42 | 0.00 | 2589.14 | 721.29 | 1867.85 |
| 14+70.00 | 167.61 | 0.00 | 61.68 | 0.00 | 2650.82 | 721.29 | 1929.53 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | *SEC |
| CHECKED BY: | 320-303 |
| DRAWN BY: | JJC |
| | AAS |

DRAWING NO.:

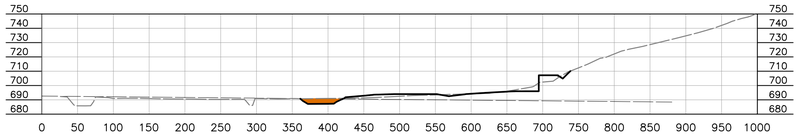
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*HAND SIGNATURE ON FILE

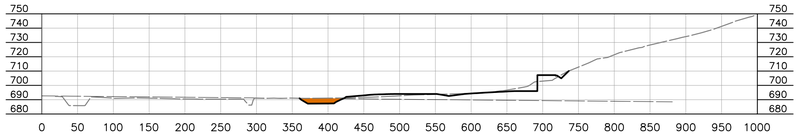
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

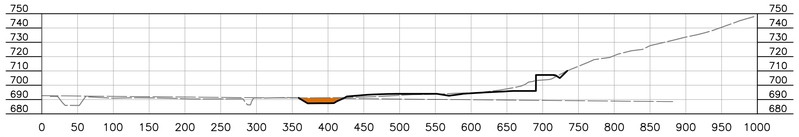

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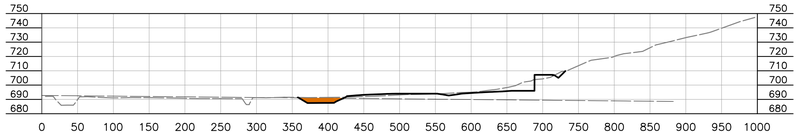

**STA 14+80**



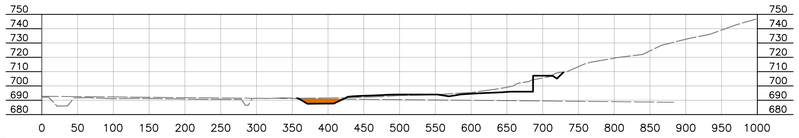

**STA 14+90**



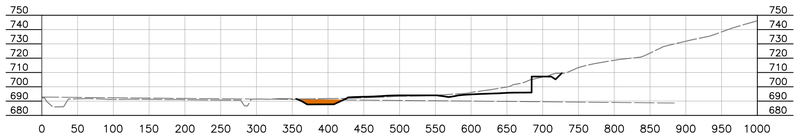

**STA 15+00**



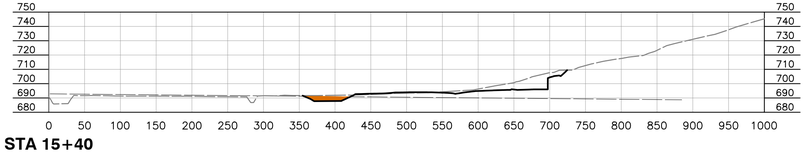

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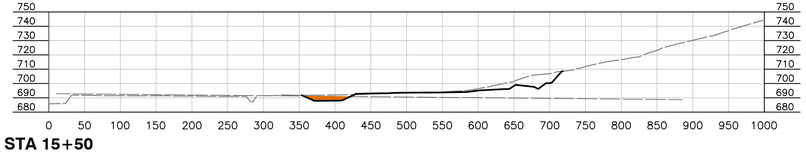

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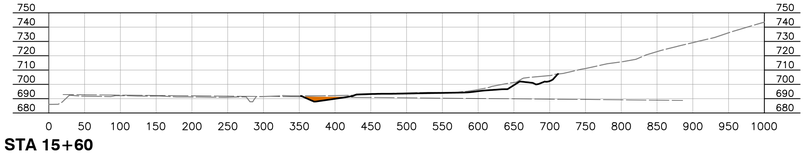

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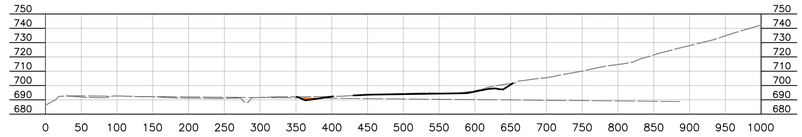

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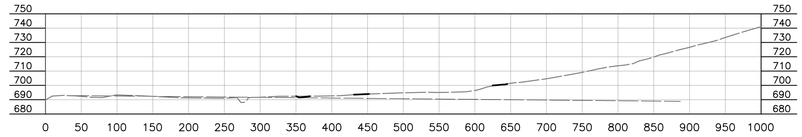

**STA 15+50**



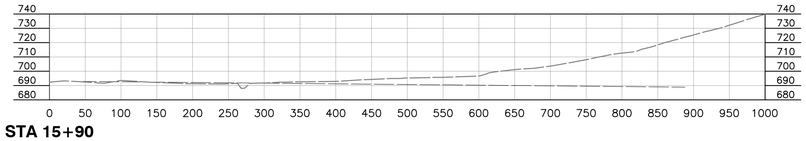

**STA 15+60**




**STA 15+70**




**STA 15+80**




**STA 15+90**

| Compensatory Cut Calculations | Volume (Cubic Yards) | Comments |
|---|---|---|
| Overall fill in floodplain | 721.3 | From Surface Cross Sections |
| Overall Cut in Floodplain | 3221.1 | From Surface Cross Sections |
| East Detention Cut Below Overland Connection | 206.4 | From Extracted contours |
| West Detention Cut Below Overland Connection | 396.8 | From Extracted contours |
| Level Spreader Cut below Overland Connection | 191.8 | From Extracted contours |
| Total Cut from Culvert Removal | 195.9 | From Hec-Ras Cross Sections |
| **Total Fill** | **721.3** | |
| **Total Cut** | **2622.0** | |
| **Compensatory Cut Ratio** | **3.6** | :1 |

Total Volume Table

| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
|---|---|---|---|---|---|---|---|
| 14+80.00 | 169.59 | 0.00 | 62.44 | 0.00 | 2713.26 | 721.29 | 1991.97 |
| 14+90.00 | 170.17 | 0.00 | 62.92 | 0.00 | 2776.18 | 721.29 | 2054.89 |
| 15+00.00 | 168.70 | 0.00 | 62.75 | 0.00 | 2838.93 | 721.29 | 2117.64 |
| 15+10.00 | 166.80 | 0.00 | 62.13 | 0.00 | 2901.06 | 721.29 | 2179.77 |
| 15+20.00 | 165.01 | 0.00 | 61.45 | 0.00 | 2962.51 | 721.29 | 2241.22 |
| 15+30.00 | 163.80 | 0.00 | 60.89 | 0.00 | 3023.40 | 721.29 | 2302.11 |
| 15+40.00 | 163.18 | 0.00 | 60.55 | 0.00 | 3083.95 | 721.29 | 2362.66 |
| 15+50.00 | 162.42 | 0.00 | 60.30 | 0.00 | 3144.25 | 721.29 | 2422.96 |
| 15+60.00 | 100.93 | 0.00 | 48.77 | 0.00 | 3193.01 | 721.29 | 2471.73 |
| 15+70.00 | 25.35 | 0.00 | 23.39 | 0.00 | 3216.40 | 721.29 | 2495.12 |
| 15+80.00 | 0.00 | 0.00 | 4.70 | 0.00 | 3221.10 | 721.29 | 2499.81 |
| 15+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3221.10 | 721.29 | 2499.81 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

*HAND SIGNATURE ON FILE

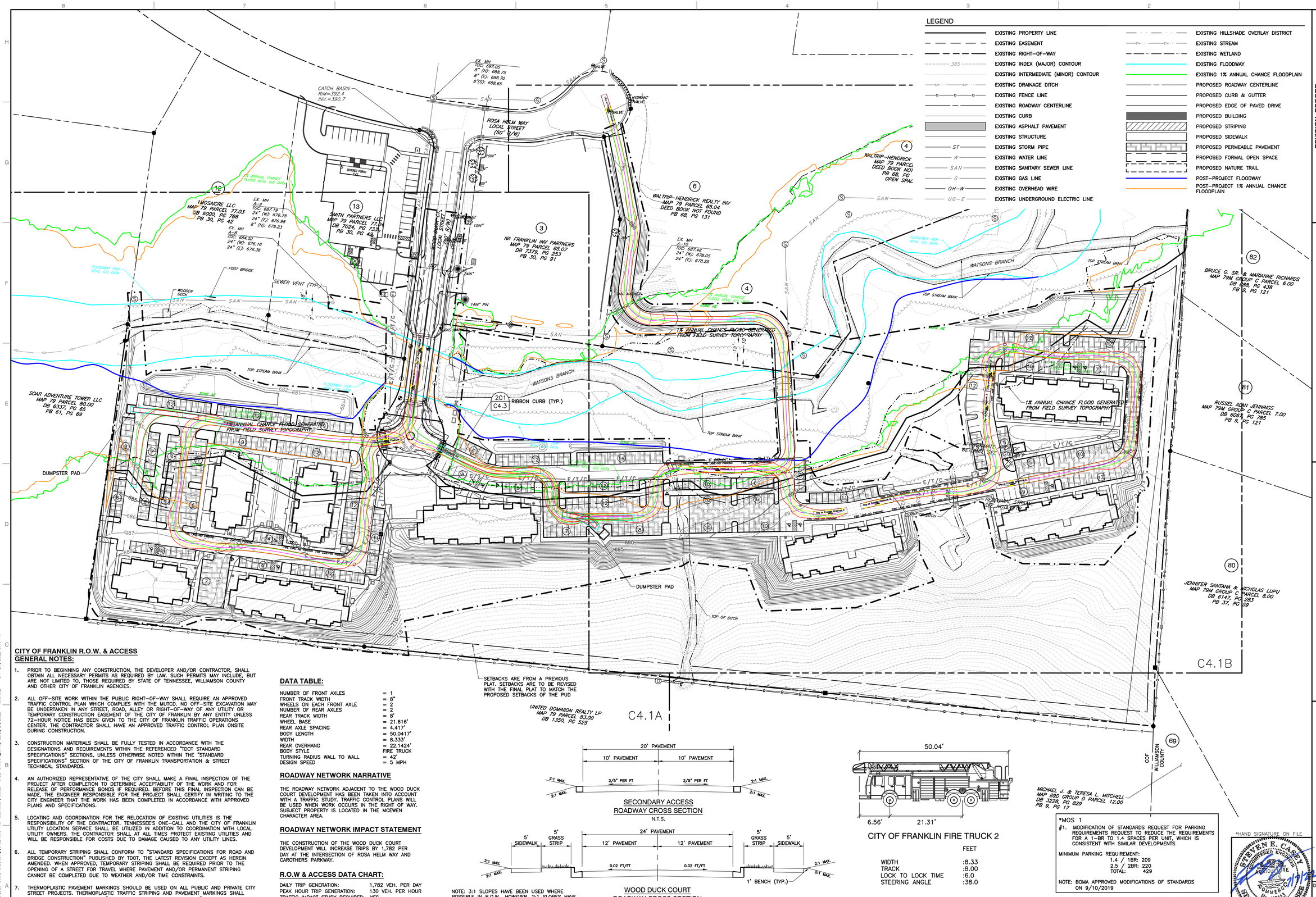
STEVEN E. CAREY
REGISTERED ENGINEER
AGRICULTURE
PLANNER
No. 101413
STATE OF TENNESSEE

7/19/22

DRAWING NO.:

**3.10K**


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## CITY OF FRANKLIN R.O.W. & 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.
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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.

## DATA TABLE:

| | |
|---|---|
| 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 | = 21.616' |
| REAR AXLE SPACING | = 4.417' |
| BODY LENGTH | = 50.0417' |
| WIDTH | = 8.333' |
| REAR OVERHANG | = 22.1424' |
| BODY STYLE | FIRE TRUCK |
| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |

## ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE WOOD DUCK COURT DEVELOPMENT HAS BEEN TAKEN INTO ACCOUNT WITH A TRAFFIC STUDY. TRAFFIC CONTROL PLANS WILL BE USED WHEN WORK OCCURS IN THE RIGHT OF WAY. SUBJECT PROPERTY IS LOCATED IN THE MCEWEN CHARACTER AREA.

## ROADWAY NETWORK IMPACT STATEMENT

THE CONSTRUCTION OF THE WOOD DUCK COURT DEVELOPMENT WILL INCREASE TRIPS BY 1,782 PER DAY AT THE INTERSECTION OF ROSA HELM WAY AND CAROTHERS PARKWAY.

## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




SECONDARY ACCESS ROADWAY CROSS SECTION
N.T.S.




WOOD DUCK COURT ROADWAY CROSS SECTION
N.T.S.

NOTE: 3:1 SLOPES HAVE BEEN USED WHERE POSSIBLE IN R.O.W., HOWEVER, 2:1 SLOPES HAVE BEEN UTILIZED NEAR THE PROPOSED BRIDGE TO MINIMIZE IMPACT TO NEIGHBORING PROPERTIES




CITY OF FRANKLIN FIRE TRUCK 2

| | FEET |
|---|---|
| WIDTH | :8.33 |
| TRACK | :8.00 |
| LOCK TO LOCK TIME | :6.0 |
| STEERING ANGLE | :38.0 |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE No. 107413 STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

CEC

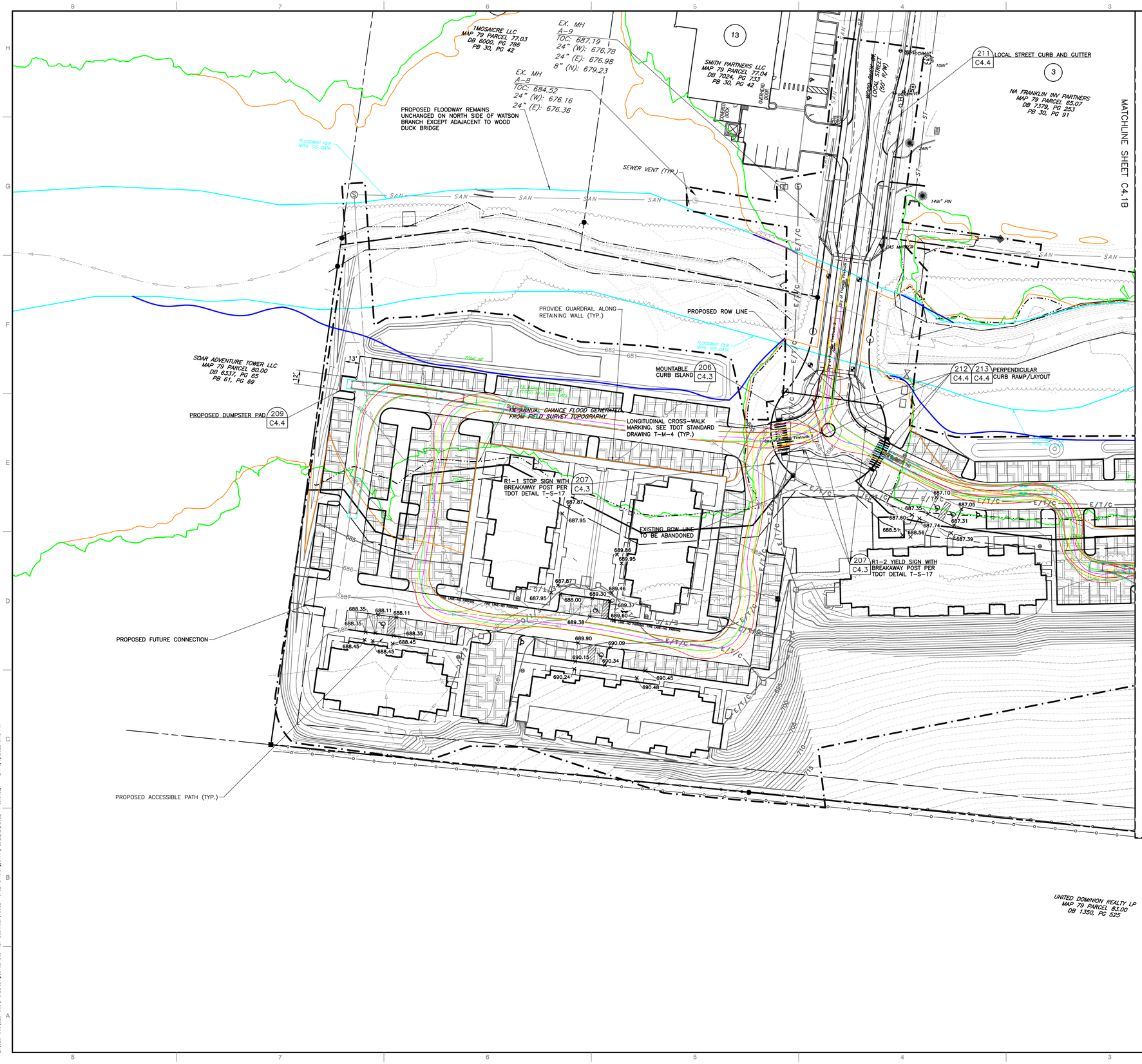
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL ROW & ACCESS PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO.: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
C4.0




## LEGEND

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

## CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

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| | |
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| WIDTH | = 8.333' |
| REAR OVERHANG | = 22.1424' |
| BODY STYLE | FIRE TRUCK |
| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

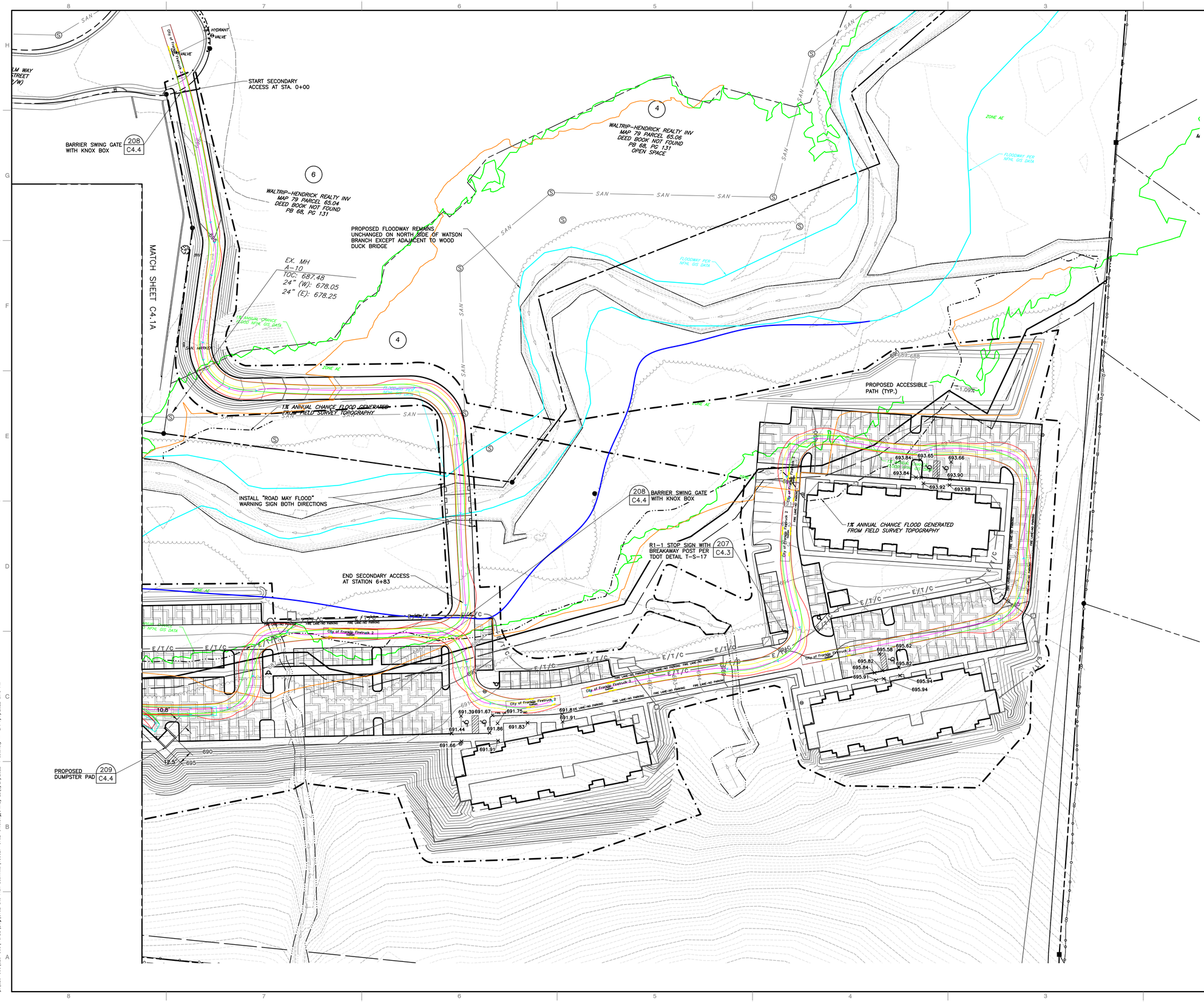
## ENALRGED ROW & ACCESS PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.: C4.1A



P:\320-0001\320-303_CAD\Dwg\C4\02 Site Plan Submittal\183027-C402-C4.0.dwg[C4.1A] 15:53:27/2022 - dtstokely - LP: 7/7/2022 1:13 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
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- EXISTING CURB
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- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

## CITY OF FRANKLIN R.O.W. & 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.
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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.
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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.

## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |

## DATA TABLE:

| | |
|---|---|
| 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 | = 21.616' |
| REAR AXLE SPACING | = 4.417' |
| BODY LENGTH | = 50.0417' |
| WIDTH | = 8.333' |
| REAR OVERHANG | = 22.1424' |
| BODY STYLE | FIRE TRUCK |
| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107613
STATE OF TENNESSEE

DRAWING NO.:
**C4.1B**

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

**ENLARGED ROW & ACCESS PLAN**

| | | | |
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| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
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| APPROVED BY: | | | *SEC |


P:\320-0001\320-303\1-CADD\Dwg\Civil Site Plan Submittal\(#303)-CVSD-C4.0.dwg[C4.1B] 12/5/2022 - dtokey - LD: 7/7/2022 1:13 PM

LEGEND

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- PROPOSED NATURE TRAIL
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

ROSA HELM WAY
LOCAL STREET
(50' R/W)

WOOD DUCK COURT
LOCAL STREET
(50' R/W)

CATCH BASIN
RIM=392.4
INV.=390.7

Ex. MH
TOC: 697.05
8" (N): 688.75
8" (E): 688.70
8"(S): 688.65

Ex. MH
A=8
TOC: 687.19
24" (N): 676.78
24" (E): 676.98
8" (N): 679.23

Ex. MH
A=8
TOC: 684.52
24" (N): 676.16
24" (E): 676.36

Ex. MH
A=10
TOC: 687.48
24" (N): 678.05
24" (E): 678.25

SEWER VENT (TYP.)

1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

(12) 1MOSANORE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

(13) SMITH PARTNERS LLC
MAP 79 PARCEL 77.02
DB 7024, PG 733
PB 30, PG 42

(3) NA FRANKLIN INV. PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

(6) WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

(4) WALTRIP-HENDRICK REA
MAP 79 PARCEL 65
DEED BOOK NOT FO
PB 68, PG 131
OPEN SPACE

(82) BRUCE G. SR. & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 439
PB 9, PG 121

(81) RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 8067, PG 785
PB 9, PG 121

(80) JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

(69) COF WILLIAMSON COUNTY

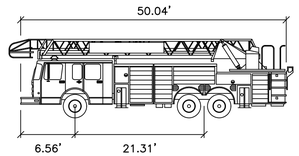
MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6317, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

**DATA TABLE:**

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| WIDTH | = 8.333' |
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| BODY STYLE | FIRE TRUCK |
| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |




CITY OF FRANKLIN FIRE TRUCK 2

| FEET | |
|---|---|
| WIDTH | :8.33 |
| TRACK | :8.00 |
| LOCK TO LOCK TIME | :6.0 |
| STEERING ANGLE | :38.0 |

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
PROFESSIONAL ENGINEER
No. 107613
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
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FIRETRUCK TURNING PLAN

| | |
|---|---|
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| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
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DRAWING NO.:
C4.1C


A:\320-0001\320-303\~CADD\Dwg\Civil\Site Plan Submittal\18302T-CVSD-C4.0.dwg[C4.1C] (5/5/27/2022 - dtrivett) - LP: 7/7/2022 3:13 PM

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ROSA HELM WAY
LOCAL STREET
(50' R/W)

WOOD DUCK COURT
LOCAL STREET
(50' R/W)

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RIM=392.4
INV.=390.7

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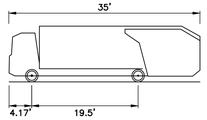
1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

SEWER VENT (TYP.)

PC Sta 11+35.70
PT Sta 11+48.87
PC Sta 14+55.48
PT Sta 15+51.94

-1.02%
1.09%

FIRE LANE-NO PARKING




**DATA TABLE:**

| | |
|---|---|
| NUMBER OF FRONT AXLES | = 1 |
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| WHEELS ON EACH FRONT AXLE | = 2 |
| NUMBER OF REAR AXLES | = 1 |
| REAR TRACK WIDTH | = 6.5' |
| WHEEL BASE | = 19.5' |
| REAR AXLE SPACING | = 6.5' |
| BODY LENGTH | = 35.0' |
| WIDTH | = 8.083' |
| REAR OVERHANG | = 11.25' |
| BODY STYLE | FEL REFUSE TRUCK |
| TURNING RADIUS WALL TO WALL | = 46' |
| DESIGN SPEED | = 5 MPH |

CITY OF FRANKLIN FEL

| | |
|---|---|
| OVERALL LENGTH | 35.000ft |
| OVERALL WIDTH | 8.042ft |
| OVERALL BODY HEIGHT | 10.218ft |
| MIN. BODY GROUND CLEARANCE | 1.048ft |
| TRACK WIDTH | 6.500ft |
| LOCK-TO-LOCK TIME | 6.00s |
| WALL TO WALL TURNING RADIUS | 46.000ft |

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/2022

REVISION RECORD

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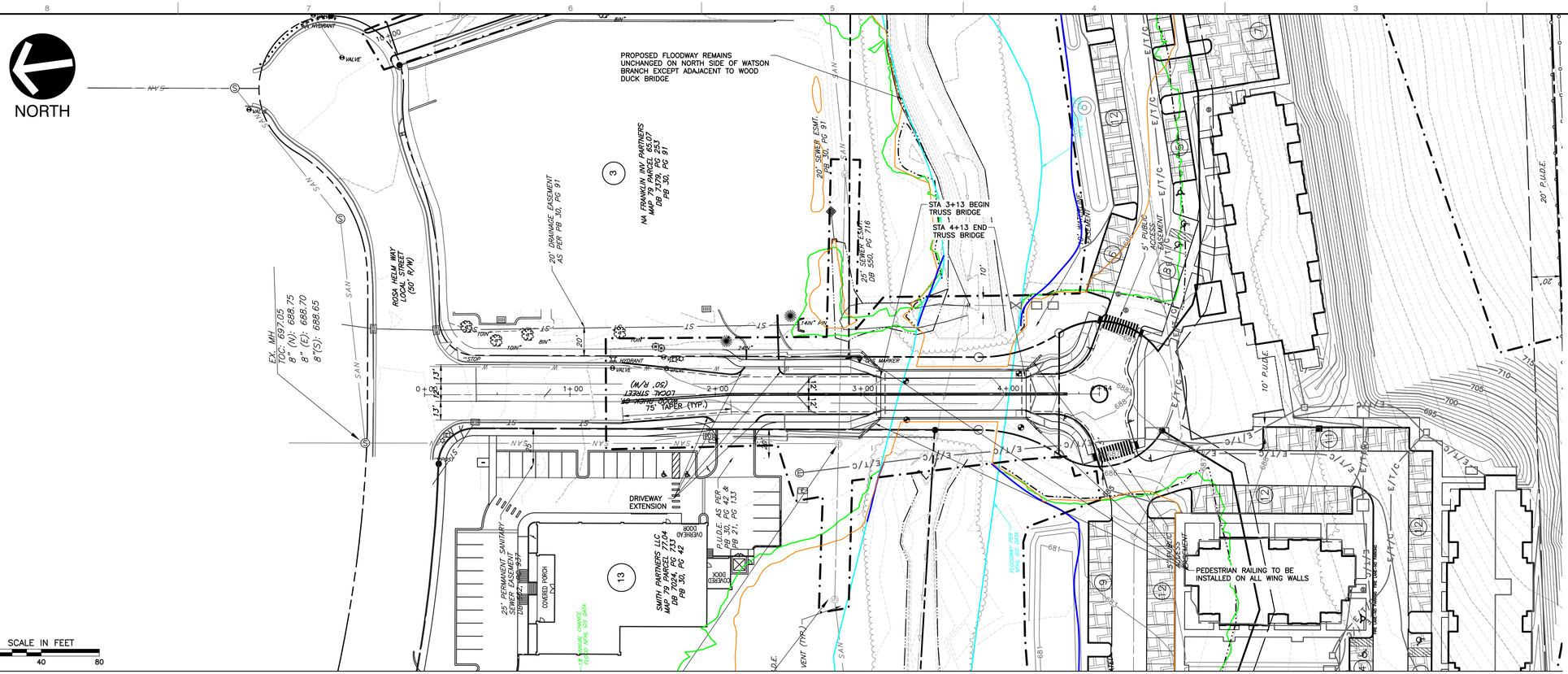

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FEL REFUSE TRUCK TURNING PLAN

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DRAWING NO.:
C4.1D


P:\320-001\320-303\--CAD\Dwg\Civil\C4.1D Site Plan Submittal (183027-Civil-C4.0.dwg[C4.1D] LS(5/27/2022 - dstokes) - LP: 7/7/2022 3:14 PM




## LEGEND

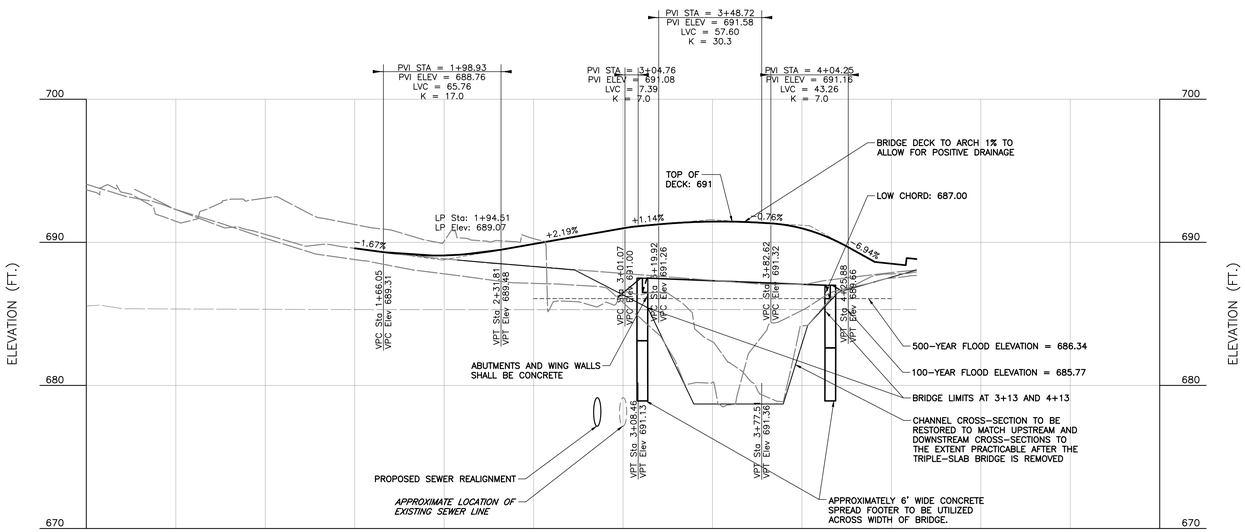
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| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




## WOOD DUCK COURT PROFILE

SCALE H:1"=60'; V:1"=8'

HORIZONTAL: SCALE IN FEET
0 60 120

VERTICAL: SCALE IN FEET
0 8 16

## BRIDGE NOTES:

1. STRUCTURAL DESIGN OF BRIDGES AND BOX CULVERTS SHALL BE SUBMITTED IN A SEPARATE BUILDING PERMIT SUBMITTAL TO THE CITY OF FRANKLIN BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITTING PRIOR TO CONSTRUCTION.
2. BRIDGES AND BOX CULVERTS SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO'S "LRFD BRIDGE DESIGN SPECIFICATIONS" AND "TDOT STANDARD SPECIFICATIONS", AND SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.
3. BRIDGES SPANNING THE FLOODWAY SHALL PROVIDE A MINIMUM CLEARANCE OF 1-FOOT BETWEEN THE BASE FLOOD ELEVATION (BFE) AND THE BOTTOM OF BRIDGE STRUCTURE ELEVATIONS. BRIDGES SHALL ALSO BE ABLE TO PASS THE 500 YEAR FLOOD WITHOUT CAUSING STRUCTURAL FAILURE.
4. BRIDGE ABUTMENTS AND WING WALLS SHALL BE REINFORCED CONCRETE WALLS MEETING TDOT AND CITY OF FRANKLIN DESIGN STANDARDS,

*HAND SIGNATURE ON FILE

STEVEN E. CRAIG PROFESSIONAL ENGINEER AGRICULTURE COMMERCE No. 107413 STATE OF TENNESSEE

7/7/2022

| NO | DESCRIPTION | DATE |
|---|---|---|

REVISION RECORD


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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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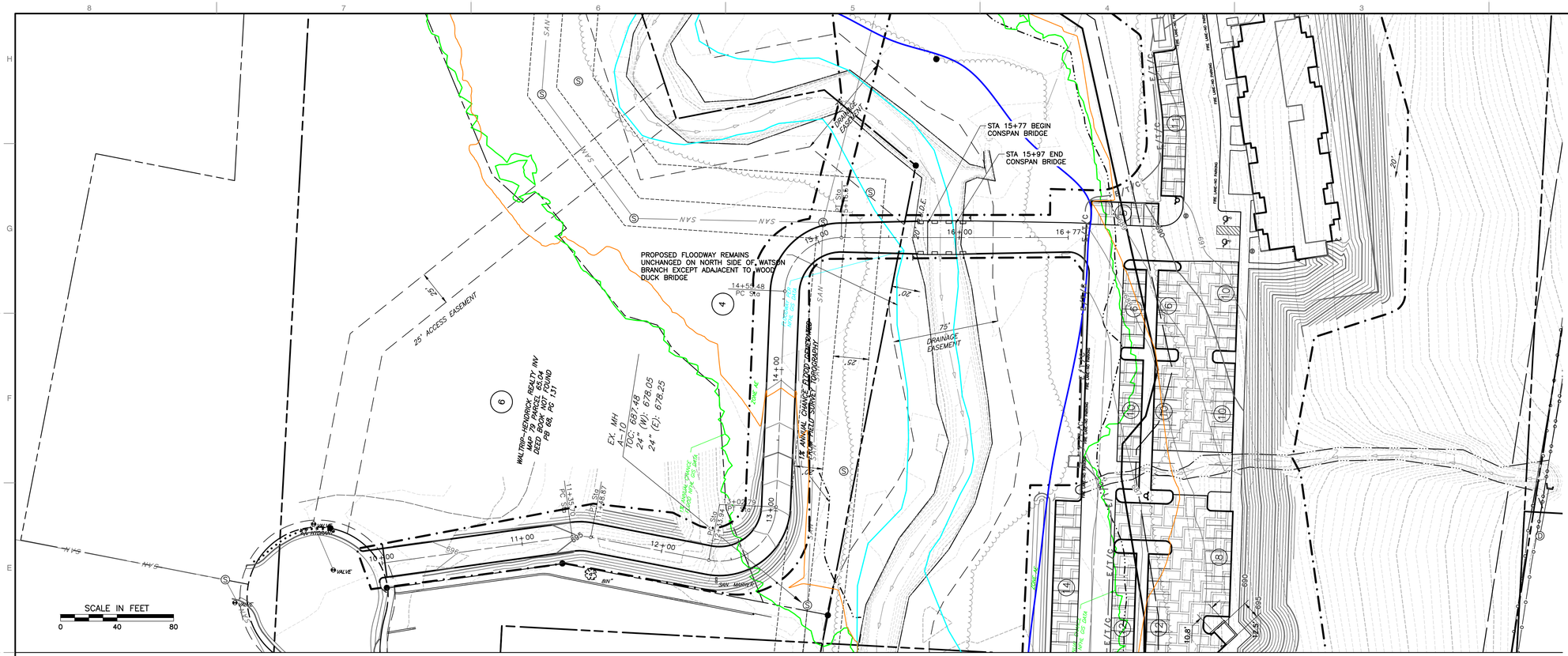

# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

ROW & ACCESS PLAN & PROFILE

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:

# C4.2A




## LEGEND

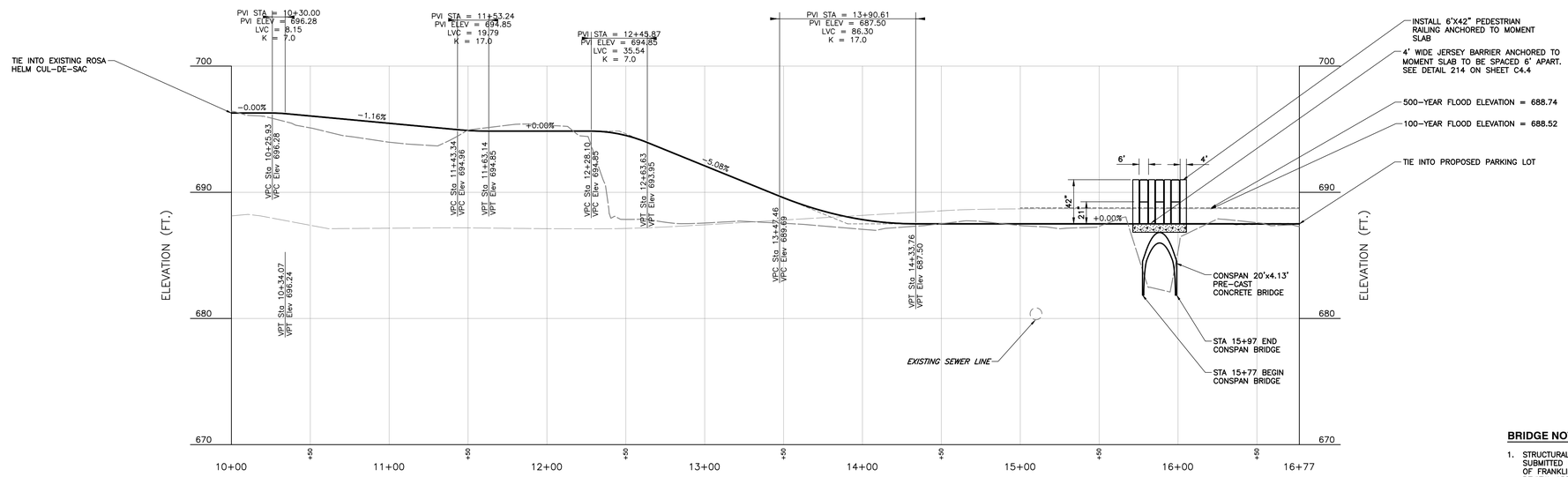
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM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

## CITY OF FRANKLIN R.O.W. & 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.

## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




## SECONDARY DRIVE PROFILE

SCALE H:1"=60'; V:1"=8'

HORIZONTAL: SCALE IN FEET 0 60 120

VERTICAL: SCALE IN FEET 0 8 16

## BRIDGE NOTES:

1. STRUCTURAL DESIGN OF BRIDGES AND BOX CULVERTS SHALL BE SUBMITTED IN A SEPARATE BUILDING PERMIT SUBMITTAL TO THE CITY OF FRANKLIN BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITTING PRIOR TO CONSTRUCTION.
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*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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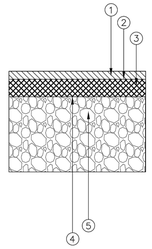

# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
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## ROW & ACCESS PLAN & PROFILE

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DRAWING NO.: C4.2B


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PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2

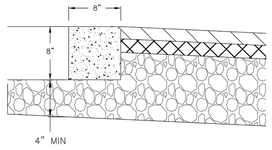
   PRIME COAT
4. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

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

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| LOCAL AND ALLEY PAVEMENT SECTION | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RD-3 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 200**
**STANDARD PAVEMENT SECTION**
N.T.S.

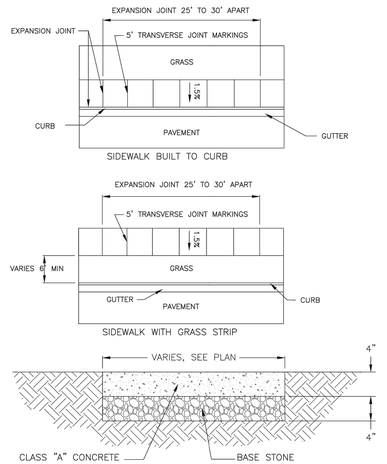



GENERAL NOTES
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" RUBBERIZED EXPANSION JOINT FILLER IN ACCORDANCE WITH SECTION 905 – JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET
4. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT POINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET
5. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| ALLEY RIBBON CURB | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-3 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 201**
**STANDARD RIBBON CURB**
N.T.S.

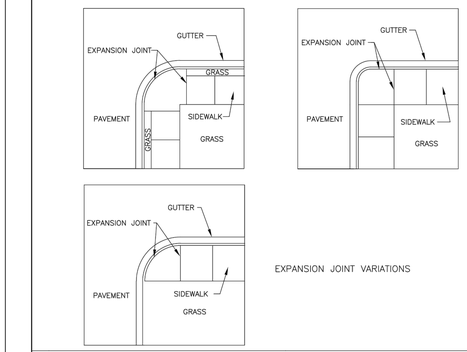



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| TYPICAL 5' CONCRETE SIDEWALK | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-8 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 202**
**TYPICAL CONCRETE SIDEWALK**
N.T.S.

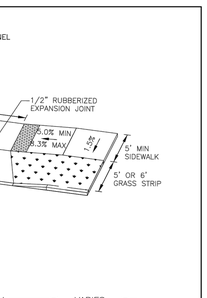



GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| TYPICAL SIDEWALK/TRAIL EXPANSION JOINT | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-10 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 203**
**EXPANSION JOINT DETAIL**
N.T.S.

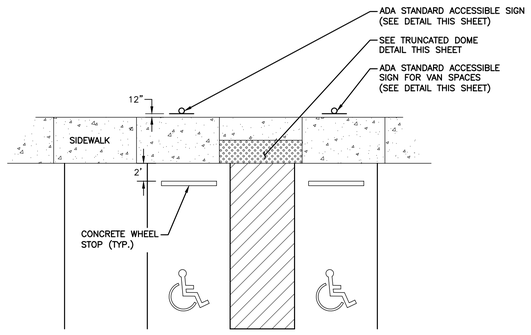



GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D") REQUIRED UNDER ALL DRIVEWAYS
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS.
5. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
6. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

N.T.S

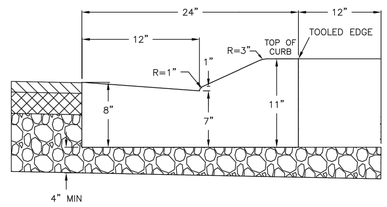
| CITY OF FRANKLIN | | |
|---|---|---|
| LOWERED CONCRETE DRIVEWAY (WITH GRASS STRIP) | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-6 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 204**
**LOWERED CONCRETE DRIVEWAY**
N.T.S.




NOTES:
1. PAINT WHITE 4" WIDE PARKING STRIPES AS INDICATED, USING PAVEMENT MARKING MACHINE.
2. NO SLOPE TO EXCEED 2% IN ANY DIRECTION.
3. ACCESSIBLE SIGNS TO BE A MIN OF 1'–0" BEHIND PAVEMENT OR SIDEWALK, AS SPECIFIED ON PLANS.
4. DRIVE LANE BEHIND STALLS MUST BE A MINIMUM OF 24'.

**DETAIL 205**
**ACCESSIBLE PARKING SPACE**
N.T.S.



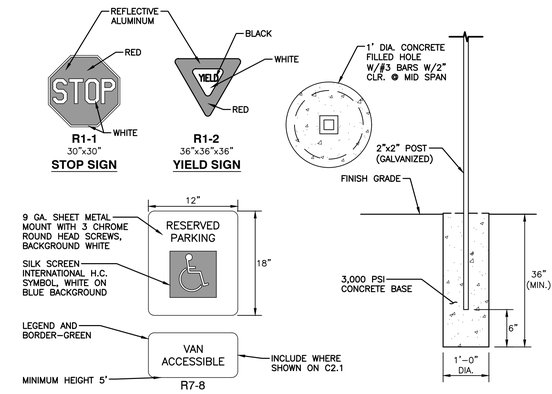

GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY) | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-2A | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

NOTE: CENTER OF MOUNTABLE CURB ISLAND IN MINI TRAFFIC CIRCLE SHALL BE PAVERS OR STAMPED CONCRETE MATCHING PARKING SPACES IN DEVELOPMENT

**DETAIL 206**
**MOUTANBLE CURB ISLAND IN MINI TRAFFIC CIRCLE**
N.T.S.




NOTES:
1. ALL PROPOSED TRAFFIC CONTROL DEVICES SHALL MEET OR EXCEED THE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
3. FOR POST MOUNTING, USE NON–CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
5. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.
6. THE R7–8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED OR WHEELCHAIR ACCESSIBLE IN ACCORDANCE WITH STATE LAW & LOCAL ORDINANCE.
7. PARKING SPACES SIGNED AS WHEELCHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.
8. STOP SIGN TO BE HIGH INTENSITY GRADE.
9. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
10. FOR POST MOUNTING, USE NON–CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11. ALL NON–PARKING SIGN POSTS SHALL BE BREAKAWAY PER TDOT DETAIL T–S–17

**DETAIL 207**
**SIGNS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/1/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
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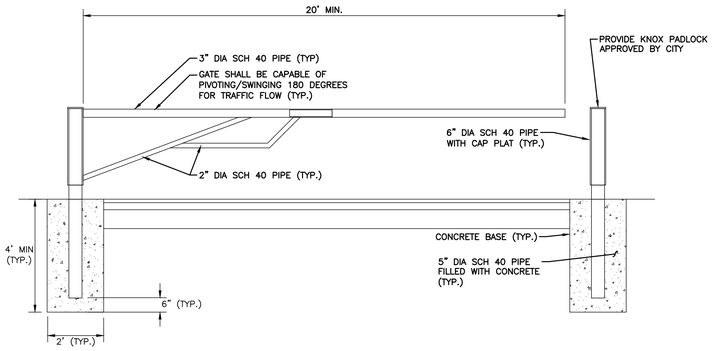

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ROW & ACCESS DETAILS

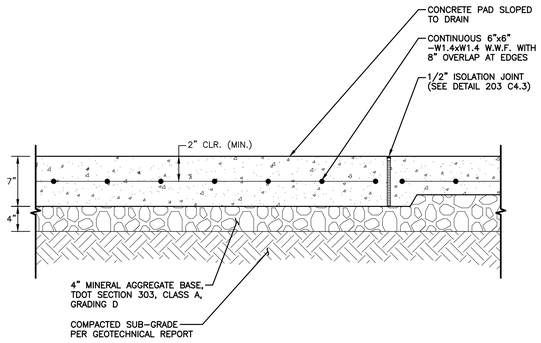
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| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
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DRAWING NO.: C4.3

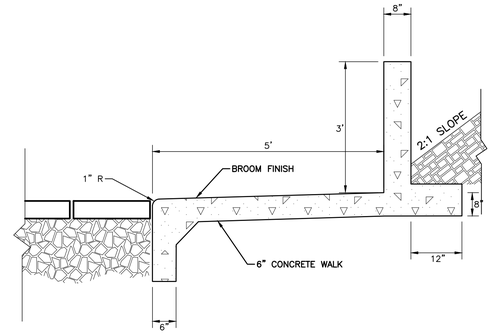

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**DETAIL 208**
**BARRIER SWING GATE**
N.T.S.



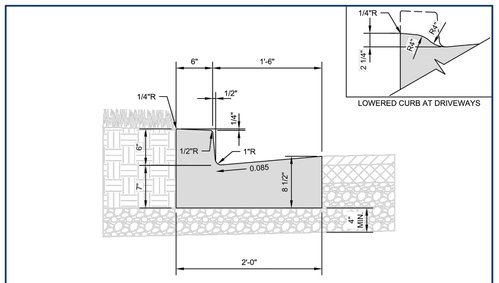

**DETAIL 209**
**DUMPSTER PAD PAVEMENT SECTION**
N.T.S.




NOTE:

GRADE SLOPE INTO WALL SUCH THAT THERE IS A 1% SLOPE RUNNING PARALLEL TO THE KNEEWALL TO DRAIN WATER TO AREA DRAINS.

**DETAIL 210**
**CONCRETE SIDEWALK WITH KNEEWALL**
N.T.S

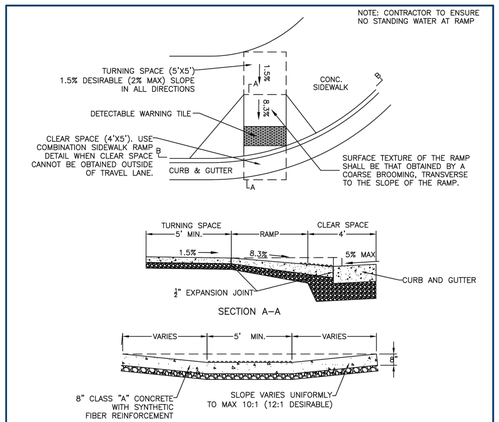



NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

| HISTORIC FRANKLIN TENNESSEE | LOCAL STREET CURB AND GUTTER | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-3 |
| | NOT TO SCALE | | | |

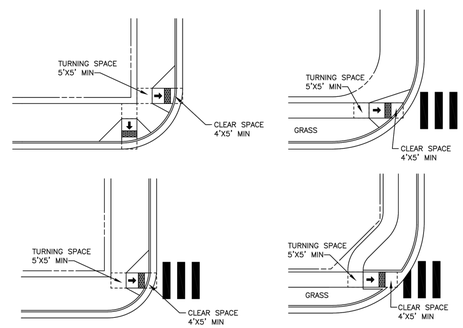
**DETAIL 211**
**LOCAL STREET CURB AND GUTTER**
N.T.S.




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

| HISTORIC FRANKLIN TENNESSEE | PERPENDICULAR CURB RAMP | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-11 |
| | NOT TO SCALE | | | |

**DETAIL 212**
**PERPENDICULAR CURB RAMP**
N.T.S.




← SLOPE 8.3% MAX (1.5% CROSS SLOPE)

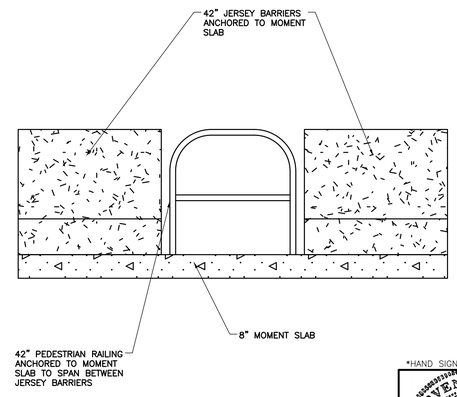
TRUNCATED DOME DETECTABLE WARNING SURFACE

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

N.T.S

| HISTORIC FRANKLIN TENNESSEE | PERPENDICULAR RAMP LAYOUT | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-16 |
| | NOT TO SCALE | | | |

**DETAIL 213**
**PERPENDICULAR RAMP LAYOUT**
N.T.S.




**DETAIL 214**
**BRIDGE BARRIER**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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

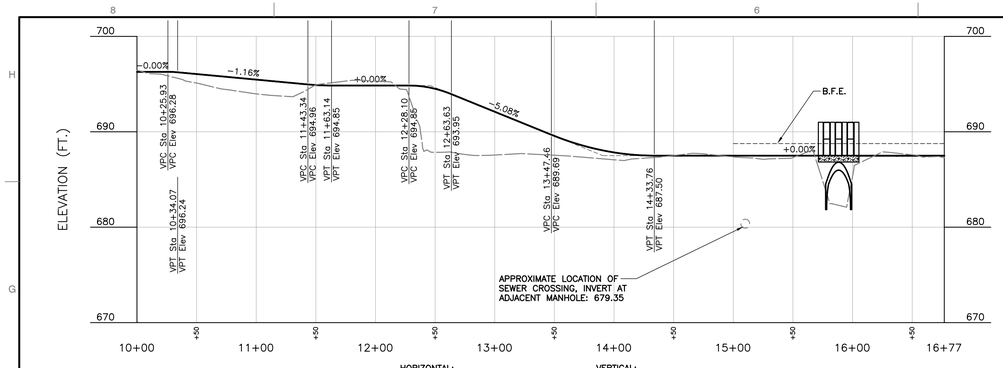

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ROW & ACCESS DETAILS

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.: C4.4

A:\320-0001\320-3031-CAD\Dwg\CIVIL Site Plan Submittal\R3027-CV02-C4.0.dwg[C4.4] | 7/5/2022 3:14 PM




HORIZONTAL: SCALE IN FEET
0 60 120

VERTICAL: SCALE IN FEET
0 8 16

NORTH

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES

PROPOSED UTILITY EASEMENT

24" (±) CULVERT TO BE REMOVED AND 24" (±) REPLACED WITH BRIDGE SPANNING FLOODWAY. UTILITIES TO BE RELOCATED.

FOOT BRIDGE

SEWER VENT (TYP.)

102 LF 24" PVC @ 0.21%

PROPOSED MANHOLE RIM=687.32 A-9 INV IN=679.86(N EX. MH) INV IN=676.78(A-9.1) INV OUT=676.58(A-9)

A-9.1 PROPOSED MANHOLE RIM=685.58 INV IN=677.63(A-10) INV OUT=677.43(A-9)

185 LF 24" PVC @ 0.15%

14IN" PIN

BOLLARD (TYP.)

FIRE HYDRANT & VALVE

CURB & GUTTER (TYP.)

FOR FILL OVER SANITARY SEWER, SEE PROFILE, THIS SHEET

EX. MH A-10 TOC=687.48 24" (W): 678.05 24" (E): 678.25

PROPOSED UTILITY EASEMENT

TOP STREAM BANK

TOP OF DITCH

WOODED

GRASS

ZONE AE

8000 WOOD DUCK CT. 3 STORIES 26,450 SF

2000 WOOD DUCK CT. 4 STORIES 22,305 SF

3000 WOOD DUCK CT. 4 STORIES 22,305 SF

5000 WOOD DUCK CT. 4 STORIES 35,154 SF

6000 WOOD DUCK CT. 3-4 STORIES SPLIT 31,556 SF

7000 WOOD DUCK CT. 2-3 STORIES SPLIT 22,851 SF

1000 WOOD DUCK CT. 4 STORIES 22,305 SF

4000 WOOD DUCK CT. 3-4 STORIES SPLIT 31,556 SF

RD

SAN

W

E/T/C

C5.1A

C5.1B

SETBACKS ARE FROM A PREVIOUS PLAT. SETBACKS ARE TO BE REVISED WITH THE FINAL PLAT TO MATCH THE PROPOSED SETBACKS OF THE PUD

(1) SOAR ADVENTURE TOWER LLC MAP 79 PARCEL 80.00 DB 6337, PG 65 PB 61, PG 69

(2) UNITED DOMINION REALTY LP MAP 79 PARCEL 83.00 DB 1350, PG 525

(3) NA FRANKLIN INV PARTNERS MAP 79 PARCEL 65.07 DB 7379, PG 253 PB 30, PG 91

(4) WALTRIP-HENDRICK REALTY II MAP 79 PARCEL 65.06 DEED BOOK NOT FOUND PB 68, PG 131 OPEN SPACE

(6) WALTRIP-HENDRICK REALTY INV MAP 79 PARCEL 65.04 DEED BOOK NOT FOUND PB 68, PG 131

(69) COF WILLIAMSON COUNTY

(80) JENNIFER SANTANA & NICHOLAS LUPU MAP 79M GROUP C PARCEL 8.00 DB 6147, PG 283 PB 37, PG 99

(81) RUSSEL ALMN JENNINGS MAP 79M GROUP C PARCEL 7.00 DB 8061, PG 785 PB 9, PG 121

(82) BRUCE G. SR & MARIANNE RICHARDS MAP 79M GROUP C PARCEL 6.00 DB 898, PG 438 PB 9, PG 121

MICHAEL J. & TERESA L. MITCHELL MAP 89D GROUP D PARCEL 12.00 DB 3228, PG 829 PB 9, PG 17

SCALE IN FEET
0 60 120

## GENERAL UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

## CONTACT LIST

**SANITARY SEWER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: ben.mcneil@franklintn.gov

**WATER SERVICE**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: ben.mcneil@franklintn.gov

**ELECTRIC SERVICE**
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-595-4685
CONTACT: DALE HOOD
E-MAIL: dale.hood@mtemc.com

**GAS SERVICE**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

**CABLE TV SERVICE**
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

**TELEPHONE SERVICE**
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

**ENGINEERING**
FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklintn.gov

**CITY OF FRANKLIN WATER MANAGEMENT**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: ben.mcneil@franklintn.gov

## WATER UTILITY NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
3. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
4. ALL PIPES RUNNING UNDER THE RETAINING WALL SHALL BE INSTALLED IN 12" HDPE DR 7 SLEEVE EXTENDING 2' BEYOND FOOTING LIMITS. FOR SEGMENTAL BLOCK WALLS, CASING SHOULD EXTEND AT LEAST 2 FEET BEYOND LIMITS OF GEOSYNTHETIC REINFORCEMENT. PIPES SHALL BE INSTALLED WITH PIPE CASING SPACERS SPACED WITH 3 SPACERS PER PIPE JOINT WITH A MINIMUM OF 3 SPACERS PER SLEEVE.

## SANITARY SEWER NOTES

1. WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.

## UTILITY PLAN IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT IS EXPECTED TO CONSUME 64,750 GALLONS PER DAY OF WATER AND GENERATE 64,750 GALLONS PER DAY OF WASTEWATER PER CITY OF FRANKLIN WATER SEWER AVAILABILITY REQUEST FORM. WORK SHOWN BELOW

151 ONE-BEDROOM APARTMENTS
90 TWO-BEDROOM APARTMENTS

151 X 250 GPD = 37750 GPD
90 X 300 GPD = 27000 GPD
TOTAL = 64750 GPD

## WATER & SEWER DATA CHART

| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 125 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 100 PSI |
| PITOT READING: | 47 PSI |
| FLOW AT TEST PRESSURE: | 1145 GPM |
| PROJECT RESULTS AT 20 PSI: | 2485 GPM |
| TEST DATE: | 03/4/2020 2:28 PM |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

## UTILITY PLAN NARRATIVE

CONSTRUCTION PHASING IS NOT ANTICIPATED AT THIS TIME. SANITARY SEWER WILL CONNECT TO EXISTING GRAVITY PIPE ON OPPOSITE SIDE OF WATSON BRANCH AS SHOWN IN TWO LOCATIONS. WATER SERVICE WILL TIE TO EXISTING MAIN AT END OF THE WOOD DUCK COURT CUL-DE-SAC.

## CITY OF FRANKLIN UTILITY NOTES:

1. 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.
2. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTABLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOD OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY. STANDPIPES WILL BE REQUIRED IN THE 4-STORY BUILDINGS.

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. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — No. 107411 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|

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

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

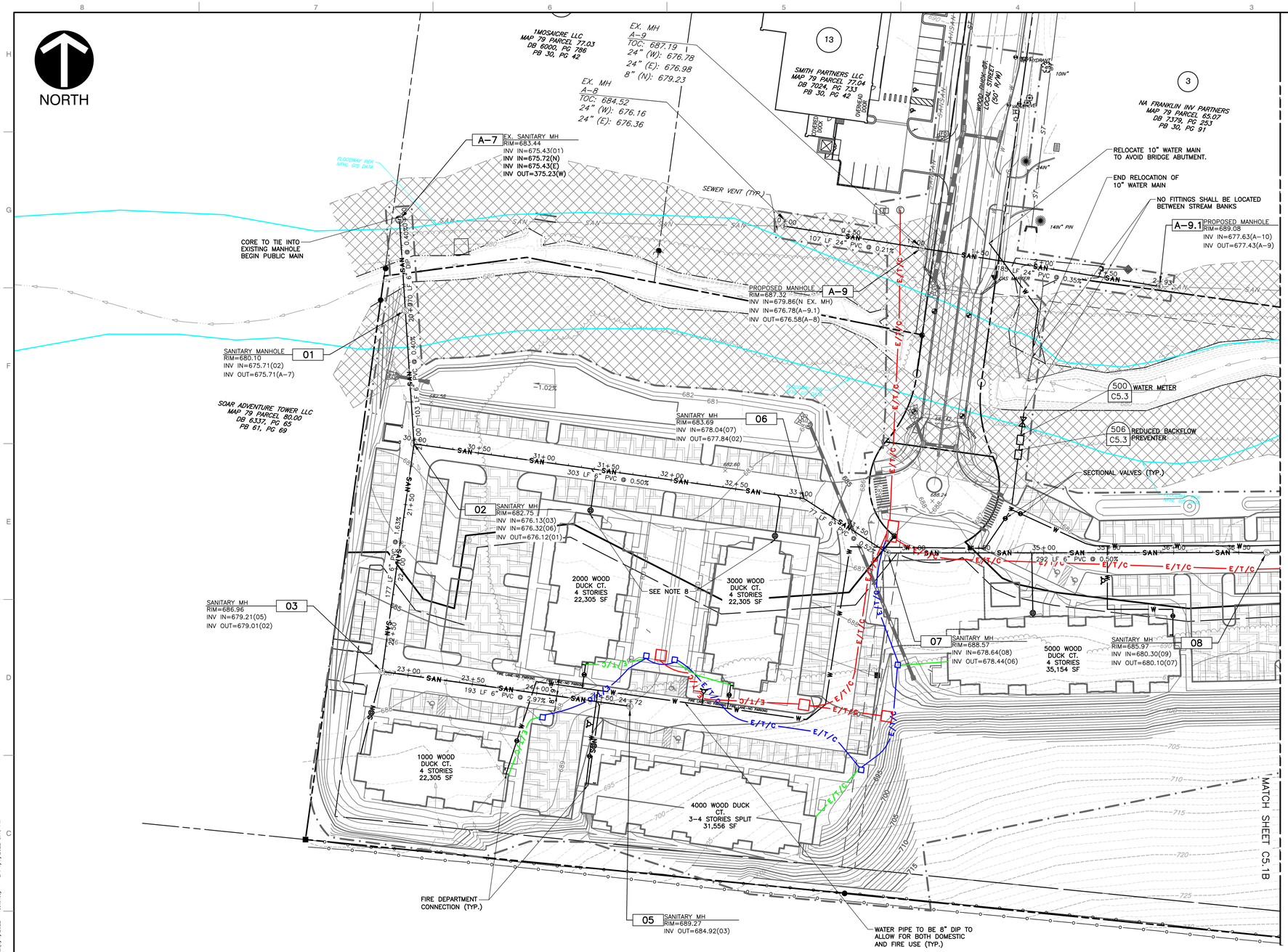
OVERALL UTILITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C5.0



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## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES
- PROPOSED WATER SECTIONAL VALVE

## WATER & SEWER DATA CHART

| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

## GENERAL UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
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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. ALL PIPES RUNNING UNDER THE RETAINING WALL SHALL BE INSTALLED IN 12" HDPE DR 7 SLEEVE EXTENDING 2' BEYOND FOOTING LIMITS. PIPES SHALL BE INSTALLED WITH PIPE CASING SPACERS SPACED WITH 3 SPACERS PER PIPE JOINT WITH A MINIMUM OF 3 SPACERS PER SLEEVE.

## CITY OF FRANKLIN UTILITY NOTES:

1. 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.
2. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTABLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOD OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY. STANDPIPES WILL BE REQUIRED IN THE 4-STORY BUILDINGS.

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. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107411
STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|


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


# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

SITE UTILITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C5.1A



J:\320-0001\320-3031-CAD\Dwg\C1CD Site Plan Submittal\183027-CVD2-C5.1.dwg[C5.1A] LS(7/7/2022 - dbrewer) - LP: 7/7/2022 3:16 PM

## WATER & SEWER DATA CHART

| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

NORTH

MATCH SHEET C5.1A

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

EX. MH
A–10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

SOUTHERN 18" SANITARY LINE HAS BEEN ABANDONED

CORE TO TIE INTO EXISTING MANHOLE BEGIN PUBLIC MAIN

A–11 EX. SANITARY MH
RIM=687.57
INV IN=679.55(11)
INV IN=679.35(N)
INV OUT=679.55(W)

12 SANITARY MH
RIM=689.75
INV IN=680.89(13)
INV OUT=680.69(11)

11 SANITARY MANHOLE
RIM=688.08
INV IN=680.03(12)
INV OUT=680.03(A–11)

SANITARY MH
RIM=688.28
INV OUT=682.00(08)
09

SECTIONAL VALVE

13 SANITARY MH
RIM=694.96
INV OUT=690.00(12)

8000 WOOD DUCK CT.
3 STORIES
26,450 SF

7000 WOOD DUCK CT.
2–3 STORIES SPLIT
22,851 SF

6000 WOOD DUCK CT.
3–4 STORIES SPLIT
31,556 SF

FIRE DEPARTMENT CONNECTION (TYP.)

WATER PIPE TO BE 8" DIP TO ALLOW FOR BOTH DOMESTIC AND FIRE USE (TYP.)

FLOODWAY PER NFHL GIS DATA

FLOODWAY FRINGE PER NFHL GIS DATA

SAN. MARKER

SAN 10+50 121 LF 6" DIP @ 0.40%

SAN 11+00 40+00 40+50 41+00 41+50 SAN 163 LF 6" PVC @ 0.40%

SAN 42+00 42+50 43+00 SAN 166 LF 6" PVC @ 5.50%

SAN 37+00 37+50 38+00 38+50 39+00 39+50 39+75 SAN 301 LF 6" PVC @ 0.57%

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT–OF–WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
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- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG–E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
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- PROPOSED EDGE OF PAVED DRIVE
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- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- SAN PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C PROPOSED ELECTRIC
- G PROPOSED GAS LINE
- COMM PROPOSED COMMUNICATION LINES

## GENERAL UTILITY NOTES

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SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107411
STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
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SITE PLAN, REVISION 1 (WALKER PLACE)
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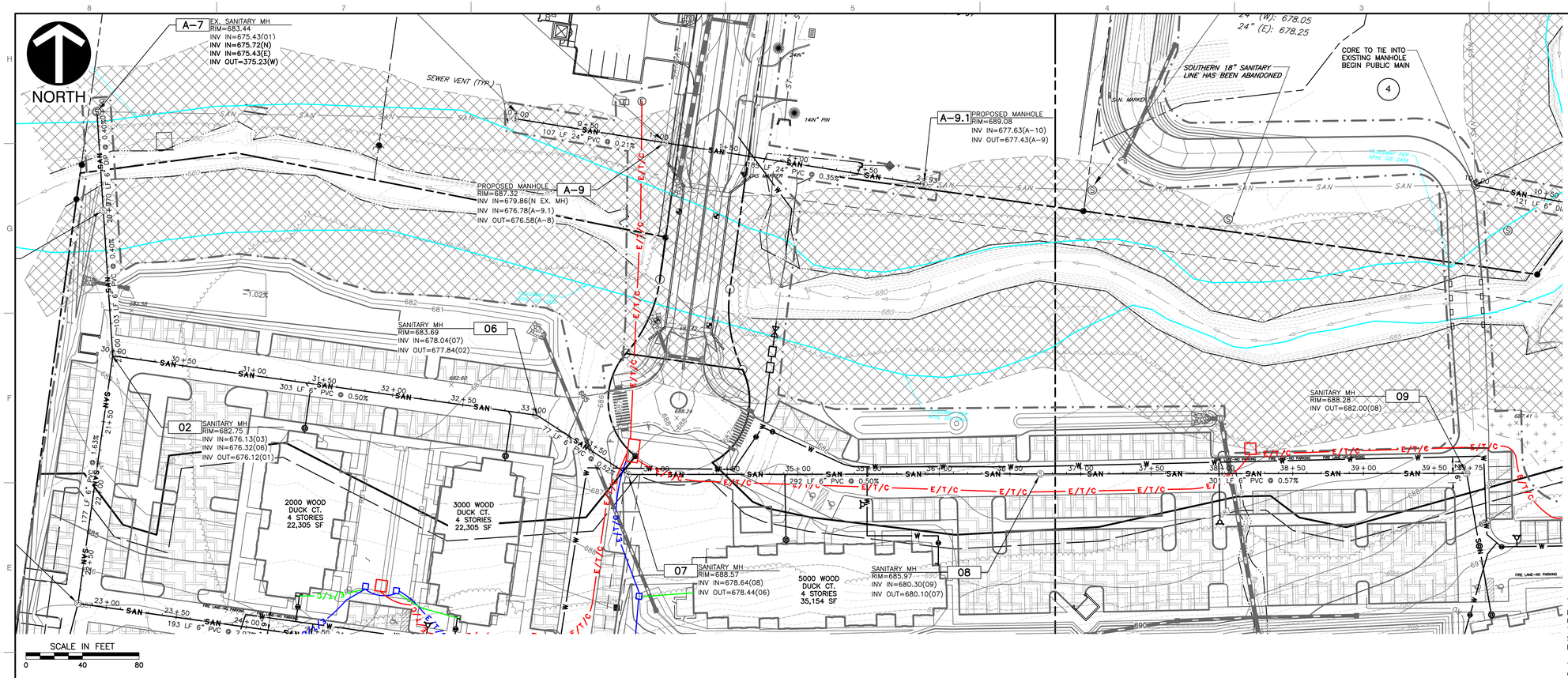
SITE UTILITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

DRAWING NO.:
C5.1B



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SCALE IN FEET
0 40 80

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
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- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
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- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES

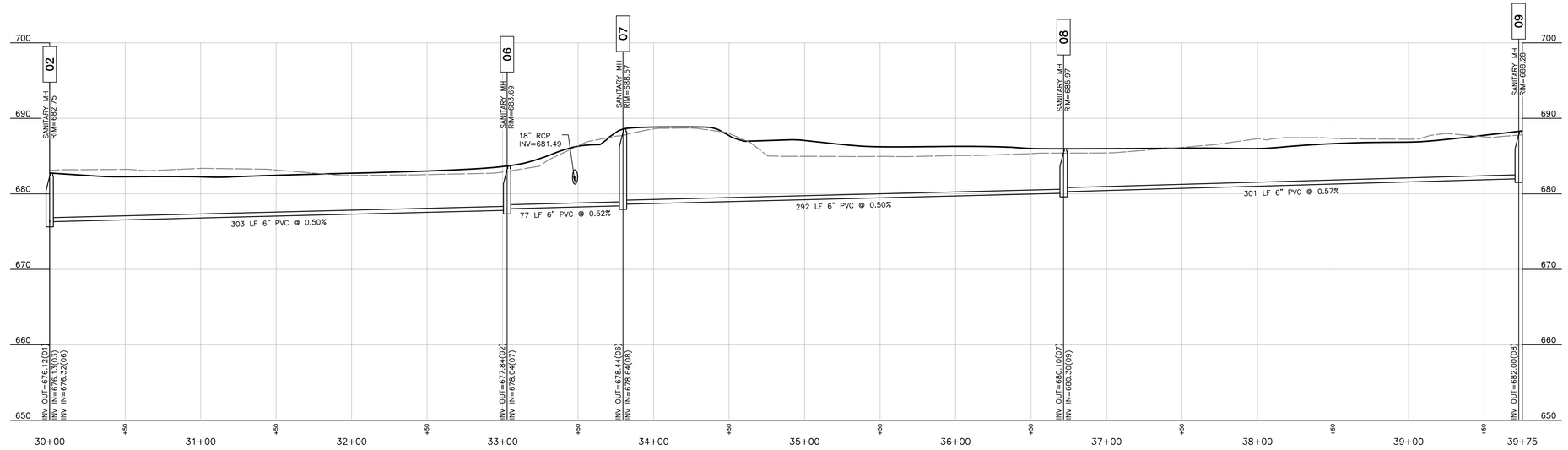
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| | |
|---|---|
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TEST DATE: 6/21/2019
CONDUCTED BY: VICTOR MURPHEY, CENTURY FIRE PROTECTION

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## CENTRAL PRIVATE SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

HORIZONTAL:
SCALE IN FEET
0 40 80

VERTICAL:
SCALE IN FEET
0 8 16

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/17/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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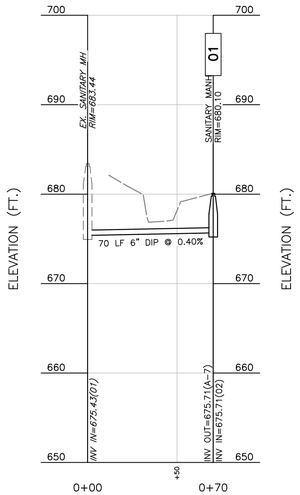

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

SITE UTILITY PLAN & PROFILES

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| DRAWN BY: | AAS |
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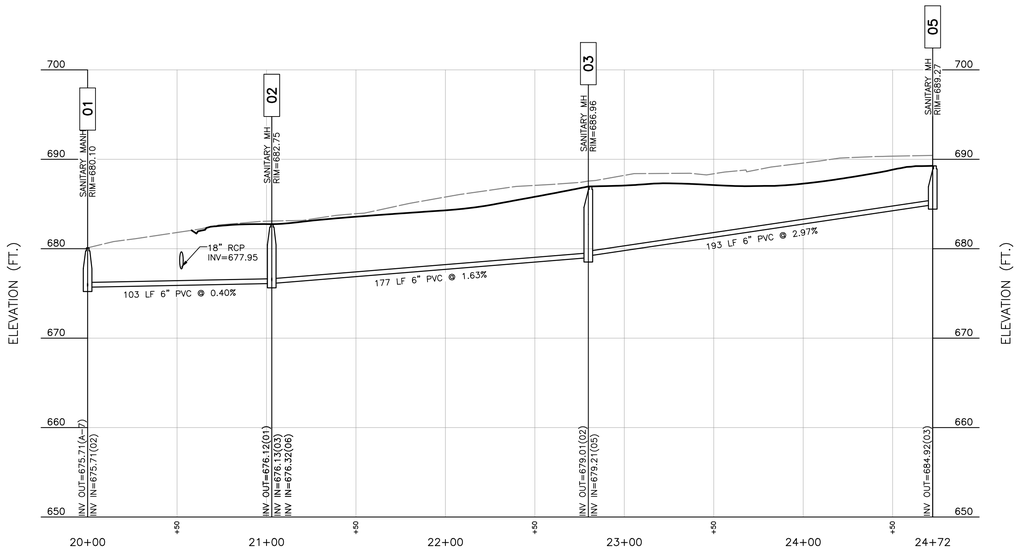
DRAWING NO.:
C5.2A

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## WEST PUBLIC SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

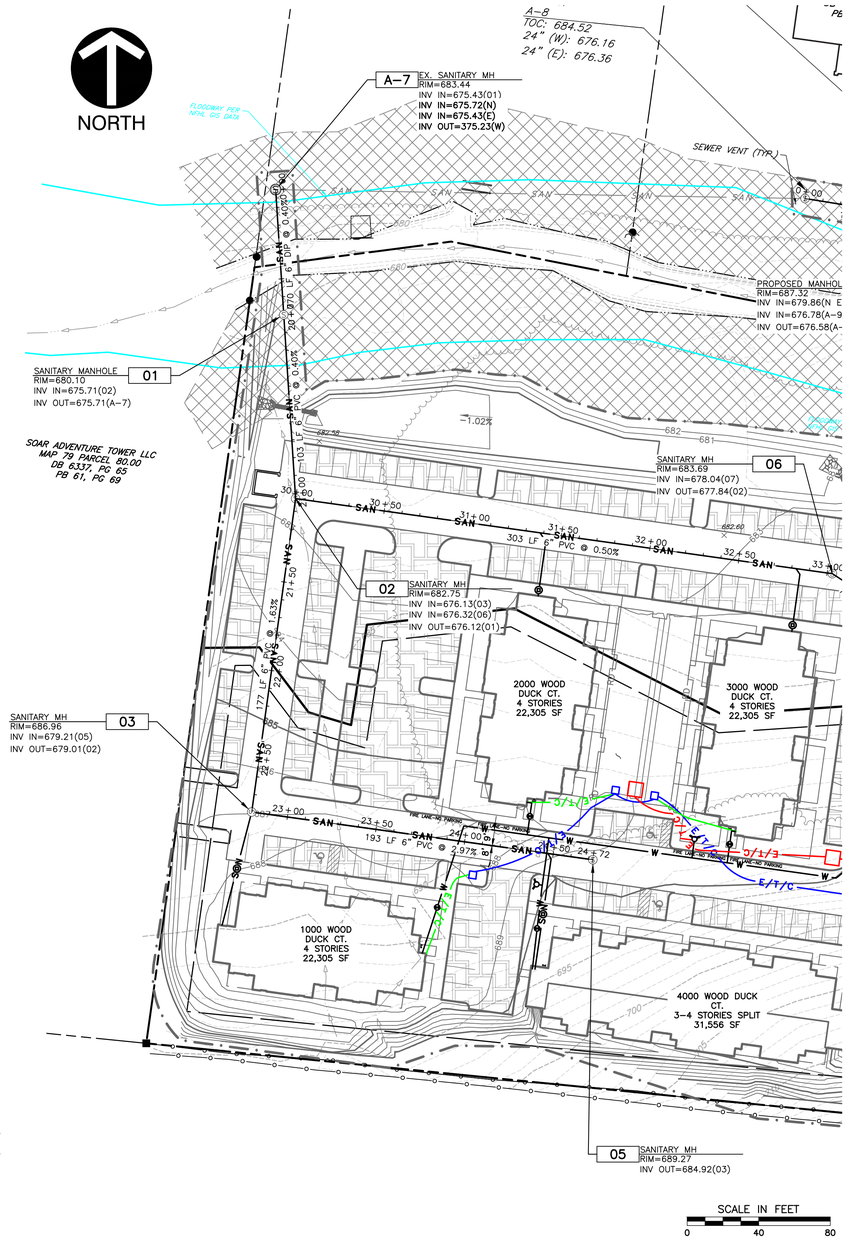



## WEST PRIVATE SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

HORIZONTAL:
SCALE IN FEET
0 40 80

VERTICAL:
SCALE IN FEET
0 8 16




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
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- 385 EXISTING INDEX (MAJOR) CONTOUR
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   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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*HAND SIGNATURE ON FILE




REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

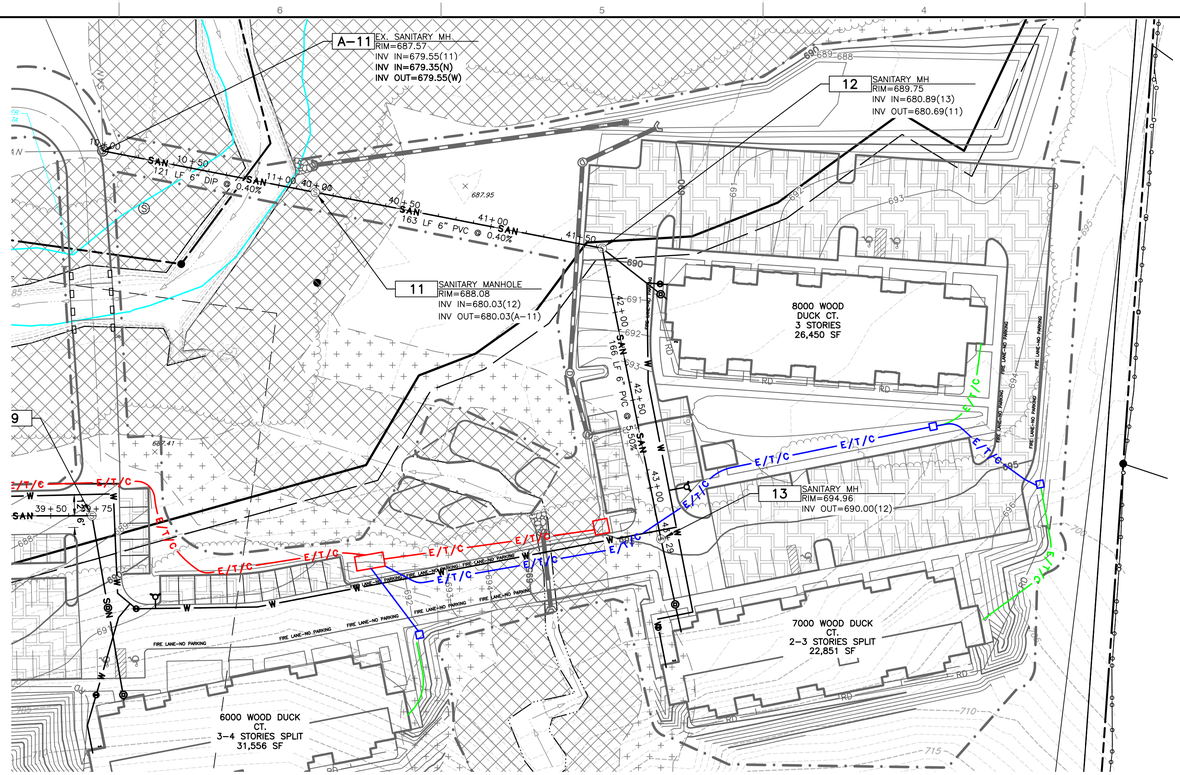

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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com


# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

SITE UTILITY PLAN & PROFILES

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
**C5.2B**




SCALE IN FEET
0 40 80

## LEGEND

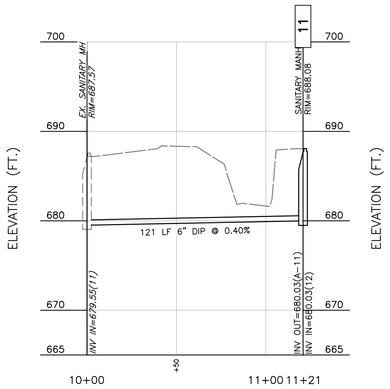
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
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- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
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- PROPOSED SIDEWALK
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- PROPOSED FIRE HYDRANT
- E/T/C — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINES

## WATER & SEWER DATA CHART

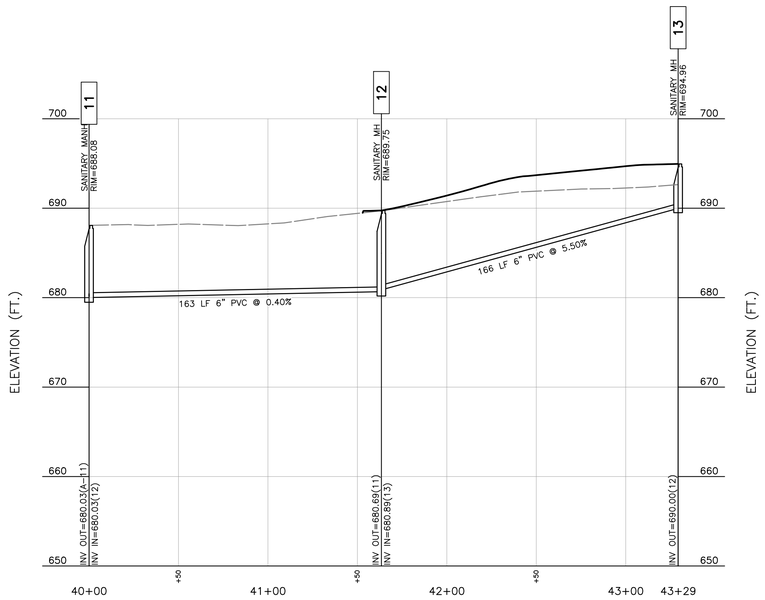
| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

## GENERAL UTILITY NOTES

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**EAST PUBLIC SEWER PROFILE**
SCALE H:1"=40'; V:1"=8'




**EAST PRIVATE SEWER PROFILE**
SCALE H:1"=40'; V:1"=8'

VERTICAL:
SCALE IN FEET
0 8 16

HORIZONTAL:
SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

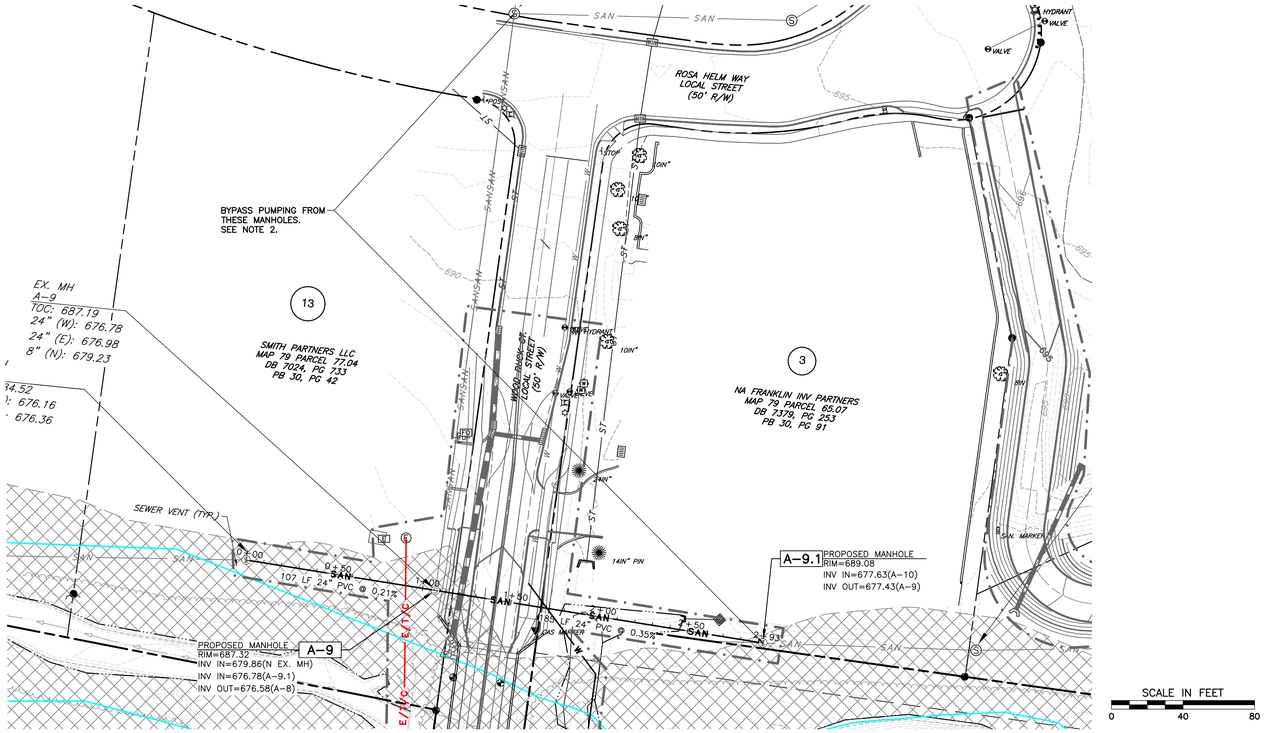
## SITE UTILITY PLAN & PROFILES

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
**C5.2C**


J:\320-001\320-2021-0420\Dwg\C452 Site Plan Submittal\18322-C452-C5.0.dwg[C5.2C] LS(7/7/2022 - dbaker) - LP: 7/7/2022 3:18 PM

NORTH




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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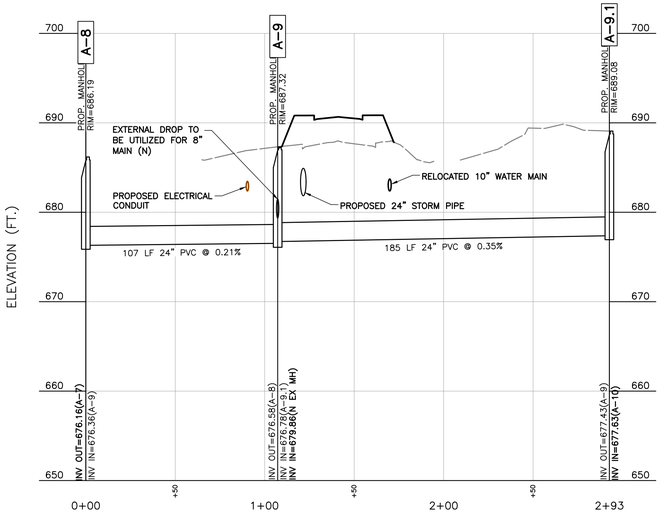
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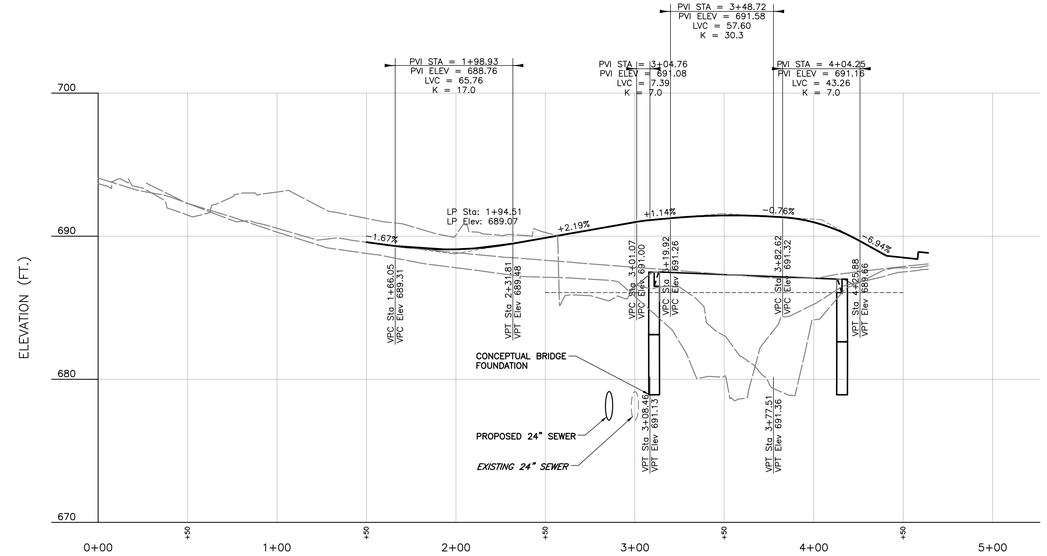
TEST DATE: 6/21/2019
CONDUCTED BY: VICTOR MURPHEY, CENTURY FIRE PROTECTION

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**WATSON BRANCH SEWER REALIGNMENT PROFILE**
SCALE H:1"=40'; V:1"=8'




**WOOD DUCK COURT PROFILE**
SCALE H:1"=60'; V:1"=8'

NOTES:
1. SLOPES UPSTREAM AND DOWNSTREAM OF THE PROPOSED SEWER REALIGNMENT SHALL BE CHECKED TO ENSURE THERE IS ENOUGH AVAILABLE FALL TO MAINTAIN MINIMUM SLOPE.
2. BYPASS PUMPING SHALL BE UTILIZED DURING CONSTRUCTION FROM MANHOLES A-10 AND THE EXISTING MANHOLE NORTH OF THE INTERSECTION OF ROSA HELM WAY AND WOOD DUCK COURT.

