City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 25, 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 July 28, 2022 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

The Annexation, Plan of Services, and Zoning requests for 4321 Long Lane and the Rezoning and Development Plan requests for The Optima Franklin PUD Subdivision at 211 Cool Springs Boulevard have been deferred. These decisions were made after public notifications had been mailed. New public notices will be mailed when the items are placed on an FMPC agenda, no later than 15 days prior to the agenda date.

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 3-6, 15-17, and 19-20 On The Consent Agenda.

SITE PLAN SURETIES

3. Echelon PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Lockwood Glen PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To August 24, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts), Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Westhaven PUD Subdivision, Site Plan, Section 25, Extend The Performance Agreement For Drainage Improvement To August 24, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

7. Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee.

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

8. Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

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

9. Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road.

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

REZONINGS/DEVELOPMENT PLANS

10. 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.
    FMPC 6/23/22, 5-2 to deny

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

11. Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.66/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision).

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

12. Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road.
    BZA 8/4/22, approval of variance for parking location

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

13. Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision)

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

14. Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.
    7/11/22 Historic Zoning Commission

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. 1624 West Main PUD Subdivision, Final Plat (Formerly Bob Rucker Subdivision, Lots 1 And 2), Consolidating 2 Commercial Lots Into 1 Commercial Lot And Establishing Easements, On 0.77 Acres, Located At 1624 And 1628 West Main Street. (CONSENT AGENDA)

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

16. Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Redeveloping The Provided Open Space On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

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

17. Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684 (Comtide Unified Development), Constructing 71,298 Square Foot Commercial Building, On 4.023 Acres, Located South Of Bakers Bridge Avenue And West Of Market Exchange Court, At 225 Comtide Court. (CONSENT AGENDA)

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

18. Jordan Reserve Subdivision, Preliminary Plat, Creating 12 Single Family Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way On 28.26 Acres, Located South Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 565 Jordan Road.

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

19. Stream Valley PUD Subdivision, Final Plat, Section 18, Creating 17 Single-Family Residential Lots, 9 Attached Residential Lots, And 3 Open Spaces, On 13.13 Acres, Located South Of Oglethorpe Drive And West Of Interstate 65. (CONSENT AGENDA)

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

20. Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Creating 35 Townhome Lots, Two Open Spaces, And Easements, On 10.39 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

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CALL TO ORDER

Chair Lindsey called the meeting to order at 07:05 pm.

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

Board Members Absent: Michael Orr, Jimmy Franks

APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 23, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft Minutes of June 23 2022

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve the Minutes from the June 23, 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 3-8, 14, and 15 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that Commissioner Mann had requested that item 7 and Commissioner Harrison requested item 14 be removed from the Consent Agenda, both due to conflict of interests.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-6, 8 and 15, as presented on the Consent Agenda. The motion carried 7-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

Commissioner Mann recused himself from this item.

A motion was made by Alderman Ann Petersen, seconded by Commissioner Scott Harrison, to Approve Item 7 as presented. The motion Passed 6-0-1.

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

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP 4321 Long Ln Annex Combo A
2. 2022-49 RES 4321 LONG LANE_POS_Combined_Law approved
3. 4321 Long Lane Survey Exhibit

Planner Joseph Bryan stated that due to the lack of public notification, staff is requesting this item be deferred until the August 25, 2022 Planning Commission meeting as well as items 10 and 11.

Chair Roger Lindsey referred to Counsel requesting that items 9, 10, and 11 have one motion. Legal is fine with that request. Director Wright requested that the applicant be allowed to speak about the items as a whole.

Chair Roger Lindsey asked if there was anyone from the public or if the applicant wished to speak on items 9, 10, and/or 11. There were none.

A motion was made by Commissioner Nick Mann, seconded by Scott Harrison, that items 9, 10 and 11 be deferred until the August 25, 2022 Planning Commission meeting. The motion carried 7-0.

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

Attachments:
1. MAP 4321 Long Ln Annex Combo A
2. 2022-50 RES 4321 LONG LN ANNEX_Combined_Law approved
3. 4321 Long Lane Survey Exhibit

This item was voted on under item 9 by a vote of 7-0 to defer until August 25, 2022.

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

Attachments:
1. MAP 4321 Long Ln Annex Combo B
2. 2022-25 ORD 4321 LONG LANE ZONING_Combined_Law approved (2)
3. 4321 Long Lane Survey Exhibit

This item was voted on under item 9 by a vote of 7-0 to defer until August 25, 2022.

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

Attachments:
1. MAP The Optima PUD
2. 2022.07.07_The Optima Franklin - Rezoning Plan
3. ORD 2022-21 OPTIMA FRANKLIN PUD REZ_Combined_Law approved (2)

Planner Joey Bryan stated the applicant had requested a deferral for this item and item 13, to give them more time to review the traffic study.

Chair Roger Lindsey asked if there was anyone from the public or if the applicant wished to speak on items 12 and/or 13. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen, that items 12 and 13 be deferred until the August 25, 2022, Planning Commission meeting. The motion carried 7-0.

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

Attachments:
1. MAP The Optima PUD
2. RES 2022-46 OPTIMA FRANKLIN PUD DP_Combined_Law approved (2)
3. 7896 Optima PUD DP_Conditions of Approval_02
4. 2022.07.07 The Optima Franklin - Development Plan
5. 2022_0715 Cool Springs-Massing

This item was voted on under item 12 by a vote of 7-0 to defer until August 25, 2022.

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

Attachments:
1. MAP 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
2. CONDITIONS OF APPROVAL 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
3. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
4. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 1-24
5. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 25-50
6. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 51-80

Commissioner Scott Harrison has recused himself from this item.

Amy Diaz-Barriga stated 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. The property has an incompatible land use buffer which is required on the eastern border of the

property which has triggered this to come before 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 the Board of Mayor and Aldermen on September 16, 2019. The vesting for this site was extended for three years by BOMA at its July 12, 2022 meeting. Staff recommends approval with conditions.

No one from the public wished to speak.

Greg Gamble, representative of the applicant, stated they are in agreement with all conditions of the approval.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jenny Williamson to Approve, with conditions, item 14. The motion Passed 6-0-1.

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

15. McKeehan Property Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 9.00 Acres, Located At 228 Franklin Road. (CONSENT AGENDA)

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

Attachments:
1. MAP McKeehan Prop Sub FP
2. Conditions of Approval_02
3. 2022-07-07_Final Plat

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 Scott Harrison, seconded by Commissioner Alma McLemore to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 07:21 pm.

_____ _____

Chair Date

City of Franklin

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

File #: 21-03426

DATE: July 29, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7912
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for the property located at 517 Franklin Road. Resolution 2022-57 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2022-58. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 2.07 acres.

The property is located within the Mallory Valley Utility District service area. An extension exceeding 1-mile 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 Spencer Creek basin. The Spencer Creek basin was identified as a long-term growth area in the 2018 growth study due to limited remaining developable area and the existing large lot development pattern. The study also noted that several properties along Franklin Road in this basin may annex due to ability to provide sewer. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

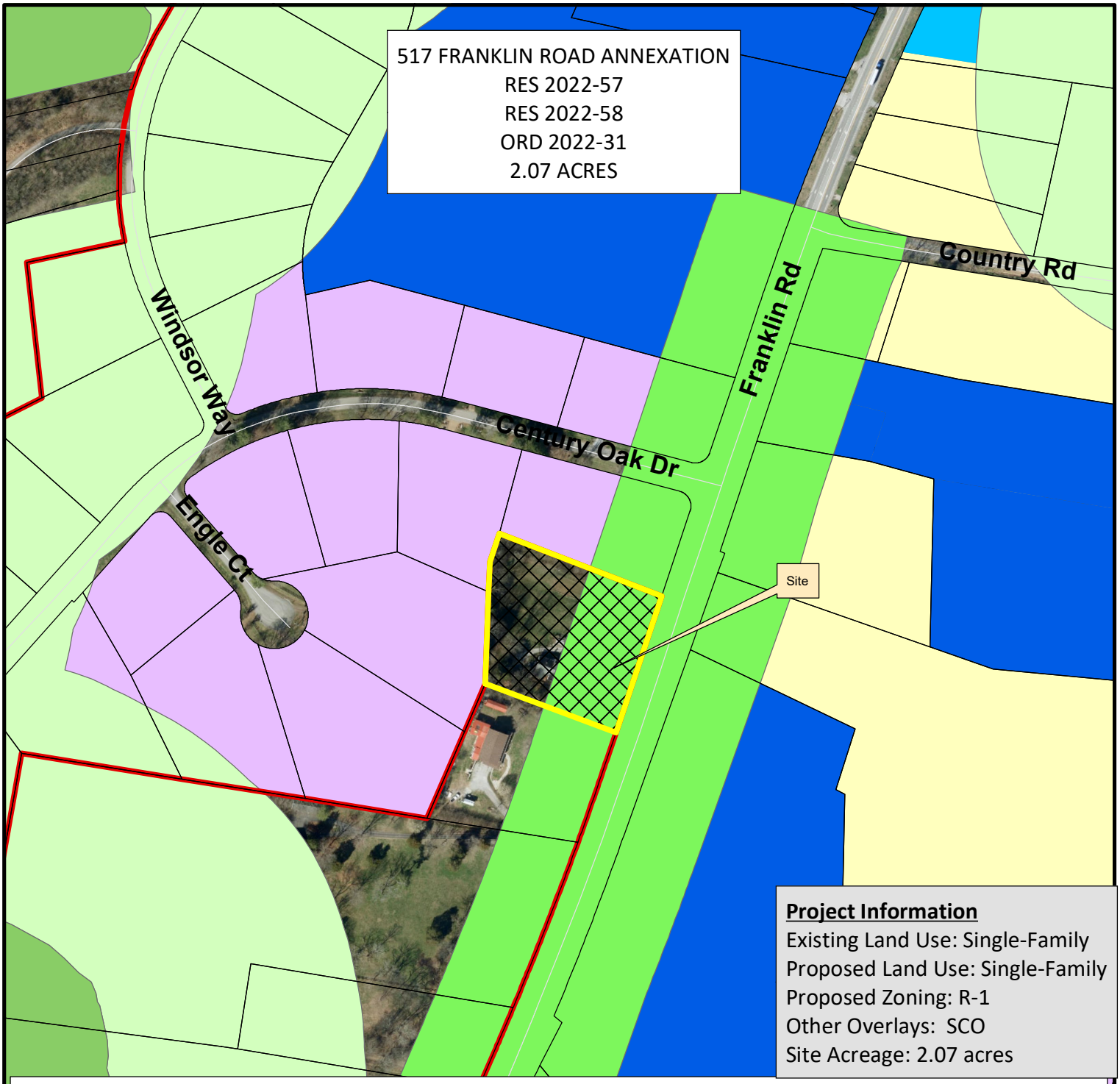
Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection,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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-57.


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
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
Zoning Overlays
ZoningD
SCO
Hillside/Hillcrest Overlay District
HBF
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 2022-57

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 517 FRANKLIN ROAD, 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, Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("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 West of Franklin Road and South of Century Oaks Drive, 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
53-11.00	2.07
Total	2.07

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 Mallory Valley Utility District service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

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 extension exceeding 1 mile 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 Spencer Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct two single-family homes.
3. The Owner shall be required to extend the sanitary sewer infrastructure to provide service to the Property. This may be in the form of gravity sewer or potentially low-pressure sewer. This will be determined during development plan or site plan discussions.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. 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 Franklin Road.
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. Envision Franklin places this property in the Large-Lot Residential Design Concept, which supports new development having a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods.
3. 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. 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.

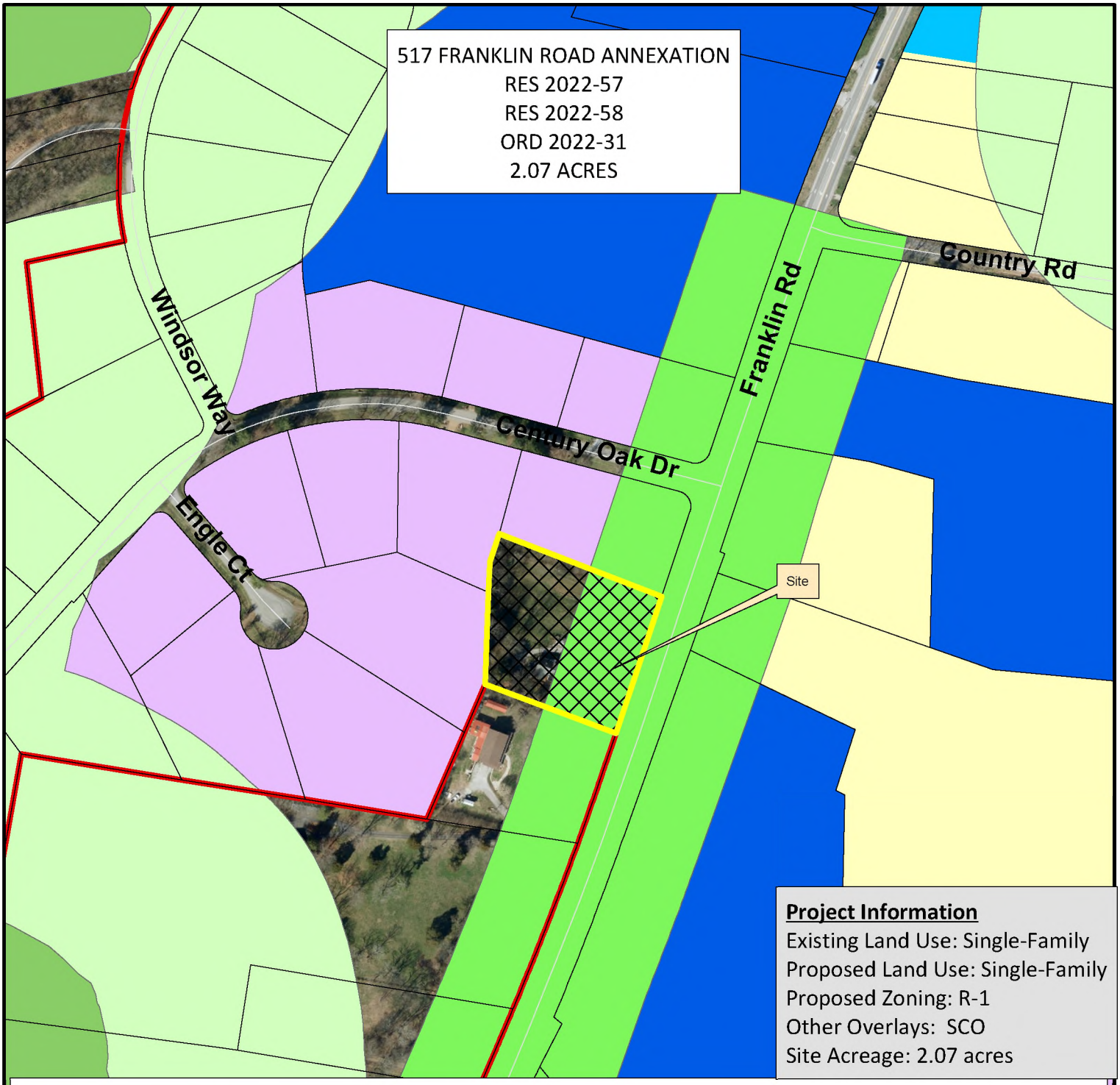
IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

_____ _____

ERIC S. STUCKEY **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney



Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres

- 517 Franklin Rd
- 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

Zoning Overlays
ZoningD
- SCO
- Hillside/Hillcrest Overlay District
- HBF

N

0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.



VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

SITE ACREAGE:	2.07 ACRES
PARCEL NUMBER:	053 01100 00008053
PROPERTY ADDRESS:	517 FRANKLIN RD. FRANKLIN, TN 37069
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 37027 ADAM CRUNK, PE 615-873-1795 adam@crunkeng.com
OWNER:	BERNIE STRAWN 1933 EDENBRIDGE WAY NASHVILLE, TN 37215 bstrawn@comcast.net
WATER FACILITIES:	MALLORY VALLEY DISTRICT
PROJECTED WATER DEMAND:	350 GAL/DAY
SEWER FACILITIES:	
PROJECTED PEAK FLOW:	350 GAL/DAY
DRIVING DISTANCE:	
FIRE STATION:	4.3 MILES
ELEMENTARY SCHOOL:	6.4 MILES
MIDDLE SCHOOL:	5.5 MILES
HIGH SCHOOL:	5.6 MILES

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

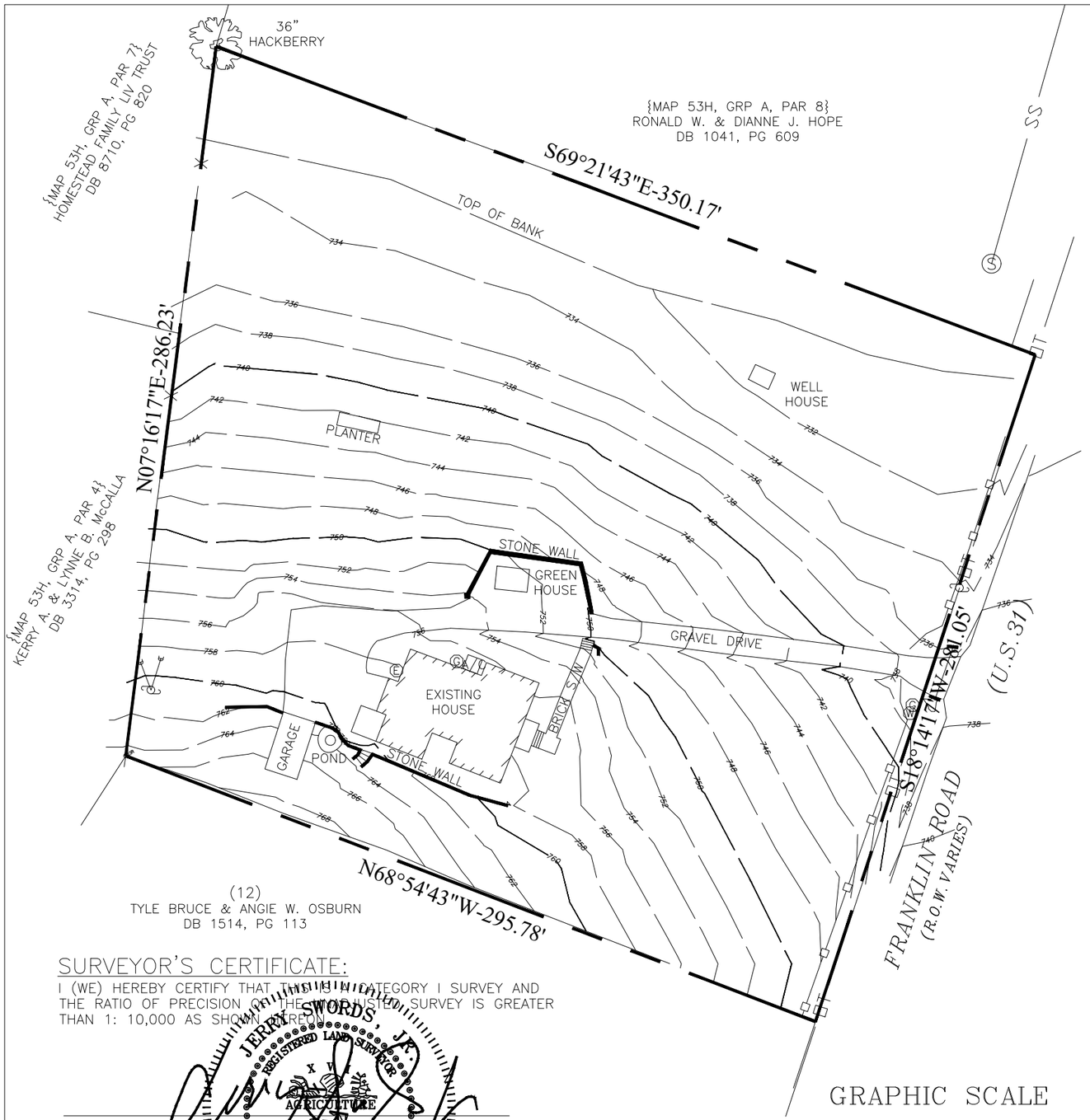
REVISIONS

No.	DATE

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2022\22082 - 517 Franklin Road\Dwg\Sketch\2022 07 07 Formal Annexation and Plan of Services Exhibit.dwg



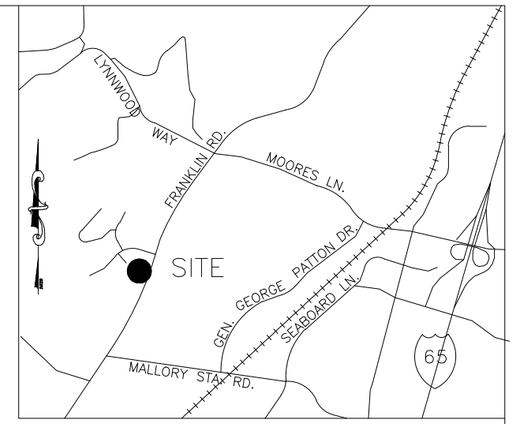
DEED REFERENCE:

BEING PROPERTY CONVEYED TO SGH, INC. BY DEED BOOK 8833, PAGE 314, R.O.W.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TSPCS '83



VICINITY MAP
(NTS)

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

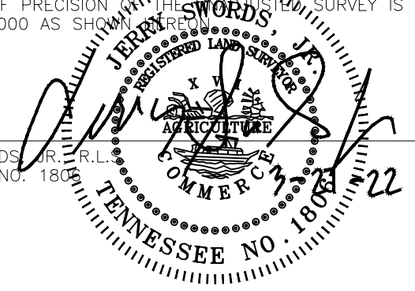
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1803

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±

AS BUILT SURVEY

517 FRANKLIN ROAD

Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com

PROJ.: 22–002	DATE: 3/21/2022	SHEET 1 OF 1



VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

SITE ACREAGE:	2.07 ACRES
PARCEL NUMBER:	053 01100 00008053
PROPERTY ADDRESS:	517 FRANKLIN RD. FRANKLIN, TN 37069
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 37027 ADAM CRUNK, PE 615-873-1795 adam@crunkeng.com
OWNER:	BERNIE STRAWN 1933 EDENBRIDGE WAY NASHVILLE, TN 37215 bstrawn@comcast.net
WATER FACILITIES:	MALLORY VALLEY DISTRICT
PROJECTED WATER DEMAND:	350 GAL/DAY
SEWER FACILITIES:	
PROJECTED PEAK FLOW:	350 GAL/DAY
DRIVING DISTANCE:	
FIRE STATION:	4.3 MILES
ELEMENTARY SCHOOL:	6.4 MILES
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BRENTWOOD, TN 37027
(615) 873-1795
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517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

No.	DATE

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

City of Franklin

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

File #: 21-03427

DATE: July 29, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7912
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located South of Century Oak Drive. 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 Franklin Road. This property falls into the Spencer Creek drainage basin. This area of the Spencer Creek basin was identified as a long-term growth area in the 2018 growth study. The Spencer Creek basin was identified as a long-term growth area in the 2018 growth study due to limited remaining developable area and the existing large lot development pattern. The study also noted that several properties along Franklin Road in this basin may annex due to ability to provide sewer.

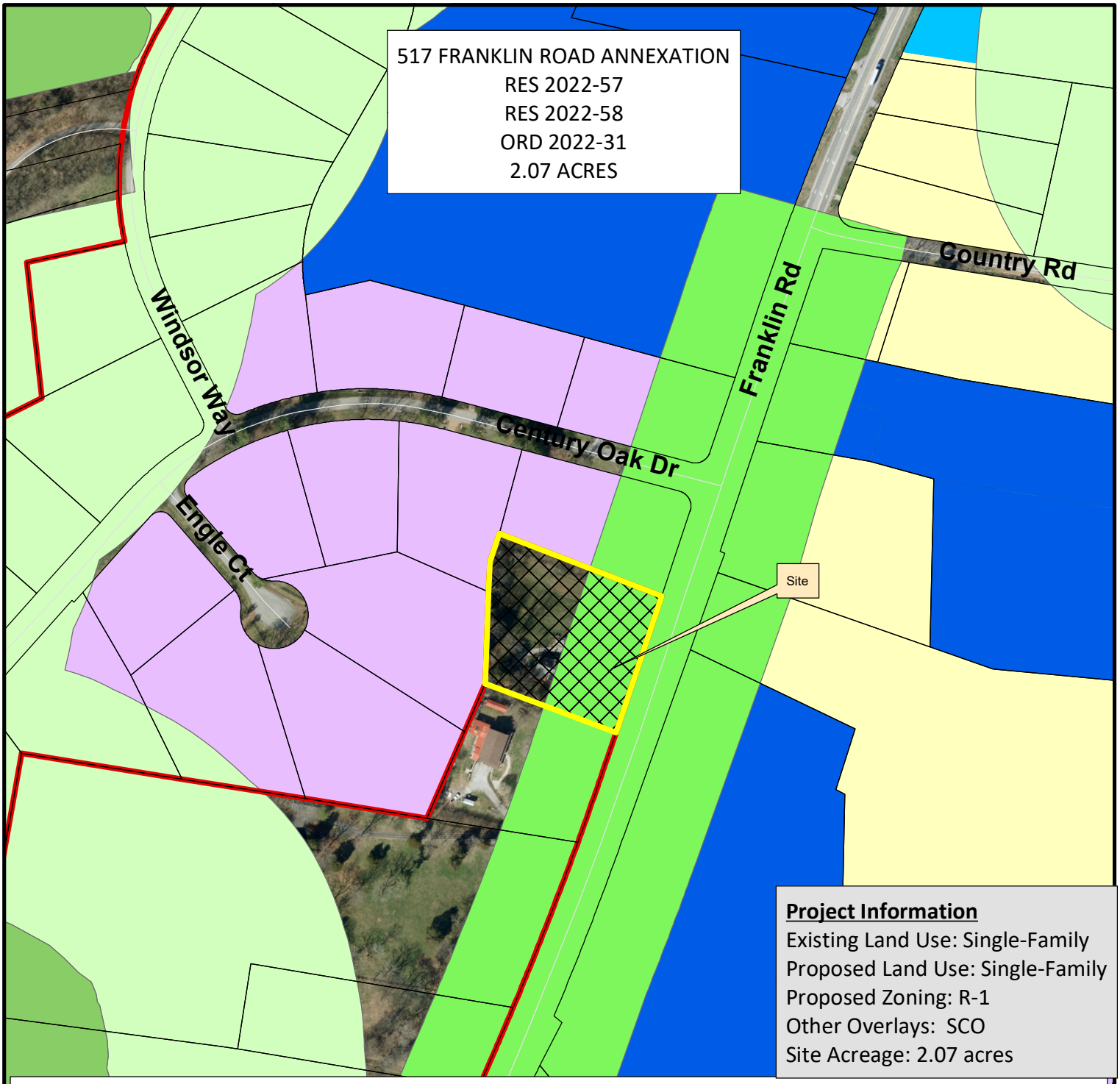
The subject property at 517 Franklin Road is within the Large Lot Residential Design Concept as defined by the Envision Franklin Land Use Plan. No additional plan for further development of the property has been submitted at this time. The applicant intends to subdivide the property into two single-family residential lots. 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 2022-58.


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
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
Zoning Overlays
ZoningD
SCO
Hillside/Hillcrest Overlay District
HBF
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250
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1,000
Feet
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RESOLUTION 2022-58

A RESOLUTION TO ANNEX 517 FRANKLIN ROAD, CONSISTING OF 2.07 ACRES, PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF CENTURY OAKS DRIVE AND ADJOINING THE CITY LIMITS WITHIN THE NORTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("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 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 2022-57; 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
53-11.00	2.07
Total	2.07

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 2.

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

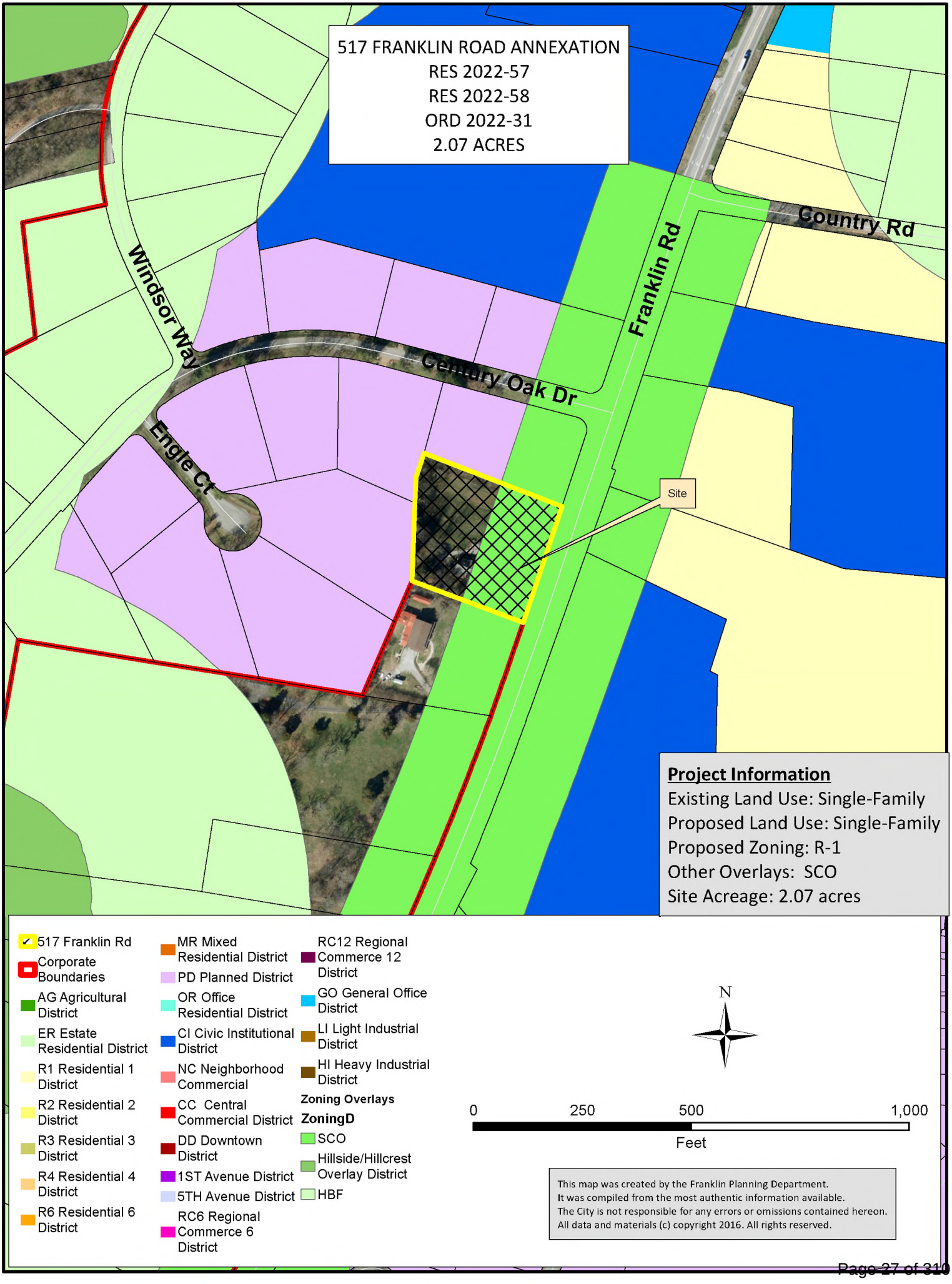
PLANNING COMMISSION RECOMMENDED: _____

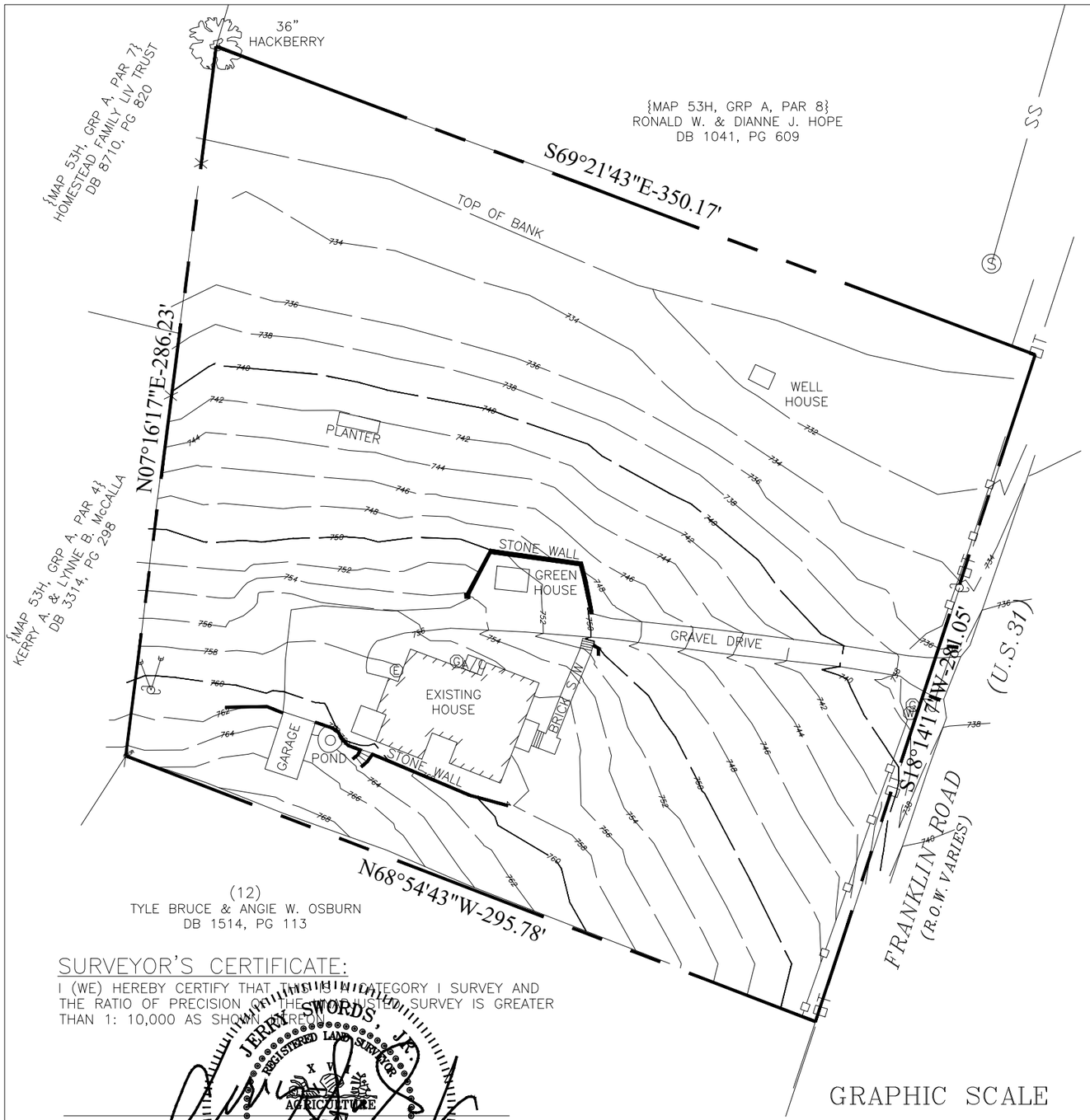
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
Corporate Boundaries
AG Agricultural District
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CI Civic Institutional District
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SCO
Hillside/Hillcrest Overlay District
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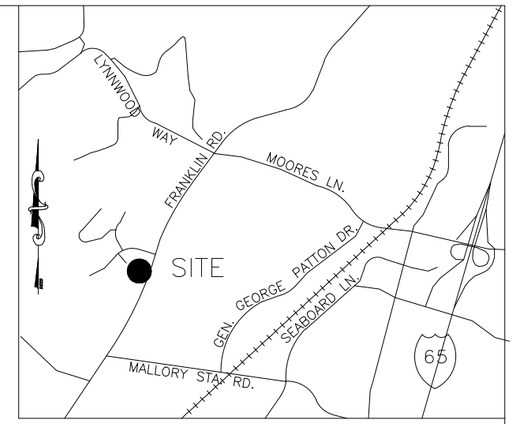
DEED REFERENCE:

BEING PROPERTY CONVEYED TO SGH, INC. BY DEED BOOK 8833, PAGE 314, R.O.W.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TNSPCS '83



VICINITY MAP
(NTS)

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

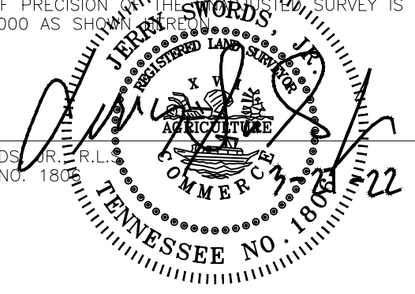
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6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1803

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±

AS BUILT SURVEY

517 FRANKLIN ROAD

Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com

PROJ.: 22–002	DATE: 3/21/2022	SHEET 1 OF 1



VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

SITE ACREAGE:	2.07 ACRES
PARCEL NUMBER:	053 01100 00008053
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DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 37027 ADAM CRUNK, PE 615-873-1795 adam@crunkeng.com
OWNER:	BERNIE STRAWN 1933 EDENBRIDGE WAY NASHVILLE, TN 37215 bstrawn@comcast.net
WATER FACILITIES:	MALLORY VALLEY DISTRICT
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SEWER FACILITIES:	
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CRUNK ENGINEERING LLC
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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

No.	DATE

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

City of Franklin

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

File #: 21-03428

DATE: July 29, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7934
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 517 Franklin Road to Residential 1 (R1) Zoning District, should the Plan of Services, RES 2022-57, and Annexation, RES 2022-58, be approved by BOMA. Envision Franklin places this parcel into the Large Lot Residential Design District, which states, " reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. " The proposed zoning of Residential 1 (R1) is appropriate for the proposed two single-family residential lots 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 Scenic Corridor Overlay (SCO) District, per our existing mapped extents of this district.

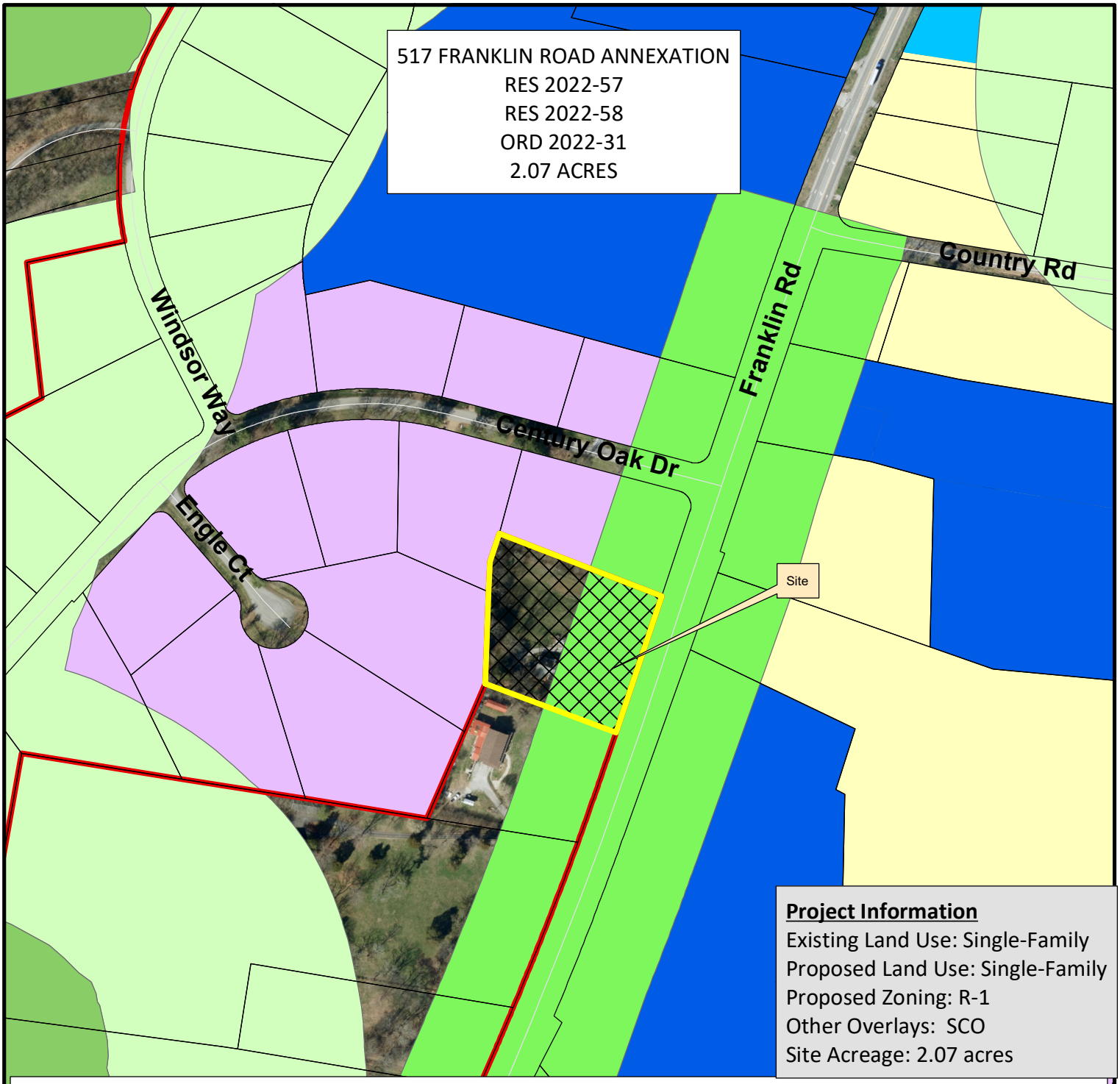
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-31.


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
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OR Office Residential District
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ORDINANCE 2022-31

AN ORDINANCE TO ZONE 2.07 ACRES RESIDENTIAL 1 (R1) DISTRICT, SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF CENTURY OAKS DRIVE, AT 517 FRANKLIN ROAD

WHEREAS, Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("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 2022-57 and Resolution 2022-58; and

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

WHEREAS, the Residential 1 (R1) district, and Scenic Corridor Overlay (SCO) District, provide zoning for land uses compatible with both the Franklin Land Use 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.

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: **Residential 1 (R1) District, and Scenic Corridor Overlay (SCO) District**:

PREMISES CONSIDERED

Map-Parcel	Acres
53-11.00	2.07
Total	2.07

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

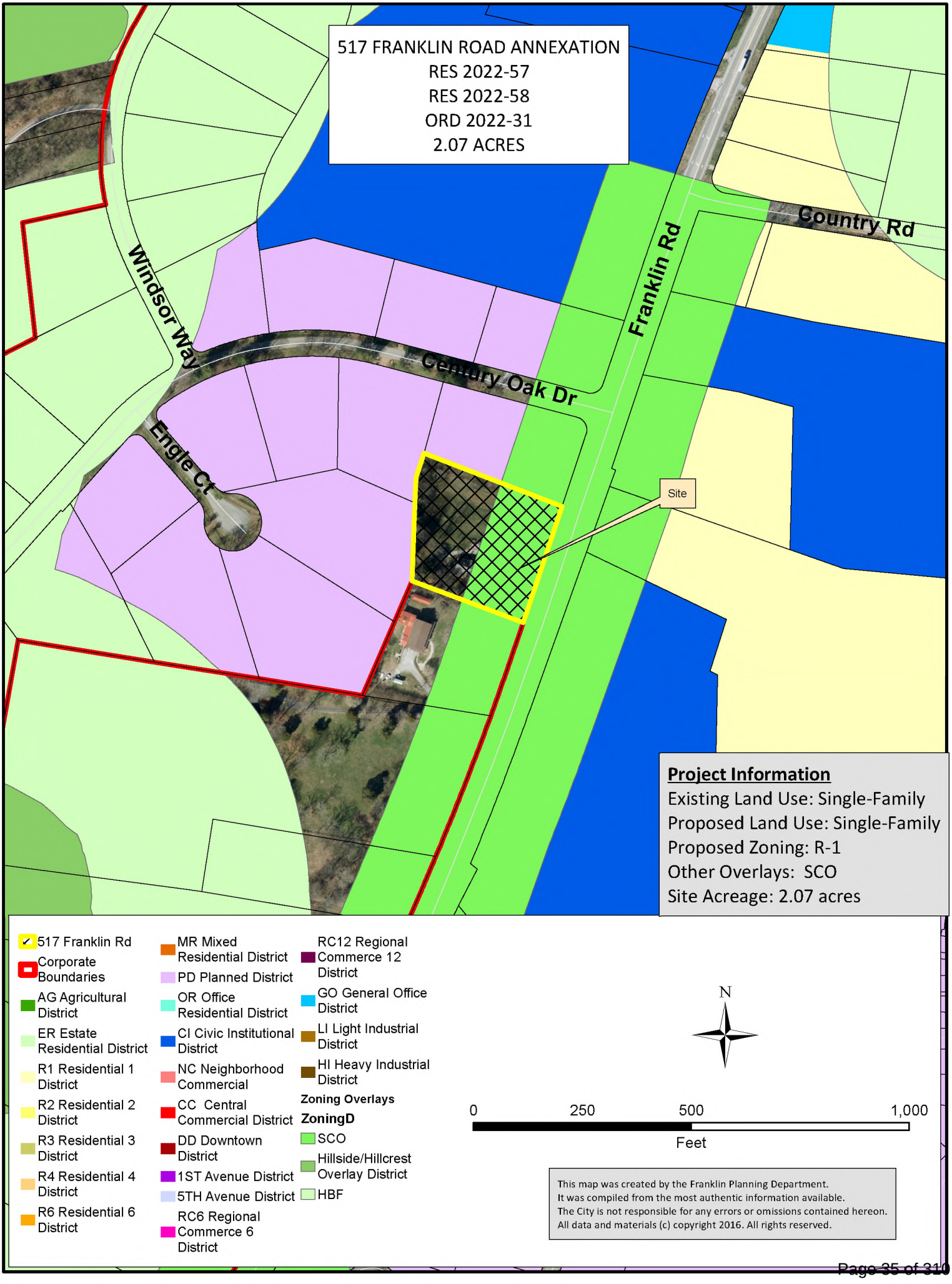
PLANNING COMMISSION RECOMMENDED: _____

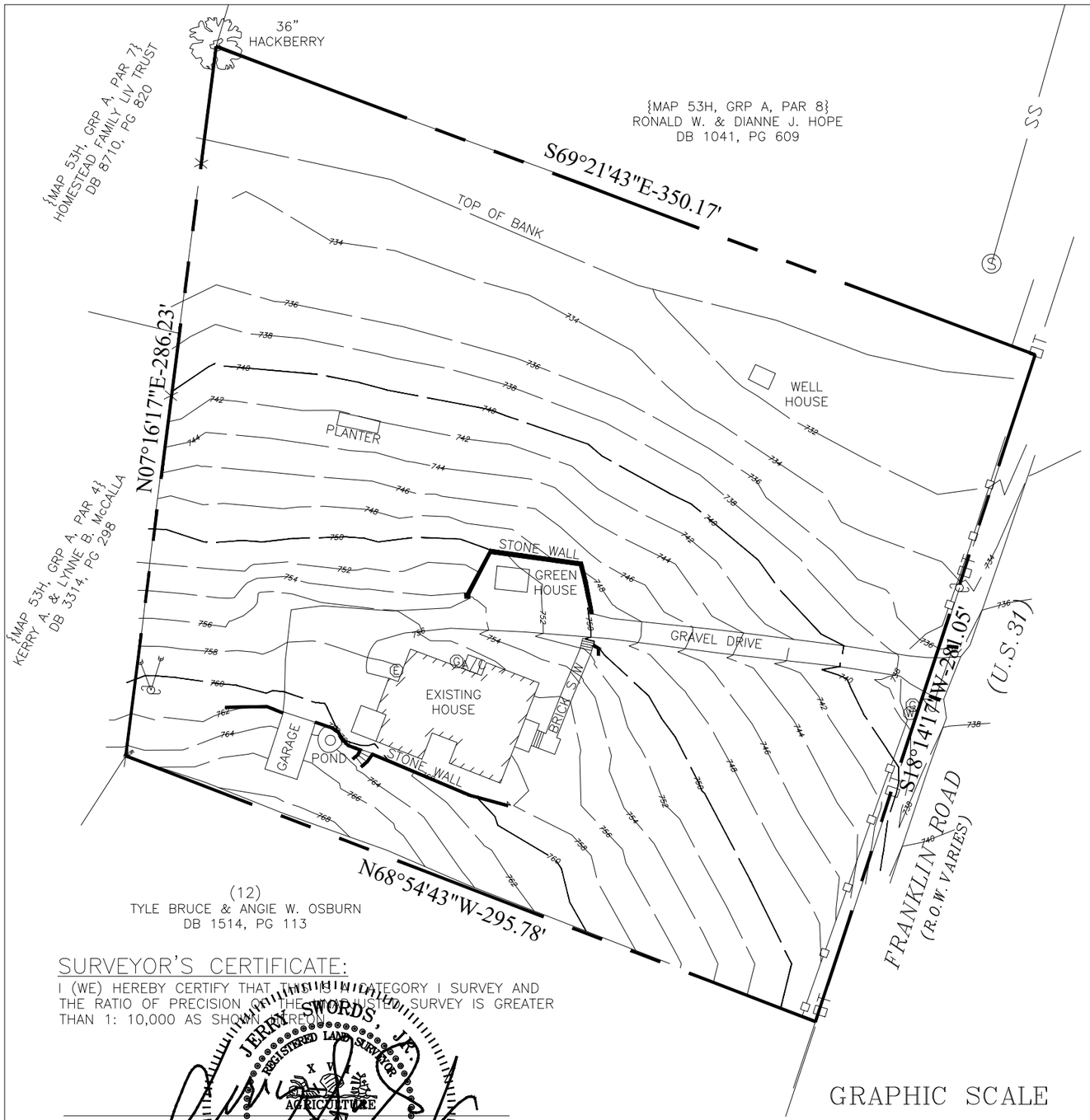
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
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
Zoning Overlays
ZoningD
SCO
Hillside/Hillcrest Overlay District
HBF
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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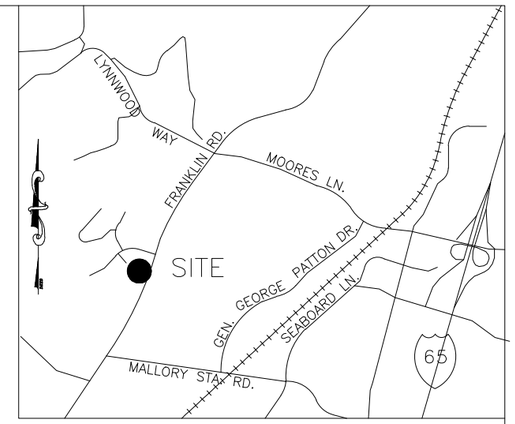
DEED REFERENCE:

BEING PROPERTY CONVEYED TO SGH, INC. BY DEED BOOK 8833, PAGE 314, R.O.W.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TNSPCS '83



VICINITY MAP
(NTS)

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

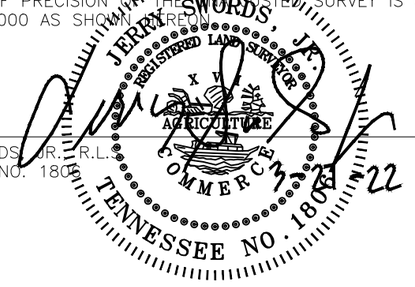
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1803

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±

AS BUILT SURVEY

517 FRANKLIN ROAD

Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com

PROJ.: 22–002	DATE: 3/21/2022	SHEET 1 OF 1



VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

SITE ACREAGE:	2.07 ACRES
PARCEL NUMBER:	053 01100 00008053
PROPERTY ADDRESS:	517 FRANKLIN RD. FRANKLIN, TN 37069
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 37027 ADAM CRUNK, PE 615-873-1795 adam@crunkeng.com
OWNER:	BERNIE STRAWN 1933 EDENBRIDGE WAY NASHVILLE, TN 37215 bstrawn@comcast.net
WATER FACILITIES:	MALLORY VALLEY DISTRICT
PROJECTED WATER DEMAND:	350 GAL/DAY
SEWER FACILITIES:	
PROJECTED PEAK FLOW:	350 GAL/DAY
DRIVING DISTANCE:	
FIRE STATION:	4.3 MILES
ELEMENTARY SCHOOL:	6.4 MILES
MIDDLE SCHOOL:	5.5 MILES
HIGH SCHOOL:	5.6 MILES

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

No.	DATE

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

City of Franklin

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

File #: 21-03260

DATE: August 8, 2022

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 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.
FMPC 6/23/22, 5-2 to deny

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7860
Applicant: Jim Gilliam, HFR Design
Owner: FSSD, David Snowden, Rep.