VERTICAL: SCALE IN FEET 0 8 16
HORIZONTAL: SCALE IN FEET 0 40 80

VERTICAL: SCALE IN FEET 0 8 16
HORIZONTAL: SCALE IN FEET 0 60 120

*HAND SIGNATURE ON FILE




| NO | DATE | REVISION RECORD DESCRIPTION |
|---|---|---|


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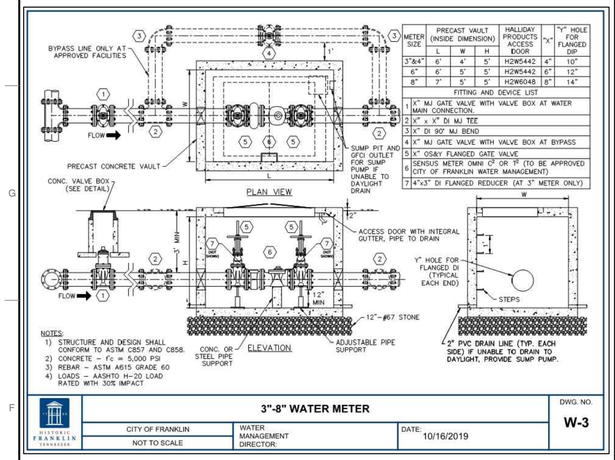

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

UTILITY PLAN & PROFILE

| | |
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| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
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| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
C5.2D


A:\320-0001\320-303\~CADD\Dwg\C052 Site Plan Submittal\(&3027-CVSD-C5.0.dwg)(5.2D) (7/7/2022 - dstokes) - LP, 7/7/2022 3:18 PM




| METER SIZE | PRECAST VAULT (INSIDE DIMENSION) L | W | H | HALLIDAY PRODUCTS ACCESS DOOR | "X" | "Y" HOLE FOR FLANGED DIP |
|---|---|---|---|---|---|---|
| 3"&4" | 6' | 4' | 5' | H2W5442 | 4" | 10" |
| 6" | 6' | 5' | 5' | H2W5442 | 6" | 12" |
| 8" | 7' | 5' | 5' | H2W6048 | 8" | 14" |

FITTING AND DEVICE LIST

| | |
|---|---|
| 1 | X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION. |
| 2 | X" x X" DI MJ TEE |
| 3 | X" DI 90° MJ BEND |
| 4 | X" MJ GATE VALVE WITH VALVE BOX AT BYPASS |
| 5 | X" OS&Y FLANGED GATE VALVE |
| 6 | SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT) |
| 7 | 4"x3" DI FLANGED REDUCER (AT 3" METER ONLY) |

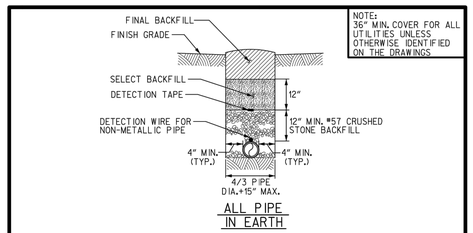
HISTORIC FRANKLIN TENNESSEE

**3"-8" WATER METER**

DWG. NO. **W-3**

CITY OF FRANKLIN — NOT TO SCALE | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019

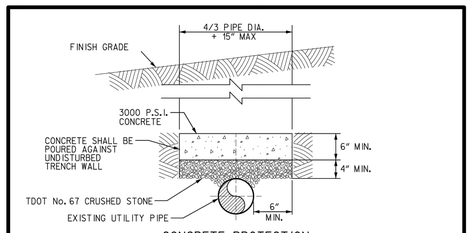
**DETAIL 500**
**WATER METER ASSEMBLY**
N.T.S.




HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR PRESSURE LINES
G - 9

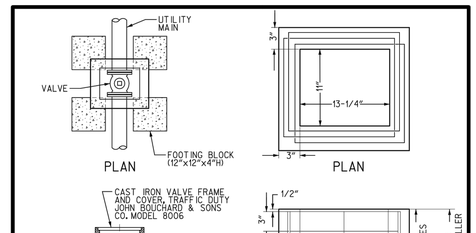
**DETAIL 501**
**PIPE BEDDING FOR PRESSURE LINES**
N.T.S.




HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE PROTECTION FOR BURIED UTILITIES
G - 6

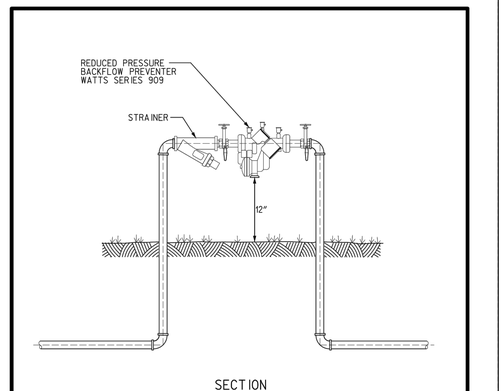
**DETAIL 502**
**CONCRETE PROTECTION FOR BURIED UTILITIES**
N.T.S.




HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE VALVE BOX
G - 1

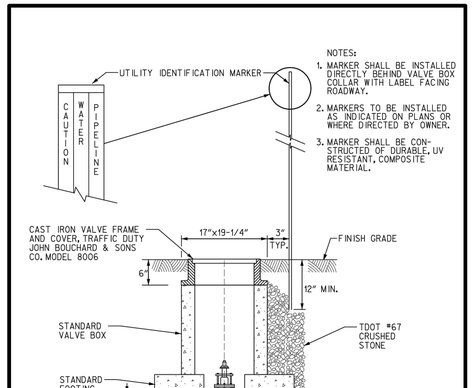
**DETAIL 503**
**CONCRETE VALVE BOX**
N.T.S.




HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4" AND 1" IRRIGATION LINES
W - 3

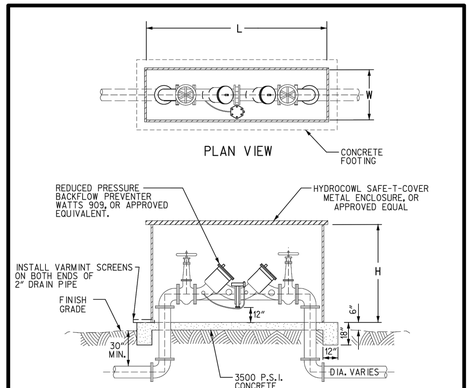
**DETAIL 504**
**BACKFLOW PREVENTER FOR IRRIGATION**
N.T.S.




HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING
W - 1

**DETAIL 505**
**WATER VALVE BOX**
N.T.S.

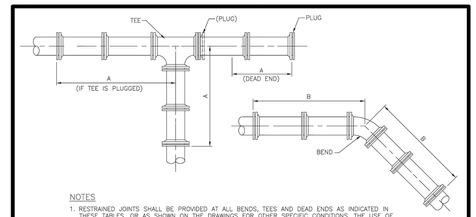



| Dia. (In) | L (In) | W (In) | H (In) |
|---|---|---|---|
| 4 | 86 | 26 | 44 |
| 6 | 100 | 36 | 56 |
| 8 | 120 | 38 | 56 |

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 4" TO 8" LINES (ABOVE GROUND)
W - 4

**DETAIL 506**
**REDUCED BACKFLOW PREVENTER FOR WATER LINES**
N.T.S.




LENGTH OF PIPE TO BE RESTRAINED FOR DIP (FEET)

| SIZE | A DEAD END | A TEE & PLUG | B 90° BEND | B 45° BEND | B 22 1/2° BEND | B 11 1/4° BEND |
|---|---|---|---|---|---|---|
| 4" | 27 | 27 | 15 | 7 | 3 | 2 |
| 6" | 38 | 38 | 21 | 9 | 5 | 3 |
| 8" | 49 | 49 | 27 | 12 | 6 | 3 |
| 10" | 59 | 59 | 33 | 14 | 7 | 4 |
| 12" | 69 | 69 | 38 | 16 | 8 | 4 |
| 14" | 79 | 79 | 43 | 18 | 9 | 5 |
| 16" | 89 | 89 | 48 | 20 | 10 | 5 |
| 20" | 107 | 107 | 58 | 24 | 12 | 6 |
| 24" | 125 | 125 | 67 | 28 | 14 | 7 |
| >24" | SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS | | | | | |

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE: 200 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 2
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - DIP
G - 5

**DETAIL 507**
**RESTRAINED JOINTS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CAREY — REGISTERED ENGINEER — AGRICULTURE — ENGINEER — No. 101413 — STATE OF TENNESSEE — 7/11/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |

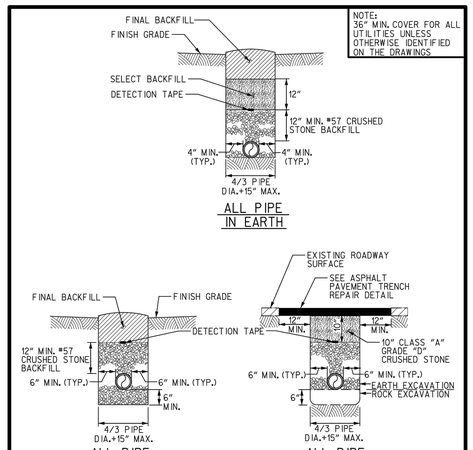

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

UTILITY DETAILS

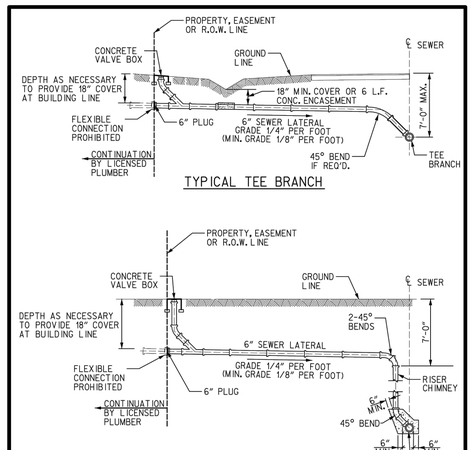
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO.: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

DRAWING NO.: **C5.3**



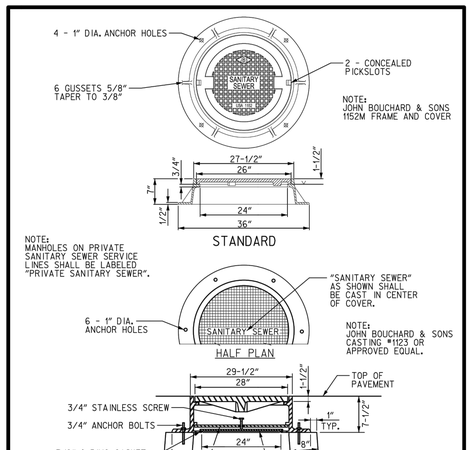

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR GRAVITY LINES
G - 10

**DETAIL 510**
**PIPE BEDDING FOR GRAVITY LINES**
N.T.S.



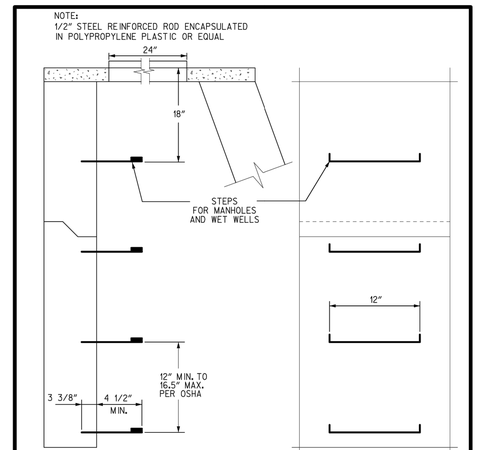

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3

**DETAIL 511**
**SANITARY SEWER LATERALS**
N.T.S.



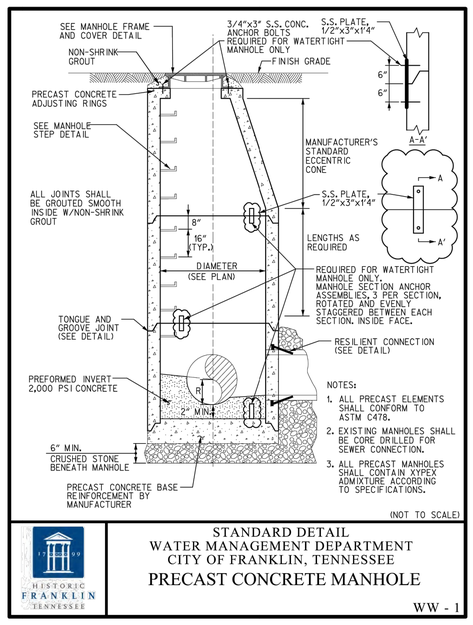

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

**DETAIL 512**
**MANHOLE FRAME AND COVER**
N.T.S.



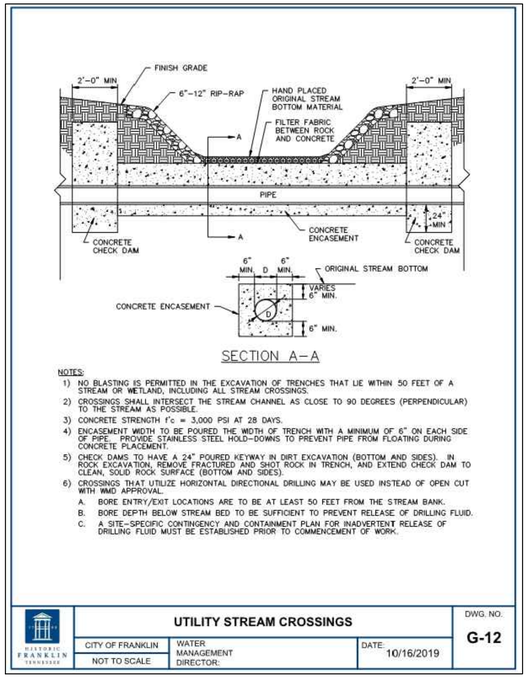

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS
WW - 2

**DETAIL 513**
**MANHOLE STEPS**
N.T.S.




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1

**DETAIL 514**
**SEWER MANHOLE**
N.T.S.




UTILITY STREAM CROSSINGS
DWG. NO. G-12
CITY OF FRANKLIN
NOT TO SCALE
WATER MANAGEMENT DIRECTOR:
DATE: 10/16/2019

**DETAIL 515**
**UTILITY STREAM CROSSING**
N.T.S.

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

UTILITY DETAILS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

DRAWING NO.:
C5.4

# 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: | 3-4 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**

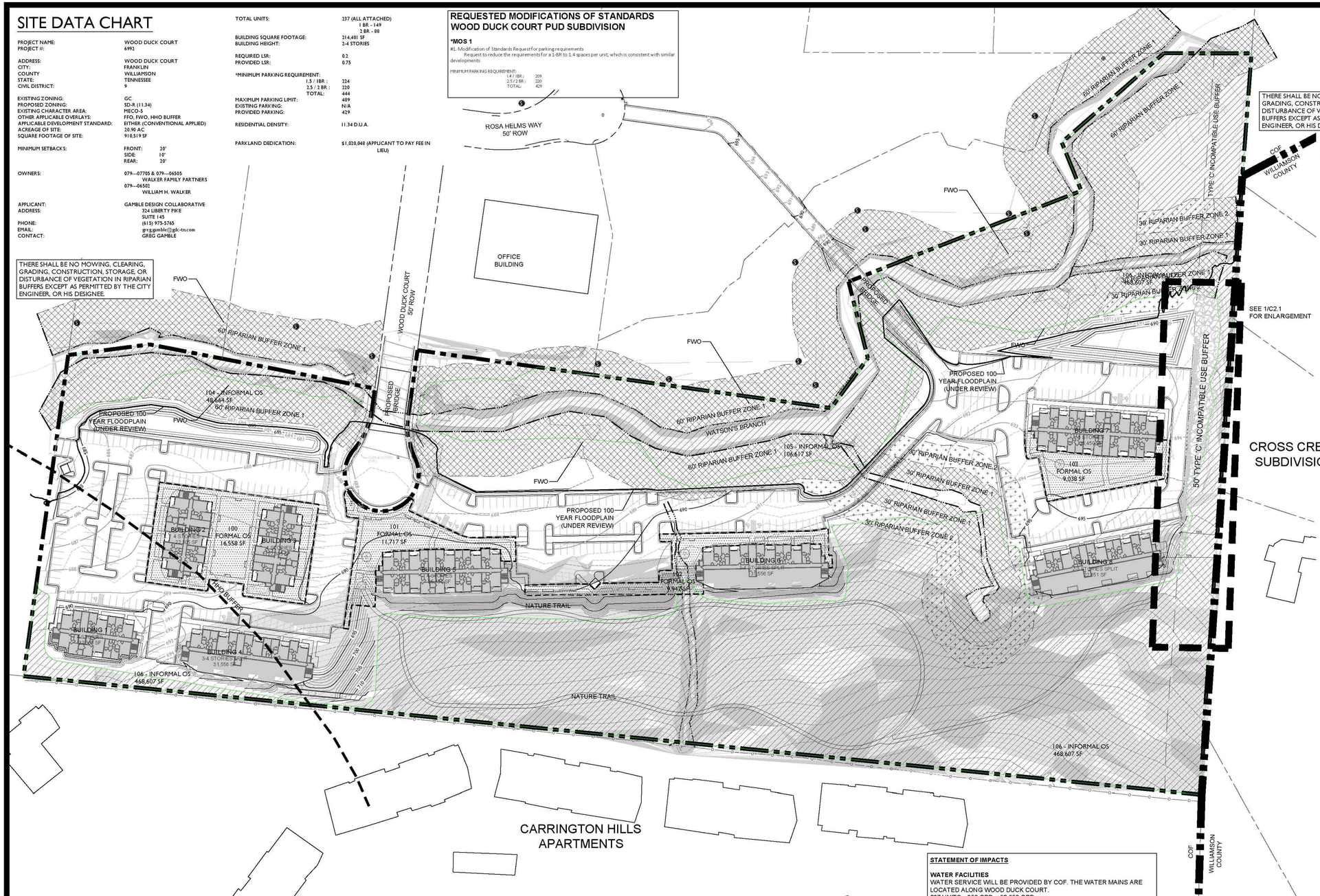
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments

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.




## KEY

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

0 60 120 180

## 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 = 47,355 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)

| EXISTING TREE CANOPY | PRESERVED TREE CANOPY |
|---|---|
| 637,972 SF (14.65 AC) | 454,867 SF (10.44 AC) |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 637,972 SF; 14.65 AC (70% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 36% (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


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


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

JEFFREY A. ROSAK
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 328
11.06.25

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 6992


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

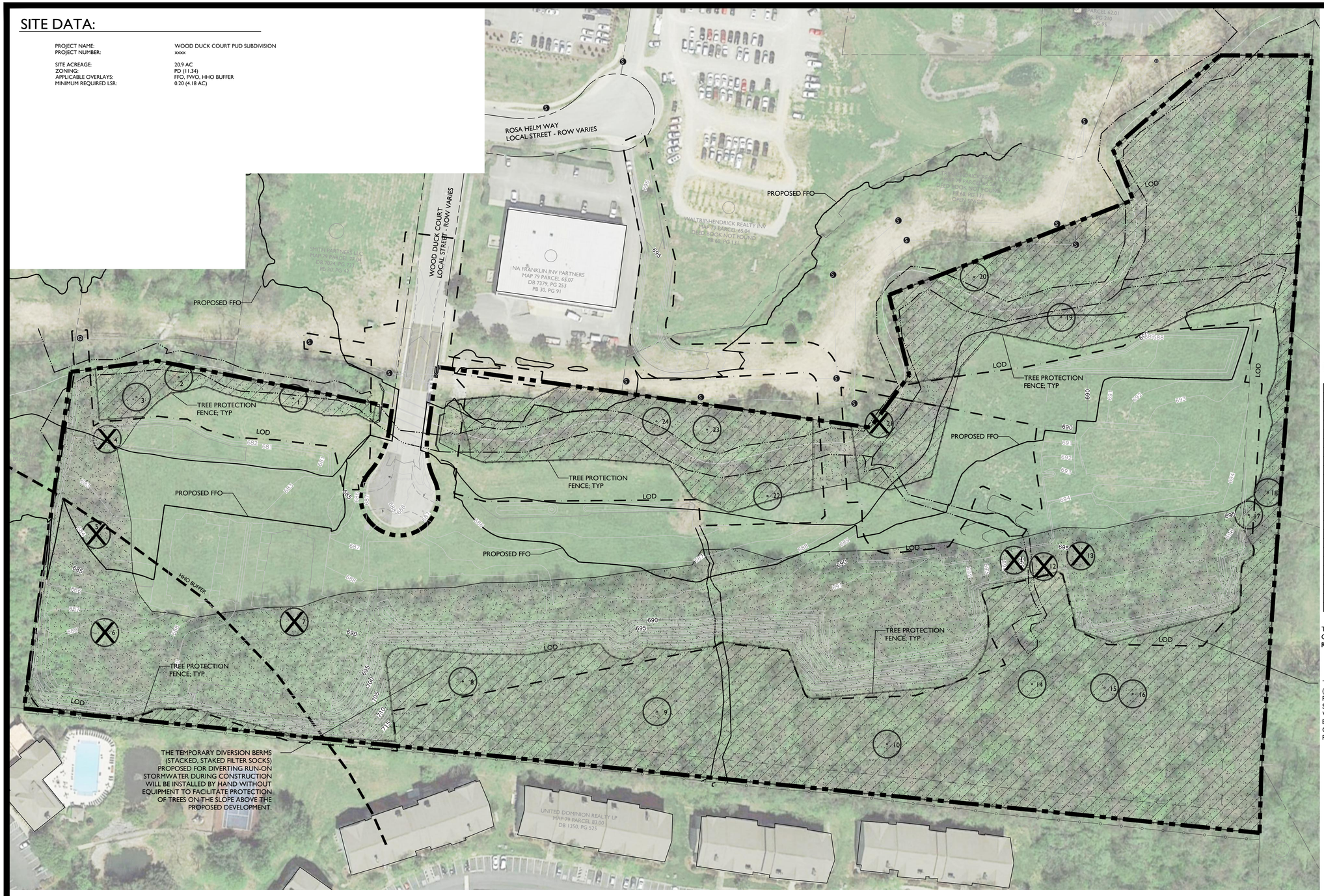

JEFFREY SCOTT JONES
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE No. 328
11.06.25

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF 7887

## SITE DATA:

| | |
|---|---|
| PROJECT NAME: | WOOD DUCK COURT PUD SUBDIVISION |
| PROJECT NUMBER: | xxxx |
| SITE ACREAGE: | 20.9 AC. |
| ZONING: | PD (11.34) |
| APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| MINIMUM REQUIRED LSR: | 0.20 (4.18 AC) |




SPECIMEN TREES

| Tree # | Size | Species | Removed | Retained |
|---|---|---|---|---|
| 1 | 24" | OAK | | X |
| 2 | 33" | HACKBERRY | | X |
| 3 | 26" | OAK | | X |
| 4 | 38" | OSAGE ORANGE | X | |
| 5 | 31" | OSAGE ORANGE | X | |
| 6 | 30" | OSAGE ORANGE | X | |
| 7 | 38" | OSAGE ORANGE | X | |
| 8 | 30" | OSAGE ORANGE | | X |
| 9 | 24" | OAK | | X |
| 10 | 26" | OAK | | X |
| 11 | 45" | SYCAMORE | X | |
| 12 | 24" | OSAGE ORANGE | X | |
| 13 | 24" | HACKBERRY | X | |
| 14 | 24" | OAK | | X |
| 15 | 30" | OAK | | X |
| 16 | 26" | ASH | | X |
| 17 | 24" | HACKBERRY | | X |
| 18 | 72" | OSAGE ORANGE | | X |
| 19 | 45" | ASH | | X |
| 20 | 30" | WALNUT | | X |
| 21 | 24" | OAK | X | |
| 22 | 30" | OAK | | X |
| 23 | 30" | OSAGE ORANGE | | X |
| 24 | 33" | ASH | | X |

TOTAL SPECIMEN INCHES: 761"
GOOD SPECIMEN INCHES REMOVED: 254"
REQUIRED REPLACEMENT: 508"

THE TEMPORARY DIVERSION BERMS (STACKED, STAKED FILTER SOCKS) PROPOSED FOR DIVERTING RUN-ON STORMWATER DURING CONSTRUCTION WILL BE INSTALLED BY HAND WITHOUT EQUIPMENT TO FACILITATE PROTECTION OF TREES ON THE SLOPE ABOVE THE PROPOSED DEVELOPMENT.

## TREE CANOPY AREAS:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 14.65 ACRES WHICH IS 70% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| | 637,972 SF | 248,821 SF | 398,636 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
637,972 SF
70% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
18% OF TOTAL CANOPY
114,835 SF
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
398,636 SF

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- SPECIMEN TREE
- SPECIMEN TREE REMOVED

TREE PROTECTION NOTES:

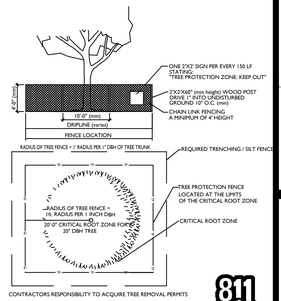
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.




TREE PROTECTION FENCING DETAIL NTS

811 Know what's below. Call before you dig

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date

TREE PRESERVATION

SHEET
LI.0

COF 7887

# SITE DATA:

| | |
|---|---|
| PROJECT NAME: | WOOD DUCK COURT PUD SUBDIVISION |
| PROJECT NUMBER: | 7887 |
| SITE ACREAGE: | 20.9 AC |
| ZONING: | PD (11.34) |
| APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| MINIMUM REQUIRED LSA: | 4.18 AC (20%) |

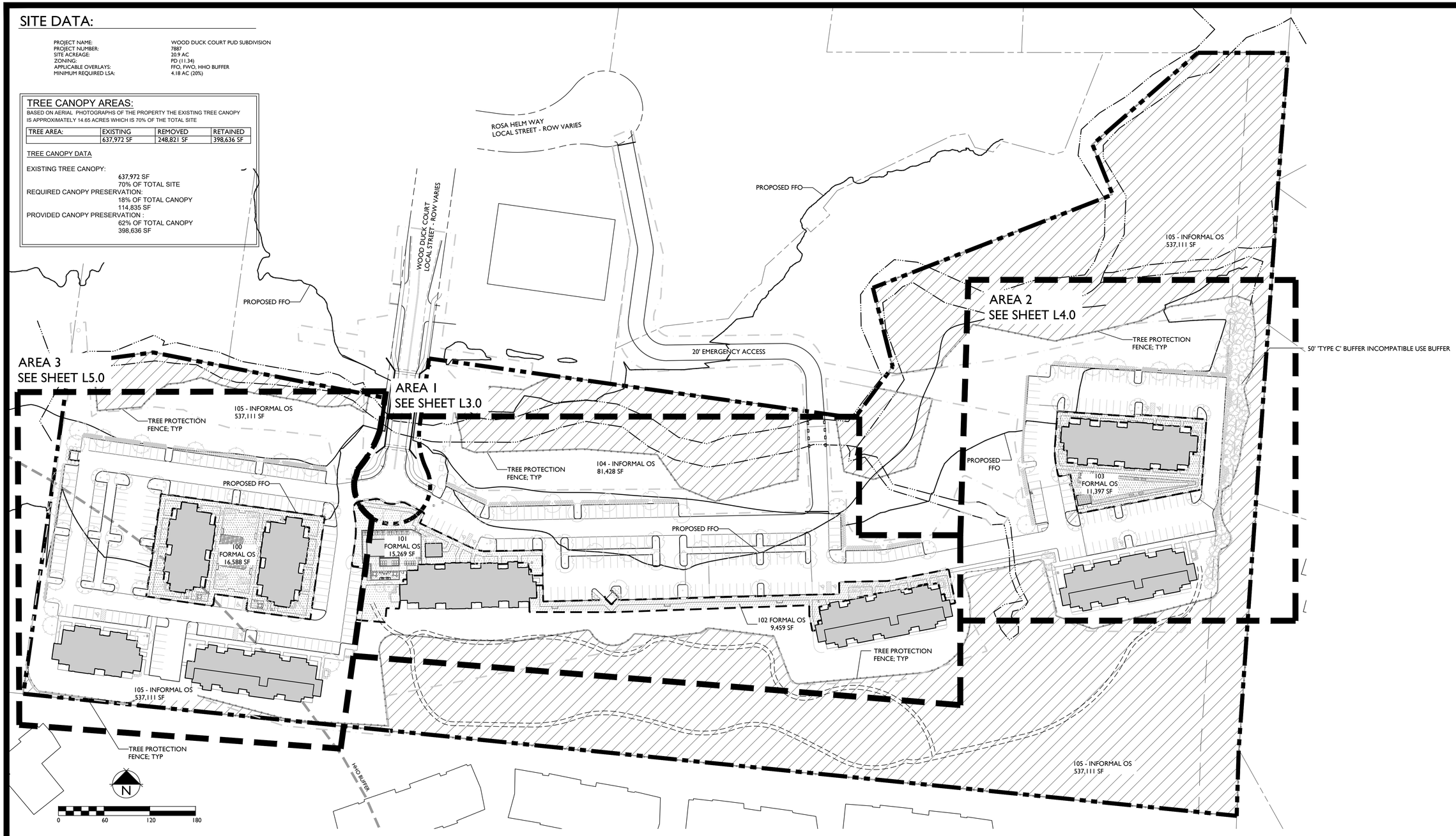
## TREE CANOPY AREAS:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 14.65 ACRES WHICH IS 70% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| | 637,972 SF | 248,821 SF | 398,636 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
637,972 SF
70% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
18% OF TOTAL CANOPY
114,835 SF
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
398,636 SF




| LANDSCAPE REQUIREMENTS (ACI) | | |
|---|---|---|
| SITE AREA = 20.9AC<br>REQUIRED LSA =4.18 AC<br>*DBH OF PRESERVED TREES = 507" | CANOPY (82" PER AC) = 343"<br>UNDERSTORY (21" PER AC) = 88"<br>SHRUBS (96 PER AC) = 402 | QUANTITY PROVIDED |
| | AMOUNT | INCHES PROVIDED / CALIPER INCHES |
| **EXISTING TREES (1.25 X PRESERVED DBH CREDIT)*** | **507** | **634*** |
| 3" CALIPER CANOPY TREES: | | |
| AGGREGATE CANOPY CALIPER INCHES PROVIDED: | | 0* |
| AGGREGATE CANOPY CALIPER INCHES REQUIRED: | | 343 |
| 2" CALIPER UNDERSTORY TREES: | - | - |
| AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED: | | 0* |
| AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED: | | 88 |
| MINIMUM 18" HEIGHT SHRUBS: | - | |
| MINIMUM 30" HEIGHT SHRUBS: | - | |
| TOTAL SHRUBS PROVIDED: | 1,016 | |
| TOTAL SHRUBS REQUIRED: | 402 | |

*NOTE: ACI REQUIRMENTS ARE MET BY THE CREDIT FROM TREES IN TREE SAVE AREA PER ZO 5.4.4.A.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 254"
REPLACEMENT IN. REQUIRED: 508"

| | QUANTITY PROVIDED | CALIPER INCH CONVERSION |
|---|---|---|
| 3" CALIPER CANOPY TREES | 118 | 354" |
| 2" CALIPER UNDERSTORY TREES | 77 | 154" |
| 1" CALIPER NATIVE MIX TREES | | |
| TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED: | | 508" |
| SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE): | | 508" |
| REPLACEMENT CALIPER INCH SURPLUS/STORAGE: | | 0" |

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15% (34% FORMAL, 66% INFORMAL)

TOTAL SITE AREA: 20.9 AC
OPEN SPACE REQUIRED: 3.14 AC
OPEN SPACE PROVIDED: 15.35 AC

| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE |
|---|---|---|---|
| 100 | FORMAL | COURTYARD | 0.38 AC |
| 101 | FORMAL | PLAZA | 0.35 AC |
| 102 | FORMAL | PLAZA | 0.22 AC |
| 103 | FORMAL | PLAZA | 0.26 AC |
| 104 | INFORMAL | NATURAL AREA | 1.87 AC |
| 105 | INFORMAL | NATURAL AREA | 12.33 AC |
| | | TOTAL PROVIDED: | 15.41 AC |

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

| Buffer/Screen Type: | Purpose: |
|---|---|
| Foundation Planting | Along primary facade |
| Perimeter Planting Strip | Screen VUAs and to create "modules" |
| Interior VUA Planting | Create VUA "modules" |
| Utility Box Screen from view | Screen Utility Boxes and Meters from view |
| HVAC Screen | Screen HVAC from view |
| Dumpster Screen | Screen dumpster from view |
| Incompatible Use Buffer | Buffer the adjacent less intensive use |
| Street Trees | |

KEY

PRESERVED TREE CANOPY

FORMAL OPEN SPACE

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

HOA


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

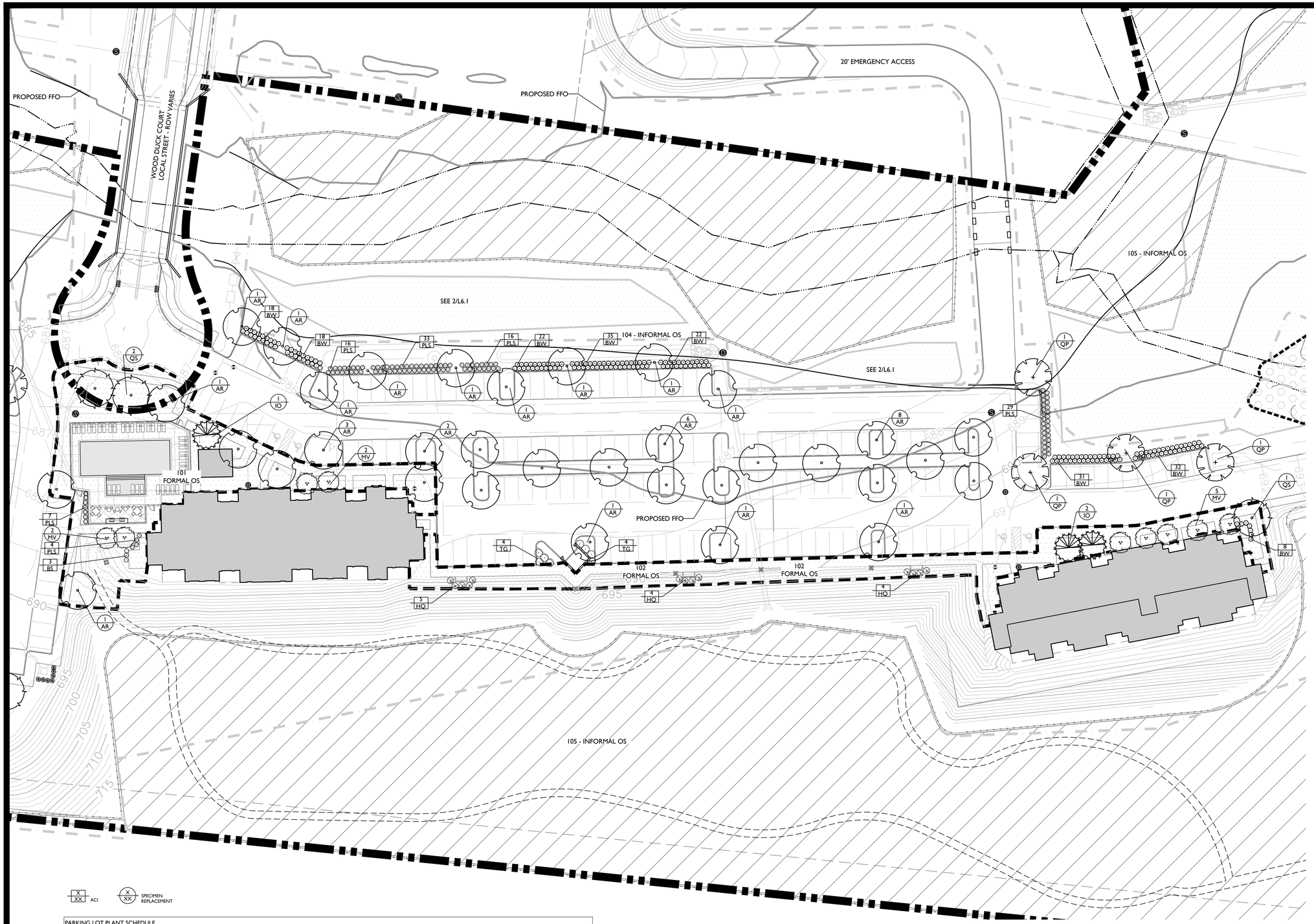
JEFFREY SCOTT GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE No. 1225
AGRICULTURE

Revision Date

OVERALL LANDSCAPE

SHEET
L2.0

COF 7887




X
XX ACI

X
XX SPECIMEN REPLACEMENT

PARKING LOT PLANT SCHEDULE

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| 36 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 2 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 5 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 3 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 9 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 3 | BS | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | | 30" | EVERGREEN | 42" O.C. | BALANCED |
| 186 | BW | BUXUS MICROPHYLLA 'WINTERGREEN' | WINTERGREEN BOXWOOD | | 30" | EVERGREEN | 36" O.C. | |
| 13 | HQ | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | | 30" | DECIDUOUS | 36" O.C. | |
| 105 | PLS | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' | SCHIP LAUREL | | 36" | EVERGREEN | 36" O.C. | |
| 8 | TG | THUJA OCCIDENTALIS 'EMERALD GREEN' | EMERALD GREEN ARBORVITAE | | 5'-6' | EVERGREEN | 36" O.C. | |

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

KEY

PRESERVED TREE CANOPY

N

0 30 60 90

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

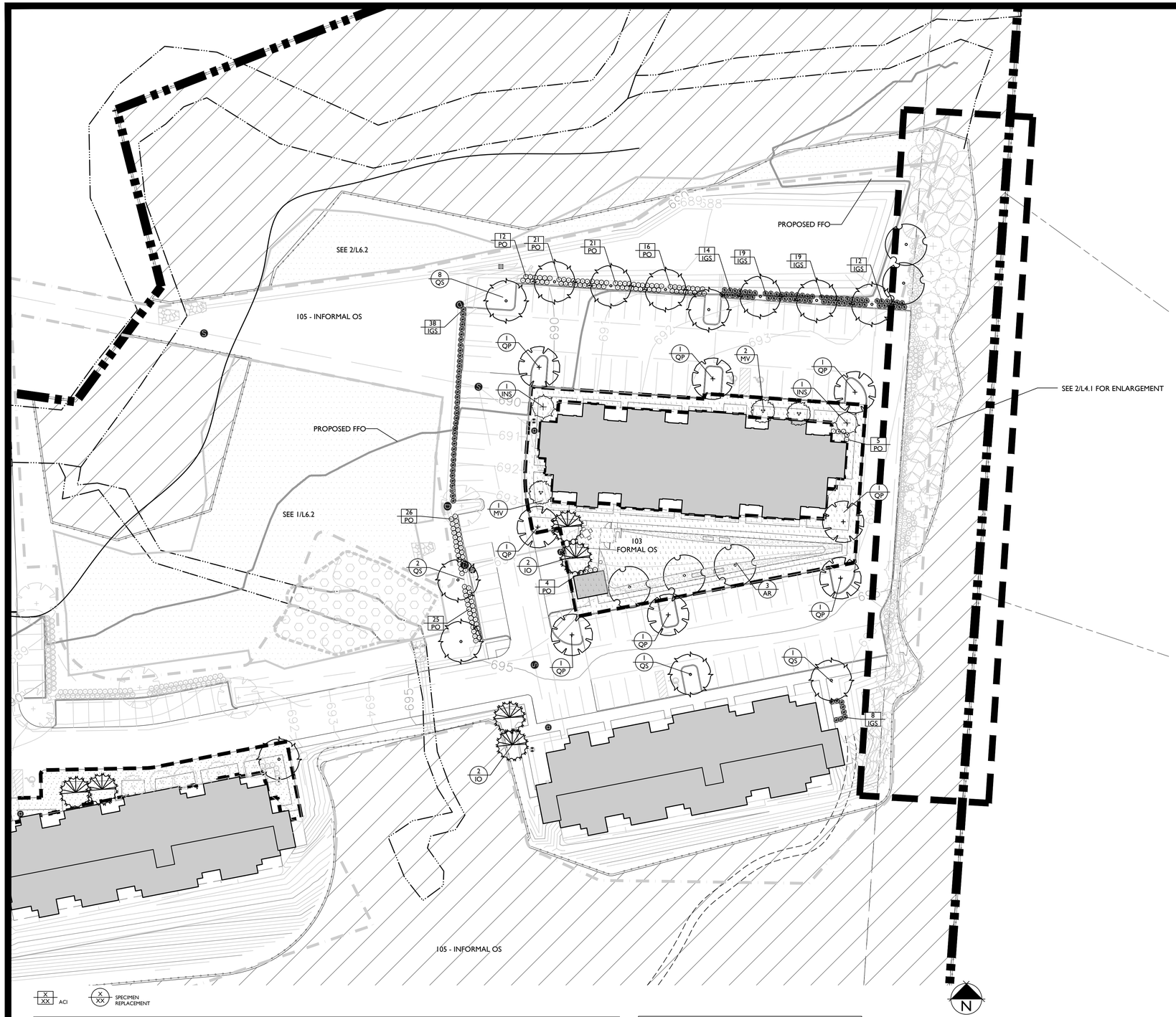
JEFFREY SCOTT GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1225

Revision Date

AREA 1
LANDSCAPE

SHEET
L3.0

COF 7887




| PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 4 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL, B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 5 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL, B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 7 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| 12 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 2 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 3 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 110 | IGS | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | | 30" | EVERGREEN | 36" O.C. | |
| 130 | PO | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | | 30" | EVERGREEN | 36"" O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
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KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

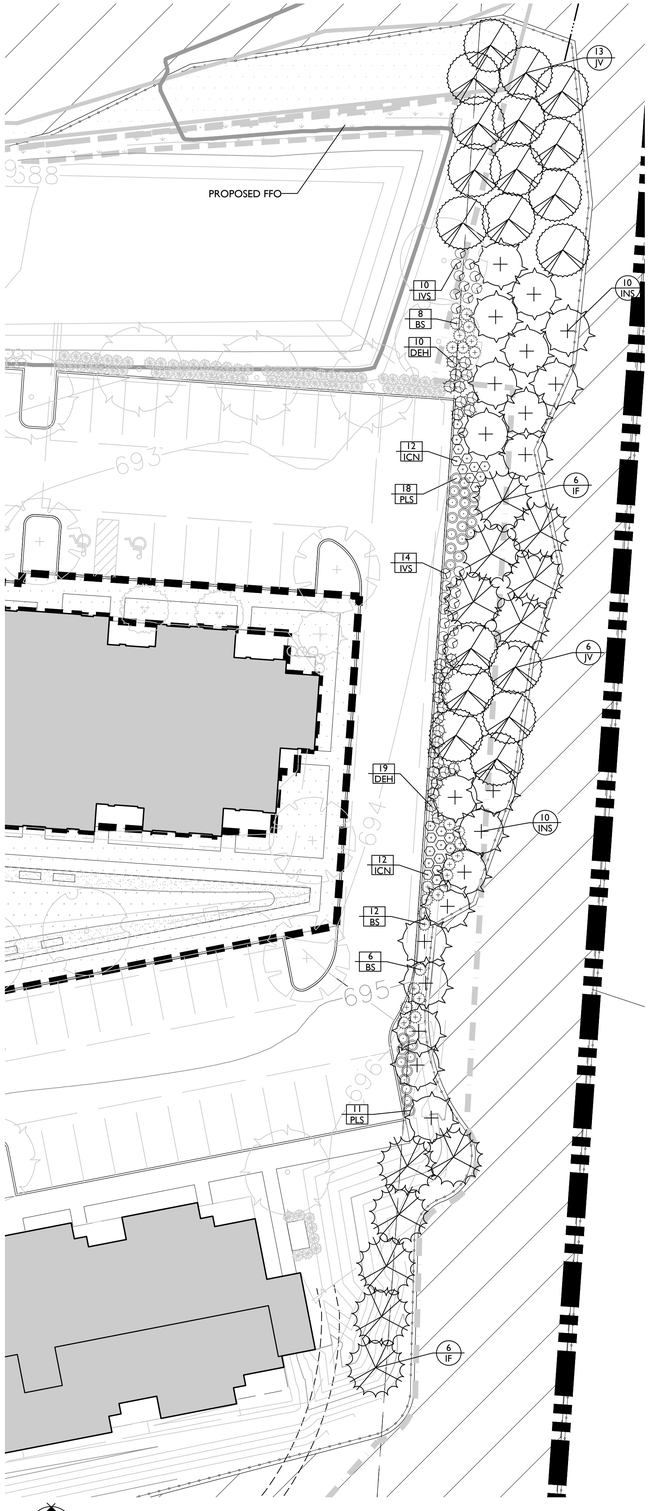
JEFFREY SCOTT SIMS
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1229

Revision Date

AREA 2
LANDSCAPE

SHEET
L4.0

COF 7887




X/XX ACI

X/XX SPECIMEN REPLACEMENT

| BUILDING AND PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| UNDERSTORY TREES | | | | | | | | |
| 12 | IF | ILEX X ATTENUATA 'FOSTERI' | FOSTER HOLLY | 2" CAL., B/B | 8'-10' | EVERGREEN | AS SHOWN | FULL |
| 20 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 19 | JV | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| SHRUBS | | | | | | | | |
| 26 | BS | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | | 30" | EVERGREEN | 42" O.C. | BALANCED |
| 29 | DEH | DISTYLIUM 'EMERALD HEIGHTS' | EMERALD HEIGHTS DISTYLIUM | | 30" | EVERGREEN | 42" O.C. | |
| 24 | ICN | ILEX CORNUTA 'NEEDLEPOINT' | NEEDLEPOINT HOLLY | | 30" | EVERGREEN | 42" O.C. | |
| 24 | IVS | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | | 30" | DECIDUOUS | 36" O.C. | |
| 29 | PLS | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' | SCHIP LAUREL | | 30" | EVERGREEN | 42" O.C. | |

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KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

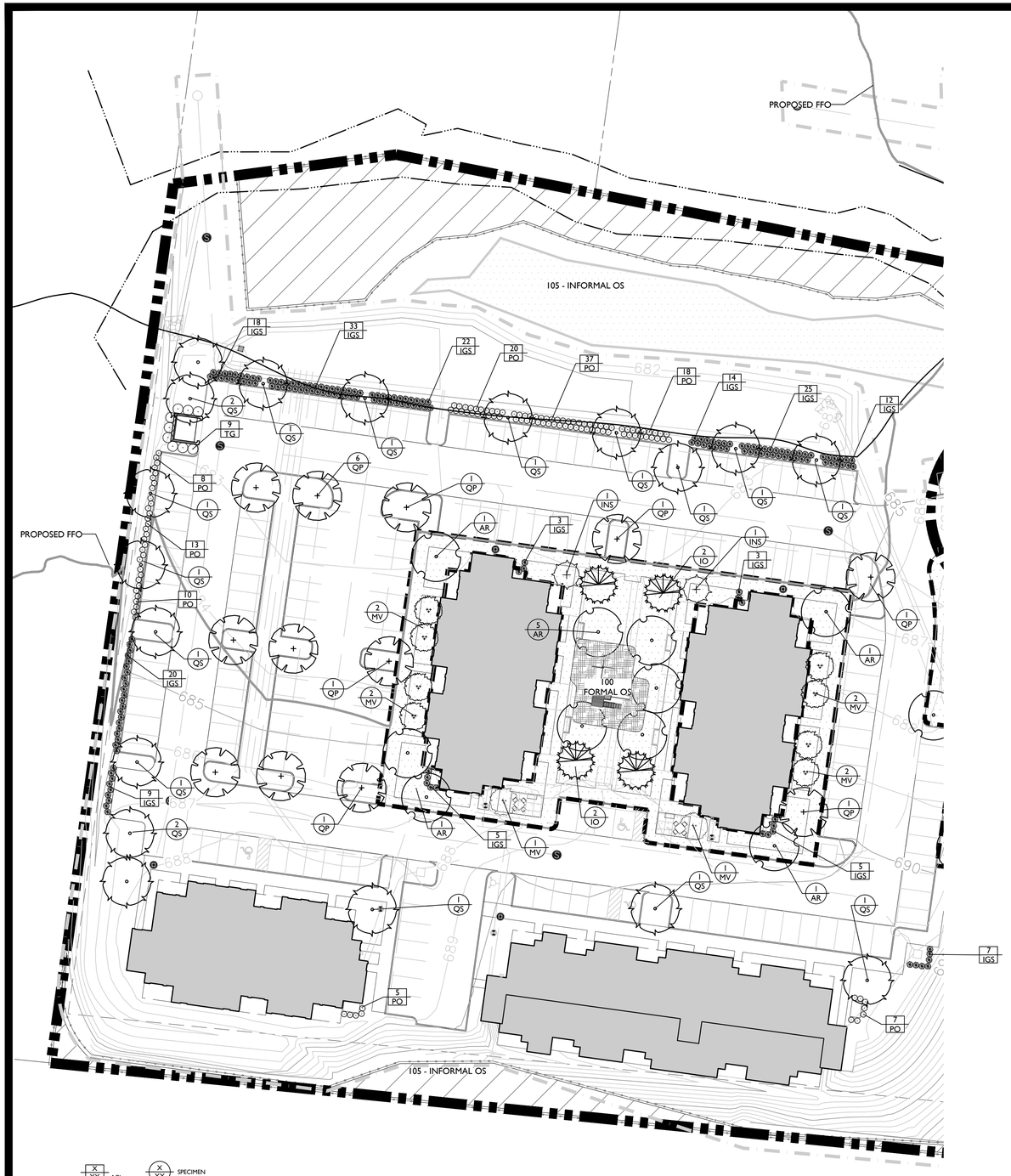
JEFFREY SCOTT BAKER — LANDSCAPE ARCHITECT — REG. NO. 1225

Revision Date

BUFFER LANDSCAPE

SHEET L4.1

COF XXXX
COF 7887

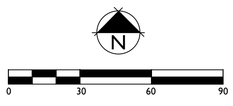



X / XX ACI

X / XX SPECIMEN REPLACEMENT

| PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 8 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 4 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 12 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| 18 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 2 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 10 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 176 | IGS | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | | 30" | EVERGREEN | 36" O.C. | |
| 118 | PO | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | | 30" | EVERGREEN | 36" O.C. | |
| 9 | TG | THUJA OCCIDENTALIS 'EMERALD GREEN' | EMERALD GREEN ARBORVITAE | | 5'-6' | EVERGREEN | 36" O.C. | |

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




KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

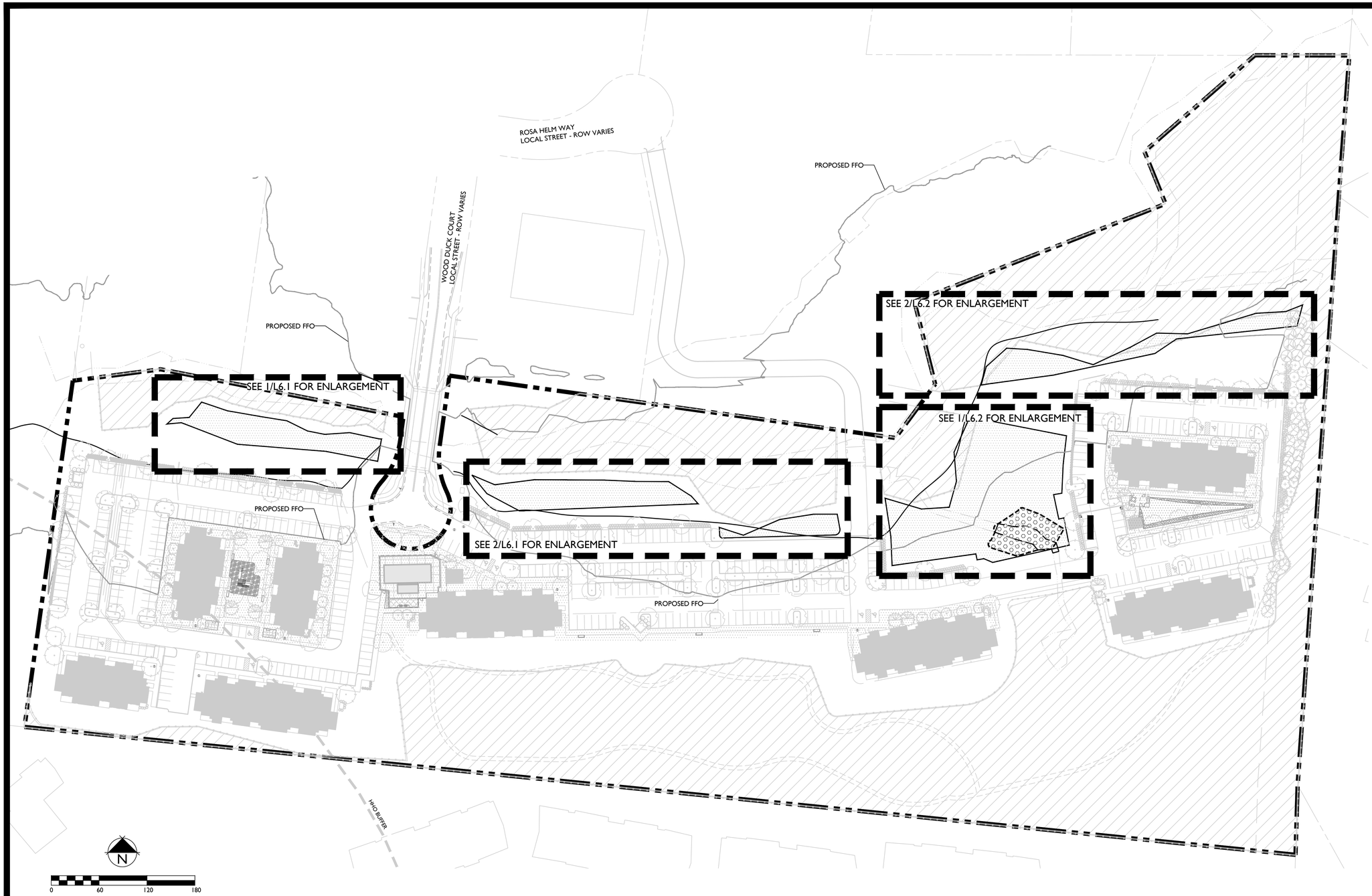
JEFFREY SCOTT GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 1328

Revision Date

AREA 3 LANDSCAPE

SHEET L5.0

COF 7887




## URBAN RIPARIAN ZONE BUFFER PLANTING

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ADDITIONAL ZONE 1 STREAM BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX. NOTE: IF RIPARIAN SEED IS NOT PROPERLY ESTABLISHED, LANDSCAPE ARCHITECT AND/OR THE CITY OF FRANKLIN AMY REQUIRE ADDITIONAL GROUNDCOVERS.

STREAM BUFFER NOTES:

1. **PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.**
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

## KEY

- REFORESTATION AREA
- WETLAND ENHANCEMENT AREA
- EXISTING WETLAND
- PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY SCOTT GAMBLE
AGRICOLA
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE No. 1257

Revision Date

REFORESTATION & WETLAND

SHEET
L6.0

COF 7887




KEY

- REFORESTATION / BUFFER MITIGATION AREA
- WETLAND ENHANCEMENT AREA
- PRESERVED TREE CANOPY

**REFORESTATION AREA REQUIREMENTS**

REFORESTATION AREA: 7,575 SF (0.17 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.17 AC) = 51 TREES

**PROVIDED REFORESTATION**

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 51 | 1 | 51 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 51

| REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 51 TREES TOTAL | | | | |
|---|---|---|---|---|
| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
| CANOPY TREES | | | | |
| 8 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 8 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

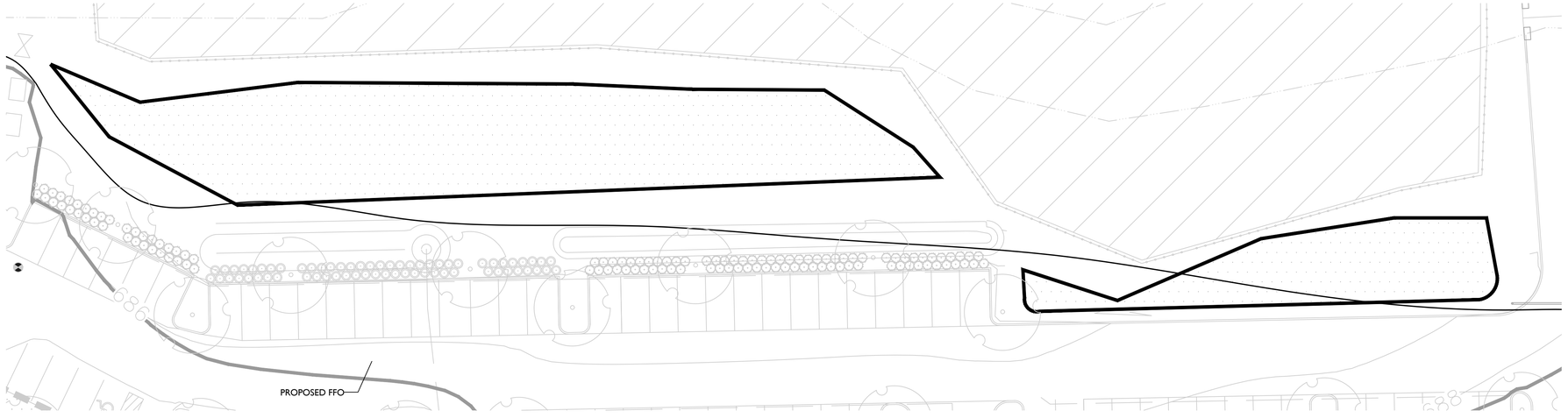
- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

N

0' 20' 40'

1 / L6.1 REFORESTATION / BUFFER MITIGATION AREA 1
PLAN




**REFORESTATION AREA REQUIREMENTS**

REFORESTATION AREA: 10,780 SF (0.25 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.25 AC) = 75 TREES

**PROVIDED REFORESTATION**

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 75 | 1 | 75 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 75

| REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 75 TREES TOTAL | | | | |
|---|---|---|---|---|
| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
| CANOPY TREES | | | | |
| 11 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 10 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 10 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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N

0' 20' 40'

2 / L6.1 REFORESTATION / BUFFER MITIGATION AREAS 2 & 3
PLAN

**URBAN RIPARIAN ZONE BUFFER PLANTING**

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ADDITIONAL ZONE 1 STREAM BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX.
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STREAM BUFFER NOTES:

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2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

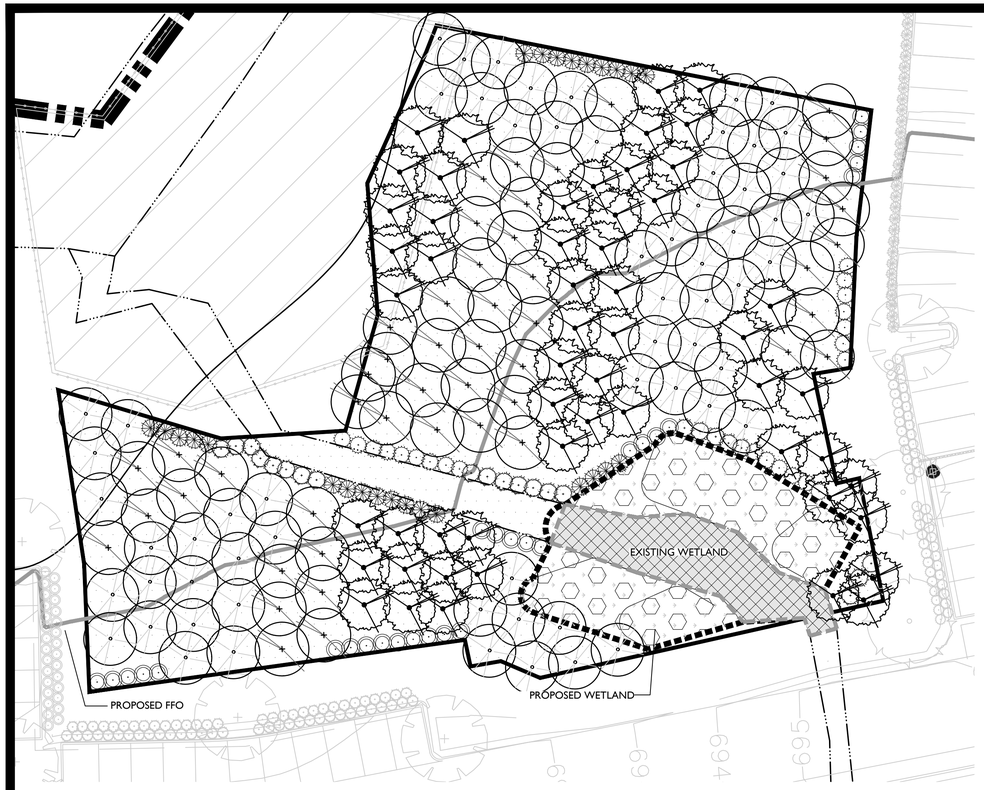
JEFFREY SCOTT GAMBLE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — SEE NO. 1255

Revision Date

REFORESTATION ENLARGEMENT

SHEET
L6.1

COF 7887




1 L6.2 REFORESTATION & WETLAND ENHANCEMENT LANDSCAPE PLAN

0' 20' 40'

## WETLAND RECREATION PLANT SCHEDULE

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | 54 | ACER RUBRUM | RED MAPLE | 1" SAPLING |
| | 63 | CATALPA SPECIOSA | NORTHERN CATALPA | 1" SAPLING |
| | 48 | QUERCUS BICOLOR | SWAMP WHITE OAK | 1" SAPLING |
| | | SHRUB MIX | | |
| | 46 | CORNUS AMOMUM | SILKY DOGWOOD | 1 GALLON |
| | 40 | HIBISCUS MOSHEUTOS | SWAMP MELLOW | 1 GALLON |
| | 39 | HAMEMELIS VIRGINIANA | WITCH HAZEL | 1 GALLON |
| | 52 | ILEX VERTICILLATA | WINTERBERRY | 1 GALLON |
| | | GROUNDCOVER / GRASS | | |
| | | ASCLEPIAS INCARNATA | SWAMP MILKWEED | PLUGS |
| | | PONTEDERIA CORDATA | PICKERAL WEED | PLUGS |
| | | SYNGONIUM PODOPHYLLUM | ARROWHEAD | PLUGS |
| | | WETLAND MEADOW MIX | ERNST SEED COMPANY "ERNMX-131" (OR APPROVED EQUAL) | SEED MIX |

## KEY

- WETLAND 'MEADOW MIX'
- GROUND PLAIN ENHANCEMENT AREA
- WATER POOLING / WETLAND ENHANCEMENT AREA
- EXISTING WETLAND (APPROXIMATE)
- PRESERVED TREE CANOPY

WETLAND MITIGATION NOTES:

1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION.
2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT.
3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 23,815 SF (0.55 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.55 AC) = 165 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 165 | 1 | 165 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 165

## URBAN RIPARIAN ZONE BUFFER PLANTING

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ADDITIONAL ZONE 1 STREAM BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX. NOTE: IF RIPARIAN SEED IS NOT PROPERLY ESTABLISHED, LANDSCAPE ARCHITECT AND/OR THE CITY OF FRANKLIN AMY REQUIRE ADDITIONAL GROUNDCOVERS.

STREAM BUFFER NOTES:

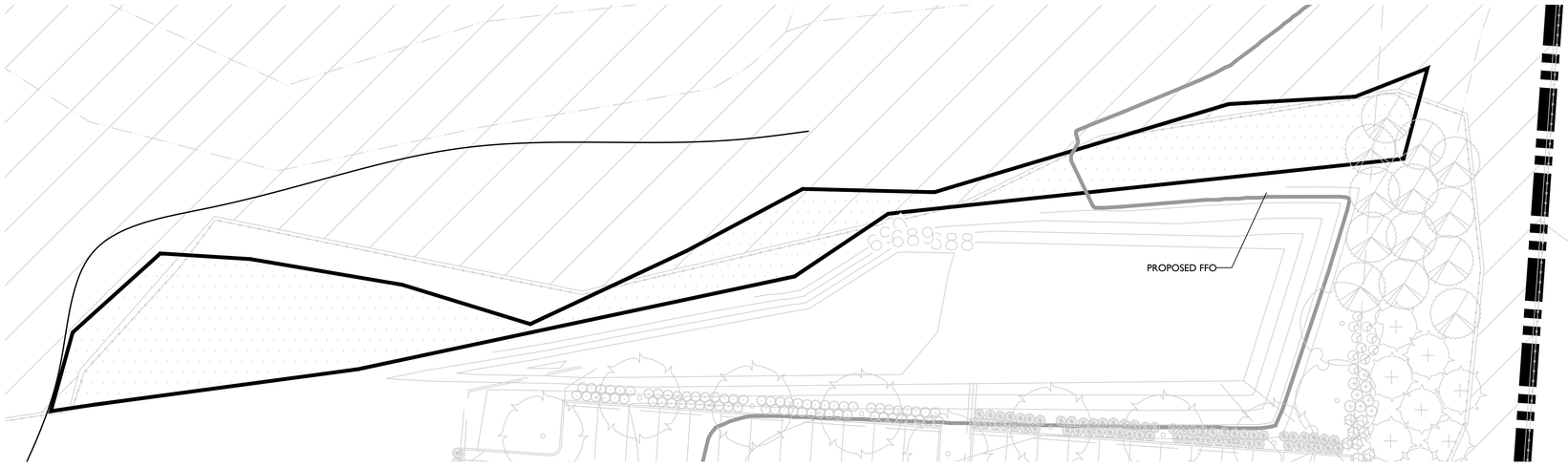
1. **PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.**
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. 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.

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.




2 L6.2 REFORESTATION LANDSCAPE PLAN

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 7,480 SF (0.17 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.17 AC) = 51 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 51 | 1 | 51 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 51

REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 51 TREES TOTAL

| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
|---|---|---|---|---|
| CANOPY TREES | | | | |
| 8 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 8 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

0' 20' 40'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY SCOTT GAMBLE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — STATE OF TENNESSEE — No. 329

Revision Date

REFORESTATION & WETLAND ENLARGEMENT SHEET

L6.2

COF 7887

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES 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 LAGER 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 STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES 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 QUANITIES OF ALL MATERIALS. THE QUANTIES 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 UTILITES 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 CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT 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.

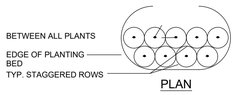
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS 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.

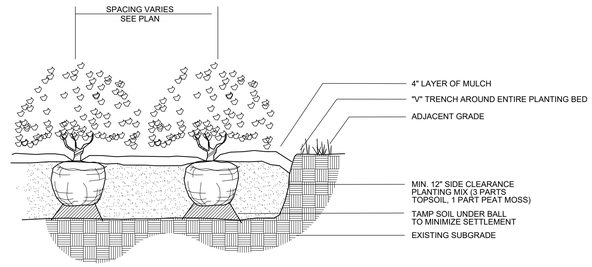
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



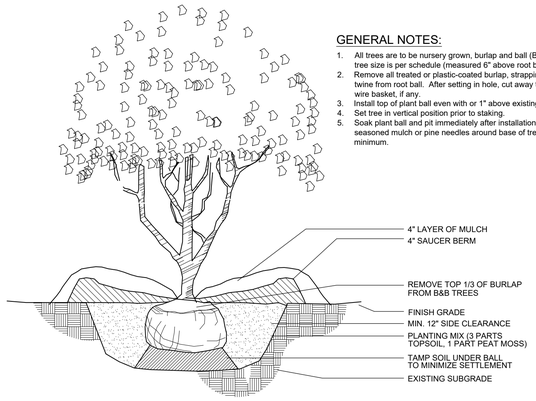

PLAN

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

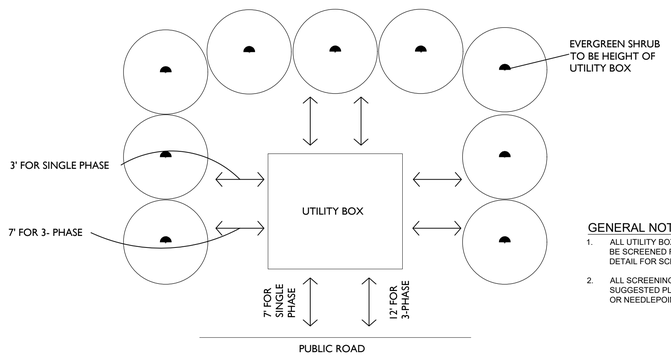



GENERAL NOTES:

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

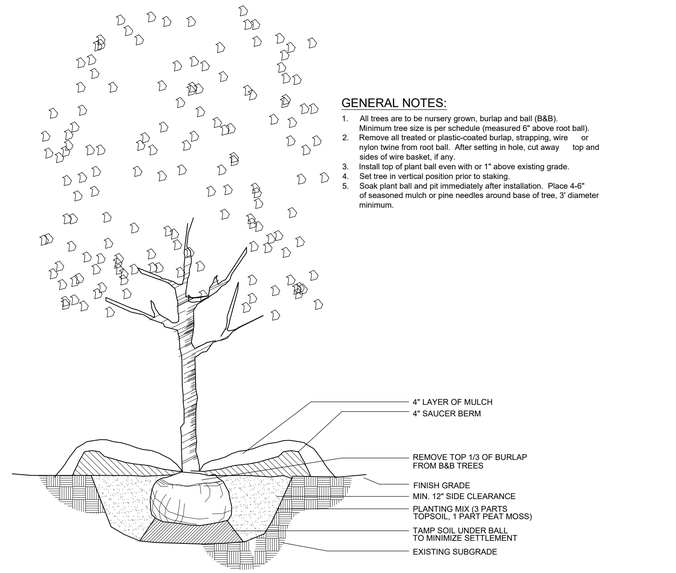
SECTION




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: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

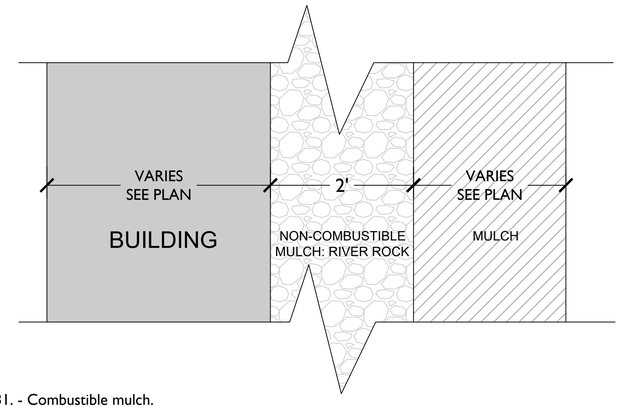
## UTILITY BOX SCREEN




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.

## 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

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

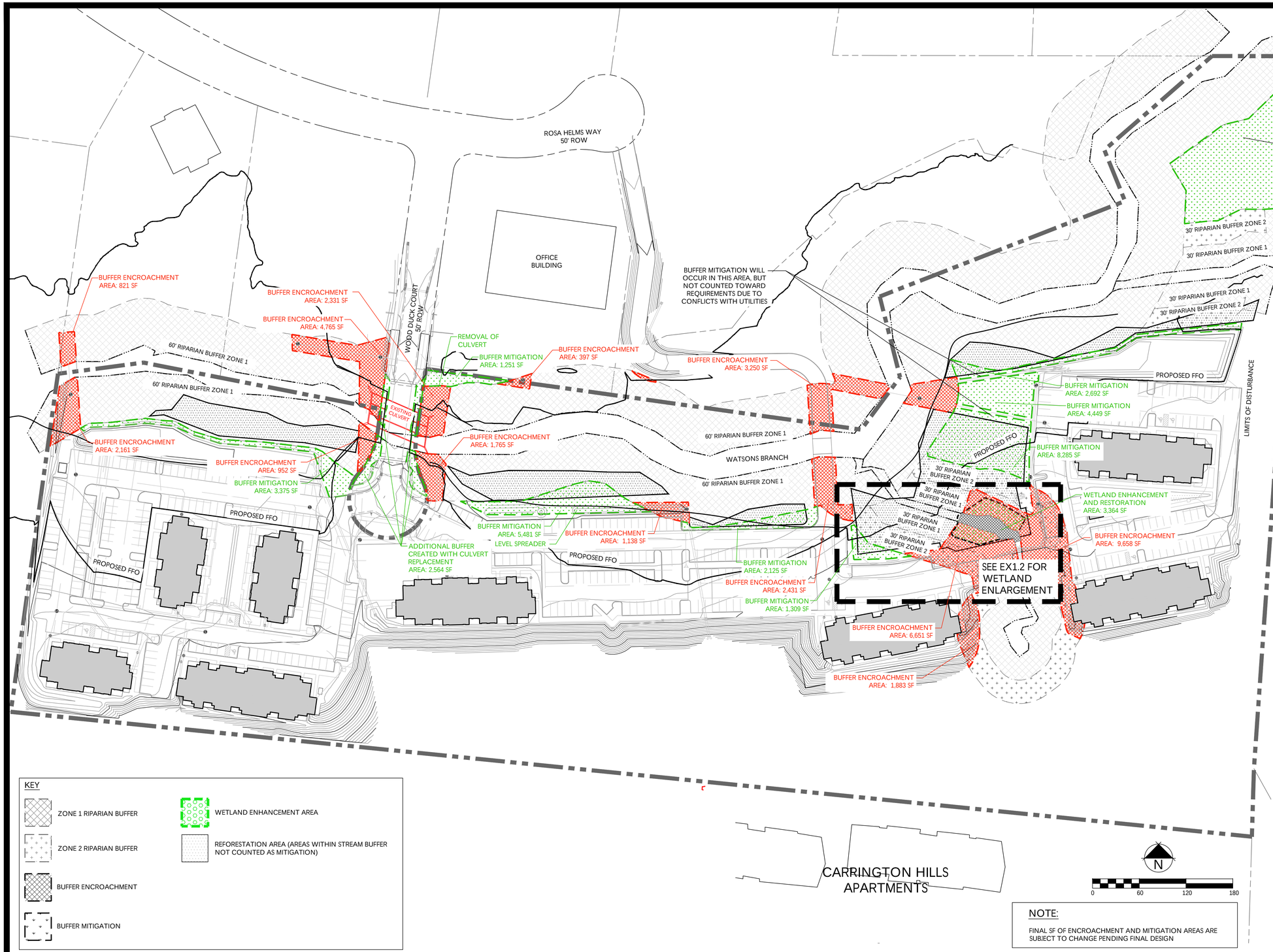
JEFFREY SCOTT GAMBLE — LANDSCAPE ARCHITECT — TENNESSEE NO. 328

Revision Date

NOTES

SHEET L7.0

COF 7887




## BUFFER MITIGATION DATA

| | |
|---|---|
| TOTAL AREA OF BUFFER ENCROACHMENT: | 40,454 SF |
| AREA OF BUFFER MITIGATION: | 49,940 SF |
| WETLAND ENHANCEMENT: | 3,364 SF |
| TOTAL AREA OF BUFFER / WETLAND IMPROVEMENTS: | 53,304 SF |

## RIPARIAN BUFFER VARIANCE REQUEST

THE APPLICANT REQUESTS TO MITIGATE PORTIONS OF THE RIPARIAN BUFFER ZONE ASSOCIATED WITH WATSON'S BRANCH AND A PERENNIAL STREAM LOCATED ON SITE PER FMC 23-107. DUE TO SITE CONSTRAINTS FROM WATSON BRANCH TO THE NORTH AND STEEP SLOPES TO THE SOUTH, SOME DEVELOPMENT WILL OCCUR IN THE RIPARIAN BUFFERS.

ADDITIONALLY THE APPLICANT IS PLACING LEVEL SPREADERS IN A PROPOSED MITIGATED AREA. THIS BMP MEASURE IS TO HELP DISPERSE RUN-ON WATER BEFORE FLOWING INTO WATSON BRANCH. SEE NOTE 3 BELOW FOR THE CONTRIBUTIONS OF THE LEVEL SPREADERS.

IF THE BUFFER MITIGATION IS GRANTED, THE APPLICANT PROPOSES COMPARABLE WATER QUALITY IMPROVEMENTS:

1. ENHANCE THE CURRENT WETLAND/PERENNIAL STREAM AREA ON THE EASTERN PORTION OF THE SITE. THIS WOULD INVOLVE LIGHT GRADING TO CREATE ADDITIONAL WETLAND AREA AND A MORE DEFINED CHANNEL. APPROPRIATE, NATIVE, WETLAND AND RIPARIAN VEGETATION WOULD BE PLANTED IN THIS AREA AND SIGNAGE PLACED TO INDICATE THE PROTECTED NATURE OF THIS AREA.
   SEE SHEET EX1.2 FOR PLANTING DETAILS.
2. REPLACEMENT OF EXISTING CULVERT WITH A BRIDGE THAT SPANS THE WATSON'S BRANCH FLOODWAY. THE EXISTING TRIPLE BARREL (6' TALL BY 12' WIDE BOXES) CULVERT ENCAPSULATES 80' IN LENGTH OF STREAM. THE PROPOSED SPAN BRIDGE WILL ONLY BE COVER 35' OF LENGTH OF STREAM. THE BRIDGE WILL ALSO SPAN 100' ACROSS THE WIDTH OF THE STREAM. THE CURRENT BOX CULVERT IS ONLY 37.5' WIDE, WITH PIERS EVERY 12'. WE WILL ALSO BE DREDGING THE FILL ASSOCIATED WITH THE BOX CULVERT AFTER REMOVAL, SO THAT THE STREAM BANK WILL EXIST IN A MORE NATURAL STATE.
3. ADDITION OF LEVEL SPREADER. CURRENTLY THERE IS A WET WEATHER CONVEYANCE NEAR THE MIDDLE OF THE SITE THAT CONVEYS RUN-ON STORMWATER TO WATSON BRANCH. OUR DEVELOPMENT PLAN INCLUDES CULVERTING THIS UNDER PROPOSED PARKING LOTS AND DAYLIGHTING THE OUTLET INTO A LEVEL SPREADER TO DISPERSE THE FLOW INTO THE RIPARIAN BUFFER OF WATSON BRANCH. THE WWC CURRENTLY DISPERSES INTO THE MOWED FIELD WHERE STORMWATER TENDS TO SPREAD OUT AND MAKE ITS WAY INTO WATSON BRANCH. SO THE LEVEL SPREADER IS INTENDED TO MIMIC THIS CURRENT CONDITION. WERE THE LEVEL SPREADER NOT CONSTRUCTED, A MORE CONCENTRATED FLOW INTO THE BUFFER SUBJECTING THE BUFFER TO POTENTIAL EROSION WOULD LIKELY RESULT. ALTERNATIVELY, THE PIPE COULD BE EXTENDED TO THE STREAM CREATING MORE BUFFER DISTURBANCE, AT LEAST TEMPORARILY. CONSTRUCTING A LEVEL SPREADER HAS THE ADDED BENEFIT OF ALLOWING THE RUN-ON STORMWATER TO SLOW DOWN AND FILTER THROUGH THE RIPARIAN BUFFER THEREBY PROVIDING SOME TREATMENT OF THE STORMWATER (HOWEVER THIS TREATMENT IS NOT ACCOUNTED FOR IN THE WATER QUALITY TOOL). THE LEVEL SPREADER WILL BE ONE OF THE STORMWATER CONTROL MEASURES FOR WHICH LONG TERM MAINTENANCE WILL APPLY, SIMILARLY TO THE PERMEABLE PAVEMENT OR OPEN DETENTION BASINS.
4. ADDITIONAL ENHANCEMENT OF THE RIPARIAN ZONES IN THE WOODED AREA NORTH OF THE WATSON'S BRANCH TRIBUTARY ON THE EASTERN SIDE OF THE SITE. THIS IS TO INCLUDE THE REMOVAL OF EXOTIC INVASIVE MATERIAL.
   SEE SHEET EX1.5 FOR PLANTING DETAILS.
5. ENHANCEMENT OF RIPARIAN ZONES ON ADJACENT PROPERTIES NOT AFFECTED BY THIS DEVELOPMENT

ANY WORK SHALL BE COORDINATED WITH THE COF STORMWATER COORDINATOR. SEE SHEETS EX1, EX1.1, & L6.2 FOR DETAILS OF THE REMOVAL OF INVASIVE SPECIES AND THE REESTABLISHMENT OF NATIVE SPECIES WHERE APPROPRIATE

KEY

- ZONE 1 RIPARIAN BUFFER
- ZONE 2 RIPARIAN BUFFER
- BUFFER ENCROACHMENT
- BUFFER MITIGATION
- WETLAND ENHANCEMENT AREA
- REFORESTATION AREA (AREAS WITHIN STREAM BUFFER NOT COUNTED AS MITIGATION)

NOTE:

FINAL SF OF ENCROACHMENT AND MITIGATION AREAS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

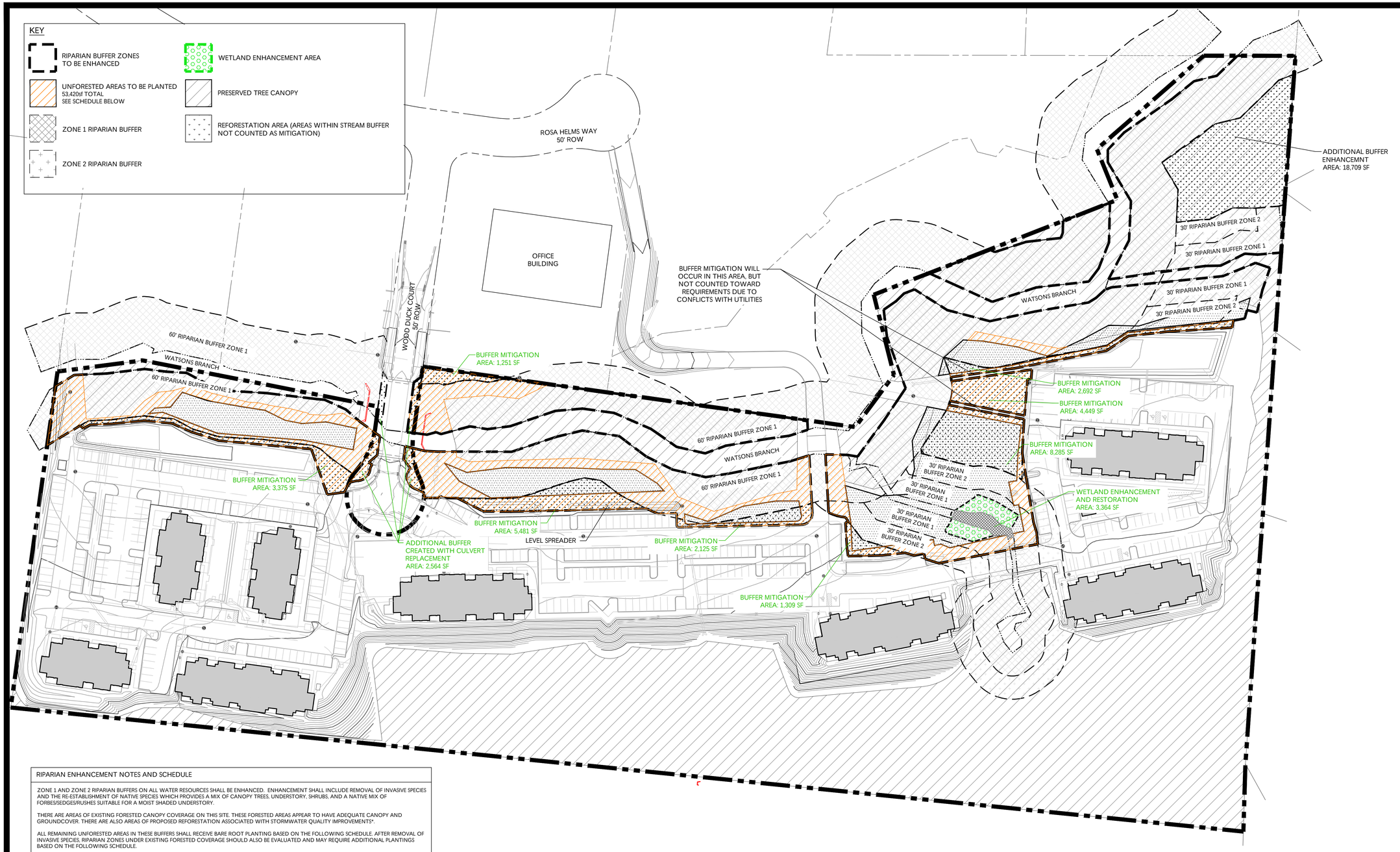
Franklin, Williamson County, Tennessee

Revision Date

BUFFER VARIANCE REQUEST

EX1.0

COF 7887




## RIPARIAN ENHANCEMENT NOTES AND SCHEDULE

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THERE ARE AREAS OF EXISTING FORESTED CANOPY COVERAGE ON THIS SITE. THESE FORESTED AREAS APPEAR TO HAVE ADEQUATE CANOPY AND GROUNDCOVER. THERE ARE ALSO AREAS OF PROPOSED REFORESTATION ASSOCIATED WITH STORMWATER QUALITY IMPROVEMENTS*.

ALL REMAINING UNFORESTED AREAS IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTING BASED ON THE FOLLOWING SCHEDULE. AFTER REMOVAL OF INVASIVE SPECIES, RIPARIAN ZONES UNDER EXISTING FORESTED COVERAGE SHOULD ALSO BE EVALUATED AND MAY REQUIRE ADDITIONAL PLANTINGS BASED ON THE FOLLOWING SCHEDULE.

THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THE UNFORESTED AREAS PER 100 SF. THERE IS A TOTAL OF 53,420 SF OF UNFORESTED AREA.

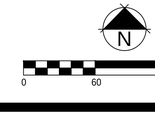
SCHEDULE BASED ON 10 BARE ROOT PLANTS PER 100 SF OF UNFORESTED RIPARIAN ZONE.

| QTY | CATEGORY | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|
| 2 / 100sf | CANOPY TREES | RED MAPLE | ACER RUBRUM |
| 1,068 Total | | BLACK WILLOW | SALIX NIGRA |
| | | SHAGBARK HICKORY | CARYA OVATA |
| | | SYCAMORE | PLANTUS OCCIDENTALIS |
| 2 / 100sf | UNDERSTORY | SERVICEBERRY | AMELANCHIER ARBOREA |
| 1,068 Total | | PAW PAW | ASIMINA TRILOBA |
| | | ROUGHLEAF DOGWOOD | CORNUS DRUMMONDII |
| 2 / 100sf | SHRUB | SWEETSHRUB | CALYCANTHUS FLORIDUS |
| 1,068 Total | | BUTTONBUSH | CEPHALANTHUS OCCIDENTALIS |
| | | WILD HYDRANGEA | HYDRANGEA ARBORESCENS |
| | | WINTERBERRY | ILEX VERTICILLATA |
| | | AMERICAN BEAUTYBERRY | CALLICARPA AMERICANA |
| 4 / 100sf | GRASS & SEDGE | SEDGE | CAREX SPP. |
| 2,136 Total | | SWITCHGRASS | PANICUM VIRGATUM |
| | | BROOMSEDGE | ANDROPOGON VIRGINICUS |
| | | RUSH | JUNCUS EFFUSUS |

*NOTE: FOR REFORESTATION PLANTING SCHEDULE. SEE LANDSCAPE SHEETS LS6.0-LS6.2.

## RIPARIAN ZONE 1 AND 2 NOTES:

1. PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. 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.




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee



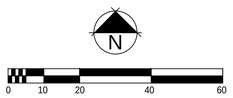

Revision Date

RIPARIAN ENHANCEMENT PLAN

SHEET EX1.1

COF 7887




## WETLAND RECREATION AND REFORESTATION PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
|---|---|---|---|---|---|
| | 54 | ACER RUBRUM | RED MAPLE | 1" SAPLING | |
| | 63 | CATALPA SPECIOSA | NORTHERN CATALPA | 1" SAPLING | |
| | 48 | QUERCUS BICOLOR | SWAMP WHITE OAK | 1" SAPLING | |
| | | SHRUB MIX | | | |
| | 26 | CORNUS AMOMUM | SILKY DOGWOOD | 3 GALLON | |
| | 22 | HIBISCUS MOSHEUTOS | SWAMP MELLOW | 3 GALLON | |
| | 23 | HAMEMELIS VIRGINIANA | WITCH HAZEL | 3 GALLON | |
| | 28 | ILEX VERTICILLATA | WINTERBERRY | 3 GALLON | |
| | | GROUNDCOVER / GRASS | | | SPACING |
| 2,430 sq.ft. TOTAL | 700 | ASCLEPIAS INCARNATA<br>PONTEDERIA CORDATA<br>SYNGONIUM PODOPHYLLUM | SWAMP MILKWEED<br>PICKERAL WEED<br>ARROWHEAD | PLUGS<br>PLUGS<br>PLUGS | 24" O.C. |

### KEY

- WETLAND 'MEADOW MIX'
- WETLAND ENHANCEMENT AREA
- WATER POOLING / WETLAND ENHANCEMENT AREA
- EXISTING WETLAND (APPROXIMATE)
- PRESERVED TREE CANOPY

### WETLAND MITIGATION NOTES:

1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL. THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION.
2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT.
3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 23,815 SF (0.55 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.55 AC) = 165 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 165 | 1 | 165 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 165

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

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# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee




Revision Date

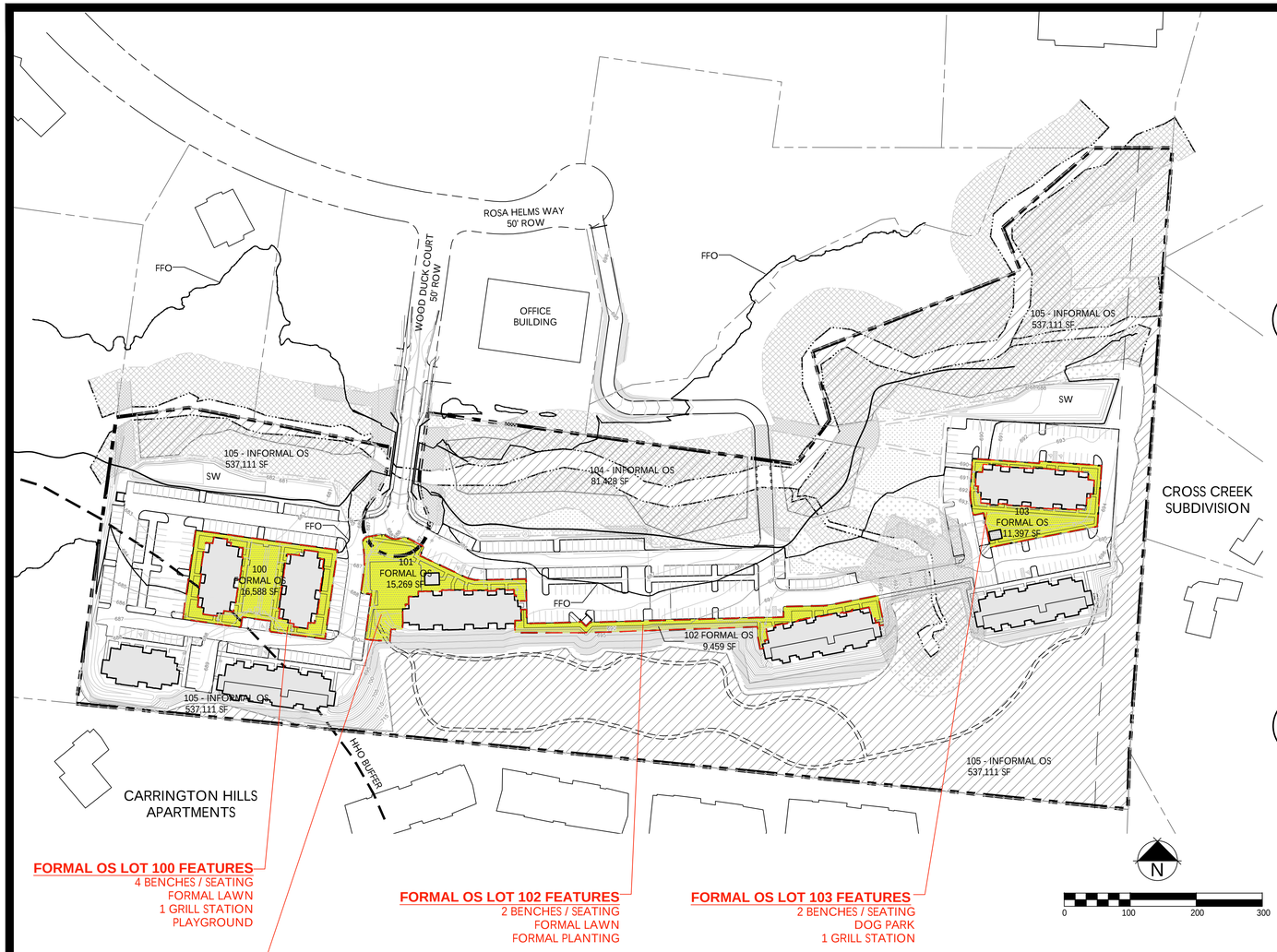
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WETLAND ENHANCEMENT PLAN

SHEET

EX1.2

COF 7887




**FORMAL OS LOT 100 FEATURES**
4 BENCHES / SEATING
FORMAL LAWN
1 GRILL STATION
PLAYGROUND

**FORMAL OS LOT 101 FEATURES**
COMMUNITY POOL
UBER/LYFT PICK UP & DROP-OFF
SCHOOL BUS-STOP
TRAIL-HEAD/TRAIL ACCESS
1 GRILL STATION

**FORMAL OS LOT 102 FEATURES**
2 BENCHES / SEATING
FORMAL LAWN
FORMAL PLANTING

**FORMAL OS LOT 103 FEATURES**
2 BENCHES / SEATING
DOG PARK
1 GRILL STATION

KEY

- ZONE 1 STREAM BUFFER
- ZONE 2 STREAM BUFFER
- BUFFER ENCROACHMENT AREA
- BUFFER MITIGATION AREA
- WETLAND ENHANCEMENT AREA
- PRESERVED TREE CANOPY
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15% (34% FORMAL, 66% INFORMAL)

TOTAL SITE AREA: 20.9 AC
OPEN SPACE REQUIRED: 3.14 AC
OPEN SPACE PROVIDED: 15.35 AC

| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE |
|---|---|---|---|
| 100 | FORMAL | COURTYARD | 0.38 AC |
| 101 | FORMAL | PLAZA | 0.35 AC |
| 102 | FORMAL | PLAZA | 0.22 AC |
| 103 | FORMAL | PLAZA | 0.26 AC |
| 104 | INFORMAL | NATURAL AREA | 1.87 AC |
| 105 | INFORMAL | NATURAL AREA | 12.33 AC |
| | | TOTAL PROVIDED: | 15.41 AC |



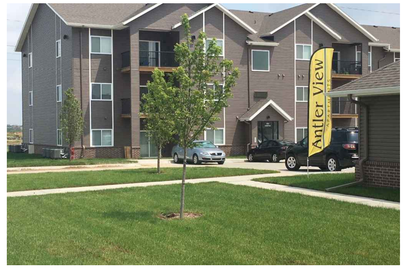
1 EX2 METAL BENCH
NTS



2 EX2 CHARCOAL GRILL
NTS



3 EX2 FIRE PIT
NTS




4 EX2 FORMAL LAWN
NTS



5 EX2 DOG PARK
NTS



6 EX2 POOL
NTS

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

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LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY SCOTT SPIVEY
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

OPEN SPACE EXHIBIT

SHEET
EX2

COF
XXXX




1

| FRONT ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 5,304 S.F. | |
| NET* OF WALL | 3,840 S.F. | 100% |
| NET* BRICK VENEER | 1,580 S.F. | 40% |
| NET* FIBER CEMENT LAP SIDING | 1,358 S.F. | 33% |
| NET* BOARD & BATTEN CEMENT SIDING | 1,101 S.F. | 27% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## FRONT ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"




1

| FRONT ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 5,304 S.F. | |
| NET* OF WALL | 3,867 S.F. | 100% |
| NET* BRICK VENEER | 1,580 S.F. | 39% |
| NET* FIBER CEMENT LAP SIDING | 1,358 S.F. | 34% |
| NET* BOARD & BATTEN CEMENT SIDING | 1,101 S.F. | 27% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

## REAR ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

# Walker Place Apartments

1000 Wood Duck Court
2000 Wood Duck Court
3000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE No. 103749 STATE OF TENNESSEE COMMISSION

06/13/22

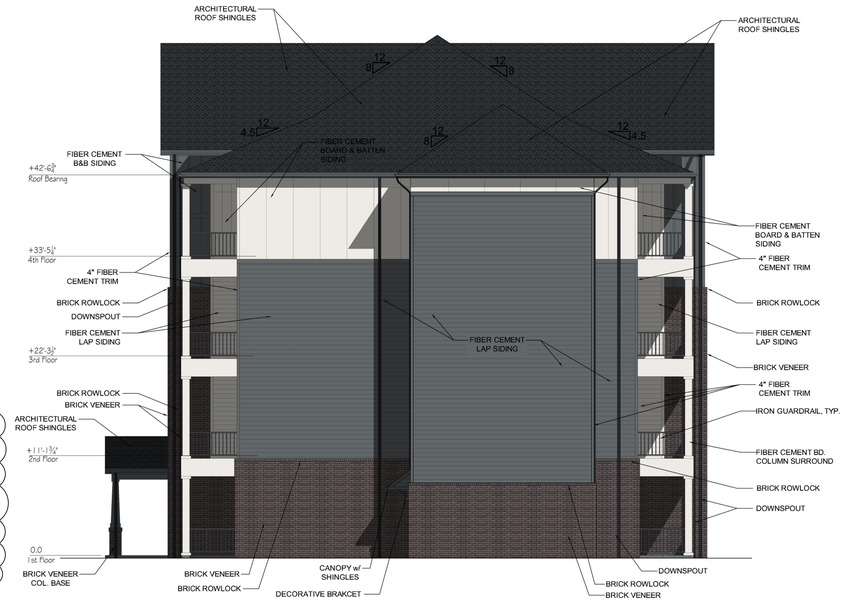
| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Front & Rear
24 Units Per Building

A1.0




1

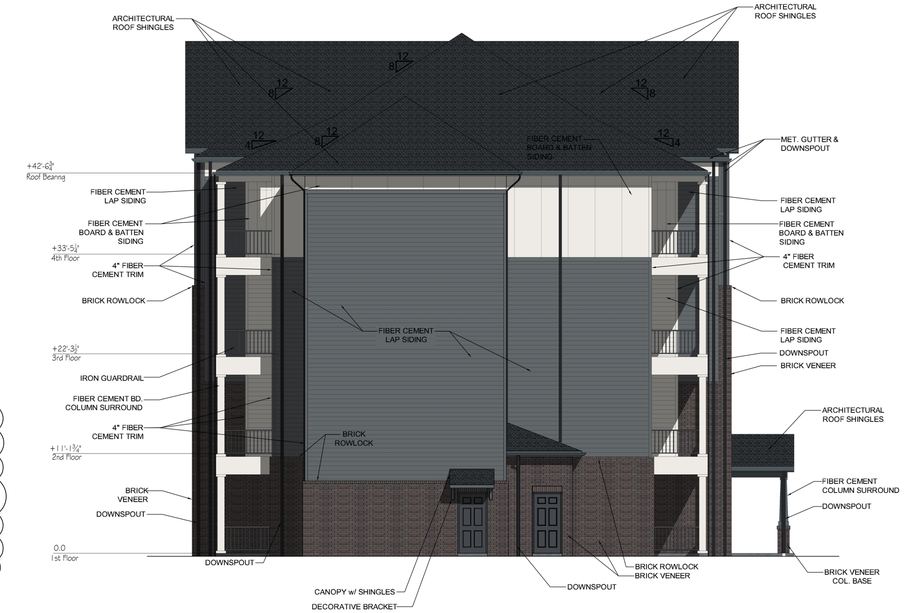
| RIGHT-SIDE ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,572 S.F. | |
| NET* OF WALL | 2,498 S.F. | 100% |
| NET* BRICK VENEER | 762 S.F. | 30% |
| NET* FIBER CEMENT LAP SIDING | 1,316 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 418 S.F. | 17% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## RIGHT-SIDE ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |




1

| LEFT-SIDE ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,566 S.F. | |
| NET* OF WALL | 2,415 S.F. | 100% |
| NET* BRICK VENEER | 665 S.F. | 27% |
| NET* FIBER CEMENT LAP SIDING | 1,442 S.F. | 60% |
| NET* BOARD & BATTEN CEMENT SIDING | 307 S.F. | 13% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## LEFT-SIDE ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

NOTE:

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PRELIMINARY: NOT FOR CONSTRUCTION

PAD
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2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

# Walker Place Apartments

1000 Wood Duck Court
2000 Wood Duck Court
3000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 103769 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations- Sides
24 Units Per Building

A1.1




## SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,200 S.F. | 100% |
| NET* BRICK VENEER | 1,506 S.F. | 36% |
| NET* FIBER CEMENT LAP SIDING | 2,216 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,315 S.F. | 100% |
| NET* BRICK VENEER | 1,612 S.F. | 37% |
| NET* FIBER CEMENT LAP SIDING | 2,247 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

## NOTE:

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

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Franklin, TN 37067

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06/13/22

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COF Project Number: 7887
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Issue: 06/13/2022
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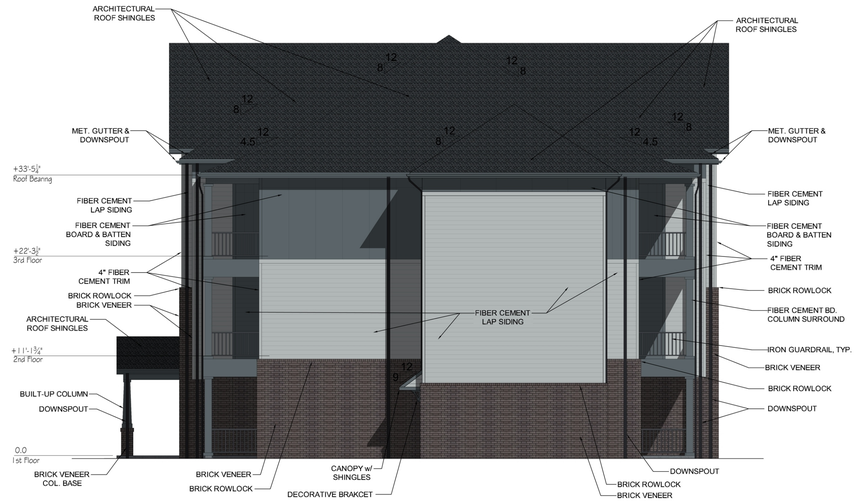
Sheet Title & Number:

Ext. Elevations- Front & Rear
30 Units Per Building

A1.2

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,894 S.F. | |
| NET* OF WALL | 1,845 S.F. | 100% |
| NET* BRICK VENEER | 610 S.F. | 33% |
| NET* FIBER CEMENT LAP SIDING | 950 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 15% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

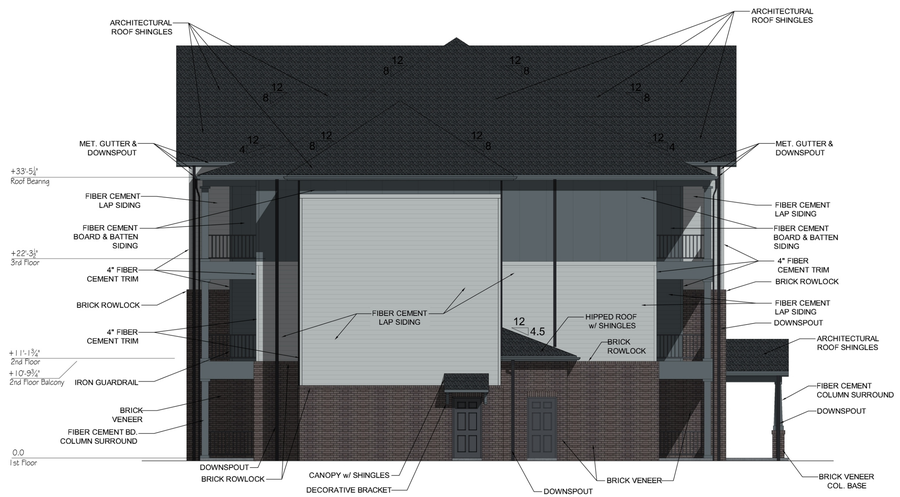



## EAST ELEVATION

SCALE: 1/8" = 1'-0"

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,890 S.F. | |
| NET* OF WALL | 1,764 S.F. | 100% |
| NET* BRICK VENEER | 611 S.F. | 35% |
| NET* FIBER CEMENT LAP SIDING | 868 S.F. | 49% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 16% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:

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

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

PRELIMINARY: NOT FOR CONSTRUCTION


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


# Walker Place Apartments

8000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT PURSER ARCHITECTURE + DESIGN COMMISSION No. 103749 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Sides
30 Units Per Building

A1.3




## NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,200 S.F. | 100% |
| NET* BRICK VENEER | 1,506 S.F. | 36% |
| NET* FIBER CEMENT LAP SIDING | 2,216 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 4,024 S.F. | |
| NET* OF WALL | 2,937 S.F. | 100% |
| NET* BRICK VENEER | 1,168 S.F. | 40% |
| NET* FIBER CEMENT LAP SIDING | 1,311 S.F. | 44% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 16% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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

PRELIMINARY: NOT FOR CONSTRUCTION


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# Walker Place Apartments

7000 Wood Duck Court
Franklin, TN 37064

JOHN DAVID PURSER — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 103768 — 06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

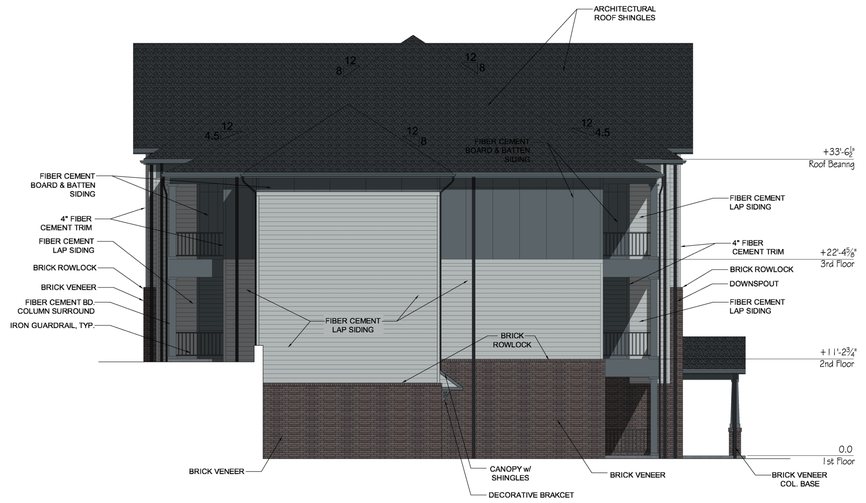
COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Front & Rear
25 Units Per Building

A1.4

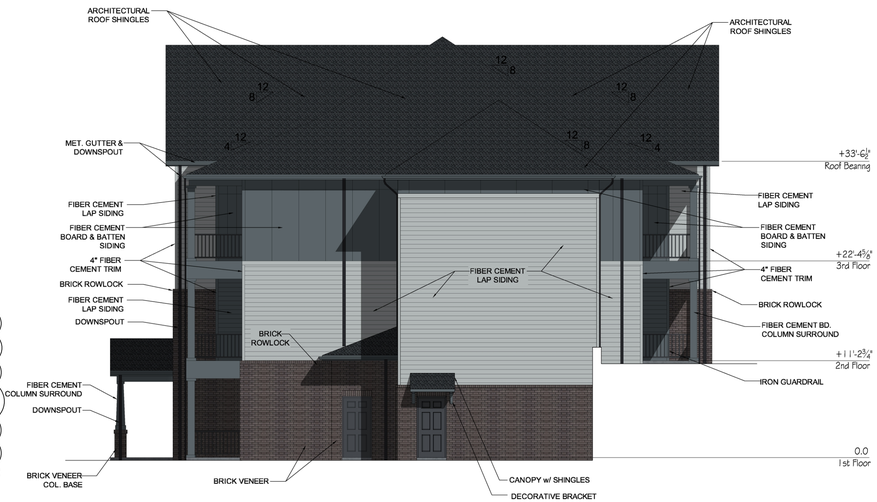
| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,747 S.F. | |
| NET* OF WALL | 1,710 S.F. | 100% |
| NET* BRICK VENEER | 474 S.F. | 28% |
| NET* FIBER CEMENT LAP SIDING | 952 S.F. | 56% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 16% |
| *EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES | | |




## EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,744 S.F. | |
| NET* OF WALL | 1,631 S.F. | 100% |
| NET* BRICK VENEER | 478 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 867 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 18% |
| *EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES | | |




## WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

**NOTE:**

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

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

PRELIMINARY: NOT FOR CONSTRUCTION


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# Walker Place Apartments

7000 Wood Duck Court
Franklin, TN 37064

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE COMMISSION No. 103749 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations- Sides
25 Units Per Building

A1.5




| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,577 S.F. | 100% |
| NET* BRICK VENEER | 2,316 S.F. | 41% |
| NET* FIBER CEMENT LAP SIDING | 2,784 S.F. | 50% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 9% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## NORTH ELEVATION

SCALE: 1/8" = 1'-0"




| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,315 S.F. | 100% |
| NET* BRICK VENEER | 1,612 S.F. | 37% |
| NET* FIBER CEMENT LAP SIDING | 2,247 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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

PRELIMINARY: NOT FOR CONSTRUCTION


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# Walker Place Apartments

4000 Wood Duck Court
6000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER — LICENSED ARCHITECT — STATE OF TENNESSEE — No. 103769 — 06/13/22

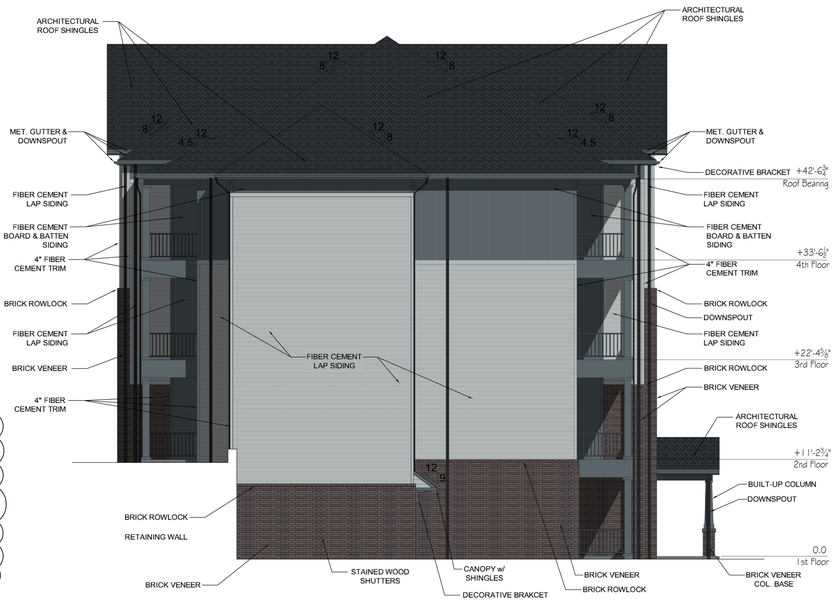
| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations

A1.6



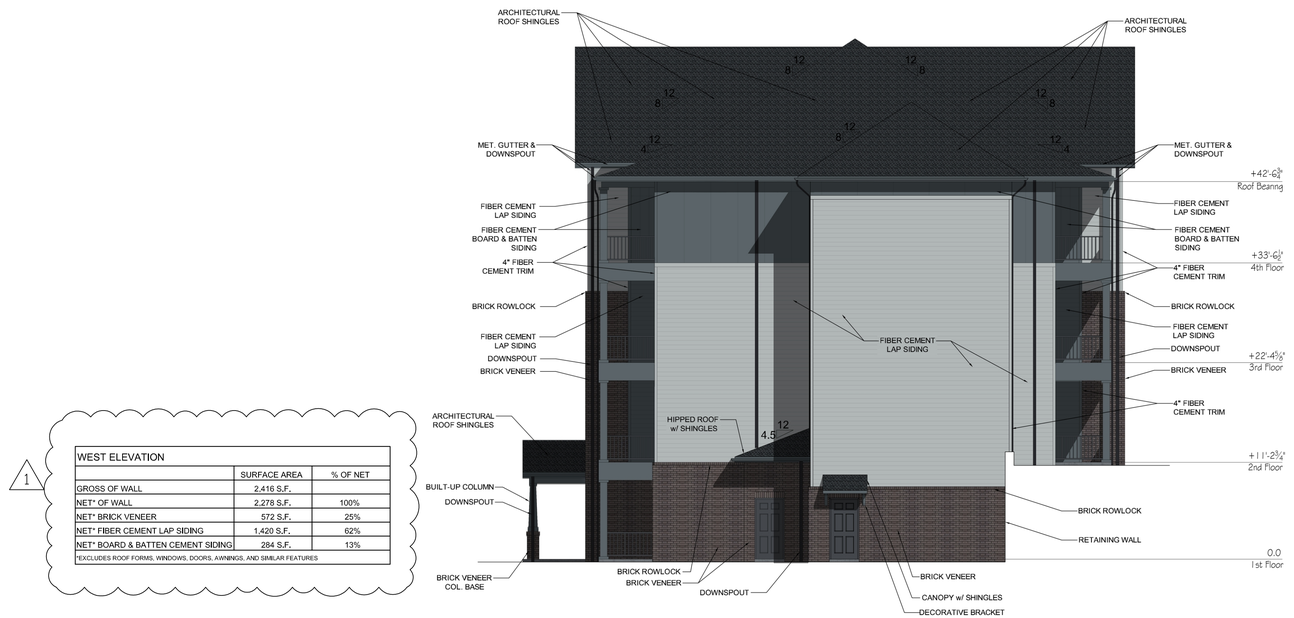

1

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,419 S.F. | |
| NET* OF WALL | 2,358 S.F. | 100% |
| NET* BRICK VENEER | 589 S.F. | 25% |
| NET* FIBER CEMENT LAP SIDING | 1,484 S.F. | 63% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 12% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"




1

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,416 S.F. | |
| NET* OF WALL | 2,278 S.F. | 100% |
| NET* BRICK VENEER | 572 S.F. | 25% |
| NET* FIBER CEMENT LAP SIDING | 1,420 S.F. | 62% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 13% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

NOTE:
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PRELIMINARY:
NOT FOR CONSTRUCTION

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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# Walker Place Apartments

4000 Wood Duck Court
6000 Wood Duck Court
Franklin, TN 37067




| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations - Sides
35 Units Per Building

A1.7




NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,577 S.F. | 100% |
| NET* BRICK VENEER | 2,316 S.F. | 41% |
| NET* FIBER CEMENT LAP SIDING | 2,784 S.F. | 50% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 9% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,738 S.F. | 100% |
| NET* BRICK VENEER | 2,448 S.F. | 43% |
| NET* FIBER CEMENT LAP SIDING | 2,815 S.F. | 49% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 8% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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

PRELIMINARY: NOT FOR CONSTRUCTION

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# Walker Place Apartments

5000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER — LICENSED ARCHITECT — STATE OF TENNESSEE — No. 103769 — 06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

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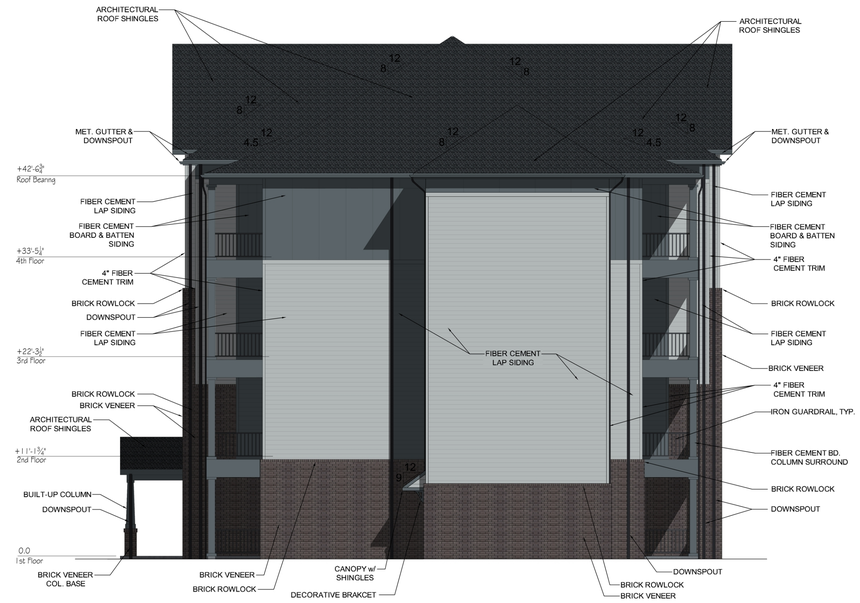
Sheet Title & Number:

Ext. Elevations- Front & Rear
40 Units Per Building

A1.8

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,566 S.F. | |
| NET* OF WALL | 2,493 S.F. | 100% |
| NET* BRICK VENEER | 722 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 1,485 S.F. | 60% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

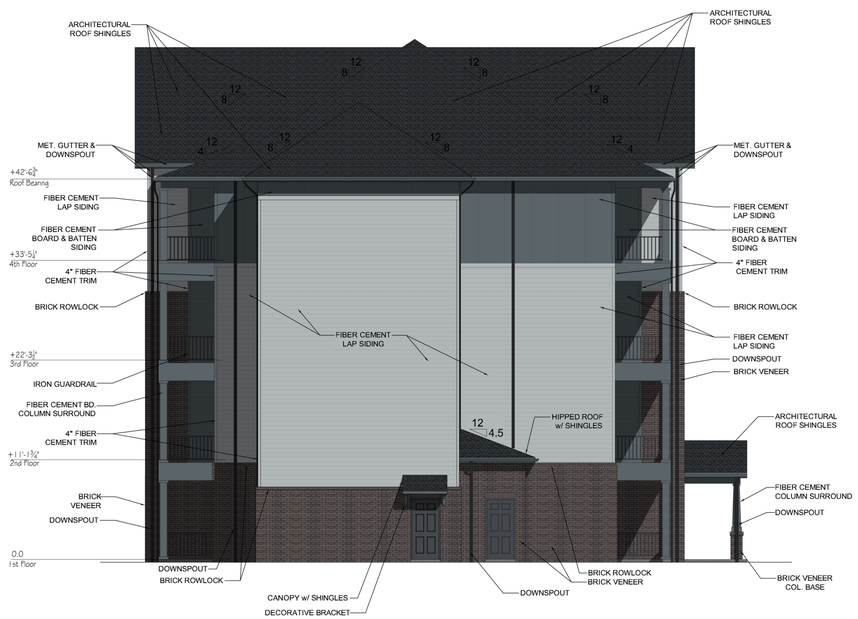



## WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,562 S.F. | |
| NET* OF WALL | 2,408 S.F. | 100% |
| NET* BRICK VENEER | 705 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 1,421 S.F. | 59% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 12% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

**NOTE:**

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| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

PRELIMINARY: NOT FOR CONSTRUCTION


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# Walker Place Apartments

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Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT No. 103749 STATE OF TENNESSEE
06/13/22

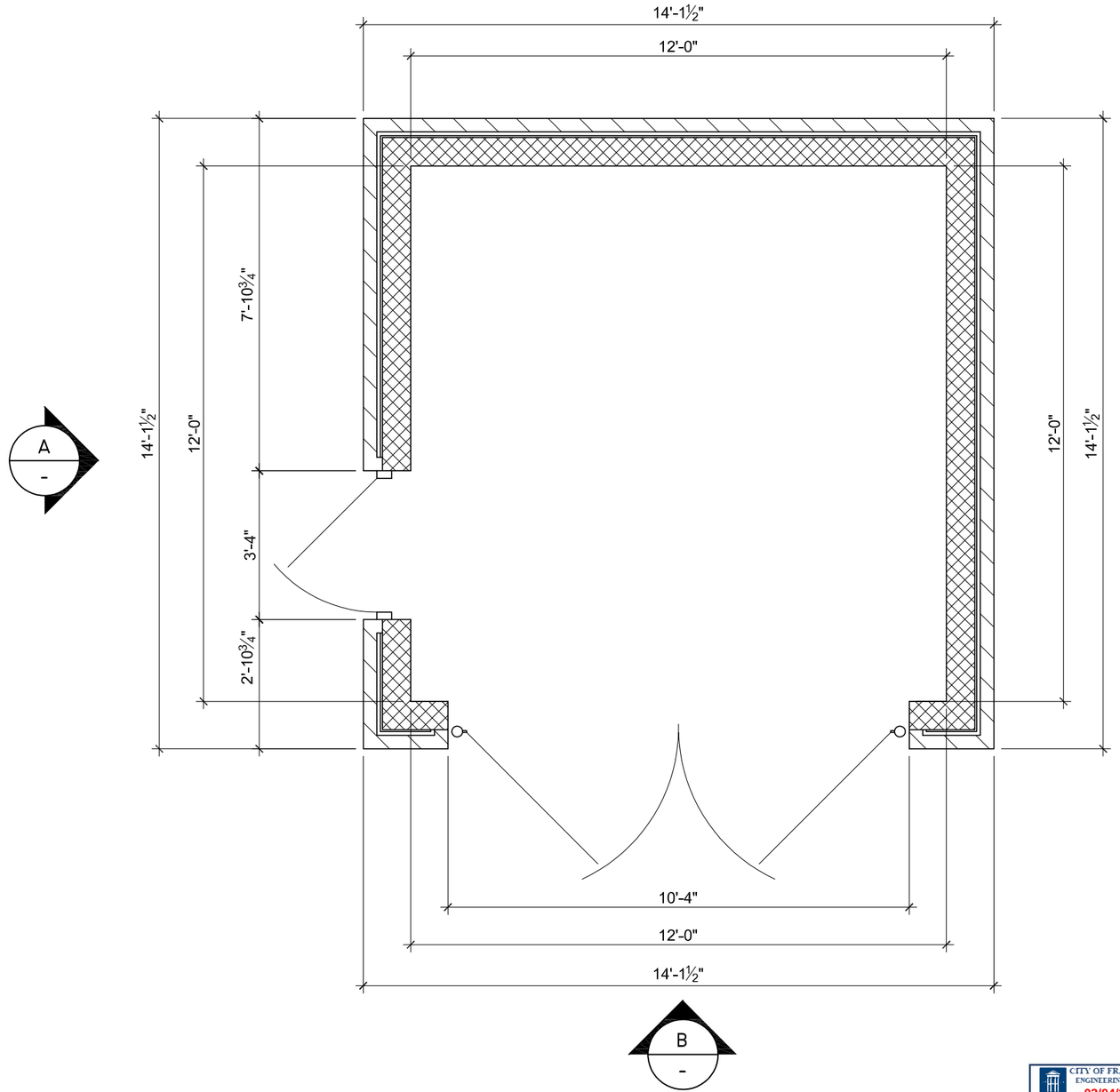
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|---|---|---|
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COF Project Number: 7887
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Sheet Title & Number:

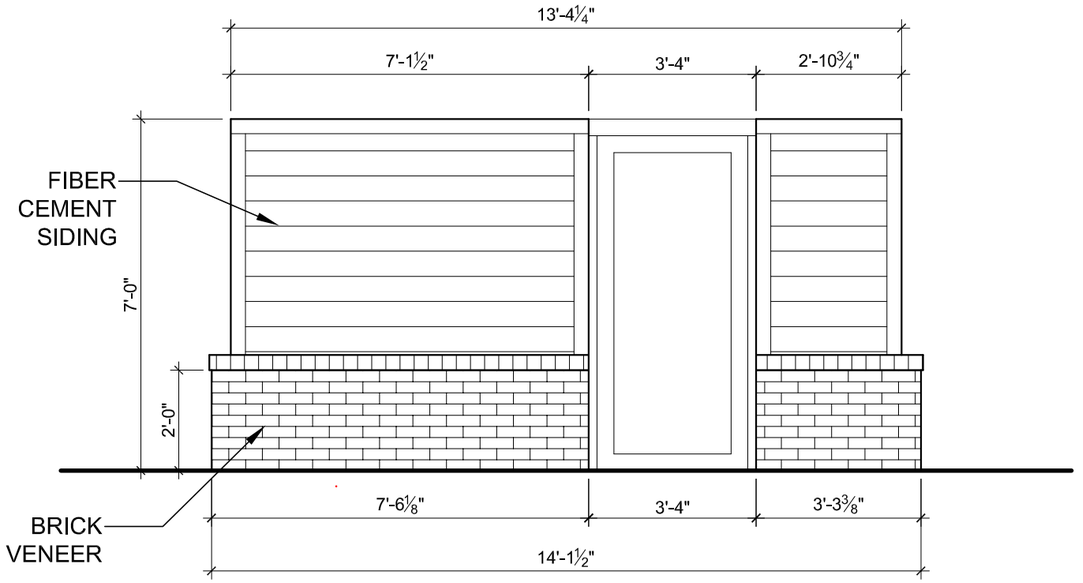
Ext. Elevations- Sides
40 Units Per Building

A1.9



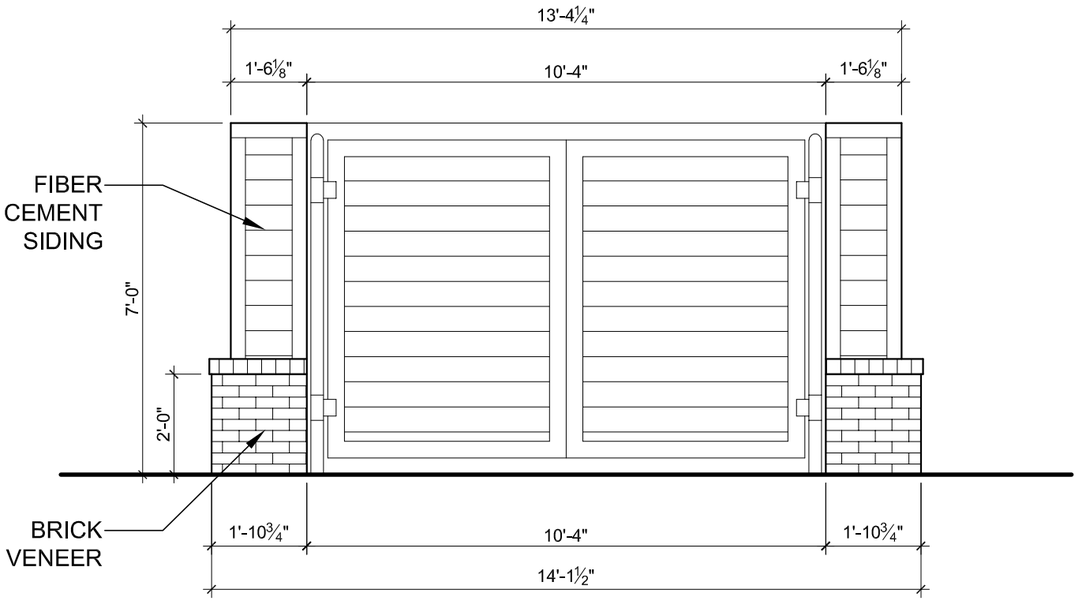

DUMPSTER ENCLOSURE PLAN

N.T.S.




ELEVATION-A

N.T.S.

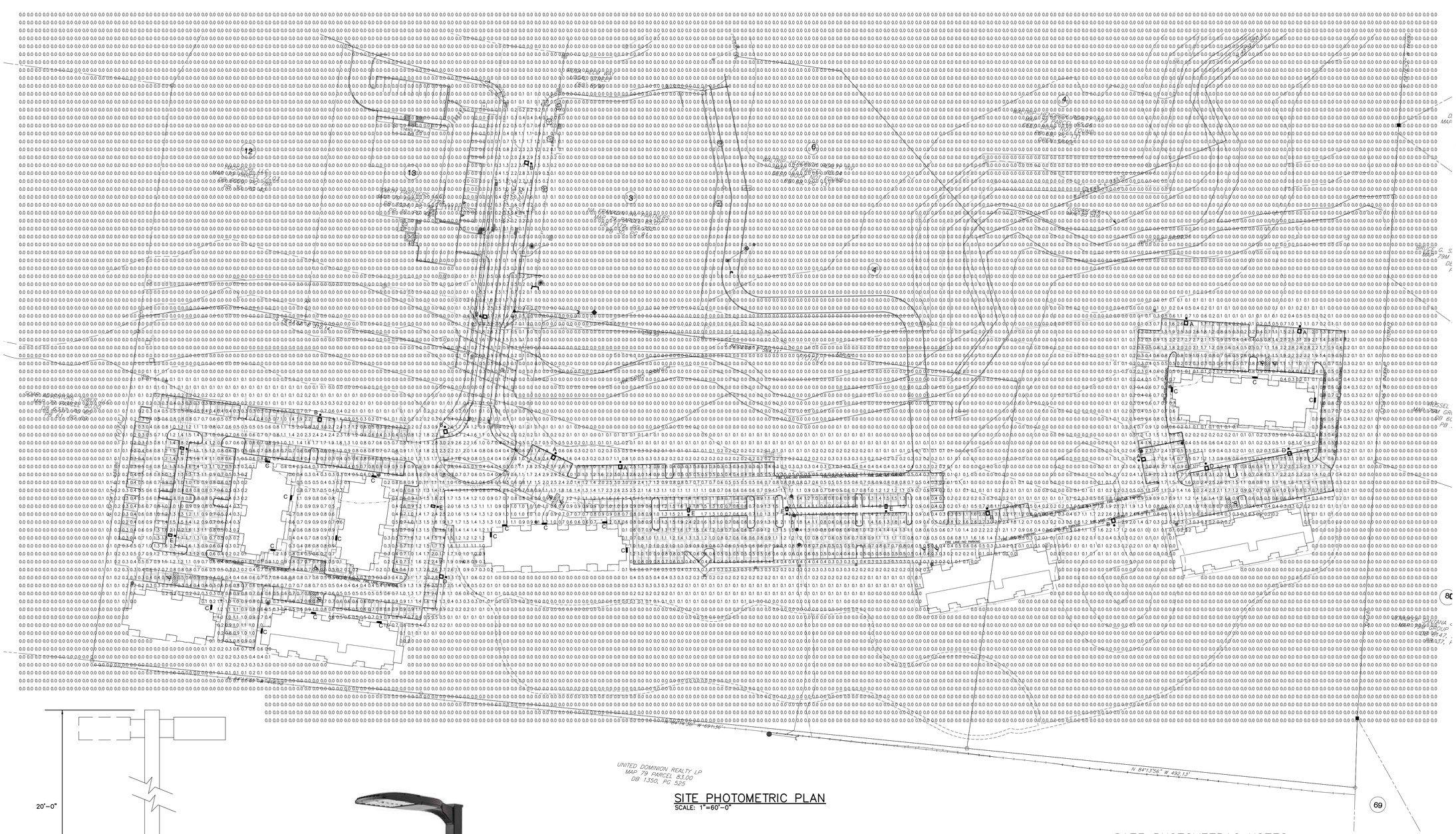



ELEVATION-B

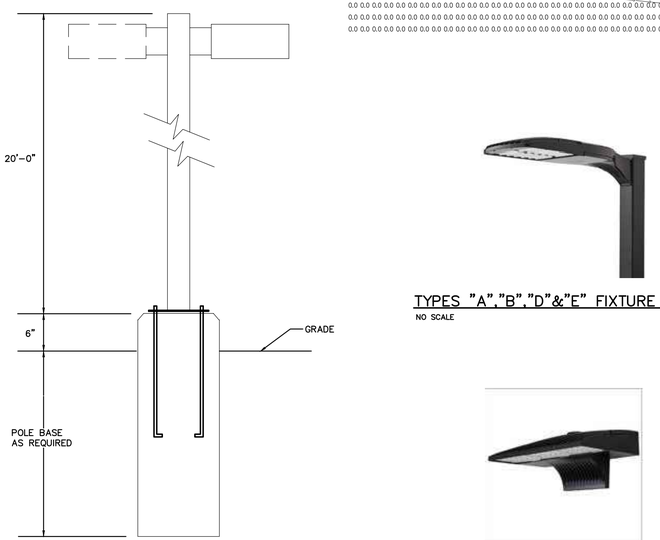
N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT. 03/04/21 This sheet is part of the APPROVED Site Plan

# ARCH EX1: DUMPSTER EXHIBIT




## SITE PHOTOMETRIC PLAN
SCALE: 1"=60'-0"




## POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



## TYPES "A","B","D"&"E" FIXTURE DETAIL
NO SCALE



## TYPE "C" FIXTURE DETAIL
NO SCALE

| Statistics | | | | | |
|---|---|---|---|---|---|
| Description | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | 0.2 fc | 4.1 fc | 0.0 fc | N/A | N/A |
| Parking Lot | 1.0 fc | 4.1 fc | 0.2 fc | 20.5:1 | 5.0:1 |

**SITE LIGHTING DATA**

Area Designation: Conventional
Land Use: Residential
Zoning District: PD 11.34 vested in 2019
Height of Proposed/Existing Building: 53'-0"
Pole Height: 20'-0" with pole base
Pole/Fixture Color: Dark Bronze
Color of Light: White (LED)

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

| Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Manufacturer | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Mounting Height |
| □ ▫ | A | Lithonia Lighting | 5 | DSX1 LED P3 40K TFTM MVOLT HS | DSX1 LED P3 40K TFTM MVOLT with houseside shield | LED | 1 | 9818 | 0.91 | 102 | 20'-0" Pole |
| □ ▫ | B | Lithonia Lighting | 6 | DSX1 LED P3 40K T3M MVOLT HS | DSX1 LED P3 40K T3M MVOLT with houseside shield | LED | 1 | 9898 | 0.91 | 102 | 20'-0" Pole |
| ▭ | C | Lithonia Lighting | 17 | DSXW1 LED 10C 1000 40K TFTM MVOLT | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. | LED | 1 | 3945 | 0.91 | 38.8 | 20'-0" |
| □ ▫ | D | Lithonia Lighting | 3 | DSX1 LED P3 40K TFTM MVOLT | DSX1 LED P3 40K TFTM MVOLT | LED | 1 | 12574 | 0.91 | 102 | 20'-0" Pole |
| □ ▫ | E | Lithonia Lighting | 6 | DSX1 LED P5 40K T5W MVOLT | DSX1 LED P5 40K T5W MVOLT | LED | 1 | 16327 | 0.91 | 138 | 20'-0" Pole |

## SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES INCLUDING LIGHTS ASSOCIATED WITH ENTRY AND EXIT DOORS THAT WOULD NOT IMPACT LIGHTING LEVELS AT PARKING LOTS AND AT PROPERTY LINES.

2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

PE
PARSONS
ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

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

THE CLEAR BLUE COMPANY

# Walker Place Apartments

Wood Duck Court Site
Franklin, TN 37067

ANTHONY JOHN PEZZI
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 106079
STATE OF TENNESSEE
6/13/22

| No. | Revision/Issue | Date |
|---|---|---|

Project Number:
Drawn by: JLW
Checked by: AJP
Issue: 06/13/2022
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Sheet Title & Number:

Site
Photometric Plan

SP1.0

Project: 22130 Drawing: 22130-SP1.0.dwg

# WOOD DUCK COURT

## PUD SUBDIVISION

# SITE PLAN, REVISION 1 (WALKER PLACE)

## JULY 2022

WOOD DUCK COURT
FRANKLIN, TN 37064
TAX MAP 79, PARCELS 77.05, 65.02, 65.05
COF #7887




VICINITY MAP
SCALE IN FEET
0 2000 4000




SITE LOCATION MAP
SCALE IN FEET
0 100 200

### CONTACT LIST

**WATER MANAGEMENT**
***CITY OF FRANKLIN***
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklintn.gov

**FIRE SERVICE**
***FRANKLIN FIRE DEPARTMENT***
109 THIRD AVENUE SOUTH, SUITE 133
FRANKLIN, TN 37064
PHONE: 615-791-3270
CONTACT: CURT EDELMANN
E-MAIL: curt.edelmann@franklintn.gov

**ELECTRIC SERVICE**
***MTEMC***
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: dhood@mtemc.com

**CABLE TV SERVICE**
***COMCAST CABLE***
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

**TELEPHONE SERVICE**
***AT&T***
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

**PLANNING & ZONING**
***FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT***
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6977
CONTACT: AMY DIAZ-BARRIGA
E-MAIL: amy.diaz-barriga@franklintn.gov

**STORM WATER FACILITIES**
***FRANKLIN ENGINEERING DEPARTMENT***
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: jeff.willoughby@franklintn.gov

| VESTING DEVELOPMENT STANDARDS | |
|---|---|
| VESTED DATE: 4/29/2019 | |
| DEVELOPMENT STANDARD | VERSION/DATE |
| ZONING ORDINANCE | 7/1/2018 |
| SUBDIVISION REGULATIONS | 2/28/2013 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | 4/25/2017 |
| STORMWATER BMP MANUAL | 1/1/2016 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | 12/10/2013 |
| MUNICIPAL CODE | 2019-01 3/26/2019 |

### STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF.
THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
151 ONE-BEDROOM APARTMENTS
90 TWO-BEDROOM APARTMENTS
151 UNITS x 250 GPD = 37,750 GPD
90 UNITS x 300 GPD = 27,000 GPD
TOTAL = 64,750 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

### BASIS OR BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

### FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NO. 470206, PANEL NUMBER 4718700212, SUFFIX F, EFFECTIVE DATE SEPTEMBER 29, 2006. CLOMR ISSUED 12/23/2020; CASE NO. 20-04-3430R

### UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

### SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

**DEVELOPER**
***THE CLEAR BLUE COMPANY***
601 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
CONTACT: MATTHEW NICHOLSON
PHONE: 615-712-0185
EMAIL: NICHOLSON@THECLEARBLUECOMPANY.COM

**ENGINEERING**
***CIVIL & ENVIRONMENTAL CONSULTANTS, INC.***
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: STEVE CASEY, P.E.
PHONE: 615-333-7797
EMAIL: SCASEY@CECINC.COM

**ARCHITECT**
***PURSER ARCHITECTS & DESIGN, PLLC***
2819 COLUMBINE PLACE SUITE 5
NASHVILLE, TN 37204
CONTACT: DAVE PURSER
PHONE: 615-9438615
EMAIL: DAVE@PADPLLC.COM

**SURVEYOR**
***CIVIL & ENVIRONMENTAL CONSULTANTS, INC.***
117 SEABOARD LANE SUITE E100
FRANKLIN, TN 37067
CONTACT: JAMES COOLEY, R.L.S.
PHONE: 615-333-7797
EMAIL: JCOOLEY@CECINC.COM

**LANDSCAPE ARCHITECT**
***GAMBLE DESIGN COLLABORATIVE***
324 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
CONTACT: GREG GAMBLE
PHONE: 615-975-5765
EMAIL: GREG.GAMBLE@GDC-TN.COM

**WOOD DUCK COURT PUD SUBDIVISION**

**SITE DATA**

| | |
|---|---|
| **SUBDIVISION/DEVELOPMENT:** | **WALKER PLACE** |
| COF PROJECT NUMBER: | 7887 |
| TAX MAP & PARCELS: | MAP 79 - PARCELS 77.05, 65.02, 65.05 |
| ADDRESS | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9TH |
| EXISTING SITE ACREAGE: | 20.90 AC |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| PREVIOUS ZONING | GC - GENERAL COMMERCIAL |
| ZONING | PD-11.34 - PUD VESTED IN 2019 ZONING ORDINANCE |

**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: 206
2.5 / 2BR: 215
TOTAL: 429
NOTE: BOMA APPROVED MODIFICATIONS OF STANDARDS ON 9/10/2019

## SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | OVERALL EXISTING CONDITIONS PLAN |
| C1.1A | ENLARGED EXISTING CONDITIONS PLAN |
| C1.1B | ENLARGED EXISTING CONDITIONS PLAN |
| C1.2 | DEMOLITION PLAN |
| C2.0 | OVERALL SITE PLAN |
| C2.1A | ENLARGED SITE PLAN |
| C2.1B | ENLARGED SITE PLAN |
| C2.2 | PROPOSED EASEMENT PLAN |
| C3.0 | OVERALL GRADING PLAN |
| C3.1A | ENLARGED GRADING & DRAINAGE PLAN |
| C3.1B | ENLARGED GRADING & DRAINAGE PLAN |
| C3.1C | SUBGRADE GRADING AND DRAINAGE PLAN |
| C3.2A | INITIAL EPSC - PRE CONSTRUCTION PLAN |
| C3.2B | INITIAL EPSC - PRE CONSTRUCTION PLAN |
| C3.3A | INTERIM EPSC - CONSTRUCTION PLAN |
| C3.3B | INTERIM EPSC - CONSTRUCTION PLAN |
| C3.4A | FINAL EPSC - WATER QUALITY PLAN |
| C3.4B | FINAL EPSC - WATER QUALITY PLAN |
| C3.5 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.6 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.7 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.8 | GRADING, DRAINAGE, & EPSC DETAILS |
| C3.9 | GRADING, DRAINAGE, & EPSC NOTES |
| C3.10A | COMPENSATORY CUT SECTION LOCATION MAP |
| C3.10B | COMPENSATORY CUT HEATMAP |
| 3.10C | COMPENSATORY CUT SECTIONS |
| 3.10D | COMPENSATORY CUT SECTIONS |
| 3.10E | COMPENSATORY CUT SECTIONS |
| 3.10F | COMPENSATORY CUT SECTIONS |
| 3.10G | COMPENSATORY CUT SECTIONS |
| 3.10H | COMPENSATORY CUT SECTIONS |
| 3.10I | COMPENSATORY CUT SECTIONS |
| 3.10J | COMPENSATORY CUT SECTIONS |
| 3.10K | COMPENSATORY CUT SECTIONS |
| C4.0 | OVERALL ROW & ACCESS PLAN |
| C4.1A | ENALRGED ROW & ACCESS PLAN |
| C4.1B | ENLARGED ROW & ACCESS PLAN |
| C4.1C | FIRETRUCK TURNING PLAN |
| C4.1D | FEL REFUSE TRUCK TURNING PLAN |
| C4.2A | ROW & ACCESS PLAN & PROFILE |
| C4.2B | ROW & ACCESS PLAN & PROFILE |
| C4.3 | ROW & ACCESS DETAILS |
| C4.4 | ROW & ACCESS DETAILS |
| C5.0 | OVERALL UTILITY PLAN |
| C5.1A | SITE UTILITY PLAN |
| C5.1B | SITE UTILITY PLAN |
| C5.2A | SITE UTILITY PLAN & PROFILES |
| C5.2B | SITE UTILITY PLAN & PROFILES |
| C5.2C | SITE UTILITY PLAN & PROFILES |
| C5.2D | UTILITY PLAN & PROFILE |
| C5.3 | UTILITY DETAILS |
| C5.4 | UTILITY DETAILS |

**SHEETS BY OTHERS:**

| | |
|---|---|
| C10.0 | APPROVED DEVELOPMENT PLAN SHEET C2.0 |
| L1.0 | TREE PRESERVATION |
| L2.0 | OVERALL LANDSCAPE |
| L3.0 | AREA 1 LANDSCAPE |
| L4.0 | AREA 2 LANDSCAPE |
| L4.1 | BUFFER LANDSCAPE |
| L5.0 | AREA 3 LANDSCAPE |
| L6.0 | REFORESTATION AND WETLAND |
| L6.1 | REFORESTATION ENLARGEMENT |
| L6.2 | REFORESTATION AND WETLAND ENLARGEMENT |
| L7.0 | NOTES |
| EX1.0 | BUFFER VARIANCE REQUEST |
| EX1.1 | RIPARIAN ENHANCEMENT PLAN |
| EX1.2 | WETLAND ENHANCEMENT PLAN |
| EX2 | OPEN SPACE EXHIBIT |
| A1.0 - A1.9 | BUILDING ELEVATIONS |
| ARCH EX1 | DUMPSTER EXHIBIT |
| SP1.0 | SITE PHOTOMETRIC PLAN |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 101415
STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COVER SHEET

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
C0.0

P:\320-0001\320-3031-CADD\Dwg\C402 Site Plan Submittal\83027-C402-C0.0.dwg(C0.0) LS(7/7/2022 - dstokes) - LP: 7/7/2022 3:34 PM

NORTH

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE<br>PUD SUBDIVISION |
| PROJECT #: | 7887 |
| ADDRESS: | WOOD DUCK COURT |
| COUNTY | FRANKLIN, WILLIAMSON, TN |
| CIVIL DISTRICT: | 9TH |
| PREVIOUS ZONING: | GC |
| ZONING: | PD-11.34 - PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC. |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| EXISTING TREE CANOPY: | 637,972 SF (70%) |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE, SUITE E-100<br>(615) 333-7797<br>scasey@cecinc.com |
| CONTACT: | STEVE CASEY |

## PARCEL OWNERS

079---07705, 079---06505 &
079---06502

THE CLEAR BLUE COMPANY

## EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

| | |
|---|---|
| TOTAL: | 637,972 SF |
| EXISTING TREE CANOPY: | 637,972 SF (70%)<br>OF TOTAL SITE |
| REQUIRED CANOPY PRESERVATION: | 18% OF TOTAL CANOPY 114,835 SF |

## 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: | 206 |
| 2.5 / 2BR: | 220 |
| TOTAL: | 426 |

## GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| SITE IMPERVIOUS AREA: | 0.00 ACRES |

PEAK FLOW RUNOFF

| | |
|---|---|
| 2 YEAR: | 32.59 CFS |
| 5 YEAR: | 62.11 CFS |
| 10 YEAR: | 89.24 CFS |
| 25 YEAR: | 129.04 CFS |
| 50 YEAR: | 170.36 CFS |
| 100 YEAR: | 193.05 CFS |

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE - 14 - 20%
- SLOPE - 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET).
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY.
3. SITE BOUNDARY CALLS PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
6. LOCAL ROADS ADJACENT TO THE PROJECT ARE CLASSIFIED AS "LOCAL STREETS".
7. ALL TOPOGRAPHY SHOWN WITHIN THE LIMITS OF THESE PLANS IS FIELD-RUN ROBOTIC TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED 11/16/2018 AND UPDATED JANUARY 2020.

### LINE TABLE

| LINE # | DIRECTION | LENGTH |
|---|---|---|
| L1 | N 82°32'18" E | 110.83' |
| L2 | S 07°54'51" W | 30.15' |
| L3 | N 07°54'51" E | 89.38' |
| L4 | N 36°28'24" E | 83.92' |
| L5 | N 14°08'29" W | 106.71' |
| L6 | N 21°59'05" W | 70.63' |
| L7 | S 01°44'38" W | 87.43' |
| L8 | N 82°10'44" W | 76.68' |
| L9 | S 82°06'05" E | 133.09' |
| L10 | S 41°44'20" E | 275.21' |
| L19 | N 07°56'14" E | 18.74' |

### CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
|---|---|---|---|---|---|
| C1 | 100.00' | 33°33'37" | 58.57' | 57.74' | S 24°41'34" W |
| C2 | 50.00' | 93°33'18" | 81.64' | 72.87' | S 05°18'26" E |
| C3 | 50.00' | 153°33'34" | 134.01' | 97.35' | N 51°08'08" E |
| C4 | 100.00' | 33°33'37" | 58.57' | 57.74' | N 08°51'52" W |

## STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING THE PERMEABLE PAVERS AND REFORESTATION. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS SUFFICIENT HYDRAULIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. THE 2 DOWNSTREAM STRUCTURES (CAROTHERS AND I-65 BOX CULVERTS) WERE NOT STUDIED DUE TO THE PROJECT SITE BEING ONLY 1% OF THE DRAINAGE AREA OF WATSON BRANCH AT THIS LOCATION, AND THERE WAS NO INCREASE IN POST-DEVELOPED FLOWS. PIPED DISCHARGE FROM OUTFALL 2 WILL BE HANDLED WITH A LEVEL SPREADER.

SCALE IN FEET
0 30 60

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 107413
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL EXISTING CONDITIONS PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C1.0



p:\320-000\320-303_CAD\Dwg\CVSD Site Plan Submittal\83327-CVSD-C1.0.dwg[C1.0] LS(8.5)(2022 - ddotake) - LP: 7/7/2022 2:59 PM

NORTH

**STORMWATER POINT OF ANALYSIS**
**PRE-DEVELOPMENT GRADING & DRAINAGE DATA CHART**

| | | |
|---|---|---|
| SITE AREA: | 20.91 | AC |
| SITE IMPERVIOUS AREA: | 0.00 | AC |
| WATERSHED PRE-DEVELOPMENT PEAK FLOW EVENTS: | | |
| 2-YEAR: | 32.59 | CFS |
| 5-YEAR: | 62.11 | CFS |
| 10-YEAR: | 89.24 | CFS |
| 25-YEAR: | 129.04 | CFS |
| 50-YEAR: | 170.36 | CFS |
| 100-YEAR: | 193.05 | CFS |

MOSAICRE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

EX. MH
A-9
TOC: 687.19
24" (W): 676.78
24" (E): 676.98
8" (N): 679.23

EX. MH
A-8
TOC: 684.52
24" (W): 676.16
24" (E): 676.36

SMITH PARTNERS LLC
MAP 79 PARCEL 77.04
DB 7024, PG 733
PB 30, PG 42

13

WOOD DUCK CT.
LOCAL STREET
(50' R/W)

P.U.D.E. AS PER
PB 30, PG 42 &
PB 21, PG 133

OVERHEAD DOOR

NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

3

20' DRAINAGE EASEMENT
AS PER PB 30, PG 91

PK NAIL FOUND
N: 574,22.25
E: 1,725,662.30

STORMWATER FROM
ADJACENT PROPERTY
DISCHARGES NEAR & DRAINS
ACROSS SUBJECT PROPERTY

FOOT BRIDGE

10' P.U.D.E.

SEWER VENT (TYP.)

20' SEWER ESMT.
PB 30, PG 43

25' SEWER ESMT.
PB 30, PG 309

WOODEN DECK

5/8" IRF
5.98' (NEW)
CALC. CORNER

PAVEMENT WIDTH

20' SEWER ESMT.
PB 30, PG 91

25' SEWER ESMT.
PB 30, PG 91

5/8" IRF
0.72' (NEW)
CALC. CORNER

L19

L1

S 78°53'52" E 310.14'

75' DRAINAGE EASEMENT

WITNESS 5/8" IRF
1.5' (NEW)
CALC. CORNER

STACKED STONE

TOP STREAM BANK

WATSONS BRANCH

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 8337, PG 65
PB 61, PG 69

ZONE AE

GRASS

WOODED

50' M.B.S.L.

CURB & GUTTER (TYP.)

TOP WATERLINE EASEMENT

5' PUBLIC ACCESS EASEMENT

5/8" IRF W/CAP
"H & H"

N 07°56'14" E 458.08' (TOTAL)

ZONE X

20' P.U.D.E.

25' M.B.S.L.

10' P.U.D.E.

FENCE POST
(NOT ON LINE)

S 07°55'58" W 277.79'

WOODED

25' 25'

M.B.S.L.

M.B.S.L.

40'

1/2" IRF

20' P.U.D.E.

FENCE POST

N 84°17'30" W 416.92'

N 84°14'30" W 691.36'

14

2051

WALKER FAMILY PARTNERS
MAP 79 PARCEL 77.05
PB 30, PG 42
TOTAL AREA =
4.26 AC ± (AS SURVEYED)
4.26 AC. ± (PER PLAT)

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

SCALE IN FEET
0 40 80

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE – 14 – 20%
- SLOPE – 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
6. LOCAL ROADS ADJACENT TO PROJECT ARE CLASSIFIED AS "LOCAL STREETS"
7. ALL TOPOGRAPHY SHOWN WITHIN THE LIMITS OF THESE PLANS IS FIELD-RUN ROBOTIC TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED 11/16/2018 AND UPDATED JANUARY 2020.

## GRADING & DRAINAGE DATA CHART

| | | |
|---|---|---|
| SITE AREA: | 20.91 | ACRES |
| SITE IMPERVIOUS AREA: | 0.00 | ACRES |
| PEAK FLOW RUNOFF | | |
| 2 YEAR: | 32.59 | CFS |
| 5 YEAR: | 62.11 | CFS |
| 10 YEAR: | 89.24 | CFS |
| 25 YEAR: | 129.04 | CFS |
| 50 YEAR: | 170.36 | CFS |
| 100 YEAR: | 193.05 | CFS |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N 82°32'18" E | 110.83' |
| L2 | S 07°54'51" W | 30.15' |
| L3 | N 07°54'51" E | 89.38' |
| L19 | N 07°56'14" E | 18.74' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
| C1 | 100.00' | 33°33'37" | 58.57' | 57.74' | S 24°41'34" W |
| C2 | 50.00' | 93°33'18" | 81.64' | 72.87' | S 05°18'26" E |
| C3 | 50.00' | 153°33'34" | 134.01' | 97.35' | N 51°08'08" E |
| C4 | 100.00' | 33°33'37" | 58.57' | 57.74' | N 08°51'52" W |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107613
STATE OF TENNESSEE

| REVISION RECORD | | |
|---|---|---|
| NO | DATE | DESCRIPTION |


Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
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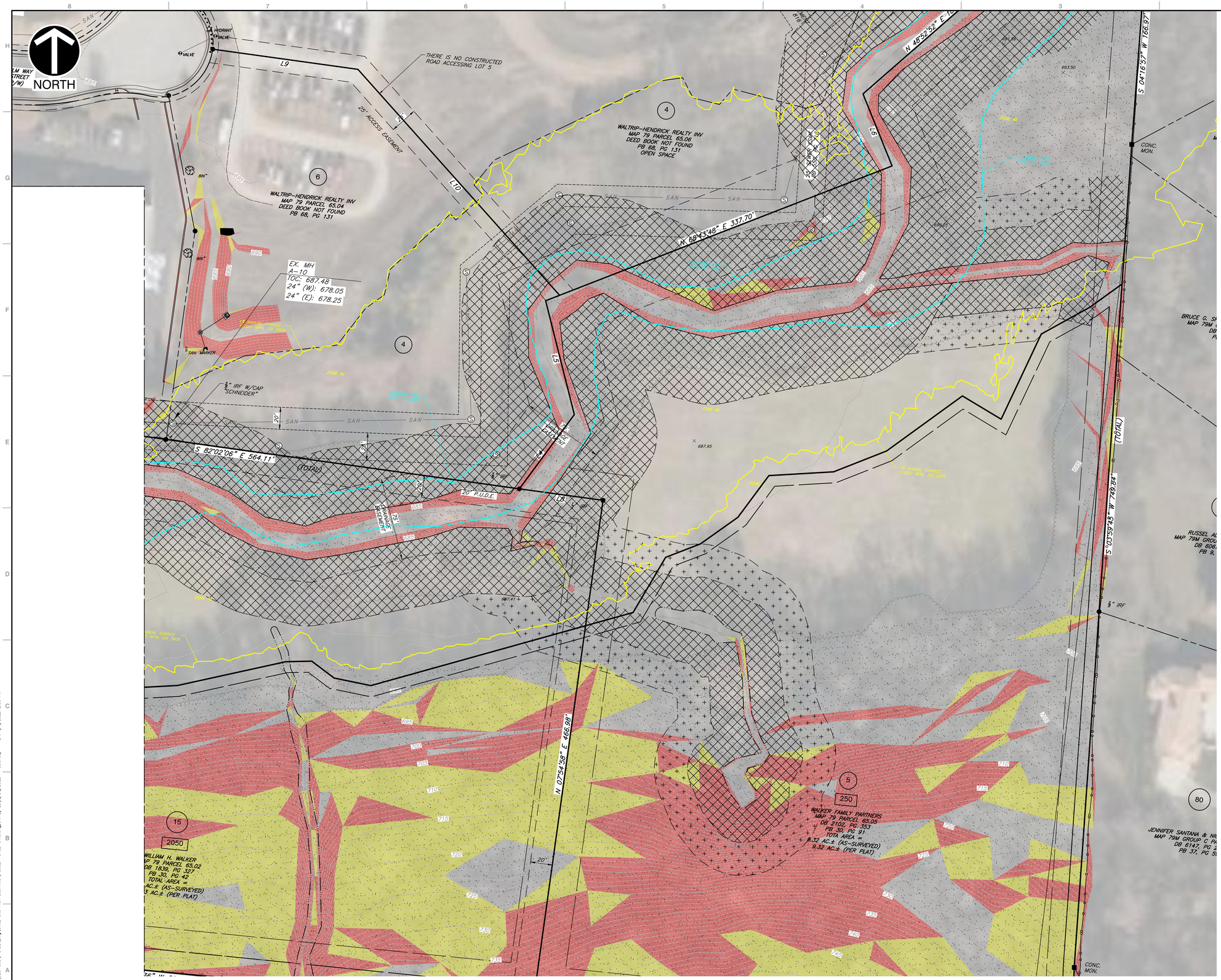

**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

**ENLARGED EXISTING CONDITIONS PLAN**

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
**C1.1A**

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## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE - 14 - 20%
- SLOPE - 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN

## NOTES:

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

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| SITE AREA: | 20.91 | ACRES |
| SITE IMPERVIOUS AREA: | 0.00 | ACRES |
| PEAK FLOW RUNOFF | | |
| 2 YEAR: | 32.59 | CFS |
| 5 YEAR: | 62.11 | CFS |
| 10 YEAR: | 89.24 | CFS |
| 25 YEAR: | 129.04 | CFS |
| 50 YEAR: | 170.36 | CFS |
| 100 YEAR: | 193.05 | CFS |

| LINE TABLE | | |
|---|---|---|
| L4 | N 36°28'24" E | 83.92' |
| L5 | N 14°08'29" W | 106.71' |
| L6 | N 21°59'05" W | 70.63' |
| L8 | N 82°10'44" W | 76.68' |
| L9 | S 82°06'05" E | 133.09' |
| L10 | S 41°44'20" E | 275.21' |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED EXISTING CONDITIONS PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C1.1B


A:\320-0001\320-3031-CADD\Dwg's\CVSD Site Plan Submittal\183027-CVSD-C1.0.dwg(C1.1B) LS:(8/30/2022 - distview) - LP: 7/7/2022 2:59 PM

NORTH

ROSA HELM WAY
LOCAL STREET
(50' R/W)

REMOVE 26 LF OF CURB TO PROVIDE CONNECTION TO ACCESS ROAD

THERE IS NO CONSTRUCTED ROAD ACCESSING LOT 5

REMOVE EXISTING 30" STORM PIPE FROM PROPOSED 5' & STRUCTURE TO CULVERT

EXISTING CULVERT TO BE REMOVED

STA 1+36 BEGIN FULL DEPTH REPLACEMENT

24" SEWER AND MANHOLES A-8 AND A-9 TO BE ABANDONED

10" WATER MAIN TO BE ABANDONED

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

DISTURBED AREA 0.3' (SW) OF CALC. CORNER

APPROXIMATE AREA OF WETLAND, SEE NOTE #17

PERENNIAL STREAM, SEE NOTE #18

PROPERTY TO BE CONSILIDATED

PROPERTY TO BE CONSILIDATED

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

12 — 1MOSNORE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

13 — SMITH PARTNERS LLC
MAP 79 PARCEL 77.01
DB 7024, PG 733
PB 30, PG 42

3 — NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

6 — WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 88, PG 131

4 — WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 88, PG 131
OPEN SPACE

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6337, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

OFFICE RESERVES AT CROSS CREEK LL
MAP 79 PARCEL 49.03
DB 6596, PG 188
PB 63, PG 22

83 — DANNY R. & LINDA MAGNESS
MAP 79M GROUP C PARCEL 5.00
DB 2457, PG 803
PB 9, PG 121

82 — BRUCE G. SR & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 438
PB 9, PG 121

81 — RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 6067, PG 785
PB 9, PG 121

80 — JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

69 — COF WILLIAMSON COUNTY

MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
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- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
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- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STREETLIGHT
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- SLOPE – 14 – 20%
- SLOPE – 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- STRUCTURE TO BE REMOVED
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

NOTE:
CHIP TREES DURING CLEARING AND STORE ON SITE FOR USE ON NATURE TRAIL. STOCKPILES MUST BE LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 107417 — STATE OF TENNESSEE

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|


Civil & Environmental Consultants, Inc.
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THE CLEAR BLUE COMPANY
WALKER PLACE
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

DEMOLITION PLAN

| | |
|---|---|
| DATE: | MAY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C1.2

## SITE DATA CHART

NORTH

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | 7887 |
| ADDRESS: | 1000–8000 WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11.34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505 079–––06502 THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | SCASEY@CECINC.COM |
| CONTACT: | STEVE CASEY |

| | |
|---|---|
| TOTAL UNITS: | 237 (ALL ATTACHED) |
| | 1 BR – 147 |
| | 2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| 1.5 / 1 BR : | 221 |
| 2.5 / 2 BR : | 215 |
| TOTAL: | 436 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED PARKING: | 429 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $XXX (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: 206
2.5 / 2BR: 215
TOTAL: 421

### TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)

| EXISTING TREE CANOPY | PRESERVED TREE CANOPY |
|---|---|
| 637,972 SF (14.65 AC) | 398,636 SF (9.51 AC) |

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 637,972 SF; 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 18% (114,835 SF; 2.64 AC)

PROVIDED CANOPY PRESERVATION: 398,636 SF; 9.51 AC (347% OF REQUIRED)

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

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK BRIDGE

### NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS (SEE COVER SHEET)
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY
5. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
6. CONTRACTOR TO PRODUCE RECORD DRAWINGS DURING CONSTRUCTION. DRAWINGS TO BE RED–LINED ON SITE. CONTRACTOR TO PROVIDE PUBLIC INFRASTRUCTURE AS–BUILT SURVEY IN .DWG FORMAT AND STAMPED AND SEALED DRAWINGS.
7. CONTRACTOR TO PROVIDE CONSTRUCTION STAKING.

### LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT–OF–WAY
- EXISTING INDEX (MAJOR) CONTOUR
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- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPE – 14 – 20%
- SLOPE – 20%+
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- POST–PROJECT FLOODWAY
- POST–PROJECT 1% ANNUAL CHANCE FLOODPLAIN

### CITY OF FRANKLIN NOTES:

ACCESS ROADS, EITHER TEMPORARY OR PERMANENT, ARE REQUIRED.

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20–FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS TAN 150–FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150–FEET.
6. ROADS SHALL BE AN ALL–WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8–INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES, AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE AREA AROUND THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING THE MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PACING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 101615
STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

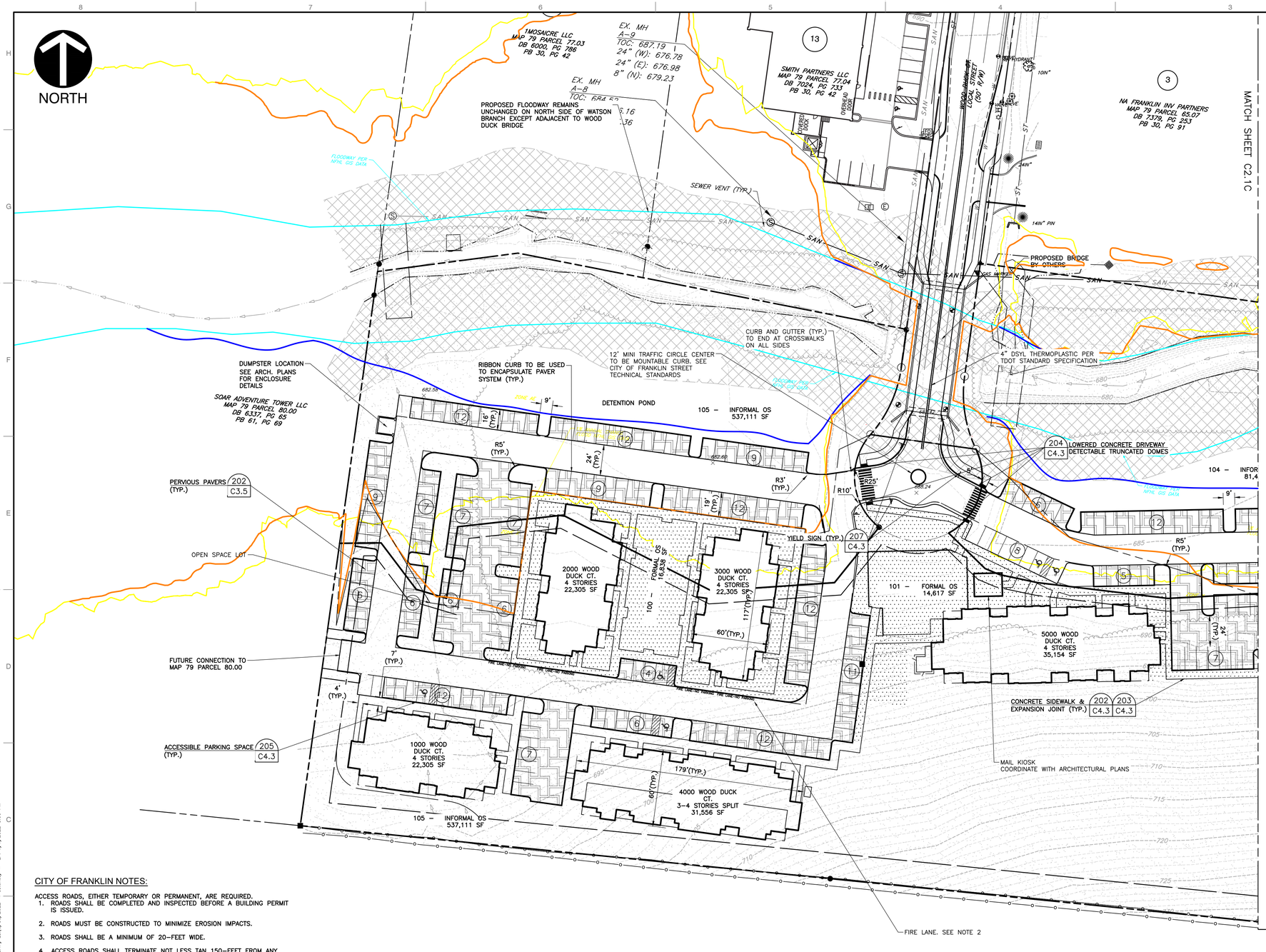

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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL SITE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C2.0
SHEET 1 OF 1




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## NOTE:

1. RIBBON CURB TO BE INSTALLED AT ALL PERMEABLE PAVER INTERFACES.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE–NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50–FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

## LEGEND

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

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | COF |
| ADDRESS: | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11,34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505<br>079–––06502<br>THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE<br>SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |
| TOTAL UNITS: | 233 (ALL ATTACHED)<br>1 BR – 147<br>2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| | 1.4* / 1 BR : 206 |
| | 2.5 / 2 BR : 215 |
| | TOTAL: 421 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED TOTAL PARKING: | 429 |
| PROVIDED ACCESSIBLE PARKING: | 9 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |

PARKLAND DEDICATION: $1,020,048 (APPLICANT TO PAY FEE IN LIEU

*SEE MOS ON SHEET C2.0

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 107413 STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED SITE PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.: C2.1A

SHEET 1 OF 1


P:\320-0001\320-3031-CAD\Dwg\C102 Site Plan Submittal\183027-C102-C2.0.dwg(C2.1A) LS(36/36)2022 - dbiskett) - LP: 7/7/2022 3:00 PM

NORTH

204 C4.3 INSTALL LOWERED CONCRETE DRIVEWAY DETECTABLE TRUNCATED DOMES

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK BRIDGE

WALTRIP-HENDRICK REALTY INV MAP 79 PARCEL 65.06 DEED BOOK NOT FOUND PB 68, PG 131 OPEN SPACE

WALTRIP-HENDRICK REALTY INV MAP 79 PARCEL 65.04 DEED BOOK NOT FOUND PB 68, PG 131

EX. MH
A-10
TOC: 687.49
24" (W): 678.05
24" (E): 678.25

PROPOSED GATED SECONDARY ACCESS

20' (TYP.)

20' P.U.D.E.

PROPOSED BRIDGE BY OTHERS

WATSON BRANCH

105 – INFORMAL OS 537,111 SF

105 – INFORMAL OS 537,111 SF

102 – FORMAL OS 9,551 SF

MAL OS
28 SF

MATCH SHEET C2.1A

DUMPSTER LOCATION

302 C3.5 PERVIOUS PAVERS (TYP.)

FIRE LANE. SEE NOTE 2

DETENTION POND

R10'

10.0' (TYP.)

8000 WOOD DUCK CT.
3 STORIES
26,450 SF

MAIL KIOSK

103 – FORMAL OS
12,364 SF

R15'

R10'

R15'

205 C4.3 ACCESSIBLE PARKING SPACE (TYP.)

7000 WOOD DUCK CT.
2–3 STORIES SPLIT
22,851 SF

6000 WOOD DUCK CT.
3–4 STORIES SPLIT
31,556 SF

60' (TYP.)

179' (TYP.)

18' (TYP.)

9' (TYP.)

R3' (TYP.)

50' TYPE 'C' INCOMPATIBLE USE BUFFER

FIRE LANE–NO PARKING

FLOODWAY PER NFHL GIS DATA

ZONE AE

## LEGEND

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

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | COF |
| ADDRESS: | WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD–11.34–PUD VESTED IN 2019 ZONING ORDINANCE |
| OTHER APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| ACREAGE OF SITE: | 20.90 AC |
| SQUARE FOOTAGE OF SITE: | 910,519 SF |
| MINIMUM SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 10' |
| REAR: | 20' |
| OWNERS: | 079–––07705 & 079–––06505<br>079–––06502<br>THE CLEAR BLUE COMPANY |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE<br>SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |
| TOTAL UNITS: | 233 (ALL ATTACHED)<br>1 BR – 147<br>2 BR – 86 |
| BUILDING SQUARE FOOTAGE: | 214,481 SF |
| BUILDING HEIGHT: | 2–4 STORIES |
| REQUIRED LSR: | 0.2 |
| PROVIDED LSR: | 0.75 |
| *MINIMUM PARKING REQUIREMENT: | |
| 1.4* / 1 BR : | 206 |
| 2.5 / 2 BR : | 215 |
| TOTAL: | 421 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED TOTAL PARKING: | 429 |
| PROVIDED ACCESSIBLE PARKING: | 9 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $1,020,048 (APPLICANT TO PAY FEE IN LIEU |

*SEE MOS ON SHEET C2.0

## CITY OF FRANKLIN NOTES:

ACCESS ROADS, EITHER TEMPORARY OR PERMANENT, ARE REQUIRED.

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20–FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS TAN 150–FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150–FEET.
6. ROADS SHALL BE AN ALL–WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8–INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES, AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE AREA AROUND THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING THE MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PACING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

## NOTE:

1. RIBBON CURB TO BE INSTALLED AT ALL PERMEABLE PAVER INTERFACES.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE–NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50–FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE No. 107413 STATE OF TENNESSEE

SCALE IN FEET
0 40 80

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED SITE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO. | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C2.1B

SHEET 1 OF 1


a:\320-003\320-031-CAD\Dwg\CIVIL Site Plan Submittal\183327-CIVIL-C2.1.dwg(C2.1B) LS(8.5X11) 7/7/2022 3:50 PM - LP: 7/7/2022 3:50 PM

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | WALKER PLACE |
| PROJECT #: | 6992 |
| ADDRESS: | 1000–8000 WOOD DUCK COURT |
| CITY: | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9 |
| PREVIOUS ZONING: | GC |
| ZONING: | PD |
| 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' |
| OWNER: | 079–––07705, 079–––06505 & 079–––06502 COMMUNITY HOUSING PTNRSHP OF WM CO |
| APPLICANT: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. |
| ADDRESS: | 117 SEABOARD LANE SUITE E–100 |
| PHONE: | (615) 333–7797 |
| EMAIL: | scasey@cecinc.com |
| CONTACT: | STEVE CASEY |

| | |
|---|---|
| TOTAL UNITS: | 237 (ALL ATTACHED) 1 BR – 149 2 BR – 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 / 1 BR : | 224 |
| 2.5 / 2 BR : | 220 |
| TOTAL: | 444 |
| MAXIMUM PARKING LIMIT: | 489 |
| EXISTING PARKING: | N/A |
| PROVIDED PARKING: | 429 |
| RESIDENTIAL DENSITY: | 11.34 D.U.A. |
| PARKLAND DEDICATION: | $1,020,048 (APPLICANT TO PAY FEE IN LIEU) |

NORTH

LOT NUMBER: OS–1

LOT NUMBER: OS–2

PROPOSED ROW LINE

PUBLIC SEWER EASEMENT EXTENDS 10' UPSTREAM FROM PUBLIC MANHOLE

SOAR ADVENTURE TOWER LLC MAP 79 PARCEL 80.00 DB 6317, PG 65 PB 61, PG 69

GREEN INFRASTRUCTURE EASEMENT (GIE) TYP.

ACCESS EASEMENT (TYP.)

CROSS ACCESS EASEMENT LOCATION

7.5' GRADING EASEMENT ON EACH SIDE OF CROSS ACCESS EASEMENT

PUBLIC DRAINAGE EASEMENT 10' OFFSET FROM SWALE CENTERLINE

OPEN SPACE LOT TO SERVE AS P.U.D.E.

20' DRAINAGE EASEMENT

10" WATER LINE EASEMENT EXTENSION

PUBLIC SEWER EASEMENT EXTENDS 10' UPSTREAM FROM PUBLIC MANHOLE

SEWER VENT (TYP.)