BACKGROUND/STAFF COMMENTS:
UPDATE:
This request is back before the Planning Commission because it was discovered that the required public notices were not mailed prior to the June 23, 2022 FMPC meeting. The rezoning request now meets the mailing requirements of the Zoning Ordinance, as public notification was provided according to the requirements in advance of the August FMPC meeting. There are no changes to the request, or to staff's recommendation.

PREVIOUS STAFF REPORT:
The applicant is requesting to rezone the property from Civic Institutional (CI) to Residential 4 (R4) District. The property consists of 7.9 acres and is the site of an administrative complex for the Franklin Special School District. The property is located within the Historic Residential Design Concept as defined by Envision Franklin. Envision Franklin states that, "Infill developments should maintain the established, traditional residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot widths, and setbacks. A gridded street network, sidewalks, and street trees should be used to support connectivity and the pedestrian-scale environment." The R4 zoning district is compatible with the recommendations of Envision Franklin as well as the character and pattern of the surrounding established neighborhoods.

Project Consideration:
Should the property be rezoned, the existing buildings and current office and administrative uses would be nonconforming and any future re-development or major site improvements 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 development plan with an associated PD rezoning request.

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 2022-19. At the June meeting, the Franklin Municipal Planning Commission voted 5-2 to deny the rezoning request.

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

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

WHEREAS, the R4 district provides zoning for land uses compatible with both the Franklin Land Use Plan and 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.

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 **Civic Institutional (CI)** District to **Residential 4 (R4)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
78 O-1.06	6.75
78 O-1.05	0.31
78 O-1.04	0.28
78 O-1.03	0.28
78 O-1.02	0.28
Total	7.9

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

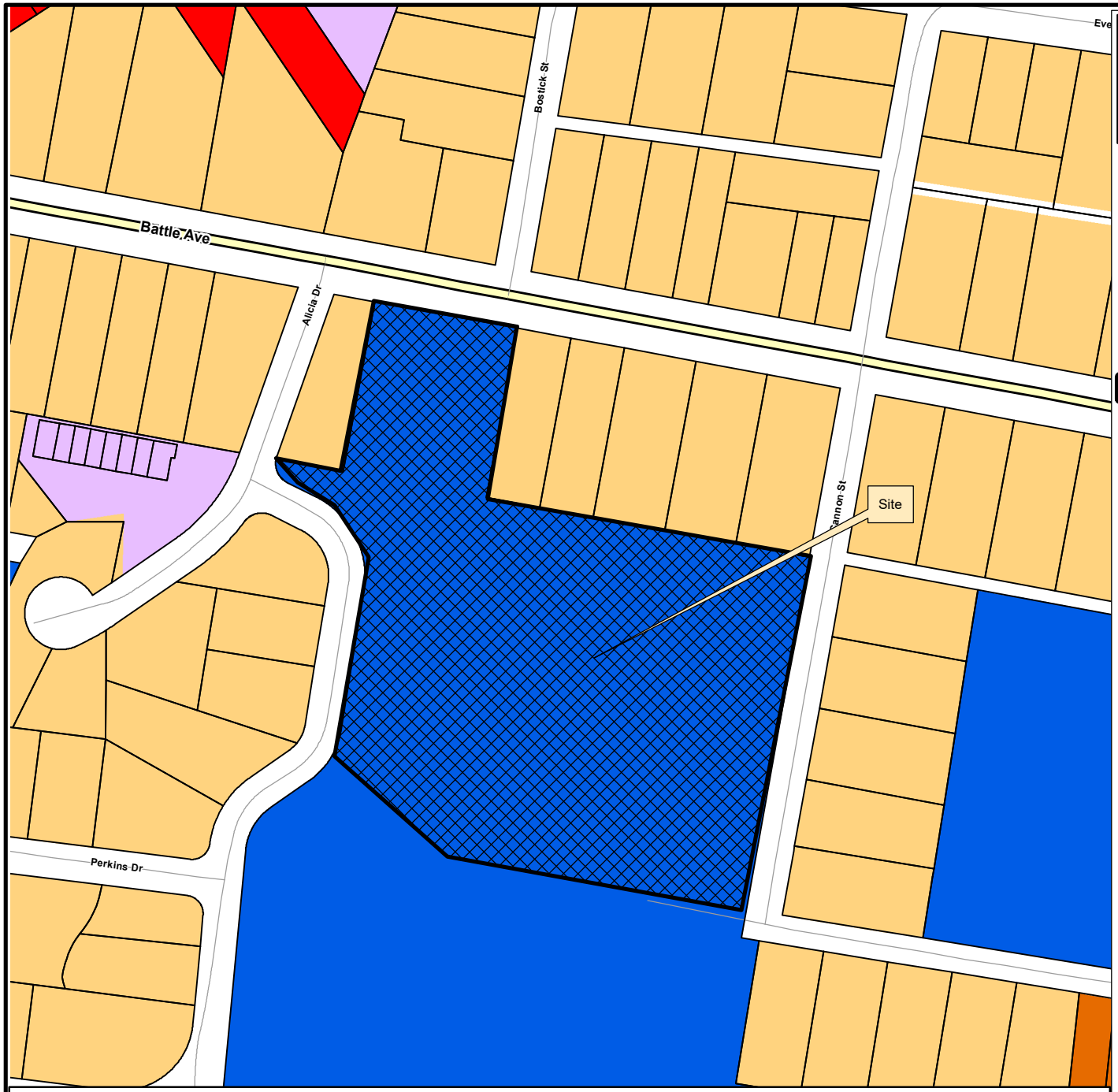
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, LOT 2
SUNSET MANOR SUBDIVISION, LOTS 10-13
REZONING

Project Information
Existing Zoning: CI
Proposed Zoning: R4
Overlay Districts: CFO
Site Acreage: 7.9 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 0

Zoning Districts

Subject Property

Overlays

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

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Feet

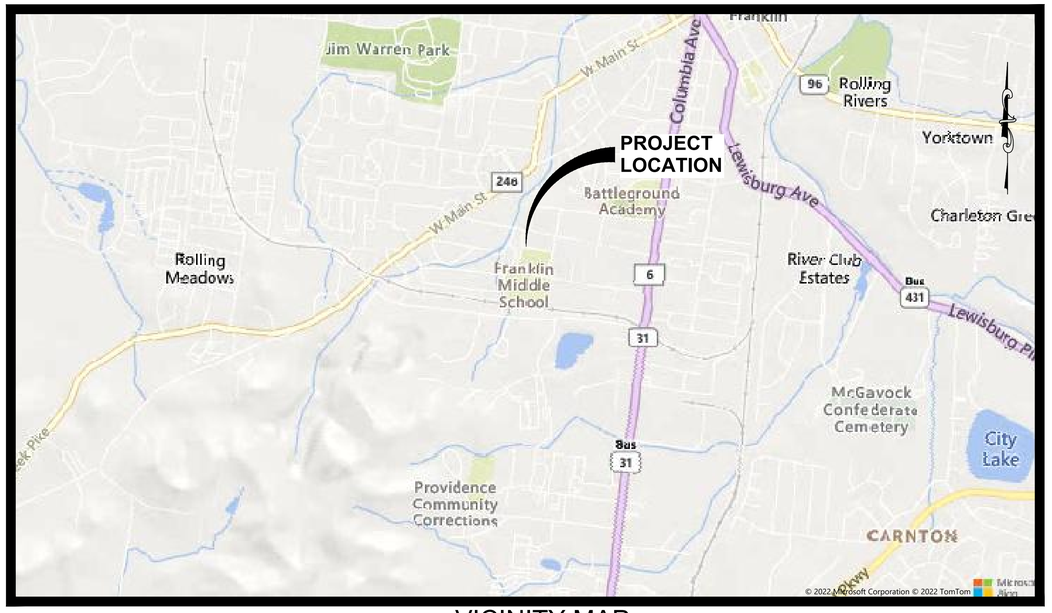
HISTORIC FRANKLIN TENNESSEE

LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & LOTS 10-13 SUNSET MANOR REZONING

FRANKLIN ELEMENTARY SCHOOL
1501 FIGURES DRIVE
FRANKLIN, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 06/02/2022



VICINITY MAP
N.T.S.

Wold - HFR Design, Inc.
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com

JAMES H. GILLIAM
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 103750
STATE OF TENNESSEE
06/02/22

SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

ZONING
EXISTING ZONING: CI - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

SITE INFO
FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 78O, GROUP "A", PARCEL 1.00 BOOK 94, PG 157
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG58

PROJECT TEAM

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
email: dsnowden@fssd.org

DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
214 Centerview Drive, Suite 300
Brentwood, TN 37027
(PHO) (615) 370-8500
email: jgilliam@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	REZONING PLAN



TN

C

PLOT DATE: 6/2/2022 11:12:29 AM | JGILLIAM | LOCATION: G:\227416\CC\BASE 227416.DWG

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LEGEND

CONCRETE MONUMENT OLD	■
IRON PIPE OLD	● IPIPE(O)
IRON PIN OLD	●
IRON PIN NEW 5/8" WITH HFR CAP	● IP(N)
WATER VALVE	⊠
FIRE HYDRANT	
WATER METER	
MANHOLE	◎
UTILITY POLE	
LIGHT POLE	
SIGN POST	
BOLLARD	○ B
LANDSCAPING	LS
YARD LIGHT	○ YL
ELECT. BOX	□ E
PROPERTY/R.O.W. LINE	
SEWER LINE	8" S
OVERHEAD WIRES	OH OH OH OH
AREA TO BE REZONED	

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	25.00'	25.00'	39.27'	35.36'	N53-23-46E
C2	89-05-00	80.78'	79.50'	125.60'	113.32'	S53-51-16W
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	86-03-09	37.60'	35.09'	56.47'	51.31'	S36-50-40E

SITE ADDRESS:

1501 FIGURES DRIVE
FRANKLIN, TN. 37064

SITE INFO:

FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 78O, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157 LOT 1
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG. 58

NOTES:

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
4. THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 78O, GROUP"A" AND BEING PARCEL 1.00.
5. THE PROPERTY IS CURRENTLY ZONED "CI" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
6. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
7. CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
8. ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
9. OVERLAY: CENTRAL FRANKLIN OVERLAY

NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.

50' 25' 0' 50'
SCALE: 1"= 50'

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

LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & SUNSET MANOR REZONING

1501 FIGURES DRIVE
FRANKLIN, TN

CITY OF FRANKLIN PROJECT NUMBER: 7860

Wold HFR DESIGN

WOLD | HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027

woldhfr.com | 615.370.8500

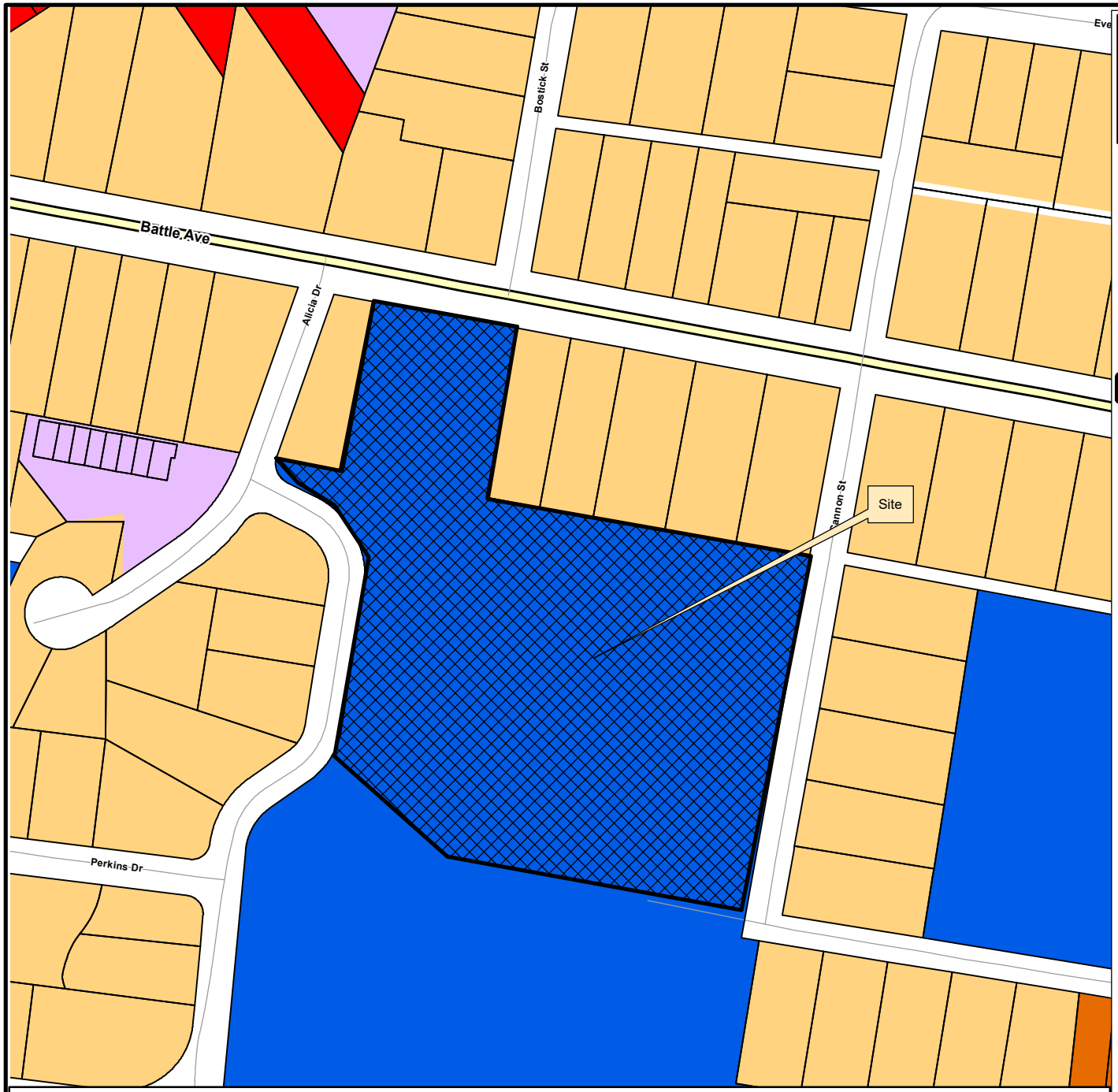
JAMES H. GILLIAM 2097
LICENSED PROFESSIONAL
DEPARTMENT OF AGRICULTURE
SURVEYOR
No. 103790
STATE OF TENNESSEE
06/02/22

Revisions		
Description	Date	Num
CITY COMMENTS	06/02/2022	1

Proj. #: 227416
Date: 05.09.2022
Drawn: JG
Check: ALR

REZONING PLAN

C1.0



FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, REZONING ORDINANCE 2022-19

Project Information
Existing Zoning: PD 8
Proposed Zoning: PD 8
Overlay Districts: CFO
Site Acreage: 0.56 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 0

Zoning Districts

- Franklin Elementary School 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
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- GO General Office District
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- HI Heavy Industrial District

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Feet

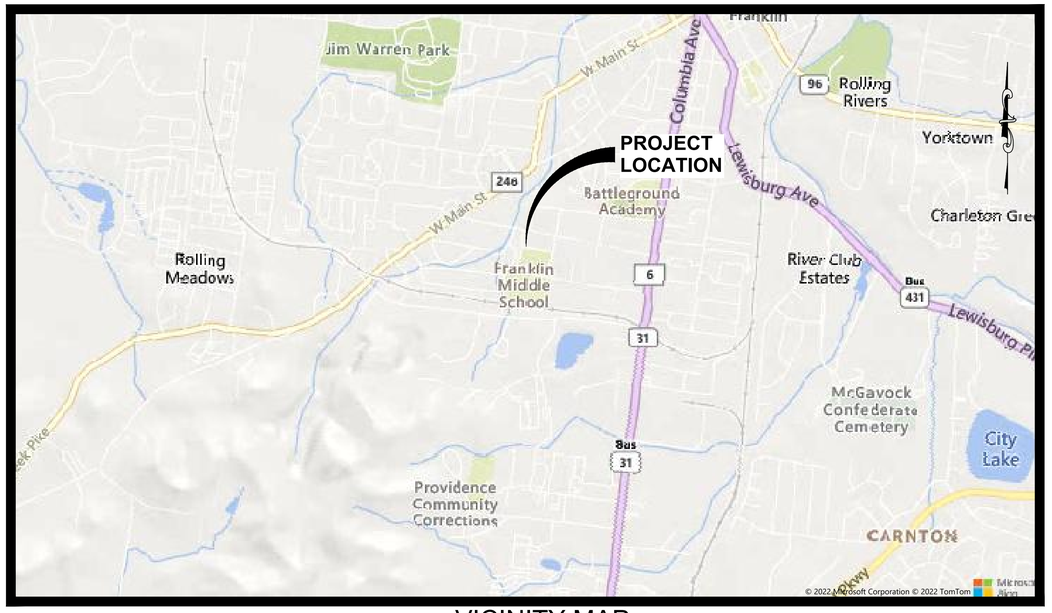
HISTORIC FRANKLIN TENNESSEE

LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & LOTS 10-13 SUNSET MANOR REZONING

FRANKLIN ELEMENTARY SCHOOL
1501 FIGURES DRIVE
FRANKLIN, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 06/02/2022



VICINITY MAP
N.T.S.

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JAMES H. GILLIAM
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 103750
STATE OF TENNESSEE
06/02/22

SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

ZONING
EXISTING ZONING: CI - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

SITE INFO
FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 78O, GROUP "A", PARCEL 1.00 BOOK 94, PG 157
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG58

PROJECT TEAM

OWNER
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CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
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email: dsnowden@fssd.org

DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
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email: jgilliam@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	REZONING PLAN



TN

C

LEGEND

CONCRETE MONUMENT OLD	■
IRON PIPE OLD	● IPIPE(O)
IRON PIN OLD	●
IRON PIN NEW 5/8" WITH HFR CAP	● IP(N)
WATER VALVE	⊠
FIRE HYDRANT	
WATER METER	
MANHOLE	◎
UTILITY POLE	
LIGHT POLE	
SIGN POST	
BOLLARD	○ B
LANDSCAPING	LS
YARD LIGHT	○ YL
ELECT. BOX	□ E
PROPERTY/R.O.W. LINE	
SEWER LINE	8" S
OVERHEAD WIRES	OH OH OH OH
AREA TO BE REZONED	

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
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C2	89-05-00	80.78'	79.50'	125.60'	113.32'	S53-51-16W
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	86-03-09	37.60'	35.09'	56.47'	51.31'	S36-50-40E

SITE ADDRESS:

1501 FIGURES DRIVE
FRANKLIN, TN. 37064

SITE INFO:

FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 78O, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157 LOT 1
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG. 58

NOTES:

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
4. THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 78O, GROUP"A" AND BEING PARCEL 1.00.
5. THE PROPERTY IS CURRENTLY ZONED "CI" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
6. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
7. CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
8. ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
9. OVERLAY: CENTRAL FRANKLIN OVERLAY

NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.

50' 25' 0' 50'
SCALE: 1"= 50'

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

LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & SUNSET MANOR REZONING

1501 FIGURES DRIVE
FRANKLIN, TN

CITY OF FRANKLIN PROJECT NUMBER: 7860

Wold HFR DESIGN

WOLD | HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027

woldhfr.com | 615.370.8500

JAMES H. GILLIAM
REGISTERED
LICENSED
LAND
SURVEYOR
No. 2026
AGRICULTURE
SURVEYOR
COMMERCIAL
No. 103790
STATE OF TENNESSEE
06/02/22

Revisions		
Description	Date	Num
CITY COMMENTS	06/02/2022	1

Proj. #: 227416
Date: 05.09.2022
Drawn: JG
Check: ALR

REZONING PLAN

C1.0

PLOT DATE: 6/2/2022 11:12:29 AM | JGILLIAM | LOCATION: G:\227416\CC\BASE 227416.DWG
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City of Franklin

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

File #: 21-03349

DATE: July 15, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.66/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7893
Applicant: Greg Gamble, GDC
Owner: Clearview Baptist Church, Phillip Cantrell, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property Planned (PD 3.96/142,500) District to accommodate the 555 Franklin Road PUD Subdivision. The development includes 215 multifamily units and 142,500 square feet of continuum of care services. Envision Franklin places the subject property in the Neighborhood Mixed-Use Design Concept. Envision Franklin states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout." Multifamily and assisted living services, including continuum of care, are appropriate primary and secondary uses within the Neighborhood Mixed-Use Design Concept.

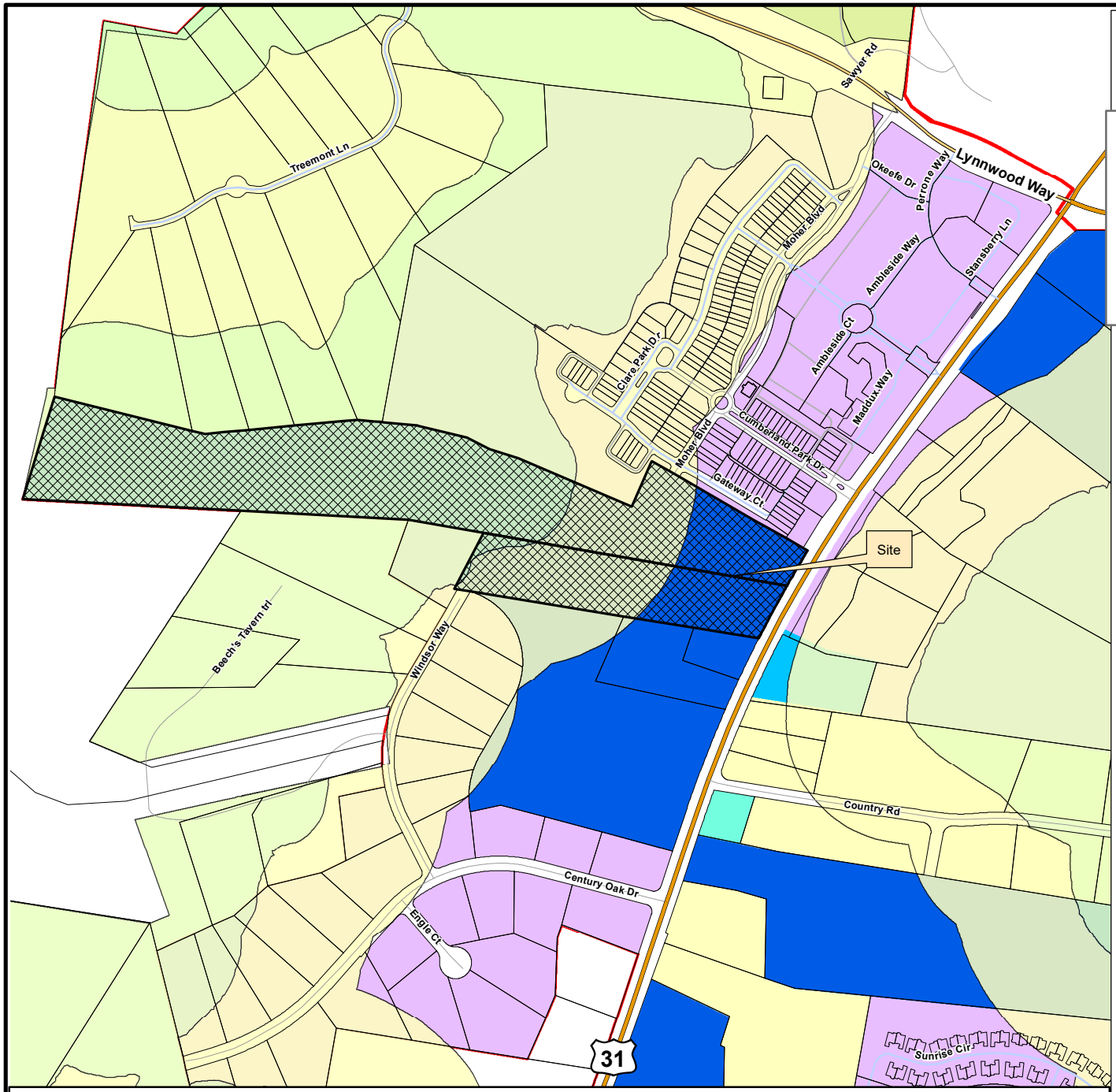
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-22.



555 FRANKLIN ROAD PUD SUBDIVISION
ORDINANCE 2022-22
RESOLUTION 2022-47

Project Information
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 120
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

Zoning Districts

- 555 Franklin Rd PUD

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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2022-22

AN ORDINANCE TO REZONE 32.83 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 3.66/142,500) DISTRICT FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF GATEWAY COURT, LOCATED AT 553 AND 557 FRANKLIN ROAD (555 FRANKLIN ROAD 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 3.66/142,500) 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 2022-47, 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 **Civic Institutional** District to **Planned (PD 3.66/142,500)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
53-5.00	25.92
53-6.00	6.91
Total	32.83

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
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

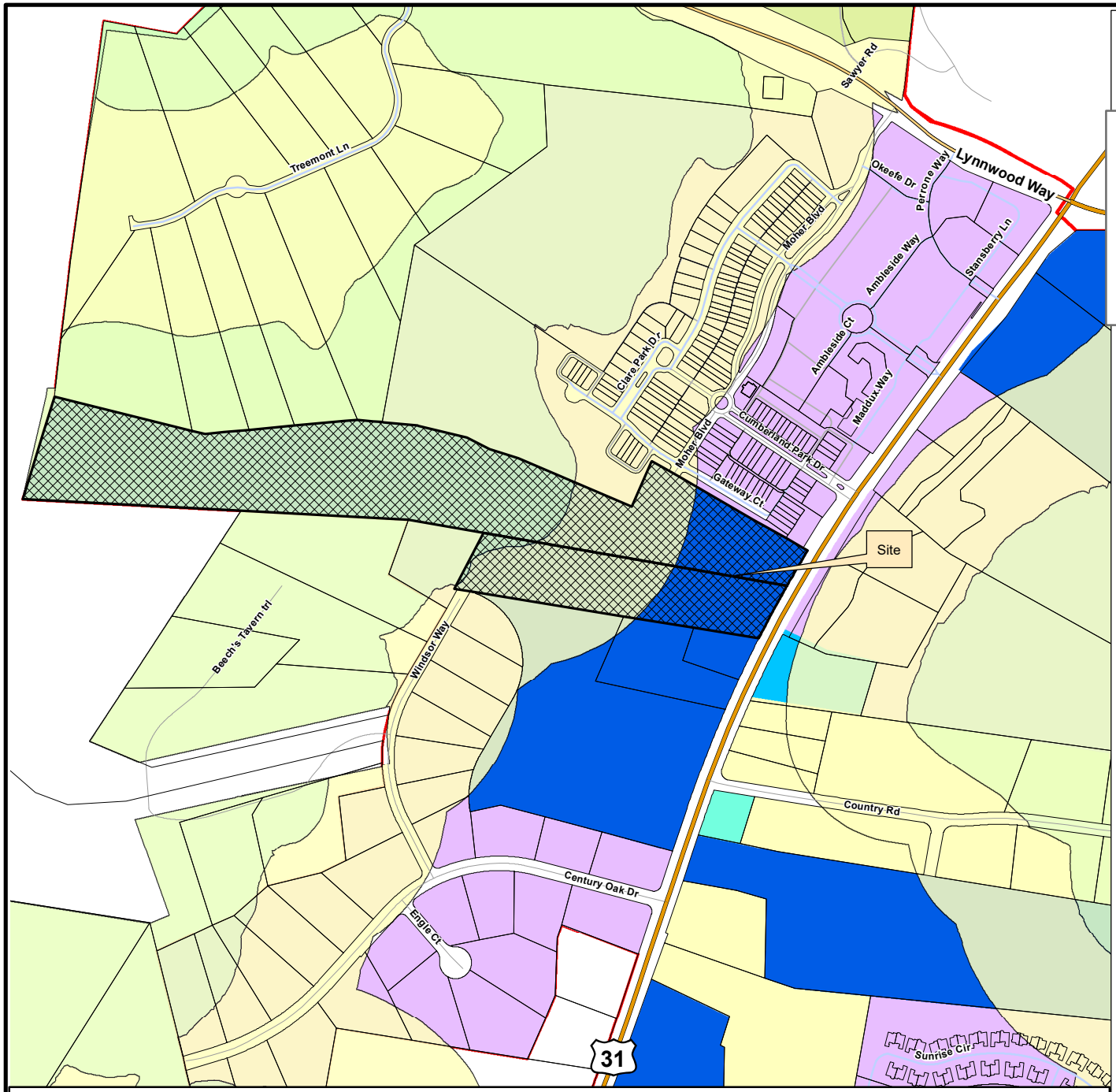
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



555 FRANKLIN ROAD PUD SUBDIVISION
ORDINANCE 2022-22
RESOLUTION 2022-47

Project Information
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
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- Hillside/Hillcrest Overlay
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- 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
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- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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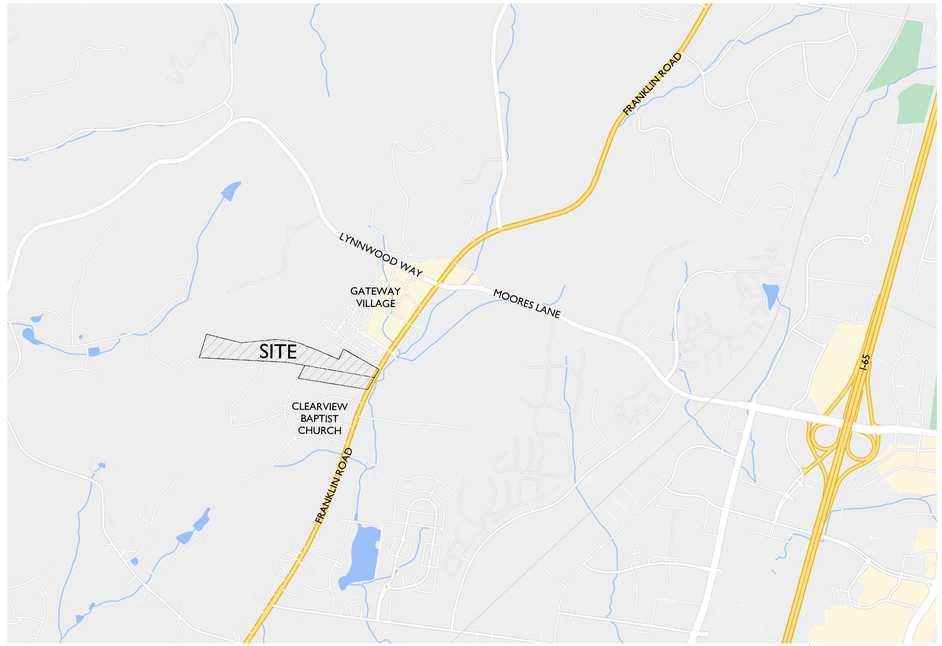
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

555 FRANKLIN ROAD

PUD SUBDIVISION REZONING PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
PROJECT NUMBER:	7893
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com

- INITIAL SUBMITTAL: 06/13/2022

- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — 08/04/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

Last Field approved on 08.18.22

BOA JOB NO: 2888-03
DATE: 08/04/2022

C1.0

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

OVERALL EXISTING CONDITIONS PLAN

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X

STORMWATER NARRATIVE:
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, AND ASSOCIATED DRIVEWAYS AND LAWNS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO EXISTING DITCHES ALONG FRANKLIN ROAD VIA xx. HYDROLOGIC SOILS TYPES ARE xx, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

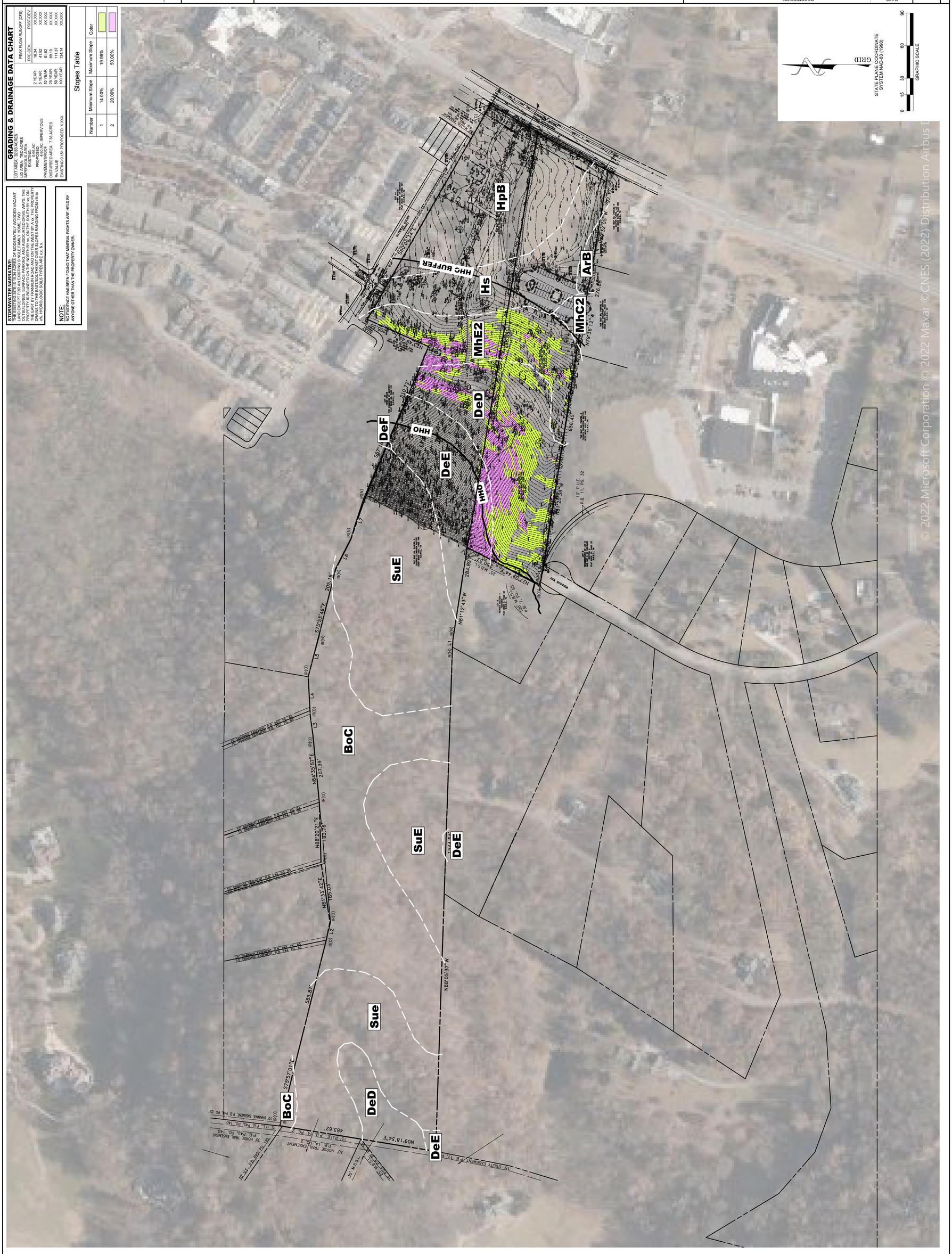
TOT.SITE AREA 7.38 ACRES
LOD AREA TBD ACRES
IMPERVIOUS AREA
EXISTING: 0.65 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
PAVEMENT/WALKS: 7.38 ACRES
DISTURBED AREA
Pv VALUE
EXISTING/LID BY PROPOSED: X.XXX

PEAK FLOW RUNOFF (CFS)

	PRE-DEV.	POST-DEV.
2 YEAR	16.34	XX.XXX
5 YEAR	41.92	XX.XXX
10 YEAR	67.53	XX.XXX
25 YEAR	89.19	XX.XXX
50 YEAR	111.37	XX.XXX
100 YEAR	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	



STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

DeF
DeD
MhE2
Hs
HpB
MhC2
ArB
HHO
HHO BUFFER

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ALLEY (PRIVATE)
MOTHER BLVD
GATEWAY COURT (PRIVATE)
FRANKLIN ROAD (Major Arterial)

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

50' M.V.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

S66°50'45"E 494.55'
S80°20'55"E 655.45'
N79°36'12"W 276.88'
N80°32'05"W 252.17'
S60°06'34"E 758.26'
N23°49'49"E 205.55'
288.95'

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

ENLARGED EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.1

BCA JOB NO. 2888-03
COF NO. 7893
Law Dept approved (2) 08.18.22

P:\2888 Ryan Companies\2888-03 Franklin Rd Sv - Living Pac\Dwg\C1.1 EXISTING CONDITIONS PLAN 2888-03 dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	245.42'	5759.58'	S28°23'18"W	245.40'	02°26'29"

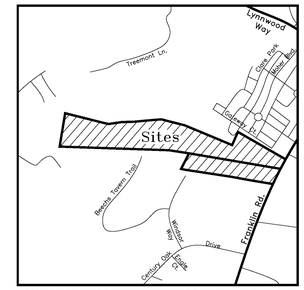
LINE TABLE

LINE	BEARING	DISTANCE
L1	N86°24'55"W	23.60'
L2	S78°30'36"E	56.53'
L3	N81°50'47"E	56.52'
L4	N86°57'43"E	121.83'
L5	S75°25'26"E	133.20'
L6	S63°11'21"E	104.20'
L7	S70°59'21"E	125.87'
L8	S30°26'29"W	167.33'
L9	N78°03'04"W	60.11'

Legend

WATER VALVE, WATER METER, FIRE HYDRANT, IRON ROD NEW (IR(N)), IRON ROD OLD (IR(O)), IRON PIPE OLD (IP(O)), TELEPHONE BOX (TBX), SIGN POST, CATCH BASIN, MANHOLE, STORM MANHOLE, UTILITY POLE, LIGHT POLE (LR), PROPERTY LINE, EDGE OF PAVEMENT, EASEMENT LINE, EDGE OF GRAVEL, EDGE OF CONC., SETBACK LINE, WALL, CURB, FENCE, OVERHEAD (OH), WATER LINE (W), SEWER LINE (SA), CULVERT (18" R.C.P.)

GRID
STATE PLANE COORDINATE SYSTEM
100 0 50 100 200
GRAPHIC SCALE – 1" = 100'



Vicinity Map Not to Scale

LOT 27
MINOR REVISION PLAT
FOR LOT 27
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK P45, PAGE 140
R.O.W.C., TN
TAX MAP 36, PARCEL 13.06
LUX FAMILY TRUST
BOOK 8404, PAGE 955
R.O.W.C., TN

LOT 9
TREEMONT SUBDIVISION
PLAT BOOK P44, PAGE 85
R.O.W.C., TN
TAX MAP 36, PARCEL 48.09
FRANKLIN FAMILY LAND TRUST
BOOK 5485, PAGE 947
R.O.W.C., TN

LOT 28
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 14, PAGE 2
R.O.W.C., TN
TAX MAP 36, PARCEL 13.07
RICHARD M. REPATH
& LISA E. REPATH
BOOK 6510, PAGE 867
R.O.W.C., TN

LOT 30
MINOR REVISION PLAT
LOT 30, LYNNWOOD DOWNS
PLAT BOOK 20, PAGE 53
R.O.W.C., TN
TAX MAP 53, PARCEL 5.06
CORDIA B. WILKINSON
BOOK 1445, PAGE 653
R.O.W.C., TN

LOT 31
MINOR REVISION TO LOT 31
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 17, PAGE 20
R.O.W.C., TN
TAX MAP 53, PARCEL 5.05
KENNETH SCOTT WARE
& SUZANNE WARE
BOOK 2376, PAGE 656
R.O.W.C., TN

TAX MAP 53, PARCEL 10.05
GLENDA A. FINK
BOOK 7429, PAGE 535
R.O.W.C., TN

TAX MAP 53, PARCEL 5.01
JOHN C. HARTLEY &
KRISTINA HARTLEY
BOOK 572, PAGE 555
R.O.W.C., TN

LOT 6
TREEMONT SUBDIVISION
REVISION 1
PLAT BOOK P57, PAGE 83
R.O.W.C., TN
TAX MAP 36, PARCEL 48.13
CHRIS AND LINDA
TAYLOR TRUST
BOOK 7331, PAGE 93
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 45
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 44
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 43
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 43
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Title Tract II
TAX MAP 53, PARCEL 5
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

LOT 8
REVISED SECTION 4
HIGHGATE
PLAT BOOK 7, PAGE 65
R.O.W.C., TN
TAX MAP 53A,
GROUP A, PARCEL 8
MARTHA KAY BRISBY
BOOK 2548, PAGE 639
R.O.W.C., TN

Title Tract I
TAX MAP 53, PARCEL 6
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53A,
GROUP A, PARCEL 6
CYRUS E. FENTON
& AMY H. FENTON
BOOK 1842, PAGE 977
R.O.W.C., TN
LOT B
RESUBDIVISION OF LOT 5 & 6
HIGHGATE, SECTION 4
PLAT BOOK 11, PAGE 32
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
BOOK 5673, PAGE 861
R.O.W.C., TN

Property Description

Parcel 5 – Title Tract II

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Clearview Baptist Church, North 80 deg 20 min 55 sec West, 1288.95 feet to an iron rod set, at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of said Lot 8, North 81 deg 12 min 43 sec West, 284.89 feet to an iron rod set;

Thence North 86 deg 24 min 55 sec West, 23.60 feet to an iron rod set, at a corner common with the property of John C. Hartley & Kristina Hartley, as of record in Book 572, Page 555, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of John C. Hartley & Kristina Hartley, North 88 deg 05 min 37 sec West, 1544.54 feet to an existing iron rod at a corner common with the property of Glenda A. Fink, as of record in Book 7429, Page 535, at the Register's Office for Williamson County, Tennessee, in the easterly property line of Lot 31 of the Minor Revision to Lot 31, Lynnwood Downs Subdivision, as of record in Plat Book 17, Page 20, at the Register's Office for Williamson County, Tennessee, also being the property of Kenneth Scott Ware & Suzanne Ware, as of record in Book 2376, Page 656, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 31, North 09 deg 18 min 34 sec East, 483.62 feet to an existing iron rod, at a corner common with Lot 27 of the Minor Revision Plat for Lot 27, Lynwood Downs Subdivision, as of record in Plat Book P45, Page 140, at the Register's Office for Williamson County, Tennessee, also being the property of Lux Family Trust, as of record in Book 8404, Page 955, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 9 of Treemont Subdivision, as of record in Plat Book P44, Page 85, at the Register's Office for Williamson County, Tennessee, also being the property of Franklin Family Land Trust, as of record in Book 5485, Page 947, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 9, South 75 deg 57 min 01 sec East, 585.87 feet to a property iron rod, at a corner common with Lot 8 of said Treemont Subdivision, also being the property of Ryan D. Thomas & Wendy P. Thomas, as of record in Book 5951, Page 961, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 8, South 78 deg 30 min 36 sec East, 56.53 feet to an existing iron rod;

Thence North 81 deg 33 min 42 sec East, 185.03 feet to an existing iron rod, at a corner common with Lot 7 of said Treemont Subdivision, also being the property of Terry W. Terrill & Kimberly K. Terrill, as of record in Book 5903, Page 372, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 7, North 88 deg 20 min 21 sec East, 183.76 feet to an existing iron rod, at a corner common with Lot 6 of Treemont Subdivision, Revision 1, as of record in Plat Book P57, Page 83, at the Register's Office for Williamson County, Tennessee, also being the property of Chris and Linda Taylor Trust, as of record in Book 7331, Page 93, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 6 North 84 deg 35 min 57 sec East, 207.39 feet to an existing iron rod;

Thence North 81 deg 50 min 47 sec East, 56.52 feet to an existing iron rod;

Thence North 86 deg 57 min 43 sec East, 121.83 feet to an existing iron rod, at a corner common with Lot 4 of said Treemont Subdivision, Revision 1, also being the property of Lee J. Brown & Katharine M. Brown, as of record in Book 6317, Page 939, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 45, Open Space, of The Commons at Gateway, as of record in Plat Book P60, Page 101, at the Register's Office for Williamson County, Tennessee, also being the property of John M. Rutledge, as of record in Book 6359, Page 570, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 45, Open Space, South 75 deg 25 min 26 sec East, 133.20 feet to an iron rod set;

Thence South 75 deg 53 min 46 sec East, 205.19 feet to an iron rod set;

Thence South 63 deg 11 min 21 sec East, 104.20 feet to an iron rod set;

Thence South 70 deg 59 min 21 sec East, 125.87 feet to an iron rod set;

Thence South 67 deg 18 min 08 sec East, 510.72 feet to an existing iron pipe;

Thence North 23 deg 49 min 49 sec East, 205.55 feet to an existing iron pipe;

Thence South 60 deg 06 min 34 sec East, 758.26 feet to an iron rod in the westerly right–of–way line of Franklin Road;

Thence with the westerly right–of–way line of Franklin Road, South 30 deg 26 min 29 sec West, 167.33 feet to the POINT OF BEGINNING. Containing 1,129,175 square feet or 25.922 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

Parcel 6 – Title Tract I

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly right–of–way line of Franklin Road, with a curve to the left, along an arc length of 245.42 feet, the central angle of which is 02 deg 26 min 29 sec, the radius of which is 5759.58 feet, the chord of which is South 28 deg 23 min 18 sec West, 245.40 feet to an existing iron rod, at a corner common with the property of the Master Plans, LLC, as of record in Book 5673, Page 861, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Master Plans, LLC, North 80 deg 32 min 05 sec West, 292.17 feet to an existing iron rod, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of Clearview Baptist Church, North 79 deg 36 min 12 sec West, 276.88 feet to an existing iron rod;

Thence North 81 deg 20 min 39 sec West, 656.45 feet to an existing iron rod, at a corner common with Lot 6 of the Resubdivision of Lots 5 & 6 Highgate, Section 4, as of record in Plat Book 11, Page 32, at the Register's Office for Williamson County, Tennessee, also being the property of Cyrus E. Fenton & Amy H. Fenton, as of record in Book 1842, Page 977, at the Register's Office for Williamson County, Tennessee, in the northerly terminus of Windsor Way;

Thence with the northerly terminus of Windsor Way, North 78 deg 03 min 04 sec West, 60.11 feet to an iron rod set at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 8, North 27 deg 09 min 44 sec East, 250.33 feet to an iron rod set in the southerly property line of Clearview Baptist Church;

Thence with the southerly property line of Clearview Baptist Church, South 80 deg 20 min 55 sec East, 1288.95 feet to the POINT OF BEGINNING. Containing 301,039 square feet or 6.911 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

Title Description

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:

Beginning at an iron rod situated in the westerly margin of Franklin Road in the 8th Civil District of Williamson County, Tennessee. Said point being the northeast corner of the property conveyed to Jean Elizabeth Brown Pewitt, Dorothy Marie Brown King, James Richard Brown, and Brenda Frances Brown McCoy in Book 2367 Page 206 R.O.W.C., Tenn. said point being the southeast corner of the property herein described.

Thence, leaving said road N 84 deg 00 min 00 sec W, a distance of 291.55 feet to a fence post;

Thence, N 82 deg 35 min 37 sec W, a distance of 276.75 feet to an iron rod;

Thence, N 84 deg 22 min 03 sec W, a distance of 718.41 feet to an iron rod;

Thence, N 23 deg 50 min 21 sec E, a distance of 251.25 feet to an iron rod;

Thence, S 83 deg 36 min 21 sec E, a distance of 1279.92 feet to an iron rod in the westerly margin of Franklin Road;

Thence, with said road S 22 deg 48 min 22 sec W, a distance of 242.92 feet to the point of beginning and containing 300311.05 square feet or 6.89 acres of land, more or less.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, INC. by Warranty Deed from JEAN ELIZABETH BROWN PEWITT, DOROTHY MARIE BROWN KING, ALSO KNOWN AS DOROTHY KING PARKER, JAMES RICHARD BROWN, AND BRENDA FRANCES BROWN MCCOY, of record in Book 3129 Page 403, dated January 20, 2004, said Register's Office.

TRACT 2

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:

Beginning at an iron rod set in the West margin of U.S. Highway 31 (34 feet from the center), said point being the Northeast corner of Clearview Baptist Church and the Southeast corner of this tract, said point being approximately 900 feet North of the center of Goose Creek Road; thence with Clearview Baptist Church and generally along a fence the following three (3) calls:

North 85ø01' West, 3.65 feet to an iron rod found, North 85ø01' West, 578.37 feet to an iron rod set, North 85ø14' West, 700.37 feet to an iron rod found; thence with Martha K. Brigsby and generally along a fence the following two (2) calls:

North 85ø36' West, 284.40 feet to an iron rod found, South 89ø02' West, 23.57 feet to an iron rod; thence with John Harley and Robert W. Fink and generally along a fence South 87ø15' West, 1544.32 feet to an iron rod set; thence, with Lynnwood Downs Subdivision and generally along a fence North 04ø39' East, 483.59 feet to an iron rod set;

thence with Cumberland Park LLC, and generally along a fence the following ten (10) calls:

South 80ø51' East, 642.35 feet to an iron rod set, North 79ø54' East, 631.92 feet to an iron rod set, North 82ø17' East, 121.74 feet to an iron rod found, South 80ø01' East, 133.13 feet to a 20" stump, South 80ø37' East 205.52 feet to an 8" Hickory, South 67ø44' East, 104.23 feet to a 6" Hickory, South 76ø32' East, 126.08 feet to a 30" Twin Maple, South 71ø37' East, 509.71 feet to an iron rod found, North 18ø59' East, 205.69 feet to an iron rod found, South 64ø52' East, 752.92 feet to an iron rod set in the West margin of U.S. Highway 31; thence with said margin South 25ø57' West, 168.61 feet to the beginning, containing 25.89 acres, more or less.