Ex. MH
A=8
TOC: 684.32
24" (N): 676.16
24" (E): 676.36

Ex. MH
A=10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

(N): 679.23

DB 7024, PG 733
PB 30, PG 42

WOOD DUCK COURT
LOCAL ST
50' R/W

SAN. MANHOLE

HYDRANT
VALVE

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7378, PG 253
PB 30, PG 91

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

COF WILLIAMSON COUNTY

OFFICE RESERVES AT CROSS CREEK LL
MAP 79 PARCEL 49.03
DB 6596, PG 188
PB 63, PG 22

COF WILLIAMSON COUNTY
DANNY R. & LINDA MAGNESS
MAP 79M GROUP C PARCEL 5.00
DB 2457, PG 803
PB 9, PG 121

BRUCE G. SR. & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 439
PB 9, PG 121

RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 8061, PG 785
PB 9, PG 121

JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

### LEGEND

| | |
|---|---|
| EXISTING PROPERTY LINE | EXISTING SANITARY SEWER LINE |
| EXISTING EASEMENT | EXISTING GAS LINE |
| EXISTING RIGHT–OF–WAY | EXISTING OVERHEAD WIRE |
| EXISTING INDEX (MAJOR) CONTOUR | EXISTING UNDERGROUND ELECTRIC LINE |
| EXISTING INTERMEDIATE (MINOR) CONTOUR | PROPOSED EDGE OF PAVED DRIVE |
| EXISTING DRAINAGE DITCH | PROPOSED BUILDING |
| EXISTING FENCE LINE | PROPOSED STRIPING |
| EXISTING ROADWAY CENTERLINE | PROPOSED SIDEWALK |
| EXISTING CURB | PROPOSED EASEMENT |
| EXISTING ASPHALT PAVEMENT | PROPOSED GREEN INFRASTRUCTURE EASEMENT |
| EXISTING STRUCTURE | |
| EXISTING STORM PIPE | |
| EXISTING WATER LINE | |

NOTE:

OPEN SPACE LOT IS BASED UPON FINAL GRADING AND LETTER OF MAP REVISION. IT DOES NOT REFLECT THE CURRENT FLOODPLAIN.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107613
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
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www.cecinc.com


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

PROPOSED EASEMENT PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.: C2.2

SHEET 1 OF 1


P:\320-0001\320-303\1-CADD\Dwg\Civil2 Site Plan Submittal (8X22)-Civil2-C2.0.dwg[C2.2] LS(6/30/2022 - driveway) - LP, 7/7/2022 3:01 PM

NORTH

## CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY CITY ENGINEER, OR HIS DESIGNEE.

## GRADING & DRAINAGE DATA CHART

| | | |
|---|---|---|
| SITE AREA: | 20.91 | ACRES |
| IMPERVIOUS AREA: | 5.211 | ACRES |
| DISTURBED AREA: | 12.24 | ACRES |
| PEAK FLOW RUNOFF | | |
| 2 YEAR: | 29.34 | CFS |
| 5 YEAR: | 52.74 | CFS |
| 10 YEAR: | 83.38 | CFS |
| 25 YEAR: | 127.40 | CFS |
| 50 YEAR: | 166.20 | CFS |
| 100 YEAR: | 188.85 | CFS |

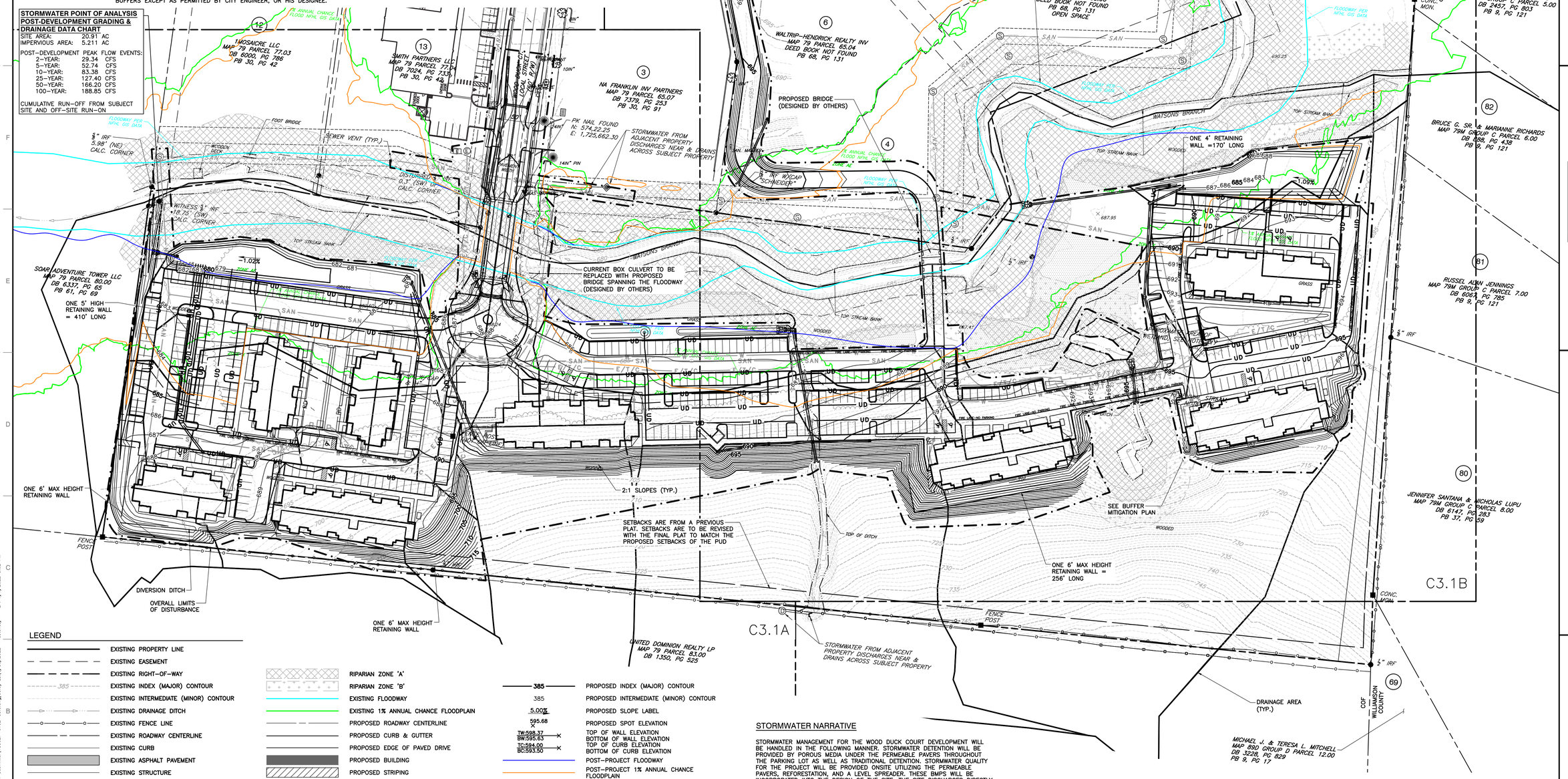
**STORMWATER POINT OF ANALYSIS POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART**

SITE AREA: 20.91 AC
IMPERVIOUS AREA: 5.211 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

| | | |
|---|---|---|
| 2-YEAR: | 29.34 | CFS |
| 5-YEAR: | 52.74 | CFS |
| 10-YEAR: | 83.38 | CFS |
| 25-YEAR: | 127.40 | CFS |
| 50-YEAR: | 166.20 | CFS |
| 100-YEAR: | 188.85 | CFS |

CUMULATIVE RUN-OFF FROM SUBJECT SITE AND OFF-SITE RUN-ON




## LEGEND

| | | | |
|---|---|---|---|
| EXISTING PROPERTY LINE | RIPARIAN ZONE 'A' | 385 | PROPOSED INDEX (MAJOR) CONTOUR |
| EXISTING EASEMENT | RIPARIAN ZONE 'B' | 385 | PROPOSED INTERMEDIATE (MINOR) CONTOUR |
| EXISTING RIGHT-OF-WAY | EXISTING FLOODWAY | 5.00% | PROPOSED SLOPE LABEL |
| EXISTING INDEX (MAJOR) CONTOUR | EXISTING 1% ANNUAL CHANCE FLOODPLAIN | 595.68 | PROPOSED SPOT ELEVATION |
| EXISTING INTERMEDIATE (MINOR) CONTOUR | PROPOSED ROADWAY CENTERLINE | TW:598.37 BW:595.63 | TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION |
| EXISTING DRAINAGE DITCH | PROPOSED CURB & GUTTER | TC:594.00 BC:593.50 | TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION |
| EXISTING FENCE LINE | PROPOSED EDGE OF PAVED DRIVE | | POST-PROJECT FLOODWAY |
| EXISTING ROADWAY CENTERLINE | PROPOSED BUILDING | | POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN |
| EXISTING CURB | PROPOSED STRIPING | SAN | PROPOSED SANITARY SEWER |
| EXISTING ASPHALT PAVEMENT | PROPOSED SIDEWALK | | PROPOSED SANITARY MANHOLE |
| EXISTING STRUCTURE | PROPOSED PERMEABLE PAVEMENT | | PROPOSED SANITARY CLEANOUT |
| ST EXISTING STORM PIPE | PROPOSED STORM PIPE | W | PROPOSED WATER LINE |
| W EXISTING WATER LINE | PROPOSED HEADWALL/ENDWALL | | PROPOSED FIRE HYDRANT |
| SAN EXISTING SANITARY SEWER LINE | PROPOSED STRUCTURE | E/T/C | PROPOSED ELECTRIC |
| G EXISTING GAS LINE | UD PROPOSED UNDERDRAIN | G | PROPOSED GAS LINE |
| EXISTING OVERHEAD WIRE | REFORESTATION AREA | COMM | PROPOSED COMMUNICATION LINES |
| UG-E EXISTING UNDERGROUND ELECTRIC LINE | PROPOSED LIMITS OF DISTURBANCE | | |
| EXISTING HILLSHADE OVERLAY DISTRICT | | | |
| EXISTING STREAM | | | |
| EXISTING WETLAND | | | |

## STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING THE PERMEABLE PAVERS, REFORESTATION, AND A LEVEL SPREADER. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS OVER A THREE SQUARE MILE DRAINAGE AREA. THE NEXT TWO DOWNSTREAM STRUCTURES ARE CULVERTS AT SOUTH CAROTHERS AND I-65. A HEC-RAS MODEL OF WATSON BRANCH EXTENDING FROM ITS CONFLUENCE WITH THE HARPETH RIVER TO UPSTREAM OF THE SUBJECT PROJECT IS INCLUDED WITH A SEPARATE CONDITIONAL LETTER OF MAP REVISION (CLOMR) PACKAGE. A CLOMR WAS ISSUED BY FEMA ON DECEMBER 23, 2020, CASE NO. 20-04343OR

## IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — FARMERS — No. 101615 — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

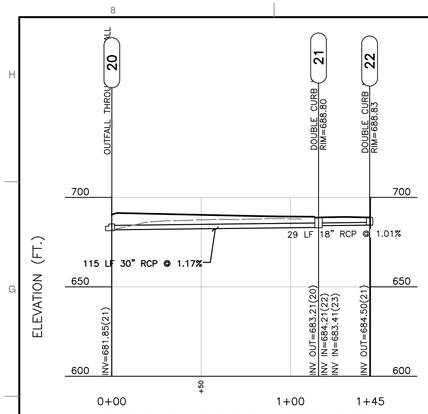
OVERALL GRADING PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C3.0



A:\320-0001\320-303\1-0400\Dwg\C102 Site Plan Submittal\183027-C102-C3.0.dwg(C3.0) LS(6/30/2022 - dstokes) - LP: 7/7/2022 3:02 PM




## WOOD DUCK COURT INLETS PROFILE

SCALE H:1"=40'; V:1"=40'

VERTICAL: SCALE IN FEET
0 8 16

HORIZONTAL: SCALE IN FEET
0 40 80

NORTH

STORMWATER POINT OF ANALYSIS
POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 AC |
| IMPERVIOUS AREA: | 5.211 AC |

POST-DEVELOPMENT PEAK FLOW EVENTS:

| | |
|---|---|
| 2-YEAR: | 29.34 CFS |
| 5-YEAR: | 52.74 CFS |
| 10-YEAR: | 83.38 CFS |
| 25-YEAR: | 127.40 CFS |
| 50-YEAR: | 166.20 CFS |
| 100-YEAR: | 188.85 CFS |

CUMULATIVE RUN-OFF FROM SUBJECT SITE AND OFF-SITE RUN-ON

TMOSNCRE LLC MAP 79 PARCEL 77.03 DB 6000, PG 786 PB 30, PG 42

EX. MH A-9 TOC: 683.6 24" (W): 676.98 (E): (N): 679.23

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADAJACENT TO WOOD DUCK BRIDGE

SMITH PARTNERS LLC MAP 79 PARCEL 77.04 DB 7024, PG 733 PB 30, PG 42

NA FRANKLIN INV PARTNERS MAP 79 PARCEL 65.07 DB 7379, PG 253 PB 30, PG 91

WOOD DUCK COURT LOCAL STREET (50' R/W)

OUTFALL THROUGH WING WALL WITH RIPRAP APRON

SEWER VENT (TYP.)

PK NAIL FOUND N: 574,22.25 E: 1,725,682.30

14IN" PIN

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

MATCH SHEET C3.1B

DISTURBED 0.3' SW OF CALC. CORNER

WITNESS 5/8" IRF 16.75' (SW) CALC. CORNER

303 C3.5 WEST DETENTION BASIN OUTLET STRUCTURE

PIPE DISCHARGES WILL BE INCORPORATED INTO THE RESTORED CHANNEL SECTION TO PREVENT SCOUR

301 C3.5 LEVEL SPREADER

SOAR ADVENTURE TOWER LLC MAP 79 PARCEL 80.00 DB 6337, PG 65 PB 61, PG 69

UNDERDRAIN END TREATMENT (TYP.) 324 C3.9

RAILING TO BE INSTALLED ALONG EXTENTS OF ALL RETAINING WALLS. SEE TDOT DETAIL S-BPR-1

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE FLUSH WITH RETAINING WALL

DRAINAGE AREA (TYP.)

TW=688.43 BW=684.74

FFE: 688.00

TW=687.50 BW=682.69

TW=687.50 BW=684.28

TW=689.50 BW=683.50

FFE: 690.00

TW=689.72 BW=687.97

FFE: 689.00

PROPOSED POOL TO DRAIN TO STORM SEWER. SEE DESIGN NOTE 4

ROCK (TYP.)

FFE: 688.50

FFE: 690.50

FFE: 701.70

PERVIOUS PAVERS (TYP.) 302 C3.5

300 C3.5 STANDARD DRAINAGE STRUCTURES (TYP.)

307 C3.6 RETAINING WALL (TYP.)

FENCE POST

TW=693.56 BW=693.12

TW=694.72 BW=690.60

TW=695.53 BW=692.52

TW=712.60 BW=706.61

TW=714.37 BW=708.43

TW=716.22 BW=710.73

TW=695.81 BW=690.50

TW=695.81 BW=690.50

SPLIT LEVEL BUILDING. SEE DESIGN NOTE 5

CHANNEL TO BE LINED WITH RIVER ROCK

| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size (in) | Length (ft) | Slope | MATERIAL |
| 02P | 18 | 22.8 | 0.46% | RCP |
| 04P | 18 | 209.3 | 0.51% | RCP |
| 21P | 30 | 115.3 | 1.17% | RCP |
| 22P | 18 | 28.5 | 1.01% | RCP |
| 23P | 30 | 57.8 | 3.77% | RCP |
| 41P | 18 | 18.1 | 1.03% | RCP |
| 42P | 18 | 25.2 | 1.00% | RCP |

| Structure Table | | | | |
|---|---|---|---|---|
| Structure Name | RIM E. | INVERT IN | INVERT OUT | REMARKS |
| 01 | 680.11 | 02P = 677.90 | | ENDWALL |
| 02 | 681.22 | | 02P = 678.01 | OUTLET STRUCTURE |
| 03 | 683.25 | 04P = 681.05 | | ENDWALL |
| 04 | 686.83 | | 04P = 682.11 | AREA DRAIN |
| 20 | 685.15 | 21P = 681.85 | | OUTFALL THROUGH WINGWALL |
| 21 | 688.80 | 22P = 684.21<br>23P = 683.41 | 21P = 683.21 | DOUBLE CURB INLET |
| 22 | 688.83 | | 22P = 684.50 | DOUBLE CURB INLET |
| 23 | 689.87 | | 23P = 685.58 | CURB INLET |
| 40 | 686.50 | 41P = 684.30 | | OUTFALL THROUGH WINGWALL |
| 41 | 688.84 | 42P = 684.68 | 41P = 684.48 | CURB INLET |
| 42 | 688.81 | | 42P = 684.93 | CURB INLET |

## CITY OF FRANKLIN RETAINING WALL NOTES

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

## DESIGN NOTES:

1. FINAL LAYOUT OF SLOPE AND RETAINING WALL DEPENDENT UPON DEPTH TO BEDROCK AND GEOTECHNICAL RECOMMENDATIONS.
2. DRAINAGE AREAS ARE BASED UPON STATE OF TENNESSEE LIDAR DATA.
3. ROOF DRAINS TO DISCHARGE AT GRADE UNLESS COLLECTED BY HEADER PIPE WHERE SHOWN.
4. POOL WATER MUST BE DECHLORINATED AND DISCHARGED IN A NON-EROSIVE MANNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY'S STORMWATER ORDINANCE BOTH DURING CONSTRUCTION AND DURING FUTURE POOL MAINTENANCE ACTIVITIES.
5. SEE STRUCTURAL PLANS FOR INTERIOR BUILDING RETAINING WALLS.

## GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| IMPERVIOUS AREA: | 5.211 ACRES |
| DISTURBED AREA: | 12.24 ACRES |
| PEAK FLOW RUNOFF | |
| 2 YEAR: | 29.34 CFS |
| 5 YEAR: | 52.74 CFS |
| 10 YEAR: | 83.38 CFS |
| 25 YEAR: | 127.40 CFS |
| 50 YEAR: | 166.20 CFS |
| 100 YEAR: | 188.85 CFS |

SCALE IN FEET
0 40 80

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 595.68 PROPOSED SPOT ELEVATION
- TW=598.37 BW=595.83 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- TC=594.00 BC=593.50 TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C PROPOSED ELECTRIC
- G PROPOSED GAS LINE
- COMM PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- UD PROPOSED UNDERDRAIN
- REFORESTATION AREA

## GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — No. 107415 — STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED GRADING & DRAINAGE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.1A

A:\320-0001\320-3031-CADD\Dwg\C3\02 Site Plan Submittal\183027-C1\02-C3.0.dwg(C3.1A) LS(8/30/2022 - dstokes) - LP: 7/7/2022 3:03 PM

| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size (in) | Length (ft) | Slope | MATERIAL |
| 06P | 24 | 8.3 | 1.01% | RCP |
| 07P | 24 | 142.7 | 2.35% | RCP |
| 08P | 24 | 24.4 | 57.68% | RCP |
| 09P | 18 | 71.4 | 3.41% | RCP |
| 10P | 18 | 55.4 | 0.50% | RCP |
| 11P | 18 | 65.3 | 0.50% | RCP |
| 13P | 18 | 41.2 | 2.31% | RCP |
| 15P | 18 | 174.5 | 1.60% | RCP |
| 31P | 18 | 45.7 | 0.45% | RCP |
| 32P | 18 | 118.0 | 0.40% | RCP |
| 33P | 18 | 35.8 | 1.48% | RCP |

| Structure Table | | | | |
|---|---|---|---|---|
| Structure Name | RIM E. | INVERT IN | INVERT OUT | REMARKS |
| 05 | 683.84 | 06P = 681.09 | | ENDWALL |
| 06 | 685.77 | 07P = 681.37 | 06P = 681.17 | JUNCTION BOX |
| 07 | 689.72 | 08P = 684.72<br>10P = 684.84<br>09P = 684.84 | 07P = 684.72 | AREA DRAIN |
| 08 | 701.53 | | 08P = 698.78 | HEADWALL |
| 09 | 691.00 | | 09P = 687.27 | AREA DRAIN |
| 10 | 688.65 | 11P = 685.32 | 10P = 685.12 | AREA DRAIN |
| 11 | 688.85 | | 11P = 685.64 | AREA DRAIN |
| 12 | 694.21 | 13P = 692.00 | | ENDWALL |
| 13 | 695.16 | | 13P = 692.95 | HEADWALL |
| 14 | 683.78 | 15P = 681.57 | | ENDWALL |
| 15 | 689.29 | | 15P = 684.37 | OUTLET STRUCTURE |
| 30 | 688.11 | 31P = 686.11 | | ENDWALL |
| 31 | 689.52 | 32P = 686.51 | 31P = 686.31 | JUNCTION BOX |
| 32 | 691.34 | 33P = 687.18 | 32P = 686.98 | JUNCTION BOX |
| 33 | 692.77 | | 33P = 687.71 | JUNCTION BOX |

NORTH

MATCH SHEET C3.1A

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

EX. MH
A=10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

PROPOSED FLOODWAY REMAINS UNCHANGED ON NORTH SIDE OF WATSON BRANCH EXCEPT ADJACENT TO WOOD DUCK COURT BRIDGE

UNDERDRAIN END TREATMENT (TYP.) 324 C3.9

EAST DETENTION BASIN OUTLET STRUCTURE 304 C3.5

RETAINING WALL TO CONTAIN PEDESTRIAN GUARDRAIL WHEN ADJACENT TO SIDEWALK

LEVEL SPREADER 301 C3.5

TRENCH DRAIN 323 C3.9

302 C3.5 PERVIOUS PAVERS (TYP.)

6" ROOF DRAIN HEADER TO DAYLIGHT THROUGH NDS 6" POP-UP EMITTER

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE FLUSH WITH RETAINING WALL

ROOF DRAIN HEADER TO DAYLIGHT AT GRADE

312 C3.7 PUMP AROUND

SPLIT LEVEL BUILDING. SEE DESIGN NOTE 4

DRAINAGE AREA (TYP.)

300 C3.5 STANDARD DRAINAGE STRUCTURES (TYP.)

6" ROOF DRAIN HEADER TO DAYLIGHTTHROUGH NDS 6" POP-UP EMITTER

TW=716.00
BW=710.00

TW=712.68
BW=707.00

TW=710.81
BW=707.61

TW=709.17
BW=708.79

TW=698.00
BW=692.00

TW=698.00
BW=692.01

TW=693.00
BW=691.60

TW=693.00
BW=689.10

TW=693.40
BW=692.09

TW=700.92
BW=696.71

TW=701.95
BW=696.71

FFE: 694.00
FFE: 696.00
FFE: 707.20
FFE: 692.00
FFE: 703.20
689.50

1.09%

ZONE AE

FLOODWAY PER NFHL GIS DATA

1% ANNUAL CHANCE FLOOD NFHL GIS DATA

SAN. MANHOLE

HYDRANT

VALVE

CONC. MON.

5/8" IRF W/CAP "SCHNEIDER"

1/2" IRF

4" IRF

5/8" IRF

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
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- RIPARIAN ZONE 'A'
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- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
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- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 595.68 PROPOSED SPOT ELEVATION
- TW=598.37 / BW=595.63 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=594.00 / BC=593.50 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- SAN PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C PROPOSED ELECTRIC
- G PROPOSED GAS LINE
- COMM PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED STRUCTURE
- UD PROPOSED UNDERDRAIN
- REFORESTATION AREA

## CITY OF FRANKLIN RETAINING WALL NOTES

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

## DESIGN NOTES:

1. FINAL LAYOUT OF SLOPE AND RETAINING WALL DEPENDENT UPON DEPTH TO BEDROCK AND GEOTECHNICAL RECOMMENDATIONS.
2. DRAINAGE AREAS ARE BASED UPON STATE OF TENNESSEE LIDAR DATA.
3. ROOF DRAINS TO DISCHARGE AT GRADE UNLESS COLLECTED BY HEADER PIPE WHERE SHOWN.
5. SEE STRUCTURAL PLANS FOR INTERIOR BUILDING RETAINING WALLS.

## GRADING & DRAINAGE DATA CHART

| | |
|---|---|
| SITE AREA: | 20.91 ACRES |
| IMPERVIOUS AREA: | 5.211 ACRES |
| DISTURBED AREA: | 12.24 ACRES |
| PEAK FLOW RUNOFF | |
| 2 YEAR: | 29.34 CFS |
| 5 YEAR: | 52.74 CFS |
| 10 YEAR: | 83.38 CFS |
| 25 YEAR: | 127.40 CFS |
| 50 YEAR: | 166.20 CFS |
| 100 YEAR: | 188.85 CFS |

SCALE IN FEET
0 40 80

## GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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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.
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*HAND SIGNATURE ON FILE

STEVEN E. GASEL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ENLARGED GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C3.1B

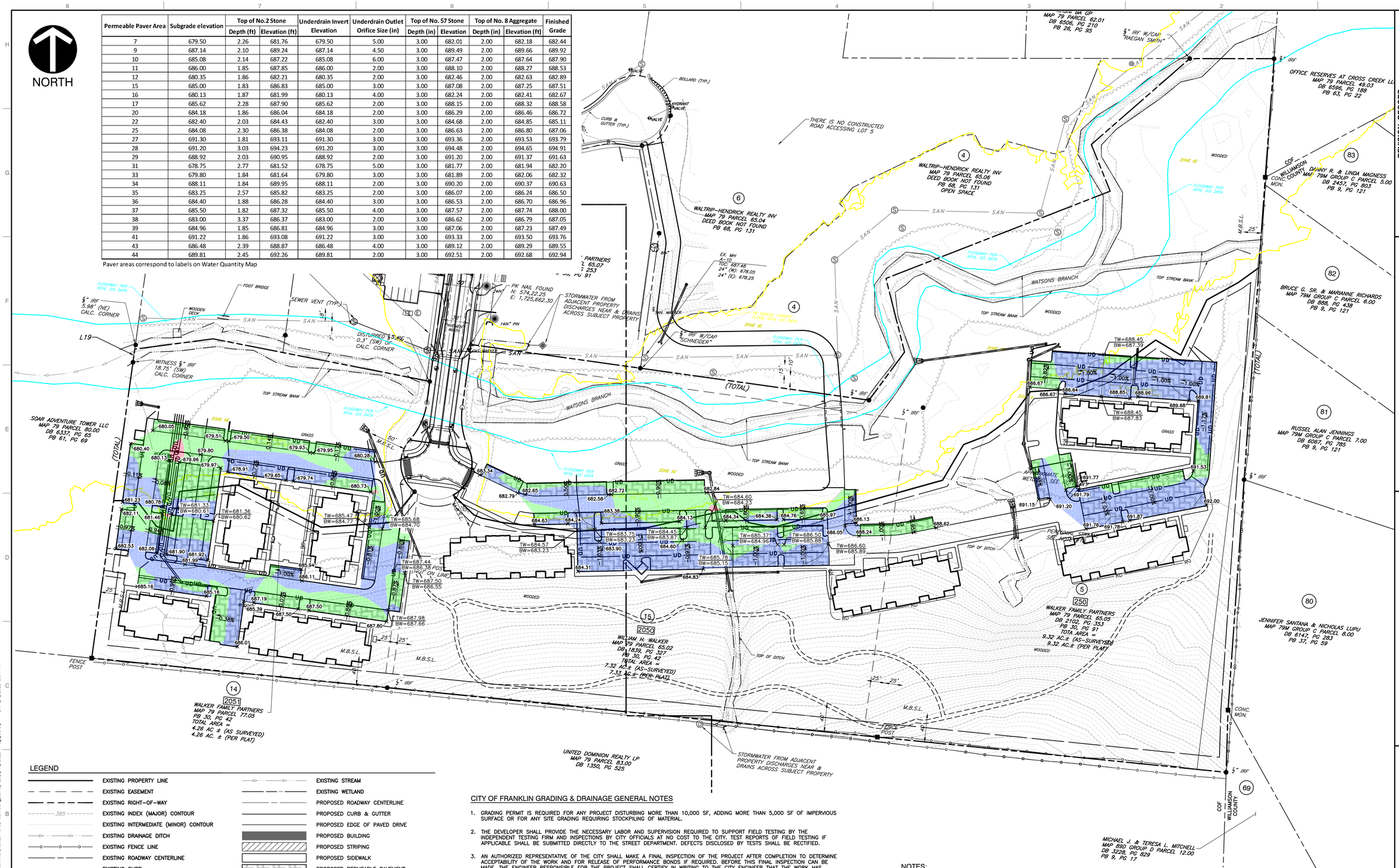


A:\320-0001\320-3031-CAD\Dwg\Civil Site Plan Submittal\ASD27-Civil-C3.0.dwg(C3.1B) LS:(5/30/2022 - distorted) - LP: 7/7/2022 3:03 PM

NORTH

| Permeable Paver Area | Subgrade elevation | Top of No.2 Stone | | Underdrain Invert Elevation | Underdrain Outlet Orifice Size (in) | Top of No. 57 Stone | | Top of No. 8 Aggregate | | Finished Grade |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Depth (ft) | Elevation (ft) | | | Depth (in) | Elevation | Depth (in) | Elevation (ft) | |
| 7 | 679.50 | 2.26 | 681.76 | 679.50 | 5.00 | 3.00 | 682.01 | 2.00 | 682.18 | 682.44 |
| 9 | 687.14 | 2.10 | 689.24 | 687.14 | 4.50 | 3.00 | 689.49 | 2.00 | 689.66 | 689.92 |
| 10 | 685.08 | 2.14 | 687.22 | 685.08 | 6.00 | 3.00 | 687.47 | 2.00 | 687.64 | 687.90 |
| 11 | 686.00 | 1.85 | 687.85 | 686.00 | 2.00 | 3.00 | 688.10 | 2.00 | 688.27 | 688.53 |
| 12 | 680.35 | 1.86 | 682.21 | 680.35 | 2.00 | 3.00 | 682.46 | 2.00 | 682.63 | 682.89 |
| 15 | 685.00 | 1.83 | 686.83 | 685.00 | 3.00 | 3.00 | 687.08 | 2.00 | 687.25 | 687.51 |
| 16 | 680.13 | 1.87 | 681.99 | 680.13 | 4.00 | 3.00 | 682.24 | 2.00 | 682.41 | 682.67 |
| 17 | 685.62 | 2.28 | 687.90 | 685.62 | 2.00 | 3.00 | 688.15 | 2.00 | 688.32 | 688.58 |
| 20 | 684.18 | 1.86 | 686.04 | 684.18 | 2.00 | 3.00 | 686.29 | 2.00 | 686.46 | 686.72 |
| 22 | 682.40 | 2.03 | 684.43 | 682.40 | 3.00 | 3.00 | 684.68 | 2.00 | 684.85 | 685.11 |
| 25 | 684.08 | 2.30 | 686.38 | 684.08 | 2.00 | 3.00 | 686.63 | 2.00 | 686.80 | 687.06 |
| 27 | 691.30 | 1.81 | 693.11 | 691.30 | 3.00 | 3.00 | 693.36 | 2.00 | 693.53 | 693.79 |
| 28 | 691.20 | 3.03 | 694.23 | 691.20 | 3.00 | 3.00 | 694.48 | 2.00 | 694.65 | 694.91 |
| 29 | 688.92 | 2.03 | 690.95 | 688.92 | 2.00 | 3.00 | 691.20 | 2.00 | 691.37 | 691.63 |
| 31 | 678.75 | 2.77 | 681.52 | 678.75 | 5.00 | 3.00 | 681.77 | 2.00 | 681.94 | 682.20 |
| 33 | 679.80 | 1.84 | 681.64 | 679.80 | 3.00 | 3.00 | 681.89 | 2.00 | 682.06 | 682.32 |
| 34 | 688.11 | 1.84 | 689.95 | 688.11 | 2.00 | 3.00 | 690.20 | 2.00 | 690.37 | 690.63 |
| 35 | 683.25 | 2.57 | 685.82 | 683.25 | 2.00 | 3.00 | 686.07 | 2.00 | 686.24 | 686.50 |
| 36 | 684.40 | 1.88 | 686.28 | 684.40 | 3.00 | 3.00 | 686.53 | 2.00 | 686.70 | 686.96 |
| 37 | 685.50 | 1.82 | 687.32 | 685.50 | 4.00 | 3.00 | 687.57 | 2.00 | 687.74 | 688.00 |
| 38 | 683.00 | 3.37 | 686.37 | 683.00 | 2.00 | 3.00 | 686.62 | 2.00 | 686.79 | 687.05 |
| 39 | 684.96 | 1.85 | 686.81 | 684.96 | 3.00 | 3.00 | 687.06 | 2.00 | 687.23 | 687.49 |
| 41 | 691.22 | 1.86 | 693.08 | 691.22 | 3.00 | 3.00 | 693.33 | 2.00 | 693.50 | 693.76 |
| 43 | 686.48 | 2.39 | 688.87 | 686.48 | 4.00 | 3.00 | 689.12 | 2.00 | 689.29 | 689.55 |
| 44 | 689.81 | 2.45 | 692.26 | 689.81 | 2.00 | 3.00 | 692.51 | 2.00 | 692.68 | 692.94 |

Paver areas correspond to labels on Water Quantity Map




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- DEPTH TO SUBGRADE <2.5'
- DEPTH TO SUBGRADE BETWEEN 2.5' AND 3'
- DEPTH TO SUBGRADE >3'

## CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY CITY ENGINEER, OR HIS DESIGNEE.

## NOTES:

1. SUBGRADE IS ONLY DESIGNED FOR AREAS DIRECTLY BELOW PAVERS. SUBGRADE UNDER ASPHALT CAN BE INTERPOLATED. THE GRANULAR BACKFILL SHOULD BE CONTINUOUS THROUGH PAVER AND ASPHALT SECTIONS.
2. UNDERDRAIN INVERTS SHALL BE SET AT BOTTOM OF SUBGRADE.
3. SEE SHEET C3.5 FOR PAVER NOTES AND DETAILS.
4. UNDERDRAIN OBSERVATION WELLS TO BE FIELD LOCATED.
5. ALL UNDERDRAINS THAT TIE INTO THE STORM NETWORK SHALL HAVE A CLEANOUT INSTALLED AT THE INTERSECTION.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE No. 107419 STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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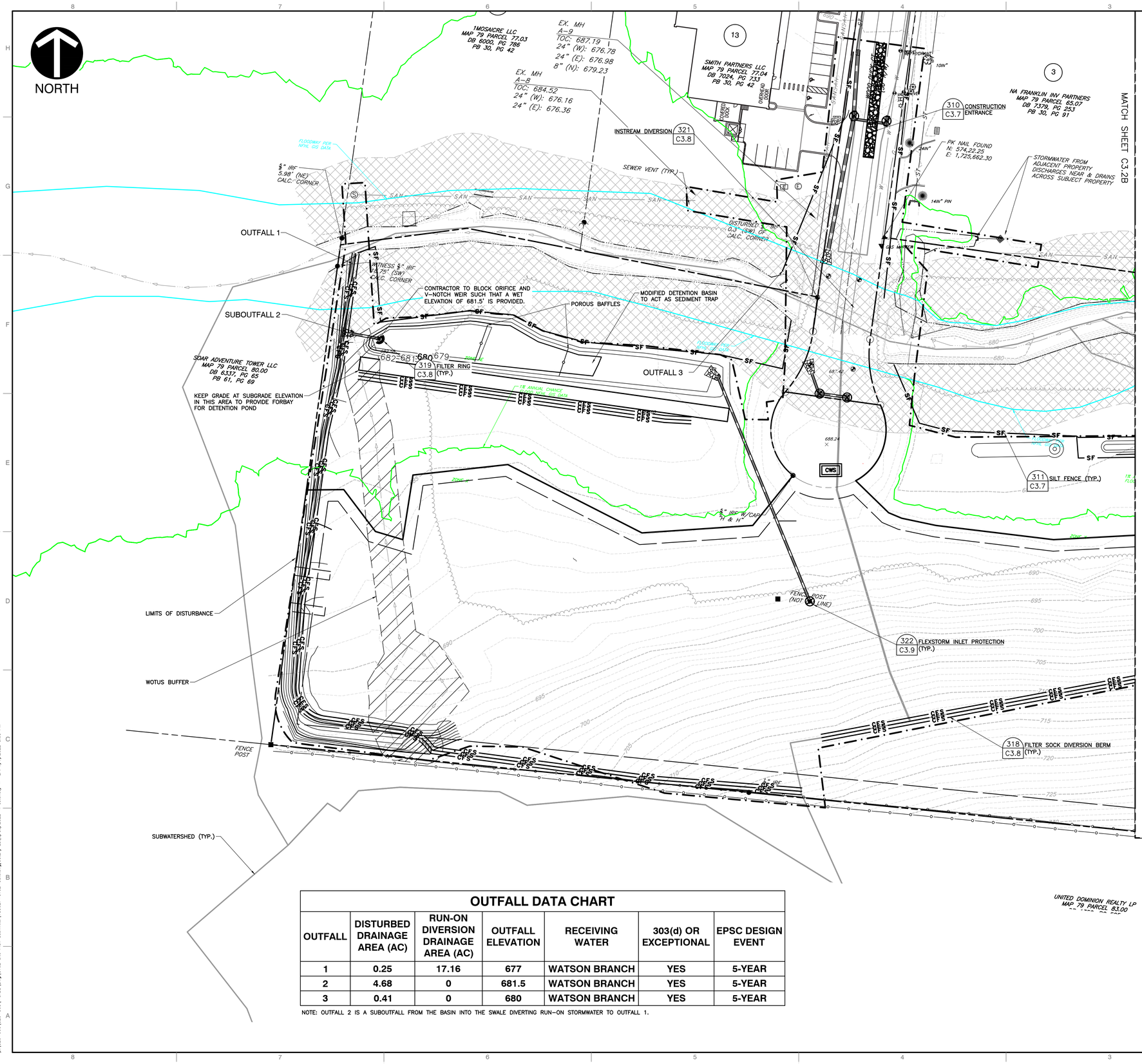

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

SUBGRADE GRADING AND DRAINAGE PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-503 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.1C

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## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR

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## SEDIMENT TRAP CALCULATIONS:

SEDIMENT TRAP 1 (SUBOUTFALL 2):

| | | | |
|---|---|---|---|
| DRAINAGE AREA (ACRE): | 4.68 | | |
| WET STORAGE REQUIRED (CU YD): | 314 | WET STORAGE PROVIDED (CU YD.): | 439 |
| DRY STORAGE REQUIRED (CU YD): | 314 | DRY STORAGE PROVIDED (CU YD.): | 736 |
| 5-YEAR, 24 HOUR DESIGN STORM FLOW (CFS): | 19.5 | | |
| WET STORAGE ELEVATION: | 682 | | |
| DRY STORAGE ELEVATION: | 682 | | |
| SURFACE AREA REQUIRED AT DRY STORAGE (ACRE): | 0.20 | SURFACE AREA PROVIDED AT DRY STORAGE (ACRE): | 0.23 |

## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 1 | 0.25 | 17.16 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 4.68 | 0 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.41 | 0 | 680 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTFALL 2 IS A SUBOUTFALL FROM THE BASIN INTO THE SWALE DIVERTING RUN-ON STORMWATER TO OUTFALL 1.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
No. 107413
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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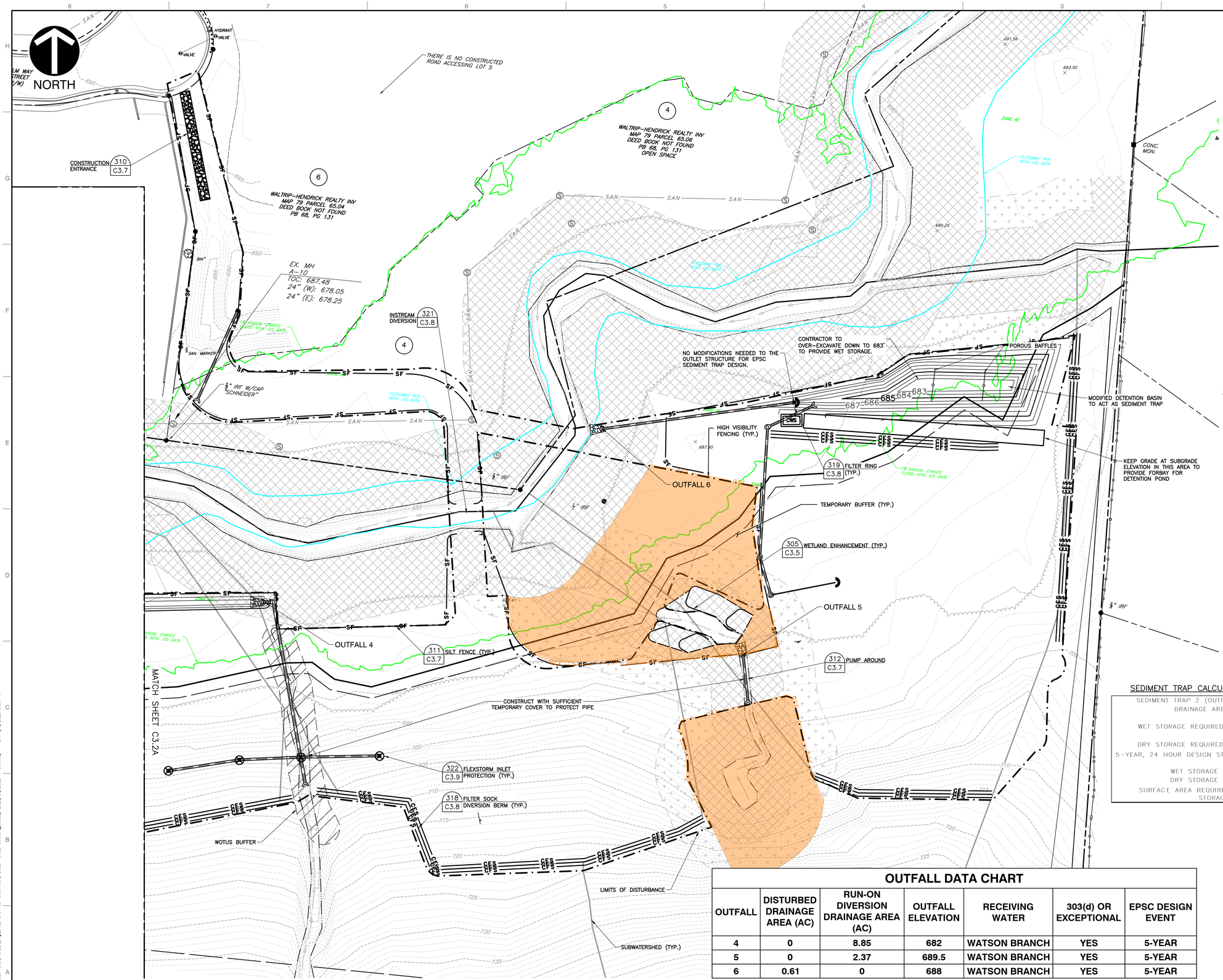
INITIAL EPSC - PRE CONSTRUCTION PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.2A



P:\320-0001\320-3031-CAD\Dwg\CV02 Site Plan Submittal\183027-CV02-C3.0.dwg[C3.2A] 15:56/30/2022 - dtstamp) - LP: 7/7/2022 3:05 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DISTURBANCE
- 385 PROPOSED INDEX (MAJOR) CONTOUR
- 385 PROPOSED INTERMEDIATE (MINOR) CONTOUR

## GRADING & DRAINAGE GENERAL NOTES:

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## SEDIMENT TRAP CALCULATIONS:

| | | | |
|---|---|---|---|
| SEDIMENT TRAP 2 (OUTFALL 6): | | | |
| DRAINAGE AREA (ACRE): | 3.84 | | |
| | | WET STORAGE | |
| WET STORAGE REQUIRED (CU YD): | 257 | PROVIDED (CU YD.): | 259 |
| | | DRY STORAGE | |
| DRY STORAGE REQUIRED (CU YD): | 257 | PROVIDED (CU YD.): | 340 |
| 5-YEAR, 24 HOUR DESIGN STORM FLOW (CFS): | 16.0 | | |
| WET STORAGE ELEVATION: | 686 | | |
| DRY STORAGE ELEVATION: | 689 | | |
| SURFACE AREA REQUIRED AT DRY STORAGE (ACRE): | 0.16 | SURFACE AREA PROVIDED AT DRY STORAGE (ACRE): | 0.17 |

## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 4 | 0 | 8.85 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 0 | 2.37 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 0.61 | 0 | 688 | WATSON BRANCH | YES | 5-YEAR |

OUTFALL 5 IS ACTUALLY AN OUTLET FROM THE CULVERT THROUGH WHICH STR-1 FLOWS AND INCLUDES THE DISCHARGES INTO THE TRIBUTARY FROM THE RUN-ON DIVERSION SWALES.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY REGISTERED ENGINEER AGRICULTURE No. 107419 STATE OF TENNESSEE

7/11/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INITIAL EPSC - PRE CONSTRUCTION PLAN

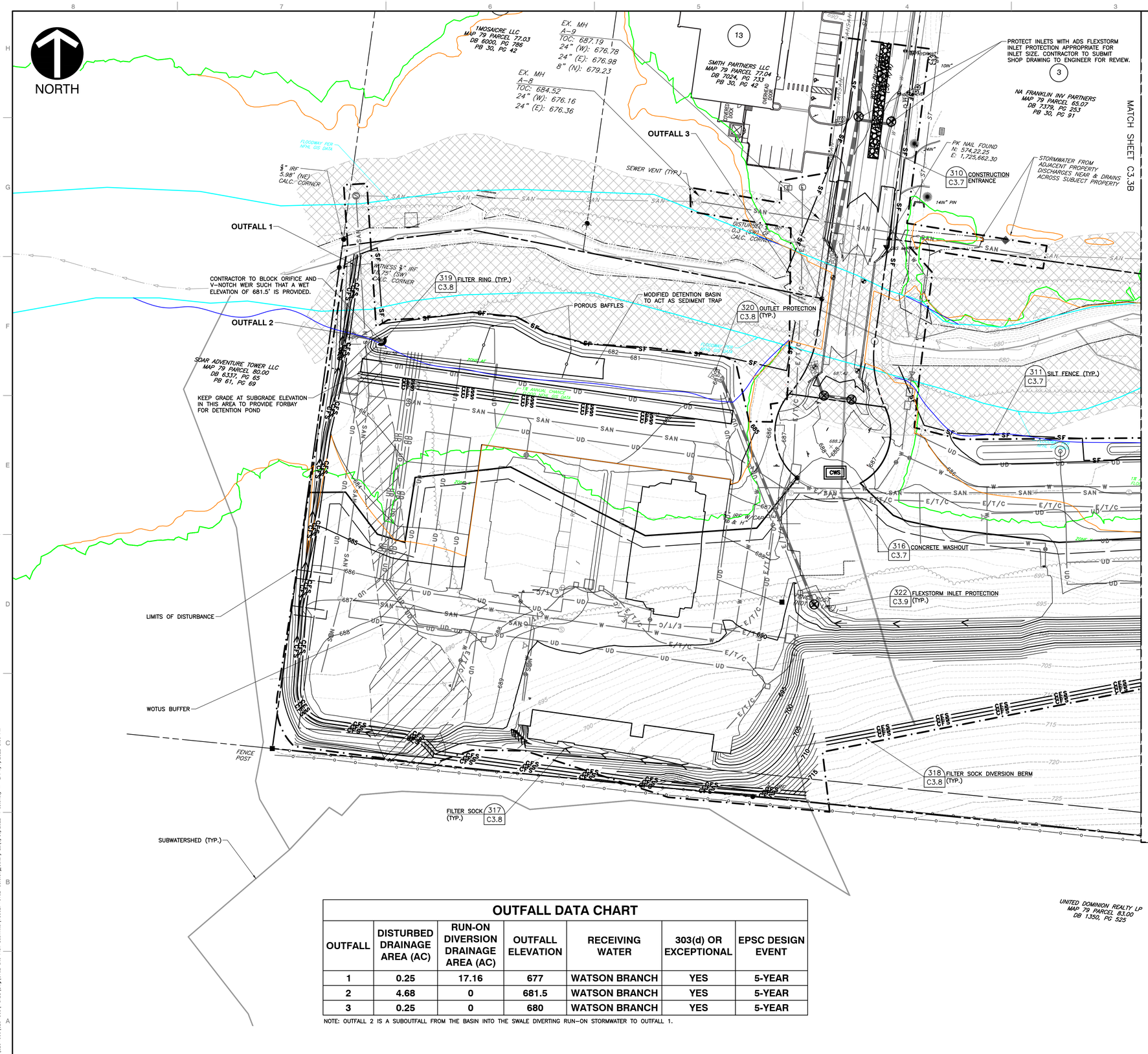
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.2B

SHEET 1 OF 1



P:\320-00\320-303_CAD\Dwg\C100 Site Plan Submittal\(8302)-GRDP-C3.0.dwg(C3.2B) LS(8/30/2022 - dtrimm) - LP: 7/7/2022 3:05 PM




## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 1 | 0.25 | 17.16 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 4.68 | 0 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.25 | 0 | 680 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTFALL 2 IS A SUBOUTFALL FROM THE BASIN INTO THE SWALE DIVERTING RUN-ON STORMWATER TO OUTFALL 1.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED LIMITS OF DISTURBANCE
- 385 — PROPOSED INDEX (MAJOR) CONTOUR
- 385 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW:598.37 / BW:595.63 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC:594.00 / BC:593.50 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN
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- PROPOSED SANITARY MANHOLE
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- PROPOSED STORM PIPE
- PROPOSED HEADWALL/ENDWALL
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- UD — PROPOSED UNDERDRAIN

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6. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 101413 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INTERIM EPSC - CONSTRUCTION PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO.: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.3A

SHEET 1 OF 1


P:\320-001\320-303\1-CADD\Dwg\C402 Site Plan Submittal\320303-C402-C3.0.dwg[C3.3A] LS:(8/30/2022 - datawa) - LP: 7/7/2022 3:08 PM

NORTH

THERE IS NO CONSTRUCTED ROAD ACCESSING LOT 5

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

CONSTRUCTION ENTRANCE 310 C3.7

EX. MH
A-10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

OUTFALL 6

OUTFALL 4

OUTLET 5

NO MODIFICATIONS NEEDED TO THE OUTLET STRUCTURE FOR EPSC SEDIMENT TRAP DESIGN.

319 FILTER RING C3.8 (TYP.)

320 OUTLET PROTECTION C3.8 (TYP.)

CONTRACTOR TO OVER-EXCAVATE DOWN TO 683' TO PROVIDE WET STORAGE.

POROUS BAFFLES

MODIFIED DETENTION BASIN TO ACT AS SEDIMENT TRAP

KEEP GRADE AT SUBGRADE ELEVATION IN THIS AREA TO PROVIDE FORBAY FOR DETENTION POND

CONCRETE WASHOUT 316 C3.7

FILTER SOCK (TYP.) 317 C3.8

WETLAND ENHANCEMENT (TYP.) 305 C3.5

SILT FENCE (TYP.) 311 C3.7

WOTUS BUFFER

FLEXSTORM INLET PROTECTION (TYP.) 322 C3.9

FILTER SOCK DIVERSION BERM (TYP.) 318 C3.8

LIMITS OF DISTURBANCE

MATCH SHEET C3.3A

CONC. MON.

5/8" IRF

1/2" IRF

1" IRF W/CAP "SCHNEIDER"

SAN. MANHOLE

ZONE AE

1% ANNUAL CHANCE FLOOD NFHL GIS DATA

FLOODWAY PER NFHL GIS DATA

RIPARIAN ZONE 'A'

RIPARIAN ZONE 'B'

## LEGEND

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- EXISTING EASEMENT
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## OUTFALL DATA CHART

| OUTFALL | DISTURBED DRAINAGE AREA (AC) | RUN-ON DIVERSION DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|---|
| 4 | 0.1 | 8.75 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 0.2 | 2.17 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 3.94 | 0 | 688 | WATSON BRANCH | YES | 5-YEAR |

NOTE: OUTLET 5 IS THE OUTLET OF THE TRIBUTARY FROM THE NEW CULVERT AND INCLUDES THE DISCHARGES FROM TWO SWALES INTO THE TRIBUTARY FROM BEHIND BUILDINGS 6 & 7.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
No. 107613
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

INTERIM EPSC - CONSTRUCTION PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO. | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
C3.3B



A:\320-0001\320-303\-CADD\Dwg\C102 Site Plan Submittal\18327-C102-C10.dwg[C1.1B] (5/6/30/2022 - dtaway) - LH 7/7/2022 3:06 PM

NORTH

1MOSNGRE LLC
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

EX. MH
A-9
TOC: 687.19
24" (W): 676.78
24" (E): 676.98
8" (N): 679.23

EX. MH
A-8
TOC: 684.52
24" (W): 676.16
24" (E): 676.36

SMITH PARTNERS LLC
MAP 79 PARCEL 77.04
DB 7024, PG 733
PB 30, PG 42

NA FRANKLIN INV PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

MATCH SHEET C3.4B

OUTFALL 1

OUTFALL 2

OUTFALL 3

FLOODWAY PER NFHL GIS DATA

⅝" IRF
5.98' (NE)
CALC. CORNER

WITNESS ⅝" IRF
@ 2.75' (SW)
CALC. CORNER

SEWER VENT (TYP.)

DISTURBED ⅝" IRF
0.3' (SW)
CALC. CORNER

PK NAIL FOUND
N: 574,22.25
E: 1,725,682.30

STORMWATER FROM ADJACENT PROPERTY DISCHARGES NEAR & DRAINS ACROSS SUBJECT PROPERTY

14IN" PIN

FOR REFORESTATION AREAS, SEE L1.0 Rv=0.06

REMOVE BLOCKAGES TO ORIFICE AND V-NOTCH WEIR ADDED TO OUTLET STRUCTURE FOR SEDIMENT TRAP DESIGN AFTER FINAL STABILIZATION HAS OCCURRED ON SITE.

INSTALL THIS SECTION OF PAVERS LAST TO ALLOW SPACE FOR FOREBAY

-1.02%

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6337, PG 65
PB 61, PG 69

PERMEABLE PAVERS (TYP.) Rv=0.29 — 308 / C3.6

LEVEL SPREADER Rv=0.75 — 301 / C3.5

FENCE POST

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| IMPERVIOUS AREAS TREATED | | |
|---|---|---|
| TOTAL IMPERVIOUS AREA | IMPERVIOUS AREA BYPASSING TREATMENT | PERCENTAGE |
| 227002 SF | 10827 SF | 4.77% |

**EPSC DATA CHART**

| OUTFALL | FINAL DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|
| 1 | 17.32 | 677 | WATSON BRANCH | YES | 5-YEAR |
| 2 | 5.17 | 681.5 | WATSON BRANCH | YES | 5-YEAR |
| 3 | 0.25 | 680 | WATSON BRANCH | YES | 5-YEAR |

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — AGRICULTURE — ENGINEERING — COMMERCE — No. 107417 — STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
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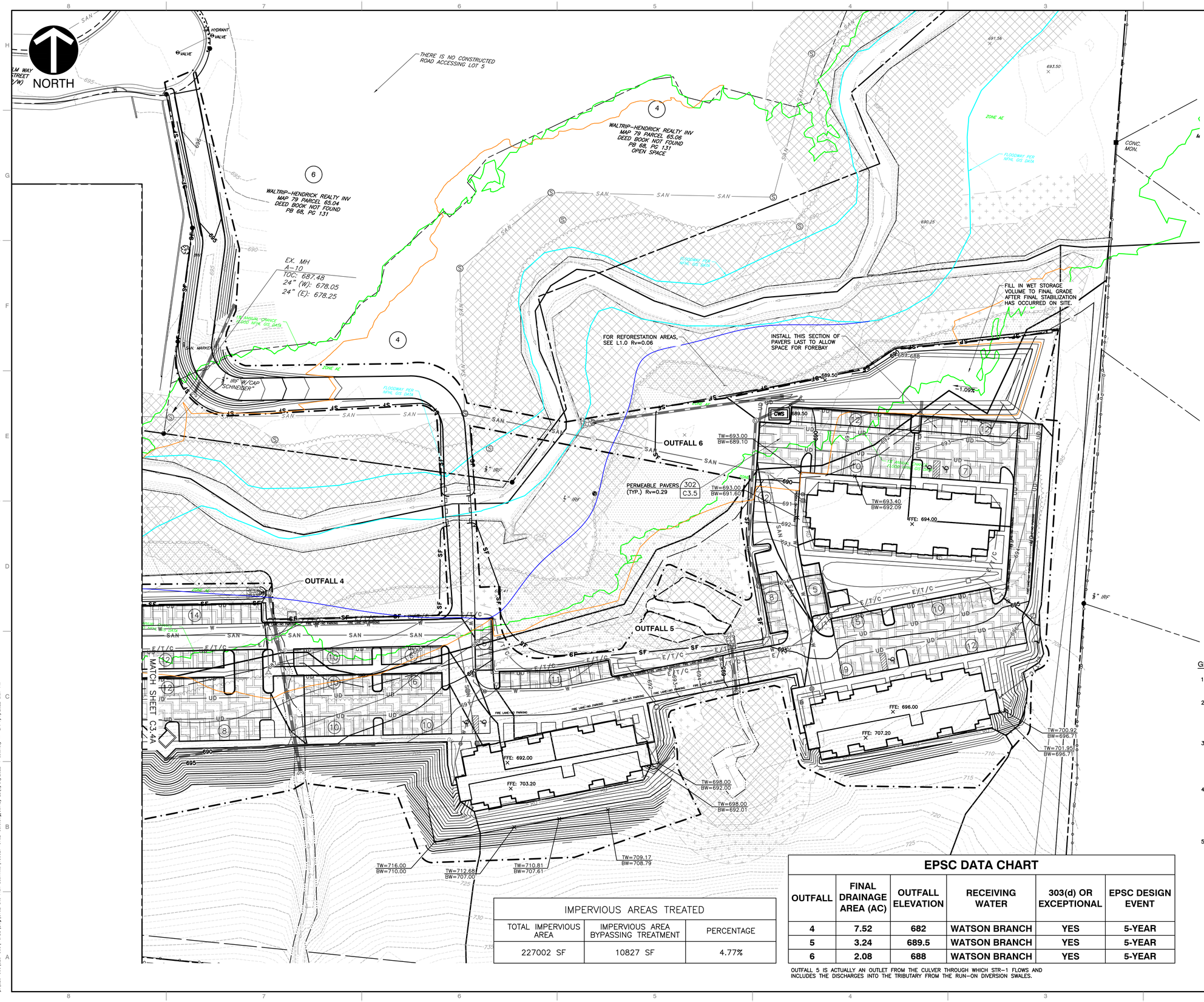
FINAL EPSC - WATER QUALITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C3.4A



p:\320-001\320-3031-CAD\Dwg\CV02 Site Plan Submittal\183027-CV02-C3.0.dwg[C3.4A] LS(16/30)2022 - dotdash) - LP: 7/7/2022 3:07 PM




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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| OUTFALL | FINAL DRAINAGE AREA (AC) | OUTFALL ELEVATION | RECEIVING WATER | 303(d) OR EXCEPTIONAL | EPSC DESIGN EVENT |
|---|---|---|---|---|---|
| 4 | 7.52 | 682 | WATSON BRANCH | YES | 5-YEAR |
| 5 | 3.24 | 689.5 | WATSON BRANCH | YES | 5-YEAR |
| 6 | 2.08 | 688 | WATSON BRANCH | YES | 5-YEAR |

OUTFALL 5 IS ACTUALLY AN OUTLET FROM THE CULVER THROUGH WHICH STR-1 FLOWS AND INCLUDES THE DISCHARGES INTO THE TRIBUTARY FROM THE RUN-ON DIVERSION SWALES.

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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.

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

## FINAL EPSC - WATER QUALITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.: **C3.4B**

SHEET 1 OF 1


A:\320-0001\320-3011-CAD\Dwg\CVS2 Site Plan Submittal\ASD27-Civil2-C3.0.dwg(C3.4B) LS:(0/0/2022 - dstokes) - LP: 7/7/2022 3:07 PM

## DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

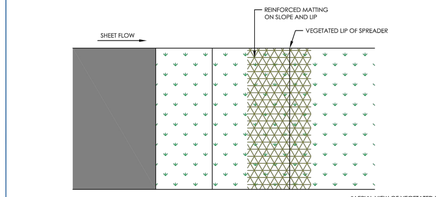
| TYPE | TDOT STANDARD DRAWINGS |
|---|---|
| CATCH BASINS | TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE |
| CATCH BASINS GRATES | D-CBB-12A AND D-CBB-13 (SEE NOTE 1 AND 2 BELOW) |
| AREA DRAINS – 1 GRATE | D-CB-42 SERIES |
| AREA DRAINS – 2 GRATES | D-CB-43 SERIES |
| AREA DRAIN GRATES | D-CBB-42 |
| JUNCTION BOX | D-JBS-1 THRU D-JBS-5 |
| MANHOLES | D-MH-2 THRU DRF-1 |
| TRENCH DRAINS | D-TD-1 |
| PROTECTED ENDWALLS | D-PE1 THRU D-PE-9F |
| PIPE CULVERTS AND FLUMES | D-FLU-1, D-PB-1 THRU D-PB-3 |
| PIPE CULVERT INSTALLATION | D-PB-1, D-PB-2 |

NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| DRAINAGE STRUCTURES, MANHOLES, GRATES AND ENDWALLS | | CITY ENGINEER — 7/1/2017 DATE |
| DWG. NO. D-1 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. — 7/1/2017 DATE |

**DETAIL 300**
**STANDARD DRAINAGE STRUCTURES**
N.T.S.



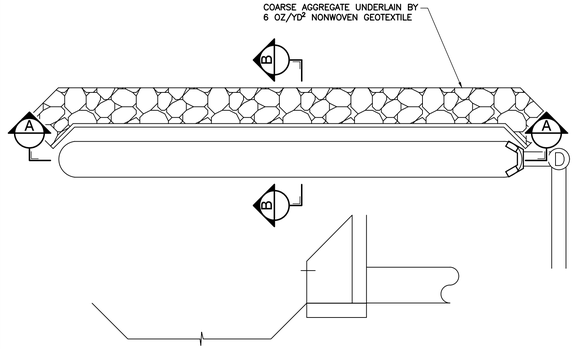

VEGETATED LEVEL SPREADERS SHOULD BE PLANTED AT SUCH A DENSITY TO ACHIEVE 90% GRASS/HERBACEOUS COVER AFTER THE SECOND GROWING SEASON. PERFORMANCE HAS BEEN SHOWN TO FALL RAPIDLY AS VEGETATIVE COVER FALLS BELOW 80%. FILTER STRIPS SHOULD BE SEEDED, NOT SODDED, WHENEVER POSSIBLE. VEGETATION AT THE TOE OF THE FILTER, WHERE TEMPORARY PONDING WILL OCCUR, SHOULD BE ABLE TO WITHSTAND BOTH WET AND DRY PERIODS.

**VEGETATED LEVEL SPREADER NOTES:**
1. CONSULT SPECIFICATIONS FOR APPROPRIATE USE OF VEGETATED LIP VERSUS RIGID LIP. RIGID LIPS ARE REQUIRED IN AREAS OF HIGH EROSIVITY
2. 6" MINIMUM PONDING ALLOWABLE
3. ENDS OF REINFORCEMENT MATTING SHALL BE BURIED TO A 6" MINIMUM

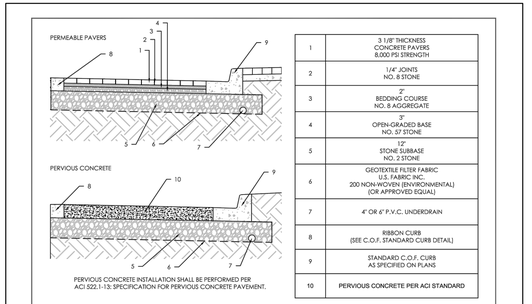
N.T.S.

| Pre-Treatment (sheet flow) VEGETATED LEVEL SPREADER (TITLE) | CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064 | |
|---|---|---|
| DWG.NO. | DIRECTOR OF ENGINEERING | 12/7/2017 DATE |
| 02/20/2017 EFFECTIVE DATE | STORMWATER COORDINATOR | 12/7/2017 DATE |

**DETAIL 301**
**LEVEL SPREADER**
N.T.S.




| LEVEL SPREADER SIZING | | | |
|---|---|---|---|
| LEVEL SPREADER | LENGTH | INVERT ELEVATION | OVERFLOW ELEVATION |
| EAST | 134 | 683 | 684 |
| WEST | 72 | 683 | 684 |




| | |
|---|---|
| 1 | 3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH |
| 2 | 1/4" JOINTS NO. 8 STONE |
| 3 | 2" BEDDING COURSE NO. 8 AGGREGATE |
| 4 | 9" OPEN-GRADED BASE NO. 57 STONE |
| 5 | 12" STONE SUBBASE NO. 2 STONE |
| 6 | GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL) |
| 7 | 4" OR 6" P.V.C. UNDERDRAIN |
| 8 | RIBBON CURB (SEE C.O.F. STANDARD CURB DETAIL) |
| 9 | STANDARD C.O.F. CURB AS SPECIFIED ON PLANS |
| 10 | PERVIOUS CONCRETE PER ACI STANDARD |

PERVIOUS CONCRETE INSTALLATION SHALL BE PERFORMED PER ACI 522.1-13: SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT.

1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

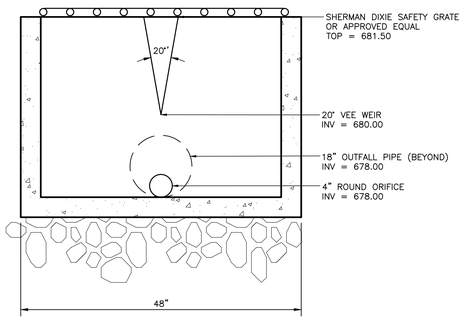
CONSTRUCTION SEQUENCING:
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

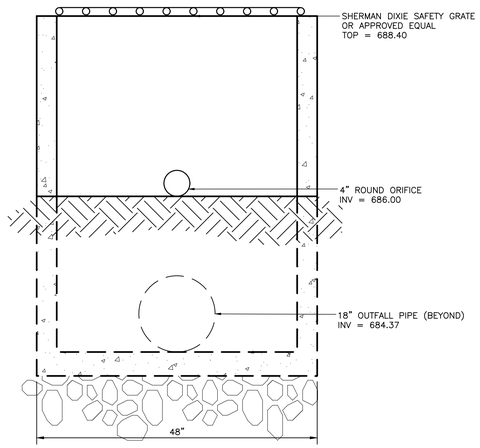
| PERVIOUS PAVERS (TITLE) | CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064 | |
|---|---|---|
| GIP-03 DWG.NO. | DIRECTOR OF ENGINEERING | 7/22/19 DATE |
| 07/22/2019 EFFECTIVE DATE | STORMWATER COORDINATOR | 7/22/19 DATE |

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

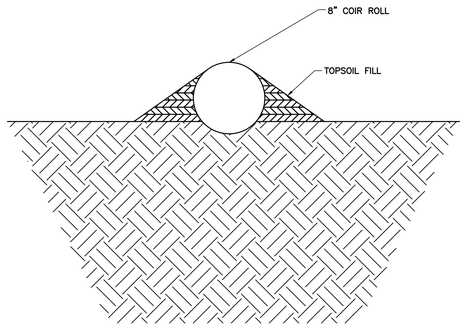
**DETAIL 302**
**PERVIOUS PAVERS**
N.T.S.



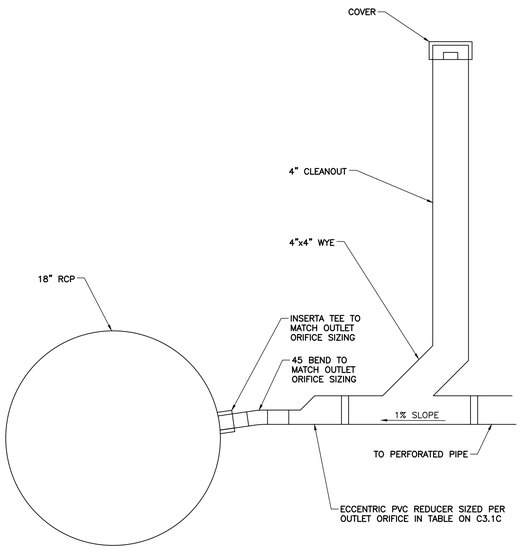

**DETAIL 303**
**WEST DETENTION BASIN OUTLET STRUCTURE**
N.T.S.




**DETAIL 304**
**EAST DETENTION BASIN OUTLET STRUCTURE**
N.T.S.




**DETAIL 305**
**WETLAND ENHANCEMENT DETAIL**
N.T.S.




**DETAIL 306**
**UNDERDRAIN CLEANOUTS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — No. 107413 — REGISTERED — STATE OF TENNESSEE

7/22/19

REVISION RECORD

| NO | DESCRIPTION | DATE |
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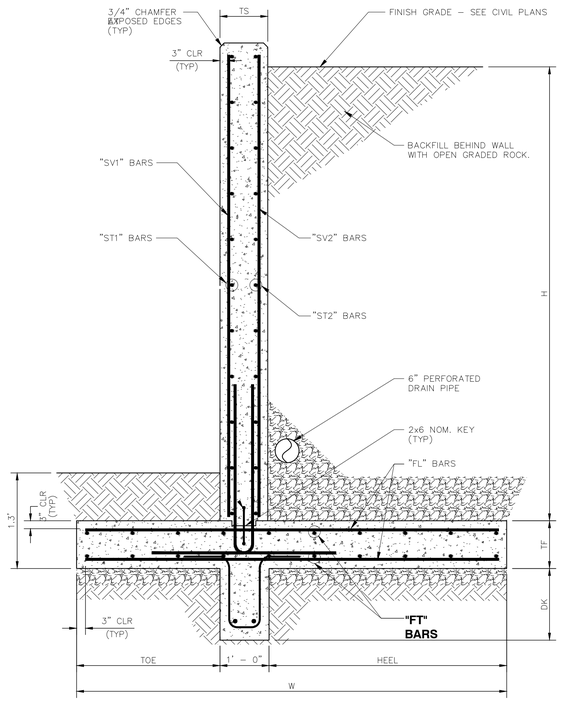

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WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

GRADING, DRAINAGE, & EPSC DETAILS

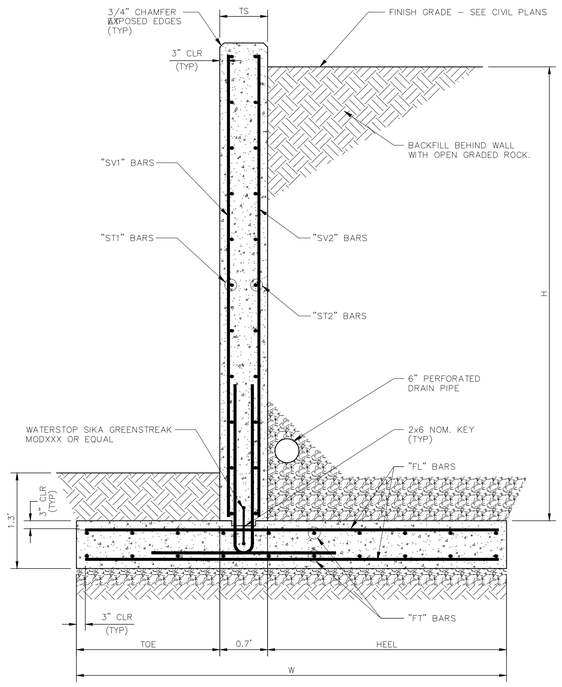
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C3.5
SHEET 1 OF 1

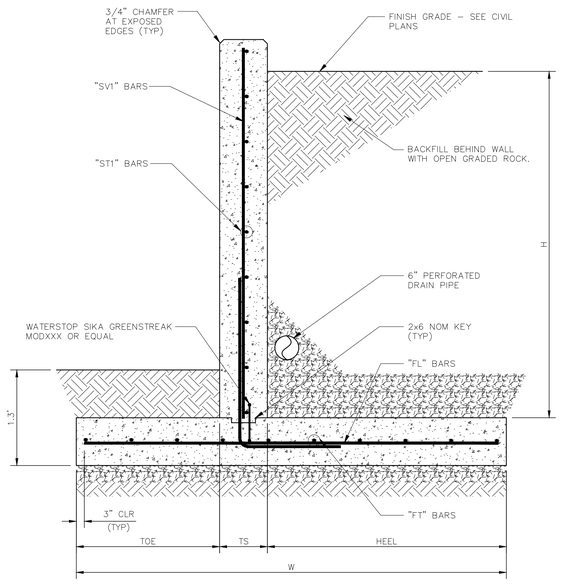

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**RETAINING WALL A**




**RETAINING WALL B**




**RETAINING WALL C**

## RETAINING WALL SCHEDULE

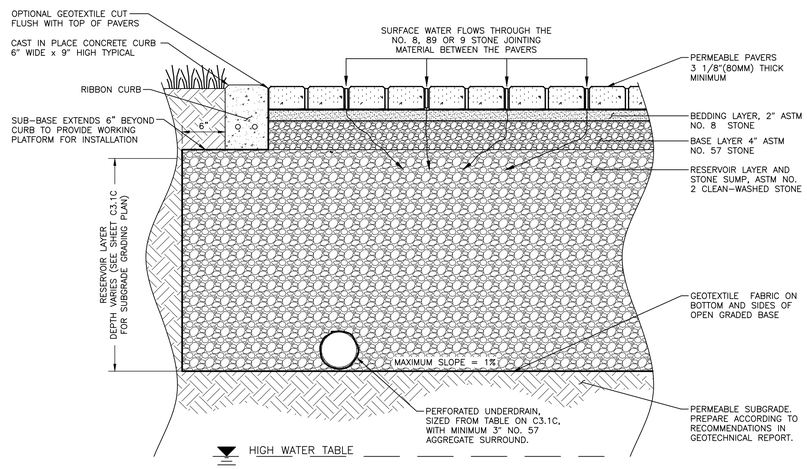
| WALL NO. | WALL TYPE (SEE DETAIL) | WALL HEIGHT (H) | FOOTING THICKNESS (TF) | WALL STEM THICKNESS (TS) | HEEL | TOE | FOOTING WIDTH (W) | KEY DEPTH (Dk) | "FL" BARS AND SPACING | "FL" BARS AND SPACING | "SV1" BARS AND SPACING | "SV2" BARS AND SPACING | "ST1" BARS AND SPACING | "ST2" BARS AND SPACING | "K" BARS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | TYPE "A" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | 1' – 0" | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 2 | TYPE "A" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | 1' – 0" | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 3 | TYPE "B" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE |
| 4 | TYPE "C" | 8' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE | #5 @ 12" O/C | NONE | NONE |
| 5 | TYPE "C" | 10' – 0" | 1' – 0" | 1' – 0" | 4' – 0" | 2' – 0" | 7' – 0" | NONE | #5 @ 12" O/C | #5 @ 12" O/C | #5 @ 12" O/C | NONE | #5 @ 12" O/C | NONE | NONE |

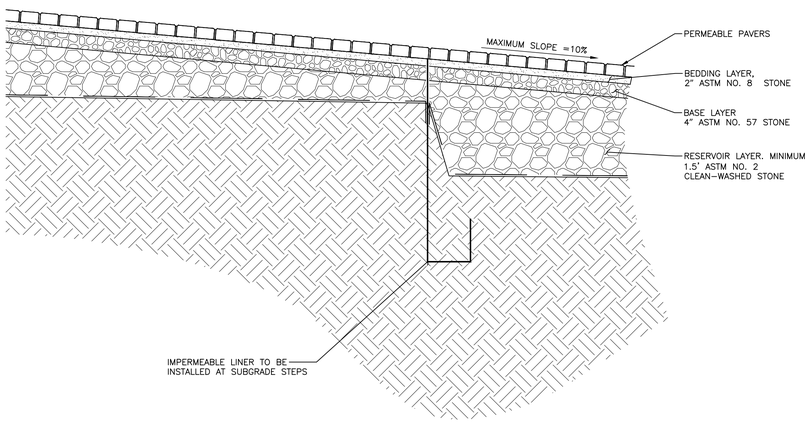
## CITY OF FRANKLIN RETAINING WALL NOTES

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

NOTE:
1. "D" BARS ARE TO BE SAME SIZE AND SPACING AS "V BARS UNO.
2. ALL BENDS, HOOKS, SPLICES, AND DEVELOPMENT LENGTHS PER ACI–318.
3. WALL REINFORCEMENT IS TO BE PLACED AT THE CENTERLINE OF THE WALL IN WALLS REQUIRING ONLY ONE LAYER OF REINFORCEMENT.
4. SITE SPECIFIC RETAINING WALL DESIGN HAS NOT BEEN PERFORMED YET. THIS DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DEMONSTRATE AN EXAMPLE OF WHAT WILL BE PROVIDED ONCE THE DESIGN IS COMPLETE.
5. WALLS ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE PEDESTRIAN GUARDRAIL INSTALLED ON TOP FOR THE FULL LENGTH OF WALL. SEE TDOT DETAIL S–BPR–1.

**DETAIL 307**
**TYPICAL RETAINING WALLS**
N.T.S.




NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING(S) TO ENGINEER FOR REVIEW.

**DETAIL 308**
**PERMEABLE PAVERS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CAREY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 101415 — STATE OF TENNESSEE

7/1/22

REVISION RECORD

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FRANKLIN, WILLIAMSON COUNTY, TN

GRADING, DRAINAGE, & EPSC DETAILS

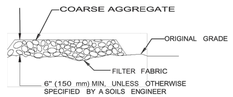
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| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | *SEC |
| CHECKED BY: | JJC |
| DRAWN BY: | AAS |
| | 320-303 |

DRAWING NO.: **C3.6**

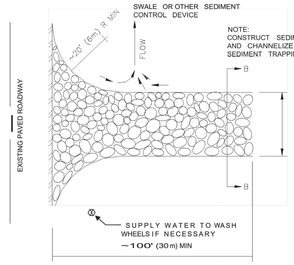
SHEET 1 OF 1

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**ACTIVITY:** Stabilized Construction Entrance — TCP- 01




SECTION B-B
N.T.S.

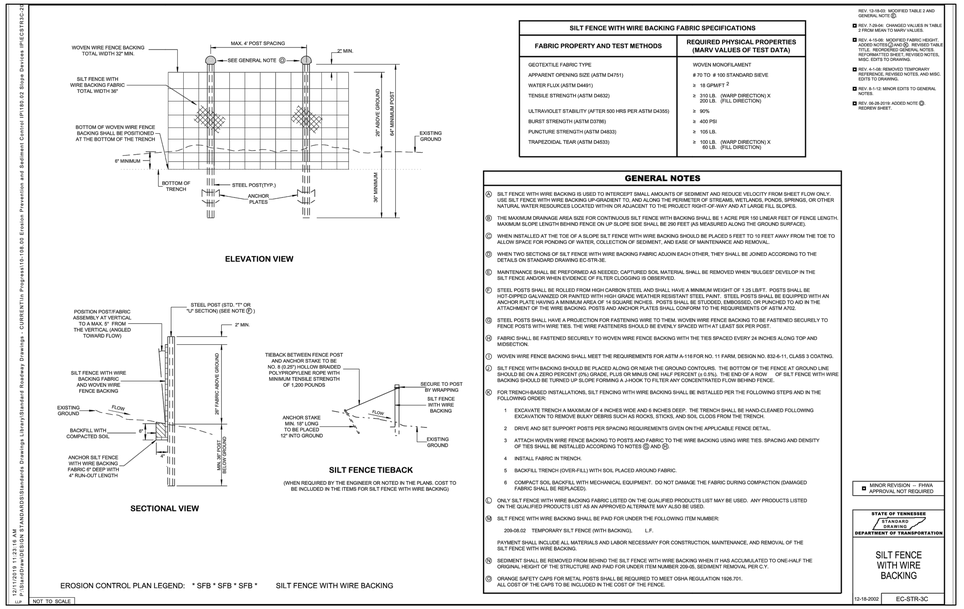



PLAN VIEW
N.T.S.

Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management | TCP-01-5 | January 2014

**DETAIL 310**
**CONSTRUCTION ENTRANCE**
N.T.S.




**SILT FENCE WITH WIRE BACKING FABRIC SPECIFICATIONS**

| FABRIC PROPERTY AND TEST METHODS | REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA) |
|---|---|
| GEOTEXTILE FABRIC TYPE | WOVEN MONOFILAMENT |
| APPARENT OPENING SIZE (ASTM D4751) | # 70 TO # 100 STANDARD SIEVE |
| WATER FLUX (ASTM D4491) | ≥ 18 GPM/FT $^2$ |
| TENSILE STRENGTH (ASTM D4632) | ≥ 310 LB. (WARP DIRECTION) X 200 LB. (FILL DIRECTION) |
| ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355) | ≥ 90% |
| BURST STRENGTH (ASTM D3786) | ≥ 400 PSI |
| PUNCTURE STRENGTH (ASTM D4833) | ≥ 105 LB. |
| TRAPEZOIDAL TEAR (ASTM D4533) | ≥ 100 LB. (WARP DIRECTION) X 90 LB. (FILL DIRECTION) |

**GENERAL NOTES**

A. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT-OF-WAY AND AT LARGE FILL SLOPES.

B. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UP SLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG THE GROUND SURFACE).

C. WHEN INSTALLED AT THE TOE OF A SLOPE SILT FENCE WITH WIRE BACKING SHOULD BE PLACED 5 FEET TO 10 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.

D. WHEN TWO SECTIONS OF SILT FENCE WITH WIRE BACKING FABRIC ADJOIN EACH OTHER, THEY SHALL BE JOINED ACCORDING TO THE DETAILS ON STANDARD DRAWING EC-STR-3E.

E. MAINTENANCE SHALL BE PREFORMED AS NEEDED. CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.

F. STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.25 LB/FT. POSTS SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH HIGH GRADE WEATHER RESISTANT STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702.

G. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.

H. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.

I. WOVEN WIRE FENCE BACKING SHALL MEET THE REQUIREMENTS FOR ASTM A-116 FOR NO. 11 FARM, DESIGN NO. 832-6-11, CLASS 3 COATING.

J. SILT FENCE WITH BACKING SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOURS. THE BOTTOM OF THE FENCE AT GROUND LINE SHOULD BE ON A ZERO PERCENT (0%) GRADE, PLUS OR MINUS ONE HALF PERCENT (± 0.5%). THE END OF A ROW OF SILT FENCE WITH WIRE BACKING SHOULD BE TURNED UP SLOPE FORMING A J-HOOK TO FILTER ANY CONCENTRATED FLOW BEHIND FENCE.

K. FOR TRENCH-BASED INSTALLATIONS, SILT FENCING WITH WIRE BACKING SHALL BE INSTALLED PER THE FOLLOWING STEPS AND IN THE FOLLOWING ORDER:

1. EXCAVATE TRENCH A MAXIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP. THE TRENCH SHALL BE HAND-CLEANED FOLLOWING EXCAVATION TO REMOVE BULKY DEBRIS SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
2. DRIVE AND SET SUPPORT POSTS PER SPACING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL.
3. ATTACH WOVEN WIRE FENCE BACKING TO POSTS AND FABRIC TO THE WIRE BACKING USING WIRE TIES. SPACING AND DENSITY OF TIES SHALL BE INSTALLED ACCORDING TO NOTES G AND H.
4. INSTALL FABRIC IN TRENCH.
5. BACKFILL TRENCH (OVER-FILL) WITH SOIL PLACED AROUND FABRIC.
6. COMPACT SOIL BACKFILL WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (DAMAGED FABRIC SHALL BE REPLACED).

L. ONLY SILT FENCE WITH WIRE BACKING FABRIC LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE MAY ALSO BE USED.

M. SILT FENCE WITH WIRE BACKING SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-08.02 TEMPORARY SILT FENCE (WITH BACKING), L.F.

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE WITH WIRE BACKING.

N. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAD FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER C.Y.

O. ORANGE SAFETY CAPS FOR METAL POSTS SHALL BE REQUIRED TO MEET OSHA REGULATION 1926.701. ALL COST OF THE CAPS TO BE INCLUDED IN THE COST OF THE FENCE.

REV. 12-18-02: MODIFIED TABLE 2 AND GENERAL NOTE O.
REV. 7-25-04: CHANGED VALUES IN TABLE 2 FROM MD#4 TO MARV VALUES.
REV. 4-15-06: MODIFIED FABRIC HEIGHT, ADDED NOTES Q AND R. REVISED TABLE TITLE. REORDERED GENERAL NOTES. REVISED NOTES G AND H. REVISED NOTES. MISC. EDITS TO DRAWING.
REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, AND MISC. EDITS TO DRAWING.
REV. 6-1-10: MINOR EDITS TO GENERAL NOTES.
REV. 04-26-2016: ADDED NOTE O. REDRAW SHEET.

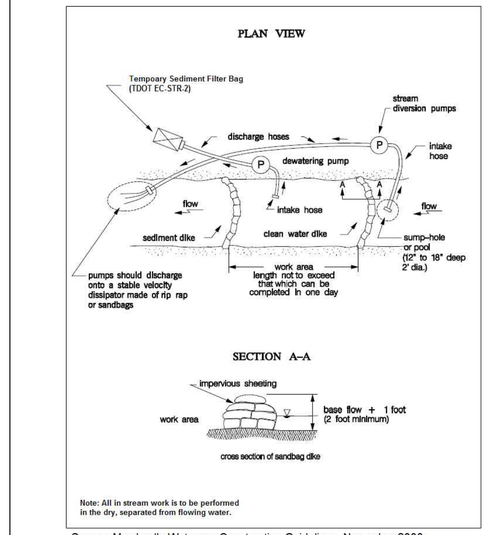
MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE WITH WIRE BACKING

12-18-2002 | EC-STR-3C

**DETAIL 311**
**SILT FENCE**
N.T.S.




Source: Maryland's Waterway Construction Guidelines, November 2000

**DETAIL 312**
**PUMP AROUND**
N.T.S.

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|


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**ACTIVITY:** Geotextiles — PESC – 02

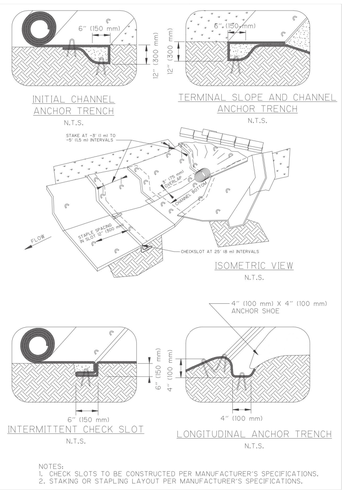



Figure PESC-02-1
Anchoring Geotextiles in Channels

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-3 | January 2014

**DETAIL 313**
**GEOTEXTILE CHANNEL PROTECTION**
N.T.S.

**ACTIVITY:** Geotextiles — PESC – 02

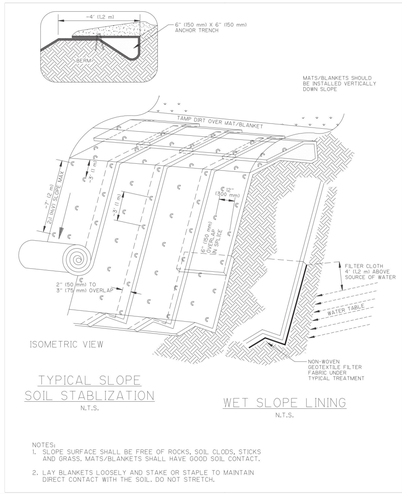



Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-4 | January 2014

NOTE: NAGC350 TO BE INSTALLED BEHIND BUILDINGS AND ON LEVEL SPREADER. NAG SC250 TO BE INSTALLED ON DETENTION BASIN SIDESLOPES

**DETAIL 314**
**GEOTEXTILE EROSION MATTING**
N.T.S.

**ACTIVITY:** Geotextiles — PESC – 02

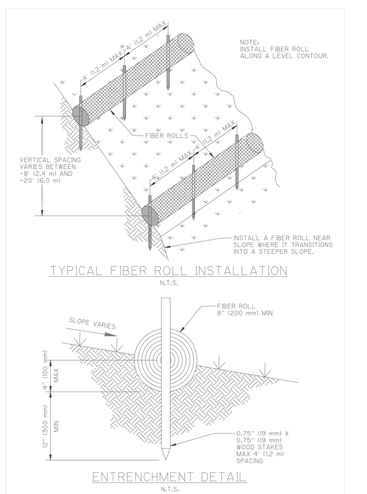
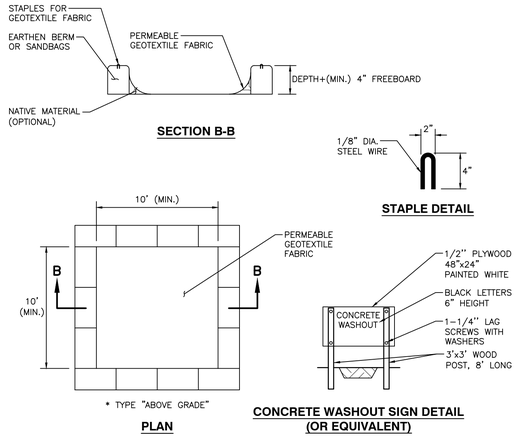



Figure PESC-02-3
Fiber Rolls

Stormwater Best Management Practices – Permanent EP&SC | PESC-02-5 | January 2014

**DETAIL 315**
**FIBER ROLLS ON SLOPE**
N.T.S.




NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 5 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

**DETAIL 316**
**CONCRETE WASHOUT**
N.T.S.

*HAND SIGNATURE ON FILE

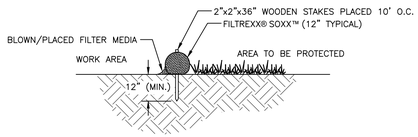
STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

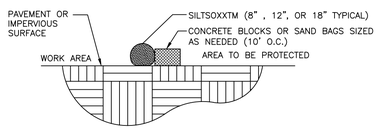
**GRADING, DRAINAGE, & EPSC DETAILS**

| | | | |
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| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

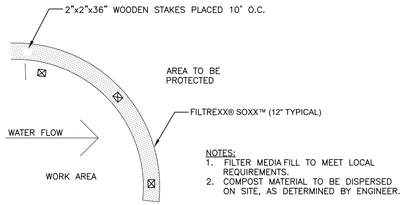
DRAWING NO.: **C3.7**




**SECTION**



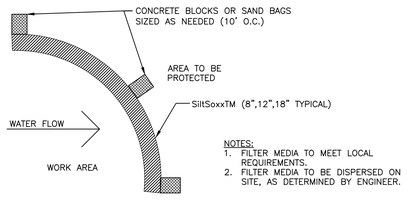

**SECTION**




NOTES:
1. FILTER MEDIA FILL TO MEET LOCAL REQUIREMENTS.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**PLAN**

**FILTER SOCK ON SOIL**

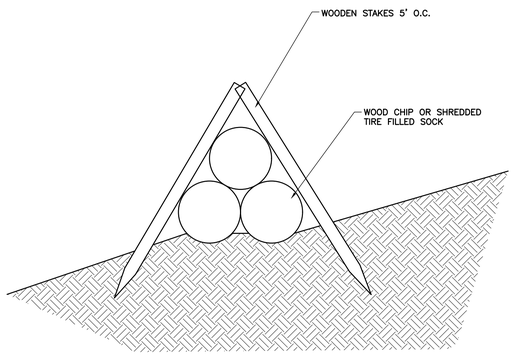



NOTES:
1. FILTER MEDIA TO MEET LOCAL REQUIREMENTS.
2. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**PLAN**

**FILTER SOCK ON PAVEMENT**

**DETAIL 317**
**FILTER SOCK**
N.T.S.




NOTES:
1. SEE TDOT DETAIL EC-STR-37 FOR PLAN VIEW AND DITCH APPLICATIONS

**DETAIL 318**
**FILTER SOCK DIVERSION BERM**
N.T.S.

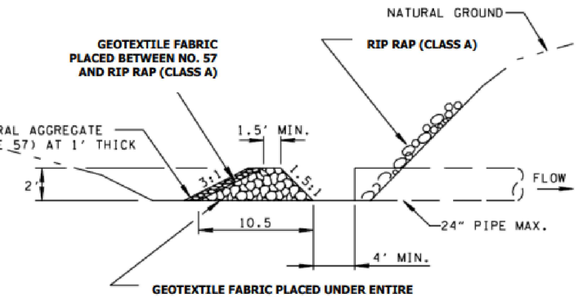
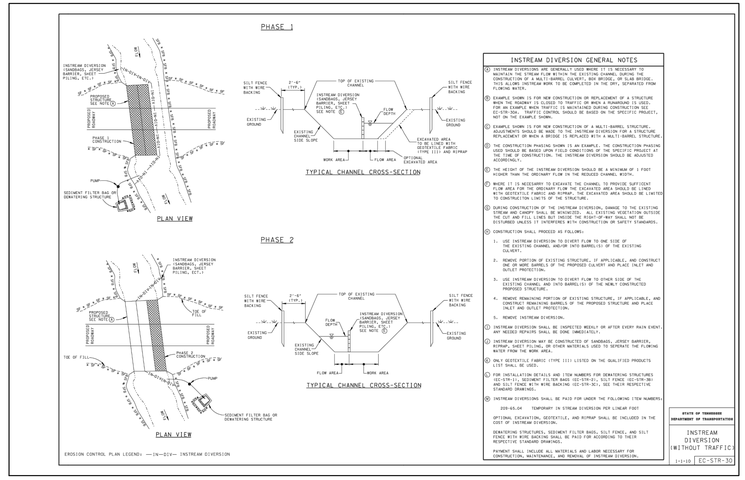
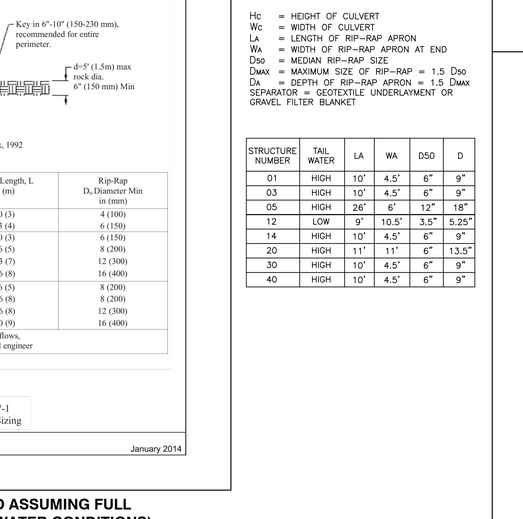



**Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)**

**DETAIL 319**
**FILTER RING**
N.T.S.

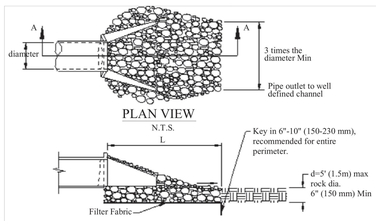



**DETAIL 321**
**INSTREAM DIVERSION**
N.T.S.




**TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)**

| ACTIVITY: Outlet Protection | PESC – 07 |
|---|---|




Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

| Pipe Diameter in (mm) | Discharge ft ³/s (m³ /s) | Apron Length, L ft (m) | Rip-Rap $D_{50}$ Diameter Min in (mm) |
|---|---|---|---|
| 12 (300) | 4.9 (0.14) | 10 (3) | 4 (100) |
| | 9.89 (0.28) | 13 (4) | 6 (150) |
| 18 (450) | 9.89 (0.28) | 10 (3) | 6 (150) |
| | 20.13 (0.57) | 16 (5) | 8 (200) |
| | 30.01 (0.85) | 23 (7) | 12 (300) |
| | 39.90 (1.13) | 26 (8) | 16 (400) |
| 24 (600) | 30.01 (0.85) | 16 (5) | 8 (200) |
| | 39.90 (1.13) | 26 (8) | 8 (200) |
| | 50.14 (1.42) | 26 (8) | 12 (300) |
| | 60.03 (1.70) | 30 (9) | 16 (400) |
| For larger or higher flows, consult a registered civil engineer | | | |

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

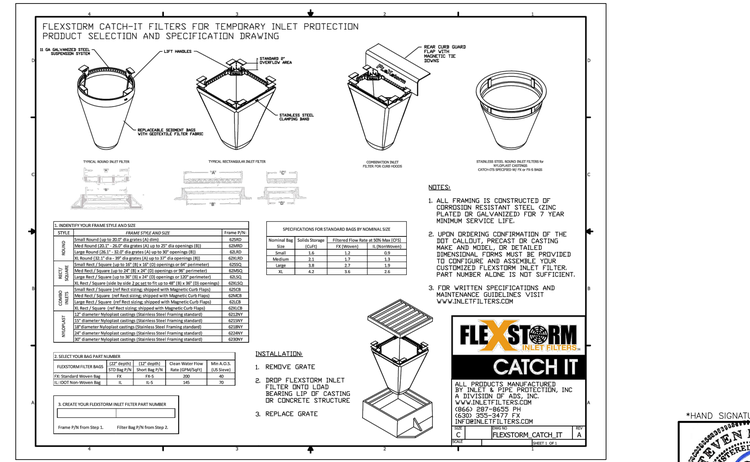
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

**TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)**

**DETAIL 320**
**OUTLET PROTECTION**
N.T.S.

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
WA = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

| STRUCTURE NUMBER | TAIL WATER | LA | WA | D50 | D |
|---|---|---|---|---|---|
| 01 | HIGH | 10' | 4.5' | 6" | 9" |
| 03 | HIGH | 10' | 4.5' | 6" | 9" |
| 05 | HIGH | 26' | 6' | 12" | 18" |
| 12 | LOW | 9' | 10.5' | 3.5" | 5.25" |
| 14 | HIGH | 10' | 4.5' | 6" | 9" |
| 20 | HIGH | 11' | 11' | 6" | 13.5" |
| 30 | HIGH | 10' | 4.5' | 6" | 9" |
| 40 | HIGH | 10' | 4.5' | 6" | 9" |




**DETAIL 322**
**FLEXSTORM INLET PROTECTION**
N.T.S.

EROSION CONTROL PLAN LEGEND: OP

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — 107413 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

| NO | DATE | REVISION RECORD DESCRIPTION |
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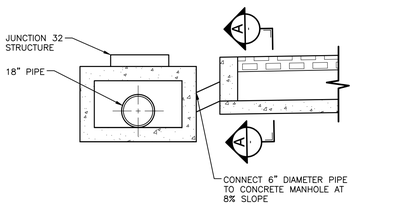

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**FRANKLIN, WILLIAMSON COUNTY, TN**

**GRADING, DRAINAGE, & EPSC DETAILS**

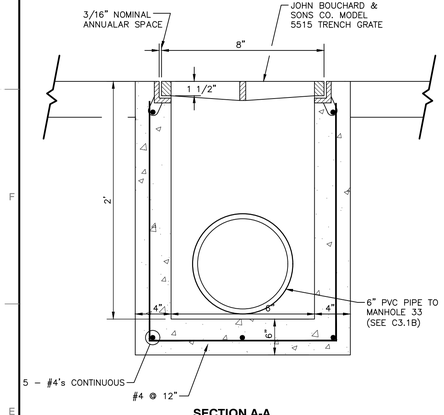
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| APPROVED BY: | | | *SEC |

DRAWING NO.: **C3.8**


A:\320-000\320-303\-DWG\Dwg\CV02 Site Plan Submittal\183027-CV02-C3.6.dwg[C3.8] | 5/6/2022 - dtrivett - LP: 7/7/2022 3:58 PM

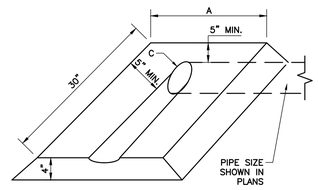


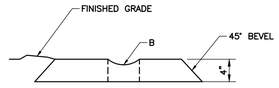

**STORM MANHOLE 33**




**SECTION A-A**

## DETAIL 323
## TRENCH DRAIN DETAIL
N.T.S.

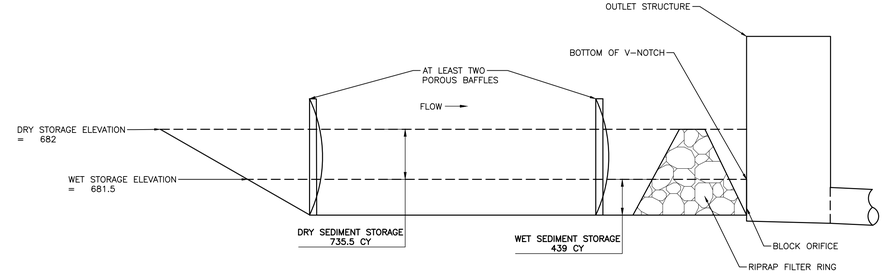


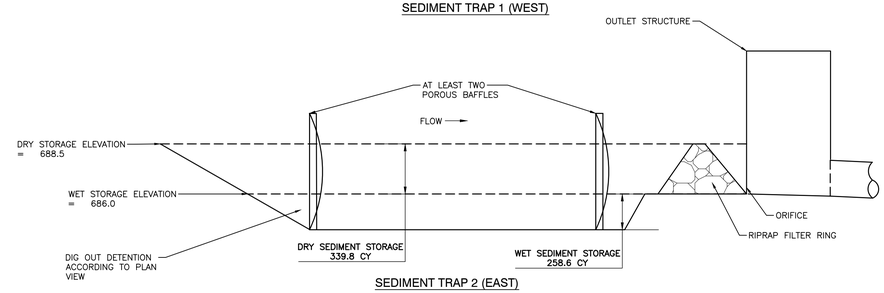

SECTION
NTS

NOTES:
A. WIDTH OF CONCRETE COLLAR
   -6" PIPE = 24" WIDTH
   -2" PIPE = 12" WIDTH
   -WHEN CLUSTERING PIPES PROVIDE THE FOLLOWING:
      -5" CLEAR FROM SIDES AND TOP
      -5" SPACING BETWEEN PIPES IN CLUSTERS
B. CONTRACTOR SHALL FORM SHALLOW DISCHARGE TROUGH IN FACE OF CONCRETE COLLAR USIGN THE SAME PIPE SIZE. TROUGH SHOULD BE FLUSH AT PIPE AND MAXIMUM $\frac{1}{2}$" DEPTH AT BOTTOM
C. CONTRACTOR TO CUT/BEVEL PIPE FLUSH WITH FACE OF CONCRETE
D. CONCRETE SHALL BE 3500 PSI
E. CONTRACTOR SHALL INSTALL 3-4" OF COMPACTED #5 STONE UNDER COLLAR

## DETAIL 324
## UNDERDRAIN END TREATMENT
N.T.S.




SEDIMENT TRAP 1 (WEST)




SEDIMENT TRAP 2 (EAST)

## DETAIL 325
## SEDIMENT TRAP
N.T.S.

## MASS GRADING, PERMEABLE PAVEMENT CONSTRUCTION SEQUENCING AND LOMR SURVEY NOTES:

CONTRACTOR SHALL CONTINUE MAINTENANCE OF SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, RUN-ON DIVERSION TUBES, SEDIMENT TRAPS, ETC.) UNTIL THE SITE IS STABILIZED WITH VEGETATION OR OTHER SURFACES SUCH AS ASPHALT. SOIL THAT REMAINS WHERE PERMEABLE PAVEMENT WILL BE CONSTRUCTED SHALL BE STABILIZED WITH VEGETATION TO FACILITATE AS-BUILT SURVEY OF FINISHED GRADE SURFACES (THAT WILL MATCH THE PROPOSED PERMEABLE PAVEMENT GRADES). ONCE THE AS-BUILT SURVEY IS COMPLETE AND THE LOMR PACKAGE HAS BEEN VERIFIED BY THE ENGINEER, CITY OF FRANKLIN, AND FEMA TO MATCH CLOMR CONDITIONS, INSTALLATION OF THE PERMEABLE PAVEMENT SYSTEMS SHALL COMMENCE. THE SEQUENCE OF CONSTRUCTION SHALL GENERALLY INCLUDE:

1) CONTACT ENGINEER AT LEAST TWO WEEKS PRIOR TO BEGINNING PERMEABLE PAVEMENT INSTALLATION. PERMEABLE PAVEMENT INSTALLATION MUST BE VERIFIED BY THE ENGINEER.
2) ENSURE FUNCTIONAL SEDIMENT CONTROL PRACTICES ARE IN PLACE
3) BEGIN NEAR THE TOP OF THE SUBCATCHMENT, COMPLETE INSTALLATION, STABILIZE AND PROCEED TO LOWER WITHIN THE SUBCATCHMENT. IN THIS WAY, THE WATERSHED DRAINING TO PERMEABLE PAVEMENT AREAS WILL BE STABILIZED.
4) SCHEDULE VERIFICATION SURVEY OF SUBGRADE AND FINISHED SURFACE CONDITIONS AS CONSTRUCTION PROGRESSES TO AVOID HAVING TO DISTURB A PREVIOUSLY COMPLETED SECTION OF PERMEABLE PAVEMENT.
5) USE SAND BAGS OR OTHER MEASURES TO ISOLATE WORK ZONES AND DIVERT RUN-ON STORMWATER WHEN RAIN EXPECTED BEFORE AN AREA OF PERMEABLE PAVEMENT CAN BE COMPLETED. PROVIDE EXTRA PIPE LENGTH TO DAYLIGHT PREVIOUSLY COMPLETED SECTIONS OF PERMEABLE PAVEMENT DOWNGRADIENT OF SECTIONS UNDER CONSTRUCTION.
6) ONCE PERMEABLE PAVEMENT HAS BEEN INSTALLED THROUGHOUT THE SITE EXCEPT FOR THE SECTIONS IMMEDIATELY ADJACENT TO THE OPEN DETENTION BASINS, PERFORM CLEAN UP AND FINAL GRADING AND STABILIZATION OF THE DETENTION BASINS. REMOVE THE STONE FILTER RINGS AND IMMEDIATELY STABILIZE THE BASIN PER THE STAGE 3 EPSC PLAN.
7) INSTALL THE LAST SECTION OF PERMEABLE PAVEMENT IMMEDIATELY ADJACENT TO THE DETENTION BASINS EXERCISING EXTREME CARE TO PREVENT SEDIMENT MIGRATION TO OTHER COMPLETED PERMEABLE PAVEMENT AREAS OR THE DETENTION BASINS. FOR EXAMPLE, AVOID SOIL STOCKPILES BY IMMEDIATELY LOADING A DUMP TRUCK WITH SOIL. DEWATER ACCUMULATED WATER WITHIN THE SUBGRADE AREA THROUGH A FILTER BAG PLACED WITHIN THE DETENTION BASIN OR OTHER VEGETATION STABILIZED AREA.

## PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING:

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. 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.
3. 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.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. 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 TRA?C 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.

## EPSC NOTES

1. SEQUENCE OF CONSTRUCTION WILL GENERALLY FOLLOW THIS OUTLINE:
2. INSTALL CONSTRUCTION EXIT WITHIN ACCESS EASEMENT AND PERIMETER SEDIMENT CONTROL MEASURES WITHIN EASEMENT.
3. INSTALL HIGH VISIBILITY FENCING AROUND WETLAND AND SEEP. INSTALL PIPE CULVERT FOR TRIBUTARY TO WATSON BRANCH AND STABILIZE WITH COMPACTED STONE AND VEGETATION.
4. INSTALL RUN-ON DIVERSION MEASURES INCLUDING DITCHES AND IMMEDIATELY STABILIZE.
5. EXCAVATE THE TWO OPEN DETENTION AREAS (SEDIMENT TRAP EQUIVALENTS), STABILIZE WITH VEGETATION AND INSTALL FILTER RING AT OUTLET. SEE SHEETS C3.2A-C3.3B FOR DETAILS REGARDING MODIFICATIONS NEEDED TO POND GRADING AND OUTLET STRUCTURE MODIFICATION.
6. INSTALL UTILITIES INCLUDING ABIDING BY TDEC/CORPS PERMITS FOR STREAM CUTS TO CONNECT THE SANITARY SEWER. INSTALL DETENTION AREA DISCHARGE PIPES AFTER SEWER CONNECTIONS ARE MADE WITHIN SAME BUFFER DISTURBANCE CORRIDOR. INSTALL CHECK DAMS WITHIN TRENCH ON EITHER SIDE OF STREAM CROSSING AND FLOWABLE FILL ON SURFACE OF TRENCH BACKFILL WITHIN STREAM.
7. INSTALL PERIMETER SEDIMENT CONTROL MEASURES. INSTALL TDOT EC-STR-3C (WIRE BACKED SILT FENCE) ALONG STREAMS.
8. INSTALL SECONDARY ACCESS BRIDGE USING WORK ZONE ISOLATION AND STREAM DIVERSION TECHNIQUES SPECIFIED IN STAGE 1 EPSC PLAN AND ABIDING BY TDEC/CORPS PERMITTING REQUIREMENTS.
9. REMOVE EXISTING TRIPLE BARREL SLAB BRIDGE AT WOOD DUCK COURT USING WORK ZONE ISOLATION AND STREAM DIVERSION TECHNIQUES SPECIFIED ON STAGE 1 EPSC PLAN AND ABIDING BY TDEC/CORPS PERMITTING REQUIREMENTS.
10. CONSTRUCT NEW SPAN BRIDGE AT WOOD DUCK COURT. INSTALL ELECTRIC AND COMMUNICATIONS UTILITY CROSSING AT BRIDGE CROSSING PER TDEC/CORPS PERMITTING REQUIREMENT.
11. STABILIZE DISTURBED AREAS ASSOCIATED WITH THE TWO STREAM CROSSINGS.
12. PERFORM MASS GRADING OF THE SITE.
    12.1. TEMPORARILY STABILIZE DISTURBED AREAS WITH STRAW (AT A MINIMUM) WITHIN SEVEN DAYS OF INACTIVITY.
    12.2. LEAVE AREAS INTENDED FOR PERMEABLE PAVEMENT INSTALLATION UNTIL STAGE 3; HOWEVER, GRADE THESE AREAS TO MATCH FINAL PERMEABLE PAVER SURFACE GRADES.
    12.3. CONSTRUCT RETAINING WALLS.
13. MAINTAIN RUN-ON DIVERSION SEPARATION FROM DISTURBED AREA RUNOFF THROUGHOUT MASS GRADING.
14. CONSTRUCT HARDSCAPE AREAS AND GRADE AREAS WITHIN FLOODPLAIN TO FINISH GRADE TO PREPARE FOR LOMR SURVEY (SEE STAGE 3 NOTES FOR PERMEABLE PAVEMENT AND FLOODPLAIN PERMITTING SPECIFIC NOTES).
15. CONSTRUCT BUILDINGS LOCATED OUTSIDE THE EXISTING FLOODWAY FRINGE OVERLAY DISTRICT.
16. COMPLETE UTILITY TIE-INS.
17. COMPLETE LANDSCAPING INSTALLATION AROUND COMPLETED BUILDINGS.
18. CONSTRUCT PERMEABLE PAVEMENT AREAS AROUND COMPLETED BUILDINGS.
19. MAINTAIN EPSC MEASURES AND CONTROL NON-STORMWATER DISCHARGES (E.G. CONCRETE WASHOUT AREA). DEWATERING MUST BE FILTERED THROUGH A SEDIMENT FILTER BAG PLACED IN VEGETATED AREA AT LEAST 30 FEET AWAY FROM THE TOP OF BANK OF WATSON BRANCH, TRIBUTARY OR WETLAND.
20. AFTER LOMR IS APPROVED BY FEMA AND THE NEW FFO BOUNDARY HAS BEEN ADOPTED BY THE FRANKLIN BOARD OF ZONING APPEALS, BEGIN CONSTRUCTION OF REMAINING BUILDINGS.
21. CONSTRUCT REMAINING PERMEABLE PAVEMENT AREAS ONCE BUILDINGS ARE COMPLETE EXCEPT FOR THE PERMEABLE PAVEMENT SECTIONS IMMEDIATELY ADJACENT TO THE TWO DETENTION BASINS.
22. ESTABLISH THE FINAL GRADE OF THE EAST DETENTION PONDS BY FILLING IN WET STORAGE ELEVATION AND REMOVE BLOCKAGES FOR ORIFICE AND V-NOTCH WEIR ON WEST DETENTION POND OUTLET STRUCTURE. CLEAN OUT ANY SEDIMENT THAT HAS ACCUMULATED WITHIN THE OUTLET STRUCTURES AND OUTLET PIPES.
23. INSTALL REMAINING PERMEABLE PAVEMENT SECTIONS.
24. ALTHOUGH NO SEDIMENT BASINS ARE REQUIRED BY THE CONSTRUCTION GENERAL PERMIT SECTION 5.4.1.G, THE TWO PROPOSED DETENTION BASINS WILL BE USED AS SEDIMENT TRAPS DURING THE INITIAL STAGES OF CONSTRUCTION. THE STAGE 3 DRAINAGE AREAS LISTED ON SHEET C3.4A AND C3.4B. REPRESENT THE POST-CONSTRUCTION CONDITIONS AFTER THE TEMPORARY RUN-ON DIVERSION IS REMOVED.
25. TEMPORARY DIVERSION BERMS PROPOSED FOR DIVERTING RUN-ON STORMWATER DURING CONSTRUCTION WILL BE INSTALLED BY HAND WITHOUT EQUIPMENT TO FACILITATE PROTECTION OF TREES ON THE SLOPE ABOVE THE PROPOSED DEVELOPMENT.
26. NO BURNING IS ALLOWED.
27. STOCKPILES MUST BE LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

*HAND SIGNATURE ON FILE




## TEMPORARY SEEDING CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ¼ TO ½ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

## PERMANENT SEEDING CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION:
ONLY CERTIFIED SEED SHALL BE USED. REFER TO TABLE FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. A MINIMUM DEPTH OF 4" IS REQUIRED. SOIL PH SHOULD BE ABOVE 5 - PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1- 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2-3 TONS/ACRE

FERTILIZER:
BASE FERTILIZER RATES ON RESULTS OF SOIL TEST.

## PERMANENT SEEDING CONSTRUCTION SPECIFICATIONS (CONT'D)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED. USE MATTING AS SPECIFIED IN DETAIL 313 SHEET C3.6 IN LIEU OF STRAW MULCH, AS SPECIFIED.

MAINTENANCE AND INSPECTION POINTS:
ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING:
IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING

### TEMPORARY COVER SEEDING MIXTURES

| SEEDING DATES | GRASS SEED | SOIL AMENDMENTS | MULCH | MAINTENANCE |
|---|---|---|---|---|
| JANUARY 1 TO MAY 1 | RYE (120 LBS/ACRE) | FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER. | APPLY 4,000 LBS/ACTE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL. | REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESSED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. |
| MAY 1 TO AUGUST 15 | OATS (60 LBS/ACRE) | | | |
| | BROWN TOP MILLET (30 LBS/ACRE) | | | |
| AUGUST 15 - DECEMBER 31 | OATS (30 LBS/ACRE) | | | |
| | WINTER WHEAT (30 LBS/ACRE) | | | |

### PERMANENT COVER SEEDING MIXTURES

| ZONE | | BEST | MARGINAL | PREFERRED RATE/MIX (lb/ac PLS) |
|---|---|---|---|---|
| REGION II | LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS | AUG 25 - SEPT 15<br>FEB 15 - MAY 30 | SEPT 15 - OCT 25<br>MAR 21 - MAY 30 | 15 BROWNTOP MULLET<br>5 LITTLE BLUESTEM<br>2 SWITCH GRASS<br>2 TALL DROPSEED<br>5 SIDEOATS GRAMMA<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER |
| | LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH | AUG 25 - SEPT 15<br>FEB 15 - MAY 30 | SEPT 15 - OCT 25<br>MAR 21 - MAY 30 | 15 BROWNTOP MULLET<br>5 PURPLETOP<br>5 LITTLE BLUESTREAM<br>5 VIRGINIA WILD RYE<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER |
| | HIGH MAINTENANCE | AUG 30 - OCT 15 | FEB 15 - APR 15 | 15 BROWNTOP MULLET<br>2 PARTRIDGE PEA<br>45 RED FESCUE<br>45 HARD FESCUE<br>25 CHEWING FESCUE |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

GRADING, DRAINAGE, & EPSC NOTES

| DATE: | JULY 2022 | DRAWN BY: | AAS |
|---|---|---|---|
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C3.9

P:\320-000\320-303\-DWG\Dwg\C3\02 Site Plan Submittal\320303-CV02-C3.0.dwg[C3.9] LS(7/7/2022 - detailed) - LP: 7/7/2022 3:33 PM

NORTH

ROSA HELM WAY
LOCAL STREET
(50' R/W)

WALTRIP-HENDRICK REALTY INV.
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 88, PG 131

NA FRANKLIN INV. PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

SMITH PARTNERS LLC
MAP 79 PARCEL 77.04
DB 7024, PG 733
PB 30, PG 42

MOSACRE LLC
MAP 79 PARCEL 77.03
DB 6026, PG 786
PB 30, PG 42

MAGNI BA GP
MAP 79 PARCEL 62.01
DB 8506, PG 210
PB 26, PG 98

OFFICE RESERVES AT CROSS CREEK LLC
MAP 79 PARCEL 49.03
DB 6596, PG 188
PB 63, PG 22

WILLIAMSON COUNTY MAP 79M GROUP C PARCEL 5.00
DB 2457, PG 803
PB 9, PG 121

BRUCE C. SR. & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 438
PB 9, PG 121

RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 6067, PG 785
PB 9, PG 121

JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6337, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

WATSONS BRANCH

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTION
LOCATION MAP

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
C3.10A



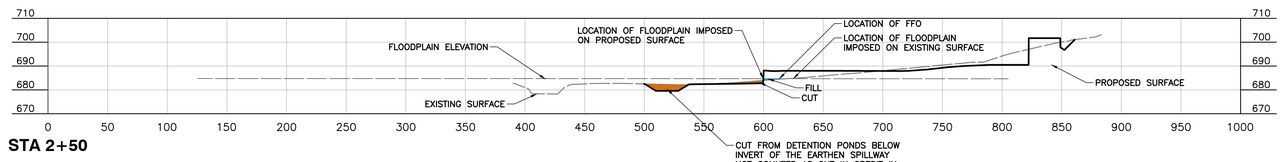
J:\320-0001\320-303\CAD\Dwg\Plan\18302705-CVR1-GRADNG-CALC.dwg[C3.10A] LS(6/13/2022 - spyduewe) - LP: 7/7/2022 3:58 PM

NORTH

LEGEND

- CUT: 3'–2.5'
- CUT: 2.5'–2'
- CUT: 2'–1.5'
- CUT: 1.5'–1'
- CUT: 1'–0.5'
- CUT: 0.5'–0'
- FILL: 0'–0.5'
- FILL: 0.5'–1'
- FILL: 1.0'–1.5'
- FILL: 1.5'–6.0'
- FIS BASED ELEVATIONS IMPOSED ON PROPOSED GRADE
- FIS BASED ELEVATIONS IMPOSED ON EXISTING GRADE
- POST–PROJECT 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN = FFO

NOTE:
THE PUBLISHED FIS ELEVATIONS (WHICH VARY ACROSS THE SITE) WERE USED TO ESTABLISH A SURFACE FROM WHICH TO CALCULATE CUT/FILL VOLUMES. THE FIRM 47187C0212F LINE WORK DOES NOT NECESSARILY MATCH THIS CREATED SURFACE BASED ON THE PUBLISHED ELEVATIONS DUE TO DIFFERENCES BETWEEN EXISTING TOPOGRAPHY AND THE TOPOGRAPHY UPON WHICH THE FIS IS BASED.




STA 2+50

TYPICAL SITE SECTION
N.T.S.

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 101415
STATE OF TENNESSEE
7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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FRANKLIN, WILLIAMSON COUNTY, TN

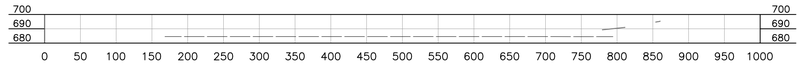
COMPENSATORY CUT HEATMAP

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

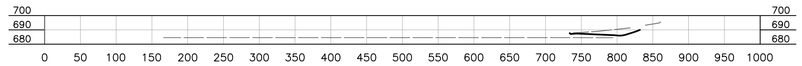
DRAWING NO.:
C3.10B



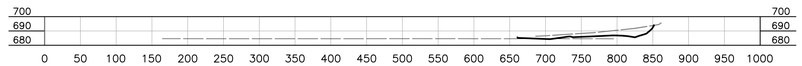
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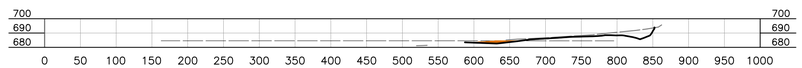

**STA 0+10**




**STA 0+20**



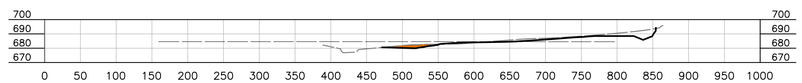

**STA 0+30**



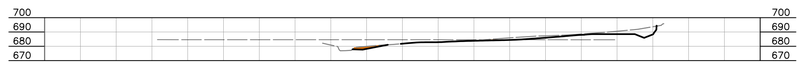

**STA 0+40**




**STA 0+50**



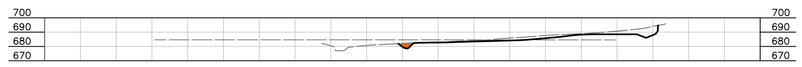

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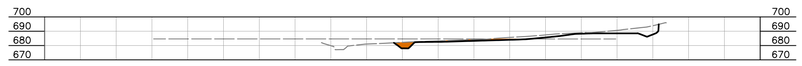

**STA 0+70**



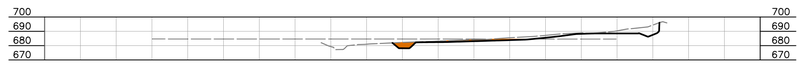

**STA 0+80**



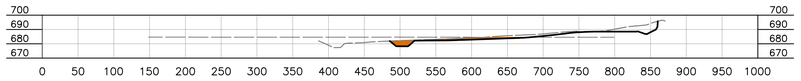

**STA 0+90**



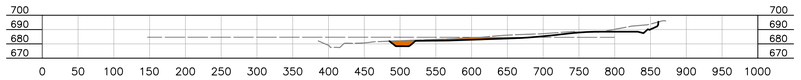

**STA 1+00**



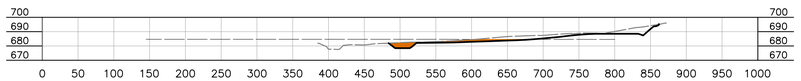

**STA 1+10**



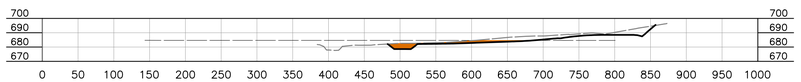

**STA 1+20**



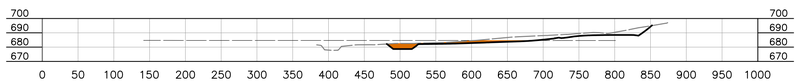

**STA 1+30**



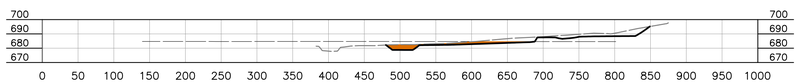

**STA 1+40**




**STA 1+50**



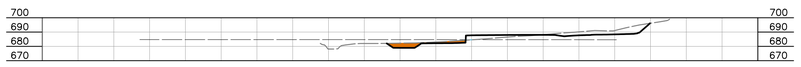

**STA 1+60**




**STA 1+70**



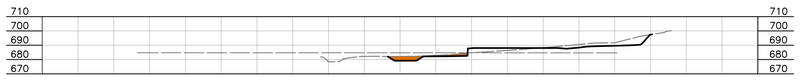

**STA 1+80**



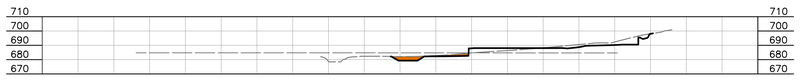

**STA 1+90**




**STA 2+00**




**STA 2+10**




**STA 2+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 0+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0+30.00 | 2.24 | 0.00 | 0.41 | 0.00 | 0.41 | 0.00 | 0.41 |
| 0+40.00 | 70.22 | 0.00 | 13.42 | 0.00 | 13.83 | 0.00 | 13.83 |
| 0+50.00 | 30.95 | 11.16 | 18.74 | 2.07 | 32.57 | 2.07 | 30.50 |
| 0+60.00 | 119.45 | 26.26 | 27.85 | 6.93 | 60.42 | 9.00 | 51.42 |
| 0+70.00 | 79.86 | 8.09 | 36.91 | 6.36 | 97.33 | 15.36 | 81.97 |
| 0+80.00 | 42.54 | 0.02 | 22.67 | 1.50 | 120.00 | 16.86 | 103.14 |
| 0+90.00 | 122.09 | 0.00 | 30.49 | 0.00 | 150.48 | 16.86 | 133.62 |
| 1+00.00 | 186.04 | 0.00 | 57.06 | 0.00 | 207.54 | 16.86 | 190.68 |
| 1+10.00 | 228.47 | 0.00 | 76.76 | 0.00 | 284.31 | 16.86 | 267.44 |
| 1+20.00 | 255.50 | 0.00 | 89.62 | 0.00 | 373.93 | 16.86 | 357.07 |
| 1+30.00 | 268.90 | 0.00 | 97.11 | 0.00 | 471.04 | 16.86 | 454.18 |
| 1+40.00 | 280.95 | 0.00 | 101.82 | 0.00 | 572.86 | 16.86 | 556.00 |
| 1+50.00 | 291.27 | 0.00 | 105.97 | 0.00 | 678.83 | 16.86 | 661.96 |
| 1+60.00 | 304.49 | 0.00 | 110.33 | 0.00 | 789.16 | 16.86 | 772.29 |
| 1+70.00 | 313.54 | 0.00 | 114.45 | 0.00 | 903.61 | 16.86 | 886.74 |
| 1+80.00 | 244.18 | 0.00 | 103.28 | 0.00 | 1006.89 | 16.86 | 990.02 |
| 1+90.00 | 200.12 | 2.00 | 82.28 | 0.37 | 1089.16 | 17.23 | 1071.93 |
| 2+00.00 | 196.85 | 1.07 | 73.51 | 0.57 | 1162.68 | 17.80 | 1144.87 |
| 2+10.00 | 186.60 | 0.49 | 71.01 | 0.29 | 1233.69 | 18.09 | 1215.59 |
| 2+20.00 | 162.65 | 0.65 | 64.68 | 0.21 | 1298.36 | 18.30 | 1280.06 |

LEGEND

CUT

FILL

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC

Civil & Environmental Consultants, Inc.

117 Seaboard Lane · Suite E-100 · Franklin, TN 37067

615-333-7797 · 800-763-2326

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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:

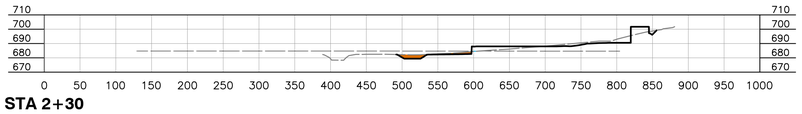
**3.10C**

*HAND SIGNATURE ON FILE

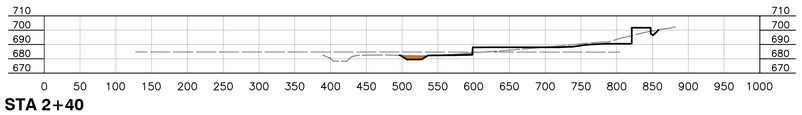
STEVEN E. CAREY
REGISTERED ENGINEER
AGRICULTURE
No. 101415
STATE OF TENNESSEE

7/7/2022

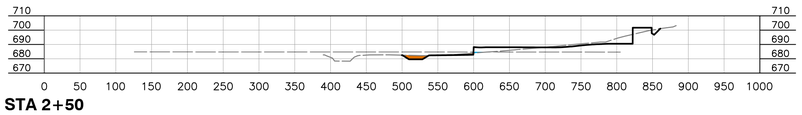

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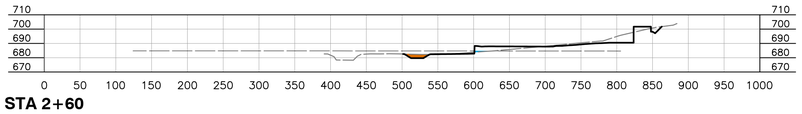

**STA 2+30**



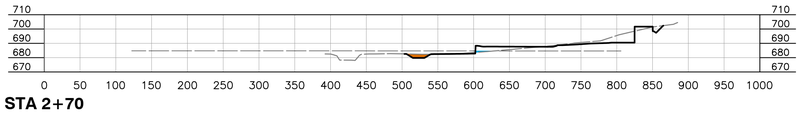

**STA 2+40**



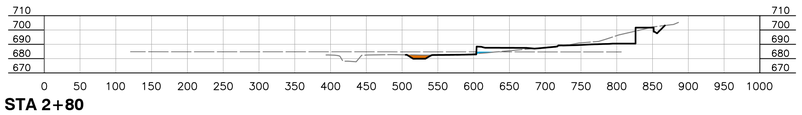

**STA 2+50**



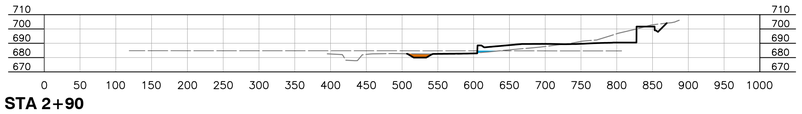

**STA 2+60**



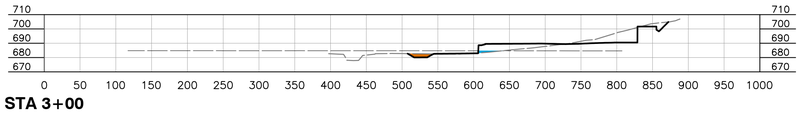

**STA 2+70**



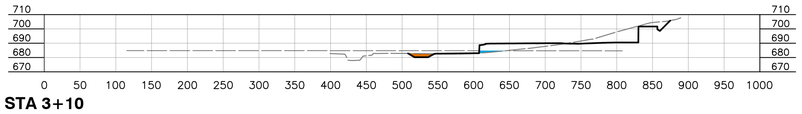

**STA 2+80**



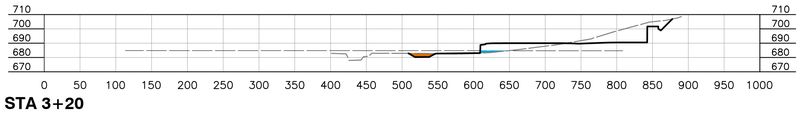

**STA 2+90**



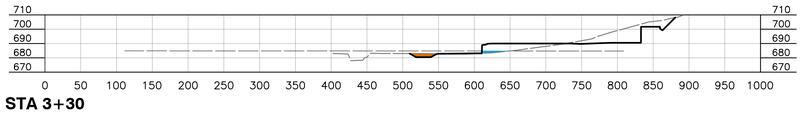

**STA 3+00**



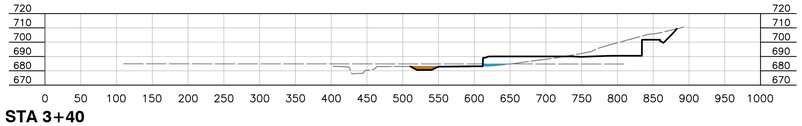

**STA 3+10**



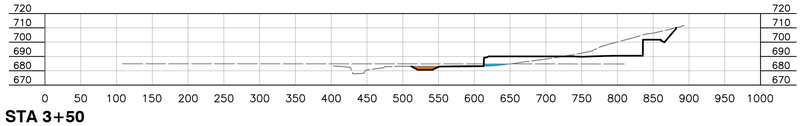

**STA 3+20**



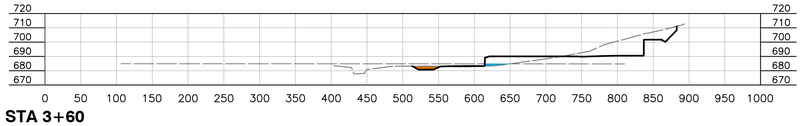

**STA 3+30**



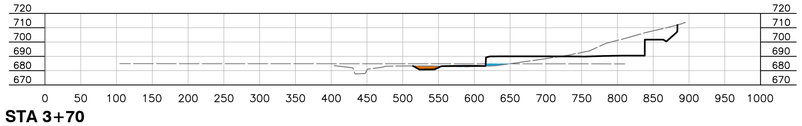

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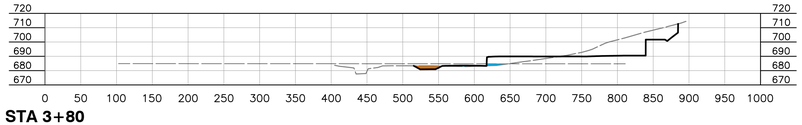

**STA 3+50**



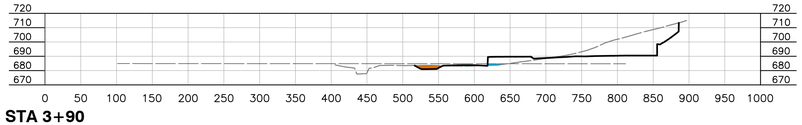

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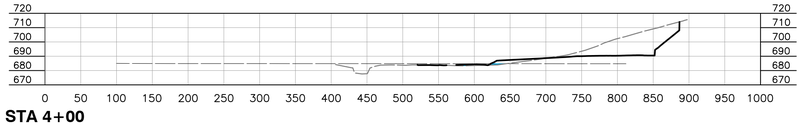

**STA 3+70**



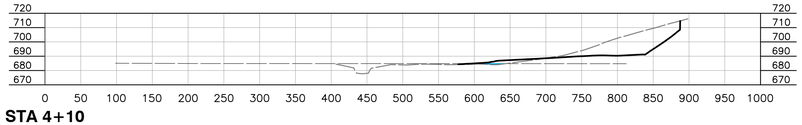

**STA 3+80**



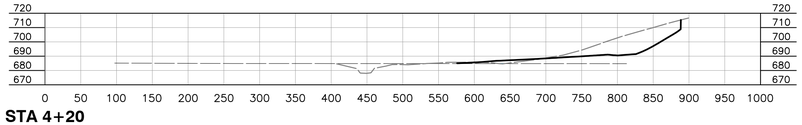

**STA 3+90**




**STA 4+00**




**STA 4+10**




**STA 4+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 2+30.00 | 138.78 | 1.86 | 55.82 | 0.46 | 1354.18 | 18.77 | 1335.41 |
| 2+40.00 | 116.02 | 3.98 | 47.18 | 1.08 | 1401.37 | 19.85 | 1381.52 |
| 2+50.00 | 98.71 | 8.80 | 39.76 | 2.37 | 1441.13 | 22.21 | 1418.92 |
| 2+60.00 | 85.05 | 15.24 | 34.03 | 4.45 | 1475.16 | 26.67 | 1448.49 |
| 2+70.00 | 74.57 | 21.45 | 29.56 | 6.79 | 1504.72 | 33.46 | 1471.26 |
| 2+80.00 | 72.21 | 26.14 | 27.18 | 8.81 | 1531.90 | 42.27 | 1489.63 |
| 2+90.00 | 70.38 | 32.16 | 26.41 | 10.80 | 1558.31 | 53.07 | 1505.23 |
| 3+00.00 | 69.95 | 39.65 | 25.99 | 13.30 | 1584.29 | 66.37 | 1517.92 |
| 3+10.00 | 71.40 | 46.68 | 26.18 | 15.99 | 1610.47 | 82.35 | 1528.11 |
| 3+20.00 | 73.14 | 51.94 | 26.77 | 18.26 | 1637.23 | 100.62 | 1536.62 |
| 3+30.00 | 74.06 | 52.34 | 27.26 | 19.31 | 1664.49 | 119.93 | 1544.57 |
| 3+40.00 | 73.24 | 53.84 | 27.28 | 19.66 | 1691.77 | 139.59 | 1552.18 |
| 3+50.00 | 73.46 | 55.66 | 27.17 | 20.28 | 1718.94 | 159.87 | 1559.07 |
| 3+60.00 | 73.92 | 56.91 | 27.29 | 20.85 | 1746.23 | 180.71 | 1565.52 |
| 3+70.00 | 73.95 | 58.21 | 27.38 | 21.32 | 1773.62 | 202.03 | 1571.58 |
| 3+80.00 | 73.93 | 54.35 | 27.39 | 20.84 | 1801.00 | 222.88 | 1578.12 |
| 3+90.00 | 79.25 | 47.45 | 28.37 | 18.85 | 1829.37 | 241.73 | 1587.64 |
| 4+00.00 | 6.86 | 43.40 | 15.95 | 16.82 | 1845.31 | 258.56 | 1586.76 |
| 4+10.00 | 0.00 | 28.78 | 1.27 | 13.37 | 1846.58 | 271.92 | 1574.66 |
| 4+20.00 | 0.00 | 0.73 | 0.00 | 5.47 | 1846.58 | 277.39 | 1569.20 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:

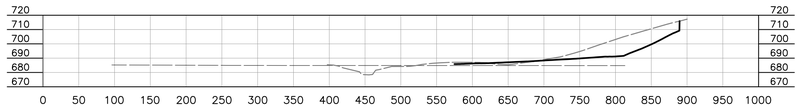
**3.10D**

*HAND SIGNATURE ON FILE

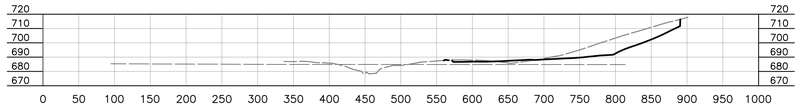
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/22

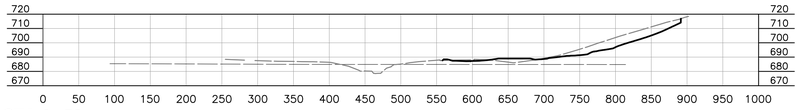

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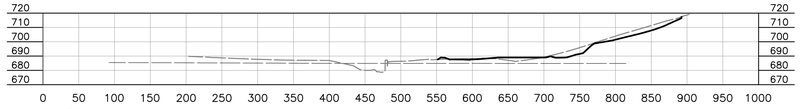

**STA 4+30**



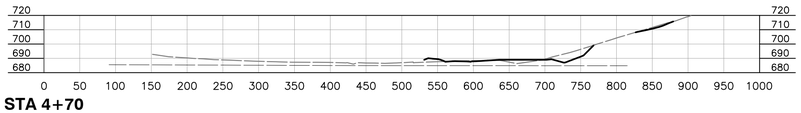

**STA 4+40**



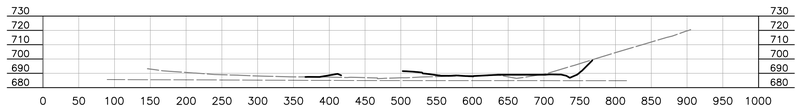

**STA 4+50**



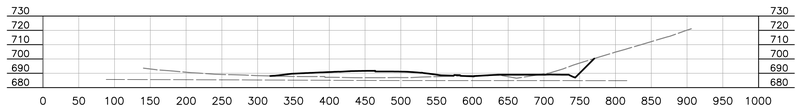

**STA 4+60**



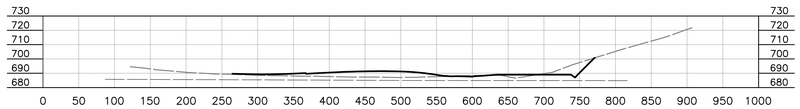

**STA 4+70**



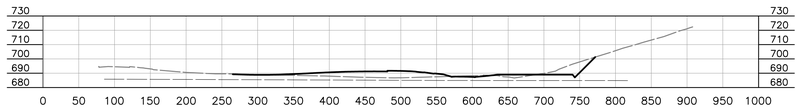

**STA 4+80**



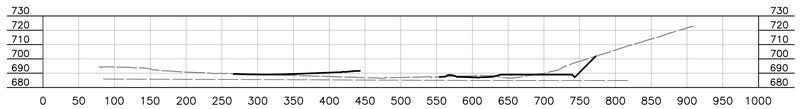

**STA 4+90**



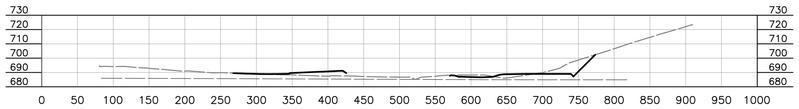

**STA 5+00**



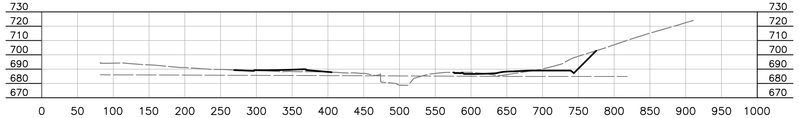

**STA 5+10**



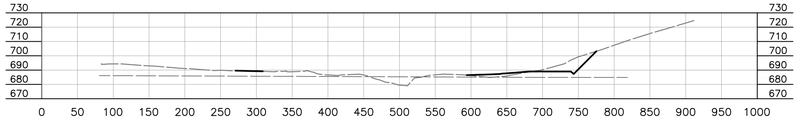

**STA 5+20**



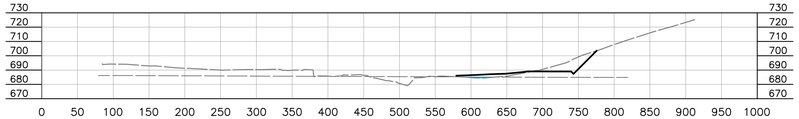

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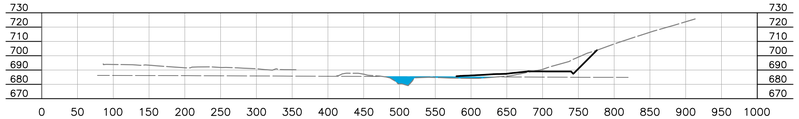

**STA 5+40**




**STA 5+50**



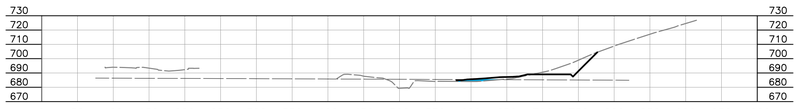

**STA 5+60**



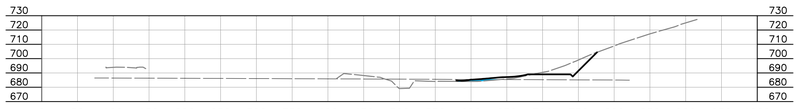

**STA 5+70**



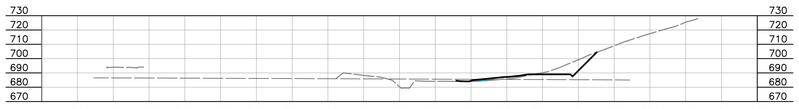

**STA 5+80**



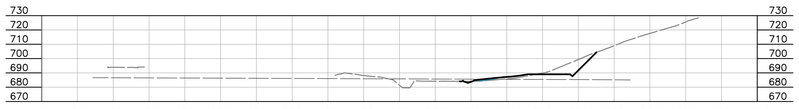

**STA 5+90**




**STA 6+00**




**STA 6+10**




**STA 6+20**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 4+30.00 | 0.00 | 0.00 | 0.00 | 0.14 | 1846.58 | 277.52 | 1569.06 |
| 4+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 4+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1846.58 | 277.52 | 1569.06 |
| 5+50.00 | 0.00 | 1.27 | 0.00 | 0.23 | 1846.58 | 277.76 | 1568.83 |
| 5+60.00 | 0.00 | 20.82 | 0.00 | 4.09 | 1846.58 | 281.85 | 1564.74 |
| 5+70.00 | 0.00 | 234.05 | 0.00 | 47.20 | 1846.58 | 329.05 | 1517.54 |
| 5+80.00 | 0.00 | 55.51 | 0.00 | 53.62 | 1846.58 | 382.67 | 1463.91 |
| 5+90.00 | 0.00 | 54.74 | 0.00 | 20.42 | 1846.58 | 403.09 | 1443.50 |
| 6+00.00 | 0.00 | 48.05 | 0.00 | 19.04 | 1846.58 | 422.12 | 1424.46 |
| 6+10.00 | 0.18 | 34.13 | 0.03 | 15.22 | 1846.62 | 437.34 | 1409.28 |
| 6+20.00 | 7.89 | 29.68 | 1.50 | 11.82 | 1848.11 | 449.16 | 1398.96 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC

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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

*HAND SIGNATURE ON FILE

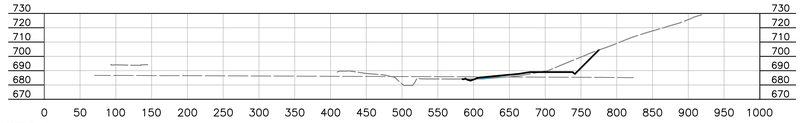
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

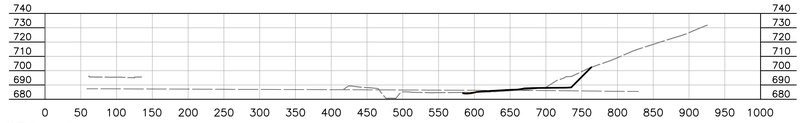
DRAWING NO.:

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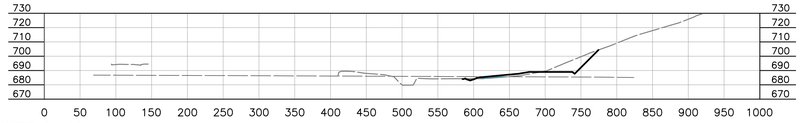

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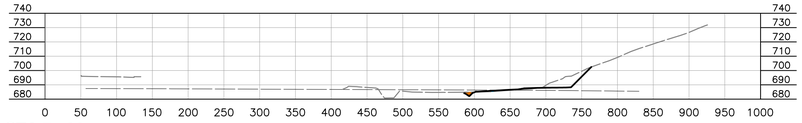

**STA 6+30**



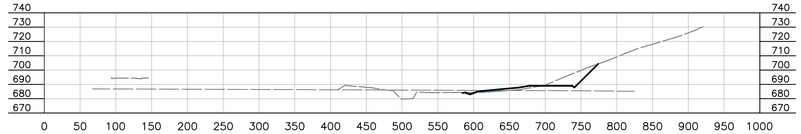

**STA 7+20**



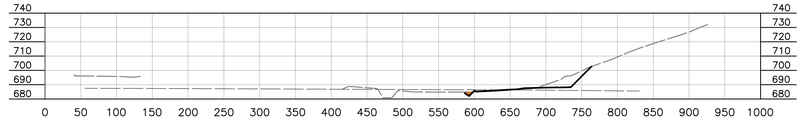

**STA 6+40**



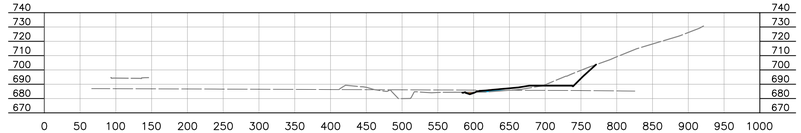

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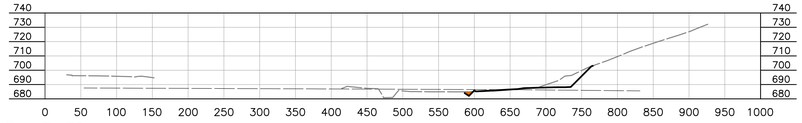

**STA 6+50**



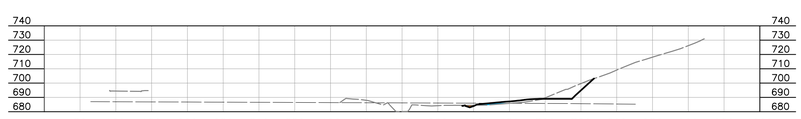

**STA 7+40**




**STA 6+60**



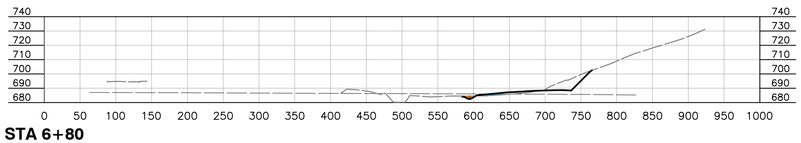

**STA 7+50**



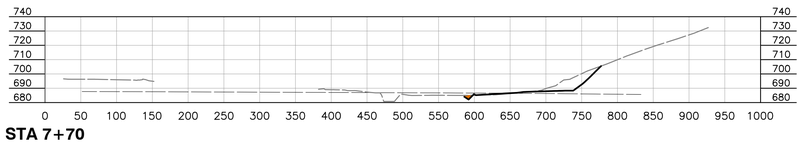

**STA 6+70**



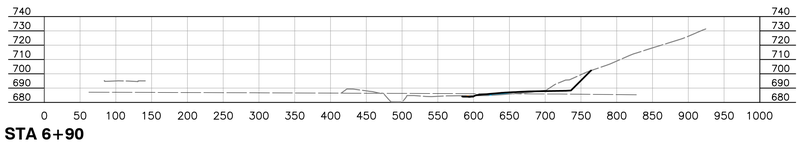

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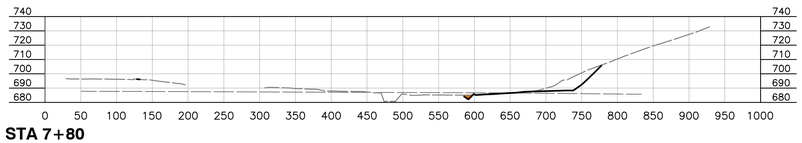

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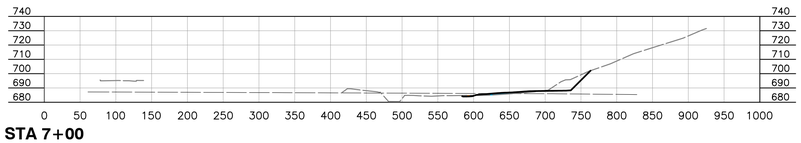

**STA 7+70**



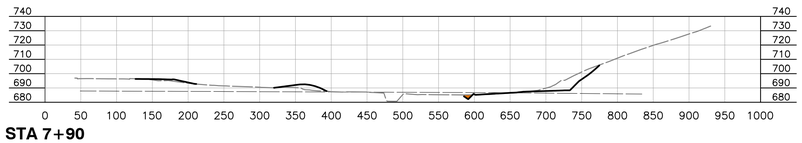

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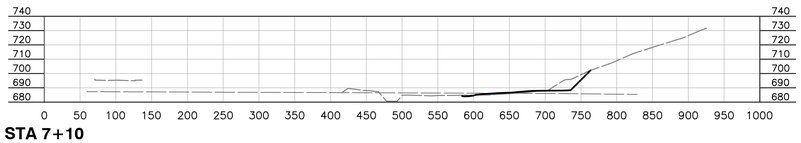

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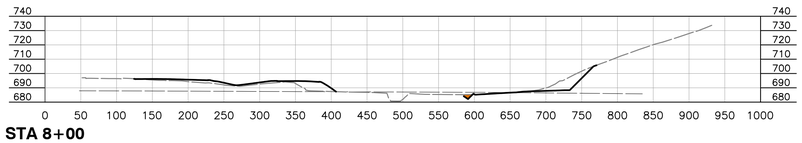

**STA 7+00**




**STA 7+90**




**STA 7+10**




**STA 8+00**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 6+30.00 | 8.72 | 31.37 | 3.08 | 11.31 | 1851.19 | 460.46 | 1390.73 |
| 6+40.00 | 10.03 | 32.56 | 3.47 | 11.84 | 1854.66 | 472.30 | 1382.36 |
| 6+50.00 | 11.37 | 33.05 | 3.96 | 12.15 | 1858.62 | 484.45 | 1374.17 |
| 6+60.00 | 12.64 | 33.02 | 4.45 | 12.23 | 1863.07 | 496.69 | 1366.38 |
| 6+70.00 | 13.80 | 32.94 | 4.90 | 12.21 | 1867.97 | 508.90 | 1359.06 |
| 6+80.00 | 23.99 | 33.44 | 7.00 | 12.29 | 1874.96 | 521.20 | 1353.77 |
| 6+90.00 | 11.67 | 33.28 | 6.60 | 12.36 | 1881.57 | 533.55 | 1348.01 |
| 7+00.00 | 11.45 | 31.69 | 4.28 | 12.03 | 1885.85 | 545.59 | 1340.26 |
| 7+10.00 | 11.32 | 28.84 | 4.22 | 11.21 | 1890.07 | 556.80 | 1333.27 |
| 7+20.00 | 11.33 | 24.76 | 4.19 | 9.93 | 1894.26 | 566.72 | 1327.54 |
| 7+30.00 | 21.89 | 20.26 | 6.15 | 8.34 | 1900.41 | 575.06 | 1325.35 |
| 7+40.00 | 20.30 | 20.86 | 7.81 | 7.61 | 1908.23 | 582.67 | 1325.55 |
| 7+50.00 | 20.54 | 20.45 | 7.56 | 7.65 | 1915.79 | 590.32 | 1325.47 |
| 7+60.00 | 20.77 | 19.98 | 7.65 | 7.49 | 1923.44 | 597.81 | 1325.63 |
| 7+70.00 | 21.05 | 18.52 | 7.74 | 7.13 | 1931.18 | 604.94 | 1326.24 |
| 7+80.00 | 21.51 | 15.61 | 7.88 | 6.32 | 1939.06 | 611.26 | 1327.80 |
| 7+90.00 | 22.30 | 11.87 | 8.11 | 5.09 | 1947.18 | 616.35 | 1330.83 |
| 8+00.00 | 23.27 | 6.43 | 8.44 | 3.39 | 1955.62 | 619.74 | 1335.88 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


Civil & Environmental Consultants, Inc.
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615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 107419
STATE OF TENNESSEE

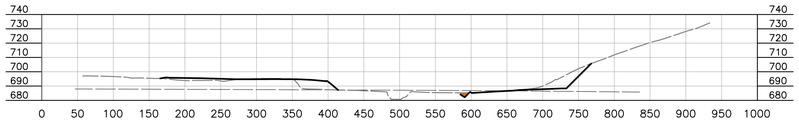
7/7/22

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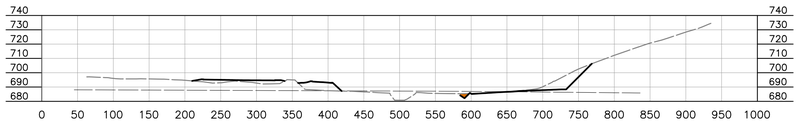
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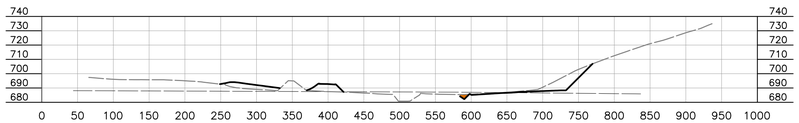
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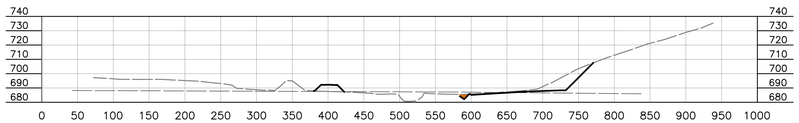

**STA 8+10**



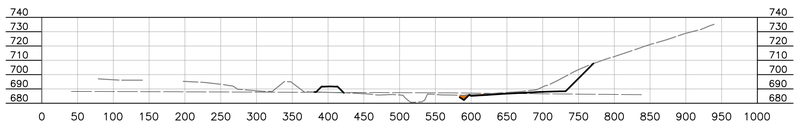

**STA 8+20**



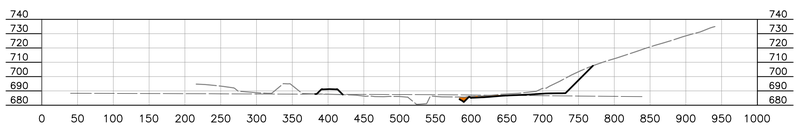

**STA 8+30**



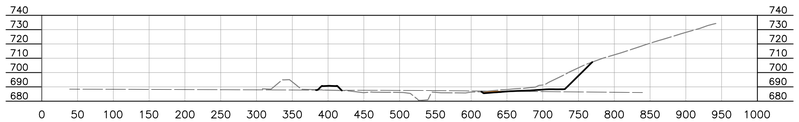

**STA 8+40**



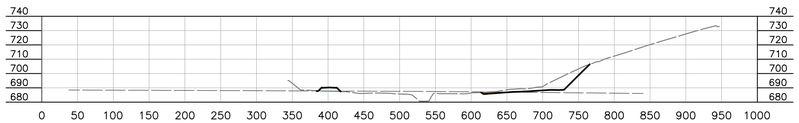

**STA 8+50**



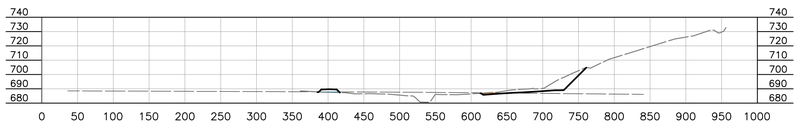

**STA 8+60**



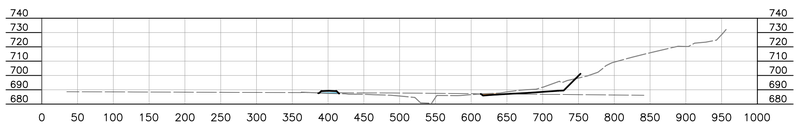

**STA 8+70**



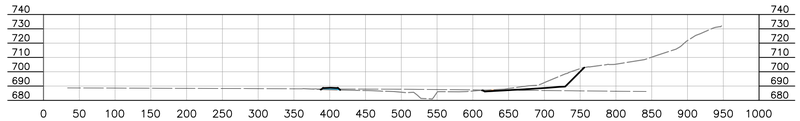

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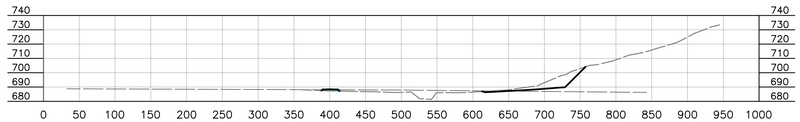

**STA 8+90**



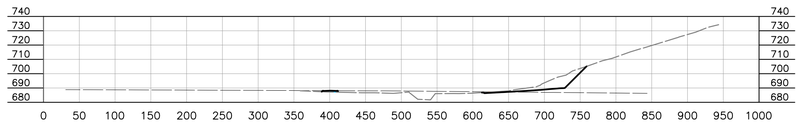

**STA 9+00**



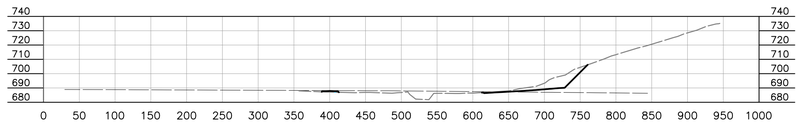

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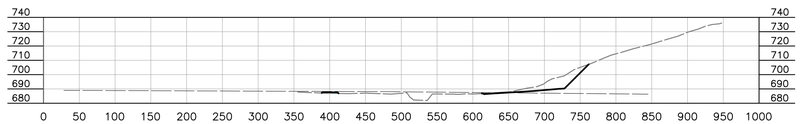

**STA 9+20**



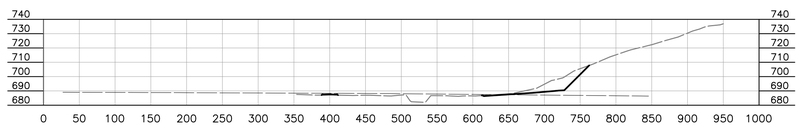

**STA 9+30**



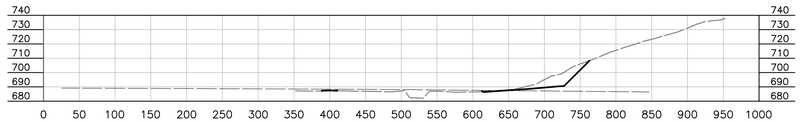

**STA 9+40**



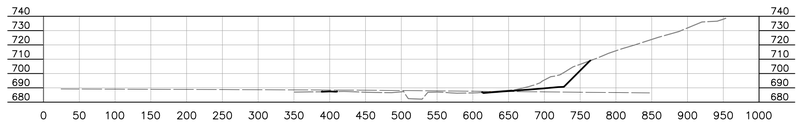

**STA 9+50**



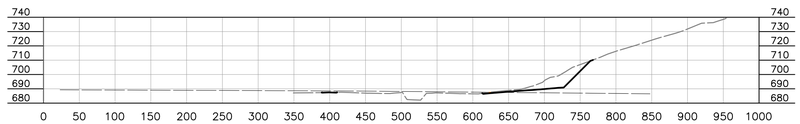

**STA 9+60**




**STA 9+70**




**STA 9+80**




**STA 9+90**

Total Volume Table

| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
|---|---|---|---|---|---|---|---|
| 8+10.00 | 25.82 | 1.89 | 9.09 | 1.54 | 1964.71 | 621.28 | 1343.43 |
| 8+20.00 | 32.31 | 1.33 | 10.76 | 0.60 | 1975.47 | 621.88 | 1353.59 |
| 8+30.00 | 41.43 | 2.02 | 13.66 | 0.62 | 1989.13 | 622.50 | 1366.63 |
| 8+40.00 | 51.27 | 2.08 | 17.17 | 0.76 | 2006.29 | 623.26 | 1383.04 |
| 8+50.00 | 60.35 | 1.91 | 20.67 | 0.74 | 2026.96 | 624.00 | 1402.97 |
| 8+60.00 | 69.05 | 1.67 | 23.96 | 0.66 | 2050.93 | 624.66 | 1426.27 |
| 8+70.00 | 27.63 | 2.00 | 17.90 | 0.68 | 2068.83 | 625.34 | 1443.49 |
| 8+80.00 | 27.42 | 4.79 | 10.19 | 1.26 | 2079.02 | 626.60 | 1452.42 |
| 8+90.00 | 25.33 | 8.16 | 9.77 | 2.40 | 2088.79 | 629.00 | 1459.79 |
| 9+00.00 | 22.19 | 11.34 | 8.80 | 3.61 | 2097.59 | 632.61 | 1464.98 |
| 9+10.00 | 18.59 | 14.61 | 7.55 | 4.81 | 2105.15 | 637.41 | 1467.73 |
| 9+20.00 | 14.92 | 17.99 | 6.20 | 6.04 | 2111.35 | 643.45 | 1467.90 |
| 9+30.00 | 12.32 | 18.83 | 5.04 | 6.82 | 2116.39 | 650.27 | 1466.12 |
| 9+40.00 | 11.20 | 15.89 | 4.36 | 6.43 | 2120.75 | 656.70 | 1464.05 |
| 9+50.00 | 10.48 | 13.79 | 4.02 | 5.50 | 2124.77 | 662.20 | 1462.57 |
| 9+60.00 | 10.17 | 8.05 | 3.82 | 4.04 | 2128.59 | 666.24 | 1462.35 |
| 9+70.00 | 9.74 | 3.70 | 3.69 | 2.18 | 2132.28 | 668.42 | 1463.86 |
| 9+80.00 | 11.14 | 1.63 | 3.87 | 0.99 | 2136.14 | 669.40 | 1466.74 |
| 9+90.00 | 12.65 | 0.13 | 4.40 | 0.32 | 2140.55 | 669.73 | 1470.82 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

*HAND SIGNATURE ON FILE

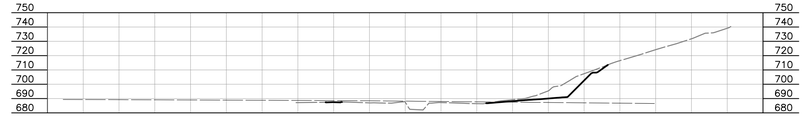
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

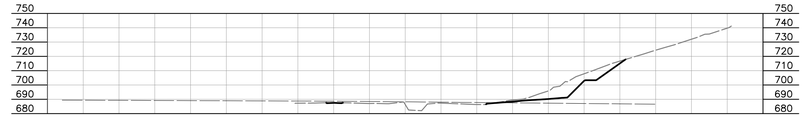
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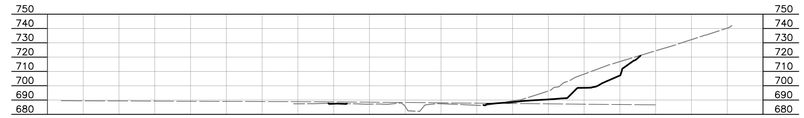

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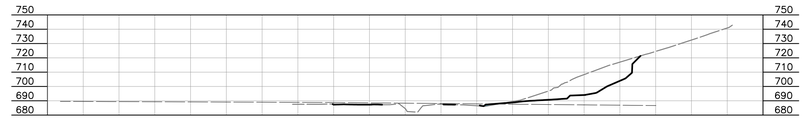

**STA 10+00**



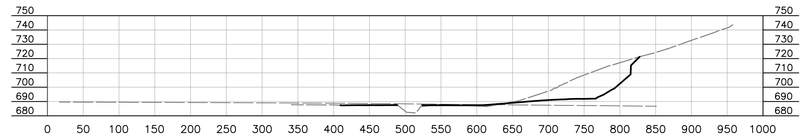

**STA 10+10**



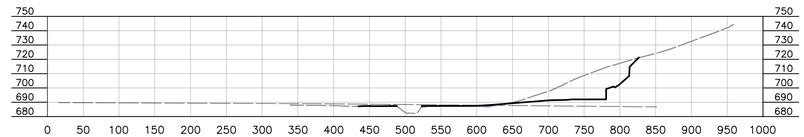

**STA 10+20**



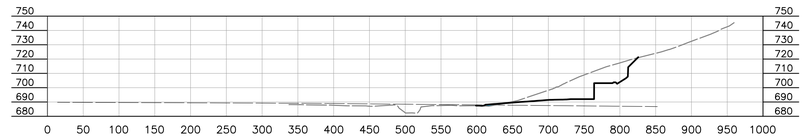

**STA 10+30**



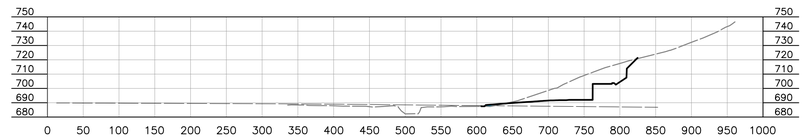

**STA 10+40**



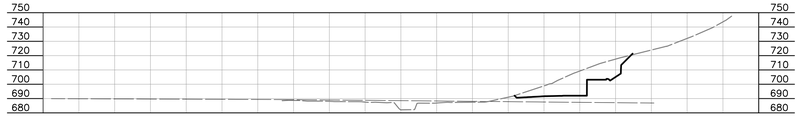

**STA 10+50**



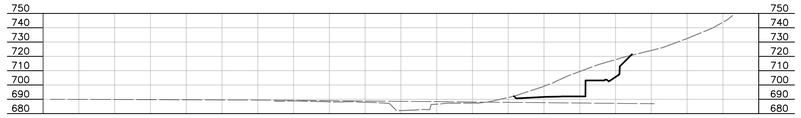

**STA 10+60**



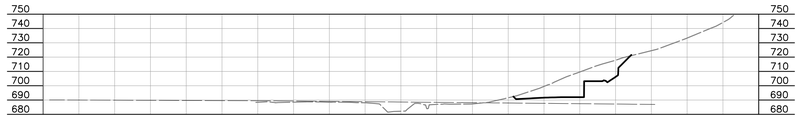

**STA 10+70**



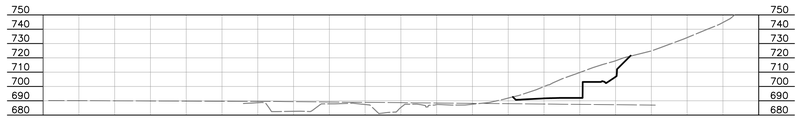

**STA 10+80**



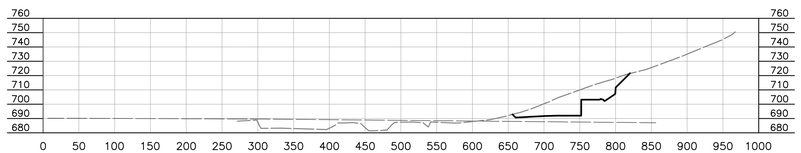

**STA 10+90**



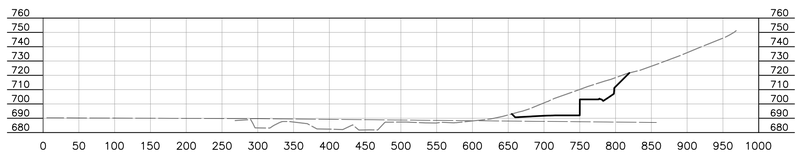

**STA 11+00**



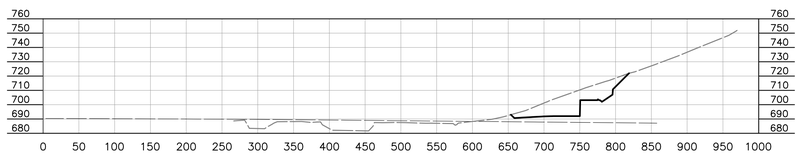

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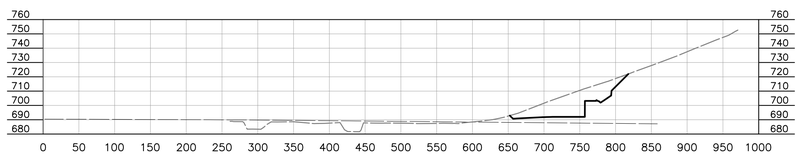

**STA 11+20**




**STA 11+30**




**STA 11+40**




**STA 11+50**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 10+00.00 | 9.72 | 0.00 | 4.14 | 0.02 | 2144.69 | 669.75 | 1474.94 |
| 10+10.00 | 7.37 | 1.49 | 3.16 | 0.28 | 2147.85 | 670.03 | 1477.83 |
| 10+20.00 | 6.34 | 7.90 | 2.54 | 1.74 | 2150.39 | 671.77 | 1478.63 |
| 10+30.00 | 3.00 | 19.12 | 1.73 | 5.00 | 2152.12 | 676.77 | 1475.35 |
| 10+40.00 | 13.82 | 42.99 | 3.11 | 11.50 | 2155.24 | 688.27 | 1466.97 |
| 10+50.00 | 19.98 | 31.28 | 6.26 | 13.75 | 2161.49 | 702.02 | 1459.47 |
| 10+60.00 | 0.00 | 9.00 | 3.70 | 7.46 | 2165.19 | 709.48 | 1455.71 |
| 10+70.00 | 0.00 | 5.44 | 0.00 | 2.68 | 2165.19 | 712.16 | 1453.03 |
| 10+80.00 | 0.00 | 0.00 | 0.00 | 1.01 | 2165.19 | 713.17 | 1452.03 |
| 10+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

*HAND SIGNATURE ON FILE

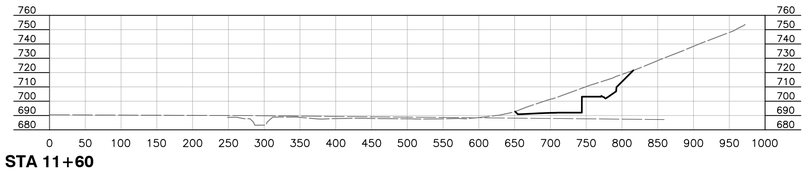
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

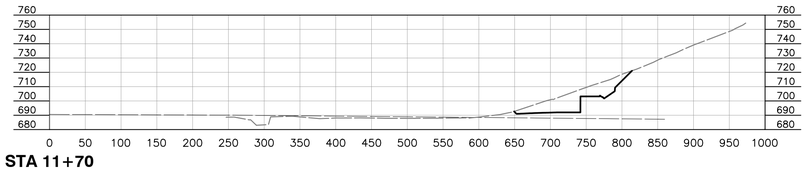
DRAWING NO.:

**3.10H**

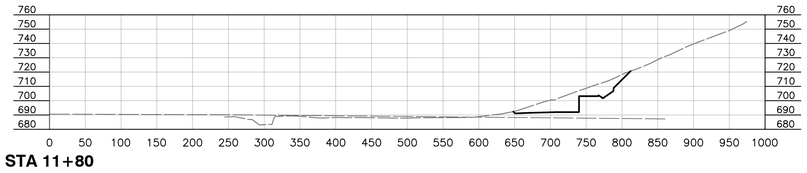

A:\320-000\320-303\--CADD\Dwg\Xref\18302TOP-2001-GRADING-CALC.dwg[3.10H] 15:16:13/2022 - cpyatakov) - LP: 7/7/2022 2:11 PM



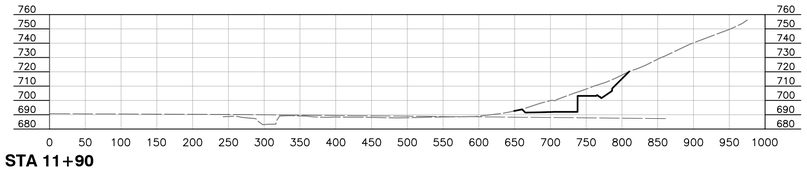

**STA 11+60**



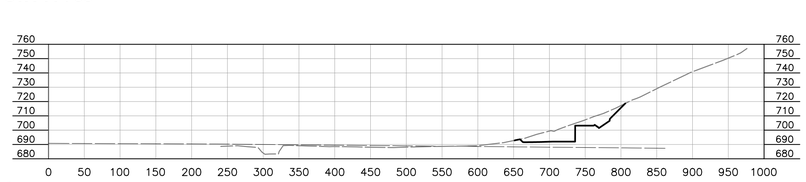

**STA 11+70**



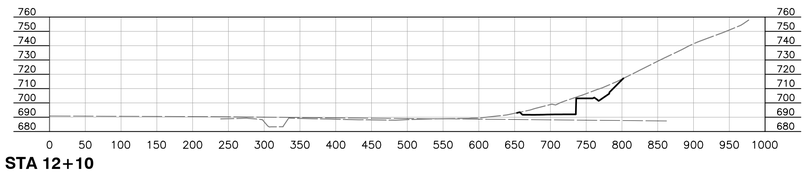

**STA 11+80**



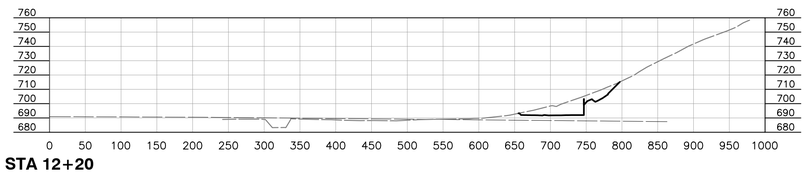

**STA 11+90**



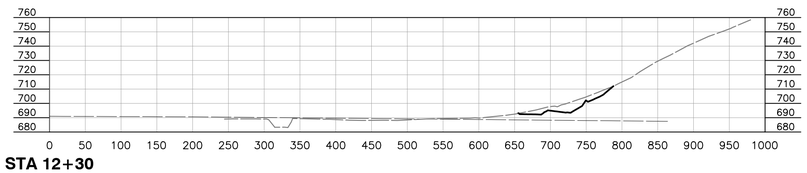

**STA 12+00**




**STA 12+10**



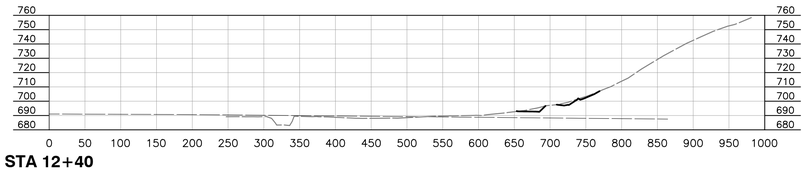

**STA 12+20**



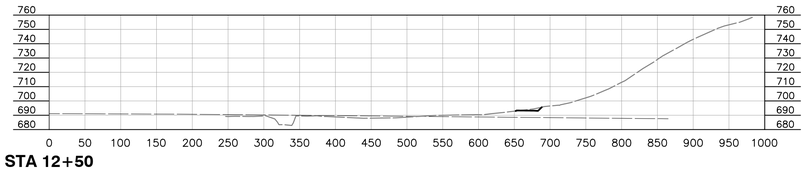

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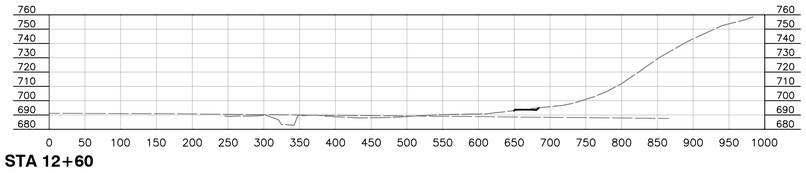

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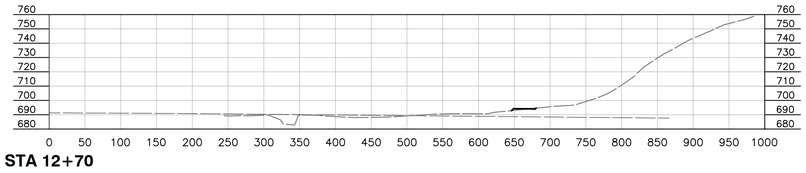

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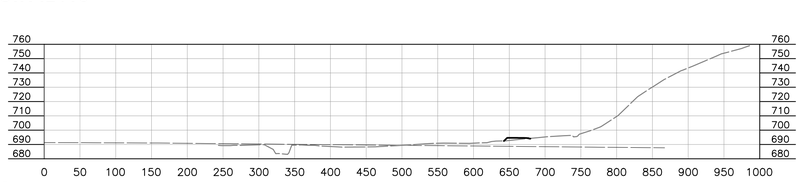

**STA 12+60**



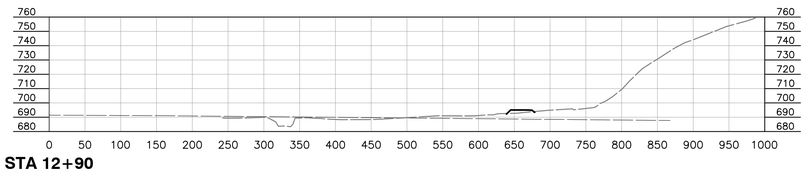

**STA 12+70**



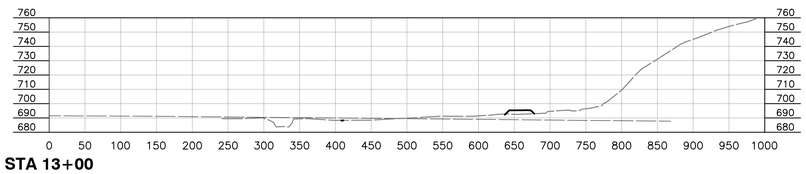

**STA 12+80**



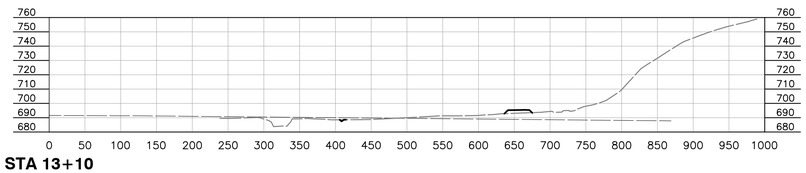

**STA 12+90**




**STA 13+00**




**STA 13+10**




| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 11+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 11+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+60.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+70.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 12+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2165.19 | 713.17 | 1452.03 |
| 13+00.00 | 0.59 | 0.01 | 0.11 | 0.00 | 2165.30 | 713.17 | 1452.13 |
| 13+10.00 | 3.34 | 0.00 | 0.73 | 0.00 | 2166.03 | 713.17 | 1452.86 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |

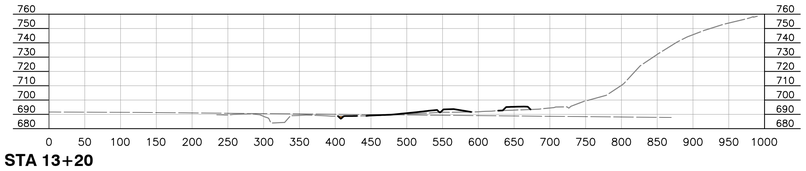
*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