The above described tract is subject to existing utility lines, easements, and any rights–of–way for U.S. Highway 31. The North and East boundaries of the above described tract are the approximate corporate limits of the City of Franklin.

The above description was taken from a survey plat dated January 18, 2006, prepared by James H. Bingham, Jr. Tennessee Registered Surveyor, Certificate number 1251, 110 Second Avenue North, Lewisburg, Tennessee, 37091.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, A TENNESSEE NOT–FOR–PROFIT CORPORATION, by Warranty Deed from GLADYS E. SAVAGE, WIDOW, of record in Book 4027 Page 258, dated August 31, 2006, said Register's Office.

THE TRUSTEES OF CLEARVIEW BAPTIST CHURCH have conveyed said property to DOUGLAS S. HALE TRUSTEE, who in turn conveyed to CLEARVIEW BAPTIST CHURCH, A TENNESSEE NON–PROFIT CORPORATION by quitclaim deed of record in Book 4201 Page 446, dated March 4, 2007, said Register's Office.

Deed Reference

Deed reference for this property is Deed Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee. Owner of record being: Clearview Baptist Church

GPS Note

A Topcon GRS–1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD–83). Vertical control (NAVD–88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CERTIFIED TO: Ryan Companies US, Inc.; and Old Republic 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 include Items 1,2,3,4,6(a),7(a),7(b1),8,9,11,12,13,14,15,16,17 & 19 of Table A thereof. The field work was completed on February 02, 2022.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

Parcel 5: 1,129,175 Sq. Ft. (25.922 Ac. ±)
Parcel 6: 301,039 Sq. Ft. (6.911 Ac. ±)

Schedule B – II

Item #	Description
8	This property is subject to an inspection and Maintenance Agreement of Private Stormwater Management Facilities, as of record in Book 4398, Page 250, at the Register's Office for Williamson County, Tennessee. Said agreement is blanket in nature.

Notes

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NOT LESS THAN THREE (3) NOR MORE THAN TEN. (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–800–351–1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE–CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F" DATED: SEPTEMBER 29, 2006 AND "INSURANCE RATE MAP PANEL NUMBER 47187C205F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
7) THIS PROPERTY IS CURRENTLY WILLIAMSON COUNTY ZONING "MGA–1".
8) THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM FRANKLIN ROAD WHICH IS A PUBLIC DEDICATED RIGHT–OF–WAY
10) EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS TO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.
11) THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS OBSERVED AT THE TIME OF FIELD WORK.
12) THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD WORK.
13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
14) THERE ARE 60 REGULAR PARKING SPACES ON SITE.
15) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 216272; DATED: AUGUST 17, 2021 AT 8:00 AM; PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. BEING THE SAME PROPERTY AS SHOWN HEREON.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269–3972 FAX:(615)269–9345
E–MAIL: cherryls@comcast.net

MICHAEL H. CHARETTE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2048

Michael H. Charette R.L.S. # 2048

ALTA/NSPS LAND TITLE SURVEY OF 553 & 557 FRANKLIN ROAD TAX MAP 53, PARCEL 5 & PARCEL 6 BOOK 4201, PAGE 446

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: FEBRUARY 15, 2022
21106ALTA CW

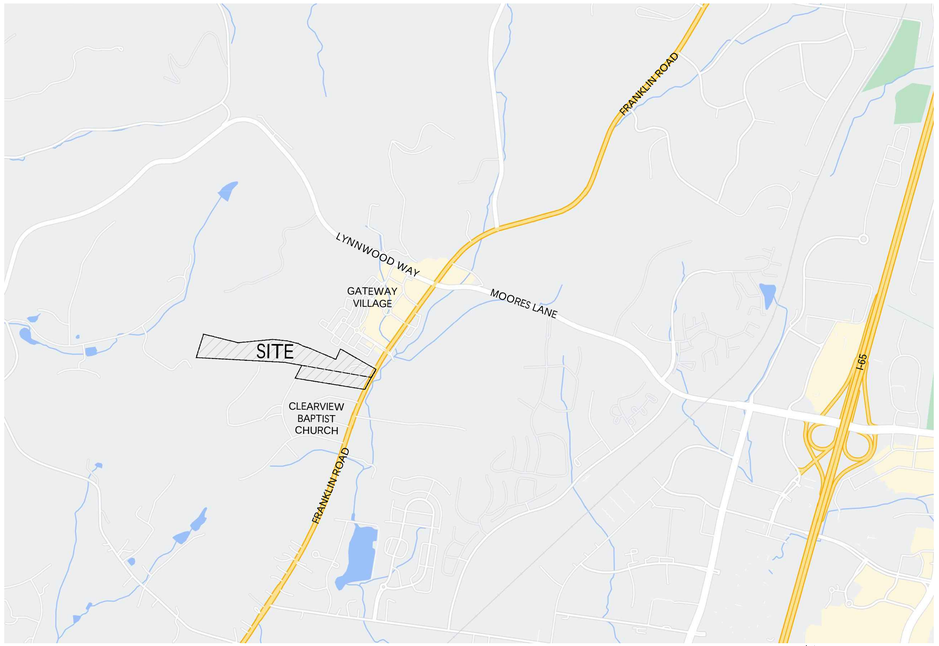
555 FRANKLIN ROAD

PUD SUBDIVISION
REZONING PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
PROJECT NUMBER:	7893
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER



NOT TO SCALE

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

- INITIAL SUBMITTAL: 06/13/2022

- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 10/22

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
www.gdc-tn.com

OVERALL EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.0

BOA JOB NO: 2888-03
DATE: 2022

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

GRADING & DRAINAGE DATA CHART

TOT.AREA TO BE DISTURBED	7.39 ACRES
LOD AREA	TBD ACRES
IMPERVIOUS AREA	
EXISTING:	0.65 AC.
PROPOSED:	4.60 AC. IMPERVIOUS
PAVEMENT AREA	4.60 AC.
DISTURBED AREA	7.39 ACRES
Rv VALUE	
EXISTING(0.65) PROPOSED: X.XXX	

PEAK FLOW RUNOFF (CFS)

	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	67.63	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

STORMWATER NARRATIVE:
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO DETACHED GARAGES, AND ASSOCIATED DRIVEWAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY CONTAINS xx ACRES AND IS LOCATED WITHIN WARD/MAP xx, PARCEL xx. HYDROLOGIC SOILS TYPES ARE xx, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
GRAPHIC SCALE 0 15 30 60 90

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STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX

ENLARGED EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.1

BCA JOB NO. 2888-03
COF NO. 7893

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE
0 15 30 60 90

P:\2888 Ryan Companies\2888-03 Franklin Rd Sv - Living Fac\Dwg\C1-EXISTING CONDITIONS PLAN 2888(3.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	245.42'	5759.58'	S28°23'18"W	245.40'	02°26'29"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N86°24'55"W	23.60'
L2	S78°30'36"E	56.53'
L3	N81°50'47"E	56.52'
L4	N86°57'43"E	121.83'
L5	S75°25'26"E	133.20'
L6	S63°11'21"E	104.20'
L7	S70°59'21"E	125.87'
L8	S30°26'29"W	167.33'
L9	N78°03'04"W	60.11'

Legend

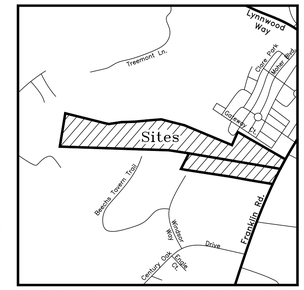
WATER VALVE, WATER METER, FIRE HYDRANT, IRON ROD NEW (IR(N)), IRON ROD OLD (IR(O)), IRON PIPE OLD (IP(O)), TELEPHONE BOX (TBX), SIGN POST, CATCH BASIN, MANHOLE, STORM MANHOLE, UTILITY POLE, LIGHT POLE (LP), PROPERTY LINE, EDGE OF PAVEMENT, EASEMENT LINE, EDGE OF GRAVEL, EDGE OF CONC., SETBACK LINE, WALL, CURB, FENCE, OVERHEAD (OH), WATER LINE (W), SEWER LINE (SA), CULVERT (18" R.C.P.)

GRID

STATE PLANE COORDINATE SYSTEM

100 0 50 100 200

GRAPHIC SCALE – 1" = 100'



Vicinity Map Not to Scale

LOT 27
MINOR REVISION PLAT
FOR LOT 27
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK P45, PAGE 140
R.O.W.C., TN
TAX MAP 36, PARCEL 13.06
LUX FAMILY TRUST
BOOK 8404, PAGE 955
R.O.W.C., TN

LOT 9
TREEMONT SUBDIVISION
PLAT BOOK P44, PAGE 85
R.O.W.C., TN
TAX MAP 36, PARCEL 48.09
FRANKLIN FAMILY LAND TRUST
BOOK 5485, PAGE 947
R.O.W.C., TN

LOT 28
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 14, PAGE 2
R.O.W.C., TN
TAX MAP 36, PARCEL 13.07
RICHARD M. REPATH
& LISA E. REPATH
BOOK 6510, PAGE 867
R.O.W.C., TN

LOT 30
MINOR REVISION PLAT
LOT 30, LYNNWOOD DOWNS
PLAT BOOK 20, PAGE 53
R.O.W.C., TN
TAX MAP 53, PARCEL 5.06
CORDIA B. WILKINSON
BOOK 1445, PAGE 653
R.O.W.C., TN

LOT 31
MINOR REVISION TO LOT 31
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 17, PAGE 20
R.O.W.C., TN
TAX MAP 53, PARCEL 5.05
KENNETH SCOTT WARE
& SUZANNE WARE
BOOK 2376, PAGE 656
R.O.W.C., TN

TAX MAP 53, PARCEL 10.05
GLENDA A. FINK
BOOK 7429, PAGE 535
R.O.W.C., TN

TAX MAP 53, PARCEL 5.01
JOHN C. HARTLEY &
KRISTINA HARTLEY
BOOK 572, PAGE 555
R.O.W.C., TN

LOT 6
TREEMONT SUBDIVISION
REVISION 1
PLAT BOOK P57, PAGE 83
R.O.W.C., TN
TAX MAP 36, PARCEL 48.13
CHRIS AND LINDA
TAYLOR TRUST
BOOK 7331, PAGE 93
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 45
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Title Tract II
TAX MAP 53, PARCEL 5
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

LOT 8
REVISED SECTION 4
HIGHGATE
PLAT BOOK 7, PAGE 65
R.O.W.C., TN
TAX MAP 53A,
GROUP A, PARCEL 8
MARTHA KAY BRISBY
BOOK 2548, PAGE 639
R.O.W.C., TN

Title Tract I
TAX MAP 53, PARCEL 6
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53A,
GROUP A, PARCEL 6
CYRUS E. FENTON
& AMY H. FENTON
BOOK 1842, PAGE 977
R.O.W.C., TN
LOT B
RESUBDIVISION OF LOT 5 & 6
HIGHGATE, SECTION 4
PLAT BOOK 11, PAGE 32
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
BOOK 5673, PAGE 861
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 44
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 43
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 43
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Property Description

Parcel 5 – Title Tract II

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right-of-way line of Franklin Road, with the northerly property line of Clearview Baptist Church, North 80 deg 20 min 55 sec West, 1288.95 feet to an iron rod set, at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of said Lot 8, North 81 deg 12 min 43 sec West, 284.89 feet to an iron rod set;

Thence North 86 deg 24 min 55 sec West, 23.60 feet to an iron rod set, at a corner common with the property of John C. Hartley & Kristina Hartley, as of record in Book 572, Page 555, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of John C. Hartley & Kristina Hartley, North 88 deg 05 min 37 sec West, 1544.54 feet to an existing iron rod at a corner common with the property of Glenda A. Fink, as of record in Book 7429, Page 535, at the Register's Office for Williamson County, Tennessee, in the easterly property line of Lot 31 of the Minor Revision to Lot 31, Lynnwood Downs Subdivision, as of record in Plat Book 17, Page 20, at the Register's Office for Williamson County, Tennessee, also being the property of Kenneth Scott Ware & Suzanne Ware, as of record in Book 2376, Page 656, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 31, North 09 deg 18 min 34 sec East, 483.62 feet to an existing iron rod, at a corner common with Lot 27 of the Minor Revision Plat for Lot 27, Lynwood Downs Subdivision, as of record in Plat Book P45, Page 140, at the Register's Office for Williamson County, Tennessee, also being the property of Lux Family Trust, as of record in Book 8404, Page 955, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 9 of Treemont Subdivision, as of record in Plat Book P44, Page 85, at the Register's Office for Williamson County, Tennessee, also being the property of Franklin Family Land Trust, as of record in Book 5485, Page 947, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 9, South 75 deg 57 min 01 sec East, 585.87 feet to an existing iron rod, at a corner common with Lot 8 of said Treemont Subdivision, also being the property of Ryan D. Thomas & Wendy P. Thomas, as of record in Book 5951, Page 961, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 8, South 78 deg 30 min 36 sec East, 56.53 feet to an existing iron rod;

Thence North 81 deg 33 min 42 sec East, 185.03 feet to an existing iron rod, at a corner common with Lot 7 of said Treemont Subdivision, also being the property of Terry W. Terrell & Kimberly K. Terrell, as of record in Book 5903, Page 372, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 7, North 88 deg 20 min 21 sec East, 183.76 feet to an existing iron rod, at a corner common with Lot 6 of Treemont Subdivision, Revision 1, as of record in Plat Book P57, Page 83, at the Register's Office for Williamson County, Tennessee, also being the property of Chris and Linda Taylor Trust, as of record in Book 7331, Page 93, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 6 North 84 deg 35 min 57 sec East, 207.39 feet to an existing iron rod;

Thence North 81 deg 50 min 47 sec East, 56.52 feet to an existing iron rod;

Thence North 86 deg 57 min 43 sec East, 121.83 feet to an existing iron rod, at a corner common with Lot 4 of said Treemont Subdivision, Revision 1, also being the property of Lee J. Brown & Katharine M. Brown, as of record in Book 6317, Page 939, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 45, Open Space, of The Commons at Gateway, as of record in Plat Book P60, Page 101, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 45, Open Space, South 75 deg 25 min 26 sec East, 133.20 feet to an iron rod set;

Thence South 75 deg 53 min 46 sec East, 205.19 feet to an iron rod set;

Thence South 63 deg 11 min 21 sec East, 104.20 feet to an iron rod set;

Thence South 70 deg 59 min 21 sec East, 125.87 feet to an iron rod set;

Thence South 67 deg 18 min 08 sec East, 510.72 feet to an existing iron pipe;

Thence North 23 deg 49 min 49 sec East, 205.55 feet to an existing iron pipe;

Thence South 60 deg 06 min 34 sec East, 758.26 feet to an iron rod in the westerly right-of-way line of Franklin Road;

Thence with the westerly right-of-way line of Franklin Road, South 30 deg 26 min 29 sec West, 167.33 feet to the POINT OF BEGINNING. Containing 1,129,175 square feet or 25.922 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

Parcel 6 – Title Tract I

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the westerly right-of-way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly right-of-way line of Franklin Road, with a curve to the left, along an arc length of 245.42 feet, the central angle of which is 02 deg 26 min 29 sec, the radius of which is 5759.58 feet, the chord of which is South 28 deg 23 min 18 sec West, 245.40 feet to an existing iron rod, at a corner common with the property of the Master Plans, LLC, as of record in Book 5673, Page 861, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right-of-way line of Franklin Road, with the northerly property line of Master Plans, LLC, North 80 deg 32 min 05 sec West, 292.17 feet to an existing iron rod, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of Clearview Baptist Church, North 79 deg 36 min 12 sec West, 276.88 feet to an existing iron rod;

Thence North 81 deg 20 min 39 sec West, 656.45 feet to an existing iron rod, at a corner common with Lot 6 of the Resubdivision of Lots 5 & 6 Highgate, Section 4, as of record in Plat Book 11, Page 32, at the Register's Office for Williamson County, Tennessee, also being the property of Cyrus E. Fenton & Amy H. Fenton, as of record in Book 1842, Page 977, at the Register's Office for Williamson County, Tennessee, in the northerly terminus of Windsor Way;

Thence with the northerly terminus of Windsor Way, North 78 deg 03 min 04 sec West, 60.11 feet to an iron rod set at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 8, North 27 deg 09 min 44 sec East, 250.33 feet to an iron rod set in the southerly property line of Clearview Baptist Church;

Thence with the southerly property line of Clearview Baptist Church, South 80 deg 20 min 55 sec East, 1288.95 feet to the POINT OF BEGINNING. Containing 301,039 square feet or 6.911 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

Parcel 5: 1,129,175 Sq. Ft. (25.922 Ac. ±)
Parcel 6: 301,039 Sq. Ft. (6.911 Ac. ±)

Schedule B – II

Item #	Description
8	This property is subject to an Inspection and Maintenance Agreement of Private Stormwater Management Facilities, as of record in Book 4398, Page 250, at the Register's Office for Williamson County, Tennessee. Said agreement is blanket in nature.

Deed Reference

Deed reference for this property is Deed Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee. Owner of record being: Clearview Baptist Church

GPS Note

A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), Vertical Control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CERTIFIED TO: Ryan Companies US, Inc.; and Old Republic 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 include Items 1,2,3,4,6(a),7(a),7(b1),8,9,11,12,13,14,15,16,17 & 19 of Table A thereof. The field work was completed on February 02, 2022.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

MICHAEL H. CHARETTE REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2048

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

Michael H. Charette R.L.S. # 2048

Title Description

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an iron rod situated in the westerly margin of Franklin Road in the 8th Civil District of Williamson County, Tennessee. Said point being the northeast corner of the property conveyed to Jean Elizabeth Brown Pewitt, Dorothy Marie Brown King, James Richard Brown, and Brenda Frances Brown McCoy in Book 2367 Page 206 R.O.W.C., Tenn. said point being the southeast corner of the property herein described.

Thence, leaving said road N 84 deg 00 min 00 sec W, a distance of 291.55 feet to a fence post;

Thence, N 82 deg 35 min 37 sec W, a distance of 276.75 feet to an iron rod;

Thence, N 84 deg 22 min 03 sec W, a distance of 718.41 feet to an iron rod;

Thence, N 23 deg 50 min 21 sec E, a distance of 251.25 feet to an iron rod;

Thence, S 83 deg 36 min 21 sec E, a distance of 1279.92 feet to an iron rod in the westerly margin of Franklin Road;

Thence, with said road S 22 deg 48 min 22 sec W, a distance of 242.92 feet to the point of beginning and containing 300311.05 square feet or 6.89 acres of land, more or less.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, INC. by Warranty Deed from JEAN ELIZABETH BROWN PEWITT, DOROTHY MARIE BROWN KING, ALSO KNOWN AS DOROTHY KING PARKER, JAMES RICHARD BROWN, AND BRENDA FRANCES BROWN MCCOY, of record in Book 3129 Page 403, dated January 20, 2004, said Register's Office.

TRACT 2

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an iron rod set in the West margin of U.S. Highway 31 (34 feet from the center), said point being the Northeast corner of Clearview Baptist Church and the Southeast corner of this tract, said point being approximately 900 feet North of the center of Goose Creek Road; thence with Clearview Baptist Church and generally along a fence the following three (3) calls:

North 85ø01' West, 3.65 feet to an iron rod found, North 85ø01' West, 578.37 feet to an iron rod set, North 85ø14' West, 700.37 feet to an iron rod found; thence with Martha K. Brigsby and generally along a fence the following two (2) calls:

North 85ø36' West, 284.40 feet to an iron rod found, South 89ø02' West, 23.57 feet to an iron rod; thence with John Harley and Robert W. Fink and generally along a fence South 87ø15' West, 1544.32 feet to an iron rod set; thence, with Lynnwood Downs Subdivision and generally along a fence North 04ø39' East, 483.59 feet to an iron rod set;

thence with Cumberland Park LLC, and generally along a fence the following ten (10) calls:

South 80ø51' East, 642.35 feet to an iron rod set, North 79ø54' East, 631.92 feet to an iron rod set, North 82ø17' East, 121.74 feet to an iron rod found, South 80ø01' East, 133.13 feet to a 20" stump, South 80ø37' East 205.52 feet to an 8" Hickory, South 67ø44' East, 104.23 feet to a 6" Hickory, South 76ø32' East, 126.08 feet to a 30" Twin Maple, South 71ø37' East, 509.71 feet to an iron rod found, North 18ø59' East, 205.69 feet to an iron rod found, South 64ø52' East, 752.92 feet to an iron rod set in the West margin of U.S. Highway 31; thence with said margin South 25ø57' West, 168.61 feet to the beginning, containing 25.89 acres, more or less.

The above described tract is subject to existing utility lines, easements, and any rights-of-way for U.S. Highway 31. The North and East boundaries of the above described tract are the approximate corporate limits of the City of Franklin.

The above description was taken from a survey plat dated January 18, 2006, prepared by James H. Bingham, Jr. Tennessee Registered Surveyor, Certificate number 1251, 110 Second Avenue North, Lewisburg, Tennessee, 37091.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, A TENNESSEE NOT-FOR-PROFIT CORPORATION, by Warranty Deed from GLADYS E. SAVAGE, WIDOW, of record in Book 4027 Page 258, dated August 31, 2006, said Register's Office.

THE TRUSTEES OF CLEARVIEW BAPTIST CHURCH have conveyed said property to DOUGLAS S. HALE TRUSTEE, who in turn conveyed to CLEARVIEW BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION by quitclaim deed of record in Book 4201 Page 446, dated March 4, 2007, said Register's Office.

Notes

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NOT LESS THAN THREE (3) NOR MORE THAN TEN. (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 FOR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F" DATED: SEPTEMBER 29, 2006 AND "INSURANCE RATE MAP PANEL NUMBER 47187C205F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
7) THIS PROPERTY IS CURRENTLY WILLIAMSON COUNTY ZONING "MGA-1".
8) THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM FRANKLIN ROAD WHICH IS A PUBLIC DEDICATED RIGHT-OF-WAY
10) EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS TO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.
11) THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS OBSERVED AT THE TIME OF FIELD WORK.
12) THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD WORK.
13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
14) THERE ARE 60 REGULAR PARKING SPACES ON SITE.
15) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 216272; DATED: AUGUST 17, 2021 AT 8:00 AM; PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. BEING THE SAME PROPERTY AS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY OF 553 & 557 FRANKLIN ROAD TAX MAP 53, PARCEL 5 & PARCEL 6 BOOK 4201, PAGE 446

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=100' DATED: FEBRUARY 15, 2022

21106ALTA CW

File #: 21-03350

DATE: July 15, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road.
BZA 8/4/22, approval of variance for parking location

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7894
Applicant: Greg Gamble, GDC
Owner: Clearview Baptist Church, Phillip Cantrell, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted the 555 Franklin Road PUD Subdivision which proposes 120 multifamily units as well as 142,500 square feet of continuum of care services. Envision Franklin places the subject property in the Neighborhood Mixed-Use Design Concept. Envision Franklin states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout." It further states that, "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The building is three-stories with a recessed fourth story further back into the site. The site utilizes the rising topography to minimize the appearance of the fourth story, and tapered the building back to three stories along the rear drive aisle. For the height of new buildings in Neighborhood Mixed-Use, Envision Franklin recommends three stores. However, it also adds that, "Larger scale, master-planned developments may be considered for additional height with appropriate transitions." Given the established developments along Franklin Road, the total height of 4-stories can be supported as the applicant had incorporated site grading, architectural form and details, including a gabled roof, that helps bring down the perceived height from the Franklin Road viewshed.

The urban frontage section of the Zoning Ordinance requires that all parking be located behind the building at the back of the property. The applicant was granted a variance for parking location at the

August 2022 meeting of the Board of Zoning Appeals (BZA) to allow parking along the side of the building. The site layout as proposed reflects the parking arrangement that was approved by the BZA.

MOS #1: Reduce the foundation height from 18-inches to at grade.

The applicant is requesting to reduce the required 18-inch foundation for multifamily buildings, as required in Section 6.7 of the Zoning Ordinance, to have the foundation at grade to better accommodate the residents and patients of the building. Based on the ground floor continuum of care use and the physical condition of those who are more likely to use these services, staff can support the MOS request to reduce the foundation height to grade level. Additionally, the Board of Mayor and Alderment have approved similar requests for foundation reductions in order to better accommodate ADA requirements.

Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

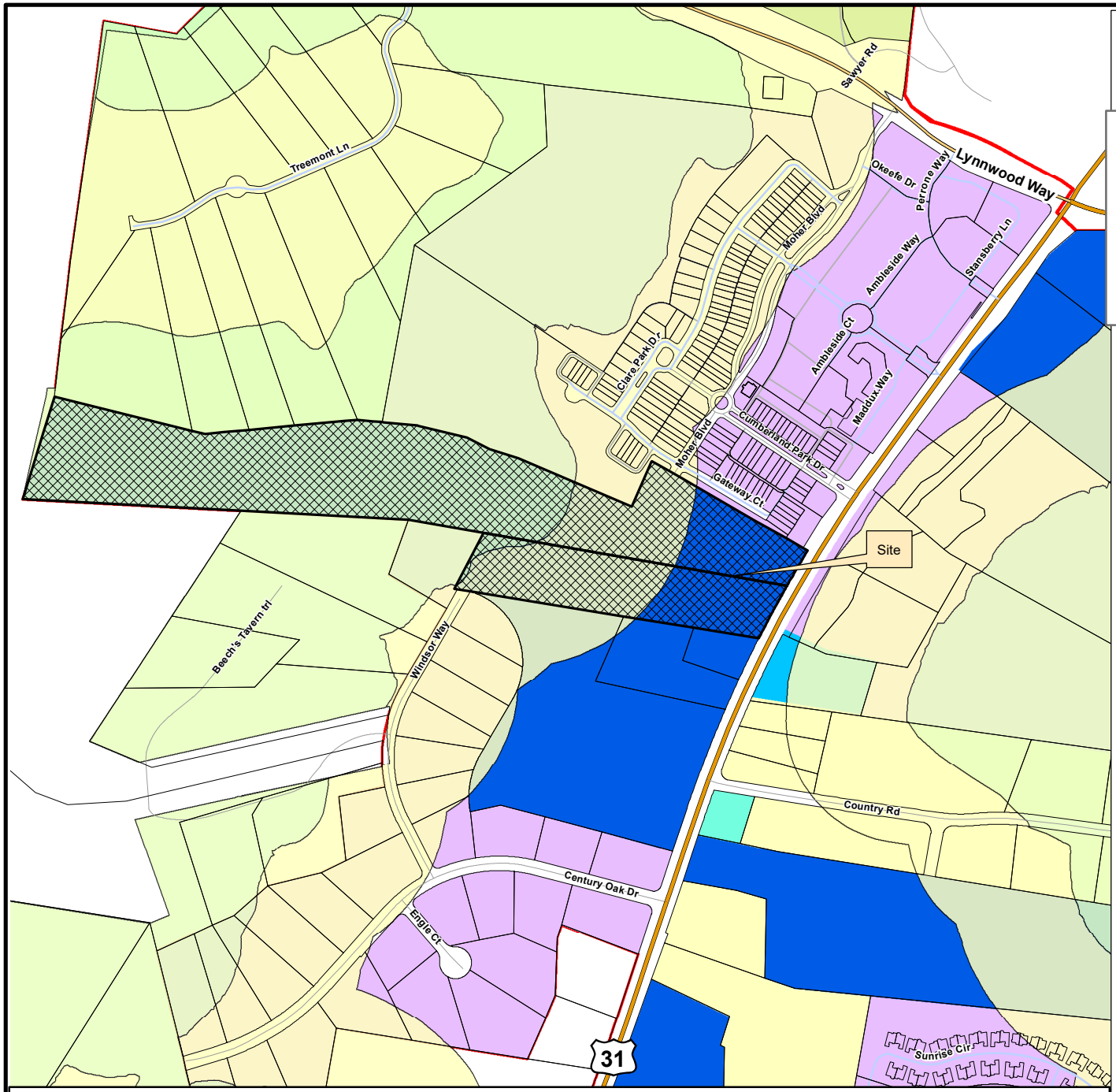
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online 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 2022-47 with conditions.



555 FRANKLIN ROAD PUD SUBDIVISION
ORDINANCE 2022-22
RESOLUTION 2022-47

Project Information
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 120
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

Zoning Districts

- 555 Franklin Rd PUD

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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2022-47

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 555 FRANKLIN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS REQUEST (FOUNDATION HEIGHT), FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF GATEWAY COURT, LOCATED AT 553 AND 557 FRANKLIN ROAD.

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 2022-22; 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
53-5.00	25.92
53-6.00	6.91
Total	32.83

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 555 Franklin Road PUD Subdivision are as follows:

Entitlements	555 Franklin Road PUD
Base Zone District	PD 3.66/142,500
Other Zoning Overlays	HHO
Number of Dwelling Units	120
Number of Nonresidential Square Footage	142,500
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

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

MOS 1: **Request to reduce the required 18-inch foundation at front facade for the multifamily building type to grade level for better ADA accessibility.** Approved: _____ Denied: _____	6.7 Multifamily-Foundations, Porches, and Stoops Minimum 18 inches above grade at front façade. *Staff recommended __approval___.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2022-22, 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 **Dr. Ken Moore**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

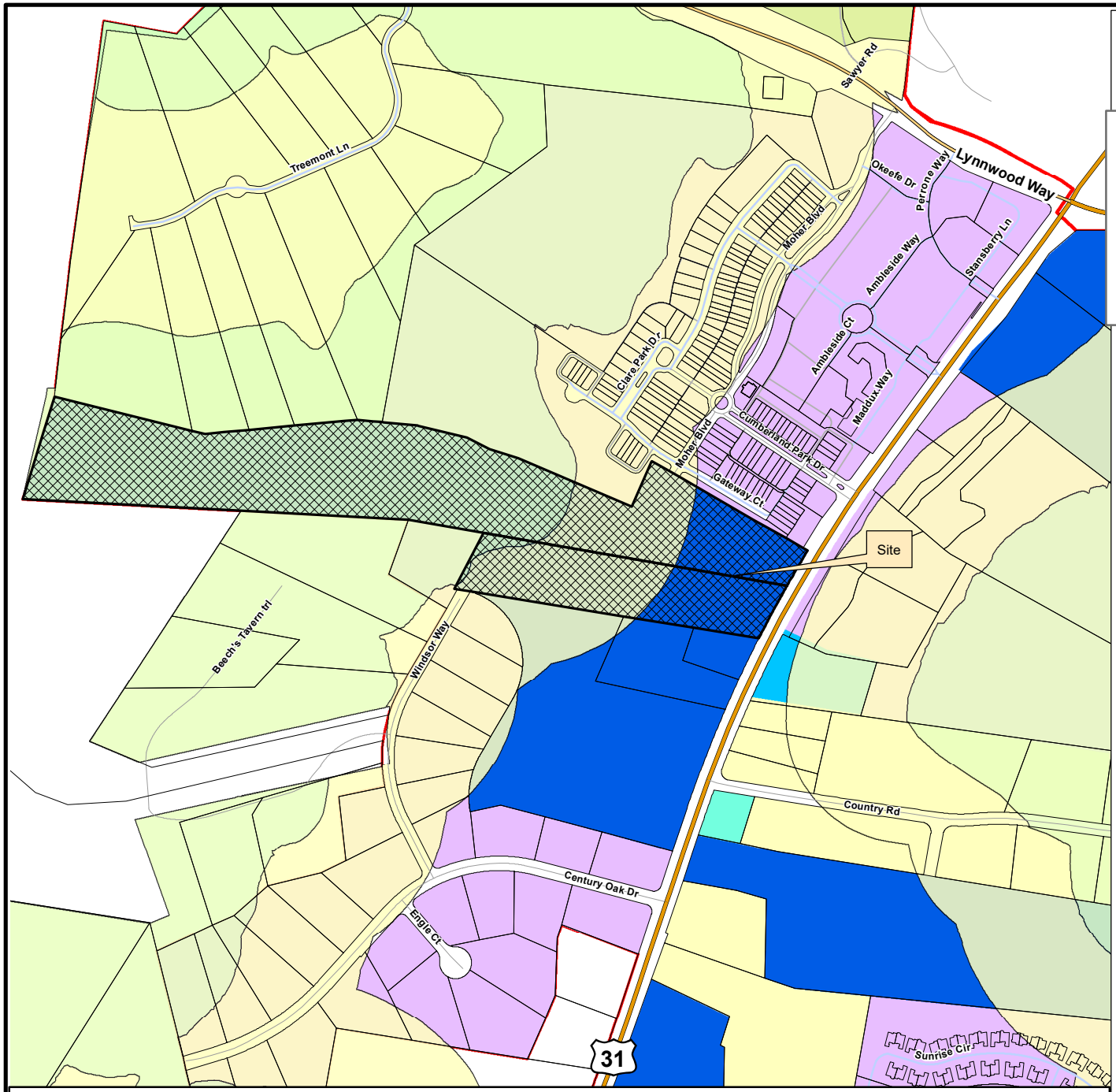
PREAPPLICATION CONFERENCE: _____6/7/22_____

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

NEIGHBORHOOD MEETING: _____6/9/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



555 FRANKLIN ROAD PUD SUBDIVISION
ORDINANCE 2022-22
RESOLUTION 2022-47

Project Information
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 120
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

Zoning Districts

- 555 Franklin Rd PUD

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.

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0 250 500 1,000
Feet

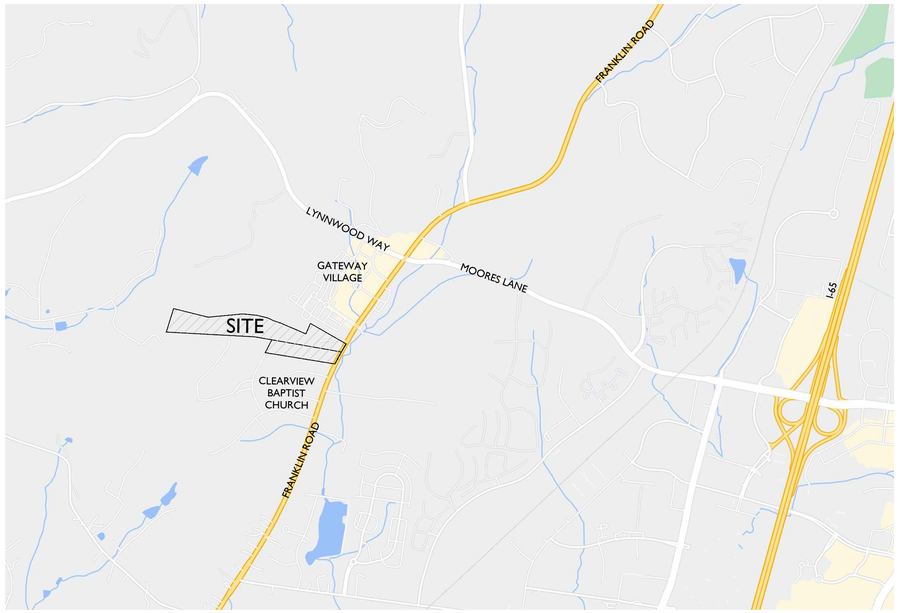
HISTORIC FRANKLIN TENNESSEE

555 FRANKLIN ROAD

PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Vesting Development Standards	
Pre-Application Submittal Date: 05/30/2022 (based on the date of pre-application submittal unless otherwise noted)	
Development Standard	**Version/Date**
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE - 142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% - 1.64 AC / 71,395 SF
NATURAL AREA REQUIRED:	10% - 3.28 AC / 142,790 SF
TREE CANOPY RETENTION REQUIRED:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED (BY USE):	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 9/14/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

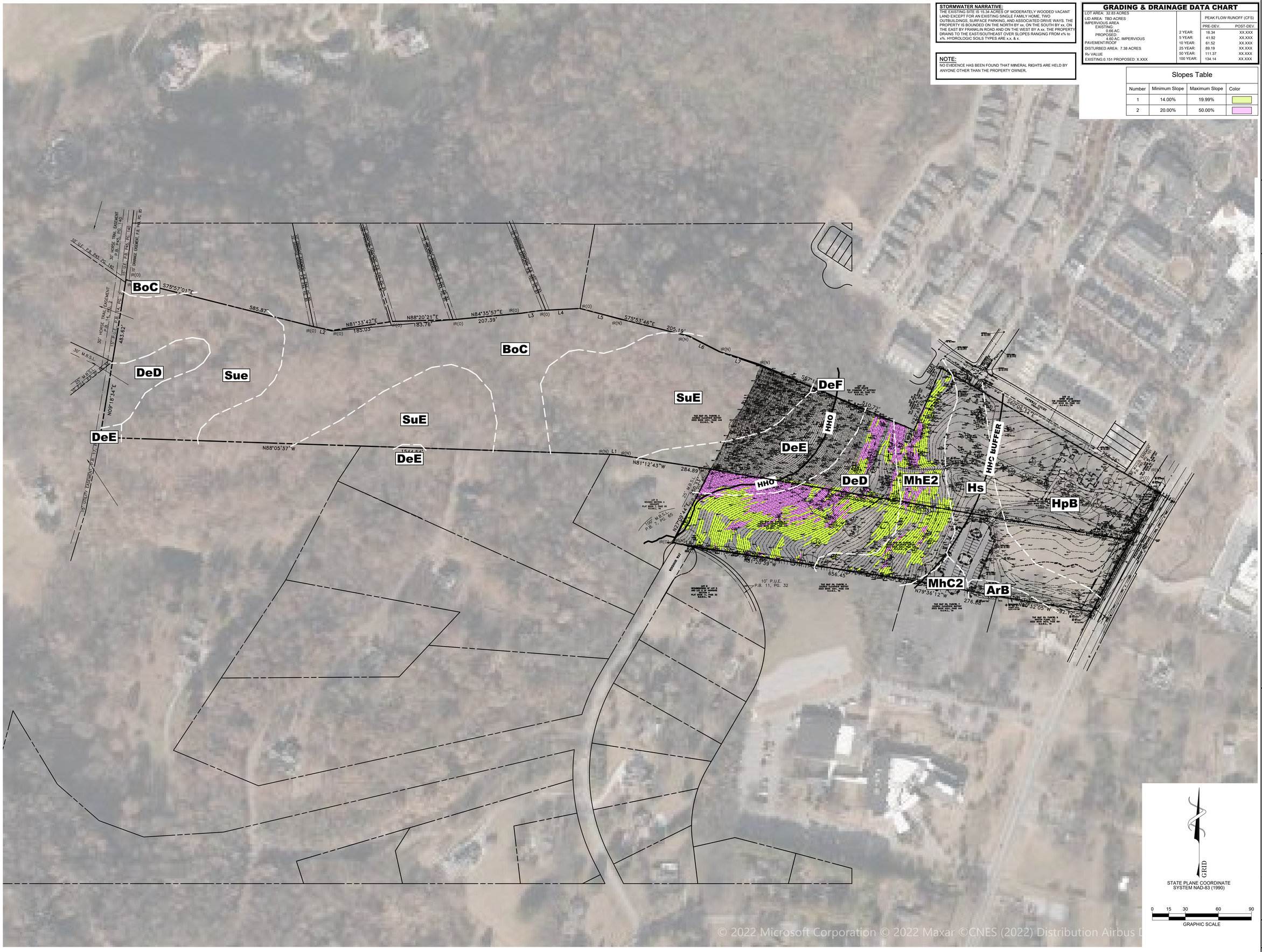
GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	



GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.8737 FAX

JAMES R. CAUTHEN III
REGISTERED ENGINEER
AGRICULTURE
No. 109858
STATE OF TENNESSEE
5-30-22

OVERALL EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.0

BCA JOB NO. 2888-03
COF NO. 7894
Law Dept approved (2) 08.18.22

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C1-EXISTING CONDITIONS PLAN-2888003.dwg-C1.0 OVERALL EXISTING CONDITIONS PLAN

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
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615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 109358
STATE OF TENNESSEE
5-30-22

ENLARGED EXISTING CONDITIONS PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

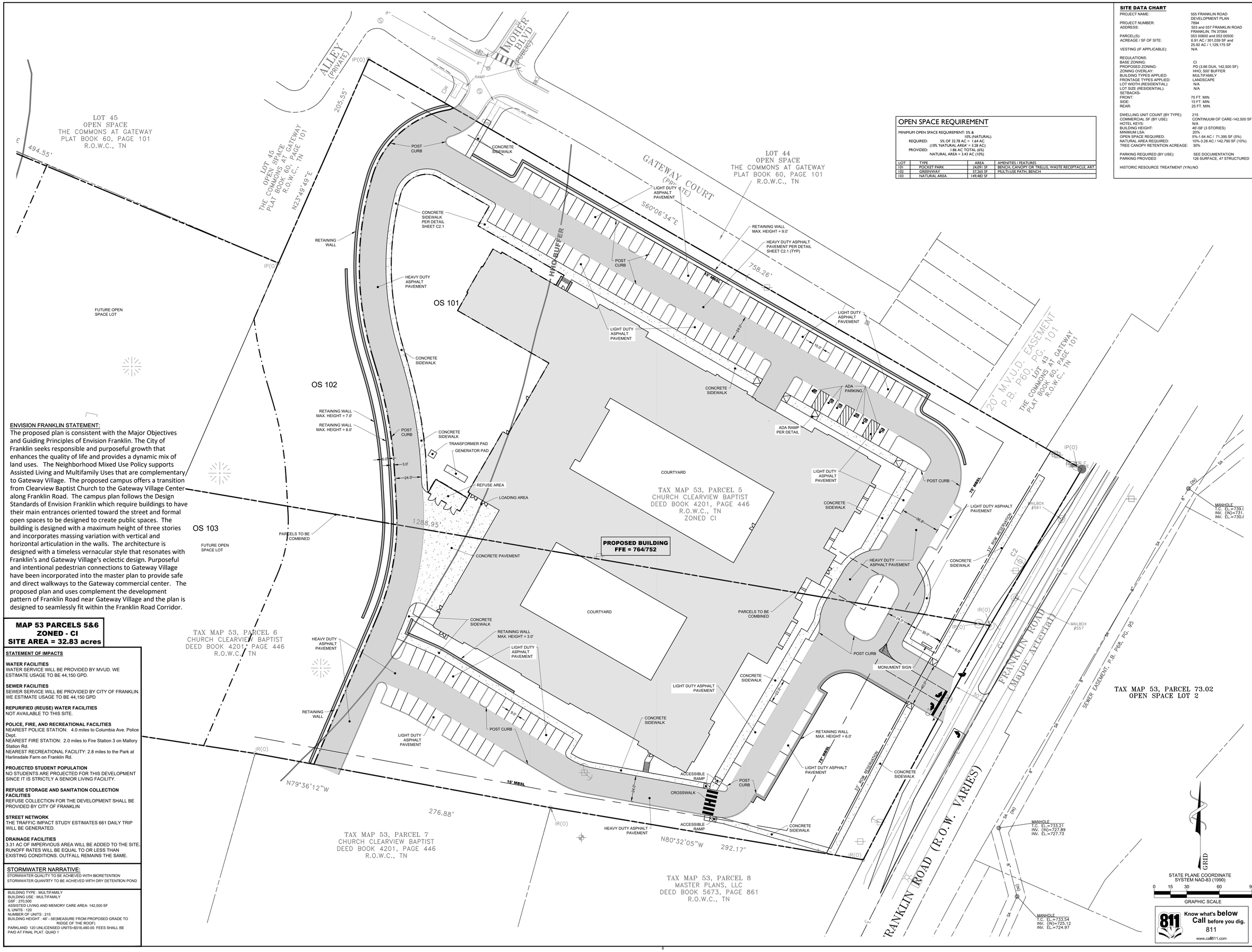
DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.1

BCA JOB NO. 2888-03
COF NO. 7894
Law Dept approved (2) 08.18.22

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE

P:\2888 Ryan Companies\2888-03 Franklin Rd Sc - Living Pac\Dwg\C1-EXISTING CONDITIONS PLAN 2888(3.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN



SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD DEVELOPMENT PLAN
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE-142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46'-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%-1.64 AC / 71,395 SF (5%)
NATURAL AREA REQUIRED:	10%-3.28 AC / 142,790 SF (10%)
TREE CANOPY RETENTION ACREAGE:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

LOT	TYPE	AREA	AMENITIES / FEATURES
101	POCKET PARK	24,091 SF	BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART
102	GREENWAY	57,263 SF	MULTI-USE PATH, BENCH
103	NATURAL AREA	149,482 SF	

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

MAP 53 PARCELS 5&6
ZONED - CI
SITE AREA = 32.83 acres

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

STREET NETWORK
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

DRAINAGE FACILITIES
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JAMES CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
5-23-2022

DEVELOPMENT PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C2.0

BCA JOB NO. 2888-03
COF NO. 7894

Law Dept approved (z) 08.18.22

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www.call811.com

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.2888(03).dwg-C2.0 DEVELOPMENT PLAN



1 A1.0 East Elevation Overall
1/16" = 1'-0"



2 A1.0 North Elevation Overall
1/16" = 1'-0"



3 A1.0 West Elevation Overall
1/16" = 1'-0"



4 A1.0 South Elevation Overall
1/16" = 1'-0"

7/28/2022 11:40:58 AM

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

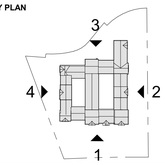
WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE REGISTERED ARCHITECT STATE OF TENNESSEE 10724 LICENSED TO PRACTICE ARCHITECTURE IN THE STATE OF TENNESSEE

Ex P: June 30, 2023

KEY PLAN



PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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DRAWN BY	CHECKED BY
DR	BB
JOB NO.	**DATE**
701-193	08.04.2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	05.27.22	DEVELOPMENT PLAN
2	06.13.22	ISSUED FOR DEVELOPMENT PLAN
3	08.04.22	DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPMENT PLAN SUBMISSION
06.13.2022

EXTERIOR ELEVATIONS

A1.0

CITY OF FRANKLIN
PROJECT NUMBER 7894

Last Date Modified 7/28/22

NOT FOR CONSTRUCTION

COF no: 7894

CONDITIONS OF APPROVAL:

Open Issues: 17 These issues are currently being filtered

Addressing

General Issues

66. Address

lori.jarosz@franklintn.gov Addresses will be assigned at site plan submittal.

Engineering - Checklist

General Issues

32. Streets

kevin.long@franklintn.gov **Applicant shall design and construct all traffic improvements in accordance with the finalized TIA. These recommendations are summarized thusly:**

Franklin Road and Portis Family Dental Access/Driveway A
• Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only. It is recommended that Driveway A operate as full access.
• The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
• Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.
• As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
• Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.
• Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.

Travel Demand Management
• Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.
• Parking should be developed per code.
• Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.
[Edited By Kevin Long]

Engineering - Development Plan Checklist

General Issues

53. Street Taper

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

The applicant shall provide improvements to Franklin Road in accordance with TDOT Roadway Design Guidelines and consisting of a 3-lane (12-foot lanes) section between Country Road and Cumberland Park Drive.

Improvements to Franklin Road shall be constructed by the developer and accepted by the City of Franklin prior to the first issuance of a Certificate of Occupancy.

57. Street Frontage

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

At the Site Plan stage, the Applicant shall provide the following along frontage with Franklin Road:

1. Provide a TDOT shoulder section (4-foot shoulder) / ditch or curb and gutter / storm, and revise grading along the frontage accordingly. A berm section between the roadway and sidewalk shall not be allowed.
2. Capture all storm runoff from the driveway entrance prior to entering Franklin Road
3. Provide radius returns at driveway entrance
4. Provide a retaining wall along the Franklin Road side of the bioretention pond if determined necessary by the City Engineer at the Site Plan stage so as to not inhibit the load-bearing capacity of ROW or ROW Reservation. Walls shall be set back from ROW Reservation a minimum distance equal to the height of the wall (from bottom of bioretention sump), but no less than 5 feet.

67. Street Centerline

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

The centerline of Franklin Road shown on the Development Plan does not appear to correspond to the centerline of the street.

At Site Plan, the centerline of Franklin Road corresponding to the double yellow line (2 lane section) or middle of center lane (3 lane section) shall be verified by field-run survey along the length of the development. All elements affected by a centerline location different than that currently shown on the development plan, including but not limited to ROW Reservation, future road widening exhibit, driveway throat depth, etc., shall be revised to meet all City of Franklin requirements.

68. F. Development Plan

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

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

Engineering - Roadway Improvements

2022-08-04_555 Franklin Rd PUD Development Plan.pdf

65. Roadway and traffic signal plans

david.chang@franklintn.gov Ensure that all turn (Deceleration Lanes) meet AASHTO Standards.

Dimensionalize all storage and tapers lengths

FIRE--Planning--DRT

General Issues

4. Auto-Turn

curt.edelmann@franklintn.gov As a condition of approval, the applicant shall do the following at Site Plan.
1. Use auto-turn software with separate lines for the chassis track and the wheel track.
2. Provide a medium-duty ambulance auto-turn showing an ambulance can drive under the canopy.

6. Hydrant spacing

curt.edelmann@franklintn.gov As a condition of approval, at site plan the applicant shall
1. Show a RPZ backflow preventer on the fire line.
2. Show a meter on the fire line.
3. Show the pipe material of the fire line.
4. Mark the parking space in front of the FDC as a NO PARKING space.

[Edited By Curt Edelmann]

Parks

General Issues

17. Parkland information

kevinl@franklintn.gov The draft parkland agreement has been received by Parks on 8-5-22 and sent to Law on 8-08-22

Since this is a Fees Only agreement the City Administrator can sign after the public hearing for the development plan after the development plan is approved by BOMA.
[Edited By Kevin Lindsey]

Planning

General Issues

27. Urban Frontage

joseph.bryan@franklintn.gov Applicant shall note the approved variance language and BZA meeting date on the cove sheet.

34. Modification of Standards

joseph.bryan@franklintn.gov After further review and based on the continuum of care use on the ground floor of the building, the regulation for individual entries would not apply so MOS 1 is not needed. Applicant shall remove reference to MOS 1 from the plans.
[Edited By Joseph Bryan]

55. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 for foundation height can be supported by staff based on the ground floor use and other requests and approvals from similar projects with a specified use for ADA access.

Stormwater

General Issues

1. Drainage

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

At site plan, applicant shall analyze the next two downstream structures from any outfall onsite to ensure existing infrastructure can handle the flows from the 10 yr storm and 50 year storm for any culverts. If any infrastructure is shown to be failing, the infrastructure shall be upgraded

40. Riparian Buffer

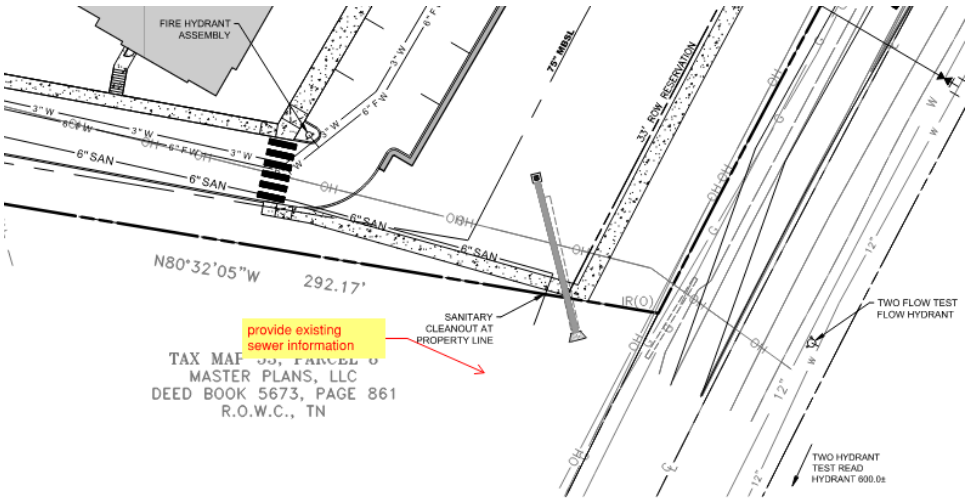
jeff.willoughby@franklintn.gov Please provide assessment report for review. Development plan approval shall not be granted until this report is provided confirming there are no water resources onsite.