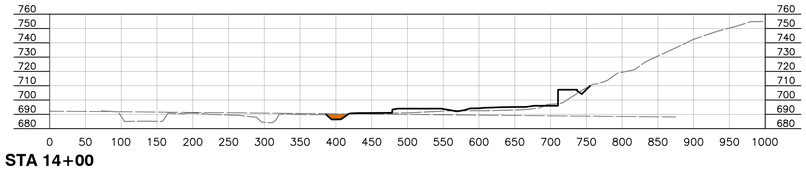
7/19/22

DRAWING NO.:
**3.10I**

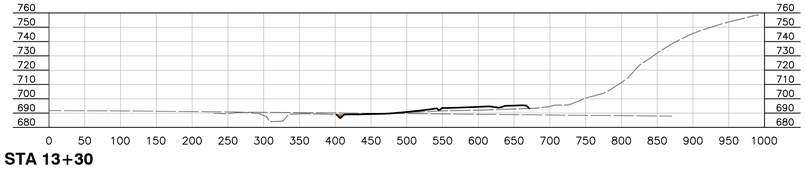
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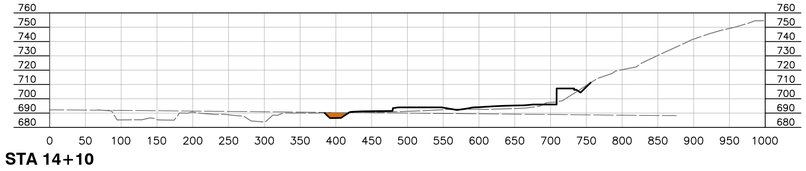

**STA 13+20**



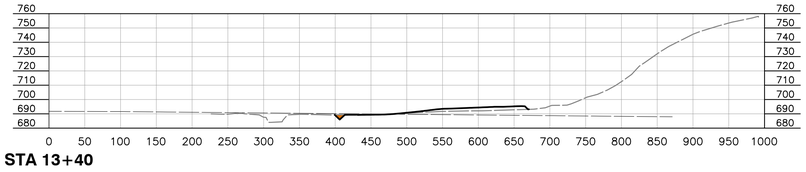

**STA 14+00**



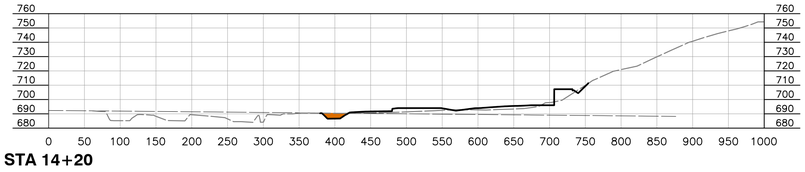

**STA 13+30**



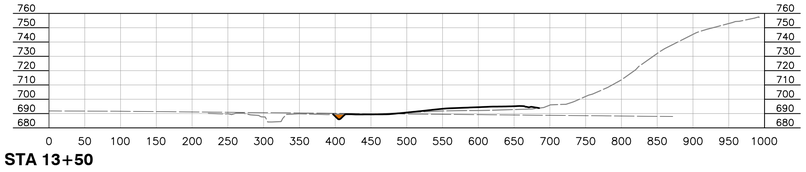

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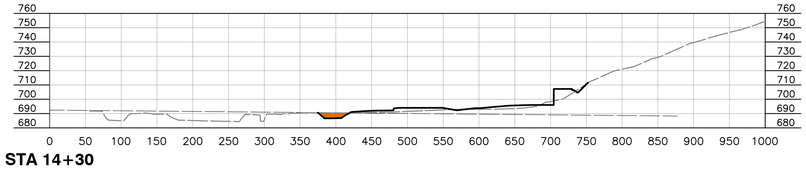

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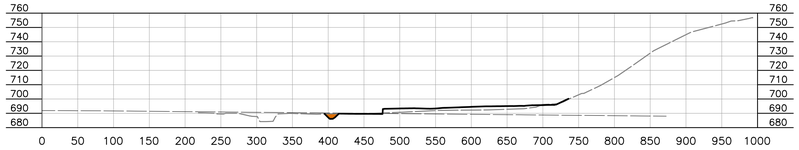

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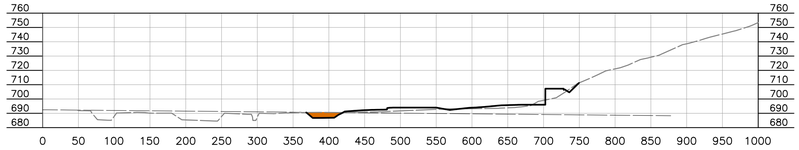

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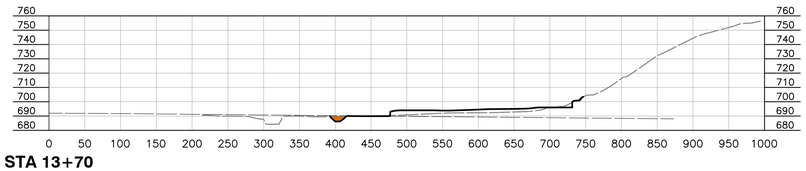

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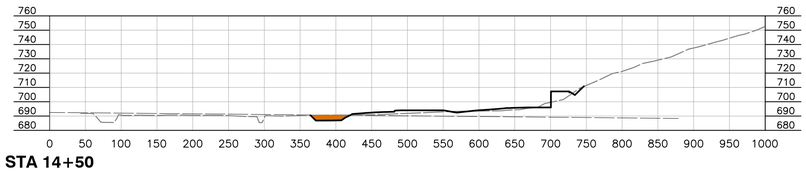

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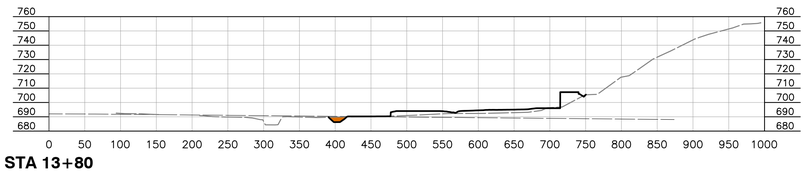

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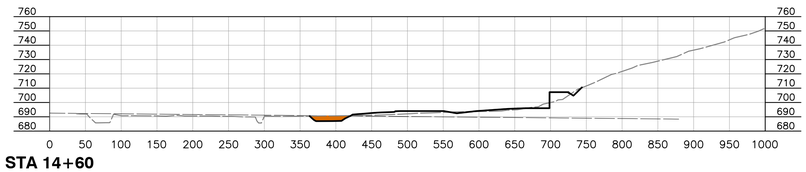

**STA 13+70**



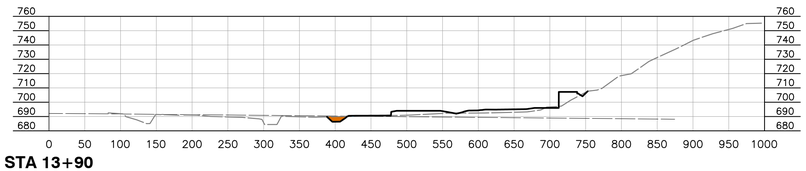

**STA 14+50**



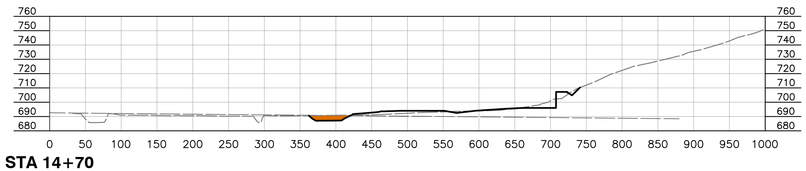

**STA 13+80**




**STA 14+60**




**STA 13+90**




**STA 14+70**

| Total Volume Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
| 13+20.00 | 8.13 | 7.63 | 2.12 | 1.41 | 2168.15 | 714.58 | 1453.57 |
| 13+30.00 | 15.42 | 1.91 | 4.36 | 1.77 | 2172.52 | 716.35 | 1456.17 |
| 13+40.00 | 30.34 | 0.00 | 8.47 | 0.35 | 2180.99 | 716.70 | 1464.29 |
| 13+50.00 | 48.54 | 0.00 | 14.61 | 0.00 | 2195.60 | 716.70 | 1478.90 |
| 13+60.00 | 54.49 | 0.47 | 19.08 | 0.09 | 2214.68 | 716.79 | 1497.89 |
| 13+70.00 | 54.50 | 2.95 | 20.18 | 0.63 | 2234.86 | 717.42 | 1517.44 |
| 13+80.00 | 61.69 | 5.19 | 21.52 | 1.51 | 2256.38 | 718.93 | 1537.45 |
| 13+90.00 | 70.15 | 2.72 | 24.41 | 1.46 | 2280.79 | 720.39 | 1560.40 |
| 14+00.00 | 78.66 | 0.91 | 27.56 | 0.67 | 2308.35 | 721.07 | 1587.28 |
| 14+10.00 | 90.79 | 0.13 | 31.38 | 0.19 | 2339.73 | 721.26 | 1618.46 |
| 14+20.00 | 100.73 | 0.00 | 35.47 | 0.02 | 2375.19 | 721.29 | 1653.91 |
| 14+30.00 | 126.43 | 0.00 | 42.07 | 0.00 | 2417.26 | 721.29 | 1695.97 |
| 14+40.00 | 151.90 | 0.00 | 51.54 | 0.00 | 2468.80 | 721.29 | 1747.51 |
| 14+50.00 | 166.24 | 0.00 | 58.91 | 0.00 | 2527.71 | 721.29 | 1806.43 |
| 14+60.00 | 165.45 | 0.00 | 61.42 | 0.00 | 2589.14 | 721.29 | 1867.85 |
| 14+70.00 | 167.61 | 0.00 | 61.68 | 0.00 | 2650.82 | 721.29 | 1929.53 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

*HAND SIGNATURE ON FILE

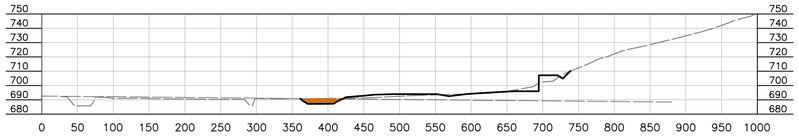
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

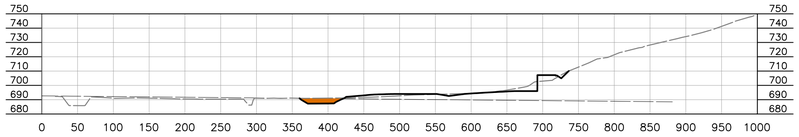
DRAWING NO.:

**3.10J**

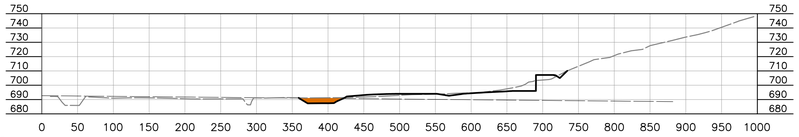
A:\320-000\320-303\--CADD\Dwg\Xref\18302TOP-2001-GRADING-CALC.dwg[3.10J] 7/7/2022 3:12 PM - JP - 7/7/2022 - opuskaw)



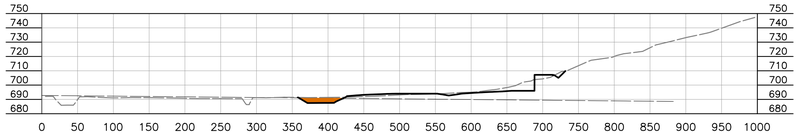

**STA 14+80**



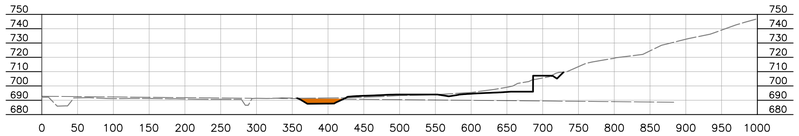

**STA 14+90**



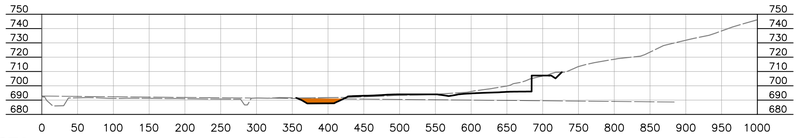

**STA 15+00**



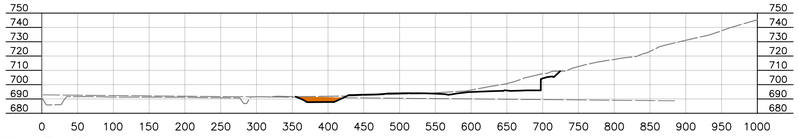

**STA 15+10**



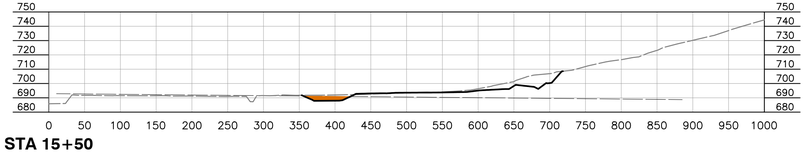

**STA 15+20**



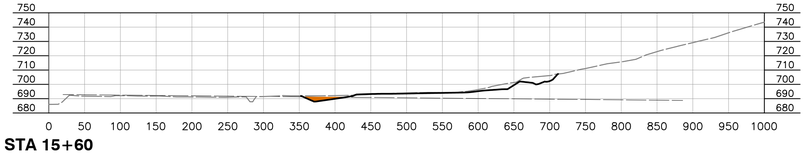

**STA 15+30**



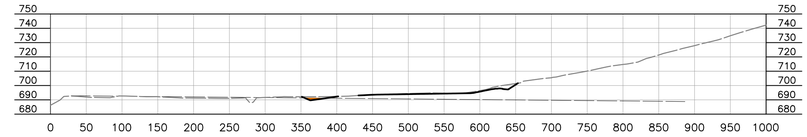

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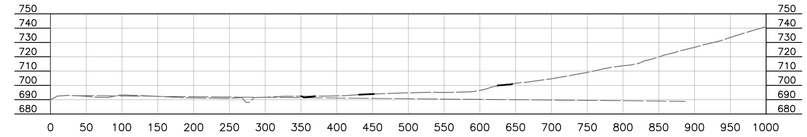

**STA 15+50**



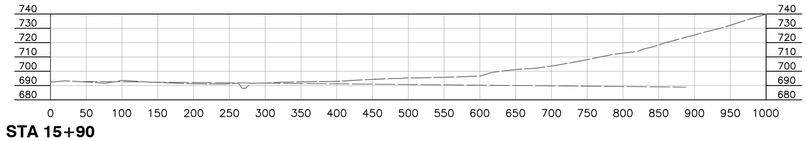

**STA 15+60**




**STA 15+70**




**STA 15+80**




**STA 15+90**

Total Volume Table

| Station | Cut Area | Fill Area | Cut Vol | Fill Vol | Cum Cut Vol | Cum Fill Vol | Net Vol |
|---|---|---|---|---|---|---|---|
| 14+80.00 | 169.59 | 0.00 | 62.44 | 0.00 | 2713.26 | 721.29 | 1991.97 |
| 14+90.00 | 170.17 | 0.00 | 62.92 | 0.00 | 2776.18 | 721.29 | 2054.89 |
| 15+00.00 | 168.70 | 0.00 | 62.75 | 0.00 | 2838.93 | 721.29 | 2117.64 |
| 15+10.00 | 166.80 | 0.00 | 62.13 | 0.00 | 2901.06 | 721.29 | 2179.77 |
| 15+20.00 | 165.01 | 0.00 | 61.45 | 0.00 | 2962.51 | 721.29 | 2241.22 |
| 15+30.00 | 163.80 | 0.00 | 60.89 | 0.00 | 3023.40 | 721.29 | 2302.11 |
| 15+40.00 | 163.18 | 0.00 | 60.55 | 0.00 | 3083.95 | 721.29 | 2362.66 |
| 15+50.00 | 162.42 | 0.00 | 60.30 | 0.00 | 3144.25 | 721.29 | 2422.96 |
| 15+60.00 | 100.93 | 0.00 | 48.77 | 0.00 | 3193.01 | 721.29 | 2471.73 |
| 15+70.00 | 25.35 | 0.00 | 23.39 | 0.00 | 3216.40 | 721.29 | 2495.12 |
| 15+80.00 | 0.00 | 0.00 | 4.70 | 0.00 | 3221.10 | 721.29 | 2499.81 |
| 15+90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3221.10 | 721.29 | 2499.81 |

| Compensatory Cut Calculations | Volume (Cubic Yards) | Comments |
|---|---|---|
| Overall fill in floodplain | 721.3 | From Surface Cross Sections |
| Overall Cut in Floodplain | 3221.1 | From Surface Cross Sections |
| East Detention Cut Below Overland Connection | 206.4 | From Extracted contours |
| West Detention Cut Below Overland Connection | 396.8 | From Extracted contours |
| Level Spreader Cut below Overland Connection | 191.8 | From Extracted contours |
| Total Cut from Culvert Removal | 195.9 | From Hec-Ras Cross Sections |
| **Total Fill** | **721.3** | |
| **Total Cut** | **2622.0** | |
| **Compensatory Cut Ratio** | **3.6** | :1 |

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

COMPENSATORY CUT SECTIONS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

*HAND SIGNATURE ON FILE

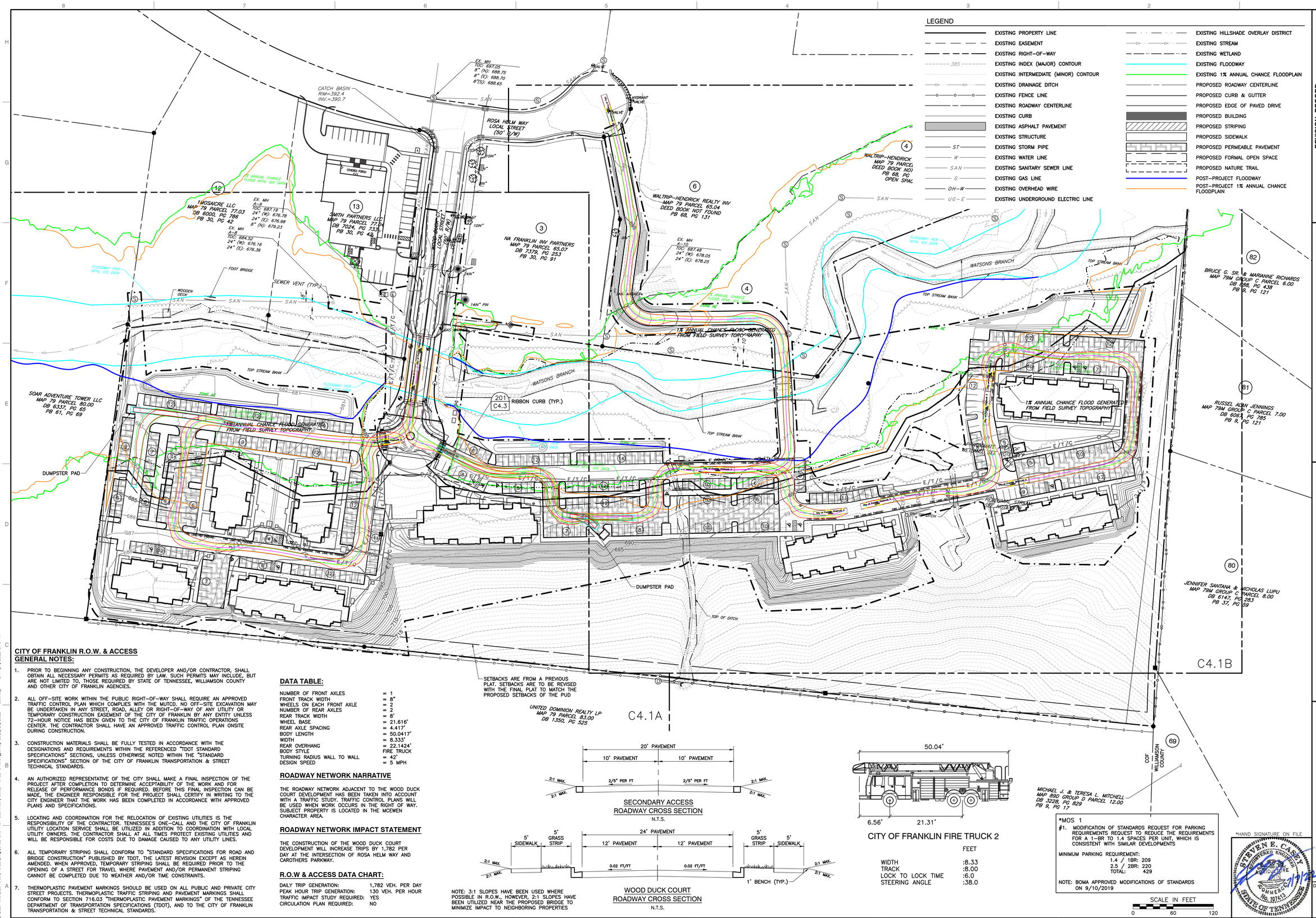
STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
No. 101413
STATE OF TENNESSEE

7/19/22

DRAWING NO.:

**3.10K**


a:\320-000\320-303\--CAD\Dwg\Plot\[8350TSH-CVD1-GRADING-CALC.dwg]LS(6/13/2022 - Updated) - LP: 7/7/2022 3:12 PM




## CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

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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.
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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.

## DATA TABLE:

| | |
|---|---|
| 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 | = 21.616' |
| REAR AXLE SPACING | = 4.417' |
| BODY LENGTH | = 50.0417' |
| WIDTH | = 8.333' |
| REAR OVERHANG | = 22.1424' |
| BODY STYLE | FIRE TRUCK |
| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |

## ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE WOOD DUCK COURT DEVELOPMENT HAS BEEN TAKEN INTO ACCOUNT WITH A TRAFFIC STUDY. TRAFFIC CONTROL PLANS WILL BE USED WHEN WORK OCCURS IN THE RIGHT OF WAY. SUBJECT PROPERTY IS LOCATED IN THE MCEWEN CHARACTER AREA.

## ROADWAY NETWORK IMPACT STATEMENT

THE CONSTRUCTION OF THE WOOD DUCK COURT DEVELOPMENT WILL INCREASE TRIPS BY 1,782 PER DAY AT THE INTERSECTION OF ROSA HELM WAY AND CAROTHERS PARKWAY.

## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




SECONDARY ACCESS ROADWAY CROSS SECTION
N.T.S.




WOOD DUCK COURT ROADWAY CROSS SECTION
N.T.S.

NOTE: 3:1 SLOPES HAVE BEEN USED WHERE POSSIBLE IN R.O.W., HOWEVER, 2:1 SLOPES HAVE BEEN UTILIZED NEAR THE PROPOSED BRIDGE TO MINIMIZE IMPACT TO NEIGHBORING PROPERTIES




CITY OF FRANKLIN FIRE TRUCK 2

| FEET | |
|---|---|
| WIDTH | :8.33 |
| TRACK | :8.00 |
| LOCK TO LOCK TIME | :6.0 |
| STEERING ANGLE | :38.0 |

*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 / 2BR: 220
TOTAL: 429

NOTE: BOMA APPROVED MODIFICATIONS OF STANDARDS ON 9/10/2019

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — No. 107413 — STATE OF TENNESSEE — 7/7/22

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

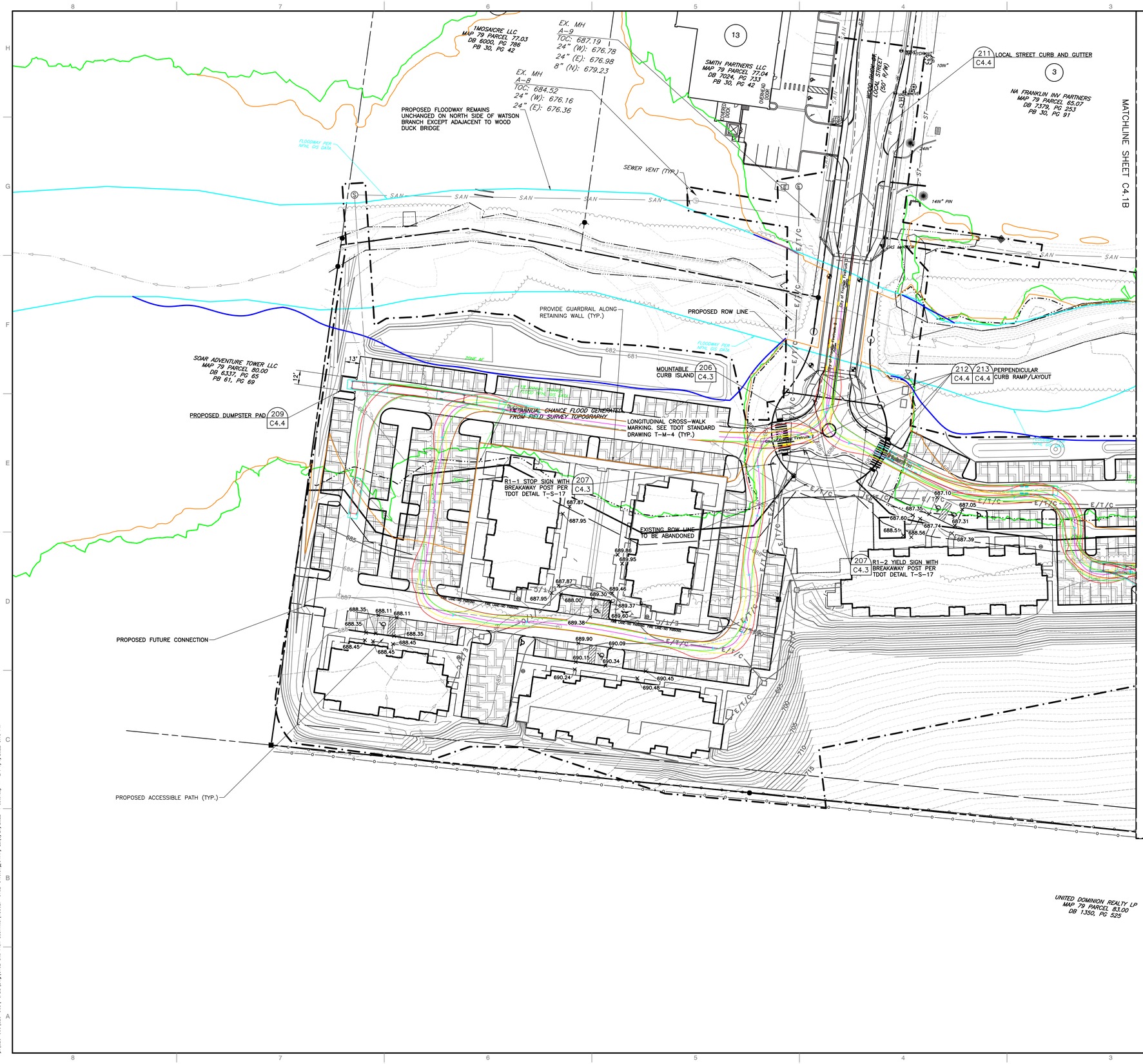

Civil & Environmental Consultants, Inc.
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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL ROW & ACCESS PLAN

| | |
|---|---|
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| PROJECT NO.: | 320-303 |
| APPROVED BY: | *SEC |
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |

DRAWING NO.:
C4.0




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
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- PROPOSED STRIPING
- PROPOSED SIDEWALK
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- PROPOSED NATURE TRAIL
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- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

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| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |

## DATA TABLE:

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*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

## ENALRGED ROW & ACCESS PLAN

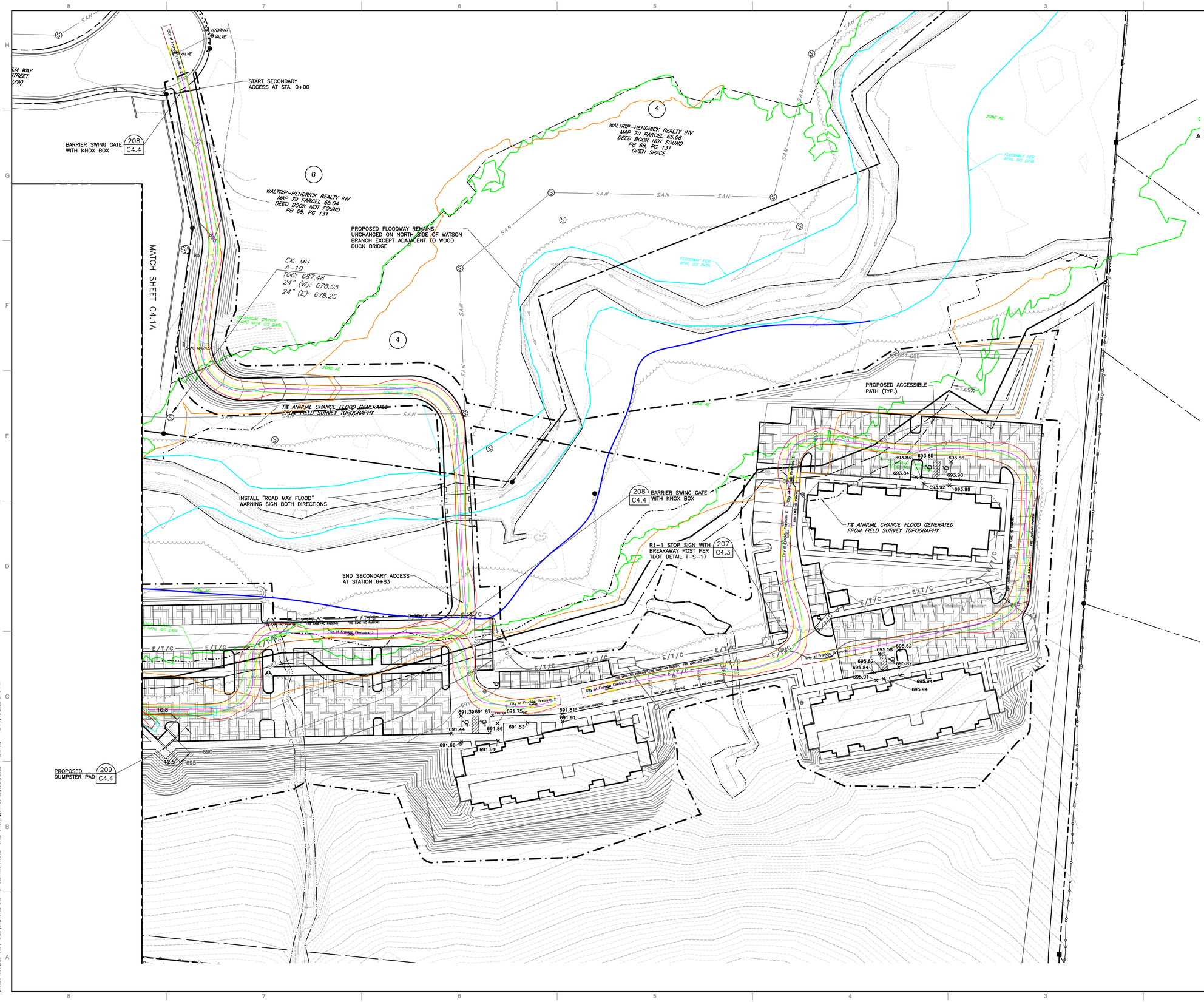
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:

# C4.1A



P:\320-000\320-303_CAD\Dwg\C4\02 Site Plan Submittal\ (8327--C402--C4.0.dwg[C4.1A] 15:53:27/2022 - dtstokely) - LP: 7/7/2022 1:13 PM




LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
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| TURNING RADIUS WALL TO WALL | = 42' |
| DESIGN SPEED | = 5 MPH |

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STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107613 — STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
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CEC
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ENLARGED ROW & ACCESS PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C4.1B



P:\320-0001_320-303_CADD\Dwg\Civil Site Plan Submittal (8.5x11-Civil)-C4.1A.dwg[C4.1B] 12:15:27/2022 - dtolley - LT: 7/7/2022 1:13 PM

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

ROSA HELM WAY
LOCAL STREET
(50' R/W)

WOOD DUCK COURT
LOCAL STREET
(50' R/W)

CATCH BASIN
RIM=392.4
INV.=390.7

Ex. MH
TOC: 697.05
8" (N): 688.75
8" (E): 688.70
8"(S): 688.65

Ex. MH
A=.8
TOC: 687.19
24" (N): 676.78
24" (E): 676.98
8" (N): 679.23

Ex. MH
A=.8
TOC: 684.52
24" (N): 676.16
24" (E): 676.36

Ex. MH
A=.10
TOC: 687.48
24" (N): 678.05
24" (E): 678.25

SEWER VENT (TYP.)

1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

(12) 1MOSANORE LLC.
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

(13) SMITH PARTNERS LLC
MAP 79 PARCEL 77.02
DB 7024, PG 733,
PB 30, PG 42

(3) NA FRANKLIN INV. PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

(6) WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

(4) WALTRIP-HENDRICK REA
MAP 79 PARCEL 65
DEED BOOK NOT FO.
PB 68, PG 131
OPEN SPACE

(82) BRUCE G. SR. & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 439
PB 9, PG 121

(81) RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 8067, PG 785
PB 9, PG 121

(80) JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

(69) COF WILLIAMSON COUNTY

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6317, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

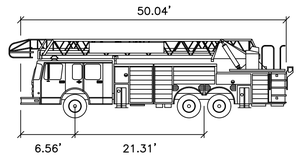
MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

-1.02%
1.09%

PC Sta 11+35.70
PT Sta 11+48.87
PC Sta 14+55.48
PT Sta 15+51

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| TURNING RADIUS WALL TO WALL | = 42' |
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CITY OF FRANKLIN FIRE TRUCK 2

FEET

| | |
|---|---|
| WIDTH | :8.33 |
| TRACK | :8.00 |
| LOCK TO LOCK TIME | :6.0 |
| STEERING ANGLE | :38.0 |

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107613
STATE OF TENNESSEE

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

FIRETRUCK TURNING PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN |
| CHECKED BY: | JJC |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
C4.1C


A:\320-0001\320-303\~CADD\Dwg\Civil Site Plan Submittal\(320303-CVSD-C4.0.dwg)[C4.1C] (5/5/27/2022 - dtrivett) - LP: 7/7/2022 3:13 PM

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING FLOODWAY
- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL

ROSA HELM WAY
LOCAL STREET
(50' R/W)

WOOD DUCK COURT
LOCAL STREET
(50' R/W)

CATCH BASIN
RIM=392.4
INV.=390.7

Ex. MH
TOC: 697.05
8" (N): 688.75
8" (E): 688.70
8"(S): 688.65

Ex. MH
A-8
TOC: 687.19
24" (N): 676.78
24" (E): 676.98
8" (N): 679.23

Ex. MH
A-8
TOC: 684.52
24" (N): 676.16
24" (E): 676.36

Ex. MH
A-10
TOC: 687.48
24" (N): 678.05
24" (E): 678.25

(12) 1MOSAICRE LLC.
MAP 79 PARCEL 77.03
DB 6000, PG 786
PB 30, PG 42

(13) SMITH PARTNERS LLC
MAP 79 PARCEL 77.02
DB 7024, PG 733
PB 30, PG 42

(3) NA FRANKLIN INV. PARTNERS
MAP 79 PARCEL 65.07
DB 7379, PG 253
PB 30, PG 91

(6) WALTRIP-HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

(4) WALTRIP-HENDRICK
MAP 79 PARCE
DEED BOOK NO
PB 68, PG
OPEN SPA

(82) BRUCE G. SR. & MARIANNE RICHARDS
MAP 79M GROUP C PARCEL 6.00
DB 888, PG 439
PB 9, PG 121

(81) RUSSEL ALAN JENNINGS
MAP 79M GROUP C PARCEL 7.00
DB 80671, PG 785
PB 9, PG 121

(80) JENNIFER SANTANA & NICHOLAS LUPU
MAP 79M GROUP C PARCEL 8.00
DB 6147, PG 283
PB 37, PG 59

(69) COF WILLIAMSON COUNTY

SOAR ADVENTURE TOWER LLC
MAP 79 PARCEL 80.00
DB 6317, PG 65
PB 61, PG 69

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

1% ANNUAL CHANCE FLOOD GENERATED FROM FIELD SURVEY TOPOGRAPHY

SEWER VENT (TYP.)

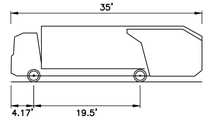
FIRE LANE-NO PARKING

PC Sta 11+35.70
PT Sta 11+48.87
PC Sta 14+55.48
PT Sta 15+51.94

-1.02%
1.09%

**DATA TABLE:**

| | |
|---|---|
| NUMBER OF FRONT AXLES | = 1 |
| FRONT TRACK WIDTH | = 6.5" |
| WHEELS ON EACH FRONT AXLE | = 2 |
| NUMBER OF REAR AXLES | = 1 |
| REAR TRACK WIDTH | = 6.5' |
| WHEEL BASE | = 19.5' |
| REAR AXLE SPACING | = 6.5' |
| BODY LENGTH | = 35.0' |
| WIDTH | = 8.083' |
| REAR OVERHANG | = 11.25' |
| BODY STYLE | FEL REFUSE TRUCK |
| TURNING RADIUS WALL TO WALL | = 46' |
| DESIGN SPEED | = 5 MPH |




| | |
|---|---|
| CITY OF FRANKLIN FEL | |
| OVERALL LENGTH | 35.000ft |
| OVERALL WIDTH | 8.042ft |
| OVERALL BODY HEIGHT | 10.218ft |
| MIN. BODY GROUND CLEARANCE | 1.048ft |
| TRACK WIDTH | 6.500ft |
| LOCK-TO-LOCK TIME | 6.00s |
| WALL TO WALL TURNING RADIUS | 46.000ft |

SCALE IN FEET
0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
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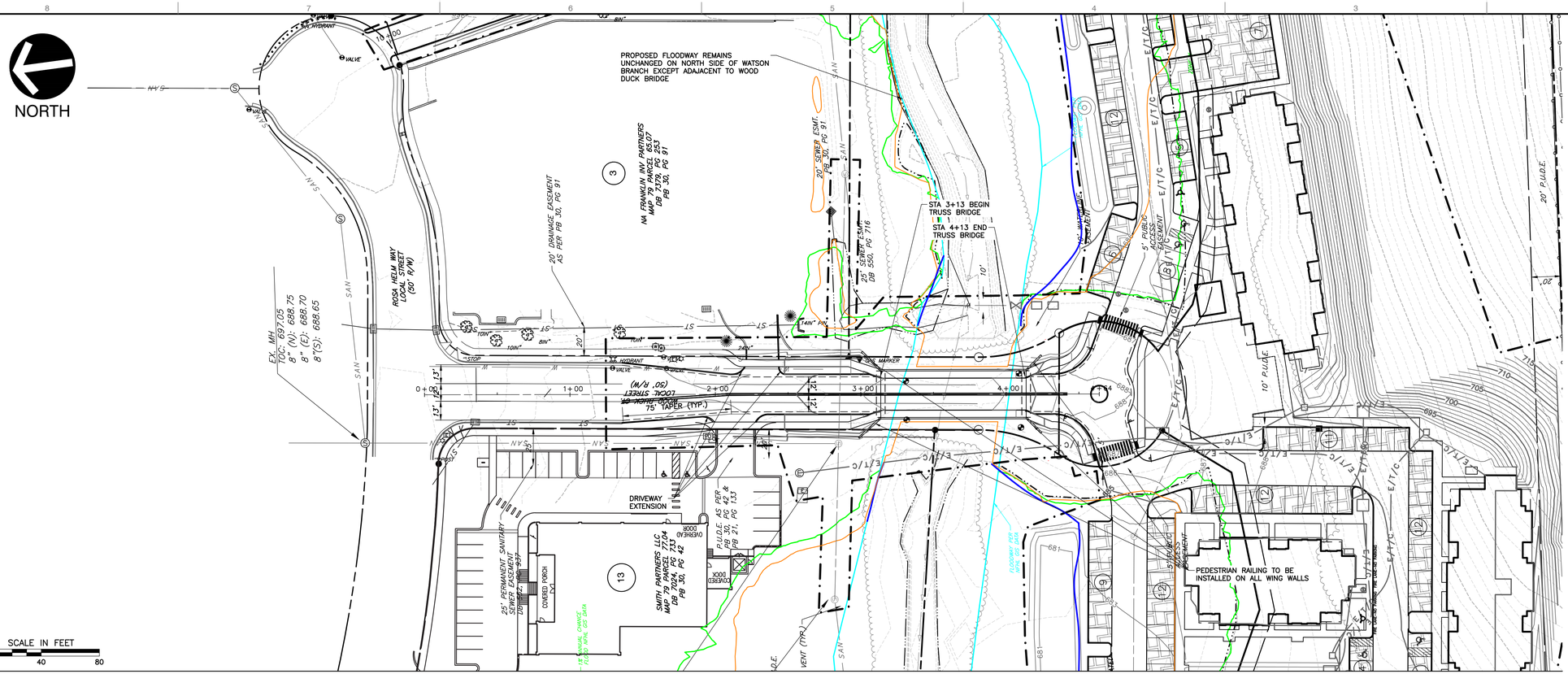

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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

FEL REFUSE TRUCK TURNING PLAN

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
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| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

DRAWING NO.:
C4.1D


A:\320-001\320-3011-CAD\Dwg\Civil\2 Site Plan Submittal\183027-Civil2-C4.0.dwg[C4.1D] LS:(9.27.2022 - dstokes) - LP: 7/7/2022 3:14 PM

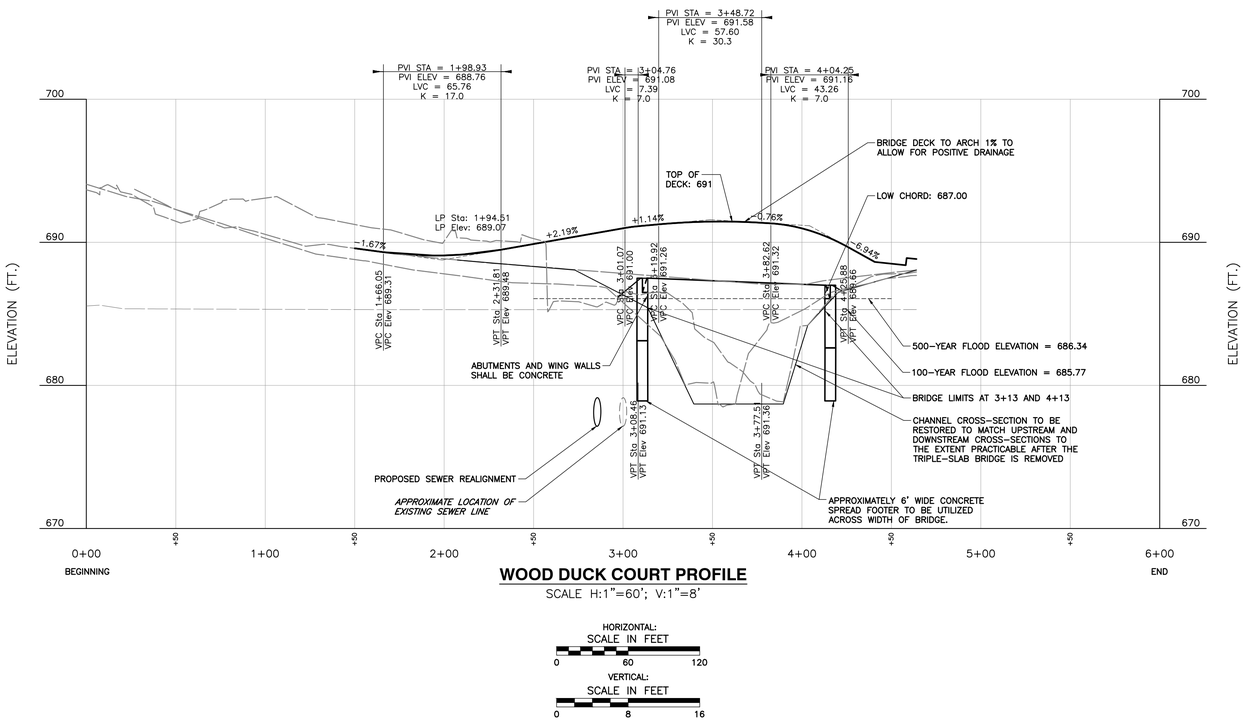



## CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

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.

## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




## WOOD DUCK COURT PROFILE

SCALE H:1"=60'; V:1"=8'

HORIZONTAL: SCALE IN FEET
0 60 120

VERTICAL: SCALE IN FEET
0 8 16

## BRIDGE NOTES:

1. STRUCTURAL DESIGN OF BRIDGES AND BOX CULVERTS SHALL BE SUBMITTED IN A SEPARATE BUILDING PERMIT SUBMITTAL TO THE CITY OF FRANKLIN BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITTING PRIOR TO CONSTRUCTION.
2. BRIDGES AND BOX CULVERTS SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO'S "LRFD BRIDGE DESIGN SPECIFICATIONS" AND "TDOT STANDARD SPECIFICATIONS", AND SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.
3. BRIDGES SPANNING THE FLOODWAY SHALL PROVIDE A MINIMUM CLEARANCE OF 1-FOOT BETWEEN THE BASE FLOOD ELEVATION (BFE) AND THE BOTTOM OF BRIDGE STRUCTURE ELEVATIONS. BRIDGES SHALL ALSO BE ABLE TO PASS THE 500 YEAR FLOOD WITHOUT CAUSING STRUCTURAL FAILURE.
4. BRIDGE ABUTMENTS AND WING WALLS SHALL BE REINFORCED CONCRETE WALLS MEETING TDOT AND CITY OF FRANKLIN DESIGN STANDARDS,

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/19/22

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|

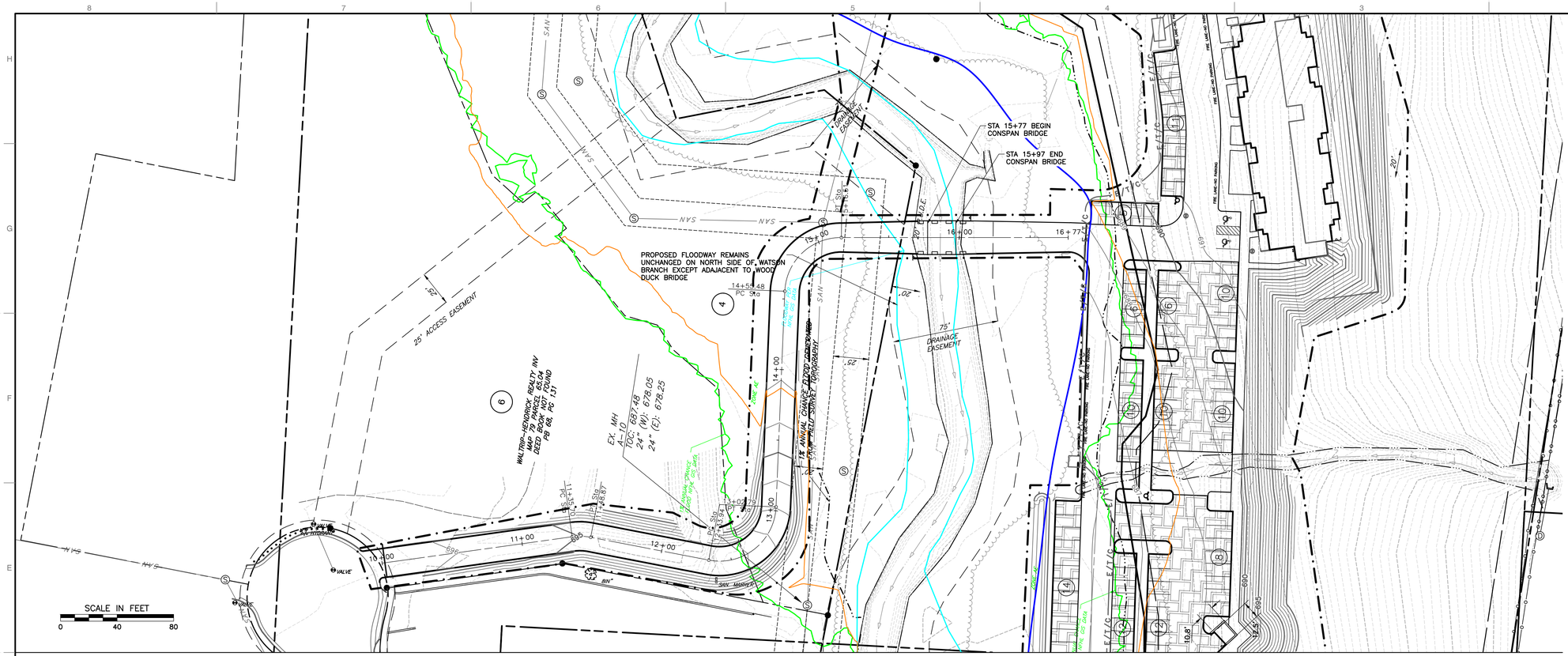

CEC
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# THE CLEAR BLUE COMPANY
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# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

ROW & ACCESS PLAN & PROFILE

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.:
C4.2A




## LEGEND

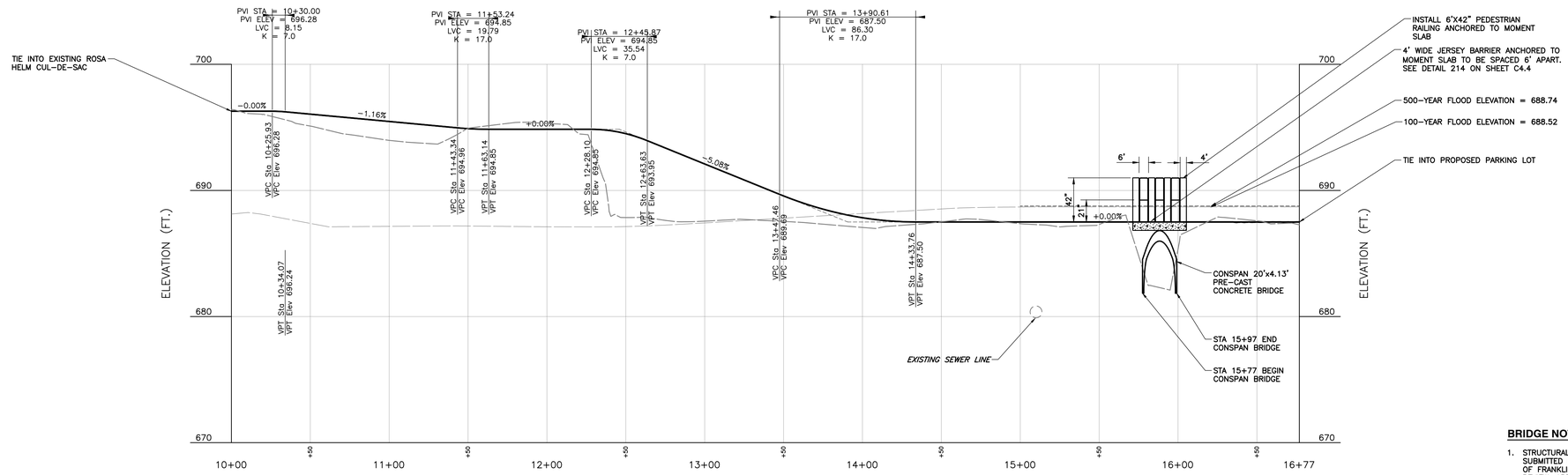
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- EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- POST-PROJECT FLOODWAY
- POST-PROJECT 1% ANNUAL CHANCE FLOODPLAIN

## CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

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## R.O.W & ACCESS DATA CHART:

| | |
|---|---|
| DAILY TRIP GENERATION: | 1,782 VEH. PER DAY |
| PEAK HOUR TRIP GENERATION: | 130 VEH. PER HOUR |
| TRAFFIC IMPACT STUDY REQUIRED: | YES |
| CIRCULATION PLAN REQUIRED: | NO |




## SECONDARY DRIVE PROFILE

SCALE H:1"=60'; V:1"=8'

HORIZONTAL: SCALE IN FEET 0 60 120

VERTICAL: SCALE IN FEET 0 8 16

## BRIDGE NOTES:

1. STRUCTURAL DESIGN OF BRIDGES AND BOX CULVERTS SHALL BE SUBMITTED IN A SEPARATE BUILDING PERMIT SUBMITTAL TO THE CITY OF FRANKLIN BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITTING PRIOR TO CONSTRUCTION.
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*HAND SIGNATURE ON FILE

STEVEN E. CASEY — PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 107413 — STATE OF TENNESSEE

7/19/22

REVISION RECORD

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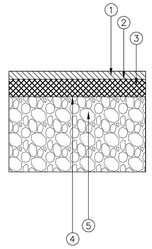

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# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

## ROW & ACCESS PLAN & PROFILE

| | |
|---|---|
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| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C4.2B


P:\320-000\320-301\CAD\Dwg\C4\02 Site Plan Submittal (#3022-C402-C4.0.dwg[C4.2B] LS(5/27/2022 - dstokes) - LP: 7/7/2022 3:14 PM




PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2

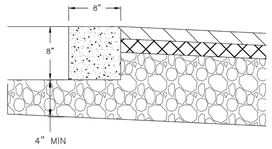
   PRIME COAT
4. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

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

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| LOCAL AND ALLEY PAVEMENT SECTION | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RD-3 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 200**
**STANDARD PAVEMENT SECTION**
N.T.S.

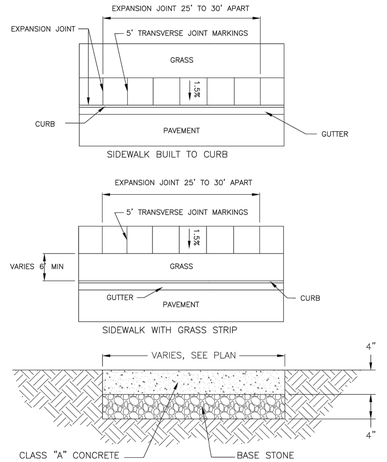



GENERAL NOTES
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" RUBBERIZED EXPANSION JOINT FILLER IN ACCORDANCE WITH SECTION 905 – JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET
4. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT POINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET
5. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| ALLEY RIBBON CURB | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-3 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 201**
**STANDARD RIBBON CURB**
N.T.S.

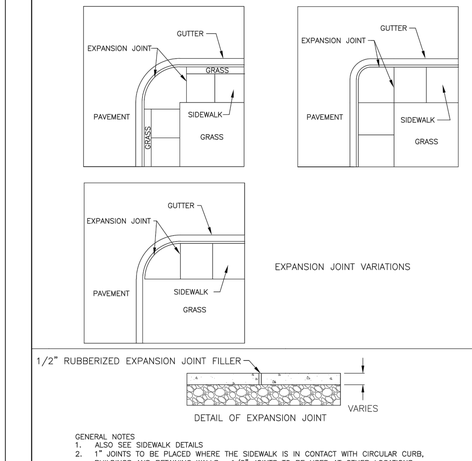



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| TYPICAL 5' CONCRETE SIDEWALK | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-8 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 202**
**TYPICAL CONCRETE SIDEWALK**
N.T.S.




GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| TYPICAL SIDEWALK/TRAIL EXPANSION JOINT | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-10 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

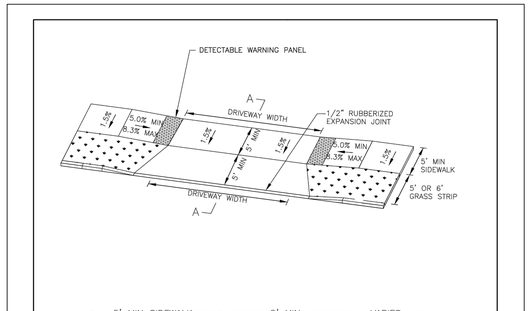
**DETAIL 203**
**EXPANSION JOINT DETAIL**
N.T.S.

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN



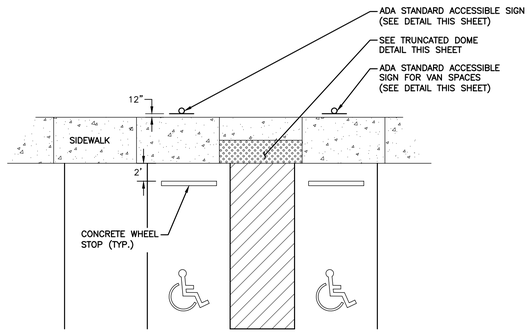

SECTION A–A

GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D") REQUIRED UNDER ALL DRIVEWAYS
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS.
5. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
6. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

N.T.S

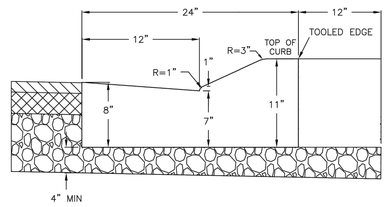
| CITY OF FRANKLIN | | |
|---|---|---|
| LOWERED CONCRETE DRIVEWAY (WITH GRASS STRIP) | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-6 | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

**DETAIL 204**
**LOWERED CONCRETE DRIVEWAY**
N.T.S.




NOTES:
1. PAINT WHITE 4" WIDE PARKING STRIPES AS INDICATED, USING PAVEMENT MARKING MACHINE.
2. NO SLOPE TO EXCEED 2% IN ANY DIRECTION.
3. ACCESSIBLE SIGNS TO BE A MIN OF 1'–0" BEHIND PAVEMENT OR SIDEWALK, AS SPECIFIED ON PLANS.
4. DRIVE LANE BEHIND STALLS MUST BE A MINIMUM OF 24'.

**DETAIL 205**
**ACCESSIBLE PARKING SPACE**
N.T.S.




CROSS SECTIONAL VIEW

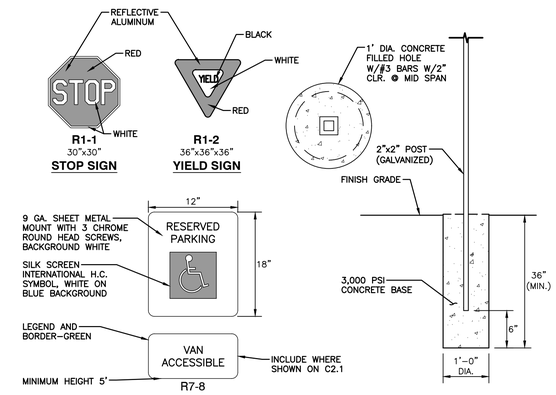
GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

| CITY OF FRANKLIN | | |
|---|---|---|
| ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY) | | CITY ENGINEER 7/1/2017 DATE |
| DWG. NO. RP-2A | EFFECTIVE DATE: 7/1/2017 | ASST. DIRECTOR OF ENG. 7/1/2017 DATE |

NOTE: CENTER OF MOUNTABLE CURB ISLAND IN MINI TRAFFIC CIRCLE SHALL BE PAVERS OR STAMPED CONCRETE MATCHING PARKING SPACES IN DEVELOPMENT

**DETAIL 206**
**MOUTANBLE CURB ISLAND IN MINI TRAFFIC CIRCLE**
N.T.S.




NOTES:
1. ALL PROPOSED TRAFFIC CONTROL DEVICES SHALL MEET OR EXCEED THE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
3. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
5. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.
6. THE R7-8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED OR WHEELCHAIR ACCESSIBLE IN ACCORDANCE WITH STATE LAW & LOCAL ORDINANCE.
7. PARKING SPACES SIGNED AS WHEELCHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.
8. STOP SIGN TO BE HIGH INTENSITY GRADE.
9. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
10. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11. ALL NON-PARKING SIGN POSTS SHALL BE BREAKAWAY PER TDOT DETAIL T-S-17

**DETAIL 207**
**SIGNS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

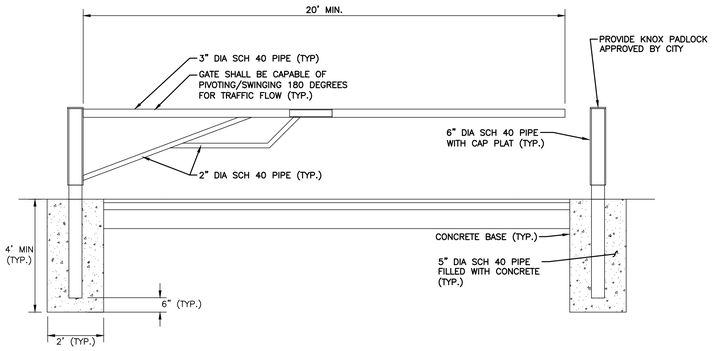
ROW & ACCESS DETAILS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

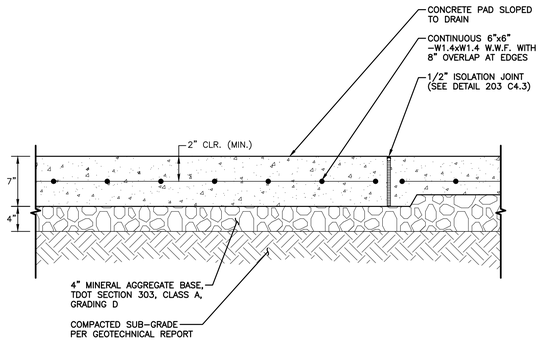
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C4.3



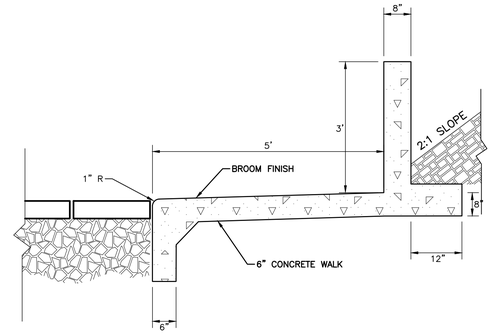
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**DETAIL 208**
**BARRIER SWING GATE**
N.T.S.



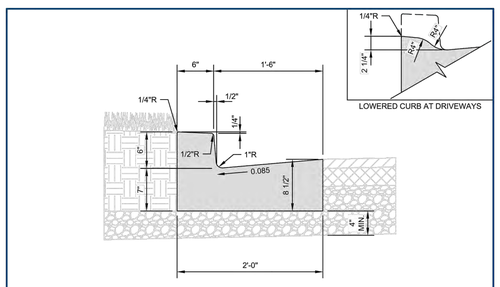

**DETAIL 209**
**DUMPSTER PAD PAVEMENT SECTION**
N.T.S.




NOTE:

GRADE SLOPE INTO WALL SUCH THAT THERE IS A 1% SLOPE RUNNING PARALLEL TO THE KNEEWALL TO DRAIN WATER TO AREA DRAINS.

**DETAIL 210**
**CONCRETE SIDEWALK WITH KNEEWALL**
N.T.S

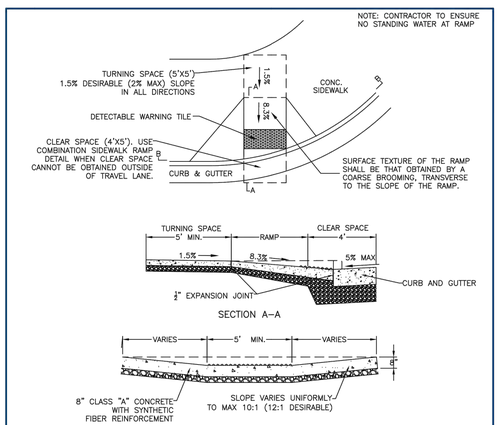



NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

| HISTORIC FRANKLIN TENNESSEE | LOCAL STREET CURB AND GUTTER | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-3 |
| | NOT TO SCALE | | | |

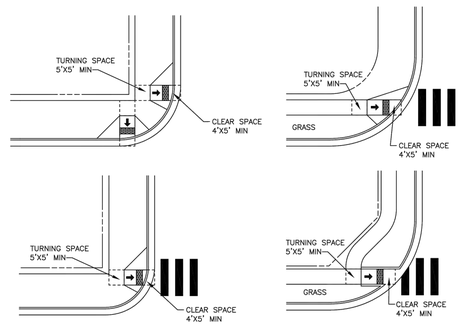
**DETAIL 211**
**LOCAL STREET CURB AND GUTTER**
N.T.S.




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

| HISTORIC FRANKLIN TENNESSEE | PERPENDICULAR CURB RAMP | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-11 |
| | NOT TO SCALE | | | |

**DETAIL 212**
**PERPENDICULAR CURB RAMP**
N.T.S.




← SLOPE 8.3% MAX (1.5% CROSS SLOPE)

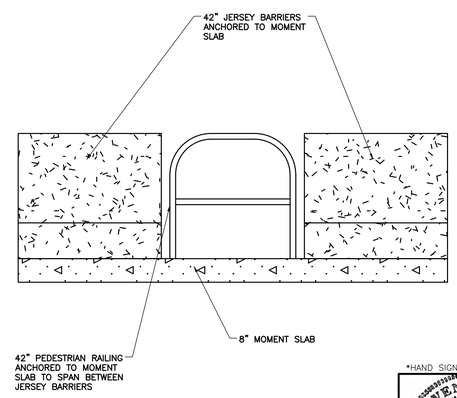
TRUNCATED DOME DETECTABLE WARNING SURFACE

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

N.T.S

| HISTORIC FRANKLIN TENNESSEE | PERPENDICULAR RAMP LAYOUT | | | DWG. NO. |
|---|---|---|---|---|
| | CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 1/1/2020 | RP-16 |
| | NOT TO SCALE | | | |

**DETAIL 213**
**PERPENDICULAR RAMP LAYOUT**
N.T.S.




**DETAIL 214**
**BRIDGE BARRIER**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — 101613 — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

7/7/2022

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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615-333-7797 · 800-763-2326
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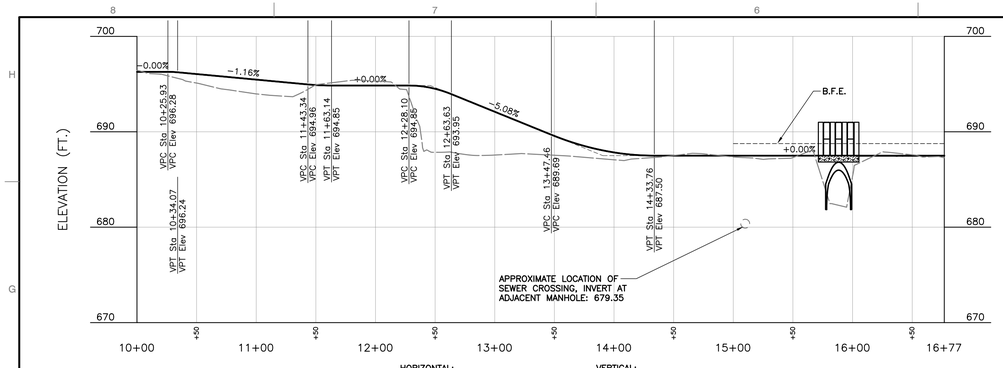

THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

ROW & ACCESS DETAILS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| APPROVED BY: | *SEC |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |

DRAWING NO.: C4.4


A:\320-0001\320-3031-CAD\Dwg\CIVIL Site Plan Submittal (8302T-CVD2-C4.0.dwg[C4.4] | 7/5/2022 - driveway) - LP, 7/7/2022 3:14 PM







## GENERAL UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

## CONTACT LIST

**SANITARY SEWER**
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124 LUMBER DRIVE
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CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklintn.gov

**WATER SERVICE**
CITY OF FRANKLIN
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FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklintn.gov

**ELECTRIC SERVICE**
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-595-4685
CONTACT: DALE HOOD
E-MAIL: dale.hood@mtemc.com

**GAS SERVICE**
ATMOS ENERGY
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PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

**CABLE TV SERVICE**
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

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FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklintn.gov

**CITY OF FRANKLIN WATER MANAGEMENT**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklintn.gov

## WATER UTILITY NOTES

1. WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.

## SANITARY SEWER NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
3. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
4. ALL PIPES RUNNING UNDER THE RETAINING WALL SHALL BE INSTALLED IN 12" HDPE DR 7 SLEEVE EXTENDING 2' BEYOND FOOTING LIMITS. FOR SEGMENTAL BLOCK WALLS, CASING SHOULD EXTEND AT LEAST 2 FEET BEYOND LIMITS OF GEOSYNTHETIC REINFORCEMENT. PIPES SHALL BE INSTALLED WITH PIPE CASING SPACERS SPACED WITH 3 SPACERS PER PIPE JOINT WITH A MINIMUM OF 3 SPACERS PER SLEEVE.

## UTILITY PLAN IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT IS EXPECTED TO CONSUME 64,750 GALLONS PER DAY OF WATER AND GENERATE 64,750 GALLONS PER DAY OF WASTEWATER PER CITY OF FRANKLIN WATER SEWER AVAILABILITY REQUEST FORM. WORK SHOWN BELOW

151 ONE-BEDROOM APARTMENTS
90 TWO-BEDROOM APARTMENTS

151 X 250 GPD = 37750 GPD
90 X 300 GPD = 27000 GPD
TOTAL = 64750 GPD

## WATER & SEWER DATA CHART

| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 125 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 100 PSI |
| PITOT READING: | 47 PSI |
| FLOW AT TEST PRESSURE: | 1145 GPM |
| PROJECT RESULTS AT 20 PSI: | 2485 GPM |
| TEST DATE: | 03/4/2020 2:28 PM |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

## UTILITY PLAN NARRATIVE

CONSTRUCTION PHASING IS NOT ANTICIPATED AT THIS TIME. SANITARY SEWER WILL CONNECT TO EXISTING GRAVITY PIPE ON OPPOSITE SIDE OF WATSON BRANCH AS SHOWN IN TWO LOCATIONS. WATER SERVICE WILL TIE TO EXISTING MAIN AT END OF THE WOOD DUCK COURT CUL-DE-SAC.

## CITY OF FRANKLIN UTILITY NOTES:

1. 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.
2. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTABLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOD OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY. STANDPIPES WILL BE REQUIRED IN THE 4-STORY BUILDINGS.

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. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED ENGINEER — AGRICULTURE — No. 107411 — STATE OF TENNESSEE

7/12/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|

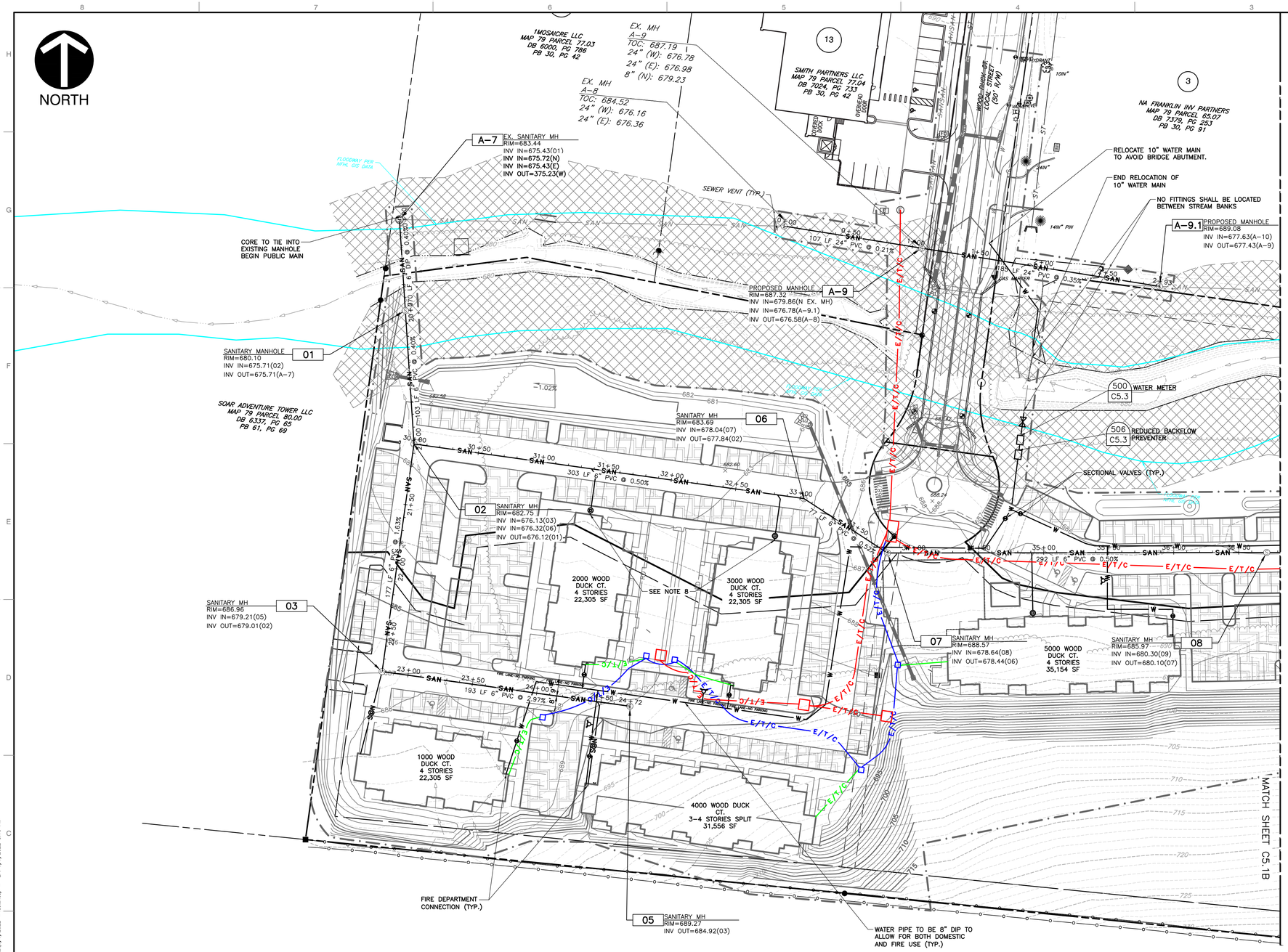

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

OVERALL UTILITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.: C5.0




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED FORMAL OPEN SPACE
- PROPOSED NATURE TRAIL
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES
- PROPOSED WATER SECTIONAL VALVE

## WATER & SEWER DATA CHART

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| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
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| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

## GENERAL UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
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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.
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*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107411
STATE OF TENNESSEE

7/7/2022

SCALE IN FEET
0 40 80

REVISION RECORD

| NO | DESCRIPTION | DATE |
|---|---|---|


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SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

SITE UTILITY PLAN

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C5.1A



J:\320-001\320-303_CAD\Dwg\C\C5\2 Site Plan Submittal\180327-CV02-C5.2.dwg[C5.1A] LS(7/7/2022 - dbisbee) - LP: 7/7/2022 3:16 PM

## WATER & SEWER DATA CHART

| | |
|---|---|
| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

NORTH

MATCH SHEET C5.1A

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.04
DEED BOOK NOT FOUND
PB 68, PG 131

WALTRIP–HENDRICK REALTY INV
MAP 79 PARCEL 65.06
DEED BOOK NOT FOUND
PB 68, PG 131
OPEN SPACE

EX. MH
A–10
TOC: 687.48
24" (W): 678.05
24" (E): 678.25

SOUTHERN 18" SANITARY LINE HAS BEEN ABANDONED

CORE TO TIE INTO EXISTING MANHOLE BEGIN PUBLIC MAIN

A–11 EX. SANITARY MH
RIM=687.57
INV IN=679.55(11)
INV IN=679.35(N)
INV OUT=679.55(W)

12 SANITARY MH
RIM=689.75
INV IN=680.89(13)
INV OUT=680.69(11)

11 SANITARY MANHOLE
RIM=688.08
INV IN=680.03(12)
INV OUT=680.03(A–11)

SANITARY MH
RIM=688.28
09 INV OUT=682.00(08)

13 SANITARY MH
RIM=694.96
INV OUT=690.00(12)

SECTIONAL VALVE

8000 WOOD DUCK CT.
3 STORIES
26,450 SF

7000 WOOD DUCK CT.
2–3 STORIES SPLIT
22,851 SF

6000 WOOD DUCK CT.
3–4 STORIES SPLIT
31,556 SF

FIRE DEPARTMENT CONNECTION (TYP.)

WATER PIPE TO BE 8" DIP TO ALLOW FOR BOTH DOMESTIC AND FIRE USE (TYP.)

FLOODWAY PER NFHL GIS DATA

FLOODWAY FRINGE PER NFHL GIS DATA

SAN. MARKER

10+00 SAN 10" 121 LF 6" DIP @ 0.40%
11+00 40+00 40+50 SAN 163 LF 6" PVC @ 0.40%
41+00 41+50 SAN
42+00 42+50 SAN 166 LF 6" PVC @ 5.50%
43+00 SAN
37+00 37+50 SAN 301 LF 6" PVC @ 0.57%
38+00 38+50 SAN
39+00 39+50 SAN 39+75

E/T/C

## LEGEND

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- EXISTING EASEMENT
- EXISTING RIGHT–OF–WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
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- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
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- COMM PROPOSED COMMUNICATION LINES

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SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
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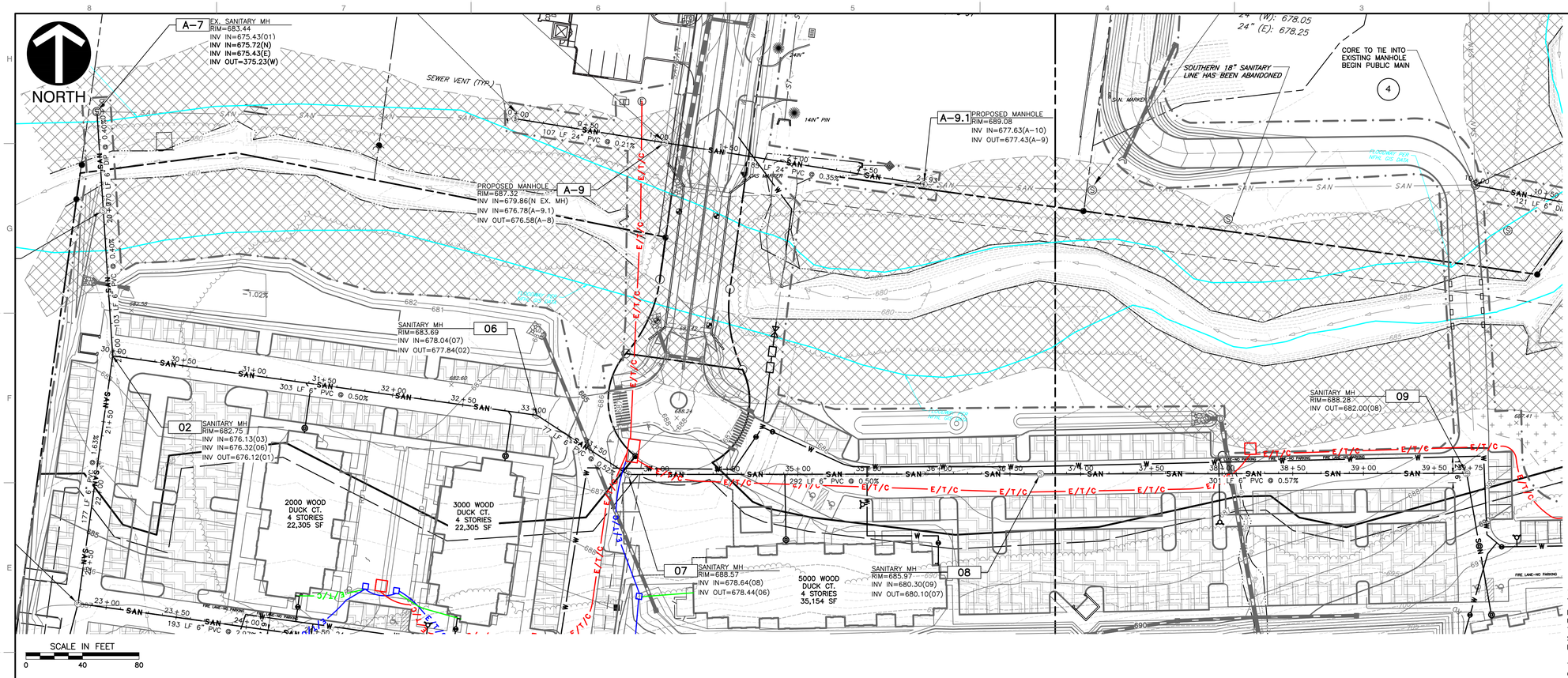
SITE UTILITY PLAN

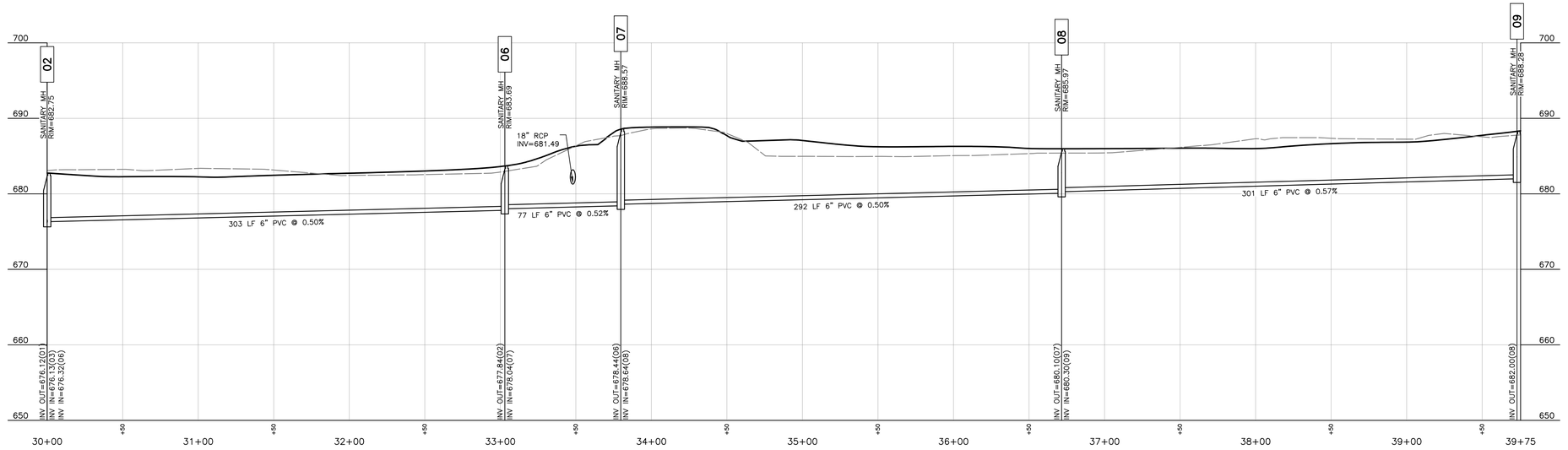
| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| APPROVED BY: | *SEC |

DRAWING NO.:
**C5.1B**



J:\320-003\320-303\1-0400\Dwg\CVSD Site Plan Submittal\(320303-CVSD-C5.0.dwg)[C5.1B] LS(7/7/2022 - distorted) - LP: 7/7/2022 3:16 PM




## CENTRAL PRIVATE SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

HORIZONTAL:
SCALE IN FEET
0 40 80

VERTICAL:
SCALE IN FEET
0 8 16

## LEGEND

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*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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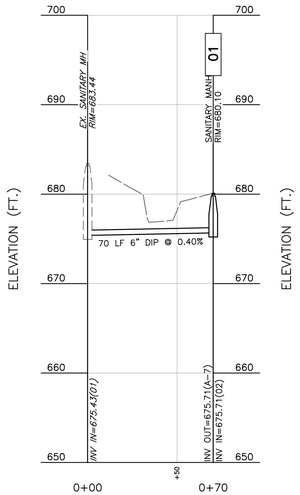

# THE CLEAR BLUE COMPANY
# WOOD DUCK COURT PUD SUBDIVISION
# SITE PLAN, REVISION 1 (WALKER PLACE)
# 1000 - 8000 WOOD DUCK COURT
# FRANKLIN, WILLIAMSON COUNTY, TN

SITE UTILITY PLAN & PROFILES

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 320-303 |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

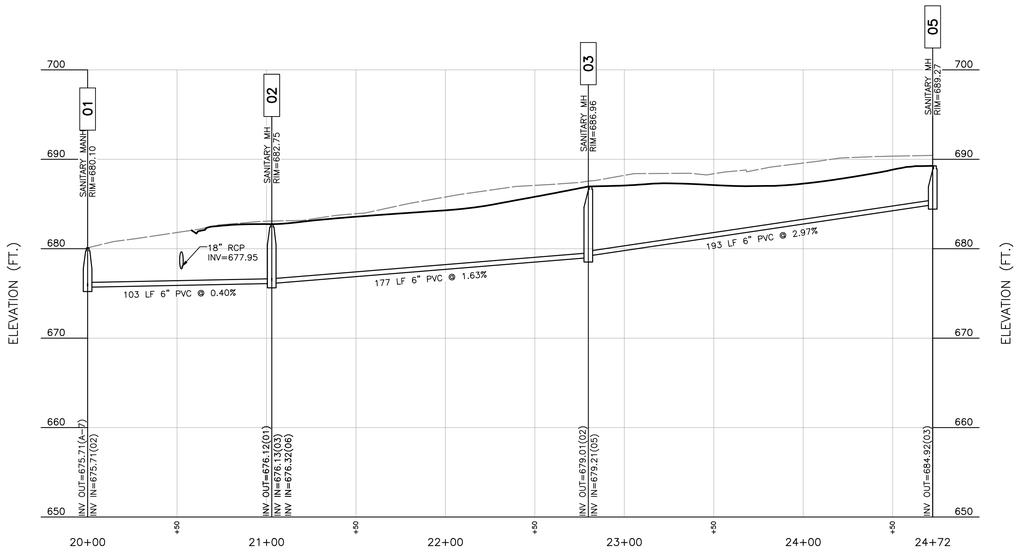
DRAWING NO.:
C5.2A

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## WEST PUBLIC SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

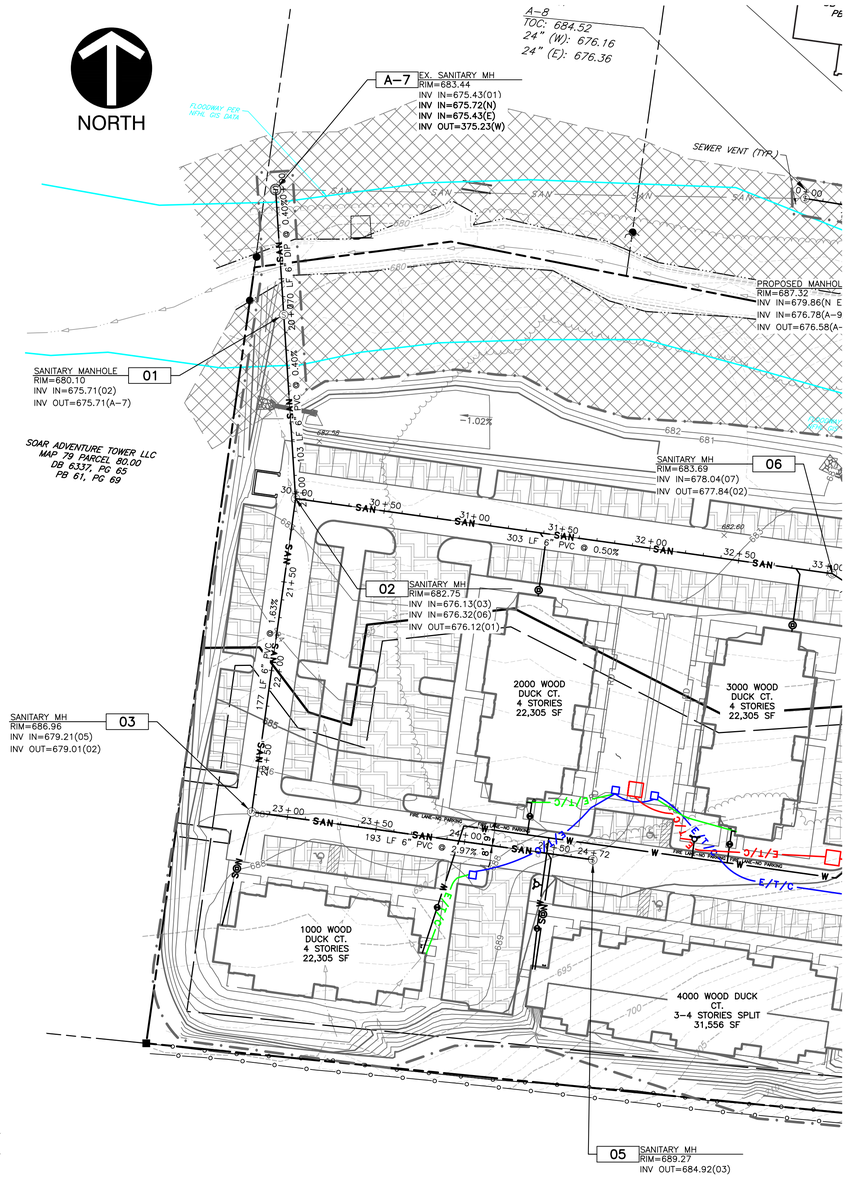



## WEST PRIVATE SEWER PROFILE

SCALE H:1"=40'; V:1"=8'

HORIZONTAL:
SCALE IN FEET
0 40 80

VERTICAL:
SCALE IN FEET
0 8 16




## LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING HILLSHADE OVERLAY DISTRICT
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED NATURE TRAIL
- SAN PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- E/T/C PROPOSED ELECTRIC
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| FACILITY TYPE: | APARTMENT COMPLEX |
| UNIT FLOW IN GPD: | 250 – 300 |
| TOTAL FLOW IN GPD: | 64,750 |
| STATIC PRESSURE OF NEAREST FIRE HYDRANT | 130 PSI |
| DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: | 106 PSI |
| TEST DATE: | 6/21/2019 |
| CONDUCTED BY: | VICTOR MURPHEY, CENTURY FIRE PROTECTION |

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| REVISION RECORD | | |
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| NO | DATE | DESCRIPTION |


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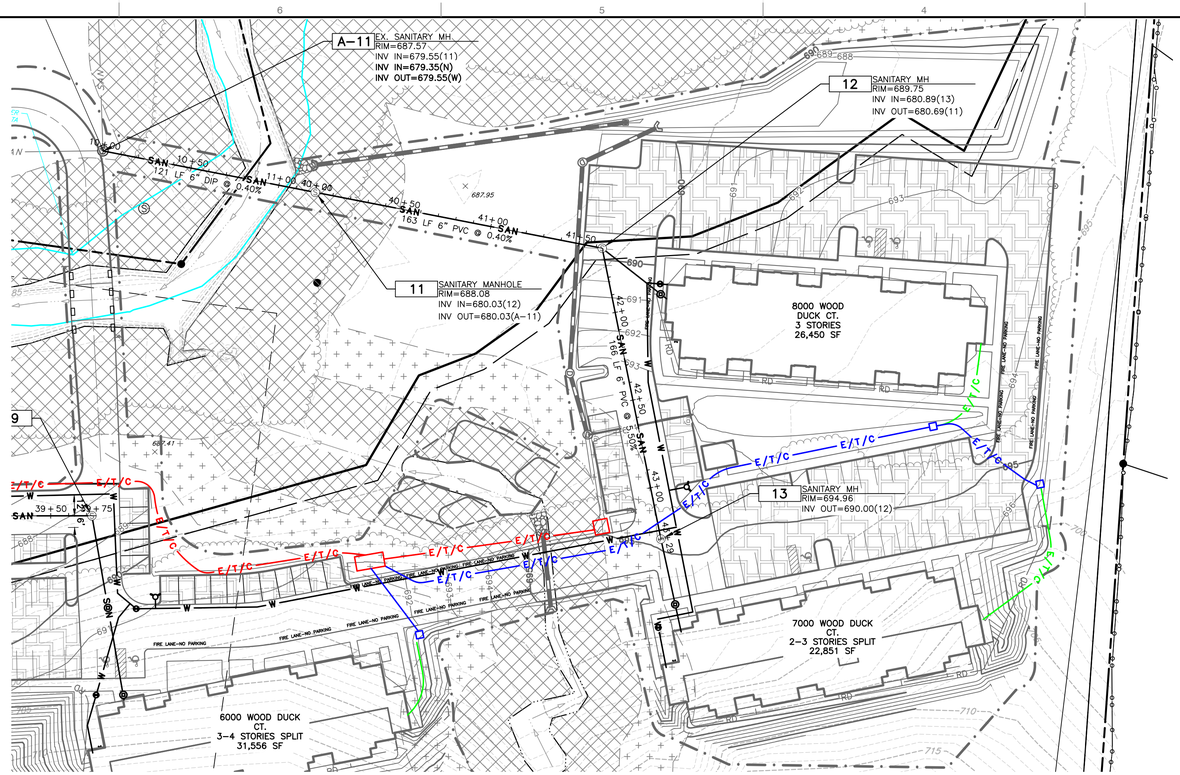
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| DRAWN BY: | AAS |
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DRAWING NO.:
**C5.2B**



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NORTH

SCALE IN FEET
0 40 80

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- EXISTING PROPERTY LINE
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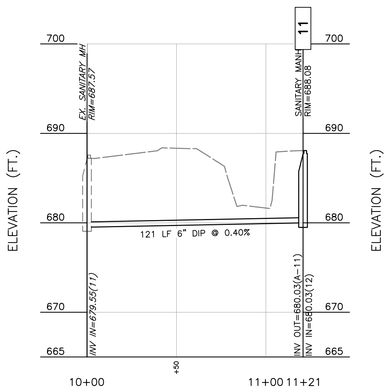
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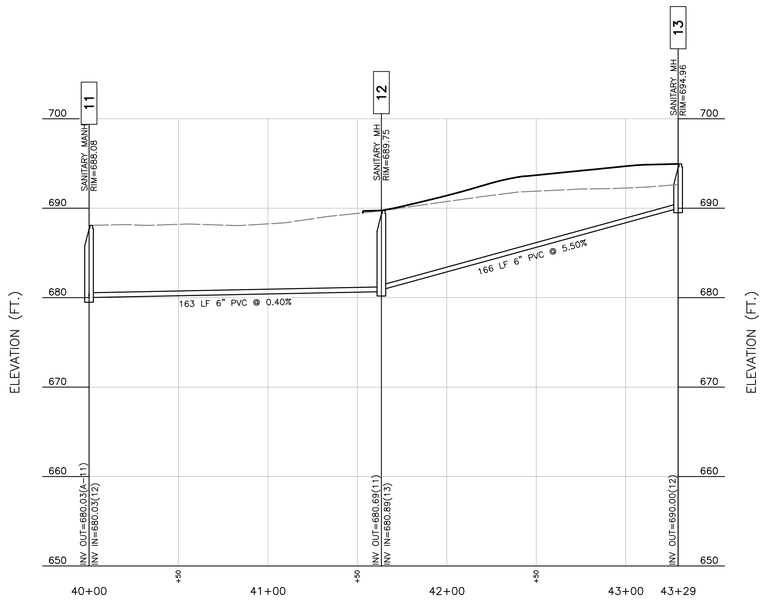
TEST DATE: 6/21/2019
CONDUCTED BY: VICTOR MURPHEY, CENTURY FIRE PROTECTION

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**EAST PUBLIC SEWER PROFILE**
SCALE H:1"=40'; V:1"=8'




**EAST PRIVATE SEWER PROFILE**
SCALE H:1"=40'; V:1"=8'

VERTICAL:
SCALE IN FEET
0 8 16

HORIZONTAL:
SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107413
STATE OF TENNESSEE

7/7/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|


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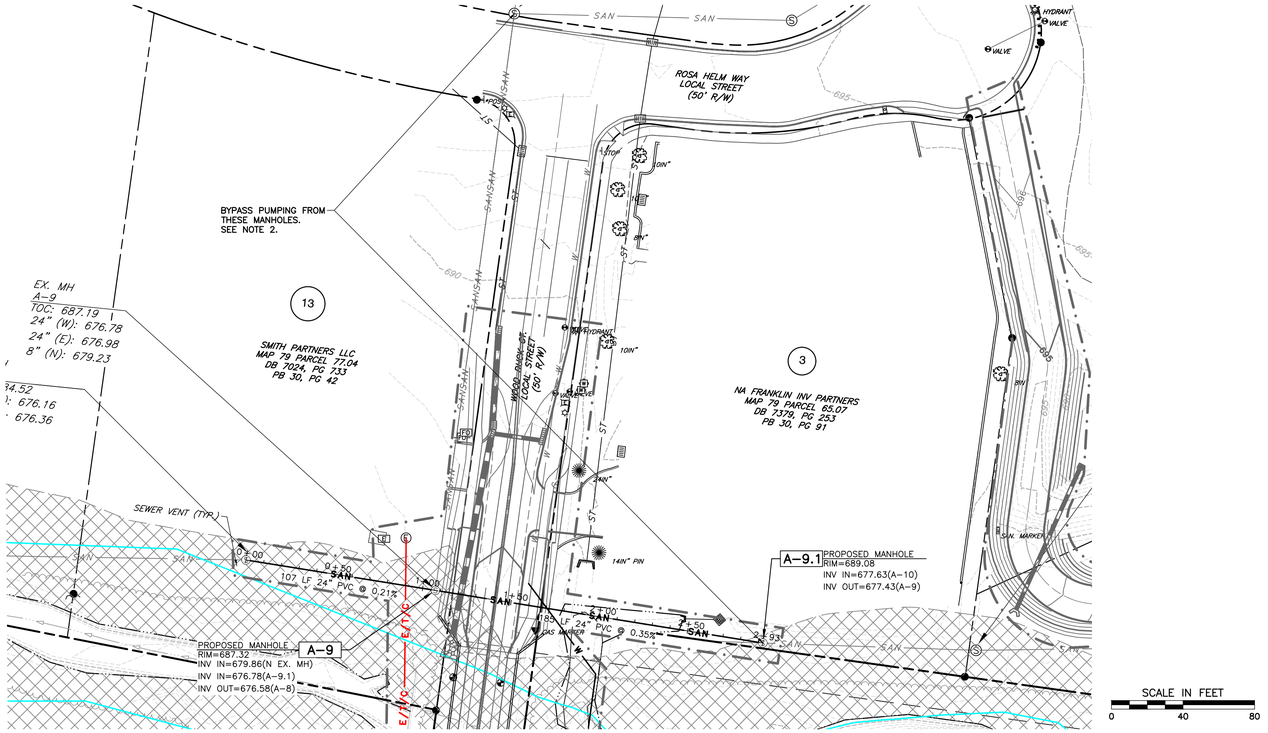
SITE UTILITY PLAN & PROFILES

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| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| APPROVED BY: | *SEC |

DRAWING NO.:
C5.2C


J:\320-003\320-3031-C400\Dwg\C452 Site Plan Submittal\B3027-C452-C5.0.dwg[C5.2C] LS(7/7/2022 - dbakke) - LP: 7/7/2022 3:18 PM

NORTH




## LEGEND

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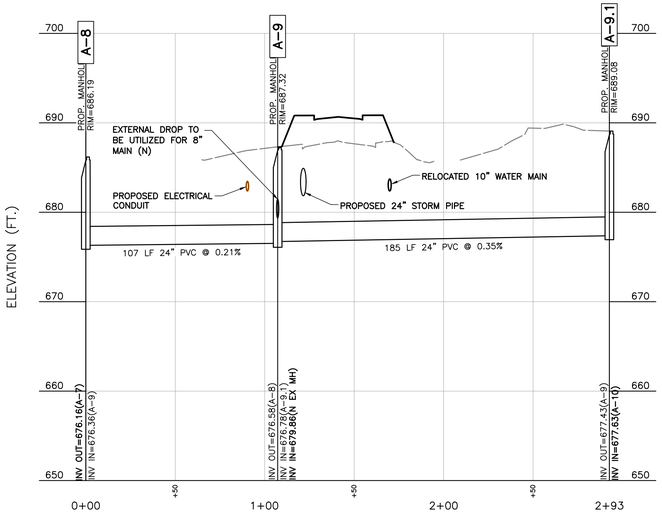
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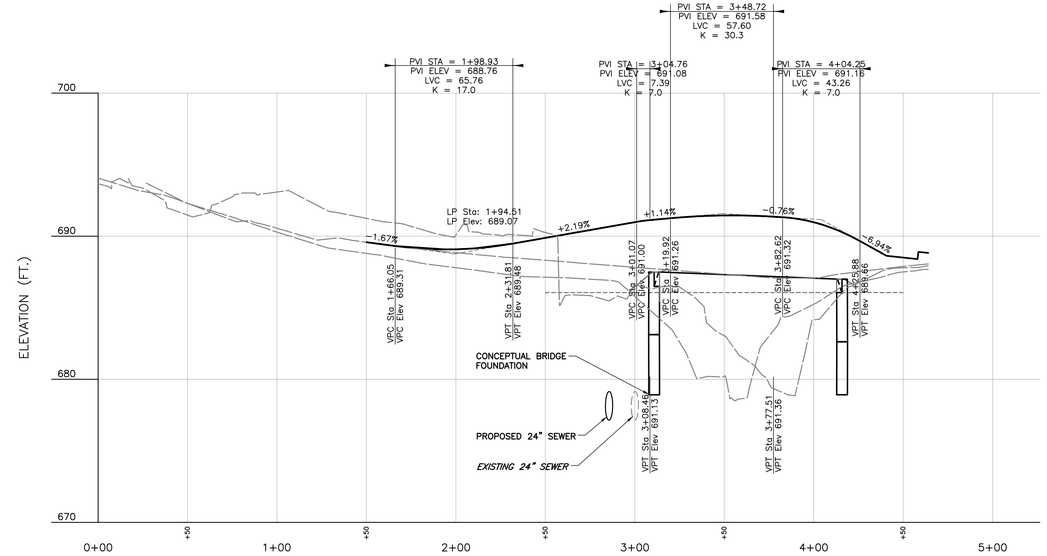
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### WATSON BRANCH SEWER REALIGNMENT PROFILE

SCALE H:1"=40'; V:1"=8'




### WOOD DUCK COURT PROFILE

SCALE H:1"=60'; V:1"=8'

NOTES:
1. SLOPES UPSTREAM AND DOWNSTREAM OF THE PROPOSED SEWER REALIGNMENT SHALL BE CHECKED TO ENSURE THERE IS ENOUGH AVAILABLE FALL TO MAINTAIN MINIMUM SLOPE.
2. BYPASS PUMPING SHALL BE UTILIZED DURING CONSTRUCTION FROM MANHOLES A-10 AND THE EXISTING MANHOLE NORTH OF THE INTERSECTION OF ROSA HELM WAY AND WOOD DUCK COURT.

VERTICAL: SCALE IN FEET 0 8 16
HORIZONTAL: SCALE IN FEET 0 40 80

VERTICAL: SCALE IN FEET 0 8 16
HORIZONTAL: SCALE IN FEET 0 60 120

*HAND SIGNATURE ON FILE

STEVEN E. CASEY
PROFESSIONAL ENGINEER
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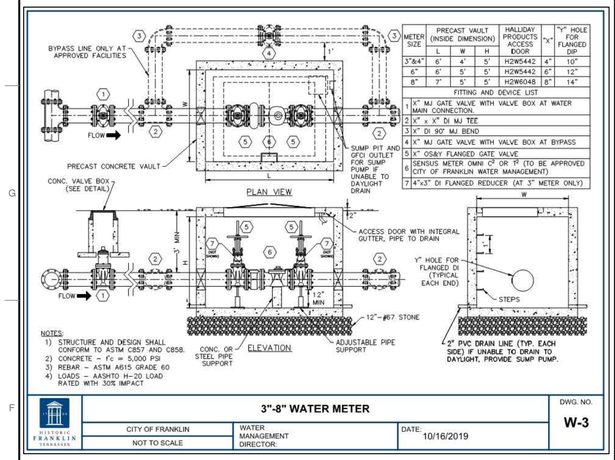
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| APPROVED BY: | *SEC |

DRAWING NO.: C5.2D



A:\320-0001\320-303\~CADD\Dwg\C052 Site Plan Submittal (8302T-CVSD-C5.0.dwg(C5.2D) (5/17/2022 - dstokes) - LP, 7/7/2022 3:18 PM




| METER SIZE | PRECAST VAULT (INSIDE DIMENSION) L | W | H | HALLIDAY PRODUCTS ACCESS DOOR | "X" | "Y" HOLE FOR FLANGED DIP |
|---|---|---|---|---|---|---|
| 3"&4" | 6' | 4' | 5' | H2W5442 | 4" | 10" |
| 6" | 6' | 5' | 5' | H2W5442 | 6" | 12" |
| 8" | 7' | 5' | 5' | H2W6048 | 8" | 14" |

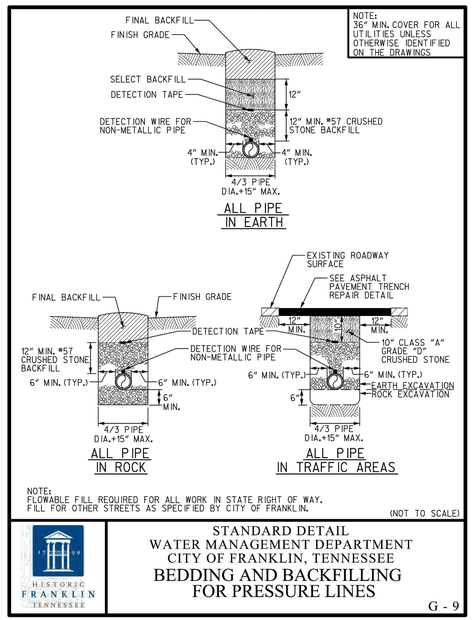
FITTING AND DEVICE LIST

| | |
|---|---|
| 1 | X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION. |
| 2 | X" x X" DI MJ TEE |
| 3 | X" DI 90° MJ BEND |
| 4 | X" MJ GATE VALVE WITH VALVE BOX AT BYPASS |
| 5 | X" OS&Y FLANGED GATE VALVE |
| 6 | SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT) |
| 7 | 4"x3" DI FLANGED REDUCER (AT 3" METER ONLY) |

3"-8" WATER METER — DWG. NO. W-3

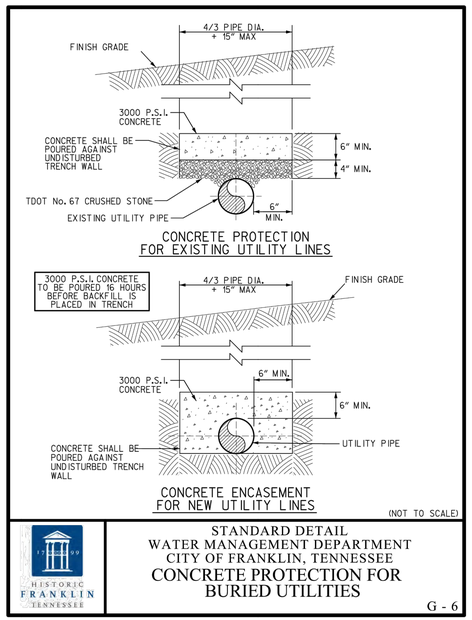
CITY OF FRANKLIN — NOT TO SCALE — WATER MANAGEMENT DIRECTOR: — DATE: 10/16/2019

**DETAIL 500**
**WATER METER ASSEMBLY**
N.T.S.



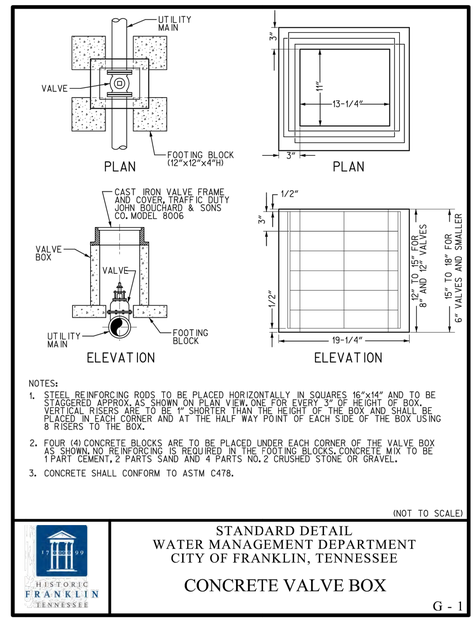

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR PRESSURE LINES
G - 9

**DETAIL 501**
**PIPE BEDDING FOR PRESSURE LINES**
N.T.S.



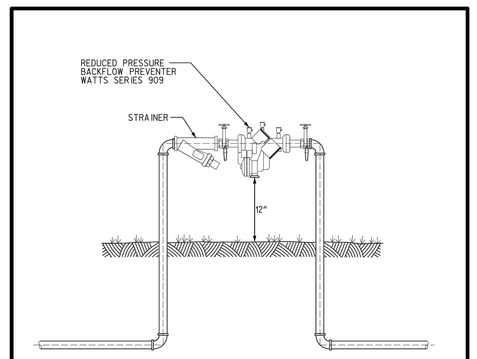

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE PROTECTION FOR BURIED UTILITIES
G - 6

**DETAIL 502**
**CONCRETE PROTECTION FOR BURIED UTILITIES**
N.T.S.



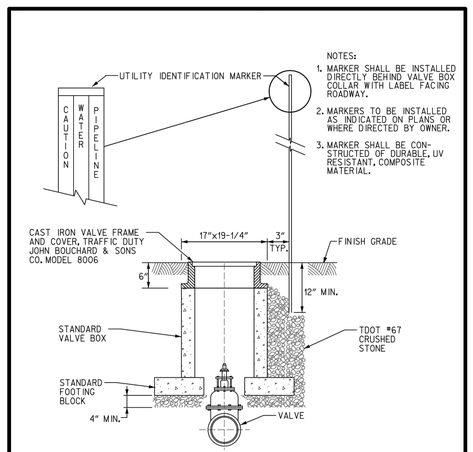

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE VALVE BOX
G - 1

**DETAIL 503**
**CONCRETE VALVE BOX**
N.T.S.



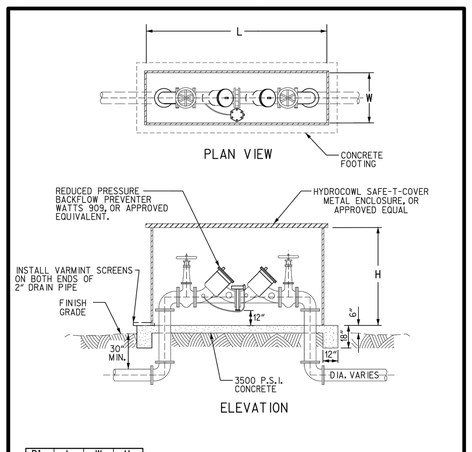

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4" AND 1" IRRIGATION LINES
W - 3

**DETAIL 504**
**BACKFLOW PREVENTER FOR IRRIGATION**
N.T.S.




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING
W - 1

**DETAIL 505**
**WATER VALVE BOX**
N.T.S.

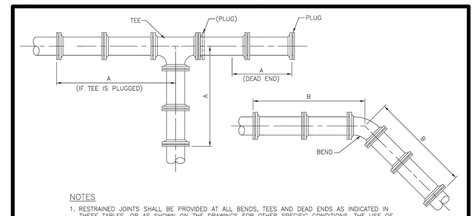



| Dia. (In) | L (In) | W (In) | H (In) |
|---|---|---|---|
| 4 | 86 | 26 | 44 |
| 6 | 100 | 36 | 56 |
| 8 | 120 | 38 | 56 |

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 4" TO 8" LINES (ABOVE GROUND)
W - 4

**DETAIL 506**
**REDUCED BACKFLOW PREVENTER FOR WATER LINES**
N.T.S.




LENGTH OF PIPE TO BE RESTRAINED FOR DIP (FEET)

| SIZE | A DEAD END | A TEE & PLUG | B 90° BEND | B 45° BEND | B 22 1/2° BEND | B 11 1/4° BEND |
|---|---|---|---|---|---|---|
| 4" | 27 | 27 | 15 | 7 | 3 | 2 |
| 6" | 38 | 38 | 21 | 9 | 5 | 3 |
| 8" | 49 | 49 | 27 | 12 | 6 | 3 |
| 10" | 59 | 59 | 33 | 14 | 7 | 4 |
| 12" | 69 | 69 | 38 | 16 | 8 | 4 |
| 14" | 79 | 79 | 43 | 18 | 9 | 5 |
| 16" | 89 | 89 | 48 | 20 | 10 | 5 |
| 20" | 107 | 107 | 58 | 24 | 12 | 6 |
| 24" | 125 | 125 | 67 | 28 | 14 | 7 |
| >24" | SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS | | | | | |

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE: 200 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 2
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5
(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - DIP
G - 5

**DETAIL 507**
**RESTRAINED JOINTS**
N.T.S.

*HAND SIGNATURE ON FILE

STEVEN E. CAREY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 101413 — STATE OF TENNESSEE — 7/11/22

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|

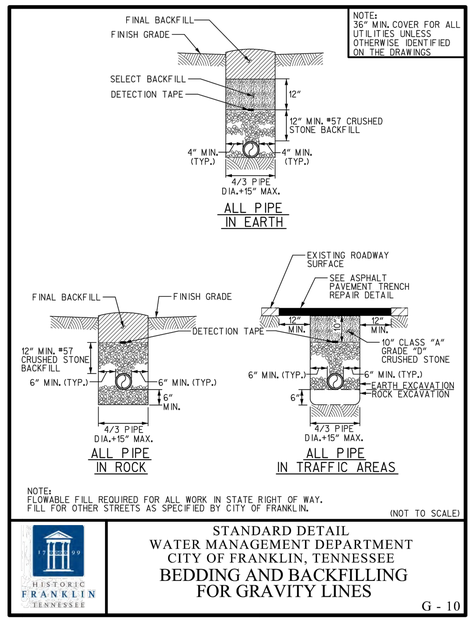

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com


THE CLEAR BLUE COMPANY
WOOD DUCK COURT PUD SUBDIVISION
SITE PLAN, REVISION 1 (WALKER PLACE)
1000 - 8000 WOOD DUCK COURT
FRANKLIN, WILLIAMSON COUNTY, TN

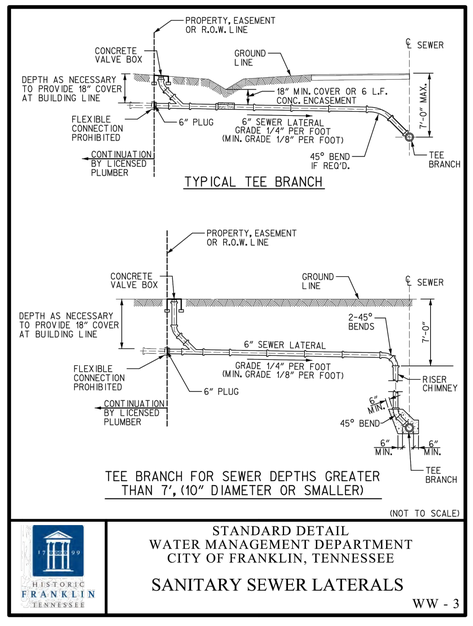
UTILITY DETAILS

| | |
|---|---|
| DATE: | JULY 2022 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO.: | |
| APPROVED BY: | |
| DRAWN BY: | AAS |
| CHECKED BY: | JJC |
| | 320-303 |
| | *SEC |

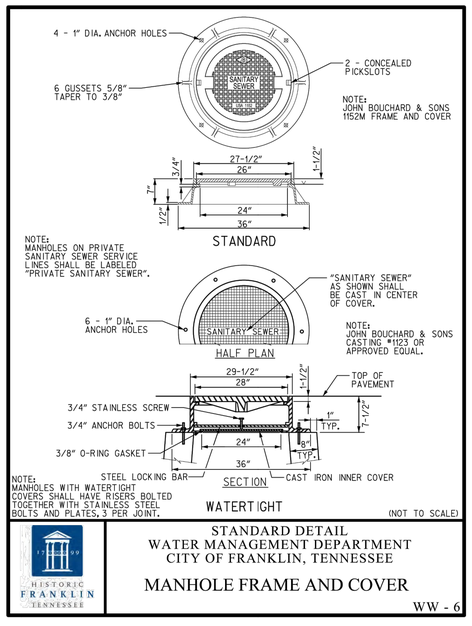
DRAWING NO.: C5.3



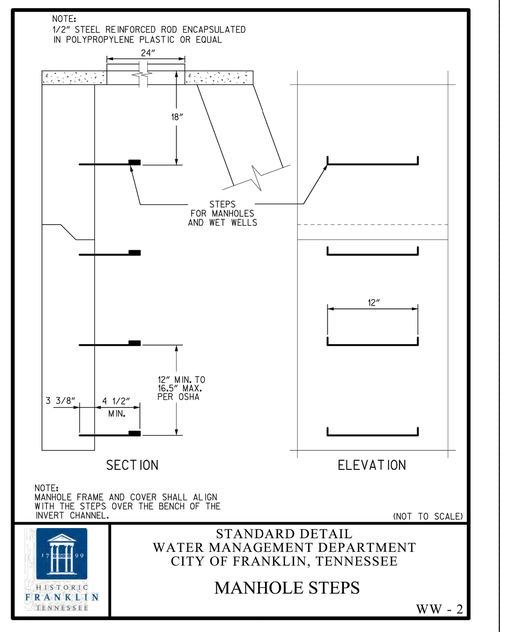

**DETAIL 510**
**PIPE BEDDING FOR GRAVITY LINES**
N.T.S.



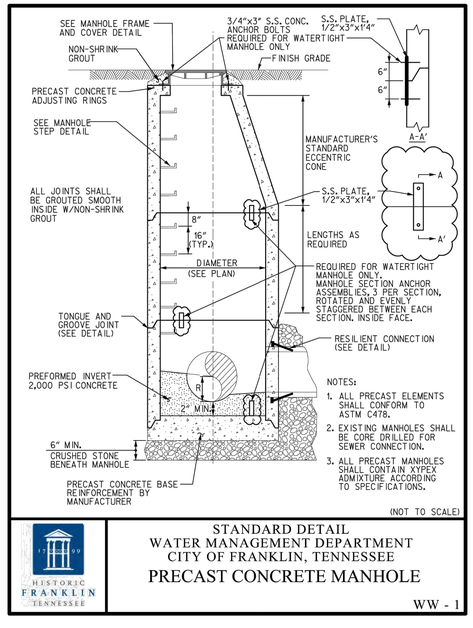

**DETAIL 511**
**SANITARY SEWER LATERALS**
N.T.S.



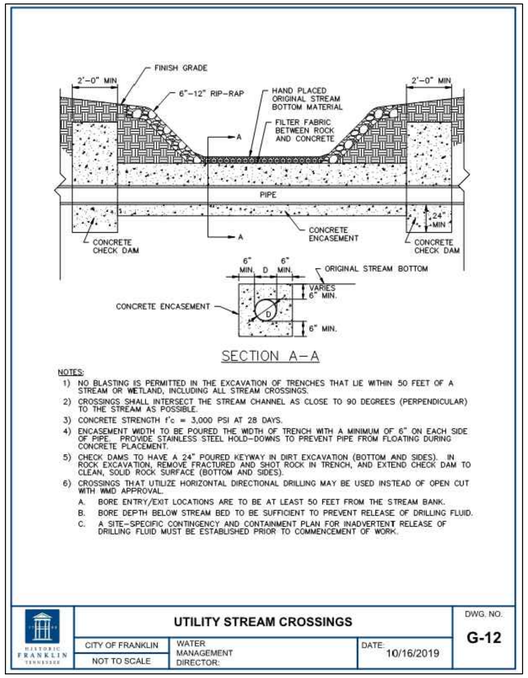

**DETAIL 512**
**MANHOLE FRAME AND COVER**
N.T.S.




**DETAIL 513**
**MANHOLE STEPS**
N.T.S.




**DETAIL 514**
**SEWER MANHOLE**
N.T.S.




**DETAIL 515**
**UTILITY STREAM CROSSING**
N.T.S.

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |


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


**THE CLEAR BLUE COMPANY**
**WOOD DUCK COURT PUD SUBDIVISION**
**SITE PLAN, REVISION 1 (WALKER PLACE)**
**1000 - 8000 WOOD DUCK COURT**
**FRANKLIN, WILLIAMSON COUNTY, TN**

**UTILITY DETAILS**

| | | | |
|---|---|---|---|
| DATE: | JULY 2022 | DRAWN BY: | AAS |
| DWG SCALE: | AS SHOWN | CHECKED BY: | JJC |
| PROJECT NO: | | | 320-303 |
| APPROVED BY: | | | *SEC |

*HAND SIGNATURE ON FILE

STEVEN E. CASEY — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 107413 — STATE OF TENNESSEE

DRAWING NO.:
**C5.4**


P:\320-0001\320-303\-CADD\Dwg\C052 Site Plan Submittal (8302)-C052-C5.0.dwg[C5.4] | LC(7/7/2022 - datawa) - LP: 7/7/2022 3:18 PM

# 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: | 3-4 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) |

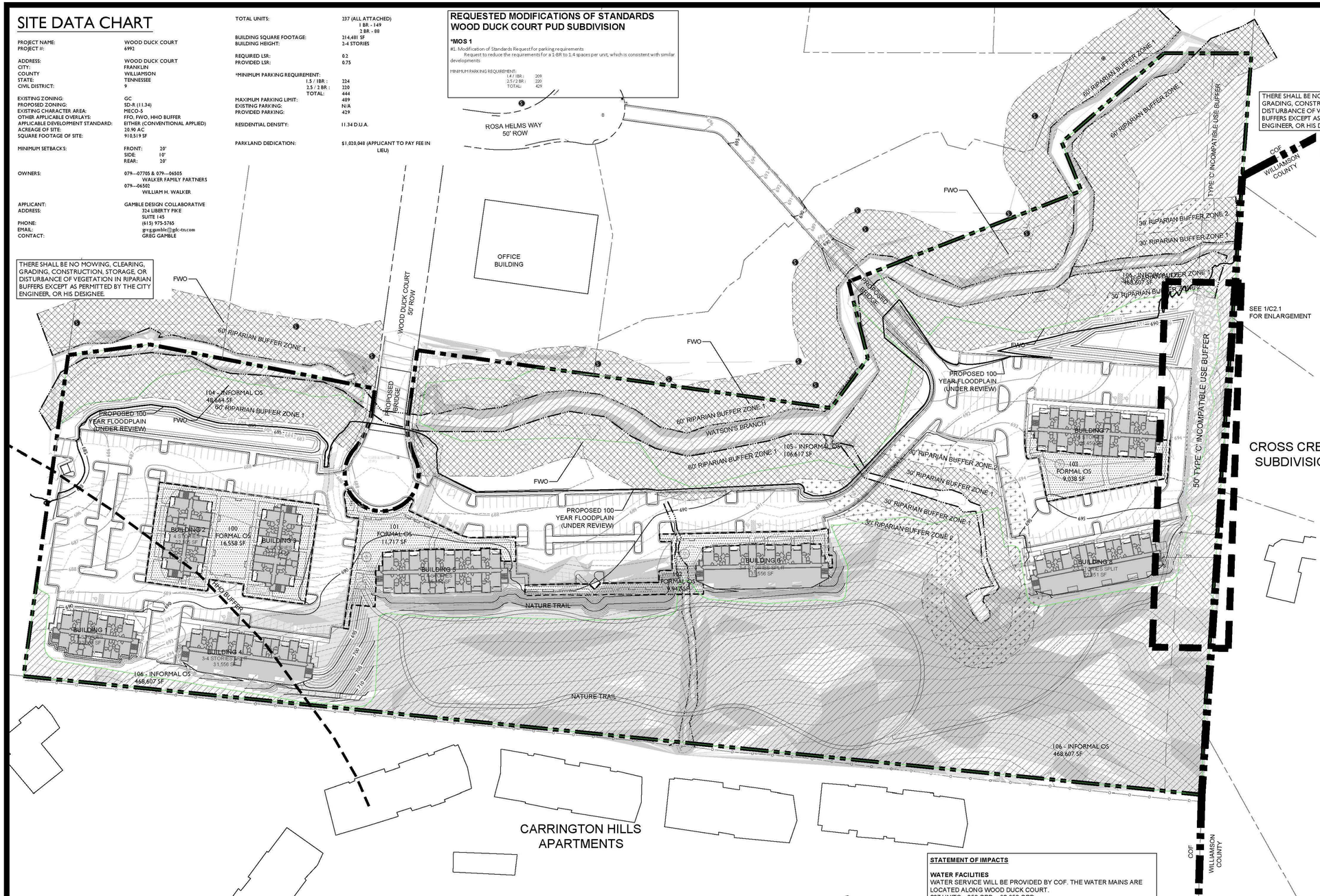
## REQUESTED MODIFICATIONS OF STANDARDS
## WOOD DUCK COURT PUD SUBDIVISION

***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 |




## KEY

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

N

0 60 120 180

## 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 = 47,355 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)

| EXISTING TREE CANOPY | PRESERVED TREE CANOPY |
|---|---|
| 637,972 SF (14.65 AC) | 454,867 SF (10.44 AC) |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 637,972 SF; 14.65 AC (70% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 36% (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


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


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

JEFFREY A. ROBANK
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 000328
7-6-22

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 6992


# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

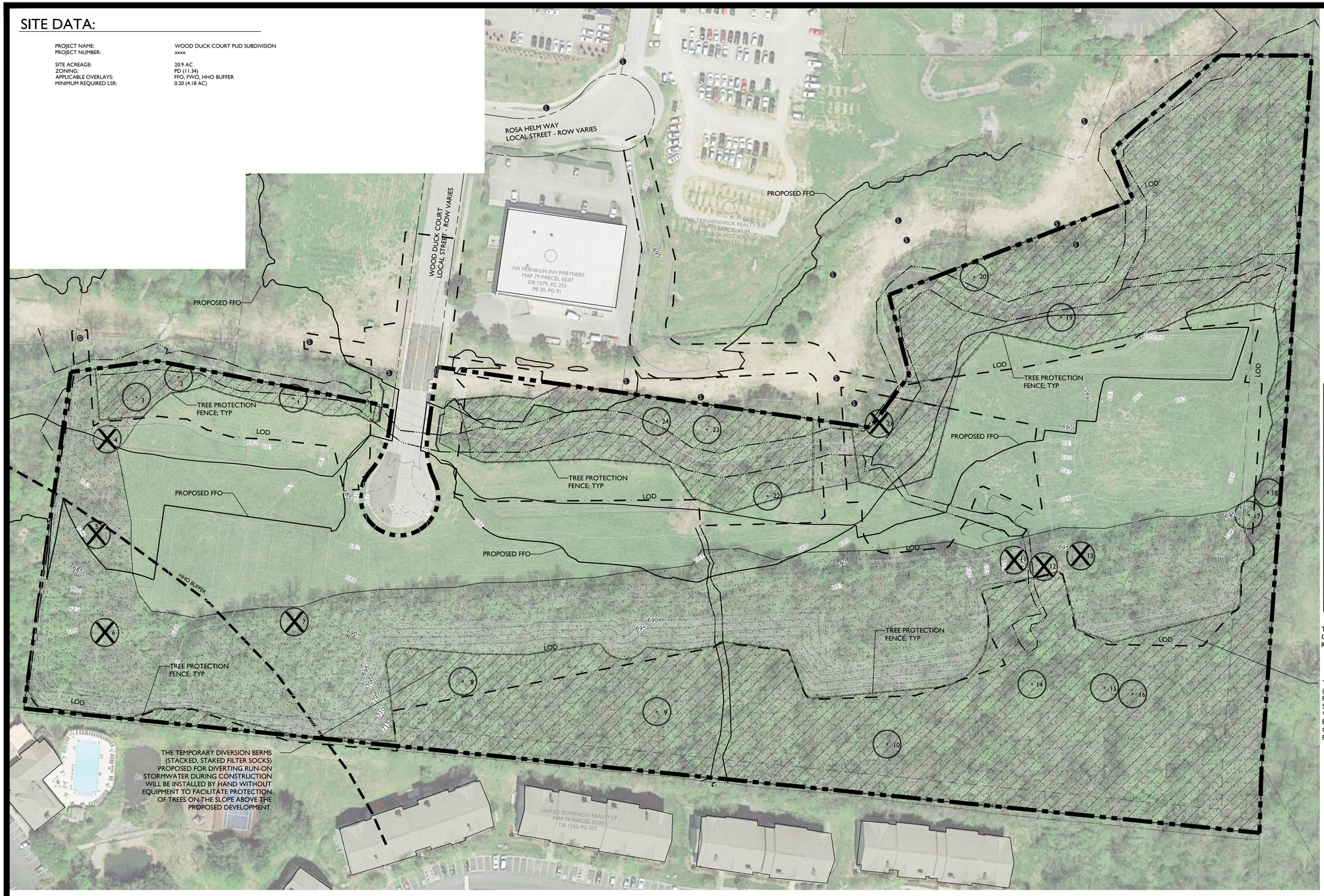

JEFFREY SCOTT JONES
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE No. 328
7-6-22

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF 7887

## SITE DATA:

| | |
|---|---|
| PROJECT NAME: | WOOD DUCK COURT PUD SUBDIVISION |
| PROJECT NUMBER: | xxxx |
| SITE ACREAGE: | 20.9 AC. |
| ZONING: | PD (11.34) |
| APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| MINIMUM REQUIRED LSR: | 0.20 (4.18 AC) |




SPECIMEN TREES

| Tree # | Size | Species | Removed | Retained |
|---|---|---|---|---|
| 1 | 24" | OAK | | X |
| 2 | 33" | HACKBERRY | | X |
| 3 | 26" | OAK | | X |
| 4 | 38" | OSAGE ORANGE | X | |
| 5 | 31" | OSAGE ORANGE | X | |
| 6 | 30" | OSAGE ORANGE | X | |
| 7 | 38" | OSAGE ORANGE | X | |
| 8 | 30" | OSAGE ORANGE | | X |
| 9 | 24" | OAK | | X |
| 10 | 26" | OAK | | X |
| 11 | 45" | SYCAMORE | X | |
| 12 | 24" | OSAGE ORANGE | X | |
| 13 | 24" | HACKBERRY | X | |
| 14 | 24" | OAK | | X |
| 15 | 30" | OAK | | X |
| 16 | 26" | ASH | | X |
| 17 | 24" | HACKBERRY | | X |
| 18 | 72" | OSAGE ORANGE | | X |
| 19 | 45" | ASH | | X |
| 20 | 30" | WALNUT | | X |
| 21 | 24" | OAK | X | |
| 22 | 30" | OAK | | X |
| 23 | 30" | OSAGE ORANGE | | X |
| 24 | 33" | ASH | | X |

TOTAL SPECIMEN INCHES: 761"
GOOD SPECIMEN INCHES REMOVED: 254"
REQUIRED REPLACEMENT: 508"

THE TEMPORARY DIVERSION BERMS (STACKED, STAKED FILTER SOCKS) PROPOSED FOR DIVERTING RUN-ON STORMWATER DURING CONSTRUCTION WILL BE INSTALLED BY HAND WITHOUT EQUIPMENT TO FACILITATE PROTECTION OF TREES ON THE SLOPE ABOVE THE PROPOSED DEVELOPMENT.

## TREE CANOPY AREAS:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 14.65 ACRES WHICH IS 70% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| | 637,972 SF | 248,821 SF | 398,636 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
637,972 SF
70% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
18% OF TOTAL CANOPY
114,835 SF
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
398,636 SF

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- SPECIMEN TREE
- SPECIMEN TREE REMOVED

TREE PROTECTION NOTES:

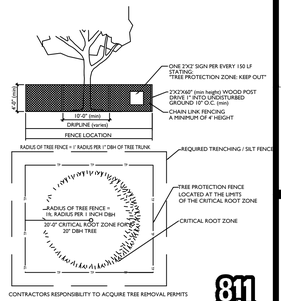
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.




TREE PROTECTION FENCING DETAIL NTS

811 Know what's below. Call before you dig

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date

TREE PRESERVATION

SHEET
LI.0

COF 7887

# SITE DATA:

| | |
|---|---|
| PROJECT NAME: | WOOD DUCK COURT PUD SUBDIVISION |
| PROJECT NUMBER: | 7887 |
| SITE ACREAGE: | 20.9 AC |
| ZONING: | PD (11.34) |
| APPLICABLE OVERLAYS: | FFO, FWO, HHO BUFFER |
| MINIMUM REQUIRED LSA: | 4.18 AC (20%) |

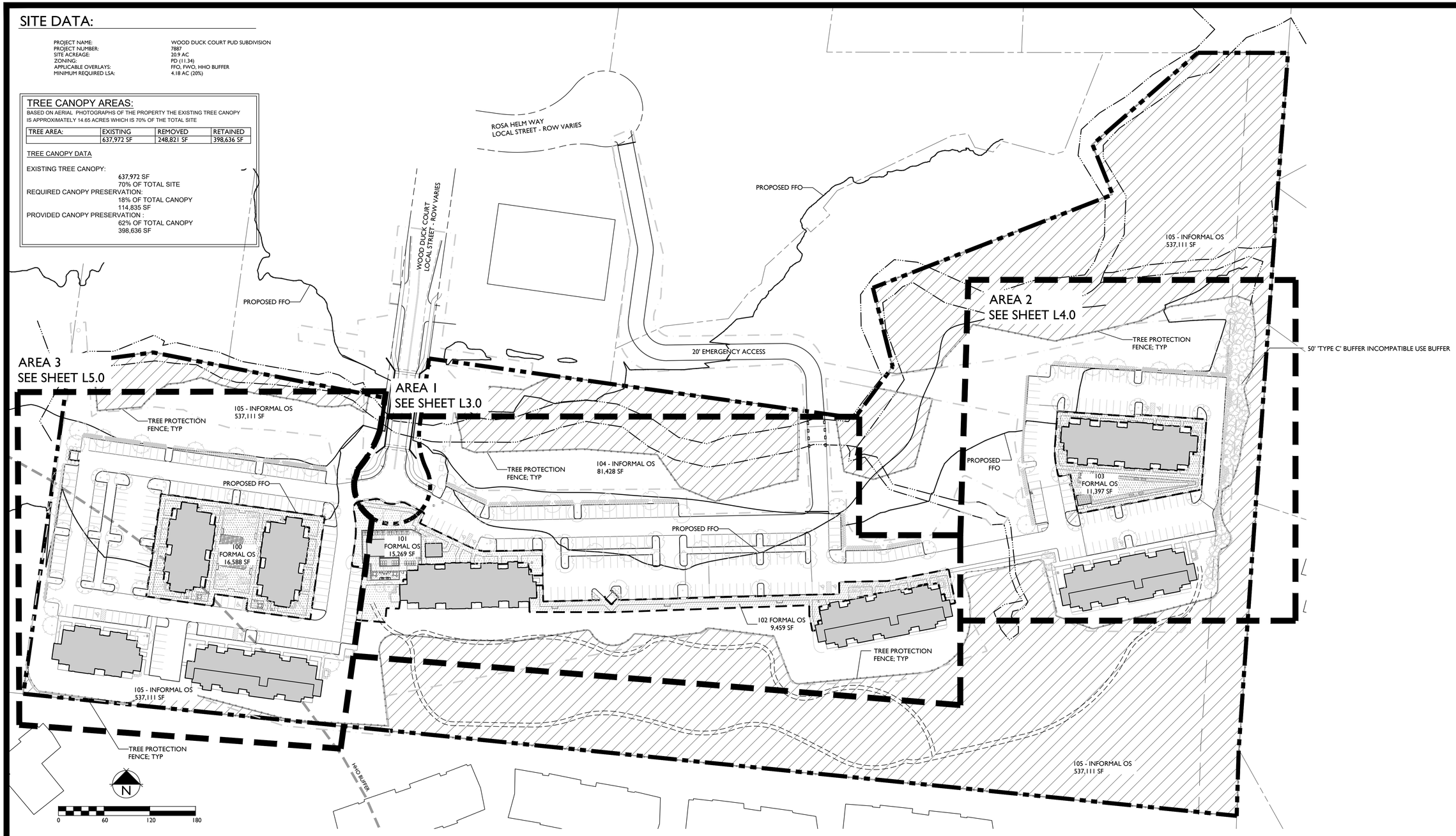
## TREE CANOPY AREAS:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 14.65 ACRES WHICH IS 70% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| | 637,972 SF | 248,821 SF | 398,636 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
637,972 SF
70% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
18% OF TOTAL CANOPY
114,835 SF
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
398,636 SF




| LANDSCAPE REQUIREMENTS (ACI) | | |
|---|---|---|
| SITE AREA = 20.9AC<br>REQUIRED LSA =4.18 AC<br>*DBH OF PRESERVED TREES = 507" | CANOPY (82" PER AC) = 343"<br>UNDERSTORY (21" PER AC) = 88"<br>SHRUBS (96 PER AC) = 402 | QUANTITY PROVIDED |
| | AMOUNT | INCHES PROVIDED / CALIPER INCHES |
| **EXISTING TREES (1.25 X PRESERVED DBH CREDIT)*** | **507** | **634*** |
| 3" CALIPER CANOPY TREES: | | |
| AGGREGATE CANOPY CALIPER INCHES PROVIDED: | | 0* |
| AGGREGATE CANOPY CALIPER INCHES REQUIRED: | | 343 |
| 2" CALIPER UNDERSTORY TREES: | - | - |
| AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED: | | 0* |
| AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED: | | 88 |
| MINIMUM 18" HEIGHT SHRUBS: | - | |
| MINIMUM 30" HEIGHT SHRUBS: | - | |
| TOTAL SHRUBS PROVIDED: | 1,016 | |
| TOTAL SHRUBS REQUIRED: | 402 | |

*NOTE: ACI REQUIRMENTS ARE MET BY THE CREDIT FROM TREES IN TREE SAVE AREA PER ZO 5.4.4.A.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 254"
REPLACEMENT IN. REQUIRED: 508"

| | QUANTITY PROVIDED | CALIPER INCH CONVERSION |
|---|---|---|
| 3" CALIPER CANOPY TREES | 118 | 354" |
| 2" CALIPER UNDERSTORY TREES | 77 | 154" |
| 1" CALIPER NATIVE MIX TREES | | |
| TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED: | | 508" |
| SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE): | | 508" |
| REPLACEMENT CALIPER INCH SURPLUS/STORAGE: | | 0" |

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15% (34% FORMAL, 66% INFORMAL)

TOTAL SITE AREA: 20.9 AC
OPEN SPACE REQUIRED: 3.14 AC
OPEN SPACE PROVIDED: 15.35 AC

| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE |
|---|---|---|---|
| 100 | FORMAL | COURTYARD | 0.38 AC |
| 101 | FORMAL | PLAZA | 0.35 AC |
| 102 | FORMAL | PLAZA | 0.22 AC |
| 103 | FORMAL | PLAZA | 0.26 AC |
| 104 | INFORMAL | NATURAL AREA | 1.87 AC |
| 105 | INFORMAL | NATURAL AREA | 12.33 AC |
| | | TOTAL PROVIDED: | 15.41 AC |

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

| Buffer/Screen Type: | Purpose: |
|---|---|
| Foundation Planting | Along primary facade |
| Perimeter Planting Strip | Screen VUAs and to create "modules" |
| Interior VUA Planting | Create VUA "modules" |
| Utility Box Screen from view | Screen Utility Boxes and Meters from view |
| HVAC Screen | Screen HVAC from view |
| Dumpster Screen | Screen dumpster from view |
| Incompatible Use Buffer | Buffer the adjacent less intensive use |
| Street Trees | |

KEY

PRESERVED TREE CANOPY

FORMAL OPEN SPACE

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

HOA


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

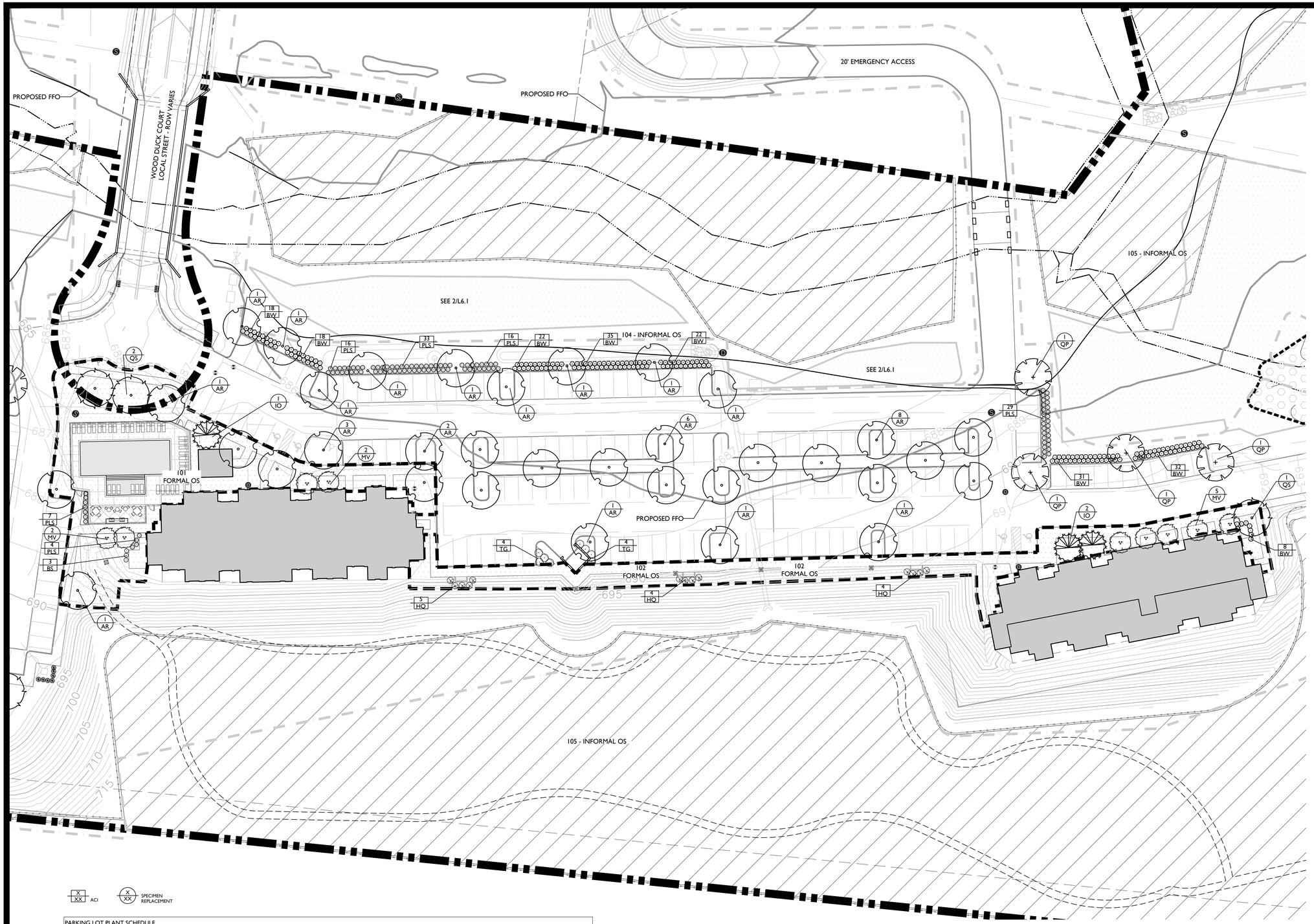
JEFFREY SCOTT GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE No. 1225
AGRICULTURE

Revision Date

OVERALL LANDSCAPE

SHEET
L2.0

COF 7887




X
XX ACI

X
XX SPECIMEN REPLACEMENT

PARKING LOT PLANT SCHEDULE

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| 36 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 2 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 5 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 3 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 9 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 3 | BS | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | | 30" | EVERGREEN | 42" O.C. | BALANCED |
| 186 | BW | BUXUS MICROPHYLLA 'WINTERGREEN' | WINTERGREEN BOXWOOD | | 30" | EVERGREEN | 36" O.C. | |
| 13 | HQ | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | | 30" | DECIDUOUS | 36" O.C. | |
| 105 | PLS | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' | SCHIP LAUREL | | 36" | EVERGREEN | 36" O.C. | |
| 8 | TG | THUJA OCCIDENTALIS 'EMERALD GREEN' | EMERALD GREEN ARBORVITAE | | 5'-6' | EVERGREEN | 36" O.C. | |

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

KEY

PRESERVED TREE CANOPY

N

0 30 60 90

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

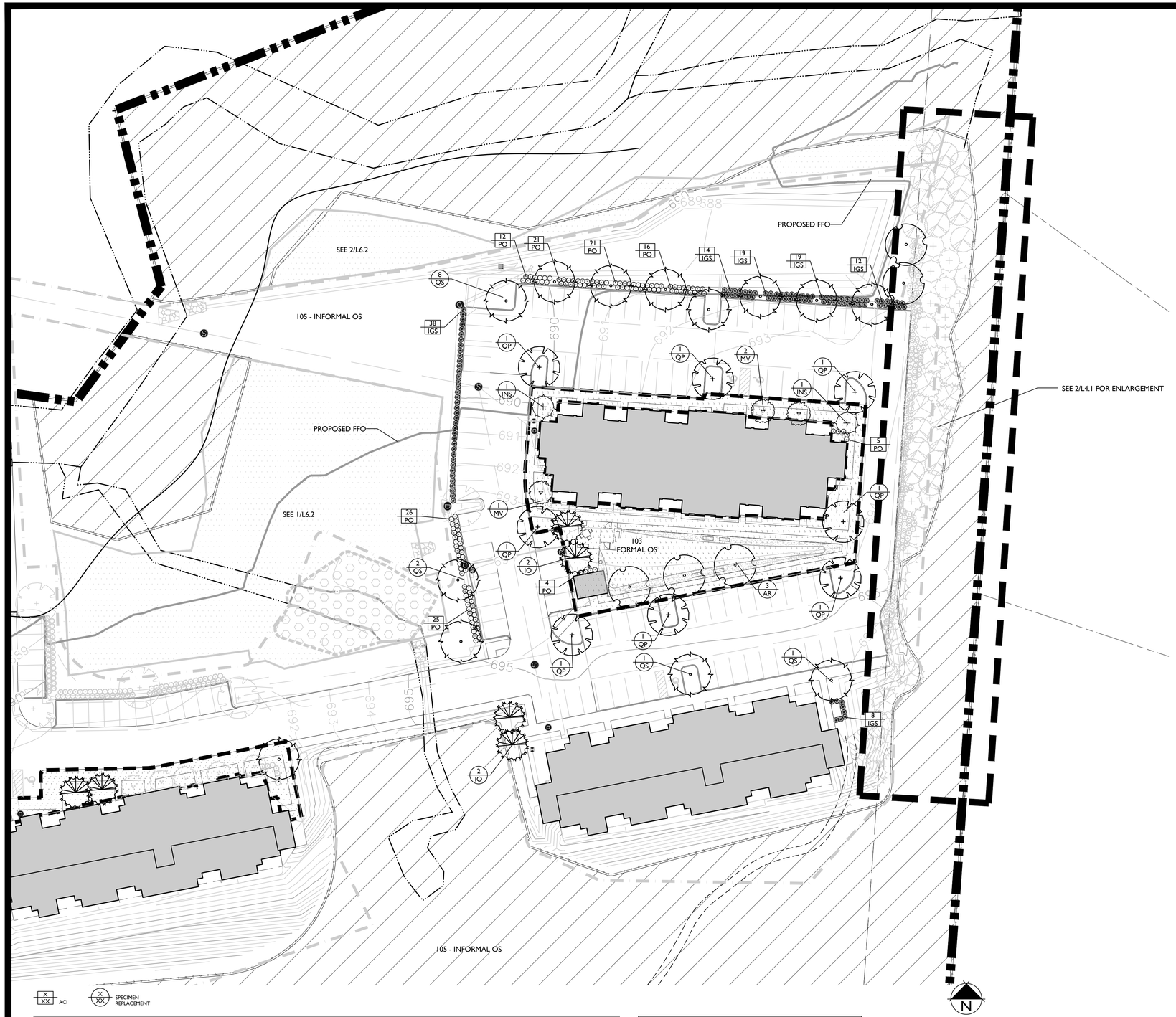
JEFFREY SCOTT GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1225

Revision Date

AREA 1
LANDSCAPE

SHEET
L3.0

COF 7887




| PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 4 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL, B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 5 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL, B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 7 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| 12 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 2 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 3 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 110 | IGS | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | | 30" | EVERGREEN | 36" O.C. | |
| 130 | PO | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | | 30" | EVERGREEN | 36"" O.C. | |

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

KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

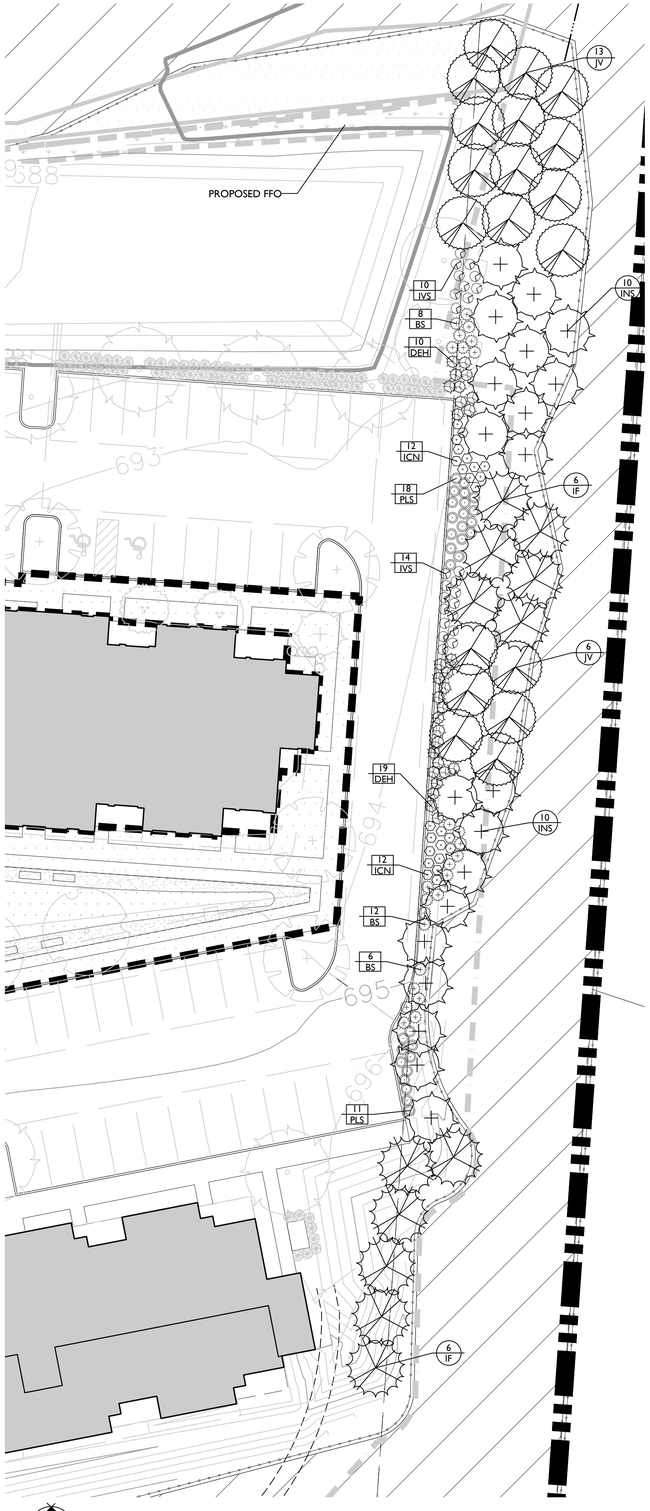
JEFFREY SCOTT SIMS
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1229

Revision Date

AREA 2
LANDSCAPE

SHEET
L4.0

COF 7887




X/XX ACI

X/XX SPECIMEN REPLACEMENT

| BUILDING AND PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| UNDERSTORY TREES | | | | | | | | |
| 12 | IF | ILEX X ATTENUATA 'FOSTERI' | FOSTER HOLLY | 2" CAL., B/B | 8'-10' | EVERGREEN | AS SHOWN | FULL |
| 20 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 19 | JV | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| SHRUBS | | | | | | | | |
| 26 | BS | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | | 30" | EVERGREEN | 42" O.C. | BALANCED |
| 29 | DEH | DISTYLIUM 'EMERALD HEIGHTS' | EMERALD HEIGHTS DISTYLIUM | | 30" | EVERGREEN | 42" O.C. | |
| 24 | ICN | ILEX CORNUTA 'NEEDLEPOINT' | NEEDLEPOINT HOLLY | | 30" | EVERGREEN | 42" O.C. | |
| 24 | IVS | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | | 30" | DECIDUOUS | 36" O.C. | |
| 29 | PLS | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' | SCHIP LAUREL | | 30" | EVERGREEN | 42" O.C. | |

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

KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

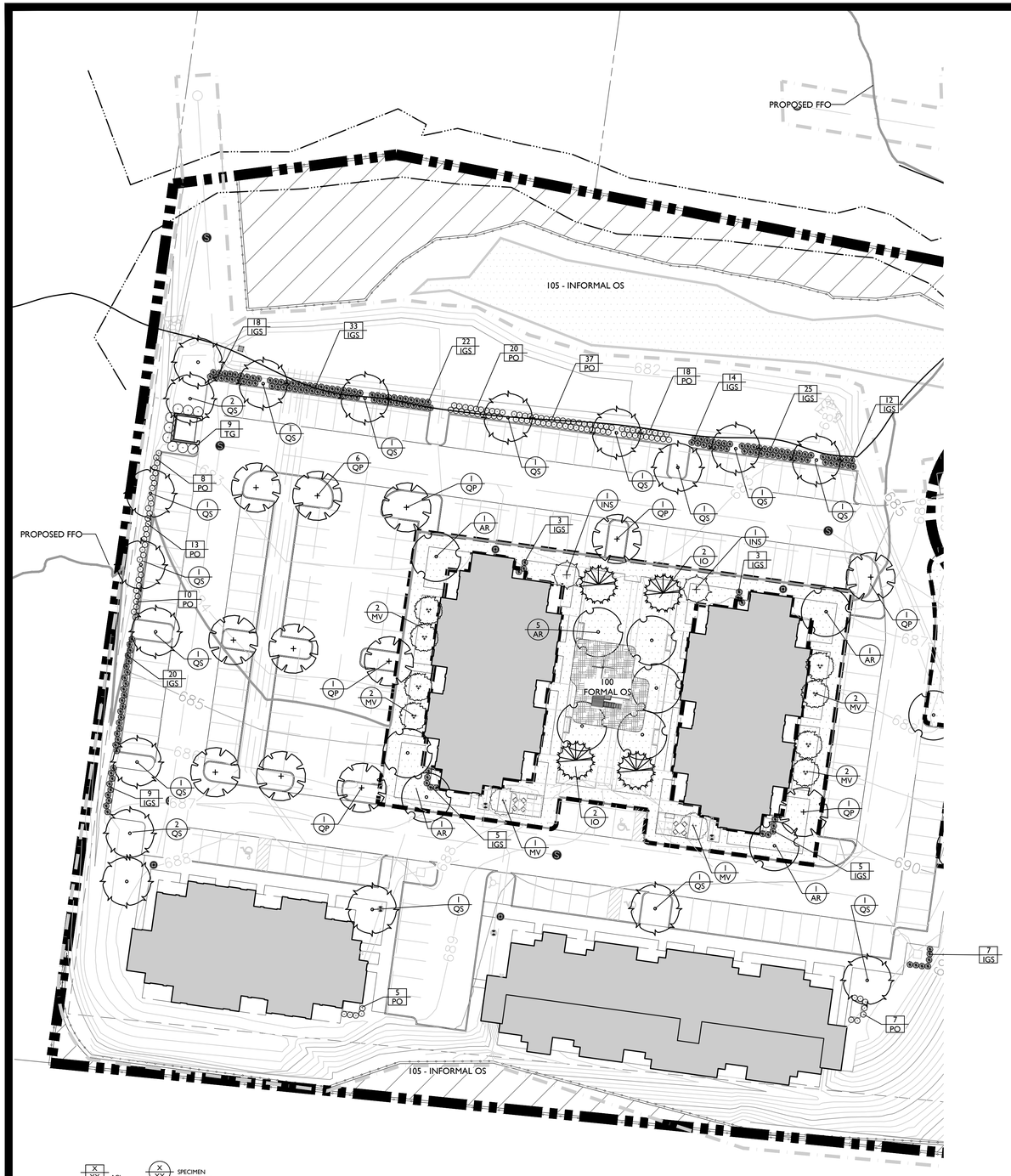
JEFFREY SCOTT BAKER — LANDSCAPE ARCHITECT — REG. NO. 1225

Revision Date

BUFFER LANDSCAPE

SHEET L4.1

COF XXXX
COF 7887

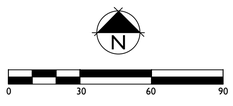



X / XX ACI

X / XX SPECIMEN REPLACEMENT

| PARKING LOT PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 8 | AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 3" CAL., B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 4 | IO | ILEX OPACA | AMERICAN HOLLY | 3" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 12 | QP | QUERCUS PHELLOS | WILLOW OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| 18 | QS | QUERCUS 'SHUMARDII' | SHUMARD OAK | 3" CAL B/B | 10'-12' | DECIDUOUS | AS SHOWN | FULL BRANCHING, CENTRAL LEADER |
| UNDERSTORY TREES | | | | | | | | |
| 2 | INS | ILEX X 'NELLY R. STEVENS' | NELLY R. STEVENS HOLLY | 2" CAL., B/B | 10'-12' | EVERGREEN | AS SHOWN | BALANCED |
| 10 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL., B/B | 6'-8' | DECIDUOUS | AS SHOWN | BALANCED CANOPY |
| SHRUBS | | | | | | | | |
| 176 | IGS | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | | 30" | EVERGREEN | 36" O.C. | |
| 118 | PO | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | | 30" | EVERGREEN | 36" O.C. | |
| 9 | TG | THUJA OCCIDENTALIS 'EMERALD GREEN' | EMERALD GREEN ARBORVITAE | | 5'-6' | EVERGREEN | 36" O.C. | |

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




KEY

PRESERVED TREE CANOPY

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY SCOTT JACKSON — AGRICOLA — REGISTERED — TENNESSEE No. 1301 — LANDSCAPE ARCHITECT

Revision Date

AREA 3 LANDSCAPE

SHEET

L5.0

COF 7887




KEY

- REFORESTATION / BUFFER MITIGATION AREA
- WETLAND ENHANCEMENT AREA
- PRESERVED TREE CANOPY

**REFORESTATION AREA REQUIREMENTS**

REFORESTATION AREA: 7,575 SF (0.17 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.17 AC) = 51 TREES

**PROVIDED REFORESTATION**

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 51 | 1 | 51 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 51

| REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 51 TREES TOTAL | | | | |
|---|---|---|---|---|
| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
| CANOPY TREES | | | | |
| 8 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 8 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

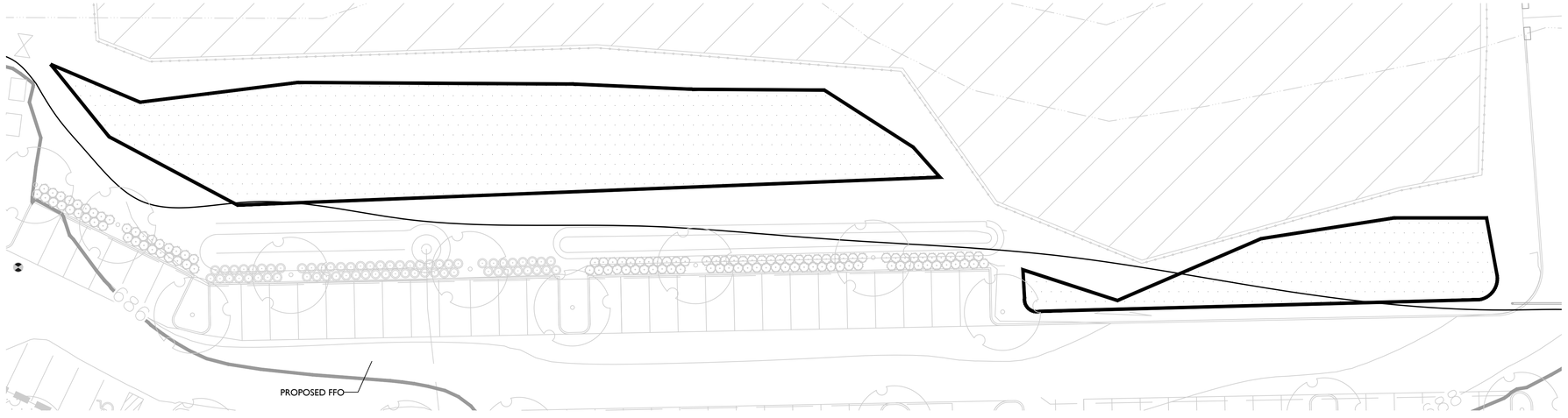
- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

N

0' 20' 40'

1 / L6.1 REFORESTATION / BUFFER MITIGATION AREA 1
PLAN




**REFORESTATION AREA REQUIREMENTS**

REFORESTATION AREA: 10,780 SF (0.25 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.25 AC) = 75 TREES

**PROVIDED REFORESTATION**

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 75 | 1 | 75 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 75

| REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 75 TREES TOTAL | | | | |
|---|---|---|---|---|
| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
| CANOPY TREES | | | | |
| 11 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 11 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 10 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 10 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

N

0' 20' 40'

2 / L6.1 REFORESTATION / BUFFER MITIGATION AREAS 2 & 3
PLAN

**URBAN RIPARIAN ZONE BUFFER PLANTING**

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ADDITIONAL ZONE 1 STREAM BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX.
NOTE: IF RIPARIAN SEED IS NOT PROPERLY ESTABLISHED, LANDSCAPE ARCHITECT AND/OR THE CITY OF FRANKLIN AMY REQUIRE ADDITIONAL GROUNDCOVERS.

STREAM BUFFER NOTES:

1. **PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.**
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. 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.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

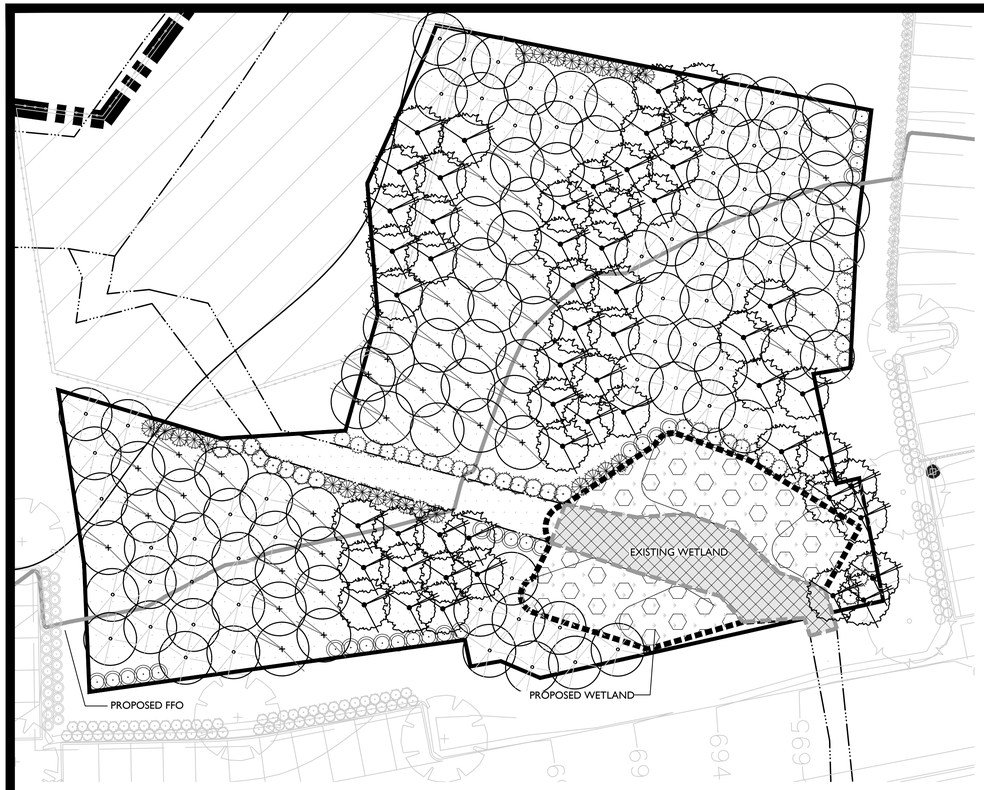
JEFFREY SCOTT BAKER — 329 — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Revision Date

REFORESTATION ENLARGEMENT

SHEET
L6.1

COF 7887




1 L6.2 REFORESTATION & WETLAND ENHANCEMENT LANDSCAPE PLAN

N

0' 20' 40'

## WETLAND RECREATION PLANT SCHEDULE

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | 54 | ACER RUBRUM | RED MAPLE | 1" SAPLING |
| | 63 | CATALPA SPECIOSA | NORTHERN CATALPA | 1" SAPLING |
| | 48 | QUERCUS BICOLOR | SWAMP WHITE OAK | 1" SAPLING |
| | | SHRUB MIX | | |
| | 46 | CORNUS AMOMUM | SILKY DOGWOOD | 1 GALLON |
| | 40 | HIBISCUS MOSHEUTOS | SWAMP MELLOW | 1 GALLON |
| | 39 | HAMEMELIS VIRGINIANA | WITCH HAZEL | 1 GALLON |
| | 52 | ILEX VERTICILLATA | WINTERBERRY | 1 GALLON |
| | | GROUNDCOVER / GRASS | | |
| | | ASCLEPIAS INCARNATA | SWAMP MILKWEED | PLUGS |
| | | PONTEDERIA CORDATA | PICKERAL WEED | PLUGS |
| | | SYNGONIUM PODOPHYLLUM | ARROWHEAD | PLUGS |
| | | WETLAND MEADOW MIX | ERNST SEED COMPANY "ERNMX-131" (OR APPROVED EQUAL) | SEED MIX |

## KEY

- WETLAND 'MEADOW MIX'
- GROUND PLAIN ENHANCEMENT AREA
- WATER POOLING / WETLAND ENHANCEMENT AREA
- EXISTING WETLAND (APPROXIMATE)
- PRESERVED TREE CANOPY

WETLAND MITIGATION NOTES:

1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL. THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION.
2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT.
3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 23,815 SF (0.55 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.55 AC) = 165 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 165 | 1 | 165 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 165

## URBAN RIPARIAN ZONE BUFFER PLANTING

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ADDITIONAL ZONE 1 STREAM BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX. NOTE: IF RIPARIAN SEED IS NOT PROPERLY ESTABLISHED, LANDSCAPE ARCHITECT AND/OR THE CITY OF FRANKLIN AMY REQUIRE ADDITIONAL GROUNDCOVERS.

STREAM BUFFER NOTES:

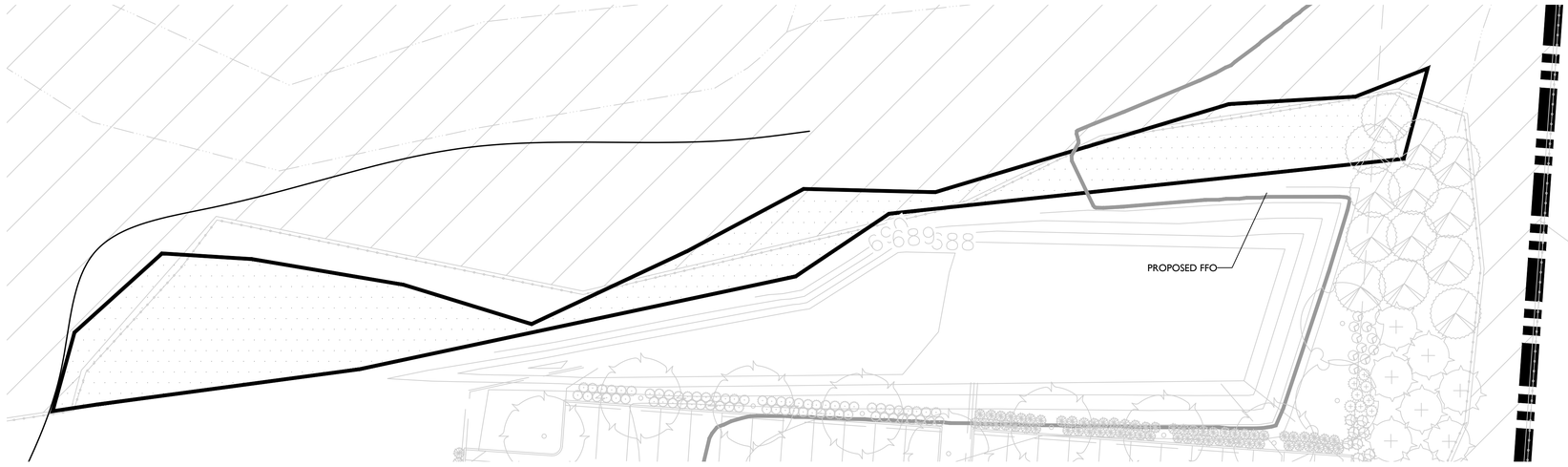
1. **PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.**
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. 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.

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.




2 L6.2 REFORESTATION LANDSCAPE PLAN

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 7,480 SF (0.17 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.17 AC) = 51 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 51 | 1 | 51 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 51

REFORESTATION AREAS PLANT SCHEDULE - 9,028 TOTAL SF - 51 TREES TOTAL

| QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | NOTES |
|---|---|---|---|---|
| CANOPY TREES | | | | |
| 8 | QUERCUS PHELLOS | WILLOW OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 8 | QUERCUS SHUMARDII | SHUMARD OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS RUBRA | RED OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | QUERCUS ALBA | WHITE OAK | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | TAXUS DISTICHUM | BALD CYPRUS | 6'-8' | SAPLINGS; 12 O.C. |
| 7 | PRUNUS SEROTINA | BLACK CHERRY | 6'-8' | SAPLINGS; 12 O.C. |

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

N

0' 20' 40'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

JEFFREY SCOTT DUKE
REGISTERED
AGRICULTURE
STATE OF TENNESSEE
No. 329
LANDSCAPE ARCHITECT

Revision Date

REFORESTATION & WETLAND ENLARGEMENT SHEET

L6.2

COF 7887

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES 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 LAGER 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 STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES 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 QUANITIES OF ALL MATERIALS. THE QUANTIES 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 UTILITES 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 CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT 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.

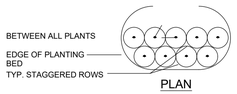
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

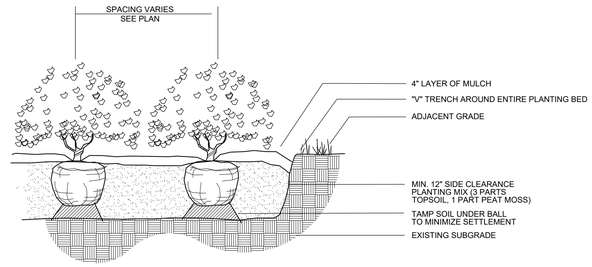
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

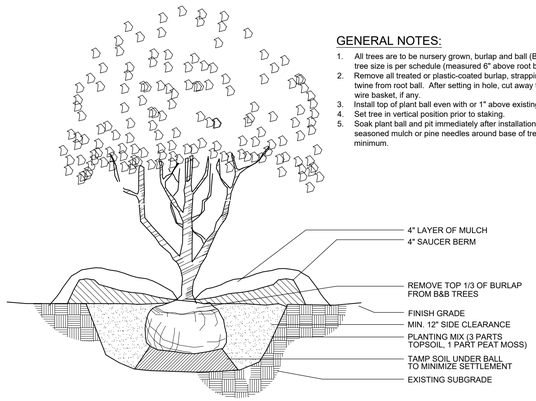



GENERAL NOTES:

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



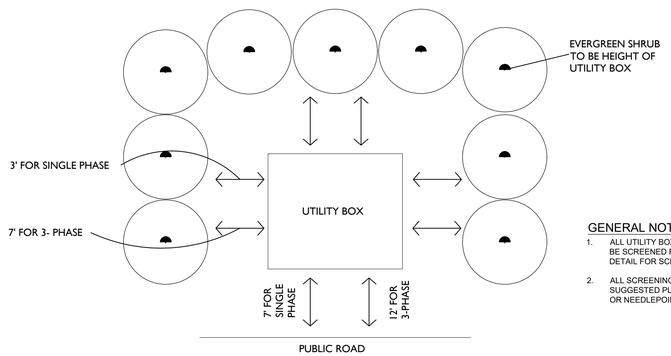
GENERAL NOTES:

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

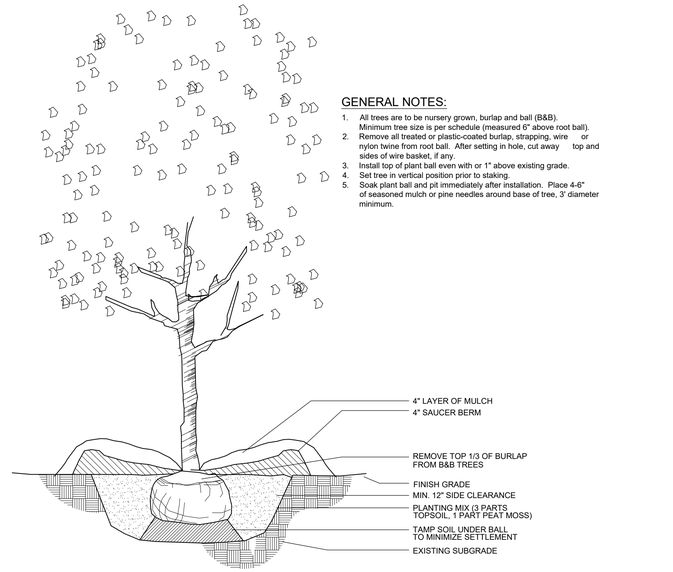
SECTION




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: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

## UTILITY BOX SCREEN

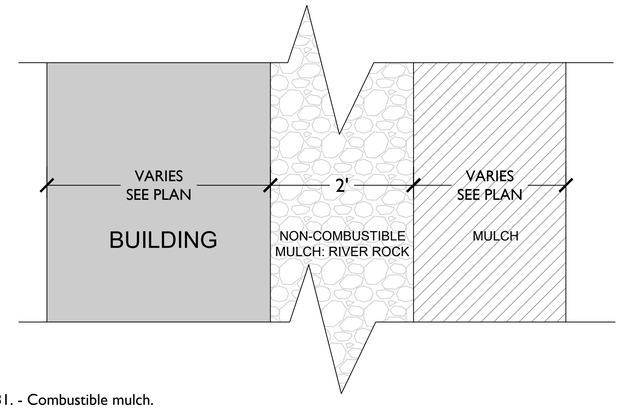


GENERAL NOTES:

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.



## 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

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

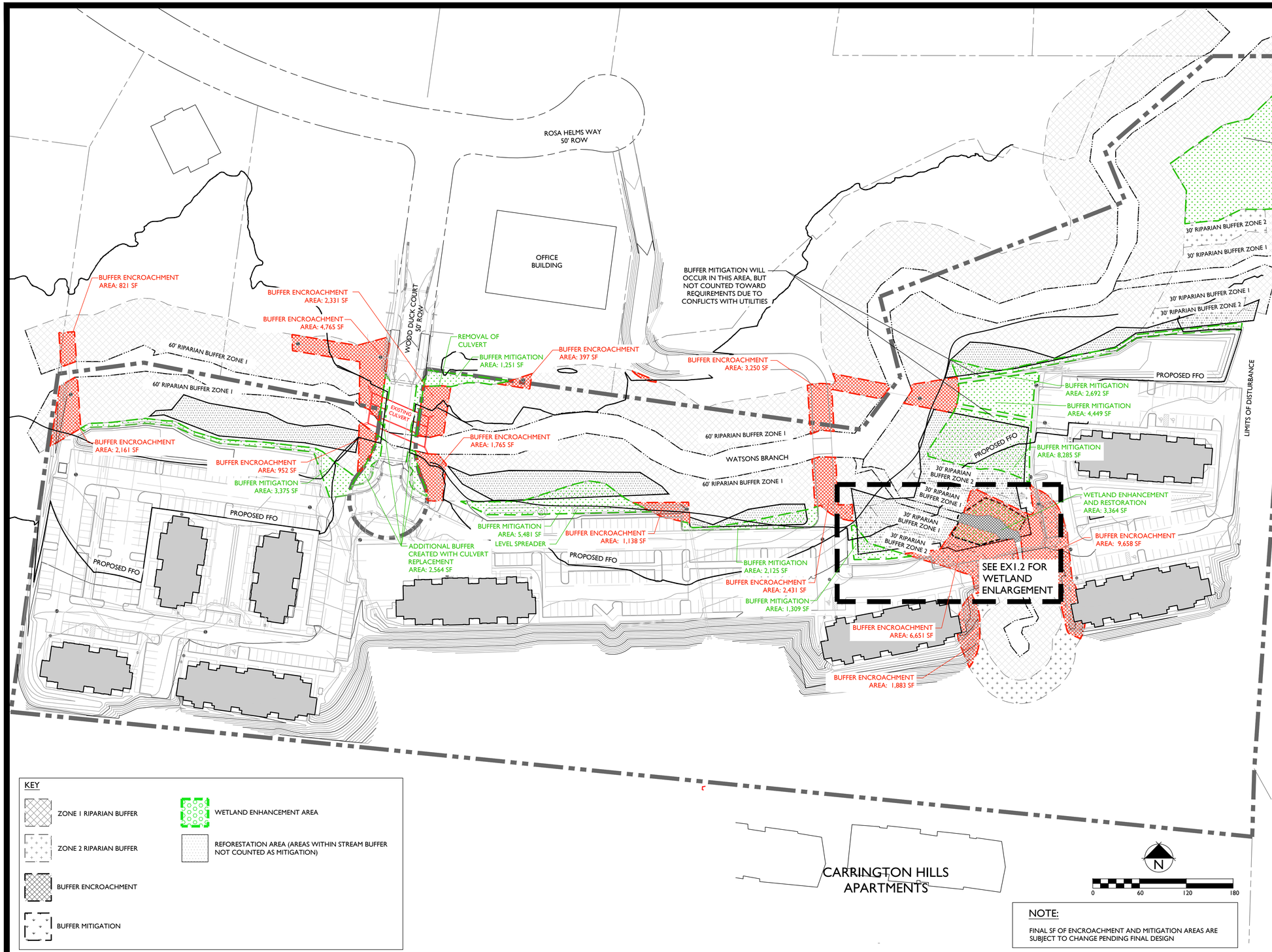
# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY SCOTT GAMBLE — LANDSCAPE ARCHITECT — TENNESSEE NO. 1233

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

NOTES

SHEET
L7.0
COF 7887




## BUFFER MITIGATION DATA

| | |
|---|---|
| TOTAL AREA OF BUFFER ENCROACHMENT: | 40,454 SF |
| AREA OF BUFFER MITIGATION: | 49,940 SF |
| WETLAND ENHANCEMENT: | 3,364 SF |
| TOTAL AREA OF BUFFER / WETLAND IMPROVEMENTS: | 53,304 SF |

## RIPARIAN BUFFER VARIANCE REQUEST

THE APPLICANT REQUESTS TO MITIGATE PORTIONS OF THE RIPARIAN BUFFER ZONE ASSOCIATED WITH WATSON'S BRANCH AND A PERENNIAL STREAM LOCATED ON SITE PER FMC 23-107. DUE TO SITE CONSTRAINTS FROM WATSON BRANCH TO THE NORTH AND STEEP SLOPES TO THE SOUTH, SOME DEVELOPMENT WILL OCCUR IN THE RIPARIAN BUFFERS.