Water/Sewer

General Issues

22. Existing sanitary sewer interceptor

ben.mcneil@franklintn.gov The applicant shall provide the location of the existing manhole for proposed connection and the existing 8" line out.



28. Sanitary sewer interceptor

ben.mcneil@franklintn.gov Staff has discussed the response form the applicant with City of Franklin administration, the comment below is a **condition of approval based on Administrations guidance.**

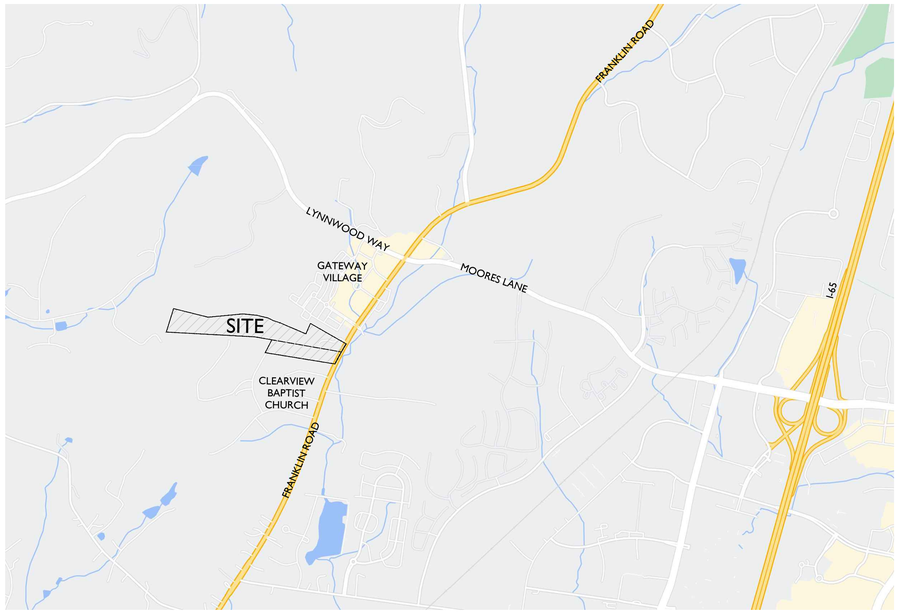
Exhibit for offsite sewer is acceptable, the applicant shall be aware that all necessary offsite sewer easements including temporary construction easements are to be obtained and recorded prior to release of grading permit for Site plan.

555 FRANKLIN ROAD

PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Vesting Development Standards	
Pre-Application Submittal Date: 05/30/2022 (based on the date of pre-application submittal unless otherwise noted)	
Development Standard	**Version/Date**
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021



N NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE - 142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% - 1.64 AC / 71,395 SF
NATURAL AREA REQUIRED:	10% - 3.28 AC / 142,790 SF
TREE CANOPY RETENTION REQUIRED:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED (BY USE):	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 9/7/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

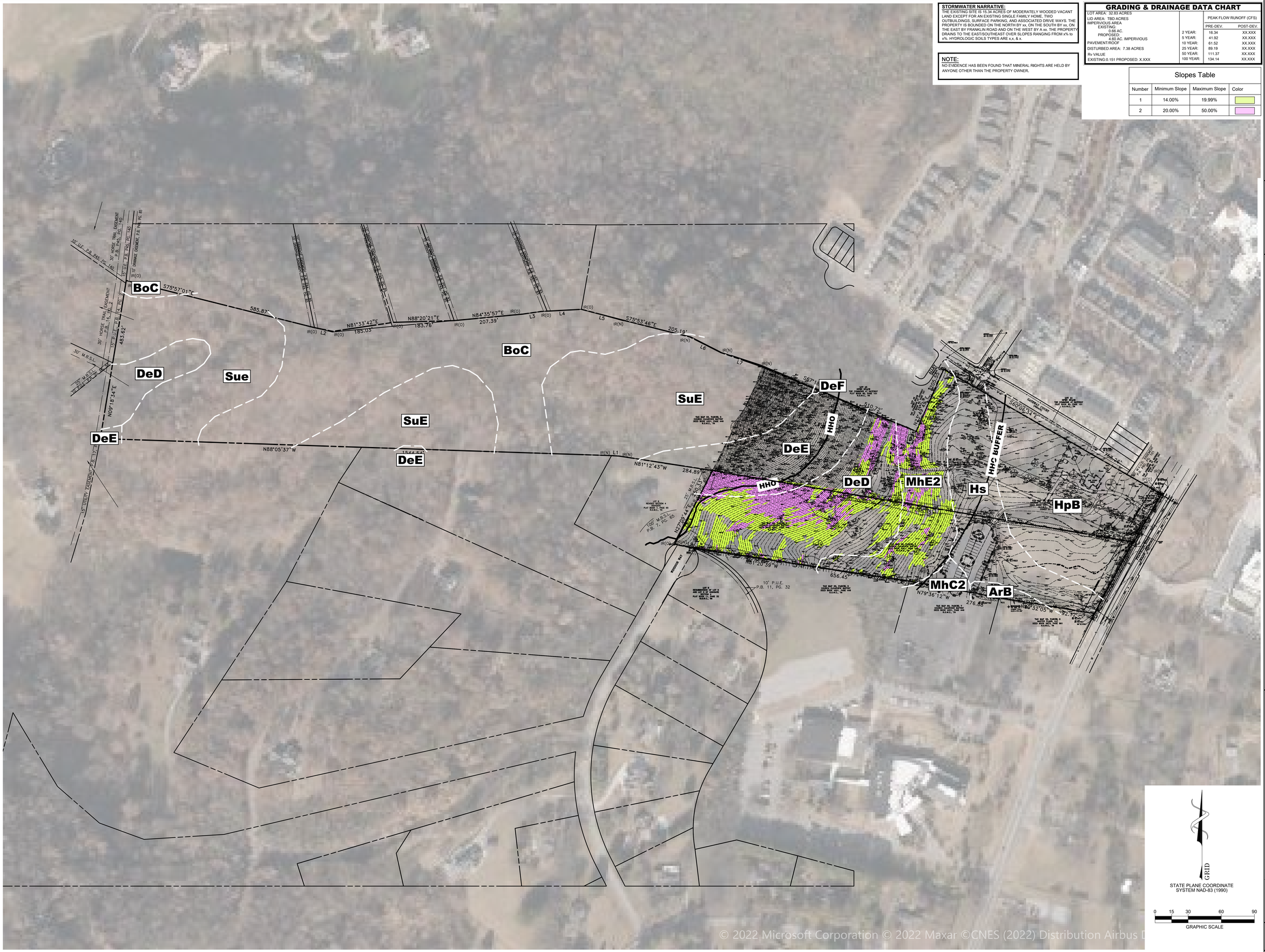
GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	



Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.8737 FAX

JAMES R. BARGE
REGISTERED ENGINEER
AGRICULTURE
No. 108926
STATE OF TENNESSEE
5-30-22

OVERALL EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.0

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C1-EXISTING CONDITIONS PLAN-2888003.dwg-C1.0 OVERALL EXISTING CONDITIONS PLAN

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
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50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

DeF
DeD
HHO
HHO BUFFER
MhE2
MhC2
Hs
HpB
ArB

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ALLEY (PRIVATE)
MOTHER BLVD (PRIVATE)
GATEWAY COURT (PRIVATE)
FRANKLIN ROAD (Major Arterial)

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

50' M.V.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

S66°50'45"E 494.55'
N23°49'49"E 205.55'
S60°06'34"E 758.26'
S80°20'55"E 1288.95'
N79°36'12"W 656.45'
N80°32'05"W 252.17'
276.88'

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRID

0 15 30 60 90
GRAPHIC SCALE

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 109358
STATE OF TENNESSEE
5-30-22

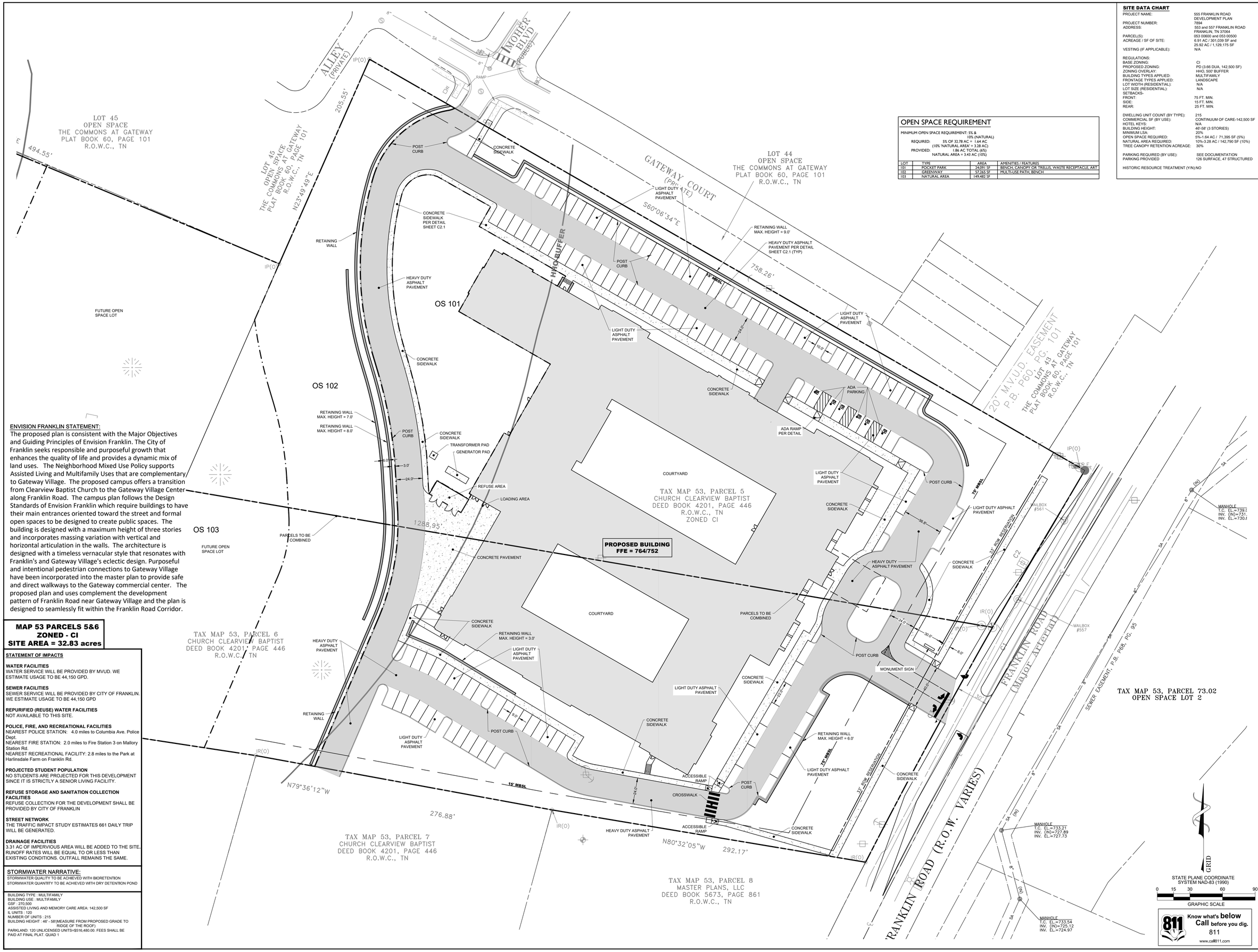
ENLARGED EXISTING CONDITIONS PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
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C1.1

BCA JOB NO. 2888-03
COF.NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sv - Living Pact\Dwg\C1-EXISTING CONDITIONS PLAN 2888(3.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN



SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD DEVELOPMENT PLAN
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE-142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46'-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%-1.64 AC / 71,395 SF (5%)
NATURAL AREA REQUIRED:	10%-3.28 AC / 142,790 SF (10%)
TREE CANOPY RETENTION ACREAGE:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

LOT	TYPE	AREA	AMENITIES / FEATURES
101	POCKET PARK	24,091 SF	BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART
102	GREENWAY	57,263 SF	MULTI-USE PATH, BENCH
103	NATURAL AREA	149,482 SF	

ENVISION FRANKLIN STATEMENT:
The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

MAP 53 PARCELS 5&6
ZONED - CI
SITE AREA = 32.83 acres

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

STREET NETWORK
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

DRAINAGE FACILITIES
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
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Barge Cauthen & ASSOCIATES

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
5-20-2022

DEVELOPMENT PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C2.0

BCA JOB NO. 2888-03
COF NO. 7894

Know what's below Call before you dig. 811
www.call811.com

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.288803.dwg-C2.0 DEVELOPMENT PLAN

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 IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET 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 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.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C0205F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

GRADING & DRAINAGE DATA CHART

		PEAK FLOW RUNOFF (CFS)	
LOT AREA: 32.83 ACRES		PRE-DEV.	POST-DEV.
LID AREA: TBD ACRES			
IMPERVIOUS AREA			
EXISTING: 0.66 AC.	2 YEAR:	16.34	XX.XXX
PROPOSED: 4.60 AC. IMPERVIOUS	5 YEAR:	41.92	XX.XXX
PAVEMENT/ROOF	10 YEAR:	61.52	XX.XXX
DISTURBED AREA: 7.38 ACRES	25 YEAR:	89.19	XX.XXX
Rv VALUE	50 YEAR:	111.37	XX.XXX
EXISTING:0.151 PROPOSED: X.XXX	100 YEAR:	134.14	XX.XXX

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

GRADING & DRAINAGE PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

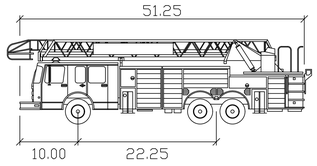
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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE

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C3.0
BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C3-GRADING & DRAINAGE PLAN-280803.dwg-C3.0 GRADING & DRAINAGE PLAN



T-2 SUTPHEN (SP100)-Franklin

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A

MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A

MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 530 ft. CUMBERLAND PARK DR.

DRIVEWAY WIDTH(THREE-WAY) : 30 ft.

DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 661 TRIPS PER DAY

PEAK HOUR TRIP GENERATION : 56 VEHICLES PER HOUR

TRAFFIC IMPACT STUDY REQUIRED : YES, PROVIDED.

CIRCULATION PLAN REQUIRED : NO

STATEMENT OF IMPACT:

The traffic impact study indicates that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below::

Franklin Road and Portis Family Dental Access/Driveway A

- Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only.It is recommended that Driveway A operate as full access.
- The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.
- Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.

Travel Demand Management

- Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.
- Parking should be developed per code.
- Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

RIGHT-OF-WAY & ACCESS 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 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 AND 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 (T.D.O.T.), AND TO THE CITY OF FRANKLIN TRANSPORTION AND STREET TECHNICAL STANDARDS.

ALLEY (PRIVATE)
IP(O)
205.55'
S66°50'45"E
494.55'
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
N23°49'49"E
SHED
S80°20'55"E
356.45'
IR(O)
TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
N79°36'12"W
276.88'
TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
1288.95'
PROPOSED BUILDING
FFE = 764/752
TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI
ACCESSIBLE PARKING
N80°32'05"W
292.17'
TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
36" CMP
INV. EL.=741.4
18" RCP
IR(O)
S60°06'34"E
758.26'
LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
GATEWAY COURT
(PRIVATE)
SUTPHEN (SP100)-Franklin
ELMORE BLVD
(PRIVATE)
24" RCP
18" RCP
36" RCP
20' M.U.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
IP(O)
MAILBOX #561
MAILBOX #557
34' ROW DEDICATION
C2
C1
FRANKLIN ROAD
(Major Arterial)
ROAD (R.O.W. VARIES)
SOUTH BOUND TURN LANE
75' STORAGE
200' TAPER
STOP BAR
STOP SIGN
"Improvements to Franklin Road will be in accordance with TDOT Roadway design guidelines and will include either a 3 lane section between Country Road and Cumberland Park Drive or alternative improvements as recommended by the traffic consultant."
NORTH BOUND TURN LANE
75' STORAGE
100' BAY TAPER
300' APPROACH TAPER
SEWER EASEMENT, P.B. P85, PG. 95
TAX MAP 53, PARCEL
OPEN SPACE LOT
MANHOLE
T.C. EL.=733.21
INV. (IN)=727.89
INV. EL.=727.73
STATE PLANE COORDINATE SYSTEM NAD-83 (1998)
GRID
0 15 30 60 90
GRAPHIC SCALE

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Barge Cauthen & ASSOCIATES

JAMES R. BRANNEN
REGISTERED ENGINEER
AGRICULTURE
108926
STATE OF TENNESSEE
12-30-22

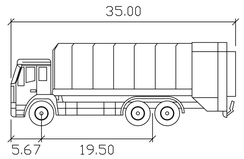
ENLARGED ROW & ACCESS PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

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C4.0

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C4\ROW & ACCESS PLAN-288803.dwg-C4.0 ENLARGED ROW & ACCESS PLAN



Franklin Collection Truck

	feet
Width	: 8.08
Track	: 6.60
Lock to Lock Time	: 6.0
Steering Angle	: 46.0

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

205.55'

N23°49'49"E

IP(O)

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

TBX

30" RCP

GATEWAY COURT
(PRIVATE)

S60°06'34"E

758.26'

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

20' M.V.U.D. EASEMENT
P.B. P60, PG. 101

LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ACCESSIBLE PARKING

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

PROPOSED BUILDING
FFE = 764/752

1288.95'

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

IR(O)

N79°36'12"W

276.88'

IR(O)

N80°32'05"W

292.17'

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446

33' ROW DESIGNATION

C2

C1

IP(O)

IR(O)

MAILBOX #561

MAILBOX #557

FRANKLIN ROAD
(MAJOR ARTERIAL)
(R.O.W. VARIES)

SOUTH BOUND TURN LANE
75' STORAGE
200' TAPER

"Improvements to Franklin Road will be in accordance with TDOT Roadway design guidelines and will include either a 3 lane section between Country Road and Cumberland Park Drive or alternative improvements as recommended by the traffic consultant."

NORTH BOUND TURN LANE
75' STORAGE
100' BAY TAPER
300' APPROACH TAPER

SEWER EASEMENT, P.B. P68, PG. 95

TAX MAP 53, PARCEL 7
OPEN SPACE LOT 2

STOP BAR
STOP SIGN

MANHOLE
T.C. EL.=733.21
INV. (IN)=727.89
INV. EL.=727.73

GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

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JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108926
STATE OF TENNESSEE
5-30-22

REFUSE COLLECTION AUTOTURN EXHIBIT

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

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C4.1

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sc Living Fac\Dwg\C4\ROW & ACCESS PLAN-388803.dwg C4.1 REFUSE COLLECTION AUTOTURN EXHIBIT

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C4.5-FUTURE ROAD WIDENING EXHIBIT-288803.dwg-30x42

MATCHLINE SHEET 2 TO SHEET 1
MATCHLINE SHEET 1 TO SHEET 2

MATCHLINE SHEET 2 TO SHEET 1
MATCHLINE SHEET 1 TO SHEET 2

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CH

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

20' M.V.U.D. EASEMENT
P.B. P60, PG. 101

ALLEY
(PRIVATE)

GATEWAY COURT
(PRIVATE)

MOHER BLVD
(PUBLIC)

FRANKLIN ROAD
(Major Arterial)

PROPOSED BUILDING
FFE = 764/752

HHO BUFFER

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

SHED

N79°36'12"W 276.88'

N80°32'05"W 292.17'

S80°20'45"E 288.55'

N23°49'49"E 205.55'

S80°20'45"E 758.26'

S80°20'45"E 904.34'

C3

MANHOLE #778.2
INV. EL.=771.6

CATCH BASIN 3
INV. EL.=774.0

CATCH BASIN 2
INV. EL.=754.1

MAILBOX
#557

GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

DATE	DESCRIPTION
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C4.5

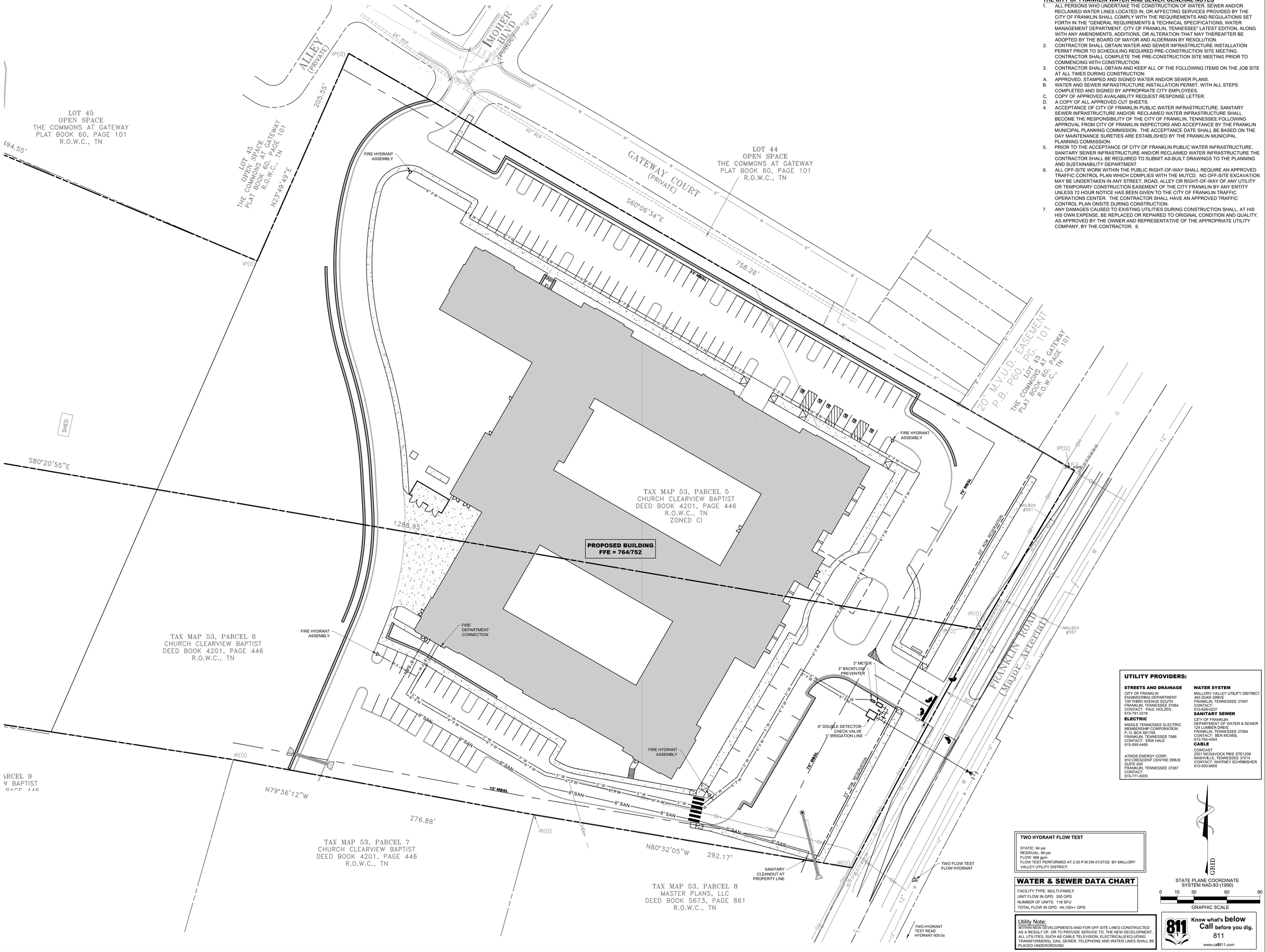
BA# JOB NO. 2888-03
CORP NO. 7884

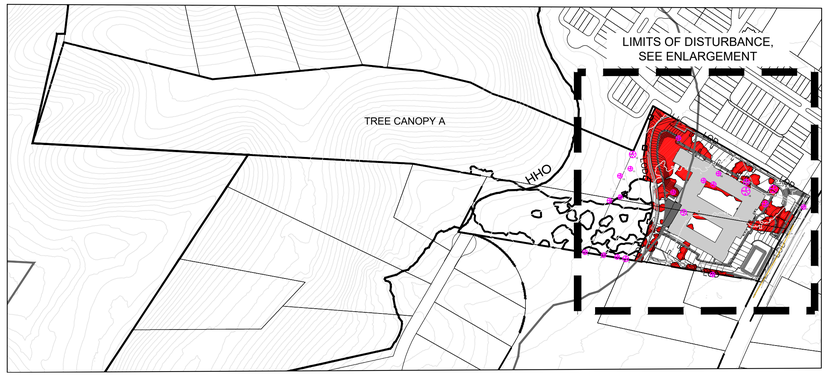
FUTURE ROAD WIDENING EXHIBIT

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

Barge Cauthen & Associates
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615.356.9911 PHONE
615.352.6737 FAX


ALLEY (PRIVATE)
IMOHER BLVD (PUBBED)
RAMP (UNO) TO
GATEWAY COURT (PRIVATE)
LOT 45 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
LOT 44 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
494.55'
205.55'
N23°49'49"E
S60°06'34"E
758.26'
S80°20'55"E
1288.95'
N79°36'12"W
276.88'
N80°32'05"W
292.17'
TAX MAP 53, PARCEL 5 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN ZONED CI
PROPOSED BUILDING FFE = 764/752
TAX MAP 53, PARCEL 6 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 7 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 8 MASTER PLANS, LLC DEED BOOK 5673, PAGE 861 R.O.W.C., TN
20' M.V.U.D. EASEMENT P.B. P60, PG. 101
THE COMMONS AT GATEWAY LOT 43 PLAT BOOK 60, PAGE 101 R.O.W.C., TN
FRANKLIN ROAD (Major Arterial)
33' ROW RESERVATION
15' MBSL
75' MBSL
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
SANITARY CLEANOUT AT PROPERTY LINE
3" METER
3" BACKFLOW PREVENTER
6" DOUBLE DETECTOR CHECK VALVE
1" IRRIGATION LINE
TWO FLOW TEST FLOW HYDRANT
TWO HYDRANT TEST READ HYDRANT 600.0±
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OVERALL SITE

SPECIMEN TREES

Tree #	Size	Species	Condition	Removed
1	24	Hackberry	Fair	X
2	30	Hackberry	Fair	
3	24	Hackberry	Fair	
4	24	Hackberry	Poor	
5	24	Hackberry	Poor	
6	30	Hackberry	Fair	X
7	24	Boxelder	Poor	X
8	24	Pine	Fair	
9	24	Elm	Poor	
10	24	Boxelder	Fair	
11	24	Tree	Fair	
12	34	Elm	Fair	
13	24	Tree	Poor	X
14	24	Boxelder	Fair	X
15	27	Hackberry	Fair	X
16	24	Hackberry	Fair	X
17	30	Maple	Poor	X
18	42	Maple	Fair	X
19	30	Silver Maple	Undesirable species	X
20	39	Boxelder	Poor	X
21	24	Elm	Fair / in R.O.W.	X

TOTAL SPECIMEN INCHES REMOVED: 342"
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 171"
REQUIRED REPLACEMENT: 342"

TREE CANOPY AREA:

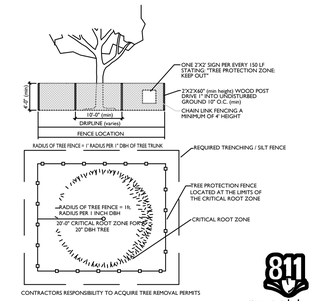
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 23.88 ACRES WHICH IS 92% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
Tree Canopy - A	929,214 SF	44,876 SF	884,338 SF
Tree Canopy - B	56,679 SF	50,993 SF	5,686 SF
Tree Canopy - C	5,571 SF	5,571 SF	0 SF
Tree Canopy - D	48,677 SF	2,411 SF	46,266 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:
1,040,141 SF
92% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
30% OF TOTAL CANOPY
312,042 SF
PROVIDED CANOPY PRESERVATION:
90% OF TOTAL CANOPY
936,290 SF

TREE PROTECTION FENCING DETAIL (NTS)



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

TREE PROTECTION NOTES:

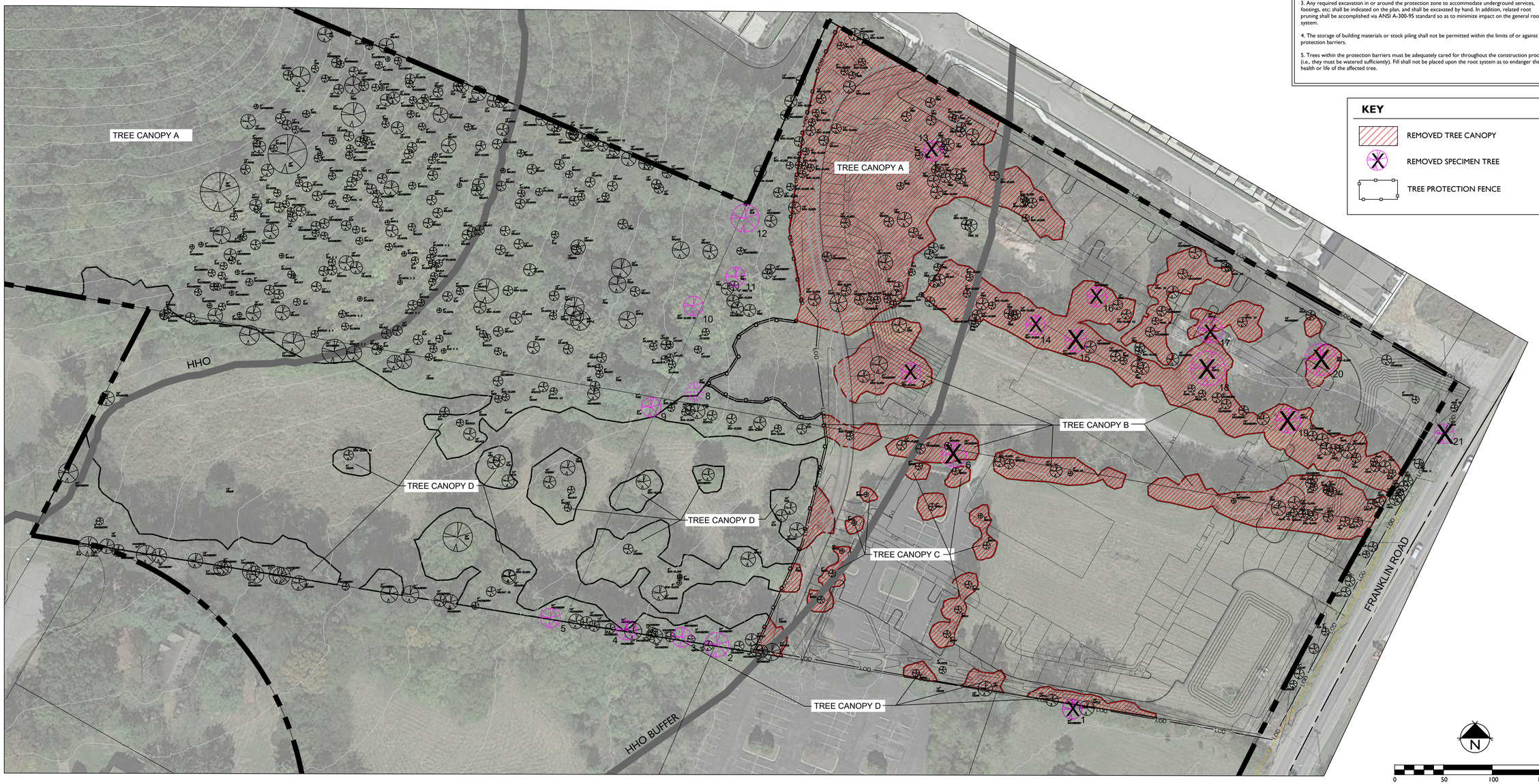
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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.



KEY

- REMOVED TREE CANOPY
- REMOVED SPECIMEN TREE
- TREE PROTECTION FENCE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

555 FRANKLIN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 1-24-22

Revision Date
△
△
△
△

TREE PRESERVATION

SHEET
L1.0

COF # 7894



1 A1.0 East Elevation Overall
1/16" = 1'-0"



2 A1.0 North Elevation Overall
1/16" = 1'-0"



3 A1.0 West Elevation Overall
1/16" = 1'-0"



4 A1.0 South Elevation Overall
1/16" = 1'-0"

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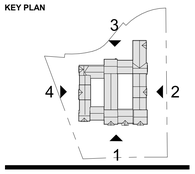
RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
NUMBER 10724
Ex P: JUNE 30, 2023

KEY PLAN



PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

© 2022 RYAN A+E, INC.

DRAWN BY	CHECKED BY
DR	BB
JOB NO.	**DATE**
701-193	08.04.2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	05.27.22	DEVELOPMENT PLAN
2	06.13.22	ISSUED FOR DEVELOPMENT PLAN
3	08.04.22	DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

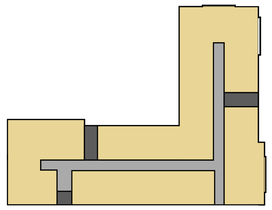
DEVELOPMENT PLAN SUBMISSION
06.13.2022

EXTERIOR ELEVATIONS

A1.0

CITY OF FRANKLIN
PROJECT NUMBER 7894

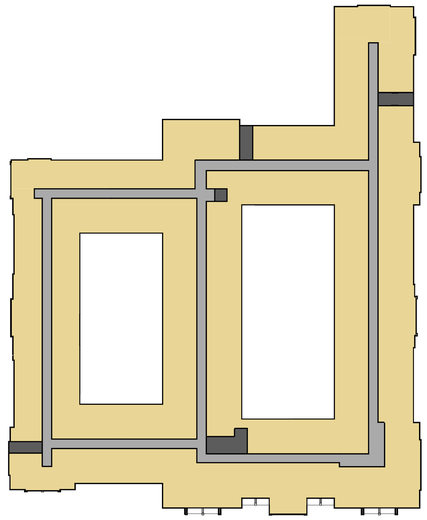
NOT FOR CONSTRUCTION



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

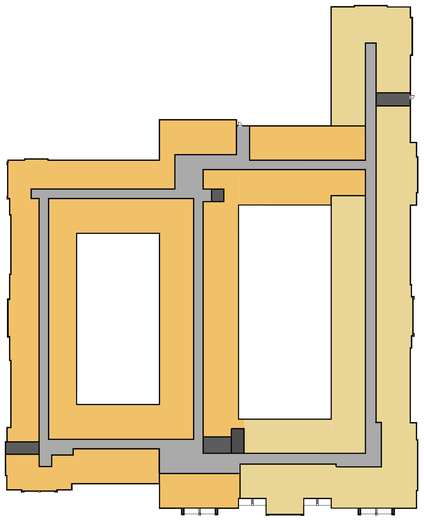
4 A1.1 LEVEL 3 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

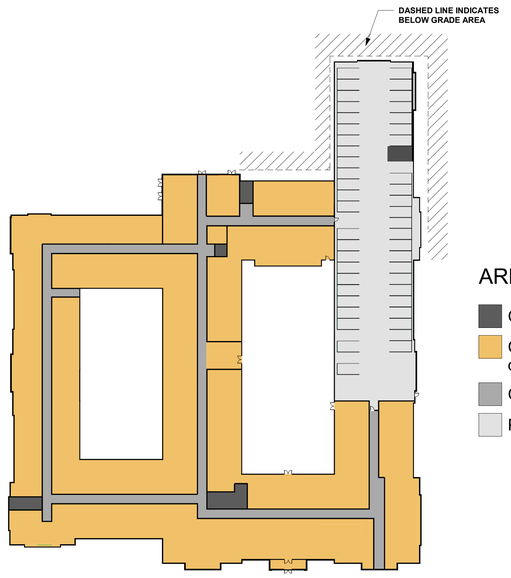
3 A1.1 LEVEL 2 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Multifamily

2 A1.1 LEVEL 1 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Parking

1 A1.1 LOWER LEVEL PROGRAM PLAN
1" = 50'-0"

7/28/2022 11:40:59 AM

RYAN

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OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
10724
LICENSED
ARCHITECT
STATE OF TENNESSEE

Ex P: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

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Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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DRAWN BY	CHECKED BY
DR	BB
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NOT FOR CONSTRUCTION

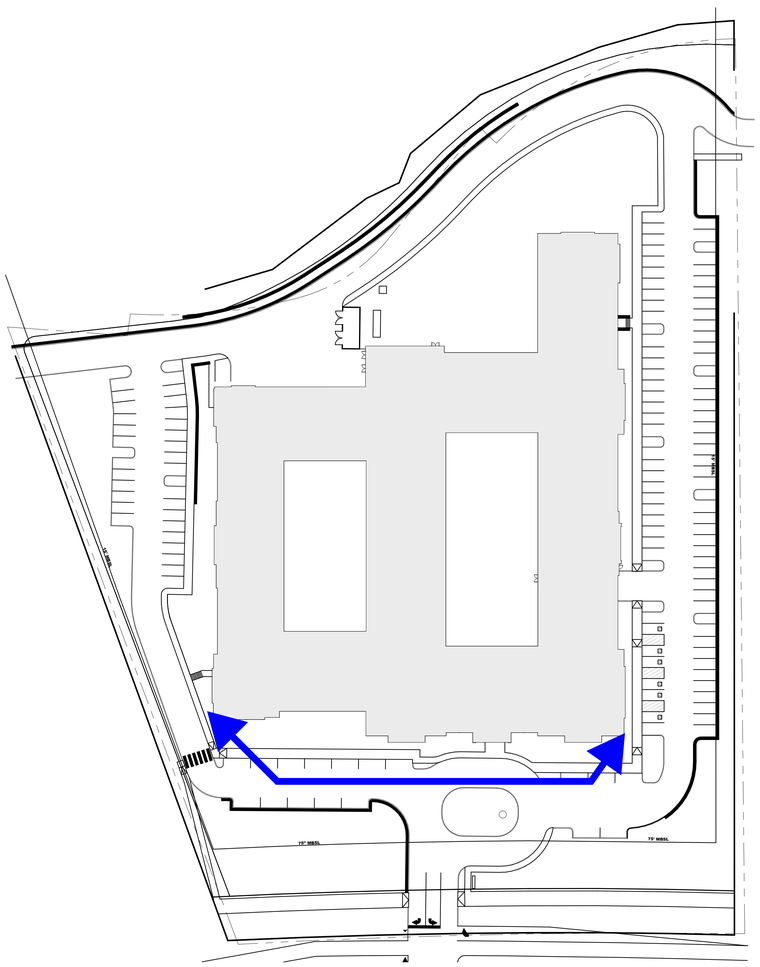
DEVELOPMENT PLAN SUBMISSION
06.13.2022

PROGRAM PLANS

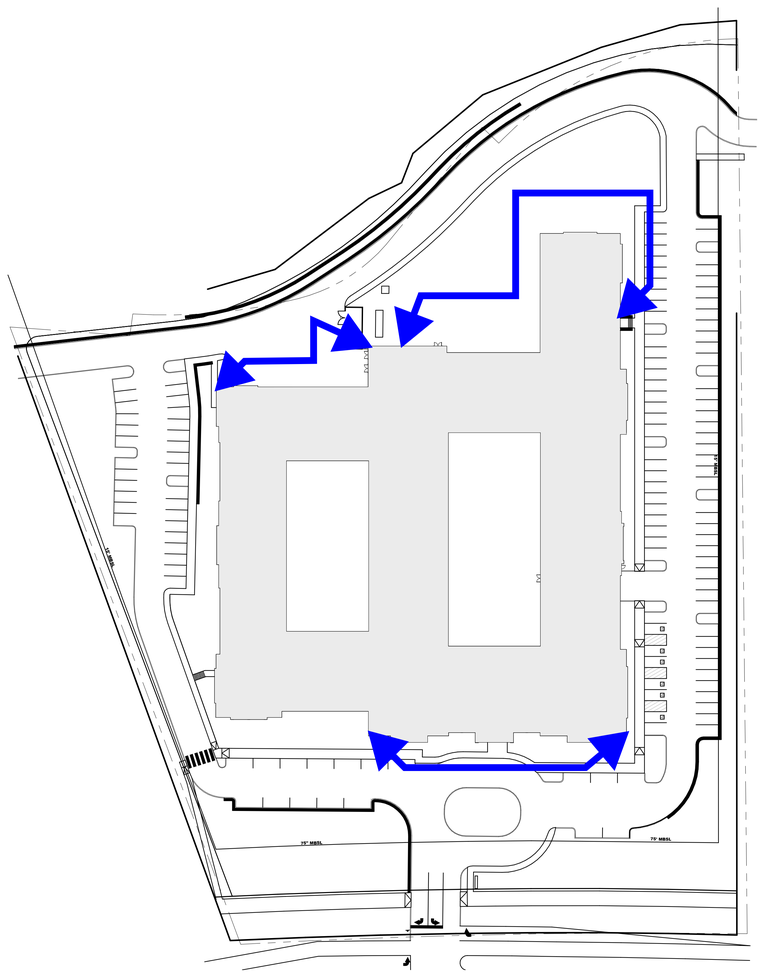
A1.1

CITY OF FRANKLIN
PROJECT NUMBER 7894

NOT FOR CONSTRUCTION



2 A1.2 SITE PLAN MOS 1
1" = 50'-0"



1 A1.2 SITE PLAN MOS 2
1" = 50'-0"

MODIFICATION TO STANDARD REQUEST 1

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION 6.7: BUILDING TYPES -MULTIFAMILY - BUILDING ORIENTATION AND ENTRY -ENTRANCES.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #1.1 AND #1.2: ENLCOSED COURTYARDS ARE APPROPRIATE OUTDOOR ACCESS POINTS FOR MEMORY CARE RESIDENTS.

IMAGE #1.3: MEMORY CARE DWELLING UNITS ALONG STREETSCAPE DO NOT HAVE DIRECT ACCESS TO THE OUTSIDE.



1.1



1.3



1.2

MODIFICATION TO STANDARD REQUEST 2

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION SECTION 6.7: BUILDING TYPES – MULTIFAMILY –FOUNDATIONS, PORCHES AND STOOPS.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #2.1 AND #2.2: ENTRANCES TO THE BUILDING SHOULD HAVE MINIMAL SLOPE TO THE PROPOSED GRADE TO MAKE WALKING SAFER FOR OLDER ADULTS.

IMAGE #2.3 ENTRANCES THAT HAVE MINMAL SLOPE CHANGE ARE EASIER TO PROGRAM OUTDOOR ACTIVITIES.



2.1



2.3



2.2

7/28/2022 11:41:03 AM

RYAN A+E, INC.
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WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
10724
LICENSED
ARCHITECT
STATE OF TENNESSEE

Exp: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

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Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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DRAWN BY	CHECKED BY
DR	BB
JOB NO.	**DATE**
701-193	08.04.2022

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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3	08.04.22	DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT PLAN SUBMISSION
06.13.2022

SITE PLAN - MODIFICATION OF STANDARD REQUEST

A1.2

CITY OF FRANKLIN
PROJECT NUMBER 7894

NOT FOR CONSTRUCTION

City of Franklin

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

File #: 21-03451

DATE: August 5, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7890
Applicant: Greg Gamble, GDC
Owner: Holladay Properties, Benton Smothers, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 230 Franklin Road to Planned (PD 0.2/263,100) to accommodate the proposed revision to the Factory at Franklin PUD Subdivision Development Plan. That revision to the development plan is being considered with Resolution 2022-59. Envision Franklin places this property in the Neighborhood Commercial Design Concept. Envision Franklin states that property within the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots." The rezoning with proposed entitlements is in accordance with the recommendations of Envision Franklin and can be supported by Staff.

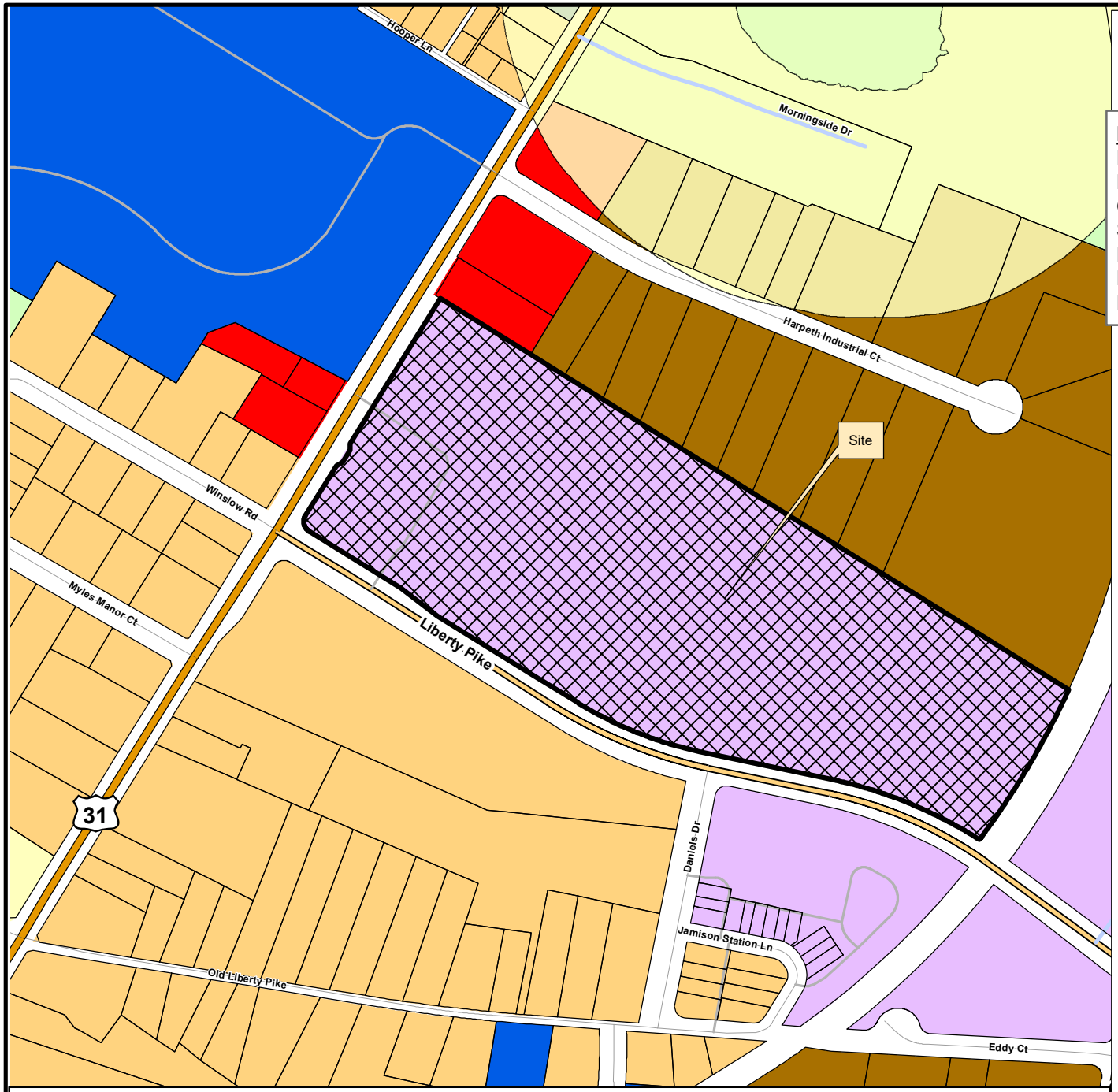
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-32.



THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
ORDINANCE 2022-32
RESOLUTION 2022-59

Project Information
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

Zoning Districts

- The Factory At Franklin PUD

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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2022-32

AN ORDINANCE TO REZONE 20.15 ACRES FROM PLANNED (PD) DISTRICT TO PLANNED (PD 0.2/263,100) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF LIBERTY PIKE, LOCATED AT 230 FRANKLIN ROAD (THE FACTORY AT FRANKLIN PUD SUBDIVISION)

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

WHEREAS, the Planned (PD) 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 2022-59, approving a Planned Unit Development (PUD) Development Plan Revision 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 **Planned (PD)** District to **Planned (PD 0.2/263,100)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
63 M-21.00	20.15
Total	20.15

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

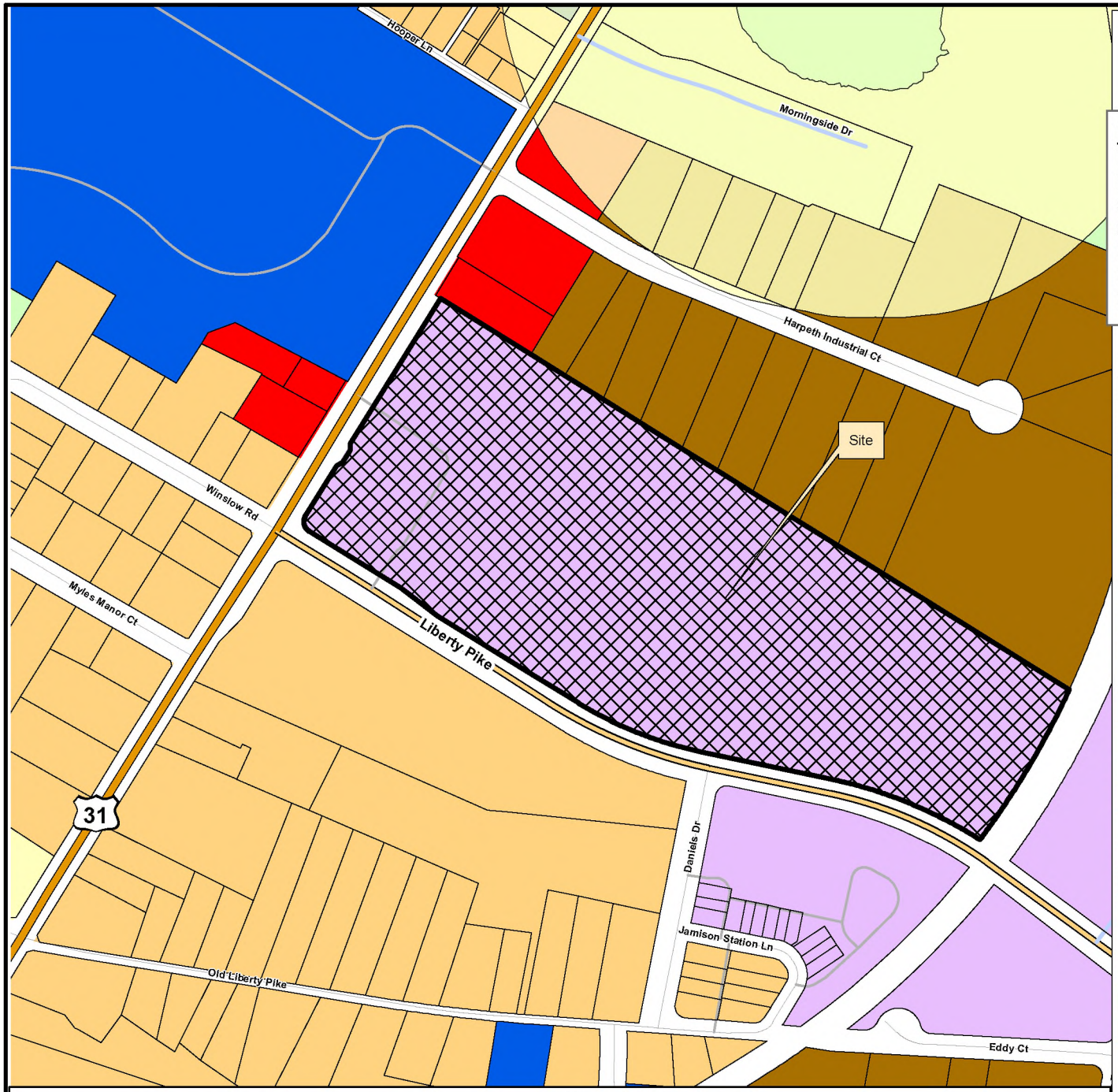
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
ORDINANCE 2022-32
RESOLUTION 2022-59

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Feet

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN

PD (0.2 DUA, 263,100 SF Nonresidential)

REZONING

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE



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bsmothers@holladayproperties.com

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CONTACT: GINA EMMANUEL
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gemmanuel@centricarchitecture.com

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions
C1.1 Existing Conditions Enlargement
C1.2 Existing Conditions Enlargement

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ZONING OVERLAY:	CFO, HPO
PROPOSED ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)

INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1238 08.04.22

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

PROPERTY DESCRIPTION

Being a tract of land lying in the 9th District of Williamson County, Franklin, Tennessee. Bounded on the west by the eastern Right of Way (ROW) of Franklin Road (U.S. Highway 31, State Route 6); bounded on the north by Ray McCall and Kathy McCall as recorded in Deed Book 4651, Page 808, Register's Office of Williamson County (ROWC), by JSMS Holdings, LLC, as recorded in Deed Book 6883, Page 697, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7860, Page 538, ROWC, by Michael and Johnny Henry as recorded in Deed Book 6302, Page 211, ROWC, by 31-W Realty, LLC, as recorded in Deed Book 5450, Page 300, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7068, Page 113, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7018, Page 193, ROWC, by Franklin 240, LLC, as recorded in Deed Book 6332, Page 720, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7164, Page 379, ROWC, by Franklin 240, LLC, as recorded in Deed Book 6621, Page 301, ROWC, and by Robert E. Robeson 2002 Trust No. 1 as recorded in Deed Book 6829, Page 228, ROWC; bounded on the east by the Railroad ROW; and bounded on the south by the northern ROW of Liberty Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod lying on the northeast ROW intersection of said Franklin Road and Liberty Pike; thence along said ROW of Franklin Road North 31°47'43" East 551.90 feet to a found iron rod lying 12.00 feet east of a found 5/8" iron rod; thence along the common line of said northern adjoiners, which are more particularly described in the preceding paragraph, South 58°12'49" East 1649.70 feet to a found 1/2" iron rod; thence along said Railroad ROW on a curve to the right having a length of 385.03 feet, a radius of 1898.28 feet, a central angle of 11°37'17", a tangent of 193.18 feet, and having a chord bearing and distance of South 30°49'10" West 384.37 feet to a found iron rod; thence along said ROW of Liberty Pike with the following: on a curve to the left having a length of 373.98 feet, a radius of 989.93 feet, a central angle of 21°38'44", a tangent of 189.25 feet, and having a chord bearing and distance of North 67°18'38" West 371.76 feet to a found iron rod; thence North 78°07'59" West 281.40 feet to a found iron rod; thence on a curve to the right having a length of 319.97 feet, a radius of 919.93 feet, a central angle of 19°55'42", a tangent of 161.62 feet, and having a chord bearing and distance of North 68°10'08" West 318.36 feet to a found iron rod; thence North 58°12'17" West 364.31 feet to a found iron rod; thence North 51°21'44" West 100.72 feet to a found iron rod; thence North 58°12'17" West 216.76 feet to a found iron rod; thence on a curve to the right having a length of 47.12 feet, a radius of 30.00 feet, a central angle of 90°00'00", a tangent of 30.00 feet, and having a chord bearing and distance of North 13°12'17" West 42.43 feet to the point of beginning.

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Bearings based on Tennessee State Plane Coordinate System.

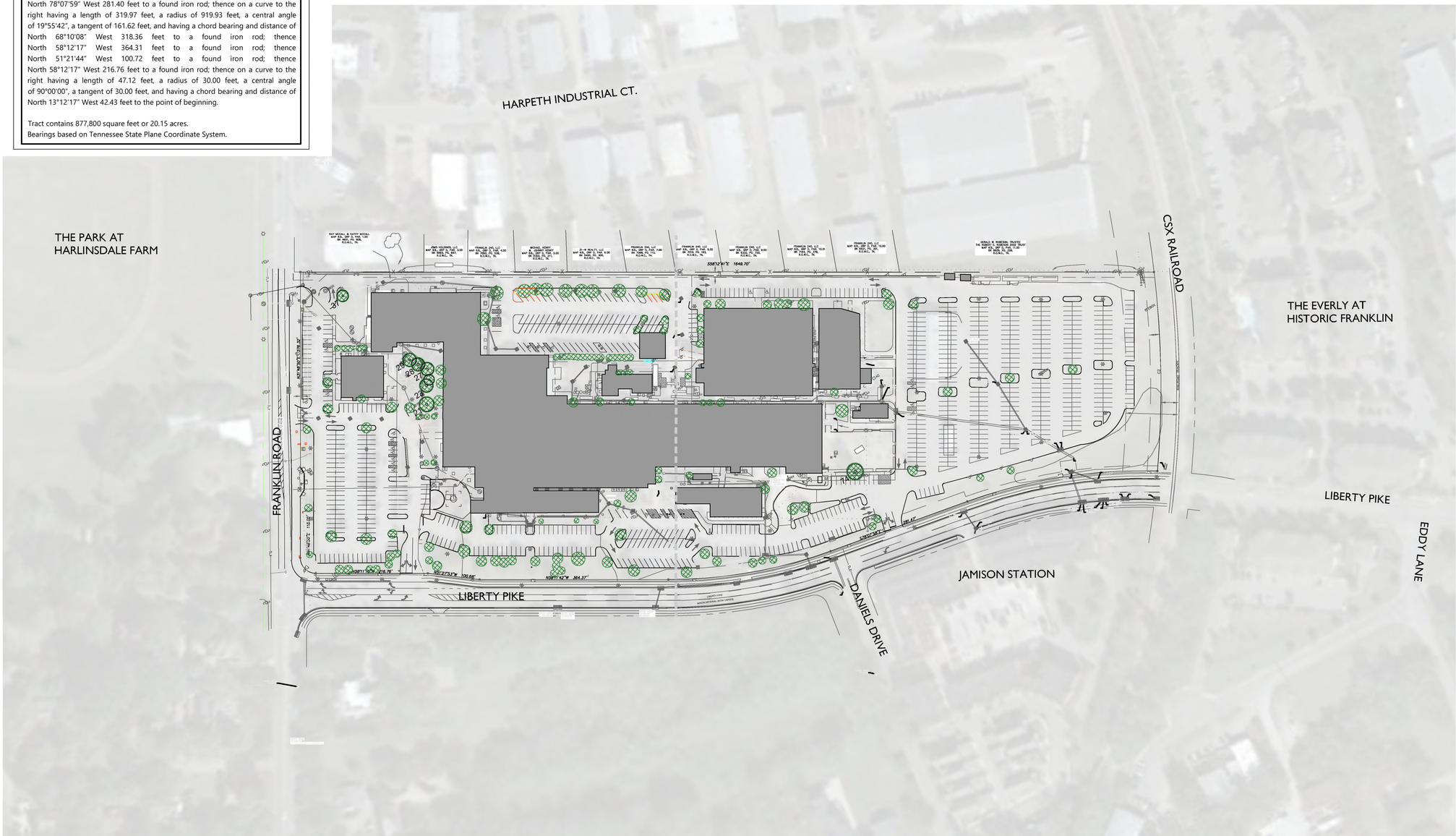
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

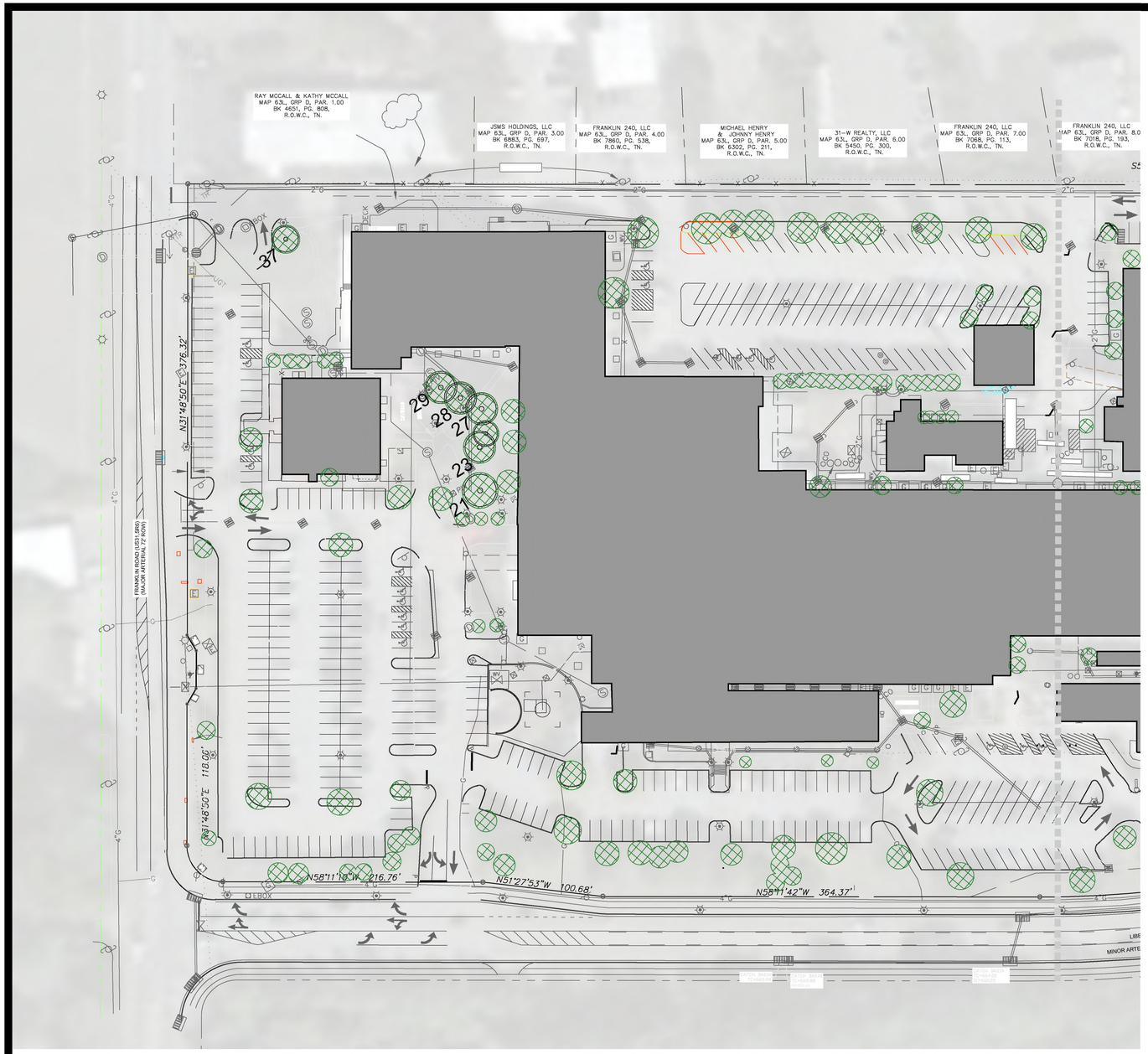
THE FACTORY AT FRANKLIN PUD SUBDIVISION
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230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 COMMERCE, TX
08.09.22

Revision Date
△
△
△

OVERALL EXISTING CONDITIONS
SHEET
C1.0
COF # 7890



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION

REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

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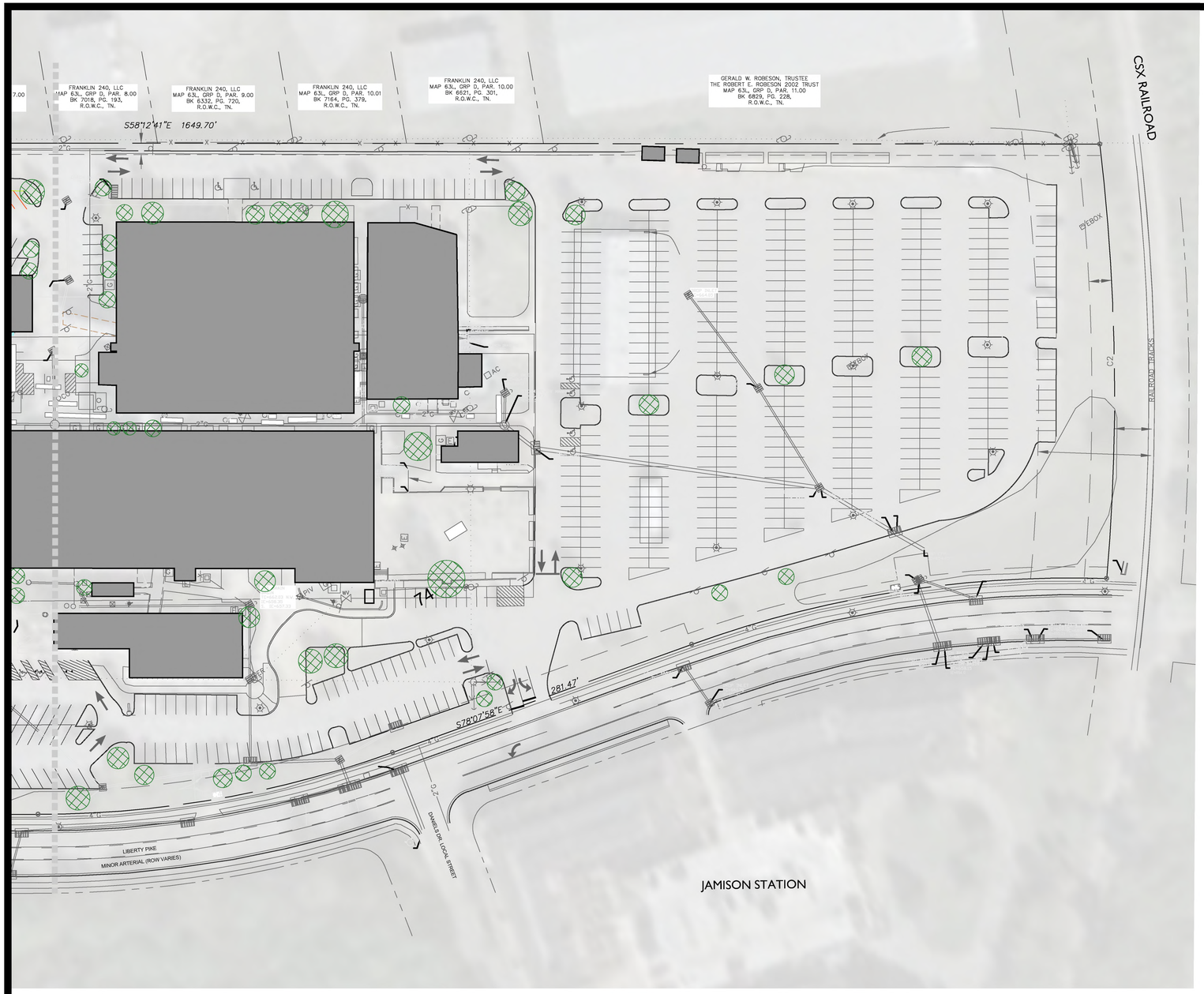
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EXISTING CONDITIONS ENLARGEMENT

SHEET

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COF # 7890



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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THE FACTORY AT FRANKLIN PUD SUBDIVISION

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230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

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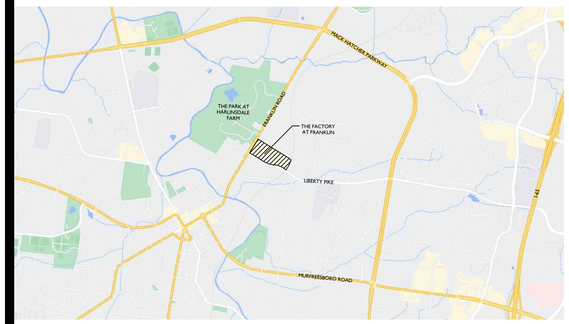
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THE FACTORY AT FRANKLIN

PD (0.2 DUA, 263,100 SF Nonresidential)

REZONING

230 FRANKLIN ROAD
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NOT TO SCALE



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RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1235 08.04.22

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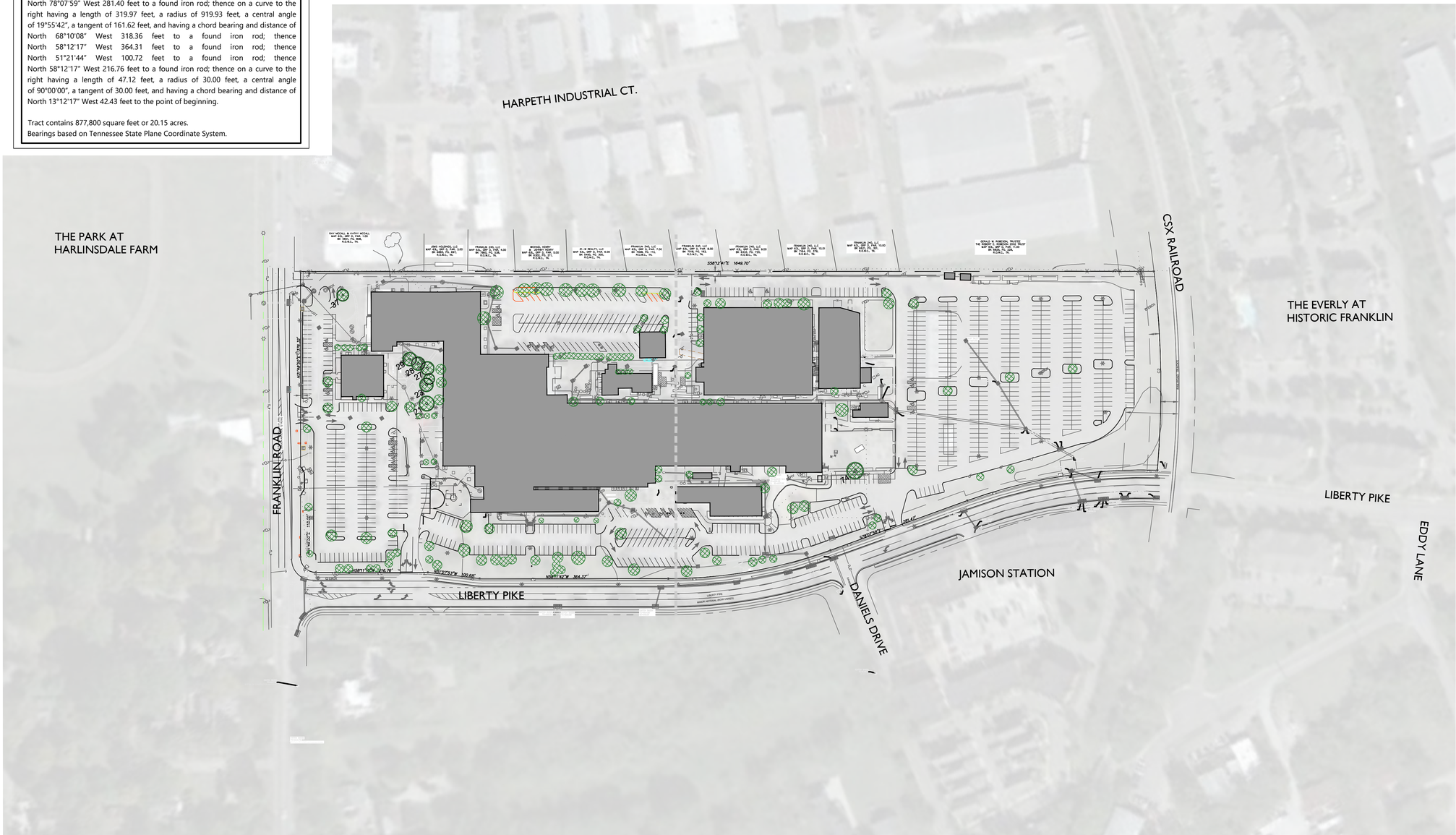
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

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230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

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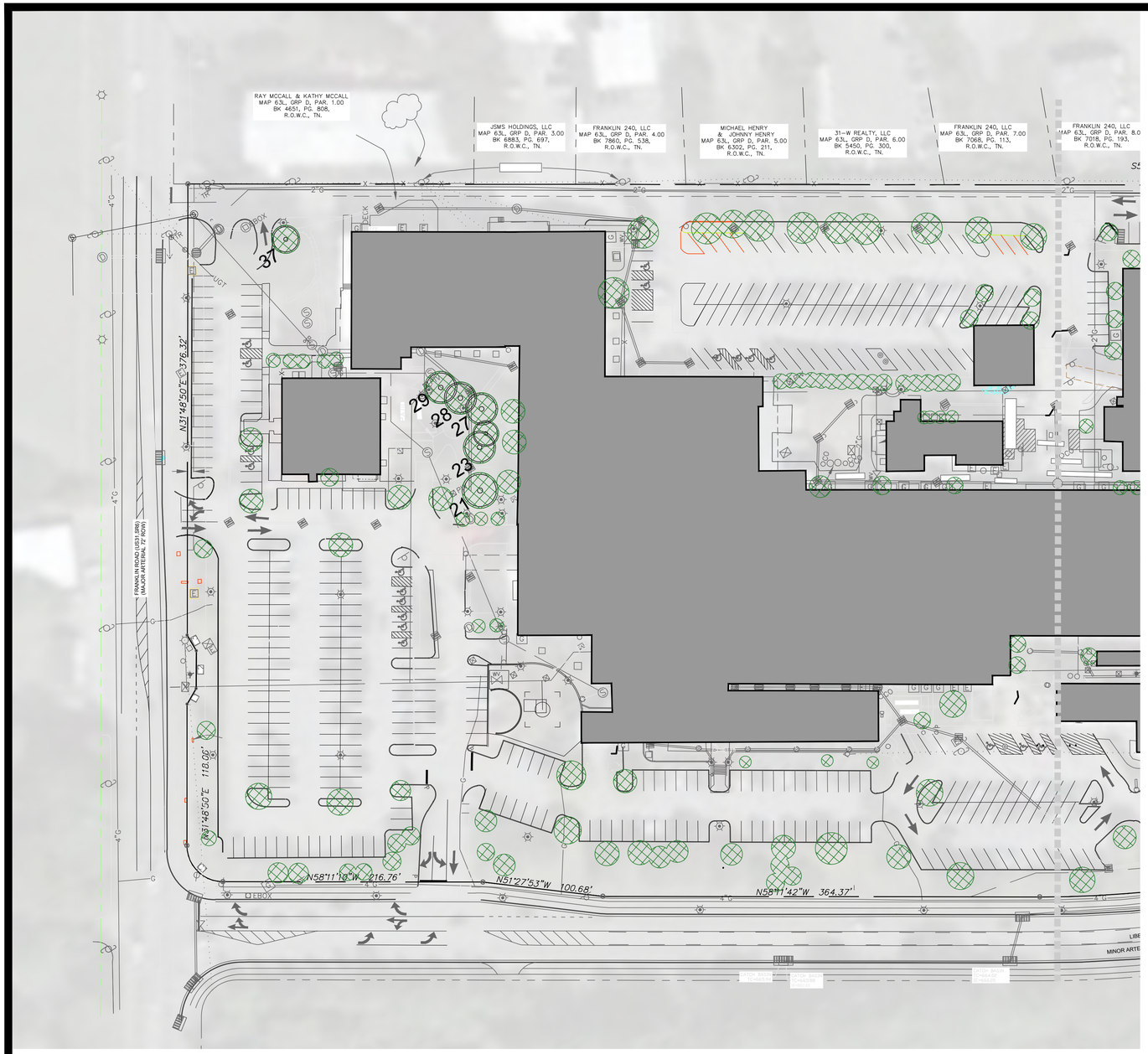
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 08.09.22

Revision Date
1
2
3

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 7890



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION

REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
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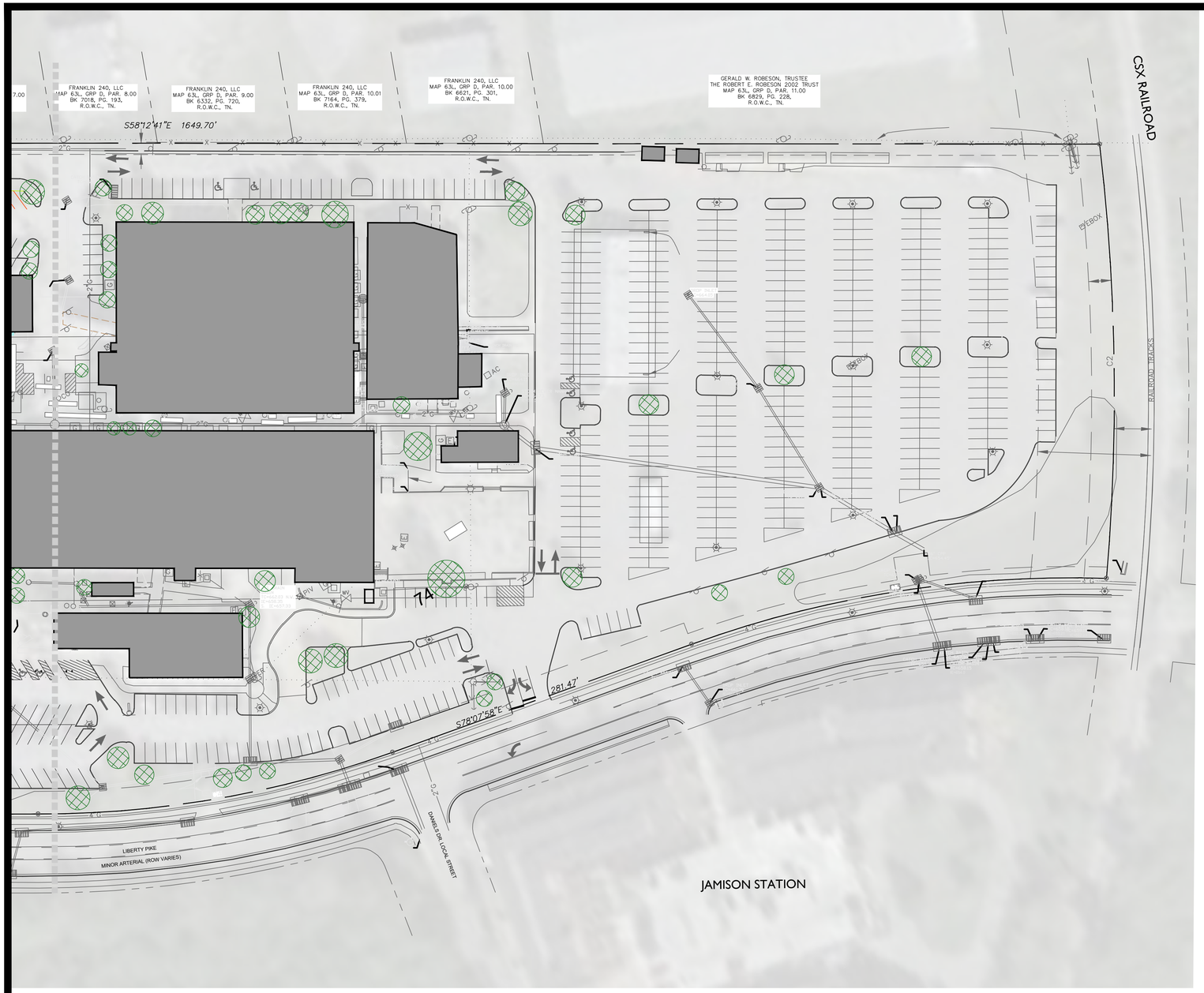
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EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.1

COF # 7890



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION

REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
08.09.22

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.2

COF # 7890

File #: 21-03452

DATE: August 5, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.
7/11/22 Historic Zoning Commission

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7891
Applicant: Greg Gamble, GDC
Owner: Holladay Properties, Benton Smothers, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Factory at Franklin PUD Subdivision development plan. The original concept plan for The Factory was approved in June 1997 with Ordinance 97-32. The plan as submitted proposes a new commercial recreation use in the form of a carousel, modifications to the parking layout, and 11 Modification of Standards requests for dumpster location, screening wall location, connectivity to the northern parcels, and modified signage regulations. Ordinance 2022-32 pertains to the rezoning of this property, including the revised entitlements of 0.2 dwelling units per acre and 263,100 square feet of nonresidential use.

Envision Franklin places this property in the Neighborhood Commercial Design Concept. Envision Franklin states that property in this design concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots." The former industrial campus was repurposed into a commercial development in the late 1990s. No significant new construction is being proposed with this revision. The applicant is proposing these alterations to respond to modern retail and customer preferences.

MODIFICATION OF STANDARDS:

There are eleven Modification of Standards requests for this plan.

MOS #1: Dumpster/Refuse Location

The applicant is requesting to allow dumpster areas in the frontage area along Liberty Pike. Section 13.3.4 of the Zoning Ordinance states that, "Refuse areas shall be located away from frontages and to the side or rear of the building." Envision Franklin further states that buildings within Neighborhood Commercial, "should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The site offers many other locations to locate the dumpster areas that meet the recommendations of Envision Franklin and the regulations of the Zoning Ordinance.

Additionally, The Historic Zoning Commission (HZC) could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for the location and screening of refuse areas during its July 11, 2022 meeting. Please note that the HZC is not bound by a modification of standards, if approved, if and when the applicant requests a Certificate of Appropriateness (COA) from the HZC at a future date. The Historic Zoning Commission will have the final determination in granting a COA for the location and screening of refuse areas.

Staff recommends disapproval of MOS #1 for dumpster location.

MOS #2: Screen Wall Location/Height

The applicant is requesting to locate a screen wall within 15 feet of the side street lot line and increase wall height to 8 feet within this area. Section 13.1.2(C) of the Zoning Ordinance states that, "Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet." The purpose of this MOS is to accomodate the dumpster locations proposed in MOS #1. The site offers many other locations to locate the dumpster areas that meet the recommendations of Envision Franklin and the regulations of the Zoning Ordinance, including the required screen wall height for dumpsters.

Additionally, The Historic Zoning Commission (HZC) could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for the location and screening of refuse areas during its July 11, 2022 meeting. Please note that the HZC is not bound by a modification of standards, if approved, if and when the applicant requests a Certificate of Appropriateness (COA) from the HZC at a future date. The Historic Zoning Commission will have the final determination in granting a COA for the location and screening of refuse areas.

Staff recommends disapproval of MOS #2 for screening wall location and height.

MOS #3: Cross Access

The applicant is requesting to reduce the number of northern cross-access points to adjacent properties to three rather than one for each property. Section 9.5.3 of the Zoning Ordinance states that, "Internal vehicular circulation shall be designed to provide cross access to each adjacent property." Staff cannot support this request. There is an alley on The Factory parcel today that would ultimately provide connectivity to all of the parcels on Harpeth Industrial Ct if redevelopment occurred. If any of the lots are cut off from this connection, they will not have access to a signalized intersection. All lots on Harpeth Industrial Ct must be able to have the option to connect to The Factory individually to allow for flexibility to place future access points where redevelopment actually occurs. Selecting a few strategic locations for cross-access cannot be achieved without the adjacent

properties developing in tandem with the cross-access location selections.

Staff recommends disapproval of MOS #3 for reduction in cross access.

If it is the desire of BOMA to approve this MOS request, Staff recommends the following condition: A public access easement shall be platted along the entire northern property line of The Factory. This will allow Staff to appropriately plan for future connections as new properties develop to the north.

MOS #4-11: Signage

The Factory at Franklin is an adaptive reuse property that was formerly the site of an industrial campus. As such, the building was not constructed to be conducive for retail, commercial, and nonresidential uses. The use of additional signage will assist with protecting and revitalizing this local historical and cultural asset. The Historic Zoning Commission provided favorable recommendations of approval with conditions for the following MOS requests for signage, with the exception of MOS #8 for vertical blade signs, which is recommended for disapproval. Accordingly, staff's recommendations align with the HZC recommendations as further described in Condition of Approval #10. The property is within the Historic Preservation Overlay, so each sign must be reviewed and approved individually for a Certificate of Appropriateness prior to being issued a sign permit.

MOS #4: Request to allow irregularly shaped signs

The applicant is requesting to allow signage in the shape of an item that is representative of a tenant's services or retail business. Section 15.1.3 of the Zoning Ordinance states that, "Signs shall not be irregularly shaped." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that irregularly shaped signs be limited to small projecting/hanging signs only.

Staff recommends approval, with conditions of MOS #4 for irregularly shaped signs.

MOS #5: Request to increase maximum number of band signs

The applicant is requesting to increase the number of band signs to one per tenant along the same facade. Section 15.4 of the Zoning Ordinance states, "Maximum of one per main entrance per storefront on the ground floor." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that band signs #5 & #6 from the exhibit be removed, as they are proposed to be applied to mechanical screening, and with the condition that band signs #10 and #11 from the exhibit be modified so that they hang from eaves as to not obscure windows.

Staff recommends approval, with conditions of MOS #5 for band signs.

MOS #6: Request to allow canopy signage to be located above the canopy roof line.

The applicant is requesting to allow canopy signage to be located above the canopy roof line. Section 15.5 of the Zoning Ordinance states, " shall not project above or below the canopy or be located above the building roofline." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that signs #50 and #62 in the exhibit be reclassified as Wall Signs.

Staff recommends approval, with conditions of MOS #6 for canopy signs.

MOS #7: Request to allow additional projecting signs per facade.

The applicant is requesting to allow one (1) small, projecting sign per tenant along the same facade with a maximum of 6.5 square feet per side. Section 15.12 of the Zoning Ordinance states that this sign type have a maximum of one per building main entrance, in addition to other building signage, and that they have a maximum of 4.5 sq ft per side. Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number and locations presented on the plan.

Staff recommends approval, with conditions of MOS #7 for projecting signs.

MOS #8: Request to allow one vertical blade sign along a facade

The applicant is requesting to allow one (1) vertical blade sign along a facade of less than two stories in height. Section 15.14 of the Zoning Ordinance states vertical blade signs are permitted on a building "that is two or more stories and fronts a street intersection." As this is a principally single-story building, signage that is more active at the pedestrian level should be maintained. Vertical blade signs should not be used on buildings less than two stories. The Historic Zoning Commission gave a recommendation of disapproval of this request for the same reasons.

Staff recommends disapproval of MOS #8 for vertical blade signage.

MOS #9: Request to increase the number of wall signs per facade

The applicant is requesting to allow one (1) wall sign per tenant along the same facade. Section 15.15 of the Zoning Ordinance states, "Maximum of one per building facade only if no band sign exists on the building." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that no additional wall signs besides #50 and #62 on the exhibit are supported for extension above the roofline or for placement on the roof.

Staff recommends approval, with conditions of MOS #9 for wall signs.

MOS #10: Request to allow wall signs on the water tower

The applicant is requesting to allow two (2) wall signs on the historic water tower with a sign size of 350 square feet per sign. Section 15.15 of the Zoning Ordinance states, Maximum of one per building Façade; Maximum of one square foot per linear foot of building façade." Due to the adaptive reuse of the former industrial complex and former location of signage on the water tower, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number, locations, and sizing presented on the plan.

Staff recommends approval, with conditions of MOS #10 for wall signs on the water tower.

MOS #11: Request to allow additional development entrance signs.

The applicant is requesting to allow additional development entrance signs for the site. Section 15.7 of the Zoning Ordinance states, "Maximum of two per entrance to the development." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number and locations presented on the plan.

Staff recommends approval, with conditions of MOS #11 for development entrance signs.

PROCEDURAL REQUIREMENTS:

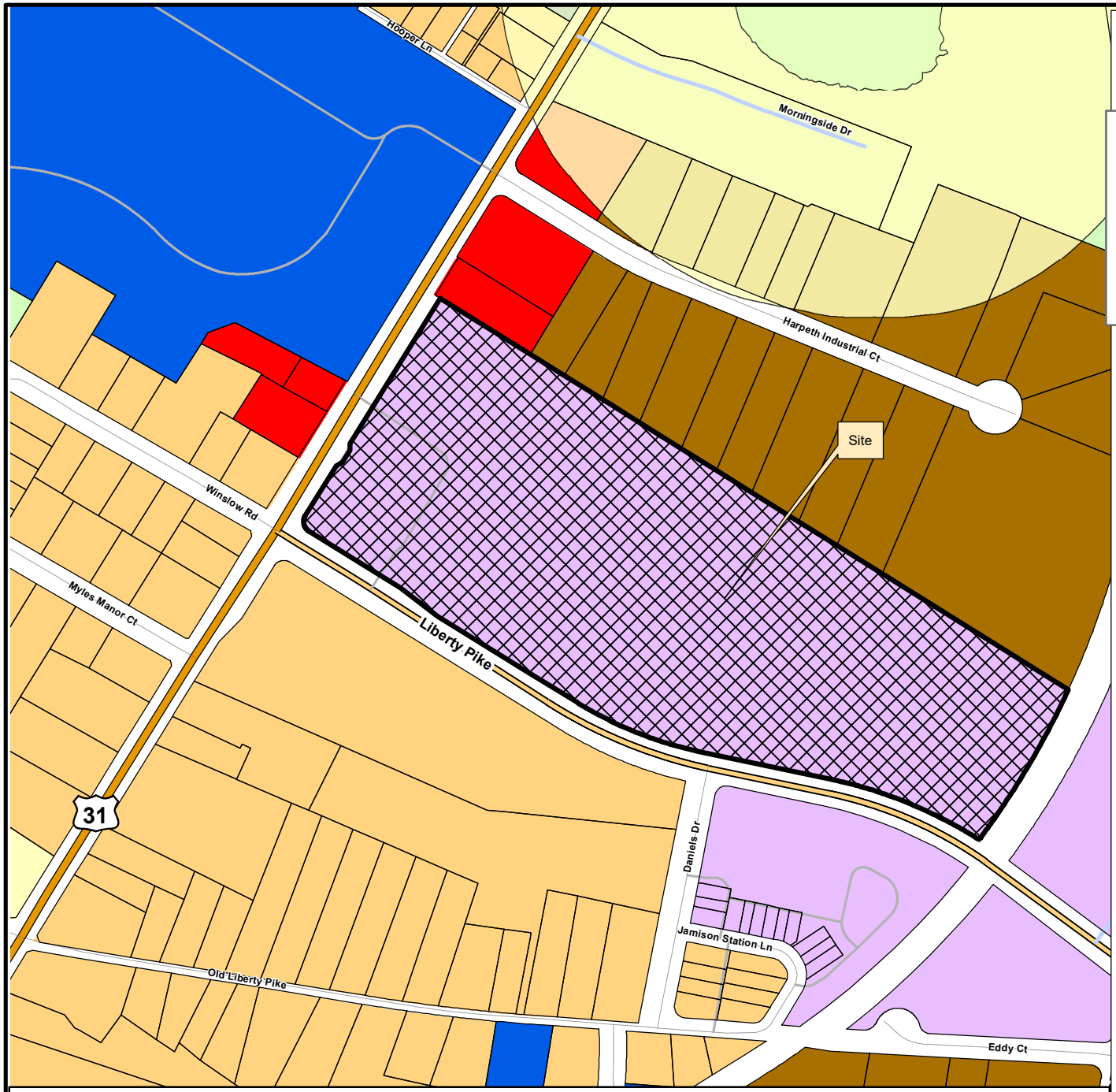
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included 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 2022-59 with conditions.



THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
ORDINANCE 2022-32
RESOLUTION 2022-59

Project Information
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

Zoning Districts

- The Factory At Franklin PUD

Overlays

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

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HISTORIC FRANKLIN TENNESSEE

COF no: 7891

CONDITIONS OF APPROVAL:

Open Issues: 18 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

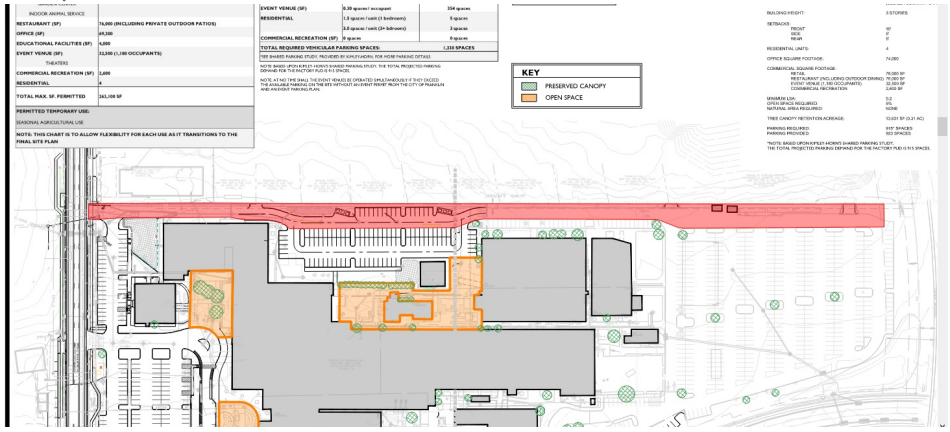
34. Connectivity

jimmy.wiseman@franklintn.gov The Zoning Ordinance requires connectivity to the northern property lines for each parcel on Harpeth Industrial Court. This update to the Development Plan will not allow the connection to 3 of the 11 parcels.



Staff still recommends that none of the parcels should be blocked from the ability to connect but if the Planning Commission and Board of Mayor and Aldermen approve this Modification of Standard request, Staff recommends the following condition: *A public access easement shall be platted along the entire northern property line of The Factory.*

This will allow Staff to appropriately plan for future connections as new properties develop to the north.

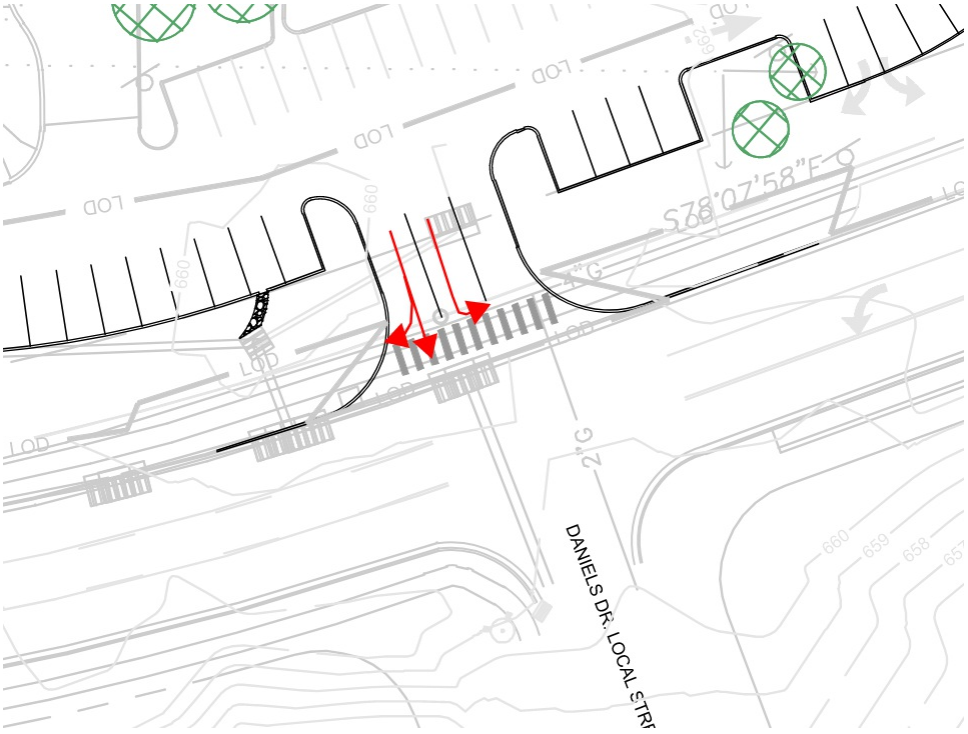


44. Street Widening Exhibit

jimmy.wiseman@franklintn.gov	Parking and stormwater facilities are currently shown up against the Liberty Pike right of way. If at any time a traffic impact analysis for the McKeean property or The Factory is submitted and upon review the widening of Liberty Pike is required for any reason the owner of The Factory shall be required to relocate parking and/or storrmwater treatment facilities at their expense. A note shall be added to the plat that reflects this condition.

51. B. General Information

jimmy.wiseman@franklintn.gov	The applicant shall align the drive so that the thru-right lines up with the southbound travel lane on Daniels Drive.



54. F. Development Plan

lance.fittro@franklintn.gov	Where cross-access to adjacent property is proposed and/or required, the cross-access shall be shown throughout the plan set as constructed pavement to the property line. In the event that Modification of Standards #3 is disapproved or modified by the BOMA in the course of approving the development plan revision, the applicant shall revise the plans as necessary to reflect the outcome.

55. D. Statement of Impacts

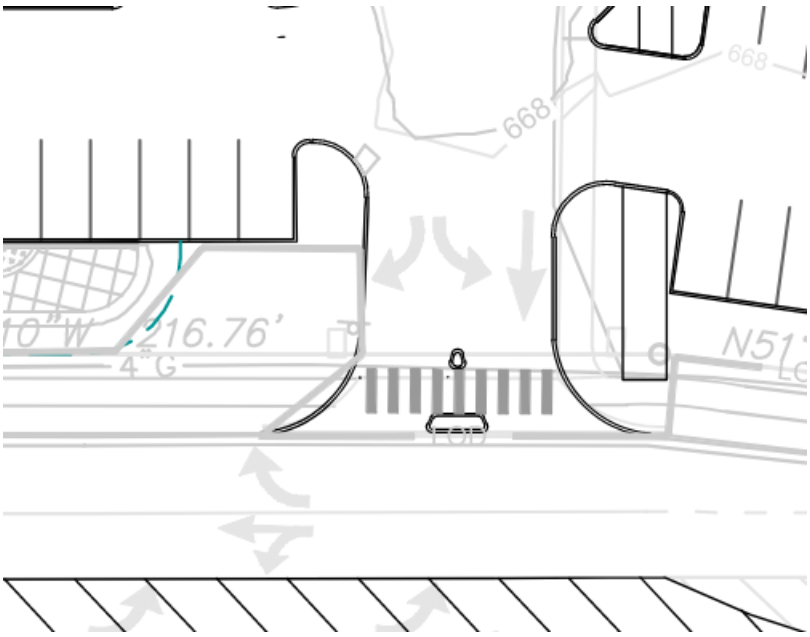
lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. The statement of impacts shall be completed to include the underlined information below: *Applicant shall provide a statement describing the anticipated impacts on:* • *Street Network as shown on the Major Thoroughfare Plan including **projected trips to be generated by the development**.* • *Water Facilities including **projected maximum water demand for the development**.* • *Sewer Facilities including **projected peak flows in gallons per day**.*

58. Parking Memo

lance.fittro@franklintn.gov	The Parking Memo shall be updated for the most current development plan layout. The Farmers Market also overlaps with Factory retail/restaurant businesses on Saturday mornings. Saturday mornings during Farmers Market would be a primary peak time that occurs almost weekly and shall be studied and detailed in the parking memo. Staff has observed this as an existing, primary peak event/time and it needs to be addressed. The updated memo shall include a space count (available vs demand overlap of the uses) in addition to the reduction in available parking due to the number of parking spaces physically occupied by the Farmer's Market when it is in operation.

61. F. Development Plan

lance.fittro@franklintn.gov	Applicant shall revise the parking lot striping arrows to indicate a right-in/right-out condition, as it was indicated on the previous submittal, for the Liberty Pike access shown below and label the RIRO access limitation on the plans.



Planning

General Issues

36. Modification of Standards

joseph.bryan@franklintn.gov	Staff does not support MOS 1 and 2 for Dumpster and screen wall location. If MOS is not grant, applicant shall revise the plans to meet dumpster/refuse location requirements.

37. Modification of Standards

joseph.bryan@franklintn.gov	Based on the most recent recommendation from the Historic Zoning Commission for proposed signage, Staff can support the various MOSs for signs with the conditions specified in Comment 10 from Preservation Planner Amanda Rose. [Edited By Joseph Bryan]

41. Parking

joseph.bryan@franklintn.gov	Applicant shall update the parking memo to reflect how parking and traffic flow is handled when the farmers market is operating.

60. Modification of Standards

joseph.bryan@franklintn.gov	MOS 3 - Connectivity Staff still recommends that none of the parcels should be blocked from the ability to connect and recommends disapproval of this MOS. Should the Planning Commission and Board of Mayor and Aldermen approve this Modification of Standard request, Staff recommends the following condition: A public access easement shall be platted along the entire northern property line of The Factory. This will allow Staff to appropriately plan for future connections as new properties develop to the north. [Edited By Joseph Bryan]

67. Farmers Market Canopy

joseph.bryan@franklintn.gov	Applicant shall outline the existing canopy for the farmers market on all sheets and identify how many parking spaces it covers.

68. Modification of Standards

joseph.bryan@franklintn.gov	Applicant shall update MOS 7 for small/projecting signs to reflect the intended modification and what was presented to the Historic Zoning Commission.

Preservation/HZC

General Issues

10. Signage MOS requests

amanda.rose@franklintn.gov	The Historic Zoning Commission provided a favorable preliminary recommendation on the proposed Modification of Standards for **signage, with the following conditions,** during its July 11, 2022 meeting: 1. MOS Request for Section 15.1.3 (sign proportion and shape) is supported for small projecting/hanging signs only. 2. MOS Request for Section 15.4 (band sign quantity) is supported with the condition that band signs #5 & #6 be removed, as they are proposed to be applied to mechanical screening, and with the condition that band signs #10 and #11 be modified so that they hang from eaves/do not obscure windows (this may require sign type reclassification). 3. MOS Request for Section 15.5 (canopy sign location) is supported, with the condition that signs #50 and #62 be reclassified as Wall Signs. 4. MOS Request for Section 15.2 (small projecting signs – quantity and size) is supported as submitted. 5. MOS Request for Section 15.4 (vertical blade sign – height) is **not** supported. 6. MOS Request for Section 15.15 (wall sign quantity/location and quantity/size) is supported, with signs #50 & #62 being considered wall signs, and no additional wall signs besides #50 and #62 being supported for extension above the roofline on for placement on the roof. 7. The MOS request is tied directly to the submitted application, and no additional signs are proposed beyond those shown on said application. 8. Additional review of all signs will be required for adherence to all applicable Guidelines at a Certificate of Appropriateness review stage, should the MOS be approved. Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date.
63. Carousel	
amanda.rose@franklintn.gov	Please note that a COA from the Historic Zoning Commission will be required for the carousel prior to site plan approval.
64. Additional Square Footage MOS Request	
amanda.rose@franklintn.gov	The Historic Zoning Commission provided a favorable preliminary recommendation on the proposed Modification of Standards for **the additional square footage to accommodate a carousel** during its July 11, 2022 meeting. Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date.

65. Location/Screening of Refuse Areas MOS Request

amanda.rose@franklintn.gov	The Historic Zoning Commission could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for **the location and screening of refuse areas** during its July 11, 2022 meeting. Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date.

Zoning

General Issues

66. Parking

shanna.mccoy@franklintn.gov	Educational facility is not listed in the parking chart.

RESOLUTION 2022-59

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE FACTORY AT FRANKLIN PUD SUBDIVISION WITH 11 MODIFICATIONS OF DEVELOPMENT STANDARDS (REFUSE REQUIREMENTS, CONNECTIVITY, SIGNAGE), FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF FRANKLIN ROAD, LOCATED AT 230 FRANKLIN ROAD

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 97-32 on June 10, 1997; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19; and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2022-32.

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, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
63 M-21.00	20.15
Total	20.15

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

SECTION III: That the overall entitlements, as amended, for The Factory at Franklin PUD Subdivision are as follows:

Entitlements	The Factory At Franklin PUD
Base Zone District	PD
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	4
Number of Nonresidential Square Footage	263,100
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	1
Original Concept Plan Approval	Ordinance No. 97-32 Date of approval: June 1997
Revision Number	2

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

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

MOS 1: **Request to allow refuse areas and compactors in areas fronting Liberty Pike.** Approved: _____ Denied: _____	13.3.4 Refuse Areas Refuse areas shall be located away from frontages and to the side or rear of the building. *Staff recommended **disapproval**.*
MOS 2: **Request to locate screen wall within 15 feet of the side street lot line and increase wall height to 8 feet within this area.** Approved: _____ Denied: _____	13.1.2(C) Maximum Wall Height Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet *Staff recommended **disapproval**.*
MOS 3: **Request to reduce the number of northern cross-access points to adjacent properties.** Approved: _____ Denied: _____	9.5.3 Cross Access Between Adjacent Properties Internal vehicular circulation shall be designed to provide cross access to each adjacent property. *Staff recommended **disapproval**.*
MOS 4: **Request to allow a sign to be the shape of an item that is representative of a tenant's services or retail business.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped. *Staff recommended **approval, with conditions**.*
MOS 5: **Request to allow one band sign per tenant along the same façade.** Approved: _____ Denied: _____	15.4 Band Signs Maximum of one per main entrance per storefront on the ground floor. *Staff recommended **approval, with conditions**.*
MOS 6: **Request to allow canopy signage to be located above canopy roof line.** Approved: _____ Denied: _____	15.5 Canopy Sign Shall not project above or below the canopy or be located above the building roofline.

	Staff recommended ***approval, with conditions***
MOS 7: **Request to allow one small projecting sign per tenant along the same façade.** Approved: _____ Denied: _____	15.12 Small Hanging/Projecting Sign Maximum of one per building main entrance, in addition to other building signage. *Staff recommended* ***approval, with conditions****.*
MOS 8: **Request to allow one (1) vertical blade sign along a façade of less than two stories in height.** Approved: _____ Denied: _____	15.14 Vertical Blade Sign A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and fronts a street intersection. *Staff recommended disapproved.*
MOS 9: **Request to allow one wall sign per tenant along the same façade.** Approved: _____ Denied: _____	15.15 Wall Sign Maximum of one per building facade only if no band sign exists on the building. *Staff recommended* ***approval, with conditions****.*
MOS 10: **Request to allow wall sign on Water Tower. Max of 2 signs of 350 sq. ft. each.** Approved: _____ Denied: _____	15.15 Wall Sign Maximum of one per building Façade; Maximum of one square foot per linear foot of building façade. *Staff recommended* ***approval, with conditions****.*
MOS 11: **Request for additional development entrance signs.** Approved: _____ Denied: _____	15.7 Development Entrance Sign Maximum of two per entrance to the development. *Staff recommended* ***approval, with conditions****.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2022-32, 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 **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

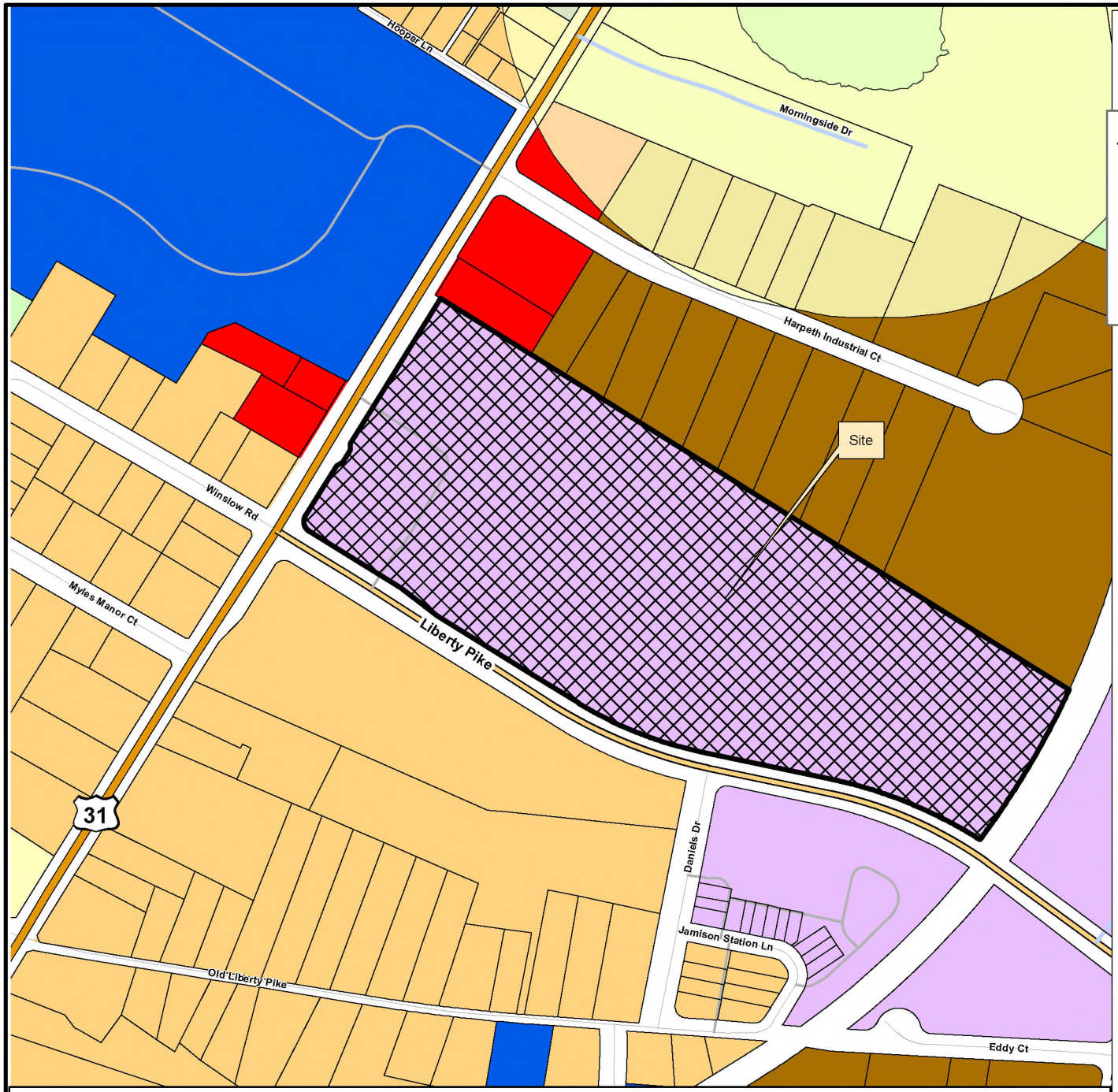
PREAPPLICATION CONFERENCE: _____6/7/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____7/28/22_____

NEIGHBORHOOD MEETING: _____6/7/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
ORDINANCE 2022-32
RESOLUTION 2022-59

Project Information
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

Zoning Districts

The Factory At Franklin PUD

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
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- 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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Law Dept approved (2) 08.18.22

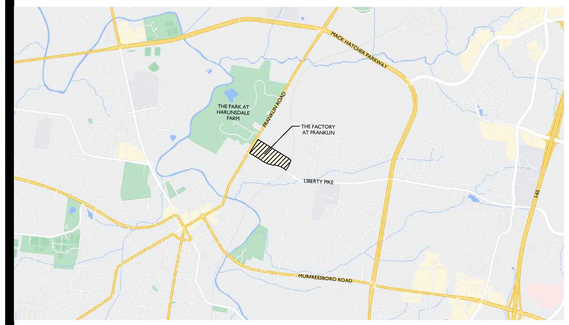
HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

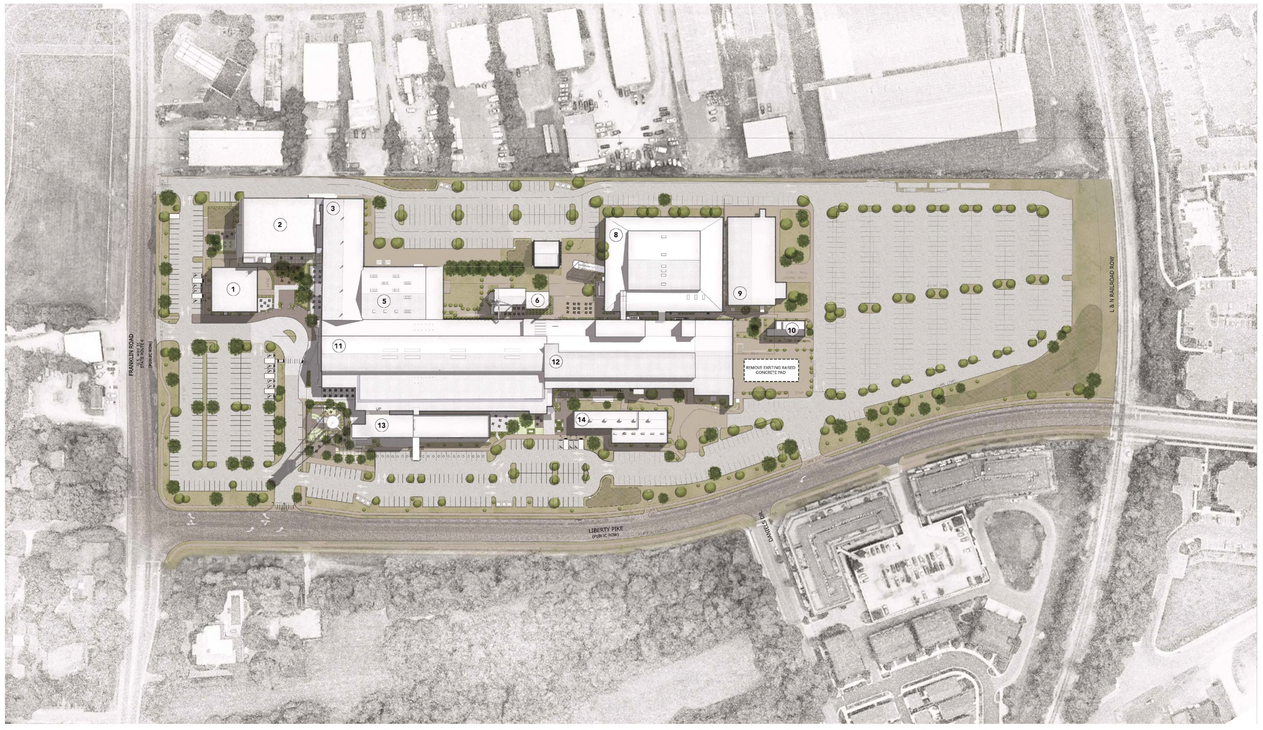
(0.2 DUA, 263,100 SF NONRESIDENTIAL)

DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE



OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: MARY McGOWAN
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
(615) 800-4004
mary.mcgowan@kimley-horn.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com

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

MODIFICATIONS OF STANDARDS (see sheets C0.2-C0.3)

MOS #1: **13.3.4 A. Refuse Areas**
MOS #2: **13.1.2 C. Maximum Wall Height**
MOS #3: **9.5.3 Cross Access Between Adjacent Properties**
MOS #4: **Sec. 15.1.3 (Signs - Proportion and Shape)**
MOS #5: **Sec. 15.4 (Signs - Band Sign - Quantity)**
MOS #6: **Sec. 15.5 (Signs - Canopy Signs - Location)**
MOS #7: **Sec. 15.12 (Signs - Small Projecting Signs - Quantity)**
MOS #8: **Sec. 15.14 (Signs - Vertical Blade Signs - Height)**
MOS #9: **Sec. 15.15 (Signs - Wall Sign - Quantity)**
MOS #10: **Sec. 15.15 (Signs - Wall Sign - Water Tower)**
MOS #11: **Sec. 15.7 (Signs - Development Entrance Signs - Quantity)**

BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

Vesting Development Standards

Pre-Application Submittal Date: 05/30/2022
(based on the date of pre-application submittal unless otherwise noted)

Development Standard	Version/Date
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

SHEET INDEX

C0.0 Cover
C0.1 Approved PUD
C0.2 Modification of Standards
C0.3 Modification of Standards

C1.0 Existing Conditions
C1.1 Franklin Road Enlargement

C2.0 Overall Development Plan
C2.1 Development Plan Enlargement
C2.2 Development Plan Enlargement
C2.3 Open Space
C2.4 Development Plan Exhibits

C3.0 Grading & Drainage Plan

C4.0 Fire ROW & Access Plan
C4.1 Garbage ROW & Access Plan

L1.0 Tree Preservation Plan

A1.0 Architecture
A1.1 Architecture

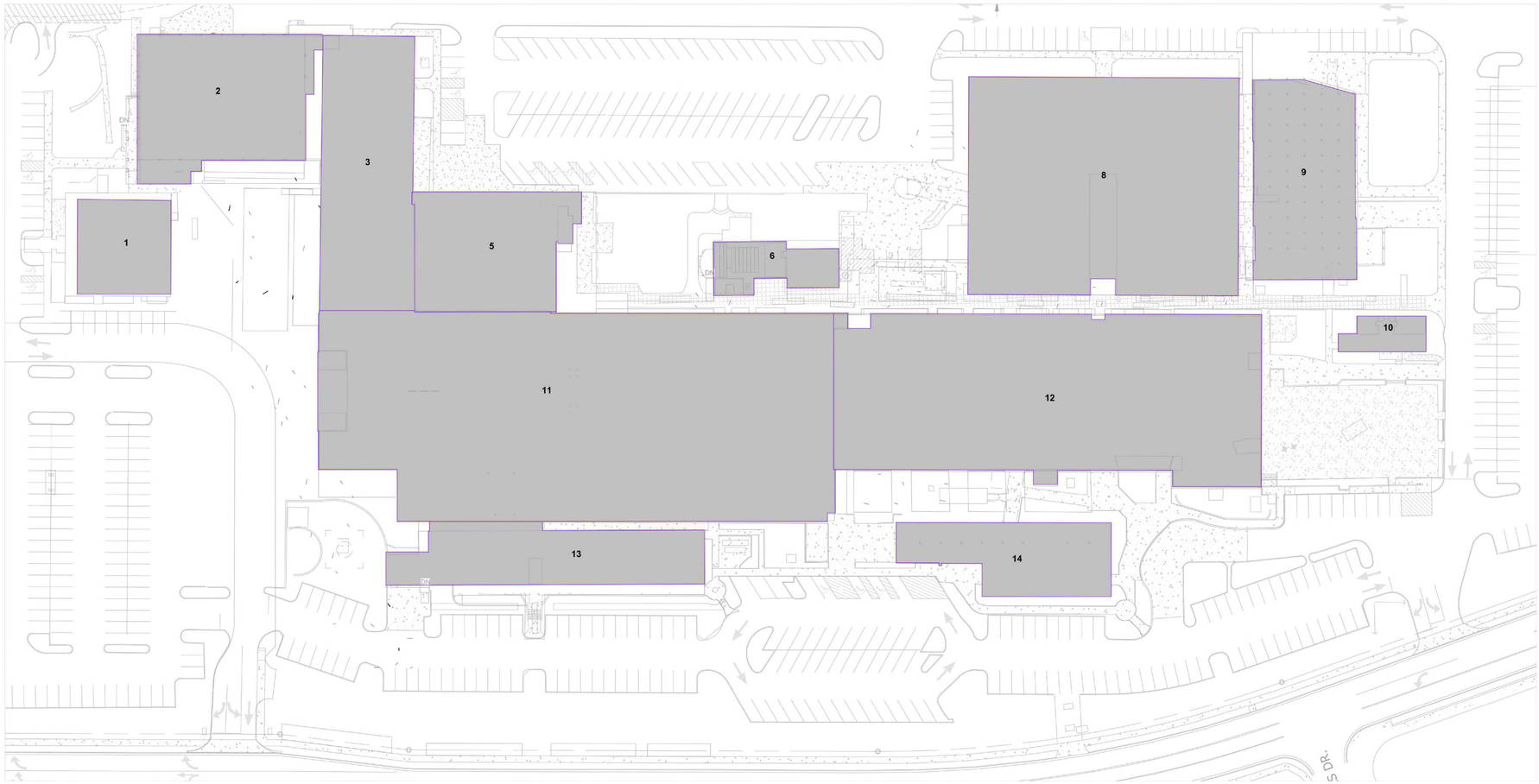
PRE-APP SUBMITTAL: 5/30/2022
INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2139 08.04.22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

APPROVED PUD, REVISION 1 - NOT TO SCALE

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2020, CENTRIC ARCHITECTURE



LEVEL 1

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	78,000
RESTAURANT (SF)	76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)
OFFICE (SF)	74,000
EVENT VENUE (SF)	32,500 (1,180 OCCUPANTS)
RESIDENTIAL	4
TOTAL MAX. SF. PERMITTED	260,500 SF *

*INCLUDES AN APPROXIMATE 15% BUFFER IN PARKING

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	2.5 spaces / 1000 sf	195 spaces
RESTAURANT (SF)	7.5 spaces / 1000 sf	570 spaces
OFFICE (SF)	2.85 spaces / 1000 sf	211 spaces
EVENT VENUE (SF)	0.30 spaces / occupant	354 spaces
RESIDENTIAL	1.5 spaces / unit (1 bedroom)	5 spaces
	3.0 spaces / unit (3+ bdroom)	3 spaces
TOTAL REQUIRED VEHICULAR PARKING SPACES:		1,338 SPACES

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE THREE ON-SITE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.
SEE PARKING STUDY FOR MORE DETAILS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

JEFFREY A. ROSS — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE No. 1355

ISSUED : March 14, 2022

Revision Date
1. April 07, 2022 per COF comments
2. May 03, 2022 per Conditions of Approval
3. May 16, 2022 per Conditions of Approval

DEVELOPMENT PLAN
SHEET
C2.0
COF # 7800

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE No. 1285 — 08.09.22

Revision Date
1.
2.
3.

APPROVED PUD
SHEET
C0.1
COF # 7891
Law Dept approved (2) 08.18.22

MODIFICATION OF STANDARDS:

Modification #1: Section 13.3.4 Refuse Areas

13.3.4 Refuse Areas

A. Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.

A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for trash enclosures at the frontage of Liberty Pike so that they are in proximity to the various businesses, restaurants, and farmer's market that need them. It is also important that they are outside of the pedestrian experience in the proposed plazas and gathering spaces around the Factory building. This is further supported by the City of Franklin Historic District Design Guidelines which states: *"The guidelines emphasize the public parts of buildings and settings, defined as those visible from public right of ways in front of the building or lot. Building front elevations, or facades, often contain the elements that define a building's style, and these elements should remain visible and unaltered. For commercial buildings, the distinctive combination of lower storefront and upper façade found on the primary elevation also illustrates the building's function. If changes are desired, they should be situated behind buildings and out of public view."*

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it. This condition is unique to the Factory.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals.

Modification #2: Section 13.1.2 C. Maximum Wall Height

Section 13.1.2 C. Maximum Wall Height
Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Facade (for Corner Lots Only):
7 feet for residential uses and the OR district
8 feet for nonresidential and mixed-uses
Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet

A Modification of standard 13.1.2 C. Maximum Wall Height. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for a trash enclosures wall that helps screen the dumpsters and will be 8' or shorter but is closer to the property line than the required 15'. If Modification of Standards #1 is approved, this would allow us to hide these dumpsters with a masonry wall.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
5. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it and being able to screen these with a masonry wall helps to address concerns with visibility from public ROW. This condition is unique to the Factory.
6. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals and this modification would allow us to screen these new dumpster locations and help with visibility concerns.

Modification #3: Section 9.5.3 Cross Access Between Adjacent Properties

9.5.3 Cross Access Between Adjacent Properties

A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.

A Modification of standard 9.5.3 A and B is requested to reduce the number of cross access locations to adjacent sites north of the Factory. The Factory is bordered on its north side by ten separate parcels with parcel widths as small as 85' long. Providing 10 separate access points is impractical and impacts the ability to develop and improve parking lots and parking distribution at the Factory. The Factory Development Plan instead proposes to identify three points of cross access connection. The redevelopment of these sites would be cross connected from parking lot to parking lot such that, the factory's 3 proposed cross access connections would provide indirect connection to all without need to use Harpeth Industrial Court.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Limiting the number of connection to properties to the north from (10) to (3) will result in a significantly more logical and more attractive parking lot for both the Factory and for the adjacent sites.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The redevelopment of the Factory at Franklin site and the adjacency to (10) narrow industrial sites to the north is a unique condition.
3. The modification is consistent with the intent of Envision Franklin:
   Cross Access between sites would not be compromised, but rather limited to fewer, more logical locations.



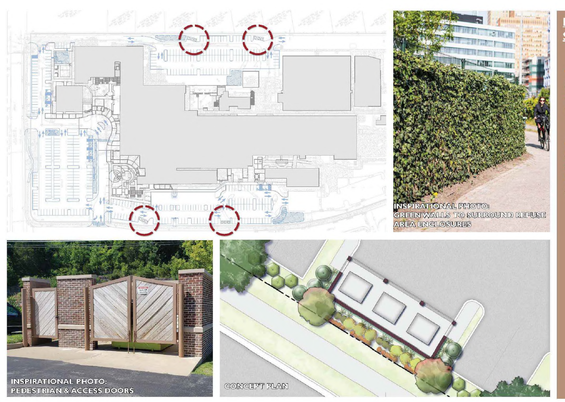
MODIFICATIONS OF STANDARDS

REFUSE AREAS

Refuse area/dumpster locations are not currently allowed by C.O.F. Standards - our request to modify this standard would accommodate expanded capacity by new businesses and tenants, integrate with proposed parking, and be screened from view with additional landscaping.

Brick enclosures to match Factory architecture, covered by green wall structures with climbing vines to screen the facade. Additional evergreen shrubs and evergreen trees surrounding enclosure for further screening.

McCOY DESIGN · HOLLADAY PROPERTIES · CENTRIC ARCHITECTURE · Kimley»Horn

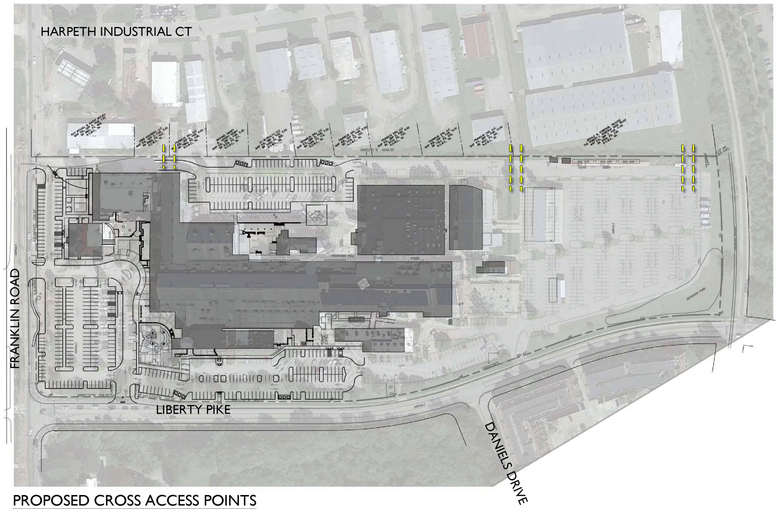


MODIFICATIONS OF STANDARDS

MOS 1:
Allow location of refuse screening in the Frontage (Liberty Pike)

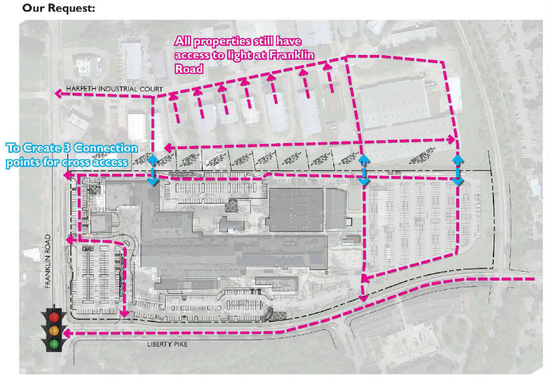
MOS 2:
Amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.

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PROPOSED CROSS ACCESS POINTS

Our Request:



MODIFICATIONS OF STANDARDS

Cross Access

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1235 08.09.22

Revision Date
△
△
△

MODIFICATION OF STANDARDS
SHEET
C0.2

COF # 7891
Lnd Dept approved (2) 08.18.22

Modification #4: Signs – Proportion and Shape

Sec. 15.1.3 (Signs – Proportion and Shape)
Standards revised to allow signage to be the shape of a item that is representative of a tenant or retail business. Such as the shape of a logo or symbol of the tenant. This will allow for variety and an organic appearance among the sign family. Standardization will be maintained by in the use of code specific materials and color palettes, and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.1.3 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

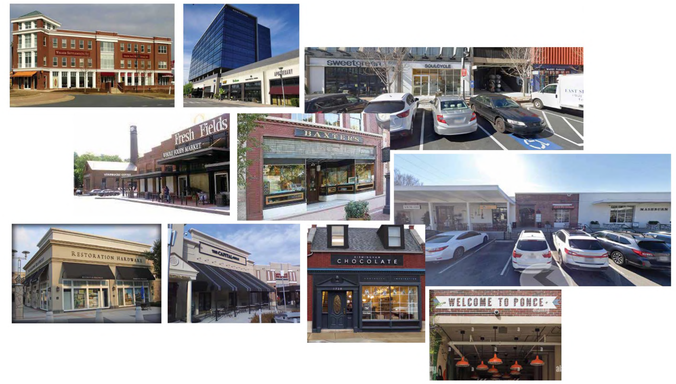


Modification #5: Signs – Band Sign - Quantity

Sec. 15.4 (Signs - Band Signs - Quantity)
Standards revised to allow one Band Sign per tenant along
the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Band Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.4 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
5. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
6. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

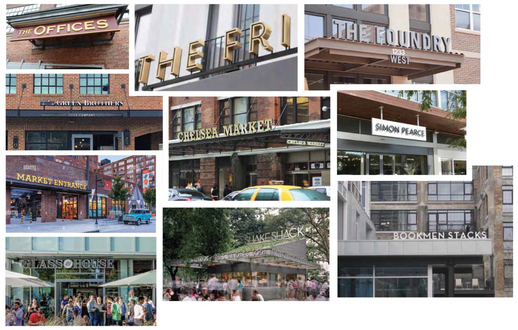


Modification #6: Signs – Canopy Signs - Location

Sec. 15.5 (Signs - Canopy Signs - Location)
Standards revised to allow one Wall Sign per tenant along the same facade. In certain locations, the Wall Sign may be allowed to extend above a lower level roofline, or sit directly on top of a lower level roof. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Wall Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.5 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

7. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
8. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
9. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted



Modification #7: Signs – Small Projecting Signs - Quantity

Sec. 15.12 (Signs – Small Projecting Signs - Quantity)
Standards revised to allow two direct painted Wall Sign signs
on the existing Water Tower at approximately 350 sq ft each. This is being requested to replace the previous three wall signs.

A Modification of standards as listed above 15.12 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.



Modification #8: Signs – Vertical Blade Signs - Height

Sec. 15.14 (Signs – Vertical Blade Signs - Height)
Standard revised to allow one Vertical Blade Sign along a facade, even when that elevation is less than two stories. These will not project above roof lines and will maintain a proper above grade height. This is being requested to address situations where tenants' entrances have limited wall space for Band or Wall Signs, or where those signs may obscure windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.14 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
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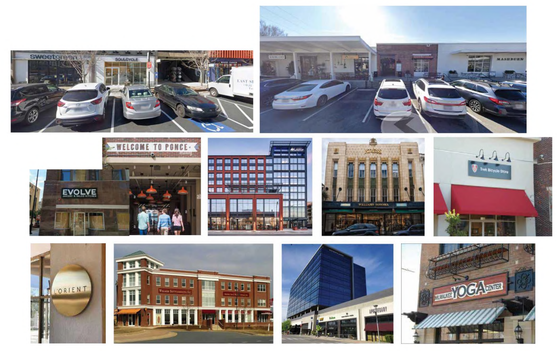


Modification #9: Signs – Wall Sign - Quantity

Sec. 15.15 (Signs - Wall Sign - Quantity)
Standard revised to allow one Wall Sign per tenant along the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.15 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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Modification #10: Signs – Wall Sign – Water Tower

Sec. 15.15 (Signs - Wall Sign)
Standard revised to allow a painted-on wall sign on the existing water tower. The intent is to have signage on two sides with each sign panel equaling 350 square feet (total of 700 square feet combined). This would be appropriate in the overall context of the project as relates back to the previous incarnation of the water tower and serves as an icon for the Factory and for Franklin as a whole.

A Modification of standards as listed above 15.15 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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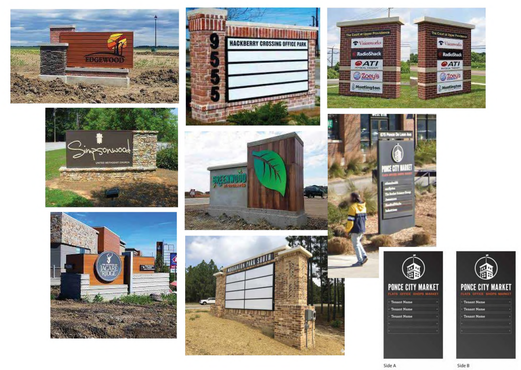
NOTE: GRAPHIC IS CONCEPTUAL AND INTENDED FOR REPRESENTATION PURPOSES ONLY.

Modification #11: Signs - Development Entrance Signs

Sec. 15.17 (Signs - Development Entrance Signs - Quantity)
Standards revised to allow additional Development Entrance Signs for each entrance into the site. These would serve as both identification the entrances and to serve as wayfinding for visitors entering into the site. This is being requested to address the multiple entrances into the site and to alleviate the potential congestion/confusion of visitors. Sizing and materials would be consistent with what is specified by the standards. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.17 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 08.04.22

Revision Date
△
△
△

MODIFICATION OF STANDARDS
SHEET
C0.3

COF # 7891
Law Dept approved (2) 08.18.22



SITE DATA TABLE

PROJECT NAME:	FRANKLIN FACTORY PARKING REDEVELOPMENT PRE-APPLICATION DEVELOPMENT PLAN
COF PROJECT #:	TBD
MAP:	MAP # 063M
PARCEL #:	063M D 02100
ADDRESS:	230 FRANKLIN RD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	PD, PLANNED DISTRICT
CHARACTER AREA OVERLAY:	HISTORIC PRESERVATION, CENTRAL FRANKLIN
DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE OF SITE:	20.06 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	877,437 SF
LIMITS OF DISTURBANCE:	7.44 AC; 37% OF TOTAL SITE
OWNERS:	FACTORY PARTNERS, LLC
ADDRESS:	230 FRANKLIN RD FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	917 SPACES
TOTAL PARKING PROVIDED:	920 SPACES

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY S&ME DATED, 07/22/2021. A TOPOGRAPHIC SURVEY PERFORMED BY TTL DATED 11/19/21, AND THE 07ST00015 FRANKLIN CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211G, DATED DECEMBER 22, 2016

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME AND THE DESIGN PLANS FOR THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

EXISTING STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MAINLY DEVELOPED AREAS OF BUILIDINGS AND PARKING LOTS. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW INTO STORM INFRASTRUCTURE TOWARDS THE NORTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN FRANKLIN ROAD OR TOWARDS THE SOUTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN LIBERTY PIKE. BIORETENTION AND DETENTION AREAS ARE CURRENTLY ABSENT WITHIN THE EXISTING CONDITIONS OF THIS SITE. POST-OUTFALLS THE WATER CONTINUES TO FLOW IN PUBLIC STORMWATER INFRASTRUCTURE ALONG FRANKLIN ROAD AND LIBERTY PIKE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE
Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
REGISTERED ENGINEER
MARY McGOWAN
AGRICULTURE
No. 121320
12/9/2022

Revision Date
△
△
△

EXISTING CONDITIONS
SHEET
C1.0

COF # 789

Law Dept approved (2)-8.22

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	**78,000**
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	**76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)**
OFFICE (SF)	**69,200**
EDUCATIONAL FACILITIES (SF)	**4,800**
EVENT VENUE (SF)	**32,500 (1,180 OCCUPANTS)**
THEATERS	
COMMERCIAL RECREATION (SF)	**2,600**
RESIDENTIAL	**4**
TOTAL MAX. SF. PERMITTED	**263,100 SF**

PERMITTED TEMPORARY USE:

SEASONAL AGRICULTURAL USE

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	**2.5 spaces / 1000 sf**	**195 spaces**
RESTAURANT (SF)	**7.5 spaces / 1000 sf**	**570 spaces**
OFFICE (SF)	**2.85 spaces / 1000 sf**	**211 spaces**
EVENT VENUE (SF)	**0.30 spaces / occupant**	**354 spaces**
RESIDENTIAL	**1.5 spaces / unit (1 bedroom)**	**5 spaces**
	3.0 spaces / unit (3+ bdroom)	**3 spaces**
COMMERCIAL RECREATION (SF)	**0 spaces**	**0 spaces**
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,338 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,543 SF
OS-3	PLAZA	24,522 SF

KEY

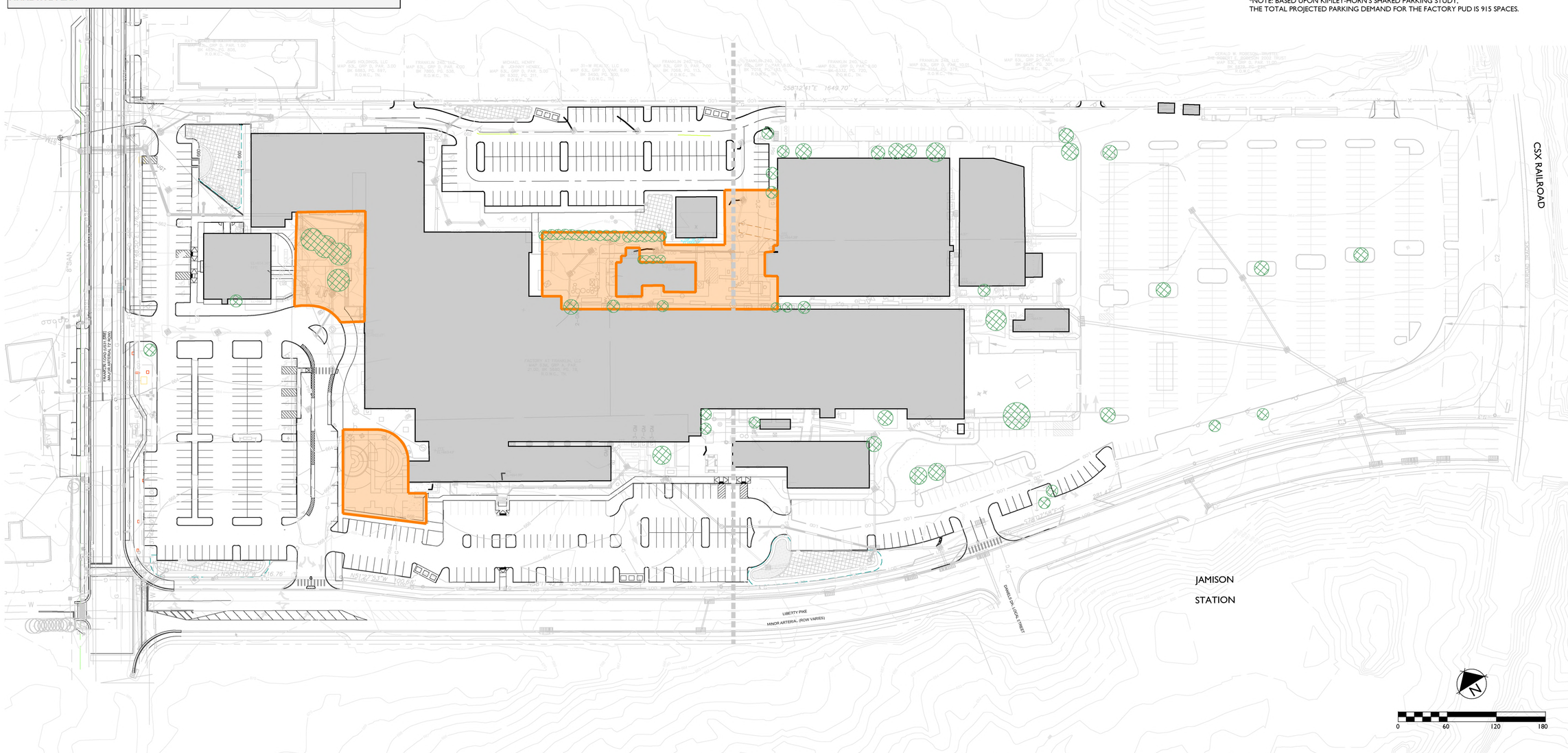
PRESERVED CANOPY

OPEN SPACE

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1285
08.09.22

Revision Date
△
△
△

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF # 7891
Law Dept approved (2) 08.18.22

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
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FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
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REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
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*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NUMBERS LISTED ON MASTER PLAN REFER TO
BUILDING NUMBER AND ARE FOR REFERENCE ONLY



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

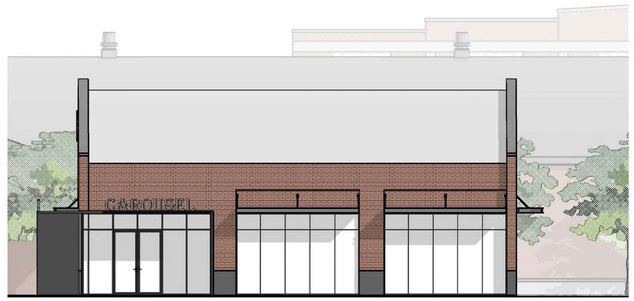
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1215
08.19.22

Revision Date
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△
△

ARCHITECTURE

SHEET
A1.0

COF # 7891
Law Dept approved (2) 08.18.22



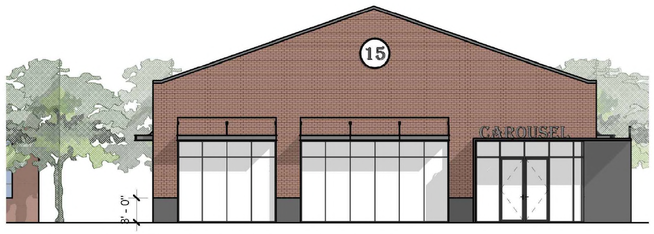
PROPOSED EAST ELEVATION



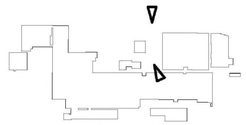
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



THE CAROUSEL BUILDING IS THE ONLY BUILDING BEING PROPOSED AND NO OTHER BUILDING CHANGES ARE INCLUDED IN THIS DEVELOPMENT PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1218 08.19.22

Revision Date
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ARCHITECTURE

SHEET
AI.I

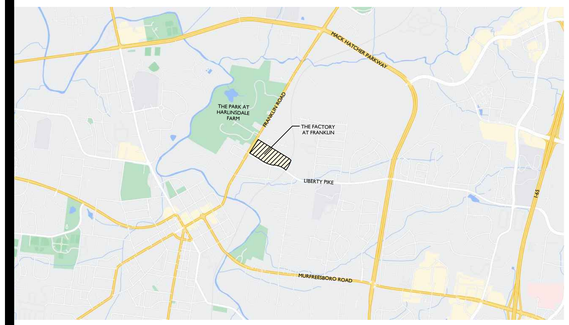
COF # 7891
Law Dept approved (2) 08.18.22

THE FACTORY AT FRANKLIN PUD

(0.2 DUA, 263,100 SF NONRESIDENTIAL)

DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE



OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: MARY McGOWAN
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
(615) 800-4004
mary.mcgowan@kimley-horn.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

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MODIFICATIONS OF STANDARDS (see sheets C0.2-C0.3)

MOS #1: 13.3.4 A. Refuse Areas
MOS #2: 13.1.2 C. Maximum Wall Height
MOS #3: 9.5.3 Cross Access Between Adjacent Properties
MOS #4: Sec. 15.1.3 (Signs - Proportion and Shape)
MOS #5: Sec. 15.4 (Signs - Band Sign - Quantity)
MOS #6: Sec. 15.5 (Signs - Canopy Signs - Location)
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MOS #8: Sec. 15.14 (Signs - Vertical Blade Signs - Height)
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BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

Vesting Development Standards

Pre-Application Submittal Date: 05/30/2022
(based on the date of pre-application submittal unless otherwise noted)

Development Standard	Version/Date
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021

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

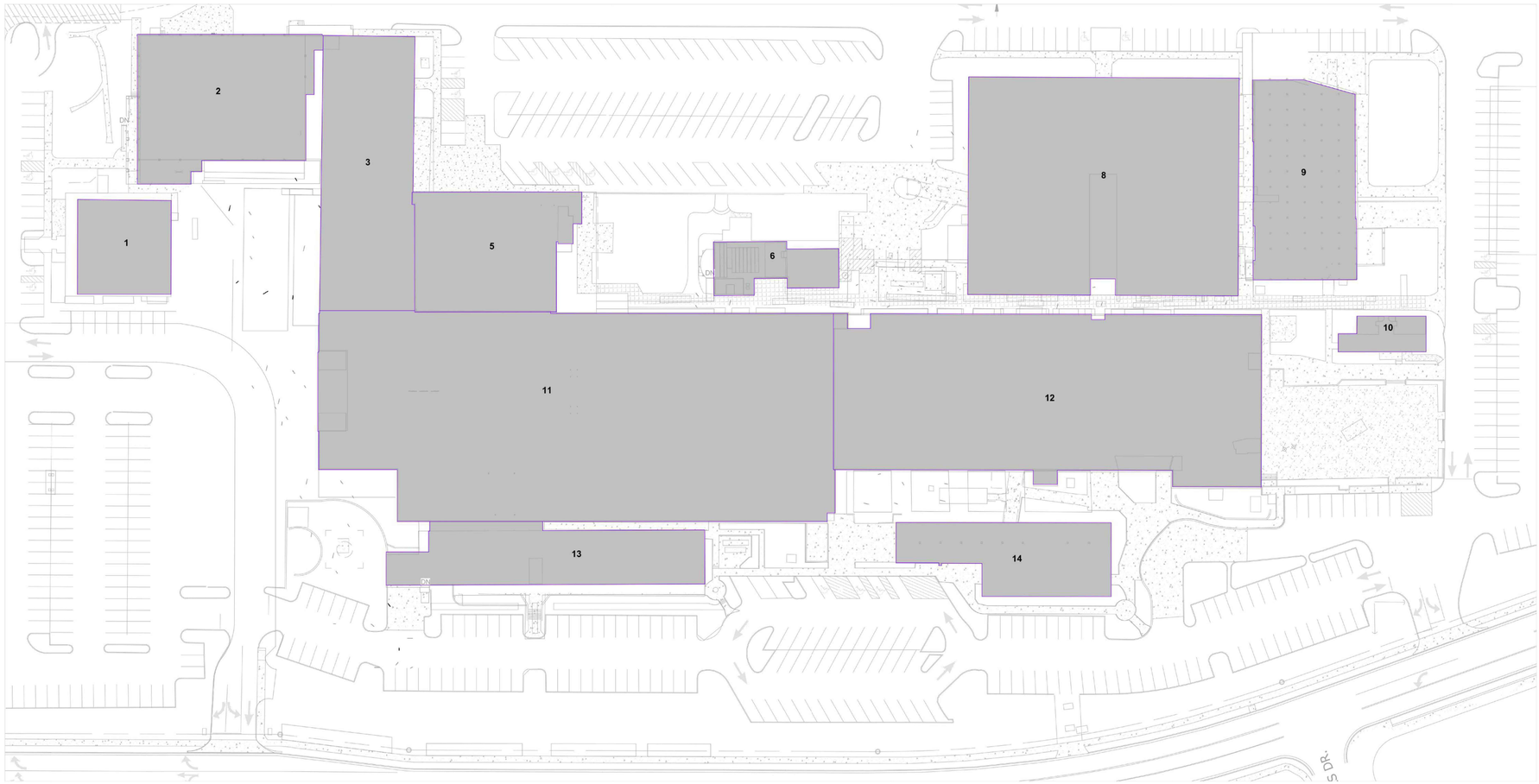
PRE-APP SUBMITTAL: 5/30/2022
INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2139 08.04.22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

APPROVED PUD, REVISION 1 - NOT TO SCALE

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2020, CENTRIC ARCHITECTURE



LEVEL 1

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	78,000
RESTAURANT (SF)	76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)
OFFICE (SF)	74,000
EVENT VENUE (SF)	32,500 (1,180 OCCUPANTS)
RESIDENTIAL	4
TOTAL MAX. SF. PERMITTED	260,500 SF *

*INCLUDES AN APPROXIMATE 15% BUFFER IN PARKING

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	2.5 spaces / 1000 sf	195 spaces
RESTAURANT (SF)	7.5 spaces / 1000 sf	570 spaces
OFFICE (SF)	2.85 spaces / 1000 sf	211 spaces
EVENT VENUE (SF)	0.30 spaces / occupant	354 spaces
RESIDENTIAL	1.5 spaces / unit (1 bedroom)	5 spaces
	3.0 spaces / unit (3+ bdroom)	3 spaces
TOTAL REQUIRED VEHICULAR PARKING SPACES:		1,338 SPACES

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE THREE ON-SITE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.
SEE PARKING STUDY FOR MORE DETAILS.

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CENTRIC ARCHITECTURE

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

JEFFREY A. ROSS
REGISTERED
ARCHITECT
TENNESSEE No. 102662

ISSUED : March 14, 2022

Revision Date
1. April 07, 2022 per COF comments
2. May 03, 2022 per Conditions of Approval
3. May 16, 2022 per Conditions of Approval

DEVELOPMENT PLAN
SHEET
C2.0
COF # 7800

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Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1285
08.09.22

Revision Date
1.
2.
3.

APPROVED PUD
SHEET
C0.1
COF # 7891

MODIFICATION OF STANDARDS:

Modification #1: Section 13.3.4 Refuse Areas

13.3.4 Refuse Areas

A. Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.

A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for trash enclosures at the frontage of Liberty Pike so that they are in proximity to the various businesses, restaurants, and farmer's market that need them. It is also important that they are outside of the pedestrian experience in the proposed plazas and gathering spaces around the Factory building. This is further supported by the City of Franklin Historic District Design Guidelines which states: *"The guidelines emphasize the public parts of buildings and settings, defined as those visible from public right of ways in front of the building or lot. Building front elevations, or facades, often contain the elements that define a building's style, and these elements should remain visible and unaltered. For commercial buildings, the distinctive combination of lower storefront and upper façade found on the primary elevation also illustrates the building's function. If changes are desired, they should be situated behind buildings and out of public view."*

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it. This condition is unique to the Factory.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals.

Modification #2: Section 13.1.2 C. Maximum Wall Height

Section 13.1.2 C. Maximum Wall Height

Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Facade (for Corner Lots Only):
7 feet for residential uses and the OR district
8 feet for nonresidential and mixed-uses
Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet

A Modification of standard 13.1.2 C. Maximum Wall Height. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for a trash enclosures wall that helps screen the dumpsters and will be 8' or shorter but is closer to the property line than the required 15'. If Modification of Standards #1 is approved, this would allow us to hide these dumpsters with a masonry wall.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
5. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it and being able to screen these with a masonry wall helps to address concerns with visibility from public ROW. This condition is unique to the Factory.
6. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals and this modification would allow us to screen these new dumpster locations and help with visibility concerns.



MODIFICATIONS OF STANDARDS

REFUSE AREAS

Refuse area/dumpster locations are not currently allowed by C.O.F. Standards - our request to modify this standard would accommodate expanded capacity by new businesses and tenants, integrate with proposed parking, and be screened from view with additional landscaping.

Brick enclosures to match Factory architecture, covered by green wall structures with climbing vines to screen the facade. Additional evergreen shrubs and evergreen trees surrounding enclosure for further screening.







MODIFICATIONS OF STANDARDS

MOS 1:
Allow location of refuse screening in the Frontage (Liberty Pike)

MOS 2:
Amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.

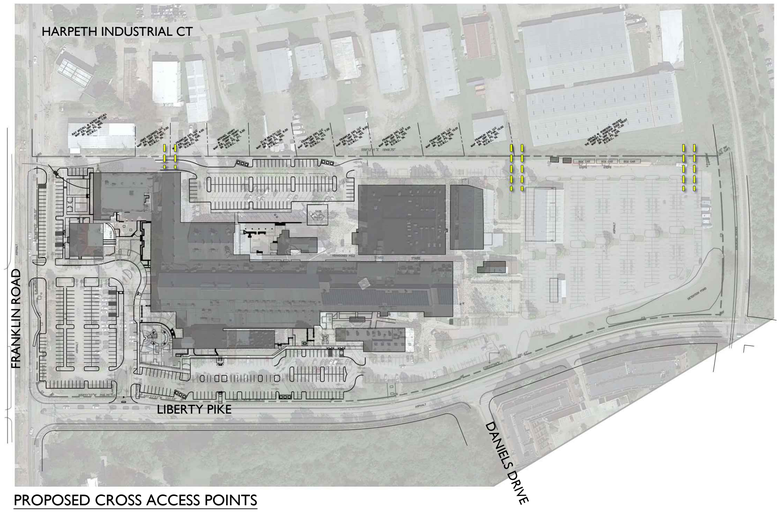
Modification #3: Section 9.5.3 Cross Access Between Adjacent Properties

9.5.3 Cross Access Between Adjacent Properties

A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.