ADDITIONALLY THE APPLICANT IS PLACING LEVEL SPREADERS IN A PROPOSED MITIGATED AREA. THIS BMP MEASURE IS TO HELP DISPERSE RUN-ON WATER BEFORE FLOWING INTO WATSON BRANCH. SEE NOTE 3 BELOW FOR THE CONTRIBUTIONS OF THE LEVEL SPREADERS.

IF THE BUFFER MITIGATION IS GRANTED, THE APPLICANT PROPOSES COMPARABLE WATER QUALITY IMPROVEMENTS:

1. ENHANCE THE CURRENT WETLAND/PERENNIAL STREAM AREA ON THE EASTERN PORTION OF THE SITE. THIS WOULD INVOLVE LIGHT GRADING TO CREATE ADDITIONAL WETLAND AREA AND A MORE DEFINED CHANNEL. APPROPRIATE, NATIVE, WETLAND AND RIPARIAN VEGETATION WOULD BE PLANTED IN THIS AREA AND SIGNAGE PLACED TO INDICATE THE PROTECTED NATURE OF THIS AREA.
   SEE SHEET EX1.2 FOR PLANTING DETAILS.
2. REPLACEMENT OF EXISTING CULVERT WITH A BRIDGE THAT SPANS THE WATSON'S BRANCH FLOODWAY. THE EXISTING TRIPLE BARREL (6' TALL BY 12' WIDE BOXES) CULVERT ENCAPSULATES 80' IN LENGTH OF STREAM. THE PROPOSED SPAN BRIDGE WILL ONLY BE COVER 35' OF LENGTH OF STREAM. THE BRIDGE WILL ALSO SPAN 100' ACROSS THE WIDTH OF THE STREAM. THE CURRENT BOX CULVERT IS ONLY 37.5' WIDE, WITH PIERS EVERY 12'. WE WILL ALSO BE DREDGING THE FILL ASSOCIATED WITH THE BOX CULVERT AFTER REMOVAL, SO THAT THE STREAM BANK WILL EXIST IN A MORE NATURAL STATE.
3. ADDITION OF LEVEL SPREADER. CURRENTLY THERE IS A WET WEATHER CONVEYANCE NEAR THE MIDDLE OF THE SITE THAT CONVEYS RUN-ON STORMWATER TO WATSON BRANCH. OUR DEVELOPMENT PLAN INCLUDES CULVERTING THIS UNDER PROPOSED PARKING LOTS AND DAYLIGHTING THE OUTLET INTO A LEVEL SPREADER TO DISPERSE THE FLOW INTO THE RIPARIAN BUFFER OF WATSON BRANCH. THE WWC CURRENTLY DISPERSES INTO THE MOWED FIELD WHERE STORMWATER TENDS TO SPREAD OUT AND MAKE ITS WAY INTO WATSON BRANCH. SO THE LEVEL SPREADER IS INTENDED TO MIMIC THIS CURRENT CONDITION. WERE THE LEVEL SPREADER NOT CONSTRUCTED, A MORE CONCENTRATED FLOW INTO THE BUFFER SUBJECTING THE BUFFER TO POTENTIAL EROSION WOULD LIKELY RESULT. ALTERNATIVELY, THE PIPE COULD BE EXTENDED TO THE STREAM CREATING MORE BUFFER DISTURBANCE, AT LEAST TEMPORARILY. CONSTRUCTING A LEVEL SPREADER HAS THE ADDED BENEFIT OF ALLOWING THE RUN-ON STORMWATER TO SLOW DOWN AND FILTER THROUGH THE RIPARIAN BUFFER THEREBY PROVIDING SOME TREATMENT OF THE STORMWATER (HOWEVER THIS TREATMENT IS NOT ACCOUNTED FOR IN THE WATER QUALITY TOOL). THE LEVEL SPREADER WILL BE ONE OF THE STORMWATER CONTROL MEASURES FOR WHICH LONG TERM MAINTENANCE WILL APPLY, SIMILARLY TO THE PERMEABLE PAVEMENT OR OPEN DETENTION BASINS.
4. ADDITIONAL ENHANCEMENT OF THE RIPARIAN ZONES IN THE WOODED AREA NORTH OF THE WATSON'S BRANCH TRIBUTARY ON THE EASTERN SIDE OF THE SITE. THIS IS TO INCLUDE THE REMOVAL OF EXOTIC INVASIVE MATERIAL.
   SEE SHEET EX1.5 FOR PLANTING DETAILS.
5. ENHANCEMENT OF RIPARIAN ZONES ON ADJACENT PROPERTIES NOT AFFECTED BY THIS DEVELOPMENT

ANY WORK SHALL BE COORDINATED WITH THE COF STORMWATER COORDINATOR. SEE SHEETS EX1, EX1.1, & L6.2 FOR DETAILS OF THE REMOVAL OF INVASIVE SPECIES AND THE REESTABLISHMENT OF NATIVE SPECIES WHERE APPROPRIATE

KEY

- ZONE 1 RIPARIAN BUFFER
- ZONE 2 RIPARIAN BUFFER
- BUFFER ENCROACHMENT
- BUFFER MITIGATION
- WETLAND ENHANCEMENT AREA
- REFORESTATION AREA (AREAS WITHIN STREAM BUFFER NOT COUNTED AS MITIGATION)

NOTE:

FINAL SF OF ENCROACHMENT AND MITIGATION AREAS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

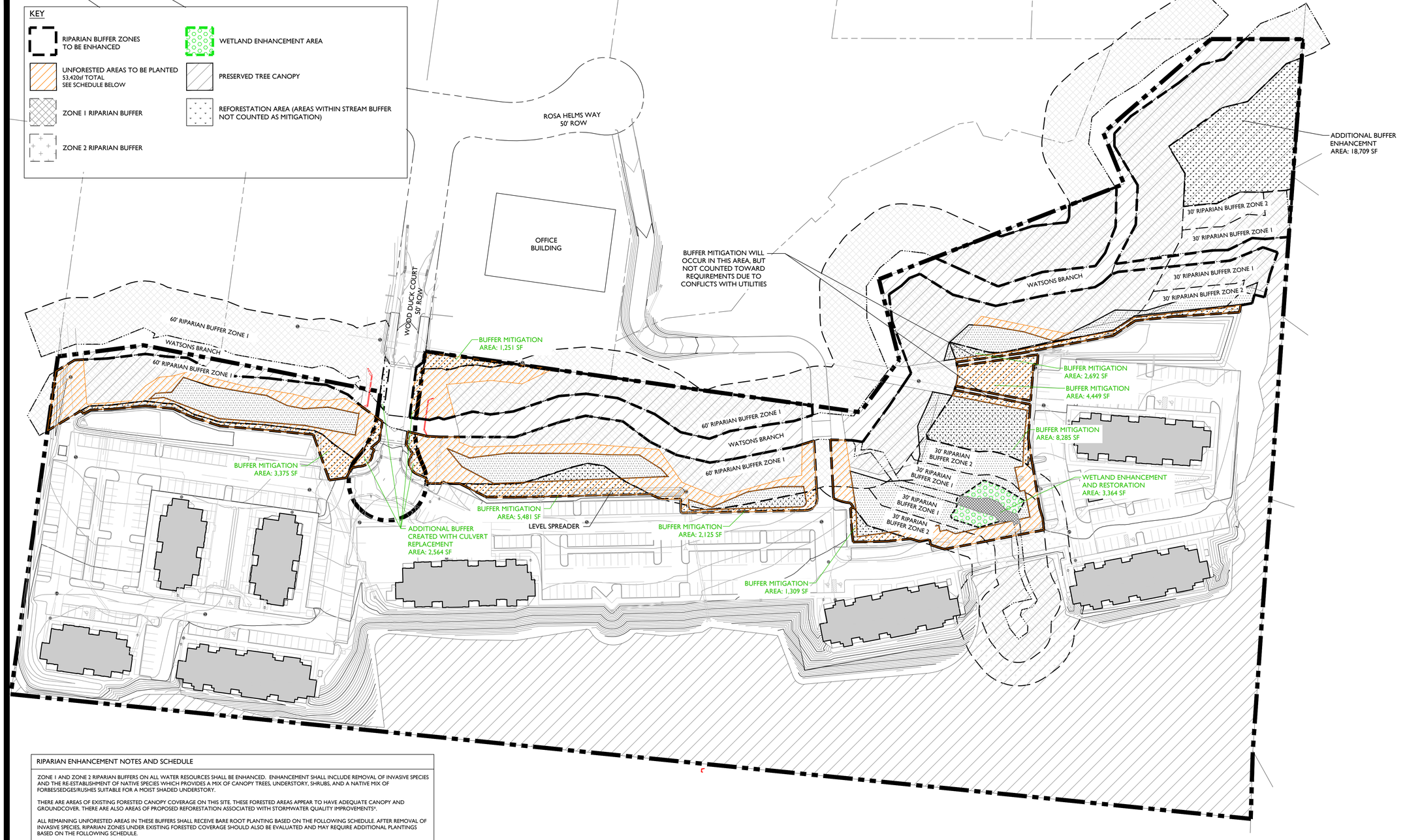
JEFFREY SCOTT WILKES
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE No. 1237

Revision Date

BUFFER VARIANCE REQUEST

EX1.0

COF 7887




## RIPARIAN ENHANCEMENT NOTES AND SCHEDULE

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS, AND A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THERE ARE AREAS OF EXISTING FORESTED CANOPY COVERAGE ON THIS SITE. THESE FORESTED AREAS APPEAR TO HAVE ADEQUATE CANOPY AND GROUNDCOVER. THERE ARE ALSO AREAS OF PROPOSED REFORESTATION ASSOCIATED WITH STORMWATER QUALITY IMPROVEMENTS*.

ALL REMAINING UNFORESTED AREAS IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTING BASED ON THE FOLLOWING SCHEDULE. AFTER REMOVAL OF INVASIVE SPECIES, RIPARIAN ZONES UNDER EXISTING FORESTED COVERAGE SHOULD ALSO BE EVALUATED AND MAY REQUIRE ADDITIONAL PLANTINGS BASED ON THE FOLLOWING SCHEDULE.

THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THE UNFORESTED AREAS PER 100 SF. THERE IS A TOTAL OF 53,420 SF OF UNFORESTED AREA.

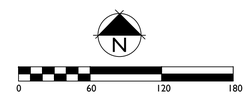
SCHEDULE BASED ON 10 BARE ROOT PLANTS PER 100 SF OF UNFORESTED RIPARIAN ZONE.

| QTY | CATEGORY | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|
| 2 / 100sf 1,068 Total | CANOPY TREES | RED MAPLE | ACER RUBRUM |
| | | BLACK WILLOW | SALIX NIGRA |
| | | SHAGBARK HICKORY | CARYA OVATA |
| | | SYCAMORE | PLANTUS OCCIDENTALIS |
| 2 / 100sf 1,068 Total | UNDERSTORY | SERVICEBERRY | AMELANCHIER ARBOREA |
| | | PAW PAW | ASIMINA TRILOBA |
| | | ROUGHLEAF DOGWOOD | CORNUS DRUMMONDII |
| 2 / 100sf 1,068 Total | SHRUB | SWEETSHRUB | CALYCANTHUS FLORIDUS |
| | | BUTTONBUSH | CEPHALANTHUS OCCIDENTALIS |
| | | WILD HYDRANGEA | HYDRANGEA ARBORESCENS |
| | | WINTERBERRY | ILEX VERTICILLATA |
| | | AMERICAN BEAUTYBERRY | CALLICARPA AMERICANA |
| 4 / 100sf 2,136 Total | GRASS & SEDGE | SEDGE | CAREX SPP. |
| | | SWITCHGRASS | PANICUM VIRGATUM |
| | | BROOMSEDGE | ANDROPOGON VIRGINICUS |
| | | RUSH | JUNCUS EFFUSUS |

*NOTE: FOR REFORESTATION PLANTING SCHEDULE, SEE LANDSCAPE SHEETS LS6.0-LS6.2.

## RIPARIAN ZONE 1 AND 2 NOTES:

1. PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORM WATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
3. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
4. 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.




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# WOOD DUCK COURT PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee




Revision Date

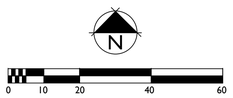
RIPARIAN ENHANCEMENT PLAN

SHEET

EX1.1

COF 7887




## WETLAND RECREATION AND REFORESTATION PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
|---|---|---|---|---|---|
| | 54 | ACER RUBRUM | RED MAPLE | 1" SAPLING | |
| | 63 | CATALPA SPECIOSA | NORTHERN CATALPA | 1" SAPLING | |
| | 48 | QUERCUS BICOLOR | SWAMP WHITE OAK | 1" SAPLING | |
| | | SHRUB MIX | | | |
| | 26 | CORNUS AMOMUM | SILKY DOGWOOD | 3 GALLON | |
| | 22 | HIBISCUS MOSHEUTOS | SWAMP MELLOW | 3 GALLON | |
| | 23 | HAMEMELIS VIRGINIANA | WITCH HAZEL | 3 GALLON | |
| | 28 | ILEX VERTICILLATA | WINTERBERRY | 3 GALLON | |
| | | GROUNDCOVER / GRASS | | | SPACING |
| 2,430 sq.ft. TOTAL | 700 | ASCLEPIAS INCARNATA<br>PONTEDERIA CORDATA<br>SYNGONIUM PODOPHYLLUM | SWAMP MILKWEED<br>PICKERAL WEED<br>ARROWHEAD | PLUGS<br>PLUGS<br>PLUGS | 24" O.C. |

### KEY

- WETLAND 'MEADOW MIX'
- WETLAND ENHANCEMENT AREA
- WATER POOLING / WETLAND ENHANCEMENT AREA
- EXISTING WETLAND (APPROXIMATE)
- PRESERVED TREE CANOPY

### WETLAND MITIGATION NOTES:

1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL. THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION.
2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT.
3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.

### REFORESTATION AREA REQUIREMENTS

REFORESTATION AREA: 23,815 SF (0.55 AC)

REQUIRED REFORESTATION: 300 TREES / ACRE (0.55 AC) = 165 TREES

### PROVIDED REFORESTATION

| TREE TYPE | # OF TREES | VALUE | TOTAL UNITS |
|---|---|---|---|
| CANOPY | 165 | 1 | 165 |
| UNDERSTORY | 0 | .5 | 0 |

TOTAL: 165

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

REFORESTATION AREA TO FOLLOW GUIDELINES FROM GIP-08 (INCLUDING BUT NOT LIMITED TO):

- THE MINIMUM CONTIGUOUS AREA OF REFORESTATION MUST BE GREATER THAN 5,000 SQUARE FEET, WITH NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER
- TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
- REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
- THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT
- IN ADDITION, THE ENTIRE REFORESTATION SHOULD BE COVERED WITH 2-4 INCHES OF ORGANIC MULCH OR WITH A NATIVE SEED MIX IN ORDER TO HELP RETAIN MOISTURE AND PROVIDE A BENEFICIAL ENVIRONMENT FOR THE REFORESTATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL REFORESTATION EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THIS SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THESE AREAS AND IDENTIFY MEANS AND METHODS OF PERFORMING THE WORK. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

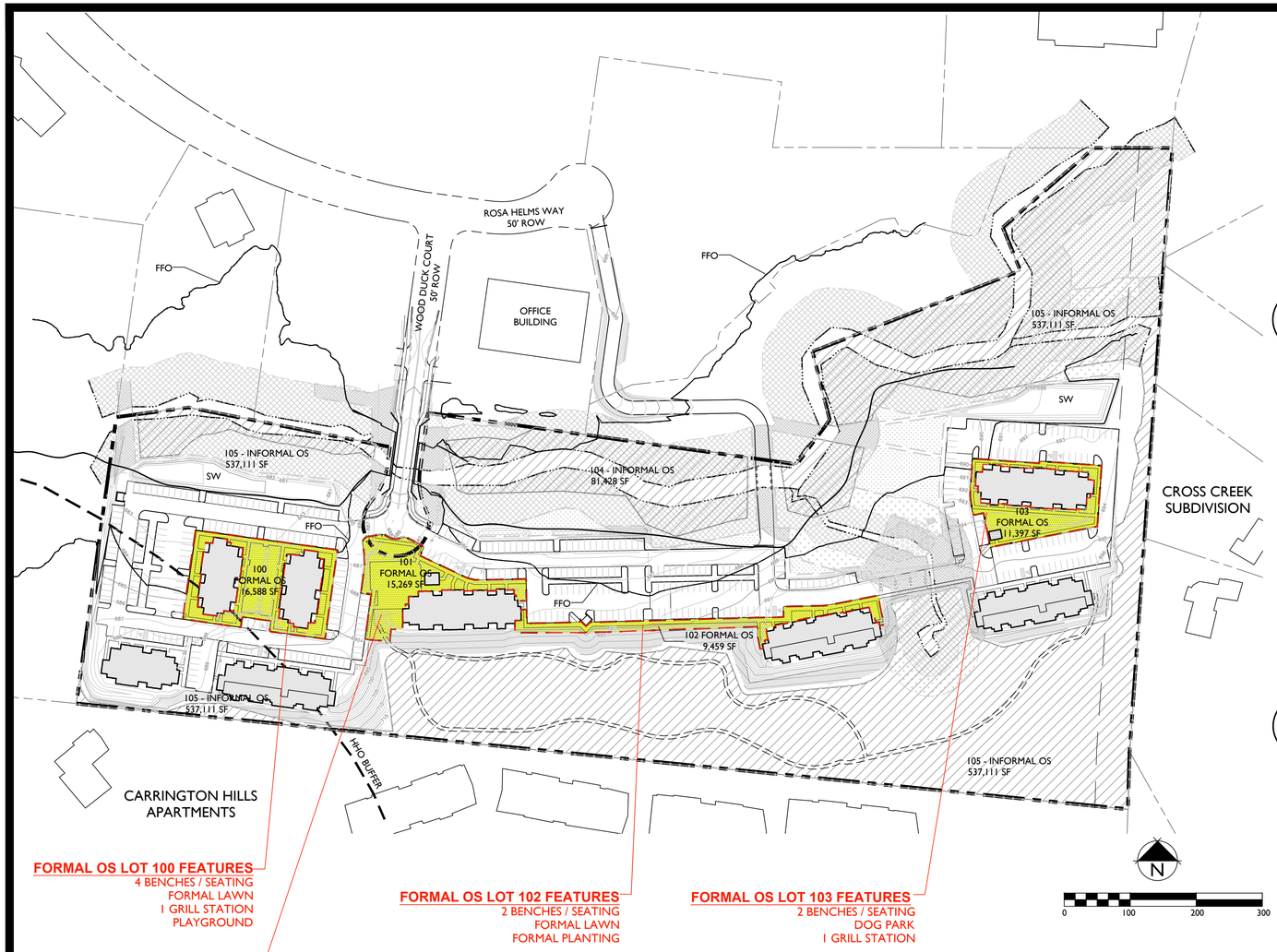
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LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee




Revision Date
△ _____
△ _____
△ _____
△ _____

WETLAND ENHANCEMENT PLAN
SHEET
EX1.2
COF 7887




**FORMAL OS LOT 100 FEATURES**
4 BENCHES / SEATING
FORMAL LAWN
1 GRILL STATION
PLAYGROUND

**FORMAL OS LOT 101 FEATURES**
COMMUNITY POOL
UBER/LYFT PICK UP & DROP-OFF
SCHOOL BUS-STOP
TRAIL-HEAD/TRAIL ACCESS
1 GRILL STATION

**FORMAL OS LOT 102 FEATURES**
2 BENCHES / SEATING
FORMAL LAWN
FORMAL PLANTING

**FORMAL OS LOT 103 FEATURES**
2 BENCHES / SEATING
DOG PARK
1 GRILL STATION

KEY

- ZONE 1 STREAM BUFFER
- ZONE 2 STREAM BUFFER
- BUFFER ENCROACHMENT AREA
- BUFFER MITIGATION AREA
- WETLAND ENHANCEMENT AREA
- PRESERVED TREE CANOPY
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15% (34% FORMAL, 66% INFORMAL)

TOTAL SITE AREA: 20.9 AC
OPEN SPACE REQUIRED: 3.14 AC
OPEN SPACE PROVIDED: 15.35 AC

| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE |
|---|---|---|---|
| 100 | FORMAL | COURTYARD | 0.38 AC |
| 101 | FORMAL | PLAZA | 0.35 AC |
| 102 | FORMAL | PLAZA | 0.22 AC |
| 103 | FORMAL | PLAZA | 0.26 AC |
| 104 | INFORMAL | NATURAL AREA | 1.87 AC |
| 105 | INFORMAL | NATURAL AREA | 12.33 AC |
| | | TOTAL PROVIDED: | 15.41 AC |



1 EX2 METAL BENCH
NTS



2 EX2 CHARCOAL GRILL
NTS



3 EX2 FIRE PIT
NTS




4 EX2 FORMAL LAWN
NTS



5 EX2 DOG PARK
NTS



6 EX2 POOL
NTS

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

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LANDSCAPE ARCHITECTURE

# WOOD DUCK COURT PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1
2
3
4

OPEN SPACE EXHIBIT
SHEET
EX2
COF
XXXX




FRONT ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| FRONT ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 5,304 S.F. | |
| NET* OF WALL | 3,840 S.F. | 100% |
| NET* BRICK VENEER | 1,580 S.F. | 40% |
| NET* FIBER CEMENT LAP SIDING | 1,358 S.F. | 33% |
| NET* BOARD & BATTEN CEMENT SIDING | 1,101 S.F. | 27% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




REAR ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| FRONT ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 5,304 S.F. | |
| NET* OF WALL | 3,867 S.F. | 100% |
| NET* BRICK VENEER | 1,580 S.F. | 39% |
| NET* FIBER CEMENT LAP SIDING | 1,358 S.F. | 34% |
| NET* BOARD & BATTEN CEMENT SIDING | 1,101 S.F. | 27% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

NOTE:

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

# Walker Place Apartments

1000 Wood Duck Court
2000 Wood Duck Court
3000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 103749 STATE OF TENNESSEE

06/13/22

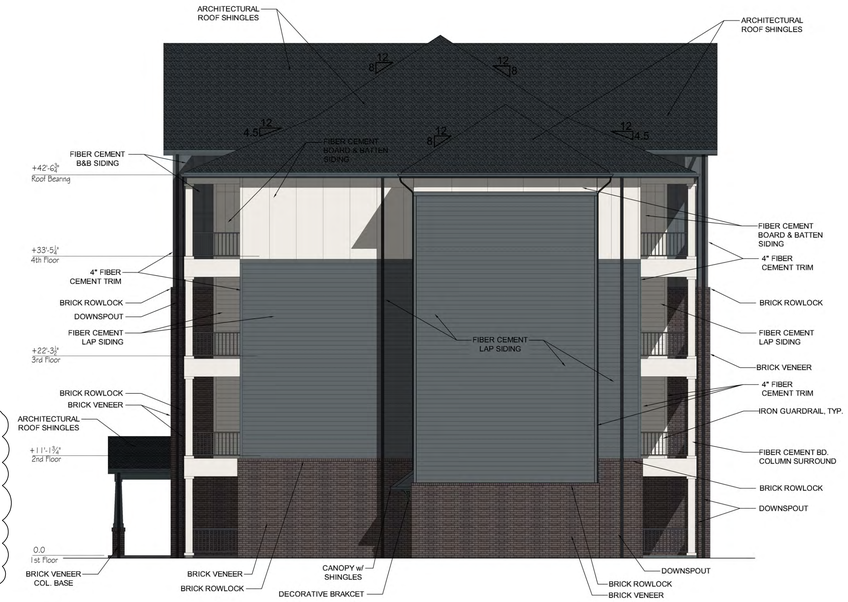
| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Front & Rear
24 Units Per Building

A1.0




1

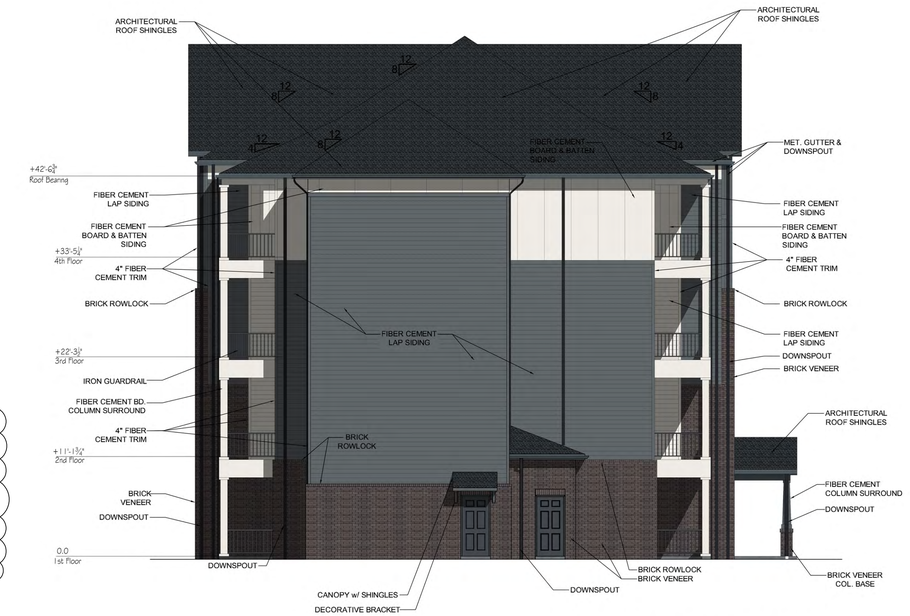
| RIGHT-SIDE ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,572 S.F. | |
| NET* OF WALL | 2,498 S.F. | 100% |
| NET* BRICK VENEER | 762 S.F. | 30% |
| NET* FIBER CEMENT LAP SIDING | 1,316 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 418 S.F. | 17% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## RIGHT-SIDE ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |




1

| LEFT-SIDE ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,566 S.F. | |
| NET* OF WALL | 2,415 S.F. | 100% |
| NET* BRICK VENEER | 665 S.F. | 27% |
| NET* FIBER CEMENT LAP SIDING | 1,442 S.F. | 60% |
| NET* BOARD & BATTEN CEMENT SIDING | 307 S.F. | 13% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## LEFT-SIDE ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

NOTE:

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PRELIMINARY: NOT FOR CONSTRUCTION

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

# Walker Place Apartments

1000 Wood Duck Court
2000 Wood Duck Court
3000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT No. 103769 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations- Sides
24 Units Per Building

A1.1




SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,200 S.F. | 100% |
| NET* BRICK VENEER | 1,506 S.F. | 36% |
| NET* FIBER CEMENT LAP SIDING | 2,216 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,315 S.F. | 100% |
| NET* BRICK VENEER | 1,612 S.F. | 37% |
| NET* FIBER CEMENT LAP SIDING | 2,247 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

NOTE:

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

Walker Place Apartments

8000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 103749 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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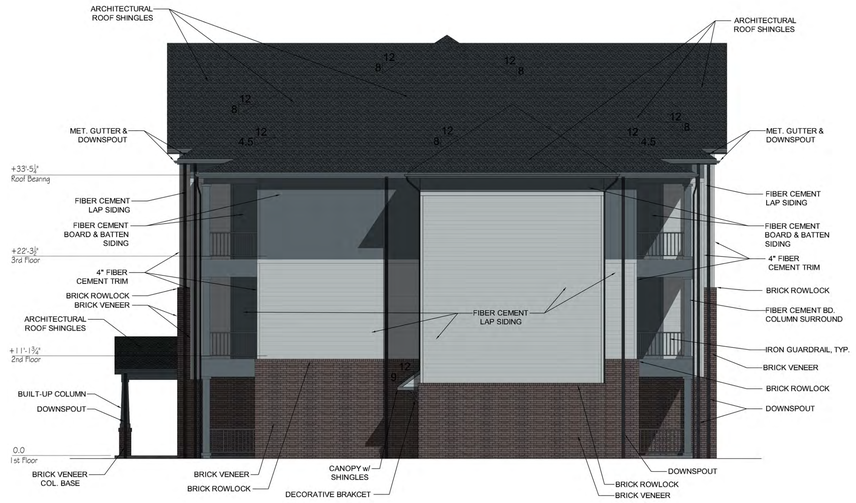
Sheet Title & Number:

Ext. Elevations- Front & Rear
30 Units Per Building

A1.2

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,894 S.F. | |
| NET* OF WALL | 1,845 S.F. | 100% |
| NET* BRICK VENEER | 610 S.F. | 33% |
| NET* FIBER CEMENT LAP SIDING | 950 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 15% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

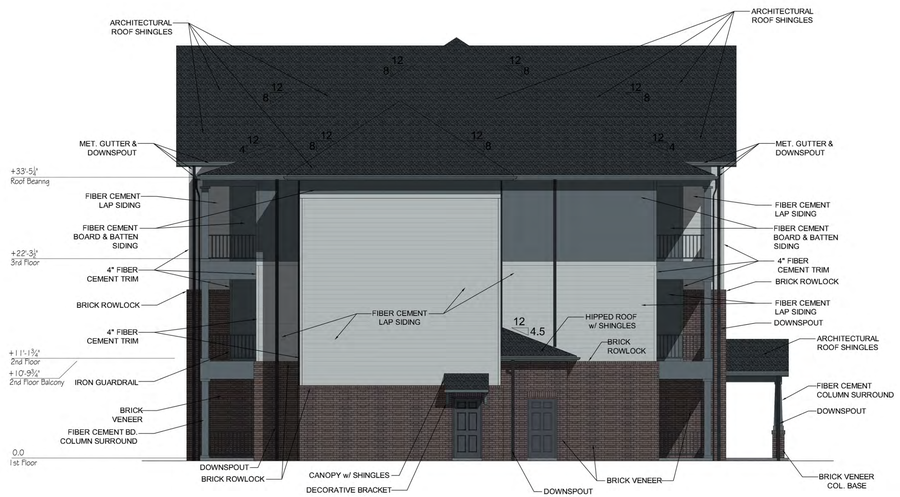



EAST ELEVATION

SCALE: 1/8" = 1'-0"

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,890 S.F. | |
| NET* OF WALL | 1,764 S.F. | 100% |
| NET* BRICK VENEER | 611 S.F. | 35% |
| NET* FIBER CEMENT LAP SIDING | 868 S.F. | 49% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 16% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:

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

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

PRELIMINARY: NOT FOR CONSTRUCTION


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Walker Place Apartments

8000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT No. 103749 STATE OF TENNESSEE
06/13/22

| No. | Revision/Issue | Date |
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| 01 | Per Review Comments | 07/07/22 |

COF Project Number: 7887
Project Number:
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Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Sides
30 Units Per Building

A1.3




## NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,200 S.F. | 100% |
| NET* BRICK VENEER | 1,506 S.F. | 36% |
| NET* FIBER CEMENT LAP SIDING | 2,216 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 4,024 S.F. | |
| NET* OF WALL | 2,937 S.F. | 100% |
| NET* BRICK VENEER | 1,168 S.F. | 40% |
| NET* FIBER CEMENT LAP SIDING | 1,311 S.F. | 44% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 16% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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

PRELIMINARY: NOT FOR CONSTRUCTION

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# Walker Place Apartments

7000 Wood Duck Court
Franklin, TN 37064

JOHN DAVID PURSER — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 103768 — 06/13/22

| No. | Revision/Issue | Date |
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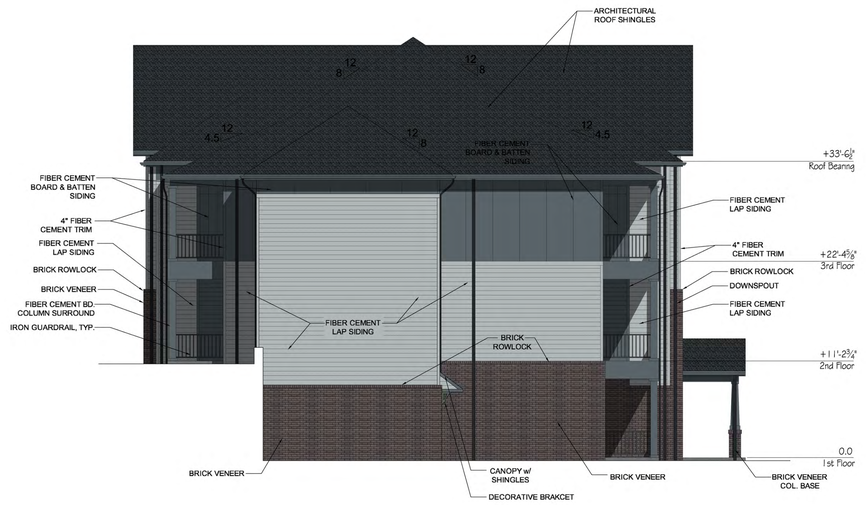
COF Project Number: 7887
Project Number:
Drawn by: TVH
Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Front & Rear
25 Units Per Building

A1.4

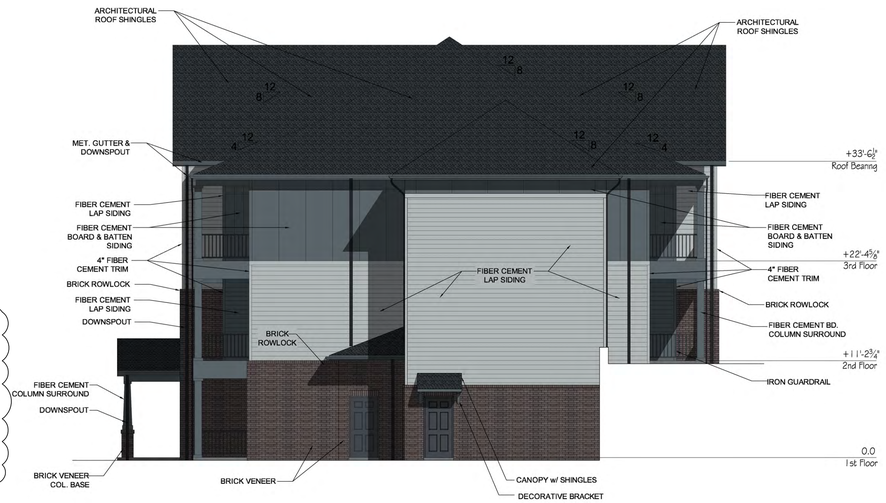
| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,747 S.F. | |
| NET* OF WALL | 1,710 S.F. | 100% |
| NET* BRICK VENEER | 474 S.F. | 28% |
| NET* FIBER CEMENT LAP SIDING | 952 S.F. | 56% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 16% |
| *EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES | | |




EAST ELEVATION

SCALE: 1/8" = 1'-0"

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 1,744 S.F. | |
| NET* OF WALL | 1,631 S.F. | 100% |
| NET* BRICK VENEER | 478 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 867 S.F. | 53% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 18% |
| *EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES | | |




WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:

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PRELIMINARY: NOT FOR CONSTRUCTION

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | | |
|---|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |


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Walker Place Apartments
7000 Wood Duck Court
Franklin, TN 37064

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE No. 103749 STATE OF TENNESSEE

06/13/22

| No. | Revision/Issue | Date |
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COF Project Number: 7887
Project Number:
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Checked by: DP
Issue: 06/13/2022
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Sheet Title & Number:

Exterior Elevations- Sides
25 Units Per Building

A1.5




## NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,577 S.F. | 100% |
| NET* BRICK VENEER | 2,316 S.F. | 41% |
| NET* FIBER CEMENT LAP SIDING | 2,784 S.F. | 50% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 9% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 6,014 S.F. | |
| NET* OF WALL | 4,315 S.F. | 100% |
| NET* BRICK VENEER | 1,612 S.F. | 37% |
| NET* FIBER CEMENT LAP SIDING | 2,247 S.F. | 52% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

NOTE:
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PRELIMINARY: NOT FOR CONSTRUCTION


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# Walker Place Apartments

4000 Wood Duck Court
6000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER — LICENSED ARCHITECT — STATE OF TENNESSEE — No. 103769 — 06/13/22

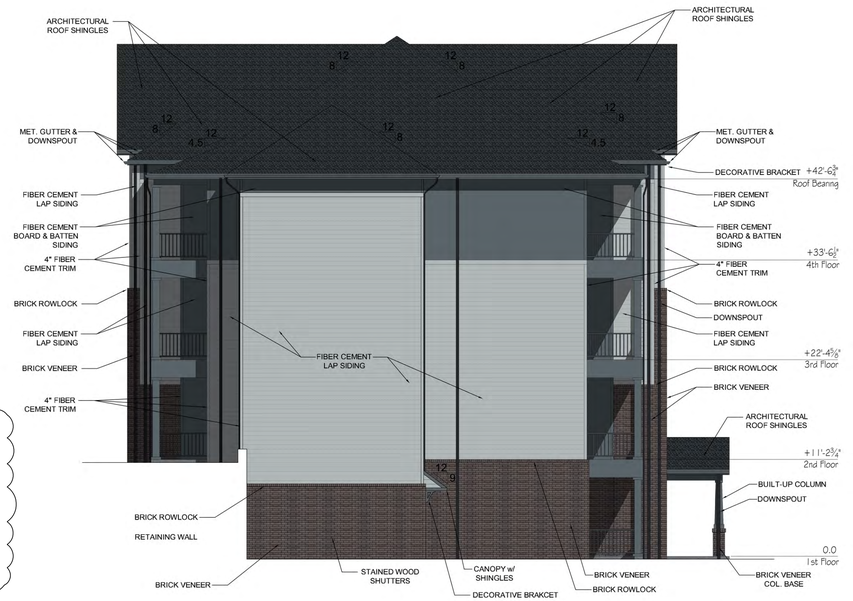
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COF Project Number: 7887
Project Number:
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Sheet Title & Number:

Exterior Elevations

A1.6



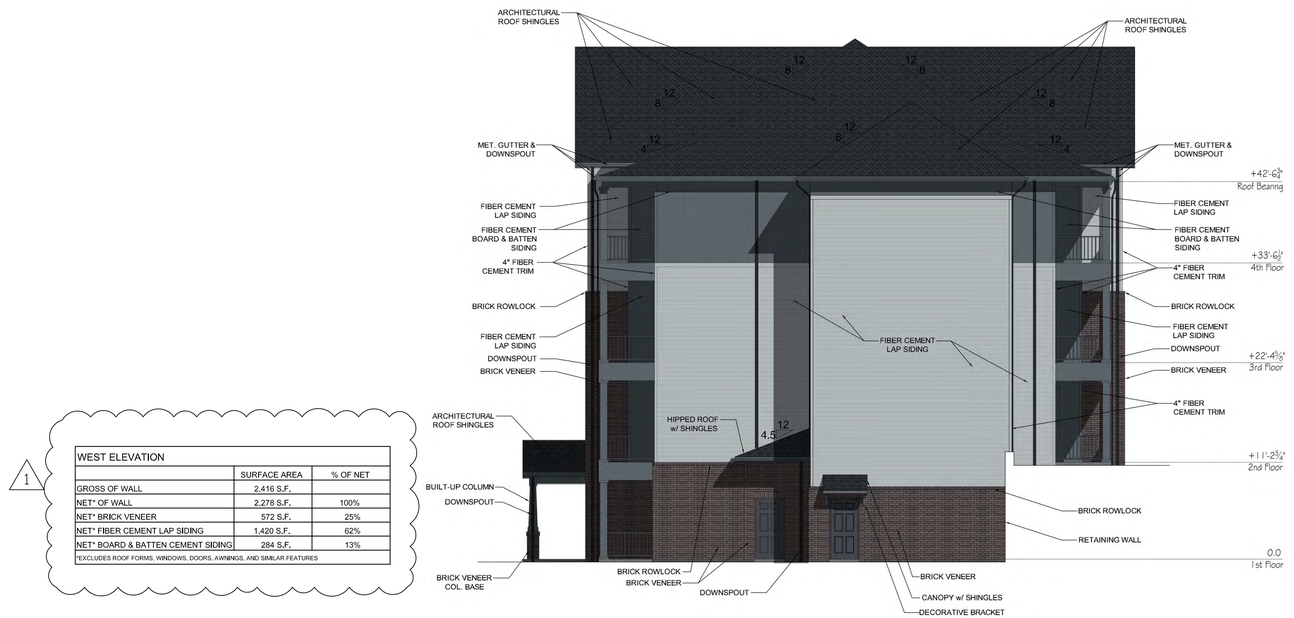

1

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,419 S.F. | |
| NET* OF WALL | 2,358 S.F. | 100% |
| NET* BRICK VENEER | 589 S.F. | 25% |
| NET* FIBER CEMENT LAP SIDING | 1,484 S.F. | 63% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 12% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"




1

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,416 S.F. | |
| NET* OF WALL | 2,278 S.F. | 100% |
| NET* BRICK VENEER | 572 S.F. | 25% |
| NET* FIBER CEMENT LAP SIDING | 1,420 S.F. | 62% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 13% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

## WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

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

**PRELIMINARY: NOT FOR CONSTRUCTION**

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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# Walker Place Apartments

4000 Wood Duck Court
6000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT STATE OF TENNESSEE No. 103749

06/13/22

| No. | Revision/Issue | Date |
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Sheet Title & Number:

Exterior Elevations - Sides
35 Units Per Building

A1.7




NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| NORTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,577 S.F. | 100% |
| NET* BRICK VENEER | 2,316 S.F. | 41% |
| NET* FIBER CEMENT LAP SIDING | 2,784 S.F. | 50% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 9% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

| SOUTH ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 8,005 S.F. | |
| NET* OF WALL | 5,738 S.F. | 100% |
| NET* BRICK VENEER | 2,448 S.F. | 43% |
| NET* FIBER CEMENT LAP SIDING | 2,815 S.F. | 49% |
| NET* BOARD & BATTEN CEMENT SIDING | 475 S.F. | 8% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | 53% | 5,991 SF | 57% | #1 |
| 5 & 8 | 179'-0" | 0% | 9,430 SF | 39% | #2 |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

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

PRELIMINARY: NOT FOR CONSTRUCTION

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# Walker Place Apartments

5000 Wood Duck Court
Franklin, TN 37067

JOHN DAVID PURSER REGISTERED ARCHITECT STATE OF TENNESSEE No. 103769
06/13/22

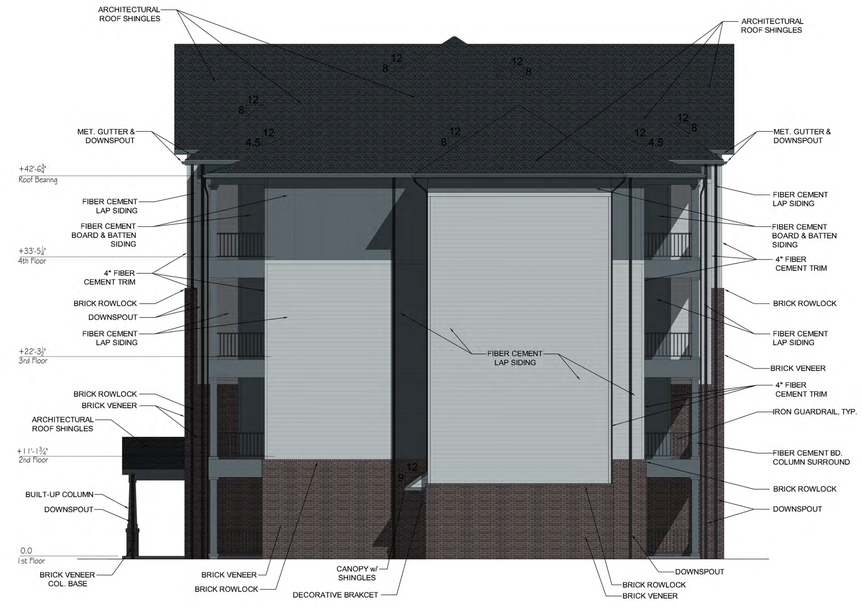
| No. | Revision/Issue | Date |
|---|---|---|
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Project Number:
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Issue: 06/13/2022
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Sheet Title & Number:

Ext. Elevations- Front & Rear
40 Units Per Building

A1.8



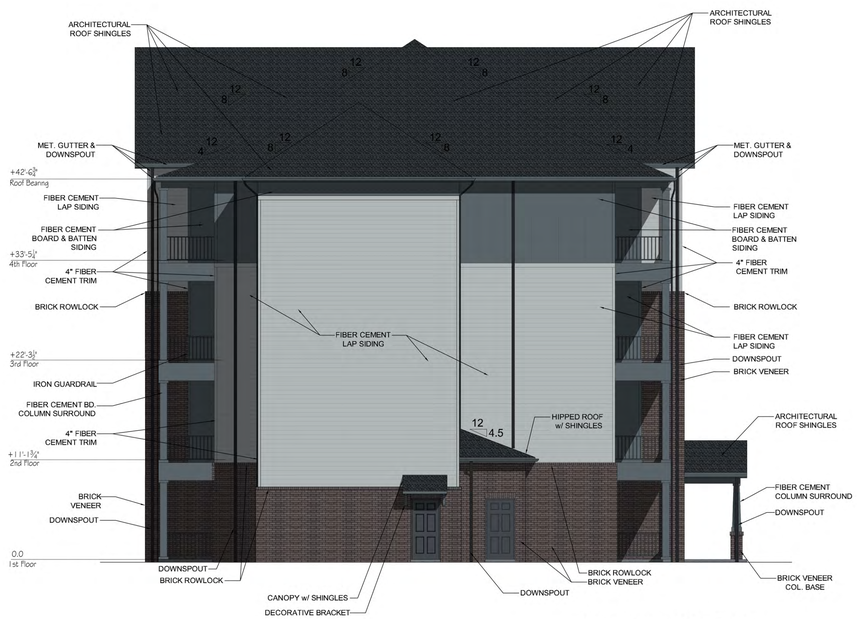

WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

| WEST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,566 S.F. | |
| NET* OF WALL | 2,493 S.F. | 100% |
| NET* BRICK VENEER | 722 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 1,485 S.F. | 60% |
| NET* BOARD & BATTEN CEMENT SIDING | 283 S.F. | 11% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES




EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

| EAST ELEVATION | | |
|---|---|---|
| | SURFACE AREA | % OF NET |
| GROSS OF WALL | 2,562 S.F. | |
| NET* OF WALL | 2,408 S.F. | 100% |
| NET* BRICK VENEER | 705 S.F. | 29% |
| NET* FIBER CEMENT LAP SIDING | 1,421 S.F. | 59% |
| NET* BOARD & BATTEN CEMENT SIDING | 284 S.F. | 12% |

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

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| WALKER PLACE APARTMENTS - VARIATION CHART | | | | |
|---|---|---|---|---|
| BLDG# | LENGTH | %CHANGE | FOOTPRINT | %CHANGE | COLOR SCHEME |
| 1, 2, & 3 | 117'-0" | | 5,991 SF | | #1 |
| | | 53% | | 57% | |
| 5 & 8 | 179'-0" | | 9,430 SF | | #2 |
| | | 0% | | 39% | |
| 4, 6, & 7 | 179'-0" | | 5,738 SF | | #2 |

PRELIMINARY: NOT FOR CONSTRUCTION


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Walker Place Apartments

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JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE No. 103749 STATE OF TENNESSEE

06/13/22

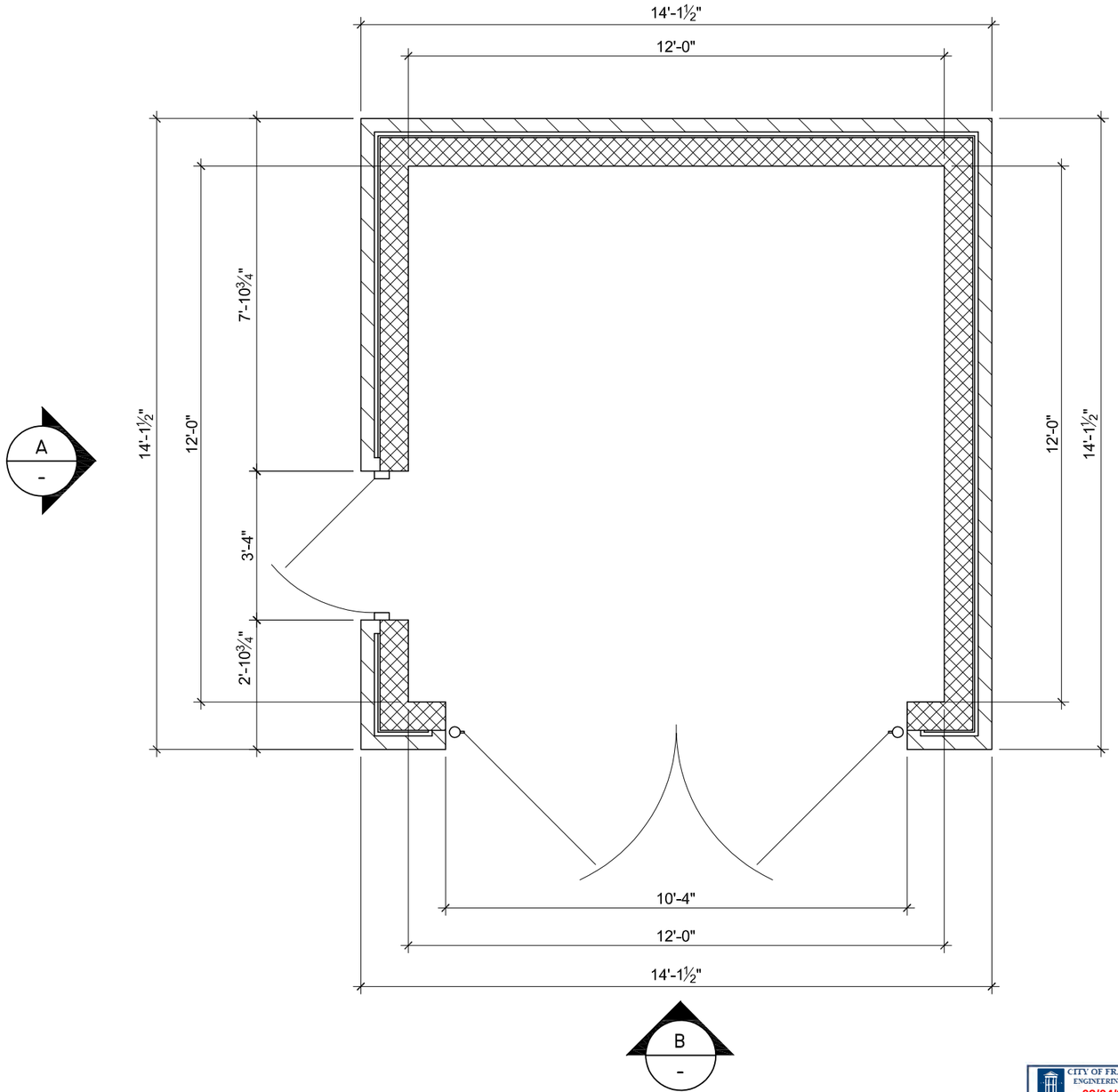
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|---|---|---|
| 01 | Per Review Comments | 07/07/22 |

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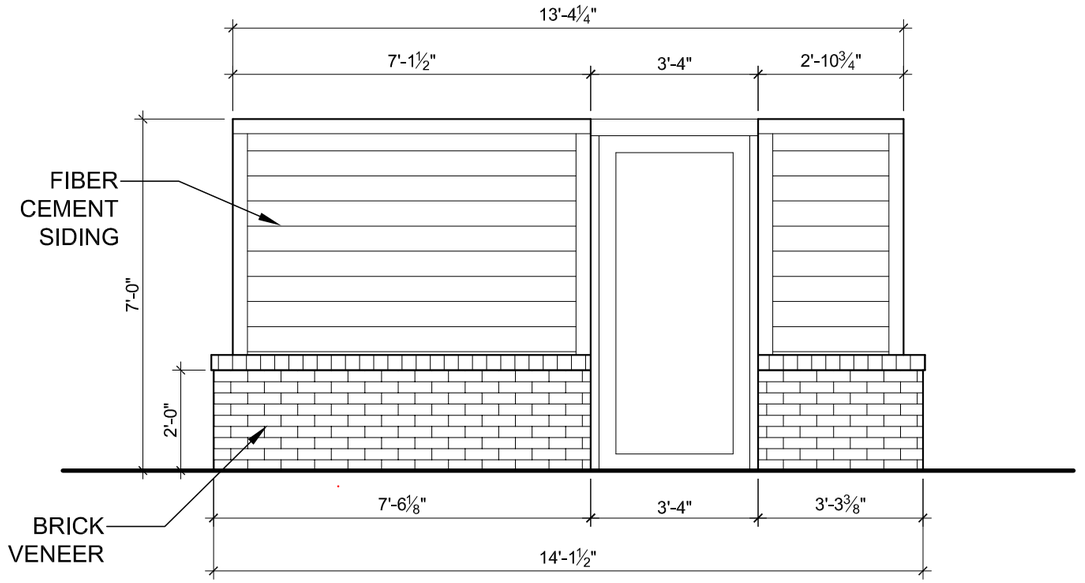
Ext. Elevations- Sides
40 Units Per Building

A1.9



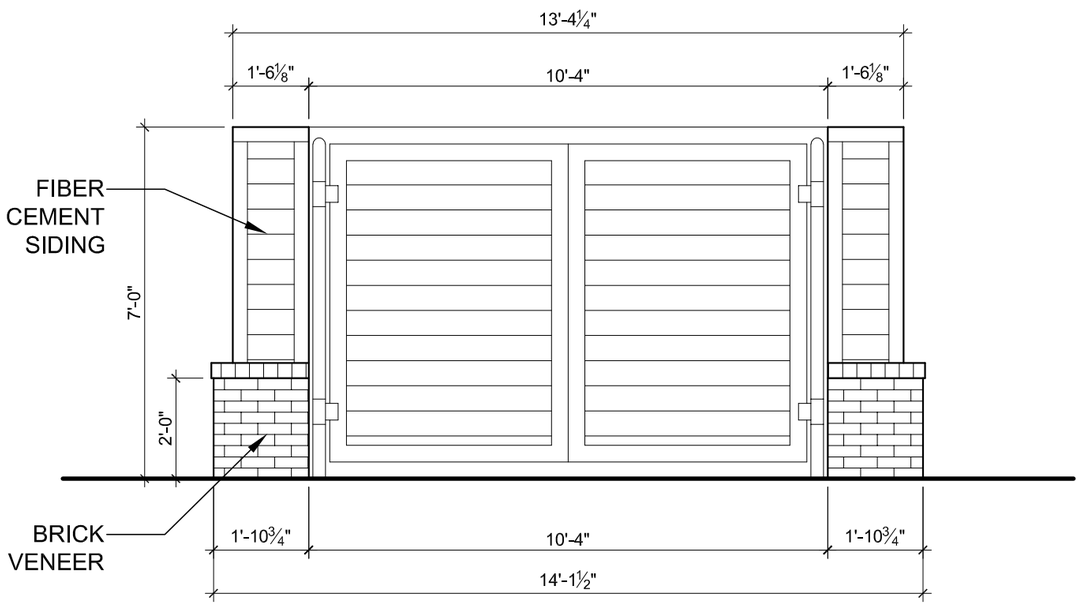

DUMPSTER ENCLOSURE PLAN

N.T.S.




ELEVATION-A

N.T.S.

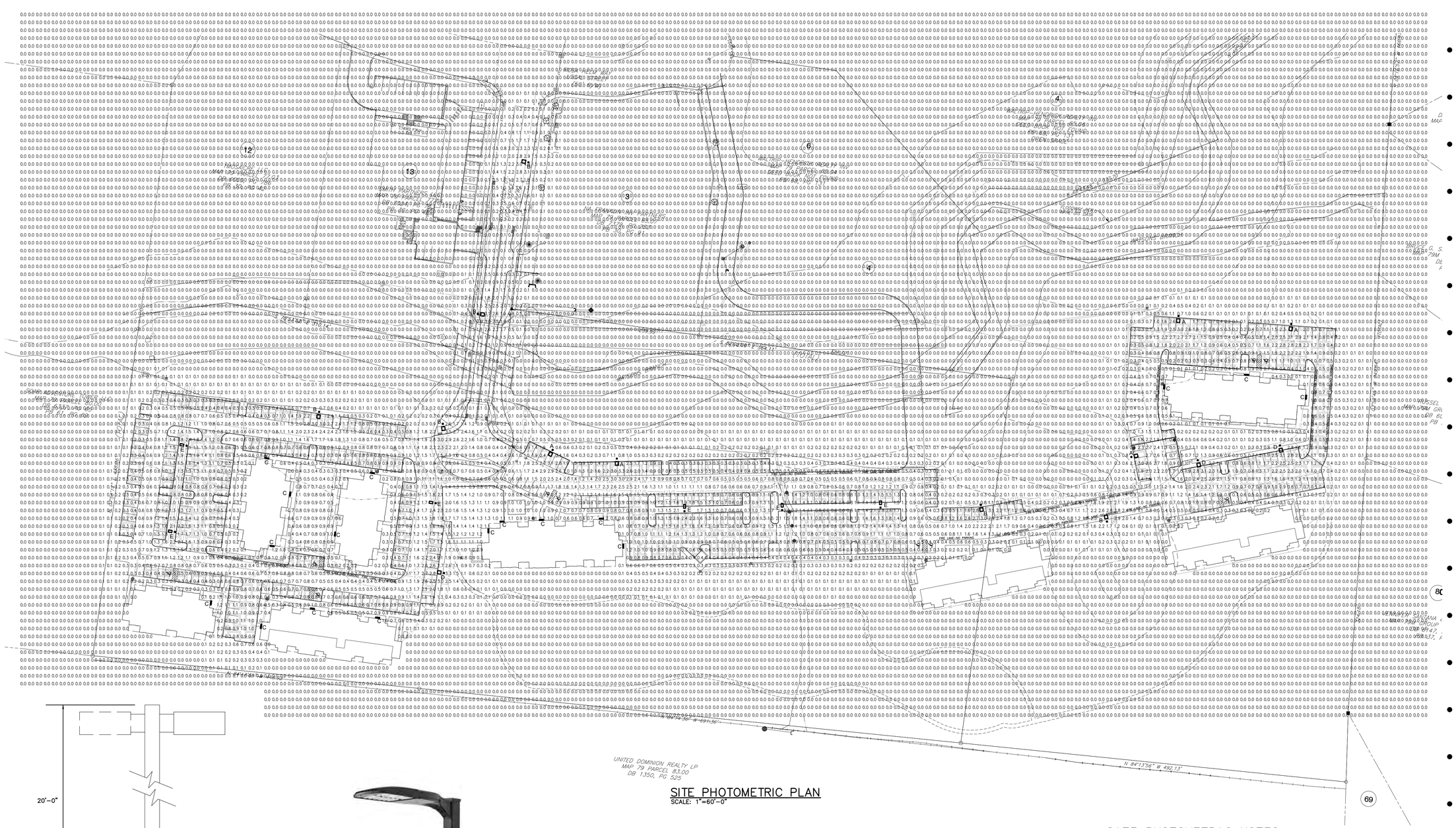



ELEVATION-B

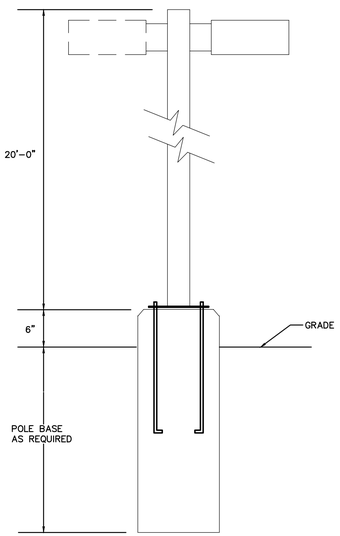
N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT. 03/04/21 This sheet is part of the APPROVED Site Plan

# ARCH EX1: DUMPSTER EXHIBIT




## SITE PHOTOMETRIC PLAN
SCALE: 1"=60'-0"




## POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



## TYPES "A","B","D"&"E" FIXTURE DETAIL
NO SCALE



## TYPE "C" FIXTURE DETAIL
NO SCALE

| Statistics | | | | | |
|---|---|---|---|---|---|
| Description | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | 0.2 fc | 4.1 fc | 0.0 fc | N/A | N/A |
| Parking Lot | 1.0 fc | 4.1 fc | 0.2 fc | 20.5:1 | 5.0:1 |

**SITE LIGHTING DATA**

Area Designation: Conventional
Land Use: Residential
Zoning District: PD 11.34 vested in 2019
Height of Proposed/Existing Building: 53'-0"
Pole Height: 20'-0" with pole base
Pole/Fixture Color: Dark Bronze
Color of Light: White (LED)

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

| Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Manufacturer | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Mounting Height |
| □ ▫ | A | Lithonia Lighting | 5 | DSX1 LED P3 40K TFTM MVOLT HS | DSX1 LED P3 40K TFTM MVOLT with houseside shield | LED | 1 | 9818 | 0.91 | 102 | 20'-0" Pole |
| □ ▫ | B | Lithonia Lighting | 6 | DSX1 LED P3 40K T3M MVOLT HS | DSX1 LED P3 40K T3M MVOLT with houseside shield | LED | 1 | 9898 | 0.91 | 102 | 20'-0" Pole |
| ▭ | C | Lithonia Lighting | 17 | DSXW1 LED 10C 1000 40K TFTM MVOLT | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. | LED | 1 | 3945 | 0.91 | 38.8 | 20'-0" |
| □ ▫ | D | Lithonia Lighting | 3 | DSX1 LED P3 40K TFTM MVOLT | DSX1 LED P3 40K TFTM MVOLT | LED | 1 | 12574 | 0.91 | 102 | 20'-0" Pole |
| □ ▫ | E | Lithonia Lighting | 6 | DSX1 LED P5 40K T5W MVOLT | DSX1 LED P5 40K T5W MVOLT | LED | 1 | 16327 | 0.91 | 138 | 20'-0" Pole |

## SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES INCLUDING LIGHTS ASSOCIATED WITH ENTRY AND EXIT DOORS THAT WOULD NOT IMPACT LIGHTING LEVELS AT PARKING LOTS AND AT PROPERTY LINES.

2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

PE
PARSONS
ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

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

THE CLEAR BLUE COMPANY

# Walker Place Apartments

Wood Duck Court Site
Franklin, TN 37067

ANTHONY JOHN PEZZI
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 106079
STATE OF TENNESSEE
6/13/22

| No. | Revision/Issue | Date |
|---|---|---|

Project Number:
Drawn by: JLW
Checked by: AJP
Issue: 06/13/2022
© 2022 PAD,PLlc

Sheet Title & Number:

Site
Photometric Plan

SP1.0

Project: 22130 Drawing: 22130-SP1.0.dwg

City of Franklin

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

**File #: 21-03400**

**DATE:** July 18, 2022

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

McKeehan Property Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 9.00 Acres, Located At 228 Franklin Road. (CONSENT AGENDA)
HZC 6/13/22, recommended disapproval by a vote of 4-3

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7802
Applicant: Christopher Wood, Kiser Vogrin Design, LLC
Owner: Kevin McKeehan

**BACKGROUND/STAFF COMMENTS:**
The purpose of this plat is to create two single-family residential lots on 9.00 acres for the property located at and near 228 Franklin Road. The property is zoned R-4 and is currently divided into two parcels, but has never been formally platted. Per Section 19.5.1(C) of the Franklin Zoning Ordinance, final plats that create new lots in the Historic Preservation Overlay where a preliminary plat is not required are subject to a formal review and recommendation by the Historic Zoning Commission. The HZC gave a recommendation of disapproval at their June 13, 2022 meeting by a vote of 4-3. Based on the discussion at that meeting, the recommendation of disapproval was primarily due to the fact that there was not a corresponding site plan or conceptual plan for the property to review in conjunction with the plat. **The proposed plat and new lots do meet the City's Subdivision Regulations and the R-4 Zoning District.** The City is working with the property owners to brainstorm future uses and site layout that meet the current regulations as well as future objectives and that are contextual to the established historic surroundings. Any future improvements to the lots other than a single-family house on the proposed vacant lot or additions to the existing single-family house require review and approval by the FMPC and/or BOMA.

**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 in all correspondence with any City department relative to this project.

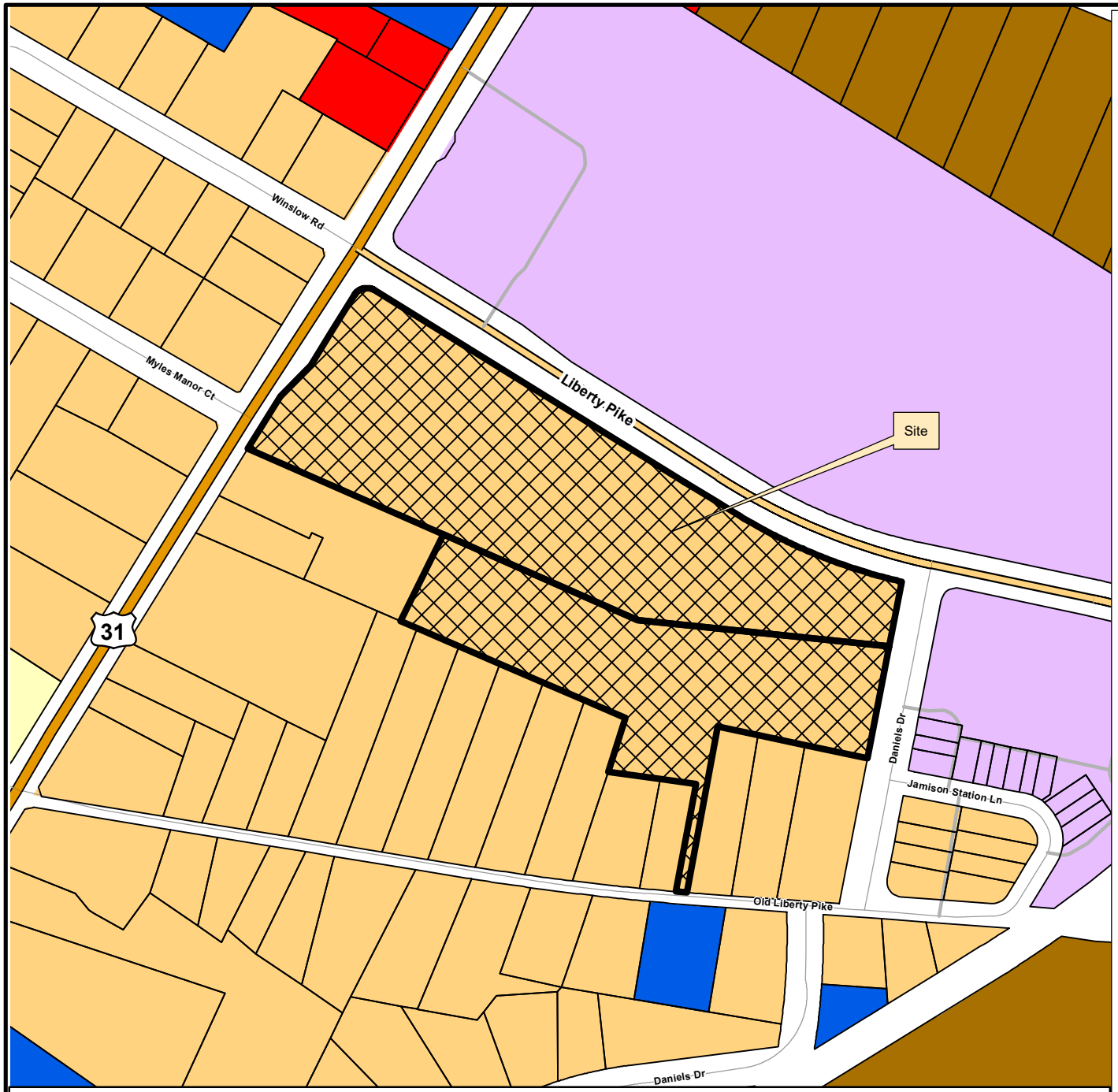
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions for the Mckeehan Property Subdivision Final Plat.




**MCKEEHAN PROPERTY SUBDIVISION, FINAL PLAT**

**Project Information**
Existing Zoning: R-4
Overlay Districts: HPO, CFO
Site Acreage: 9.00 acres

## Zoning Districts

- McKeehan Property Subdivision

### 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 2021. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 7802**

**CONDITIONS OF APPROVAL:**

## Open Issues: 10 These issues are currently being filtered

### Engineering - Final Plat Checklist

#### General Issues

**12. C. Final Plat**

lance.fittro@franklintn.gov With the proposed subdivision lot line now being shifted such that the existing residential driveway falls on Lot 2, applicant shall revise Note 14 to add the underlined text below so that it reads:
"With any development of Lot 2, the existing access to Liberty Pike shall be removed, and access to Lot 2 shall be provided from Daniels Drive. Any additional access for Lot 2 shall be as determined by the City Engineer through approval of a site plan for the development of Lot 2 and in accordance with the Franklin Transportation & Street Technical Standards for driveway and intersection spacing."

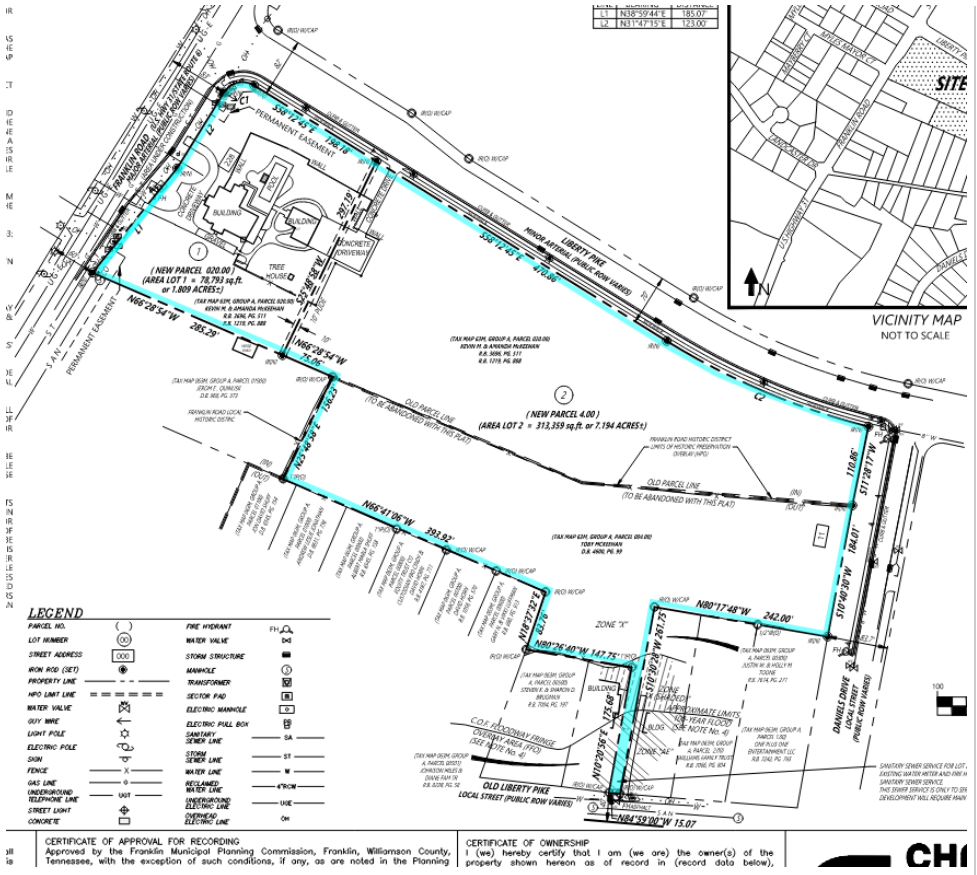
**14. C. Final Plat**

lance.fittro@franklintn.gov The previous comment, "*Per Sec. 23-106(2)(f) of the Stormwater Ordinance:*

*(ii) All newDevelopment and Redevelopment shall be designed and graded so that a minimum ten (10) foot public drainage easement and stormwater conveyance exist between each property.*

*With the exception of zero-lot-line property lines for attached residential structures, applicant shall showa 5-foot Public Drainage Easement on each side of all common property lines for the lots being created (do not showthe easement on adjacent lots not included in this plat)*" has not been fully-addressed.

Applicant shall add the required 5-foot drainage easement around the perimeter of Lots 1 and 2 approximately as highlighted below:

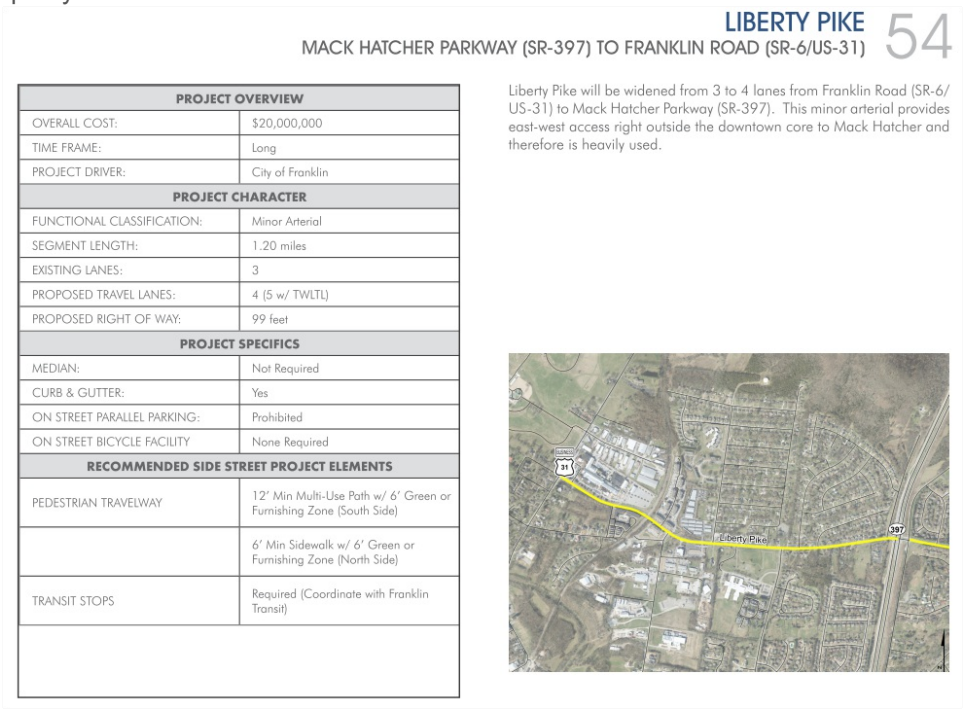



## 16. C. Final Plat

lance.fittro@franklintn.gov Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. *[COF Streets 2.2.4 (4)]*

Liberty Pike is considered a Minor Arterial and is included in Project #54 of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall show ROW Reservation along frontage with Liberty Pike extending 52.5 feet from existing centerline (approximately 32 feet beyond existing back of curb) and label area (sf) of ROW Reservation on the plat. Dedication of the additional fee simple right-of-way shall be made in conjunction with the future development of Lot 2 and will qualify for offset.



**LIBERTY PIKE** 54

MACK HATCHER PARKWAY (SR-397) TO FRANKLIN ROAD (SR-6/US-31)

| PROJECT OVERVIEW | |
|---|---|
| OVERALL COST: | $20,000,000 |
| TIME FRAME: | Long |
| PROJECT DRIVER: | City of Franklin |
| **PROJECT CHARACTER** | |
| FUNCTIONAL CLASSIFICATION: | Minor Arterial |
| SEGMENT LENGTH: | 1.20 miles |
| EXISTING LANES: | 3 |
| PROPOSED TRAVEL LANES: | 4 (5 w/ TWLTL) |
| PROPOSED RIGHT OF WAY: | 99 feet |
| **PROJECT SPECIFICS** | |
| MEDIAN: | Not Required |
| CURB & GUTTER: | Yes |
| ON STREET PARALLEL PARKING: | Prohibited |
| ON STREET BICYCLE FACILITY | None Required |
| **RECOMMENDED SIDE STREET PROJECT ELEMENTS** | |
| PEDESTRIAN TRAVELWAY | 12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (South Side) |
| | 6' Min Sidewalk w/ 6' Green or Furnishing Zone (North Side) |
| TRANSIT STOPS | Required (Coordinate with Franklin Transit) |

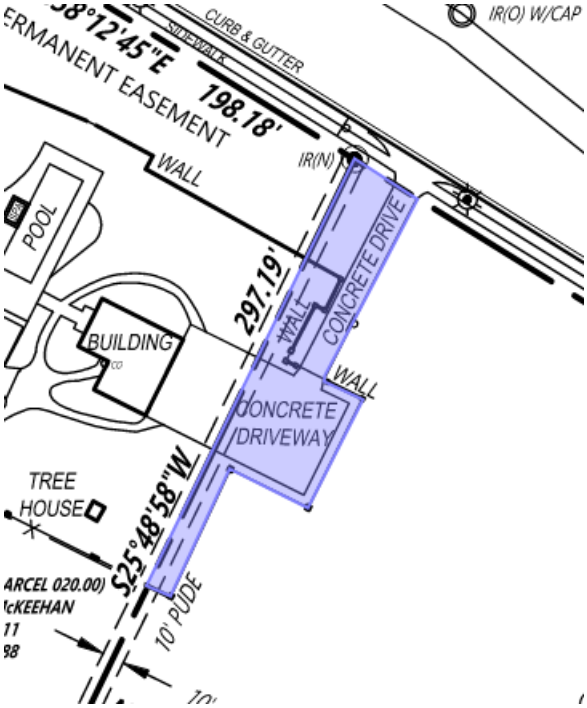
Liberty Pike will be widened from 3 to 4 lanes from Franklin Road (SR-6/US-31) to Mack Hatcher Parkway (SR-397). This minor arterial provides east-west access right outside the downtown core to Mack Hatcher and therefore is heavily used.



**21. C. Final Plat**

lance.fittro@franklintn.gov With the proposed subdivision lot line now being shifted such that the residential driveway and parking pad for the Lot 1 residence are now to be located on Lot 2, applicant shall provide an access easement for their continued use by the Lot 1 residents, or indicate them on the plat as "to be removed". The portion of the wall and fence surrounding Lot 1 which would be encroaching onto Lot 2 shall also be indicated on the plat as "to be removed." Demonstration of the demolition of any items noted as "to be removed" shall be required prior to submittal of the final plat to One Stop for final approval and recording.

Applicant shall be aware that the provision of an access easement for the driveway to remain in the interim does not remove the requirement for it to be closed with the future development of Lot 2 as a condition of approval of the final plat.




[Edited By Lance Fittro]

## FIRE--Planning--DRT

### General Issues

#### 10. Utilities

curt.edelmann@franklintn.gov The revision doesn't show water line sizes, which is required.

## Planning

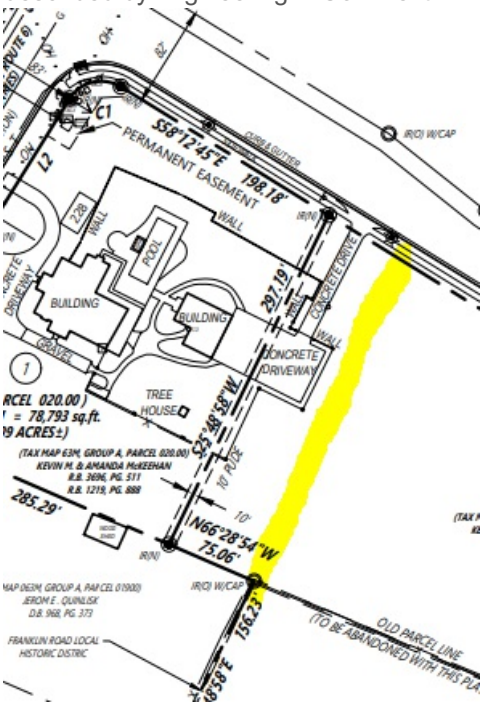
### General Issues

#### 18. Lot lines

joseph.bryan@franklintn.gov Applicant shall removed references to old parcel lines. Parcel lines are adjusted through property deeds and not with recorded plats.

#### 24. Lot 1

joseph.bryan@franklintn.gov Applicant shall revise Lot 1 rear lot line so the existing drive, parking pad, and associated walls are contained entirely within Lot 1, so as to not creating an encroachment onto Lot 2. Alternatively, applicant shall comply with conditions described by Engineering in Comment 21.




[Edited By Amy Diaz-Barriga]

## Preservation/HZC

### General Issues

#### 1. Historic Resources

amanda.rose@franklintn.gov The Historic Zoning Commission provided a disapproval recommendation to the FMPC for this proposal during its June 13, 2022 meeting.

## Stormwater

### General Issues

#### 23. Plats

jeff.willoughby@franklintn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

## Water/Sewer

### General Issues

#### 6. Franklin Rd upgrades

scott.andrews@franklintn.gov Applicant shall label the easements for water and/or sewer as "exclusive sanitary sewer easement" and/or "exclusive water easement", whichever applies to each easement.

# NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP 63M, GROUP "A".

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN SHOWN HEREON AS ZONE "AE" AND A PORTION LIES WITHIN ZONE "X" (SHADED) WITH THE REMAINING MAJORITY OF THE PROPERTY LYING IN ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0211G, DATED 12/22/2016, AND SHOWN HEREON BY SCALED MAP APPROXIMATION, ONLY.

5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. (DATUM = NAD83; FIPSZONE 4100).

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN (ROWC).

10. DEED REFERENCE(S): BK. 4600, PG. 99; BK. 3696, PG. 511; BK. 1219, PG. 888.

11. SUBJECT PROPERTY IS CURRENTLY ZONED "R-4": RESIDENTIAL 4 DISTRICT. ZONING OVERLAY DISTRICTS: FFO - FLOODWAY FRINGE OVERLAY DISTRICT, & CENTRAL FRANKLIN OVERLAY DISTRICT, & HISTORIC PRESERVATION OVERLAY. DEVELOPMENT STANDARD.

12. NO INFORMATION WAS FOUND THAT WOULD INDICATE ANYONE OTHER THAN THE CURRENT OWNERS' OF THE PROPERTY HAVING THE MINERAL RIGHTS TO THESE PROPERTY.

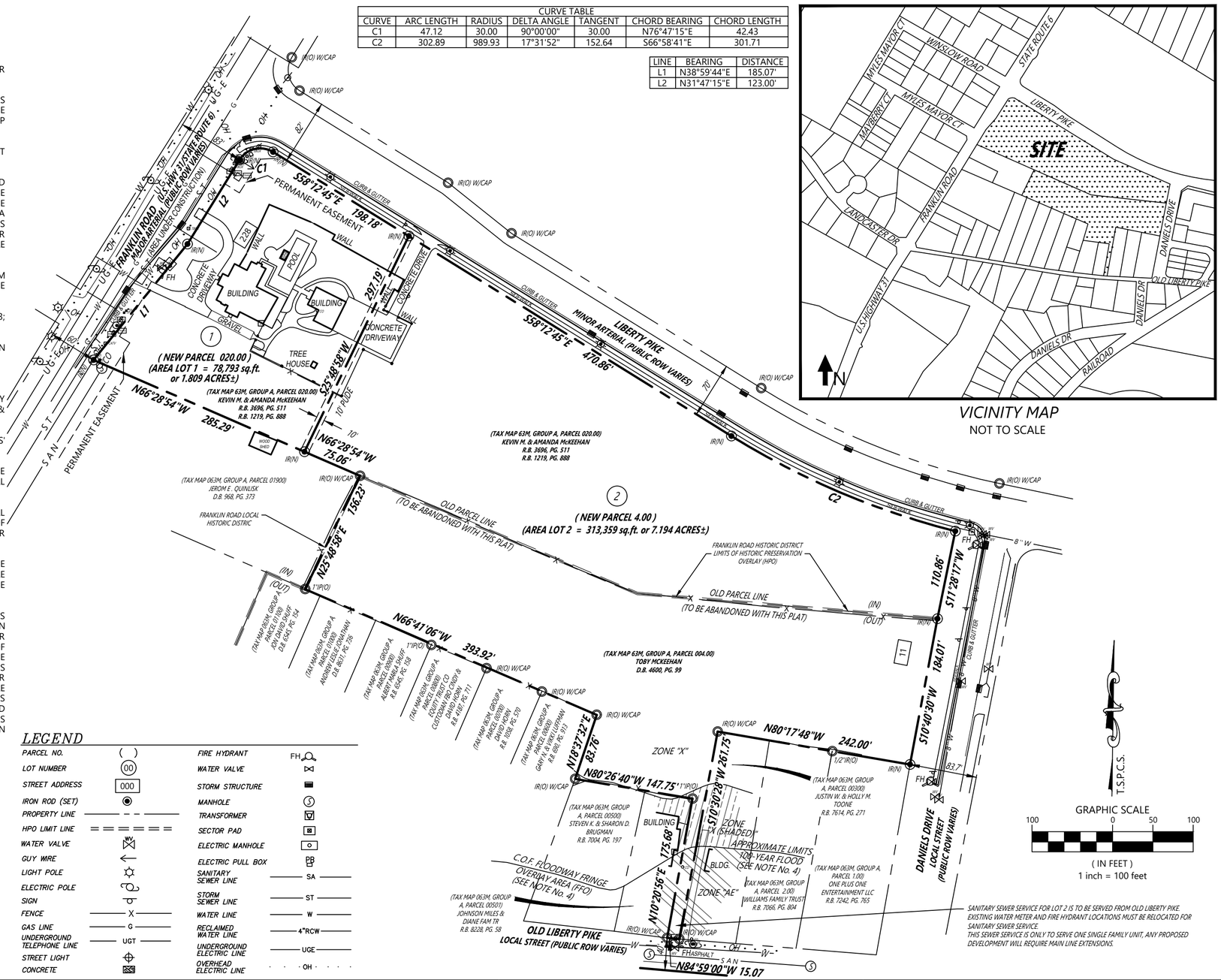
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

14. ACCESS TO LOT 2 SHALL BE PROVIDED FROM DANIELS DRIVE. ANY ADDITIONAL ACCESS FOR LOT 2 SHALL BE AS DETERMINED BY THE CITY ENGINEER THROUGH APPROVAL OF A SITE PLAN FOR THE DEVELOPMENT OF LOT 2 AND IN ACCORDANCE WITH FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS FOR DRIVEWAY AND INTERSECTION SPACING.

15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITH EASEMENTS.

16. 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.

17. FUTURE DWELLINGS SHALL COMPLY WITH THE PARKLAND ORDINANCE IF BEING SOLD OR NOT.







VICINITY MAP
NOT TO SCALE

## LEGEND

| | | | |
|---|---|---|---|
| PARCEL NO. | ( ) | FIRE HYDRANT | FH |
| LOT NUMBER | 00 | WATER VALVE | |
| STREET ADDRESS | 000 | STORM STRUCTURE | |
| IRON ROD (SET) | | MANHOLE | S |
| PROPERTY LINE | | TRANSFORMER | |
| HPO LIMIT LINE | | SECTOR PAD | |
| WATER VALVE | WV | ELECTRIC MANHOLE | |
| GUY WIRE | | ELECTRIC PULL BOX | PB |
| LIGHT POLE | | SANITARY SEWER LINE | SA |
| ELECTRIC POLE | | STORM SEWER LINE | ST |
| SIGN | | WATER LINE | W |
| FENCE | X | RECLAIMED WATER LINE | 4"RCW |
| GAS LINE | G | UNDERGROUND ELECTRIC LINE | UGE |
| UNDERGROUND TELEPHONE LINE | UGT | OVERHEAD ELECTRIC LINE | OH |
| STREET LIGHT | | | |
| CONCRETE | | | |

L. BRANDON LAMBERT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2828
7/7/22

DRAWING PATH: P:\LBL22102\CAD\Survey\2022-07-05_McKeehan Property Final Plat.dwg

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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 6th day of July, 2022.

L. Brandon Lambert 7/7/22
L. Brandon Lambert, Tenn. License No. 2828 Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
A. The water and sewer systems designated in "McKeehan Property Final Plat" 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 systems.

Director Water Management Department, City of Franklin, Tennessee — Date

MTEMC SIGNATURE
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.

Date — Middle Tennessee Electric Membership Corporation

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 _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date

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

Williamson County Emergency Management Agency — Date
City of Franklin — 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 "McKeehan Property Final Plat" 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, City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in (record data below), 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.

Date
Kevin & Amanda McKeehan — Date
Parcel 20.00 Bk. 3696, Pg. 511 & Bk. 1219, Pg. 888 (ROWC)
Toby McKeehan — Date
Parcel 4.00 Bk. 4600, Pg. 888 (ROWC)

CHASTAIN SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402
© 2022 CHASTAIN SKILLMAN C.A. NO. 262

# MCKEEHAN PROPERTY
## FINAL PLAT
C.O.F. NO. 7802

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 9.00 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 9TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 07-07-2022

CS PROJECT #LBL22102 SHEET 1 OF 1