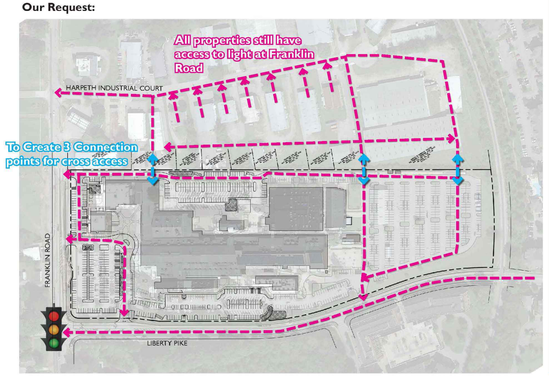
A Modification of standard 9.5.3 A and B is requested to reduce the number of cross access locations to adjacent sites north of the Factory. The Factory is bordered on its north side by ten separate parcels with parcel widths as small as 85' long. Providing 10 separate access points is impractical and impacts the ability to develop and improve parking lots and parking distribution at the Factory. The Factory Development Plan instead proposes to identify three points of cross access connection. The redevelopment of these sites would be cross connected from parking lot to parking lot such that, the factory's 3 proposed cross access connections would provide indirect connection to all without need to use Harpeth Industrial Court.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Limiting the number of connection to properties to the north from (10) to (3) will result in a significantly more logical and more attractive parking lot for both the Factory and for the adjacent sites.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The redevelopment of the Factory at Franklin site and the adjacency to (10) narrow industrial sites to the north is a unique condition.
3. The modification is consistent with the intent of Envision Franklin:
   Cross Access between sites would not be compromised, but rather limited to fewer, more logical locations.



PROPOSED CROSS ACCESS POINTS

Our Request:



MODIFICATIONS OF STANDARDS

Cross Access

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
CENTRIC ARCHITECTURE
Kimley»Horn
HOLLADAY PROPERTIES
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1235

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

Revision Date
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△
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MODIFICATION OF STANDARDS
SHEET
C0.2
COF # 7891

Modification #4: Signs – Proportion and Shape

Sec. 15.1.3 (Signs – Proportion and Shape)
Standards revised to allow signage to be the shape of a item that is representative of a tenant or retail business. Such as the shape of a logo or symbol of the tenant. This will allow for variety and an organic appearance among the sign family. Standardization will be maintained by in the use of code specific materials and color palettes, and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.1.3 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

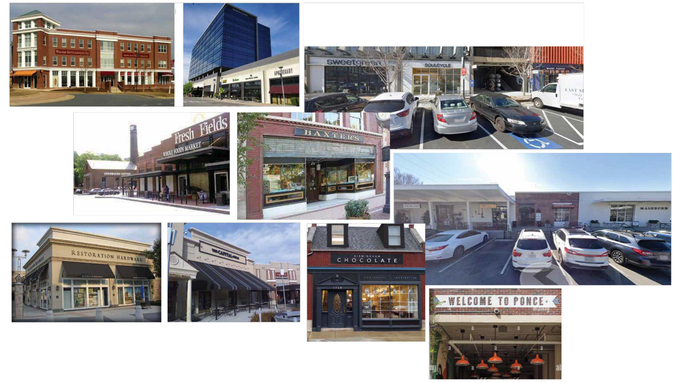


Modification #5: Signs – Band Sign - Quantity

Sec. 15.4 (Signs - Band Sign - Quantity)
Standards revised to allow one Band Sign per tenant along
the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Band Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.4 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
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6. The modification is consistent with the intent of Envision Franklin:
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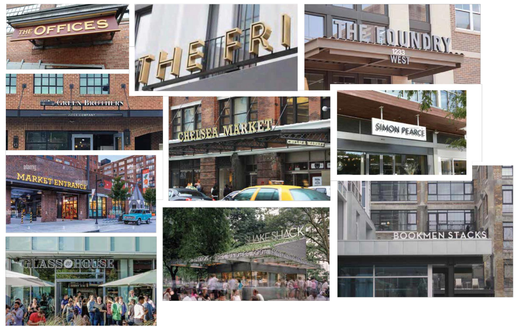


Modification #6: Signs – Canopy Signs - Location

Sec. 15.5 (Signs - Canopy Signs - Location)
Standards revised to allow one Wall Sign per tenant along the same facade. In certain locations, the Wall Sign may be allowed to extend above a lower level roofline, or sit directly on top of a lower level roof. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Wall Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.5 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

7. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
8. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
9. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted



Modification #7: Signs – Small Projecting Signs - Quantity

Sec. 15.12 (Signs – Small Projecting Signs - Quantity)
Standards revised to allow two direct painted Wall Sign signs
on the existing Water Tower at approximately 350 sq ft each. This is being requested to replace the previous three wall signs.

A Modification of standards as listed above 15.12 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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3. The modification is consistent with the intent of Envision Franklin:
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Modification #8: Signs – Vertical Blade Signs - Height

Sec. 15.14 (Signs – Vertical Blade Signs - Height)
Standard revised to allow one Vertical Blade Sign along a facade, even when that elevation is less than two stories. These will not project above roof lines and will maintain a proper above grade height. This is being requested to address situations where tenants' entrances have limited wall space for Band or Wall Signs, or where those signs may obscure windows or transoms. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.14 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

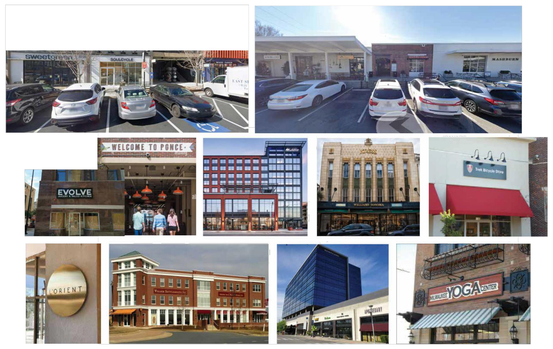


Modification #9: Signs – Wall Sign - Quantity

Sec. 15.15 (Signs - Wall Sign - Quantity)
Standard revised to allow one Wall Sign per tenant along the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.15 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.



Modification #10: Signs – Wall Sign – Water Tower

Sec. 15.15 (Signs - Wall Sign)
Standard revised to allow a painted-on wall sign on the existing water tower. The intent is to have signage on two sides with each sign panel equaling 350 square feet (total of 700 square feet combined). This would be appropriate in the overall context of the project as relates back to the previous incarnation of the water tower and serves as an icon for the Factory and for Franklin as a whole.

A Modification of standards as listed above 15.15 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
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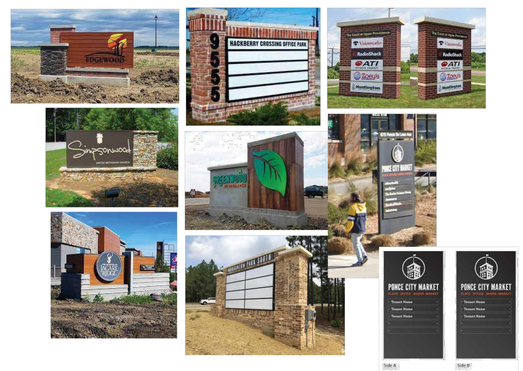
NOTE: GRAPHIC IS CONCEPTUAL AND INTENDED FOR REPRESENTATION PURPOSES ONLY.

Modification #11: Signs - Development Entrance Signs

Sec. 15.17 (Signs - Development Entrance Signs - Quantity)
Standards revised to allow additional Development Entrance Signs for each entrance into the site. These would serve as both identification the entrances and to serve as wayfinding for visitors entering into the site. This is being requested to address the multiple entrances into the site and to alleviate the potential congestion/confusion of visitors. Sizing and materials would be consistent with what is specified by the standards. This would be appropriate in the overall context of the project.

A Modification of standards as listed above 15.17 The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
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   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

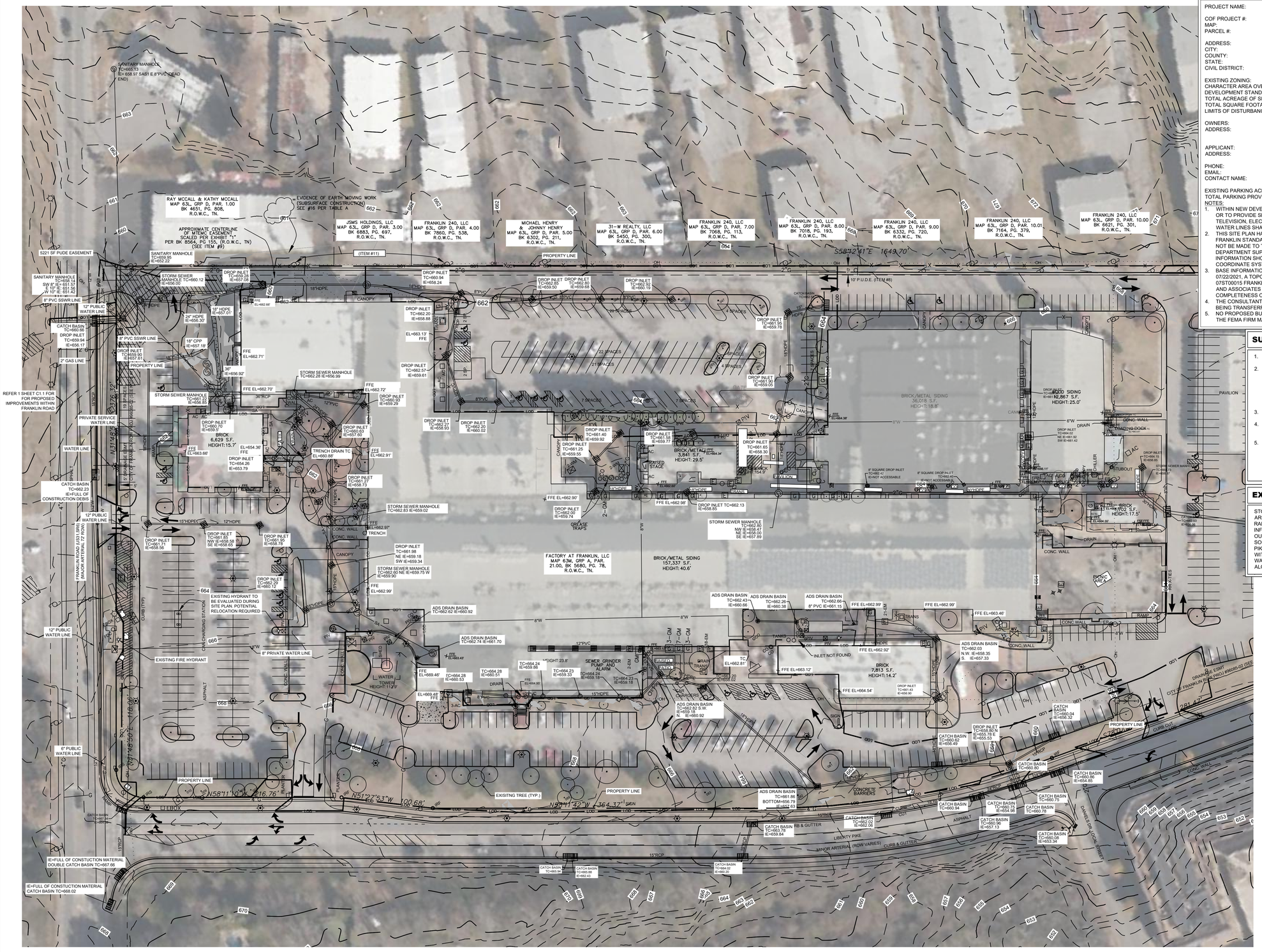
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 08.04.22

Revision Date
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MODIFICATION OF STANDARDS
SHEET
C0.3
COF # 7891


SANITARY MANHOLE TC=665.13 IE= 658.97 SASI E 8"PVC (DEAD END)
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
EVIDENCE OF EARTH MOVING WORK (SUBSURFACE CONSTRUCTION) SEE #16 PER TABLE A
APPROXIMATE CENTERLINE OF MTMC EASEMENT SCALED PER EXHIBIT "1" PER BK 8564, PG. 155, (R.O.W.C., TN) (SEE ITEM #9)
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
5221 SF PUDE EASEMENT
SANITARY MANHOLE TC=662.22
PROPERTY LINE
S58°32'41"E 1649.70'
10' P.U.D.E. (ITEM #9)
(ITEM #11)
SANITARY MANHOLE TC=658.13 SW 8" IE= 650.00 N 10" IE= 651.55 W 10" IE= 651.55
STORM SEWER MANHOLE TC=660.12
8" PVC SSWR LINE
12" PUBLIC WATER LINE
CATCH BASIN TC=660.65
DROP INLET TC=659.94 IE=656.17
8" PVC SSWR LINE
2" GAS LINE
DROP INLET TC=657.91 IE=657.61
PROPERTY LINE
REFER 1 SHEET C1.1 FOR FOR PROPOSED IMPROVEMENTS WITHIN FRANKLIN ROAD
PRIVATE SERVICE WATER LINE
WATER LINE
CATCH BASIN TC=662.23 IE=FULL OF CONSTRUCTION DEBIS
12" PUBLIC WATER LINE
FRANKLIN ROAD (US31,SR6) (MAJOR ARTERIAL,72' ROW)
DROP INLET TC=661.71 IE=658.56
DROP INLET TC=659.28 IE=657.08
18"HDPE
CANOPY
24" HDPE IE=656.30'
18" HDPE IE=657.01'
18" CPP IE=657.18'
36" IE=656.92'
FFE EL=662.66'
FFE EL=662.71'
DROP INLET TC=662.20 IE=658.24
DROP INLET TC=662.20 IE=659.50
DROP INLET TC=662.83 IE=659.68
DROP INLET TC=662.92 IE=660.19
DROP INLET TC=662.26 IE=658.88
EL=663.13' FFE
22 SPACES
21' SPACES
4 SPACES
DROP INLET TC=661.95 IE=659.78
DROP INLET TC=662.57 IE=659.61
STORM SEWER MANHOLE TC=662.28 IE=656.99
FFE EL=662.72'
36"RCP
12"PVC
DROP INLET TC=660.03 IE=659.29
STORM SEWER MANHOLE TC=662.27 IE=656.93
FFE EL=662.70'
DROP INLET TC=662.27 IE=658.93
DROP INLET TC=662.20 IE=660.02
7 SPACES
DROP INLET TC=661.58 IE=659.77
DROP INLET TC=661.40 IE=659.92
DROP INLET TC=661.25 IE=659.55
DROP INLET TC=660.70 IE=659.45
BRICK 6,629 S.F. HEIGHT:15.7'
EL=654.36' FFE
FFE EL=663.66'
TRENCH DRAIN TC =660.88'
FFE EL=662.91'
DROP INLET TC=654.26 IE=653.79
DROP INLET TC=661.27 IE=658.73
RAISED STAGE
BRICK/METAL SIDING 3,841 S.F. HEIGHT: 29.5'
FFE EL=664.34'
BRICK/METAL SIDING 154.9'
DROP INLET TC=661.65 IE=658.30
DROP INLET TC=661.61 IE=658.27
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FRANKLIN ROAD DEVELOPMENT NOTE

THE DEVELOPMENT PLAN FOR FRANKLIN FACTORY HAS INCLUDED THE PROPOSED LAYOUT AND UTILITY LAYOUT FOR THE COF 07ST00015 FRANKLIN ROAD CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. CAD FILES HAVE BEEN PROVIDED BY JAMES GOLIAS WITH CT CONSULTANTS DATED 2022-07-29. THE FRANKLIN ROAD CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT SHOULD BE REFERENCED FOR ALL DESIGN FEATURES ASSOCIATED WITH FRANKLIN ROAD.

EXISTING STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MAINLY DEVELOPED AREAS OF BUILDINGS AND PARKING LOTS. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW INTO STORM INFRASTRUCTURE TOWARDS THE NORTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN FRANKLIN ROAD OR TOWARDS THE SOUTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN LIBERTY PIKE. BIORETENTION AND DETENTION AREAS ARE CURRENTLY ABSENT WITHIN THE EXISTING CONDITIONS OF THIS SITE. POST-OUTFALLS THE WATER CONTINUES TO FLOW IN PUBLIC STORMWATER INFRASTRUCTURE ALONG FRANKLIN ROAD AND LIBERTY PIKE.

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME, A TOPOGRAPHIC SURVEY PERFORMED BY TTL, AND THE PROPOSED DESIGN FOR THE COF 07ST00015 FRANKLIN ROAD CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

SITE SLOPE TABLE

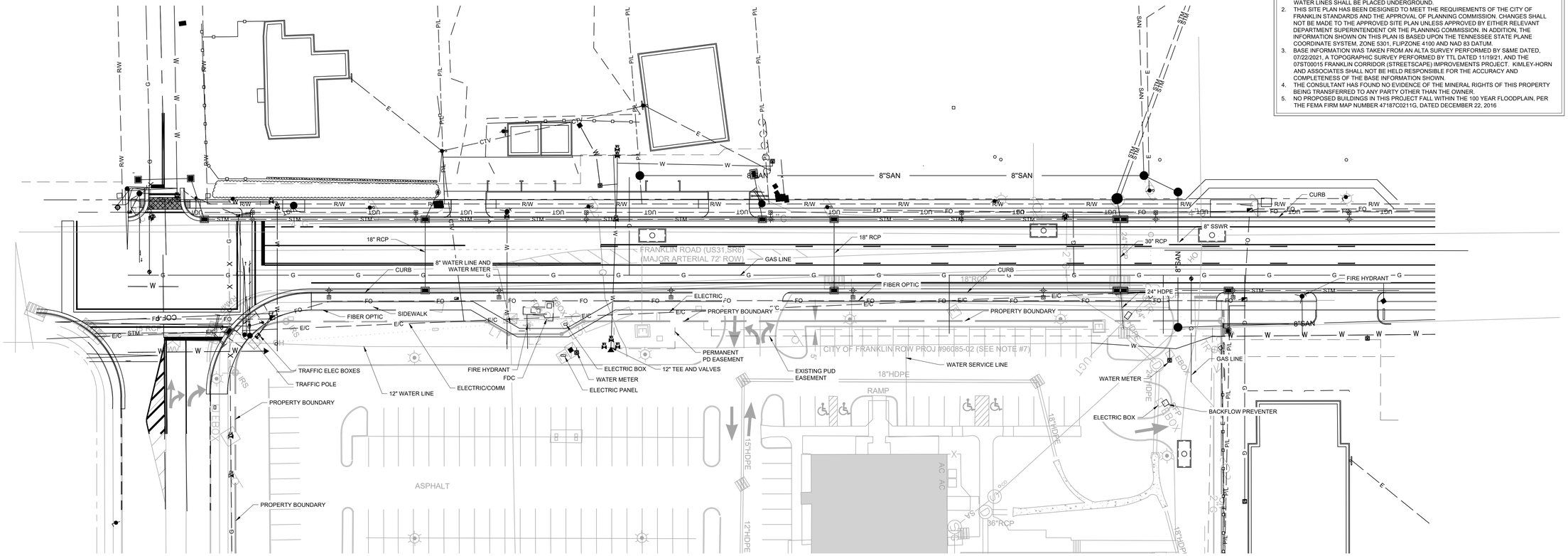
	14% - 19.99%
	20% and above

SITE DATA TABLE

PROJECT NAME:	FRANKLIN FACTORY PARKING REDEVELOPMENT PRE-APPLICATION DEVELOPMENT PLAN
COF PROJECT #:	TBD
MAP:	MAP # 063M
PARCEL #:	063M D 02100
ADDRESS:	230 FRANKLIN RD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	PD, PLANNED DISTRICT
CHARACTER AREA OVERLAY:	HISTORIC PRESERVATION, CENTRAL FRANKLIN
DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE OF SITE:	20.06 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	877,437 SF
LIMITS OF DISTURBANCE:	7.44 AC; 37% OF TOTAL SITE
OWNERS:	FACTORY PARTNERS, LLC
ADDRESS:	230 FRANKLIN RD FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	917 SPACES
TOTAL PARKING PROVIDED:	920 SPACES

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY S&ME DATED, 07/22/2021, A TOPOGRAPHIC SURVEY PERFORMED BY TTL DATED 11/19/21, AND THE 07ST00015 FRANKLIN CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211G, DATED DECEMBER 22, 2016



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121390
STATE OF TENNESSEE
11/17/2022

Revision Date
△
△
△

FRANKLIN ROAD ENLARGEMNT

SHEET
C1.1

COF # 7891

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	**78,000**
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	**76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)**
OFFICE (SF)	**69,200**
EDUCATIONAL FACILITIES (SF)	**4,800**
EVENT VENUE (SF)	**32,500 (1,180 OCCUPANTS)**
THEATERS	
COMMERCIAL RECREATION (SF)	**2,600**
RESIDENTIAL	**4**
TOTAL MAX. SF. PERMITTED	**263,100 SF**
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	**2.5 spaces / 1000 sf**	**195 spaces**
RESTAURANT (SF)	**7.5 spaces / 1000 sf**	**570 spaces**
OFFICE (SF)	**2.85 spaces / 1000 sf**	**211 spaces**
EVENT VENUE (SF)	**0.30 spaces / occupant**	**354 spaces**
RESIDENTIAL	**1.5 spaces / unit (1 bedroom)**	**5 spaces**
	3.0 spaces / unit (3+ bdroom)	**3 spaces**
COMMERCIAL RECREATION (SF)	**0 spaces**	**0 spaces**
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,338 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,543 SF
OS-3	PLAZA	24,522 SF

KEY

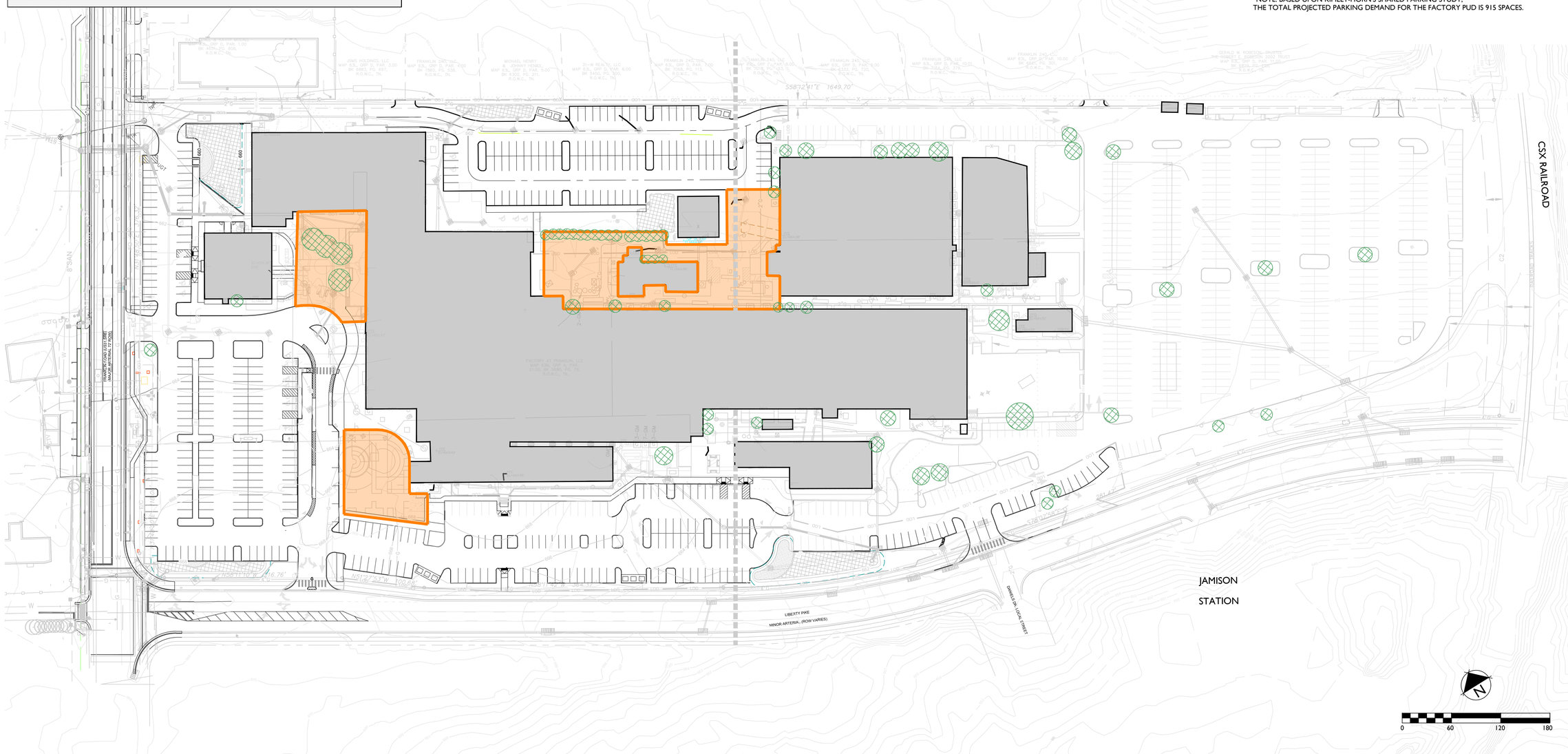
PRESERVED CANOPY

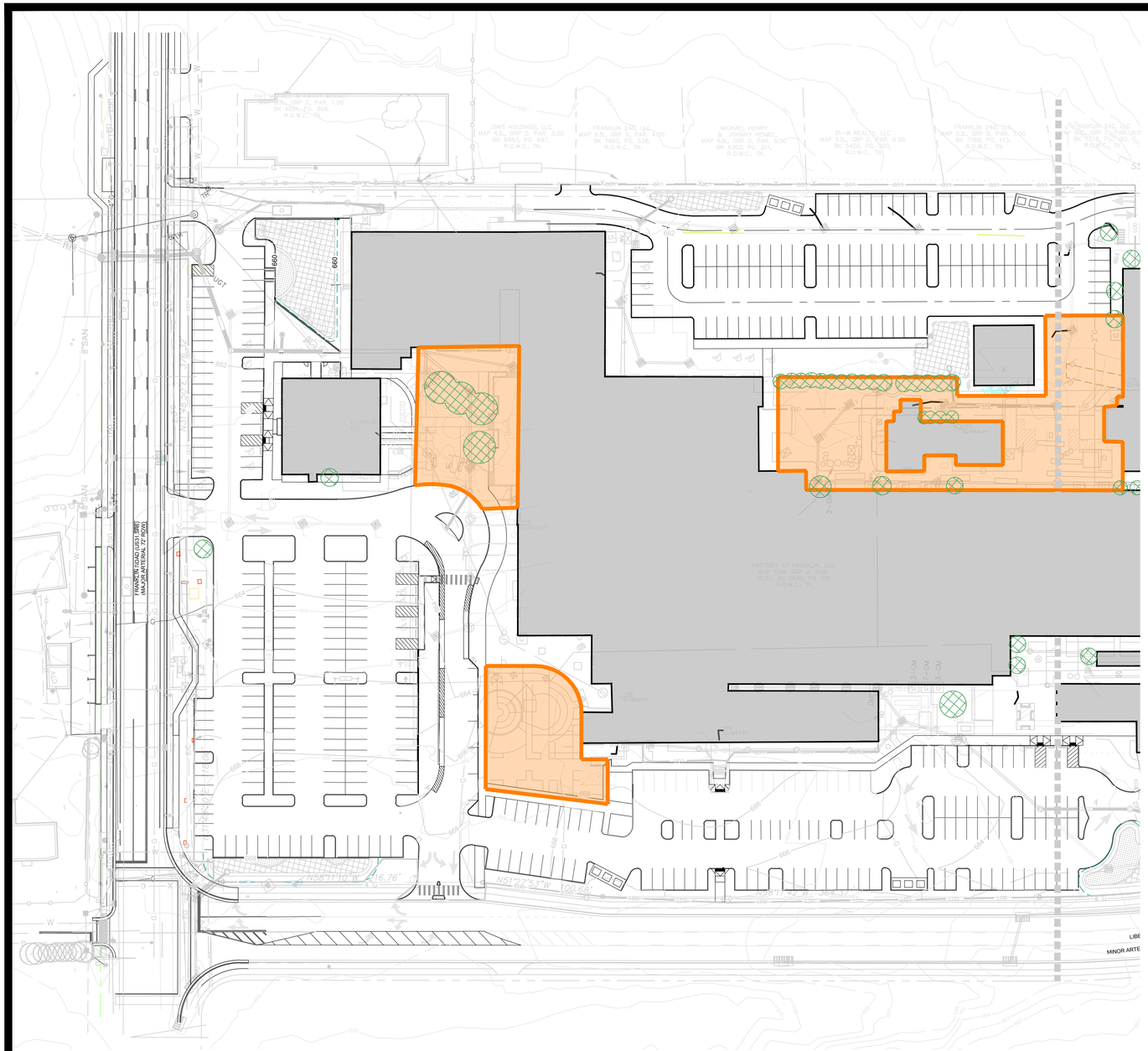
OPEN SPACE

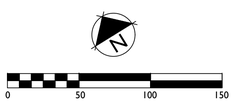
SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.


S58°12'41"E 1649.70'
FACTORY AT FRANKLIN, LLC
MAP 63L, GRP A, PAR. 2.00
BK 8584, PG. 576
R.O.W.C., TN
FACTORY AT FRANKLIN, LLC
MAP 63L, GRP A, PAR. 1.00
BK 8584, PG. 576
R.O.W.C., TN
FACTORY AT FRANKLIN, LLC
MAP 63L, GRP A, PAR. 3.00
BK 8584, PG. 576
R.O.W.C., TN
FRANKLIN 240, LLC
MAP 63L, GRP A, PAR. 4.00
BK 7008, PG. 915
R.O.W.C., TN
FRANKLIN 240, LLC
MAP 63L, GRP A, PAR. 5.00
BK 7008, PG. 915
R.O.W.C., TN
FRANKLIN 240, LLC
MAP 63L, GRP A, PAR. 6.00
BK 8333, PG. 756
R.O.W.C., TN
FRANKLIN 240, LLC
MAP 63L, GRP A, PAR. 15.00
BK 7008, PG. 915
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FRANKLIN 240, LLC
MAP 63L, GRP A, PAR. 16.00
BK 7008, PG. 915
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GERALD W. ROBESON (WIFE)
MAP 63L, GRP A, PAR. 17.00
BK 8667, PG. 2
R.O.W.C., TN
JAMES HOLDINGS, LLC
MAP 63L, GRP D, PAR. 1.00
BK 8583, PG. 897
R.O.W.C., TN
MICHAEL HENRY
MAP 63L, GRP D, PAR. 5.00
BK 7008, PG. 915
R.O.W.C., TN
31-W REALTY, LLC
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R.O.W.C., TN
FACTORY AT FRANKLIN, LLC
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BK 8584, PG. 576
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FACTORY AT FRANKLIN, LLC
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R.O.W.C., TN
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R.O.W.C., TN
FACTOR





KEY

- PRESERVED CANOPY
- OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

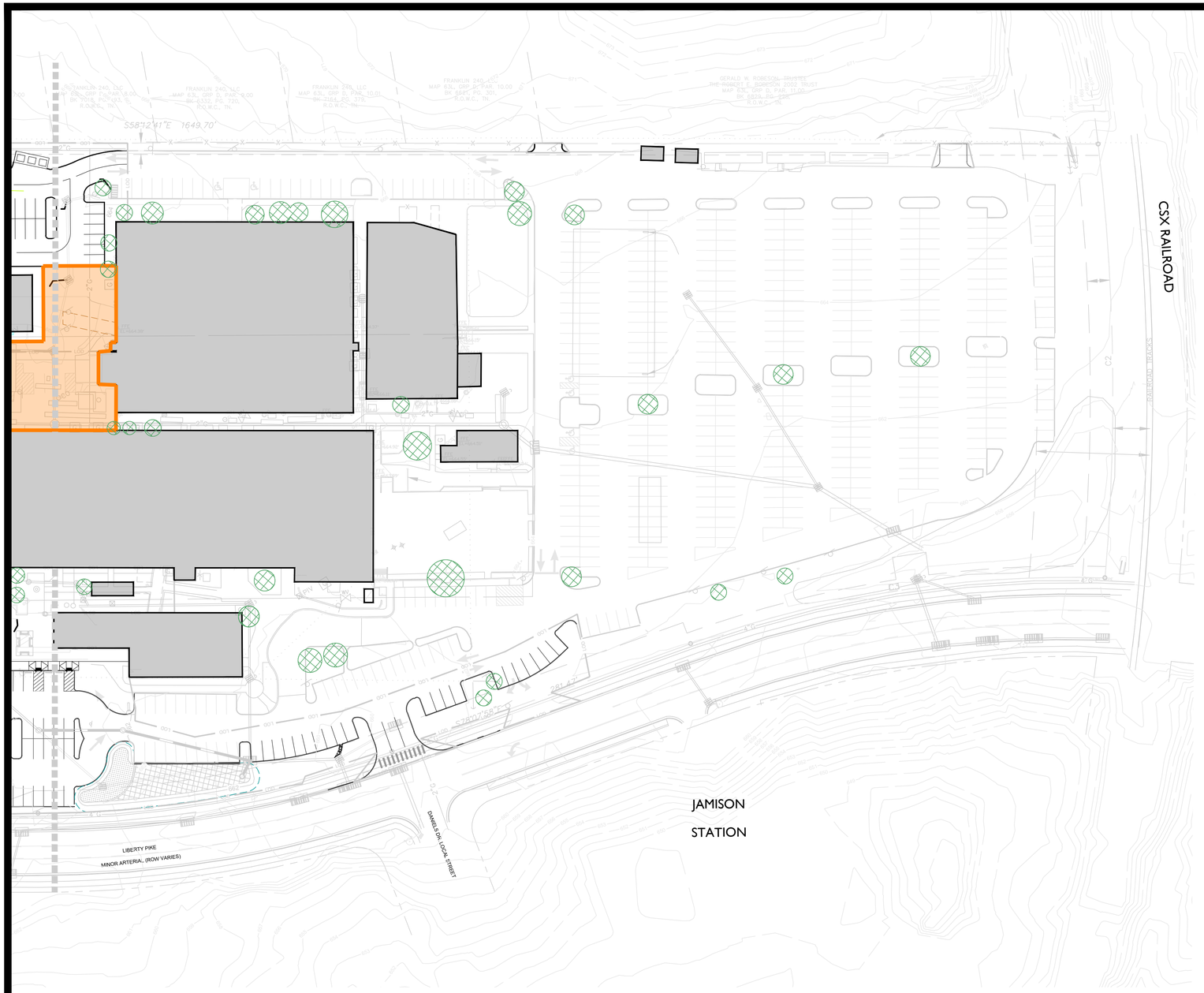
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1435
08.04.22

Revision Date
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△
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DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 7891



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1230
08.04.22

Revision Date
△
△
△

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 7891

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

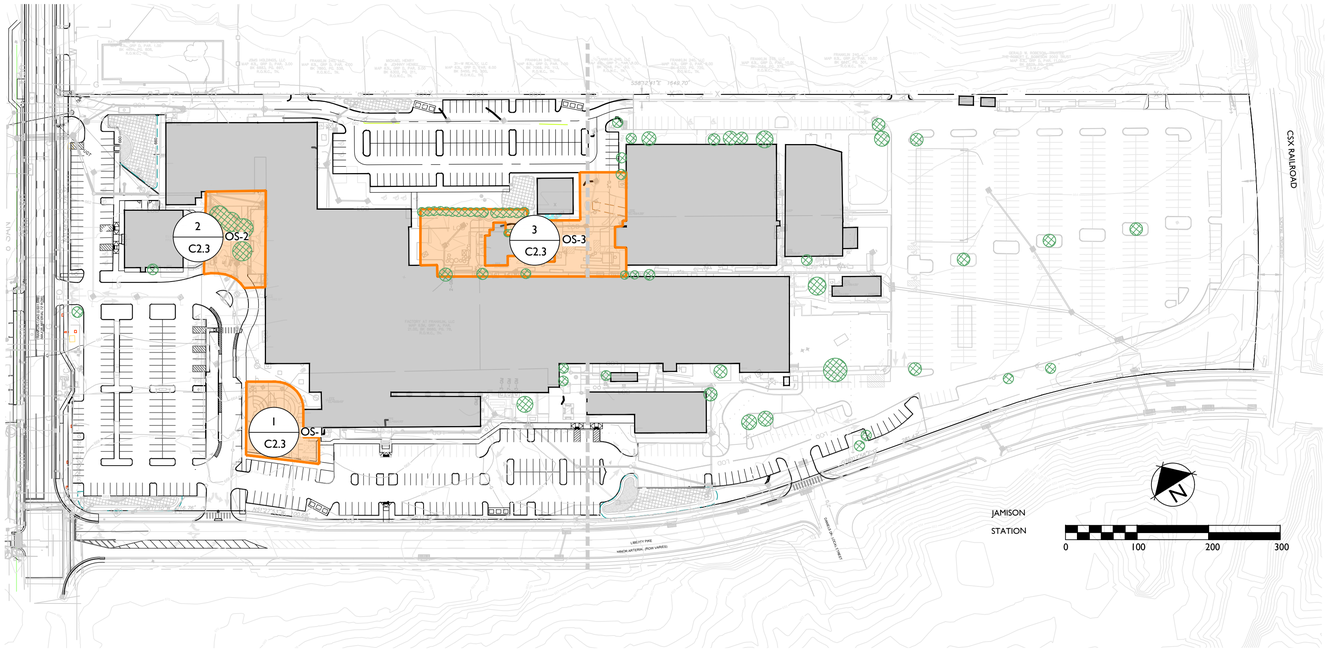
TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF

KEY

PRESERVED CANOPY

OPEN SPACE



SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

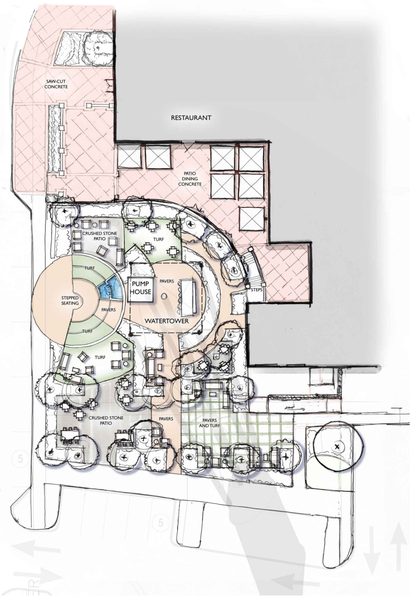
*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art

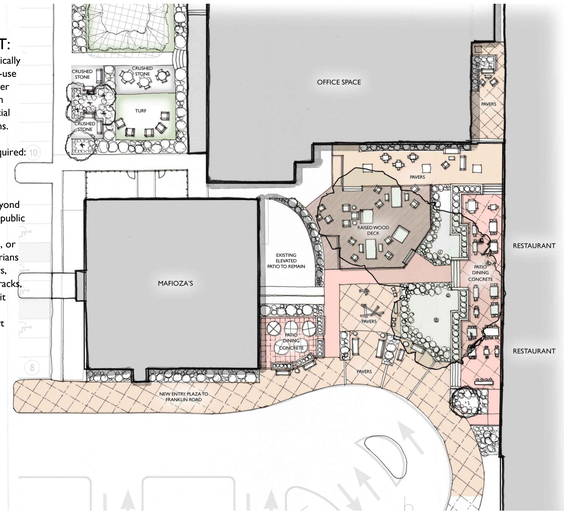


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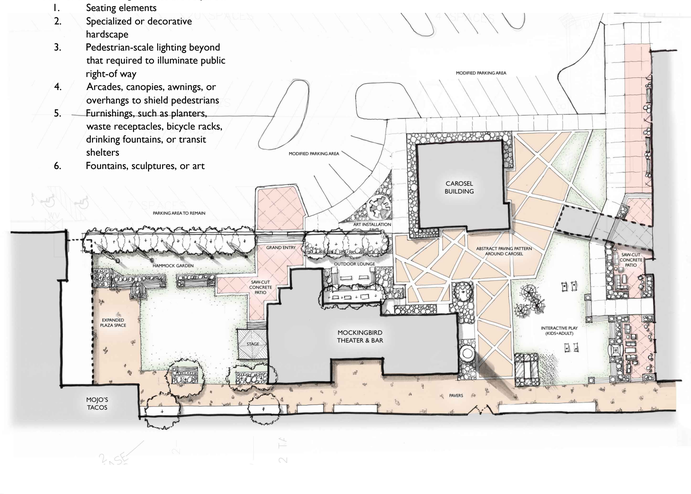


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6. Fountains, sculptures, or art



1 C2.3 **OS -1: PLAZA PLAN** N.T.S.

2 C2.3 **OS -2: PLAZA PLAN** N.T.S.

3 C2.3 **OS -3: PLAZA PLAN** N.T.S.

NOTE: THE OPEN SPACE SKETCHES ARE CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN. EACH OPEN SPACE WILL HAVE REQUIRED ELEMENTS AS DEFINED IN THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

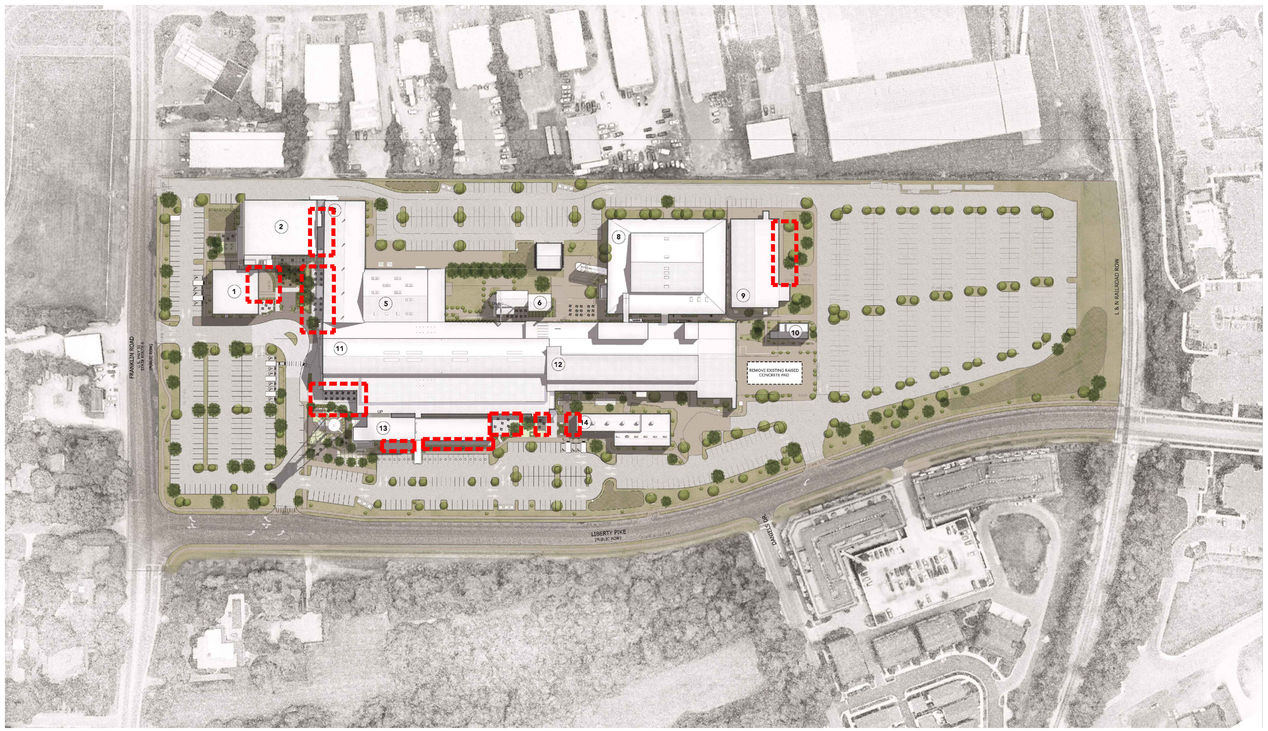
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 08.04.22

Revision Date

OPEN SPACE

SHEET C2.3

COF # 7891



CONCEPTUAL OUTDOOR DINING LAYOUT

NOTE: THE CONCEPTUAL DINING LAYOUT IS MEANT TO BE AN APPROXIMATION OF OUTDOOR DINING AREAS THAT CORRESPONDS TO THE TRAFFIC/PARKING MEMO. THESE AREAS MAY CHANGE BETWEEN DEVELOPMENT PLAN, SITE PLAN, AND BUILDING PERMIT STAGE. IN COORDINATION WITH COF STAFF, THE SQUARE FOOTAGE OF OUTDOOR DINING IS TO BE TRACKED AND DOCUMENTED WITH BUILDING PERMITS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
CENTRIC ARCHITECTURE
Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

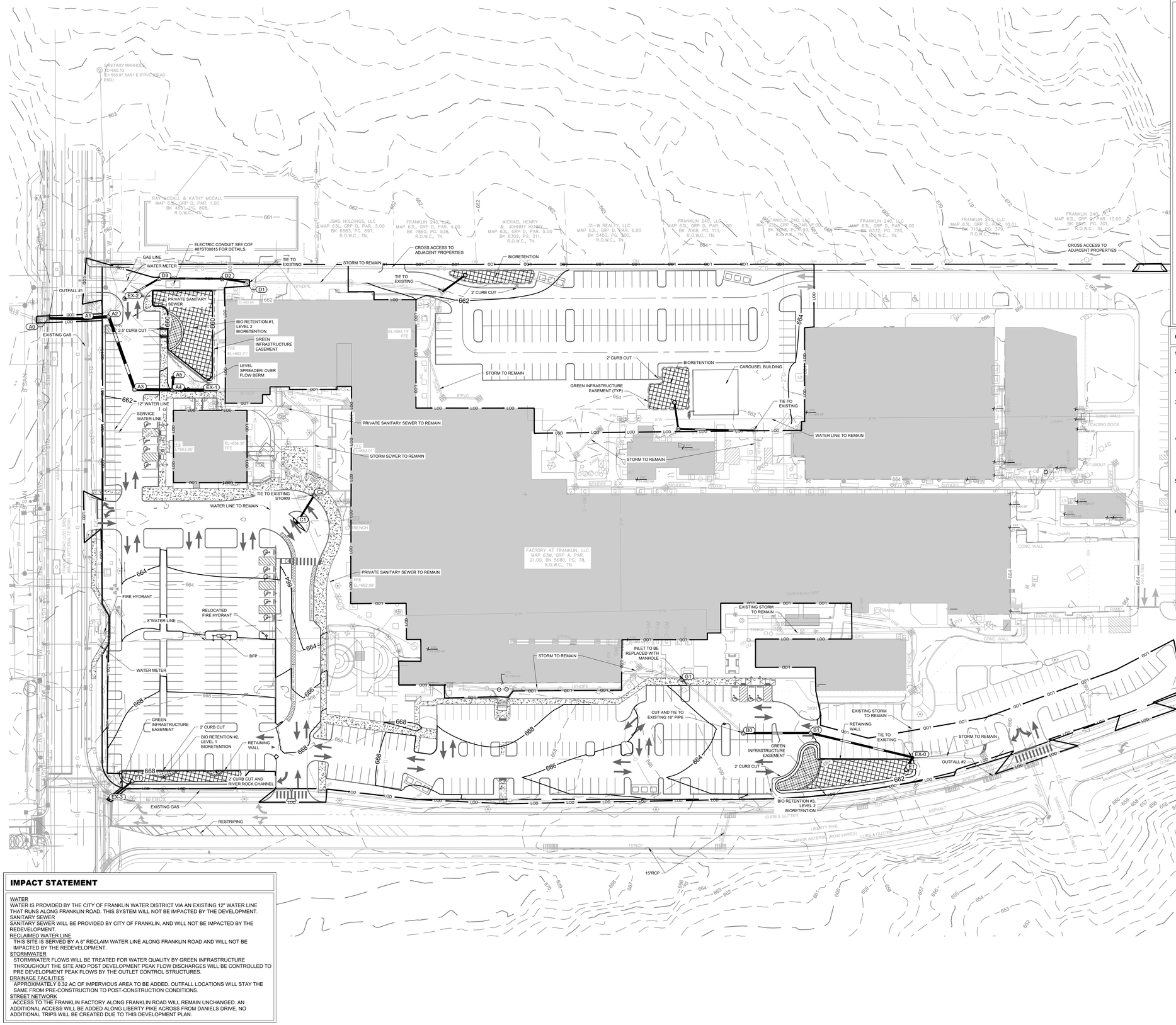
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1285
08.09.22

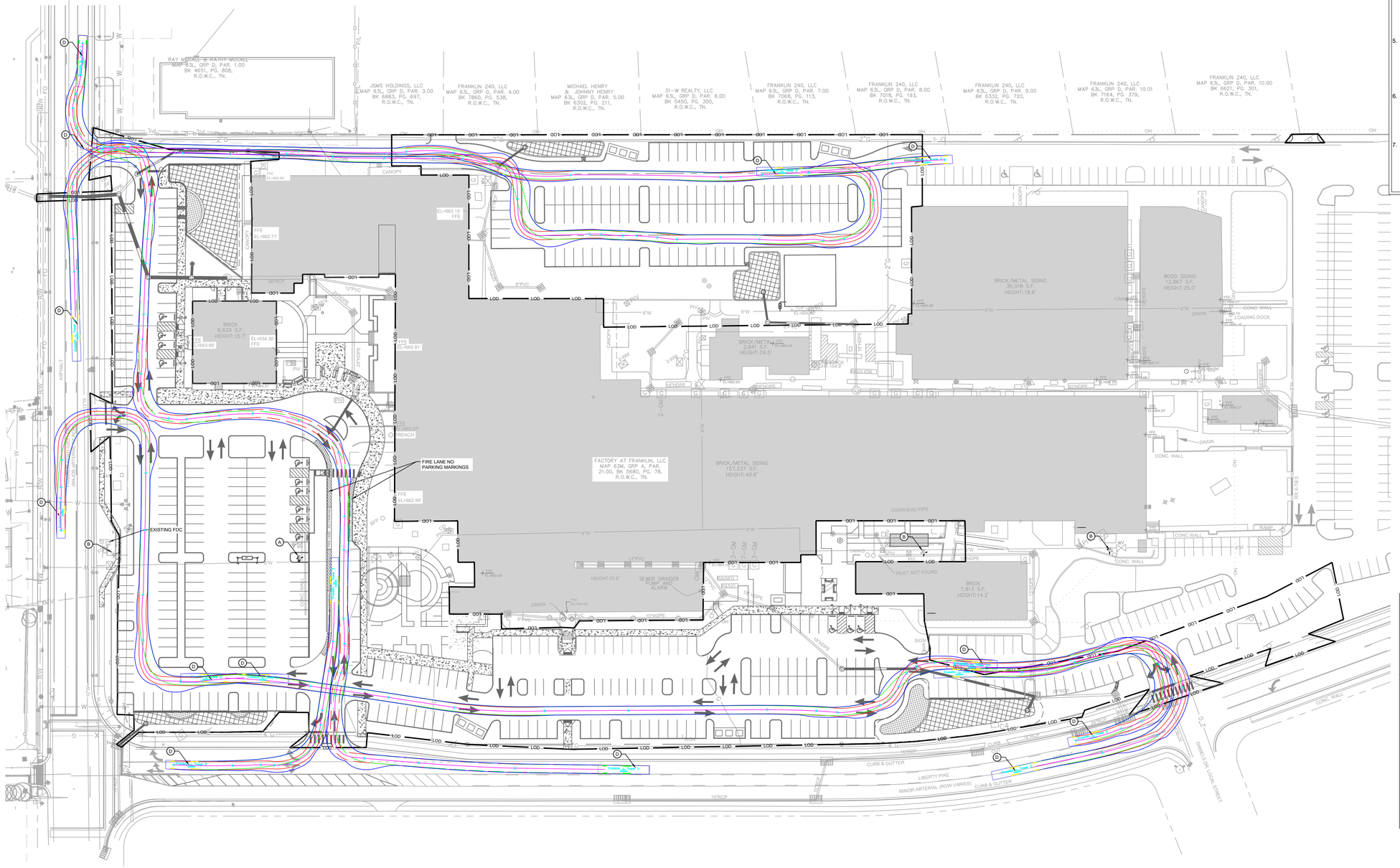
Revision Date
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DEVELOPMENT PLAN EXHIBITS

SHEET
C2.4

COF # 7891


SANITARY MANHOLE
RAY MCCALL & KATHY MCCALL
MAP 63L, GRP D, PAR. 1.00
BK 4611, PG. 808,
R.O.W.C., TN.
JSMS HOLDINGS, LLC
MAP 63L, GRP D, PAR. 3.00
BK 6883, PG. 697,
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FRANKLIN 240, LLC
MAP 63L, GRP D, PAR. 4.00
BK 7860, PG. 538,
R.O.W.C., TN.
MICHAEL HENRY
& JOHNNY HENRY
MAP 63L, GRP D, PAR. 5.00
BK 6302, PG. 211,
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31-W REALTY, LLC
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R.O.W.C., TN.
ELECTRIC CONDUIT SEE COF #07ST00015 FOR DETAILS
GAS LINE
WATER METER
TIE TO EXISTING
STORM TO REMAIN
CROSS ACCESS TO ADJACENT PROPERTIES
BIORETENTION
OUTFALL #1
EX-2
D3
D2
D1
EXISTING PRIVATE SANITARY SEWER
BIO RETENTION #1, LEVEL 2 BIORETENTION
GREEN INFRASTRUCTURE EASEMENT
LEVEL SPREADER/ OVER FLOW BERM
2' CURB CUT
EXISTING GAS
A1
A2
A3
A4
A5
A8
EX-1
12" WATER LINE
SERVICE WATER LINE
PRIVATE SANITARY SEWER TO REMAIN
STORM SEWER TO REMAIN
TIE TO EXISTING STORM
WATER LINE TO REMAIN
C1
C2
D4
FIRE HYDRANT
RELOCATED FIRE HYDRANT
8"WATER LINE
BFP
WATER METER
GREEN INFRASTRUCTURE EASEMENT
2' CURB CUT
BIO RETENTION #2, LEVEL 1 BIORETENTION
RETAINING WALL
CURB CUT AND RIVER ROCK CHANNEL
EX-3
EXISTING GAS
RESTRIPING
FACTORY AT FRANKLIN, LLC
MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
INLET TO BE REPLACED WITH MANHOLE
G1
CUT AND TIE TO EXISTING 18" PIPE
B0
B1
EXISTING STORM TO REMAIN
RETAINING WALL
TIE TO EXISTING
STORM TO REMAIN
GREEN INFRASTRUCTURE EASEMENT
2' CURB CUT
EX-0
E1
OUTFALL #2
BIO RETENTION #3, LEVEL 2 BIORETENTION
2' CURB CUT
BIORETENTION
CAROUSEL BUILDING
GREEN INFRASTRUCTURE EASEMENT (TYP)
STORM TO REMAIN
TIE TO EXISTING
WATER LINE TO REMAIN
CONG. WALL
LOADING DOCK
DRAIN
RAMP
CONG. WALL
CONG. WALL
CONG. WALL

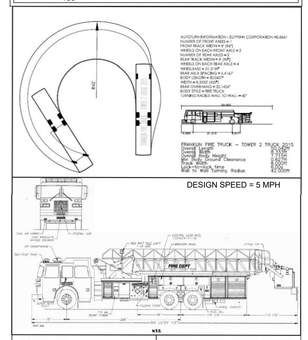


ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY 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 716.01 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- STANDPIPE/WALL HYDRANT



TOWER 2 AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING
- (D) FRANKLIN T-2 SUTPHEN FIRE TRUCK

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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 AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

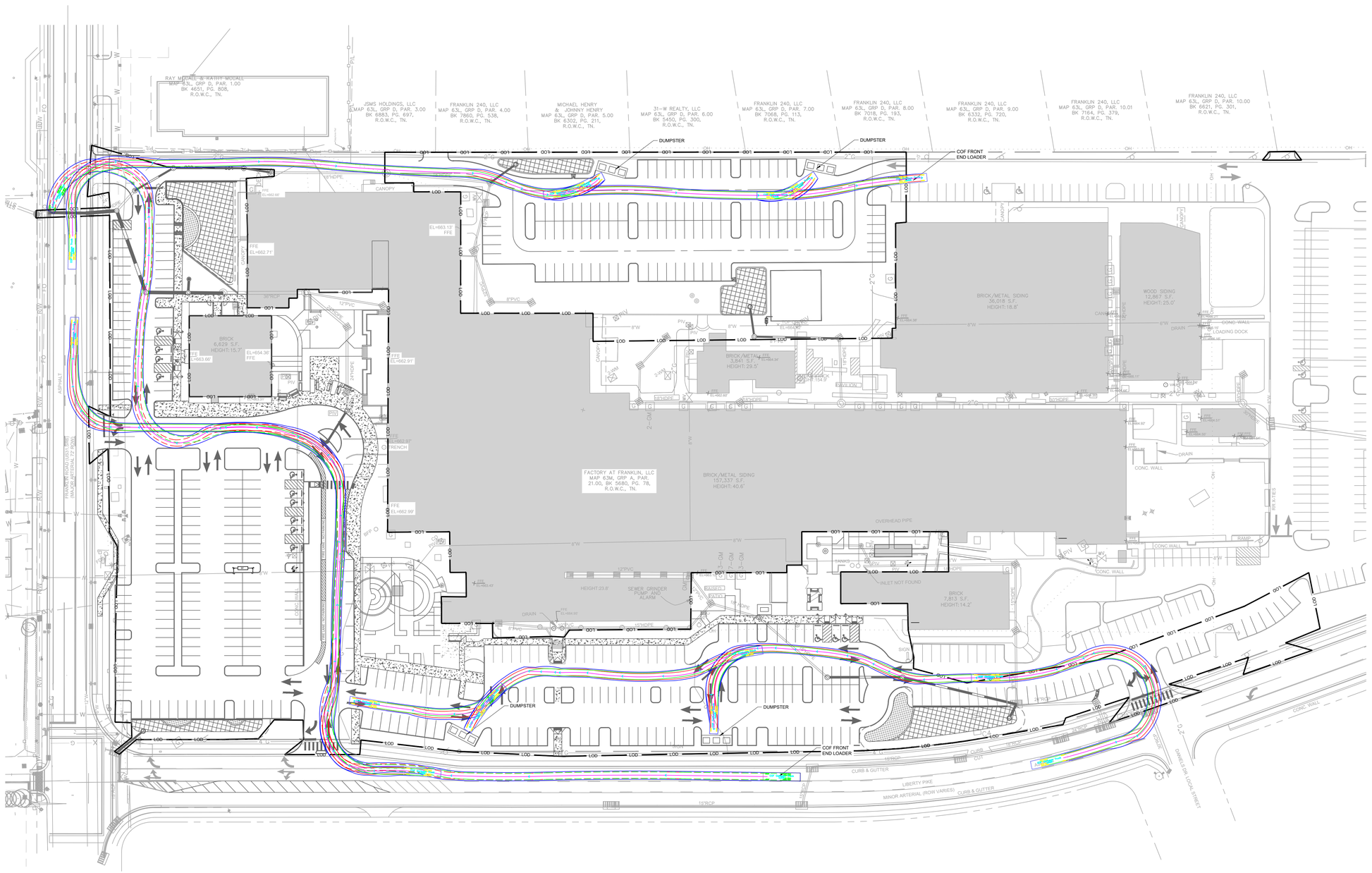
MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT No. 121355 STATE OF TENNESSEE
AGRICULTURE
Mary McGowan
PRELIMINARY
April 11, 2022

Revision Date
△
△
△

FIRE ROW & ACCESS PLAN

SHEET
C4.0

COF # 7891



ROW & ACCESS GENERAL NOTES

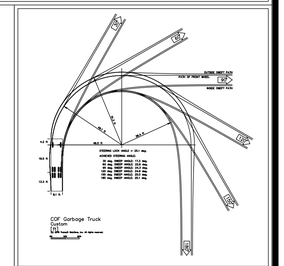
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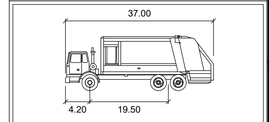
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- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- STANDPIPE/WALL HYDRANT

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES INCLUDING A PRIVATE DRIVE THAT IS PARALLEL AND NORTH OF COOL SPRINGS BOULEVARD. AND A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTHWEST CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE TRAFFIC SIGNAL AT WINDCROSS COURT TO THE HAVEN DEVELOPMENT AND FURTHER NORTH. THE FIRE ACCESS LANE ENCOMPASSING THE DEVELOPMENT WILL BE RESTRICTED TO EMERGENCY AND SOLID WASTE VEHICLES. ACCORDING TO A TRAFFIC STUDY PERFORMED BY NEEL-SCHAFFER IN OCTOBER OF 2016, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA.





COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
CENTRIC ARCHITECTURE
Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

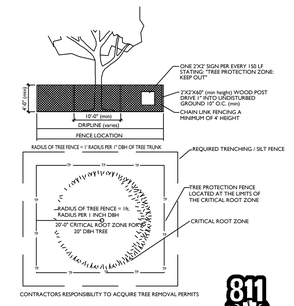
MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT No. 121955 STATE OF TENNESSEE
AGRICULTURE
January 2022

Revision	Date
△	
△	
△	

GARBAGE ROW & ACCESS PLAN

SHEET
C4.1

COF # 7891



TREE PROTECTION FENCING DETAIL NTS

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

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 CANOPY RETENTION

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TREE AREA	EXISTING TREE CANOPY	PRESERVED TREE CANOPY
	34,707 SF (0.81 AC)	13,631 SF (0.31 AC)

19858.87
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 34,707 SF; 0.80 AC (4% OF SITE)
REQUIRED CANOPY PRESERVATION: 26% (9,148 SF; 0.21 AC)

PROVIDED CANOPY PRESERVATION: 13,631 SF; 0.31 AC

KEY

- REMOVED CANOPY
- PRESERVED CANOPY
- SPECIMEN TREES

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	x
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	x
74	Cottonwood	24"	Fair	
Total Specimen In.		**177**		
Specimen In. Removed		**50**		
Required Replacement In.		**100**		

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1285 08.09.22

Revision Date
△
△
△

TREE PRESERVATION
SHEET
L1.0
COF # 7891

SITE DATA CHART

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*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
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NUMBERS LISTED ON MASTER PLAN REFER TO
BUILDING NUMBER AND ARE FOR REFERENCE ONLY



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1295
08.04.22

Revision Date
△
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ARCHITECTURE

SHEET
A1.0

COF # 7891



PROPOSED EAST ELEVATION



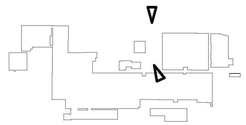
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



THE CAROUSEL BUILDING IS THE ONLY BUILDING BEING PROPOSED AND NO OTHER BUILDING CHANGES ARE INCLUDED IN THIS DEVELOPMENT PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1215 08.09.22

Revision Date
△
△
△

ARCHITECTURE

SHEET
A1.1

COF # 7891

McCOY DESIGN
615 MAIN STREET, SUITE 202; NASHVILLE, TENNESSEE 37206; MCCOYNASH.COM

THE FACTORY AT FRANKLIN

The Factory at Franklin is being envisioned as a cohesive complex focusing on retail, restaurants, offices, and public spaces. The intended style is to be refined industrial with an emphasis on retaining as much of the historic character as possible, while not trying to replicate or mimic the style with materials and construction of the modern age. All new elements shall stand apart of the existing historic elements while complementing them. Colors, forms, and materials should respect the refined industrial aesthetic. Excessive ornamentation is prohibited to insure a uniform presence for all tenants.

In developing the included Comprehensive Sign Plan and preliminary programming, we researched both the existing historic code and the municipal sign code, for the proposed site signage. As part of the research into these codes, there are locations that are considered to be non-conforming. This document is to show those locations and request certain Modifications of Standards for those locations.

OVERALL SITE SIGN PLAN



SIGN TYPES

- x6 - BAND
- x4 - V. BLADE
- x15 - CANOPY
- x8 - CONVENIENCE
- x4 - DEVELOPMENT ENTRY
- x4 - DIRECTORY
- x17 - PROJECTING
- x20 - WALL

NOTE: RED OUTLINE INDICATES SIGNS THAT REQUESTING AN MOS

BLDGS 3, 11, & 13 ELEVATIONS



2 EXTERIOR ELEVATION - BLDG 11 & 13 - SOUTH ELEVATION

Approx 436' linear frontage on Liberty



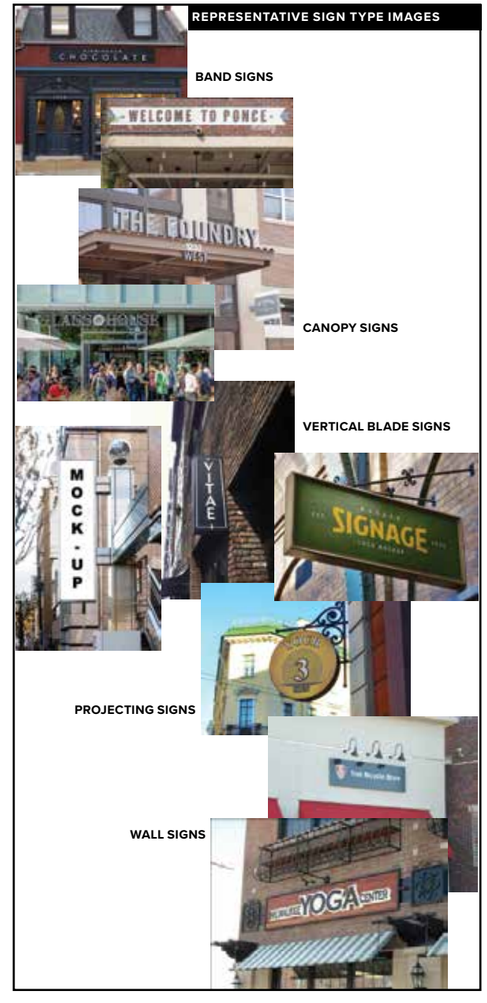
1 EXTERIOR ELEVATION - BLDG 3 & 11 - WEST ELEVATION

Approx 368' linear frontage on Franklin

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

Sign Location	Message	Sign Type	Maximum Size	MoS
0001.1	(Building ID)	Wall	350 sq ft	Sq Ft Size
0001.2	(Building ID)	Wall	350 sq ft	Sq Ft Size
0003.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0004.0	(Building ID)	Canopy	31 sq ft	Located Below
0005.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0006.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0007.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height
0009.0	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0010.0	(Retail/Tenant ID)	Band	35.5 sq ft	Qty per Facade
0010.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0011.0	(Retail/Tenant ID)	Band	35.5 sq ft	Qty per Facade
0013.0	(Building ID)	Canopy	35.5 sq ft	Located Below
0014.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height
0015.0	(Retail/Tenant ID)	Canopy	16 sq ft	Located Below
0016.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height

REPRESENTATIVE SIGN TYPE IMAGES



BAND SIGNS

CANOPY SIGNS

VERTICAL BLADE SIGNS

PROJECTING SIGNS

WALL SIGNS

BLDG 6 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0020.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Size
0021.0	(Retail/Tenant ID)	Wall	15 sq ft	N/A
0022.0	(Building ID)	Wall	19 sq ft	N/A

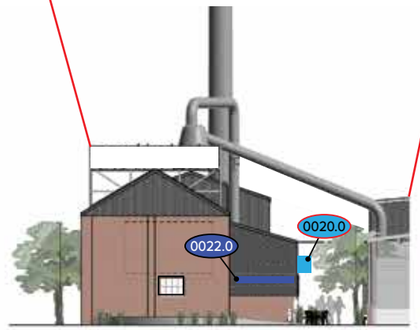


REF. #2 - BUILDING 6 - WEST ELEVATION

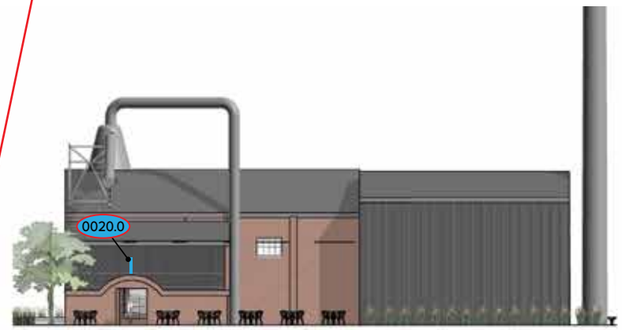

4 BUILDING 6 - EAST ELEVATION



3 BUILDING 6 - NORTH ELEVATION



2 BUILDING 6 - WEST ELEVATION



1 BUILDING 6 - SOUTH ELEVATION

REPRESENTATIVE SIGN TYPE IMAGES

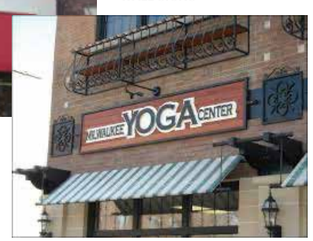


PROJECTING SIGNS





WALL SIGNS



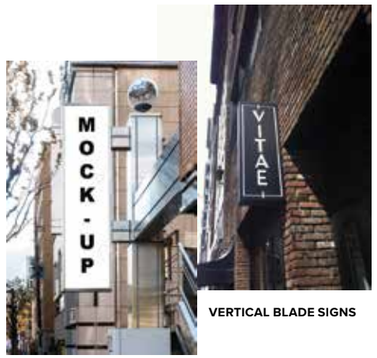
NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

BLDGS 8, 9, & 10 ELEVATIONS

REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



VERTICAL BLADE SIGNS



PROJECTING SIGNS

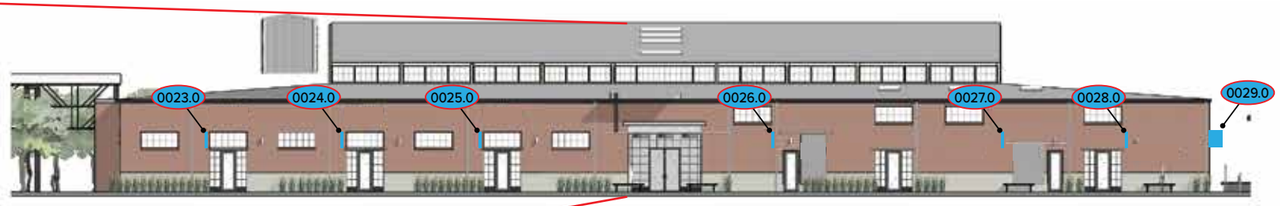


WALL SIGNS

Sign Location	Message	Sign Type	Maximum Size	MoS
0023.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0024.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0025.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0026.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0027.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0028.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0029.0	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0030.0	(Retail/Tenant ID)	V. Blade	12.25 sq ft	Height
0033.0	(Retail/Tenant ID)	Directory	4.5 sq ft	N/A
0035.0	(Building ID)	Canopy	117 sq ft	On Structure
0037.0	(Retail/Tenant ID)	Wall	12.25 sq ft	Qty per Facade
0038.0	(Retail/Tenant ID)	Wall	12.25 sq ft	Qty per Facade
0039.0	(Retail/Tenant ID)	Wall	12.25 sq ft	Qty per Facade
0041.0	(Retail/Tenant ID)	Wall	12.25 sq ft	Qty per Facade
0042.0	(Building ID)	Art/Mural	237.5 sq ft	N/A



REF. #3 - BUILDING 8 - SOUTH ELEVATION



3 BUILDING 8 - SOUTH ELEVATION



2 BUILDING 8, 9 & 10 - NORTH ELEVATION



LOC. 0042.0 TO BE POTENTIAL ART ELEMENT OR MURAL



REF. #1 - BUILDING 8 - WEST ELEVATION

1 BUILDING 8 - WEST ELEVATION

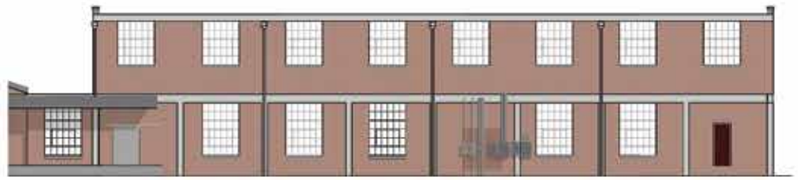
NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

BLDG 2 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0044.0	(Retail/Tenant ID)	Directory	4.5 sq ft	N/A
0045.0	(Retail/Tenant ID)	Wall	46.75 sq ft	N/A
0046.0	(Building ID)	Canopy	19.25 sq ft	Located Above



REF. #3 - BUILDING 2 - WEST ELEVATION



2 BUILDING 2 - NORTH ELEVATION



3 BUILDING 2 - WEST ELEVATION
Approx 128.5' linear frontage on Franklin



1 BUILDING 2 - SOUTH ELEVATION
Approx 379.5' linear frontage on Liberty

REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

BLDGS 11 & 12 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0050.0	(Building ID)	Canopy	85 sq ft	Located Above
0050.1	(Retail/Tenant ID)	Wall	21 sq ft	Qty per Facade
0051.0	(Building ID)	Canopy	16 sq ft	Located Above
0052.0	(Retail/Tenant ID)	Wall	5 sq ft	Qty per Facade
0053.0	(Retail/Tenant ID)	Wall	5 sq ft	Qty per Facade
0054.0	(Retail/Tenant ID)	Wall	5 sq ft	Qty per Facade
0055.0	(Building ID)	Band	11 sq ft	N/A
0056.1	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0056.2	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0056.3	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Qty and Size
0057.0	(Building ID)	Wall	42 sq ft	Qty per Facade
0058.0	(Building ID)	Canopy	16.75 sq ft	Located Above
0059.0	(Retail/Tenant ID)	Wall	9.25 sq ft	Qty per Facade
0059.1	(Retail/Tenant ID)	Projecting	6.5 sq ft (per side)	Size
0060.0	(Retail/Tenant ID)	Wall	9.25 sq ft	Qty per Facade
0061.0	(Building ID)	Canopy	11 sq ft	Located Above

REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



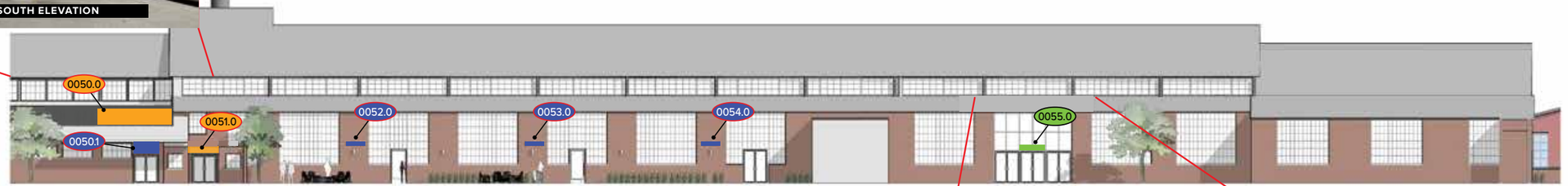
PROJECTING SIGNS



WALL SIGNS



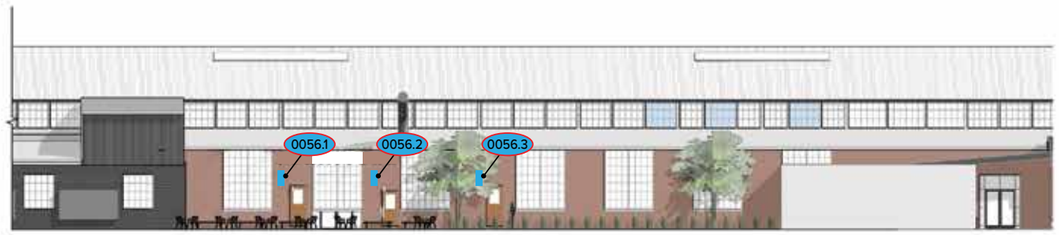
REF. #3 - BUILDING 12 - SOUTH ELEVATION



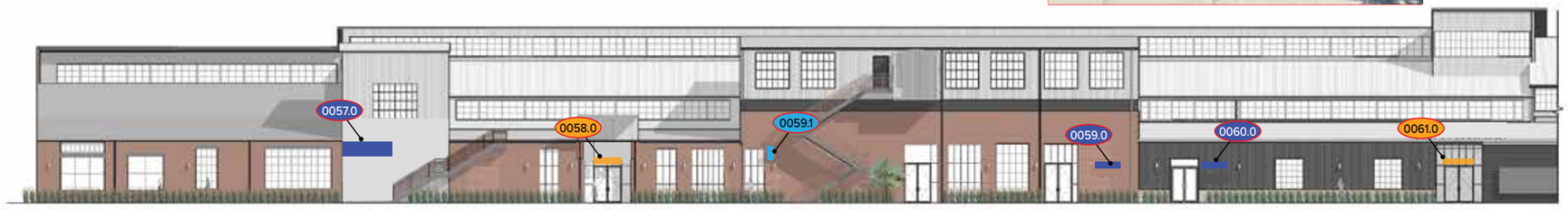
NOTE: LOCATION 0050.1 HAS AN EXISTING RETAIL TENANT SIGN

NOTE: LOCATION 0055.0 HAS AN EXISTING BUILDING ID SIGN

3 BUILDING 12 - SOUTH ELEVATION
Approx 413' linear frontage on Liberty



2 BUILDING 11 - NORTH ELEVATION



1 BUILDING 12 - NORTH ELEVATION

NOTE PREVIOUS SIGN



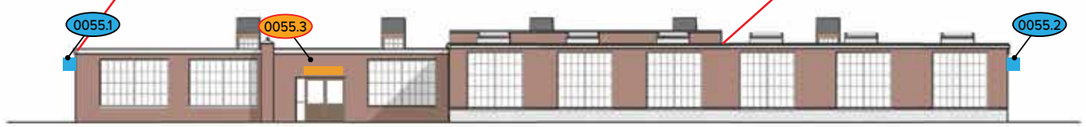
REF. #3 - BUILDING 12 - SOUTH ELEVATION

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

BLDG 14 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above
0055.4	(Retail/Tenant ID)	Canopy	21 sq ft	Located Above
0055.5	(Retail/Tenant ID)	Wall	21 sq ft	N/A





3 BUILDING 14 - SOUTH ELEVATION



2 BUILDING 14 - EAST ELEVATION



1 BUILDING 14 - WEST ELEVATION



REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS

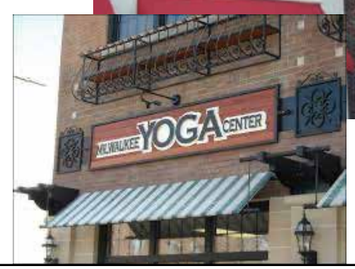




PROJECTING SIGNS



WALL SIGNS



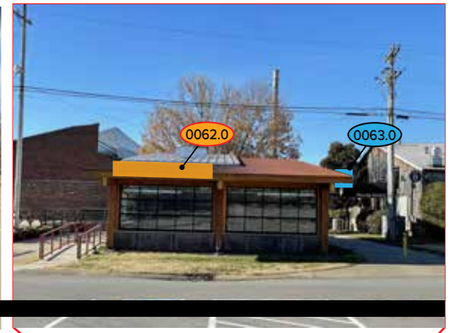
NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

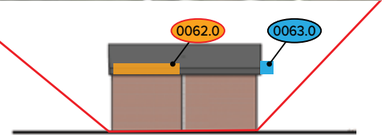
BLDGS 5 & 10 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0062.0	(Retail/Tenant ID)	Canopy	27.5 sq ft	Located Above
0063.0	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0064.0	(Building ID)	Wall	12.25 sq ft	N/A
0064.1	(Retail/Tenant ID)	Directory	4.5 sq ft	Qty per Facade
0064.2	(Retail/Tenant ID)	Directory	4.5 sq ft	Qty per Facade
0065.0	(Building ID)	Canopy	27.5 sq ft	Located Below

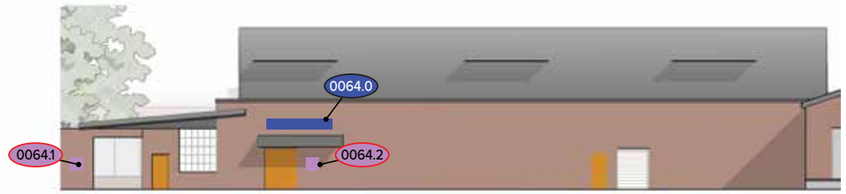


REF. #2- BUILDING 10 - EAST ELEVATION





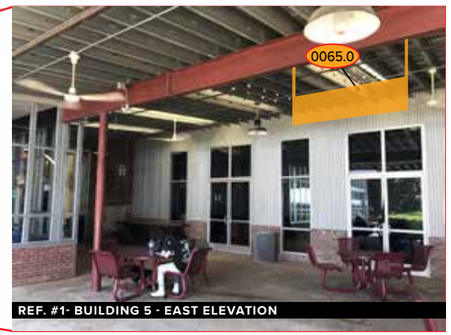
2 BUILDING 10 - EAST ELEVATION



3 BUILDING 5 - NORTH ELEVATION



1 BUILDING 5 - EAST ELEVATION



REF. #1- BUILDING 5 - EAST ELEVATION

REPRESENTATIVE SIGN TYPE IMAGES





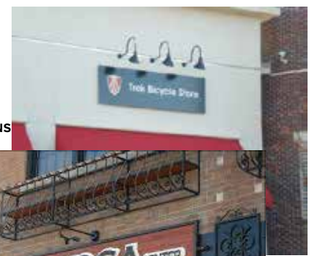
CANOPY SIGNS

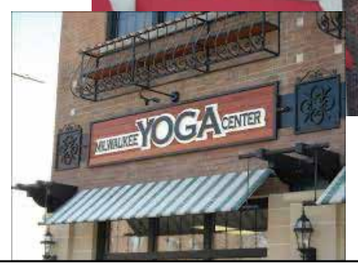




PROJECTING SIGNS

WALL SIGNS





NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

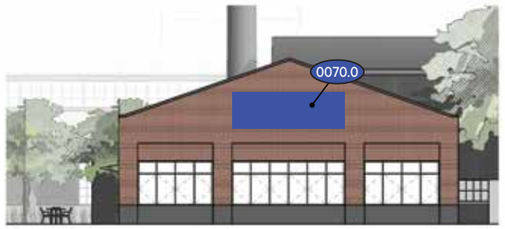
BLDG 7 (CAROUSEL) ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0070.0	(Building ID)	Art/Mural	184 sq ft	N/A
0071.1	(Building ID)	Canopy	29 sq ft	Located Above
0071.2	(Building ID)	Canopy	29 sq ft	Located Above

LOC. 0070.0 TO BE POTENTIAL ART ELEMENT OR MURAL



4 BUILDING 7 (CAROUSEL) - EAST ELEVATION



3 BUILDING 7 (CAROUSEL) - NORTH ELEVATION



2 BUILDING 7 (CAROUSEL) - WEST ELEVATION



1 BUILDING 7 (CAROUSEL) - SOUTH ELEVATION

REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

MODIFICATIONS OF STANDARDS

The request for Modification of Standards is directly tied to the previous Comprehensive Sign Plan, and they are as follows:

Modifications of Standards

Sec. 15.1.3 (Signs - Proportion and Shape)

Standards revised to allow signage to be the shape of a item that is representative of a tenant or retail business. Such as the shape of a logo or symbol of the tenant. This will allow for variety and an organic appearance among the sign family. Standardization will be maintained by in the use of code specific materials and color palettes, and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.





















Modifications of Standards

Sec. 15.4 (Signs - Band Sign - Quantity)

Standards revised to allow one Band Sign per tenant along the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Band Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.





















Modifications of Standards

Sec. 15.5 (Signs - Canopy Signs - Location)

Standards revised to allow Canopy Signs to be above or below the canopy roof line. This would only be utilized when along a low roof line, and would not be allowed to project above any higher level roof lines. This is being requested to address situations where the building entry canopy projects significantly from the building, and obscures the sight line to the building facade above. This would be appropriate in the overall context of the project.





































Modifications of Standards

Sec. 15.12 (Signs - Small Projecting Signs - Quantity and Size)

Standards revised to allow one Small Projecting Sign per tenant along the same facade. As these signs would serve as the primary IDs within the alleyway, it is being requested that the size allowance be a maximum of 6.5 sq ft per side in that area. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. This would be appropriate in the overall context of the project.

Modifications of Standards

Sec. 15.14 (Signs - Vertical Blade Signs - Height)

Standards revised to allow Vertical Blade Signs along a facade, even when that elevation is less than two stories. These will not project above roof lines, and will maintain a proper above grade height. These are to be restricted to the four specified locations of;

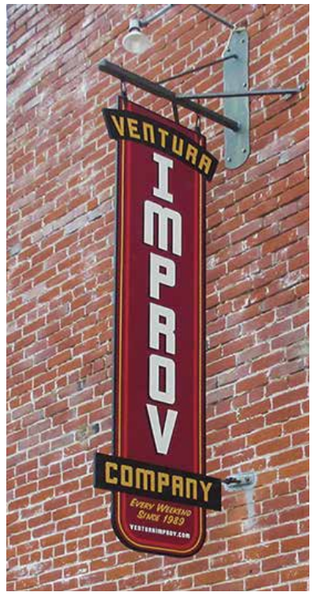
BUILDING 11 & 13
0007.0, 0014.0, 0016.0

BUILDING 8
0030.0

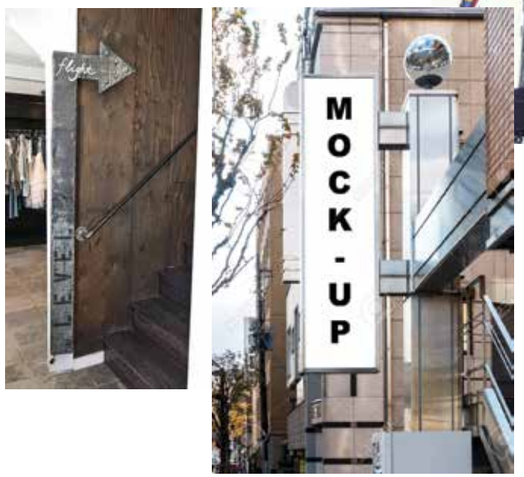
This is being requested to address situations where tenants entrances have limited wall space for Band or Wall Signs, or where those signs may obscure windows or transoms. This would be appropriate in the overall context of the project.















Modifications of Standards

Sec. 15.15 (Signs - Wall Sign - Quantity & Location)

Standards revised to allow one Wall Sign per tenant along the same facade. In certain locations, the Wall Sign may be allowed to extend above a lower level roofline, or sit directly on top of a lower level roof. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Wall Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.























Modifications of Standards

Sec. 15.15 (Signs - Wall Sign - Quantity & Size)

Standards revised to allow two direct painted Wall Sign signs on the existing Water Tower at approximately 350 sq ft each. This is being requested to replace the previous three wall signs.



PREVIOUS SIGN, AS CONTEXT

REPRESENTATIVE CONCEPT IMAGE

City of Franklin

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

File #: 21-03454

DATE: August 8, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

1624 West Main PUD Subdivision, Final Plat (Formerly Bob Rucker Subdivision, Lots 1 And 2), Consolidating 2 Commercial Lots Into 1 Commercial Lot And Establishing Easements, On 0.77 Acres, Located At 1624 And 1628 West Main Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7910
Applicant: Steve Matthews, Dale & Associates
Owner: Rick English, Boston English Prop.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to consolidate two commercial lots into one commercial lot for the property located at 1624 West Main Street. The subject property consists of 0.77 acres. The plat reflects the layout for the approved site plan for the 1624 West Main Street PUD Subdivision for a single-story commercial building. Due to the transitional buffer and adjacent residential properties, this plat must be reviewed and approved by the Franklin Municipal Planning Commission.

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)

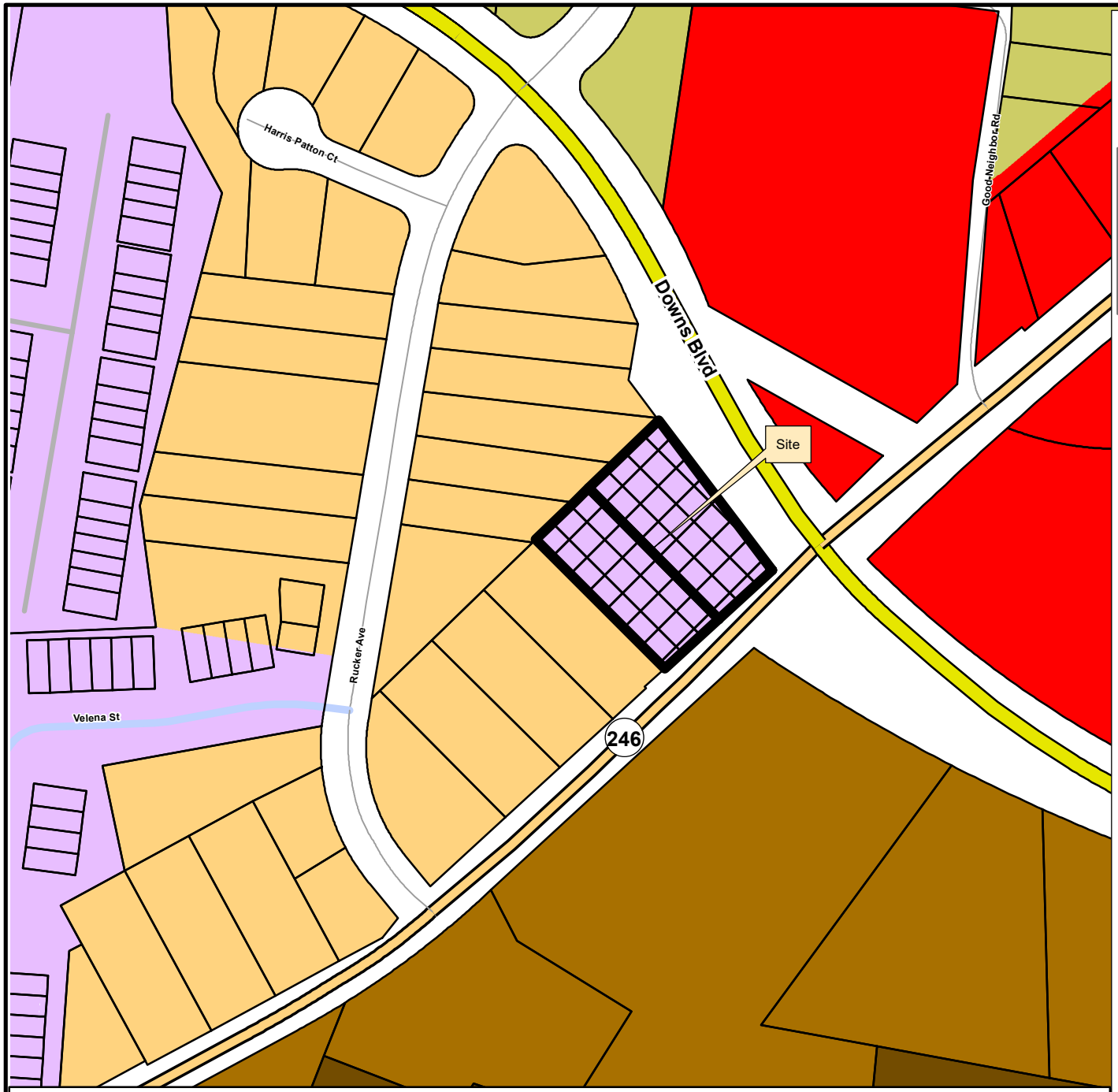
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the 1624 West Main PUD Subdivision Final Plat with conditions.



1624 WEST MAIN STREET PUD SUBDIVISION, FINAL PLAT

Project Information
Existing Zoning: PD 1.28/6500
Overlay Districts: n/a
Site Acreage: 0.77 acres
Proposed Number of Dwelling Units: 1
Proposed Nonresidential Square Footage: 6500

Zoning Districts

- 1624 W Main St PUD

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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7910

CONDITIONS OF APPROVAL:

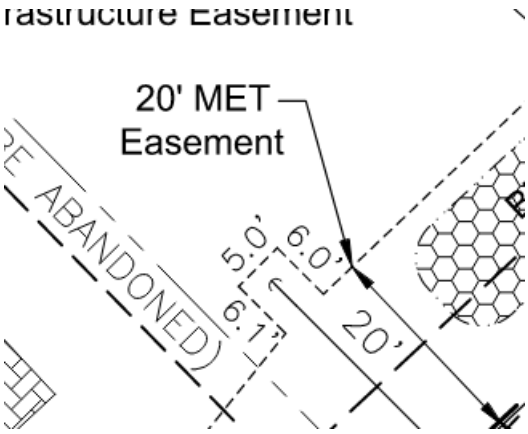
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise the easement acronym below to "MTE" as directed by the MTEMC reviewer, rather than "MET":



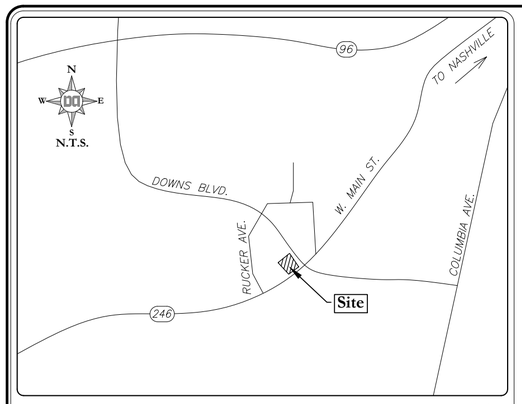
[Edited By Lance Fittro]

Performance Agreement and Surety

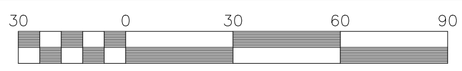
General Issues

2. Engineering Sureties

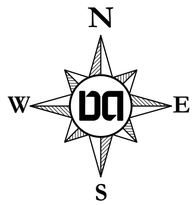
kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7822 (1624 West Main PUD Subdivision, Site Plan (Bookers Corner))** shall be transferred to this final plat as a condition of approval.



Vicinity Map NTS







DEED REFERENCE
TO: BOSTON ENGLISH PROPERTIES, LLC.
RECORD: DEED BOOK 7011, PAGE 879, R.O.W.C., TENNESSEE

PLAT REFERENCE
BEING LOTS 1 AND 2 ON THE PLAN OF BOB RUCKER LOT ADDITION
RECORD: PLAT BOOK 1, PAGE 17, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCELS 1 AND 2 ON TAX MAP 78P, GROUP A

Line Table		
LINE	BEARING	DISTANCE
L1	N 46°40'18" E	18.54'
L2	S 44°42'46" W	50.74'
L3	S 44°42'46" W	30.53'
L4	N 44°26'46" W	5.27'

Area Table		
Area	Acres	Sq. Feet
Total Area Lot 1	0.77	33716.59

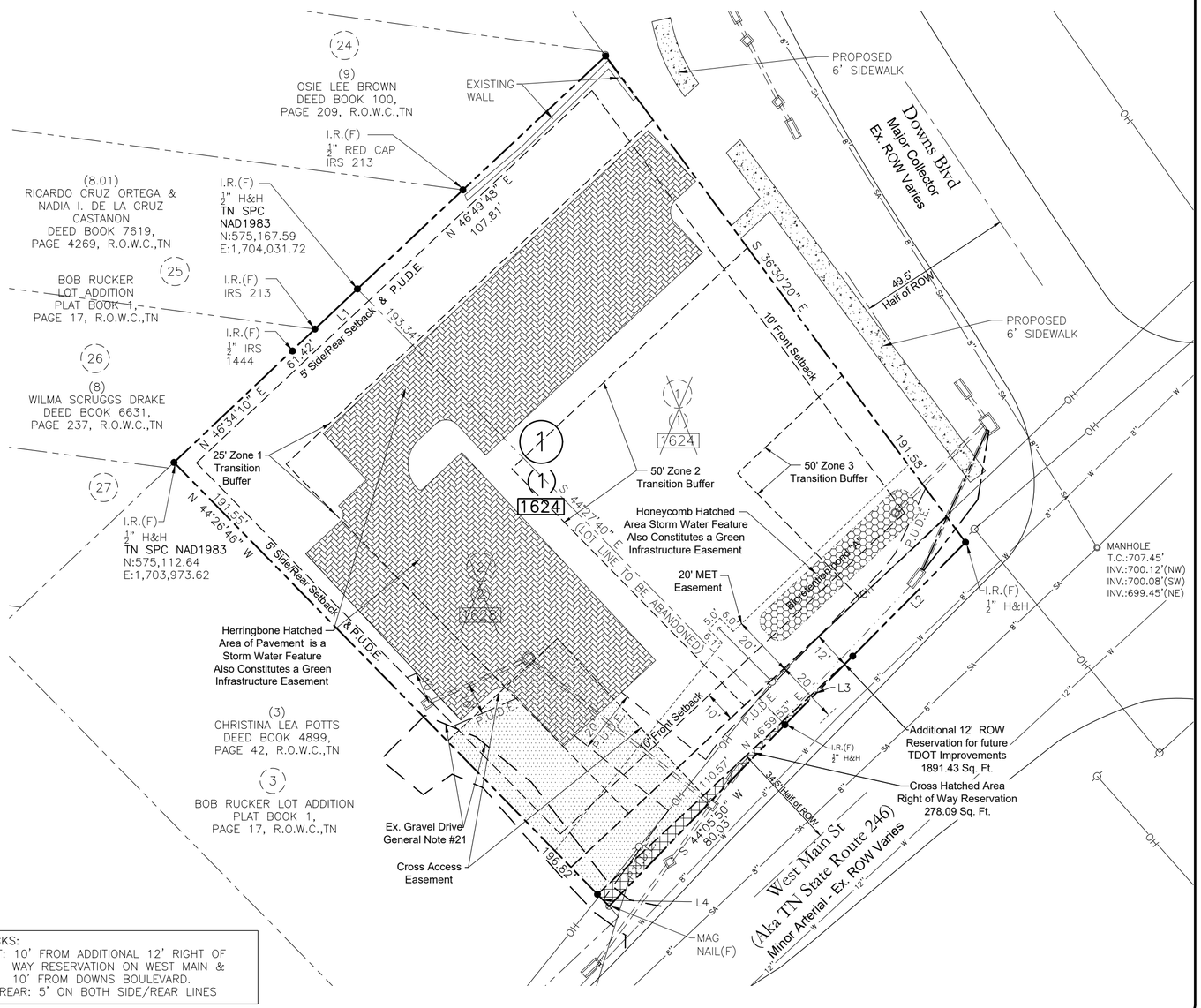
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE.
2. THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERCEDES LOTS 1 & 2 ON THE THE PLAN OF BOB RUCKER LOT ADDITION, OF RECORD IN PLAT BOOK 1, PAGE 17, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
3. PROPERTIES ZONED PD 1.28/6500.
4. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT. 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT. 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
5. PARCEL NUMBERS SHOWN THUS (001) PERTAIN TO PROPERTY MAP NUMBER 78P GROUP A. PROPERTY ASSESSOR'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY OWNER: PARCEL 1 & 2: BOSTON ENGLISH PROPERTIES LLC
   1717 CHAMPION BOULEVARD
   FRANKLIN, TN 37064
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
8. THE PROPERTY SHOWN IS IN ZONE X AND IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0192 G. EFFECTIVE DATE: DECEMBER 22, 2016.
9. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
10. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
11. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES OFF WEST MAIN STREET.
12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
13. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS."
16. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE."
17. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
18. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
19. 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."
20. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
21. EXISTING GRAVEL DRIVE TO BE UTILIZED FOR INGRESS/EGRESS ACCESS TO LOT 3.

LEGEND

M.N.(F)	MAG-NAIL (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP STAMPED "DALE AND ASSOCIATES"
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
ANCHOR	→
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
LOT NUMBER	(xx)
PARCEL NUMBER	(x)
PROPERTY LINE	———
FENCE LINE	—//—
OVERHEAD UTILIITES	——OH——
WATER LINE	——W——
SANITARY LINE	——SA——
STORM PIPE	═══
DRAINAGE DITCH	— · · —

SETBACKS:
FRONT: 10' FROM ADDITIONAL 12' RIGHT OF WAY RESERVATION ON WEST MAIN & 10' FROM DOWNS BOULEVARD.
SIDE/REAR: 5' ON BOTH SIDE/REAR LINES



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

_____ _____
Secretary Date:
Franklin Municipal Planning Commission

Certificate of Approval of 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:

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2022.

_____ 8/3/22
Surveyor Date:

STEVEN C. MATTHEWS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 8/3/22 TENNESSEE NO. 2352

Date: June 24, 2022
Revision Date: August 3, 2022

Owner/Developer:
Boston English Properties LLC
1717 Champion Boulevard
Franklin, TN 37064

1624 West Main PUD Subdivision
FINAL PLAT
(Formerly Bob Rucker Subdivision of Lot 1 & 2)

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 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 Lots 1 & 2 of Bob Rucker Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____
Director, Streets Department Date:
City of Franklin, Tennessee:

Certificate of Approval of Water and Sewer Systems
I hereby certify that:
A. The water and sewer systems designated in Lots 1 & 2 of Bob Rucker 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 Date:
City of Franklin, Tennessee

Certificate of Ownership
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7011, Page 879, 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.

_____ _____
Owner(s) Date

5th CIVIL DISTRICT
SCALE 1"=30'
CLOSURE>1:10,000

TOTAL ACRES OF AFFECTED PROPERTY = 0.77
TOTAL LOTS= 1
City of Franklin Project# 7910

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
Project # 21122

Sheet 1 of 1

City of Franklin

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

File #: 21-03449

DATE: August 5, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Redeveloping The Provided Open Space On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7882
Applicant: Eric Parl, Ragan Smith Associates
Owner: Taylor Wells, Highwoods Properties

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to redevelop the 131,525 square feet of open space within the development. The property is 32.34 acres and the unified site plan includes lots zoned RC6, Regional Commerce 6 District and RC12, Regional Commerce 12 District. The proposed development meets the City's development standards. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C, which states that site plans shall be submitted for approval by the FMPC if the application includes one of many criteria listed, including a Unified Site Plan. This application is a revision to a unified site plan approved in May 2006.

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

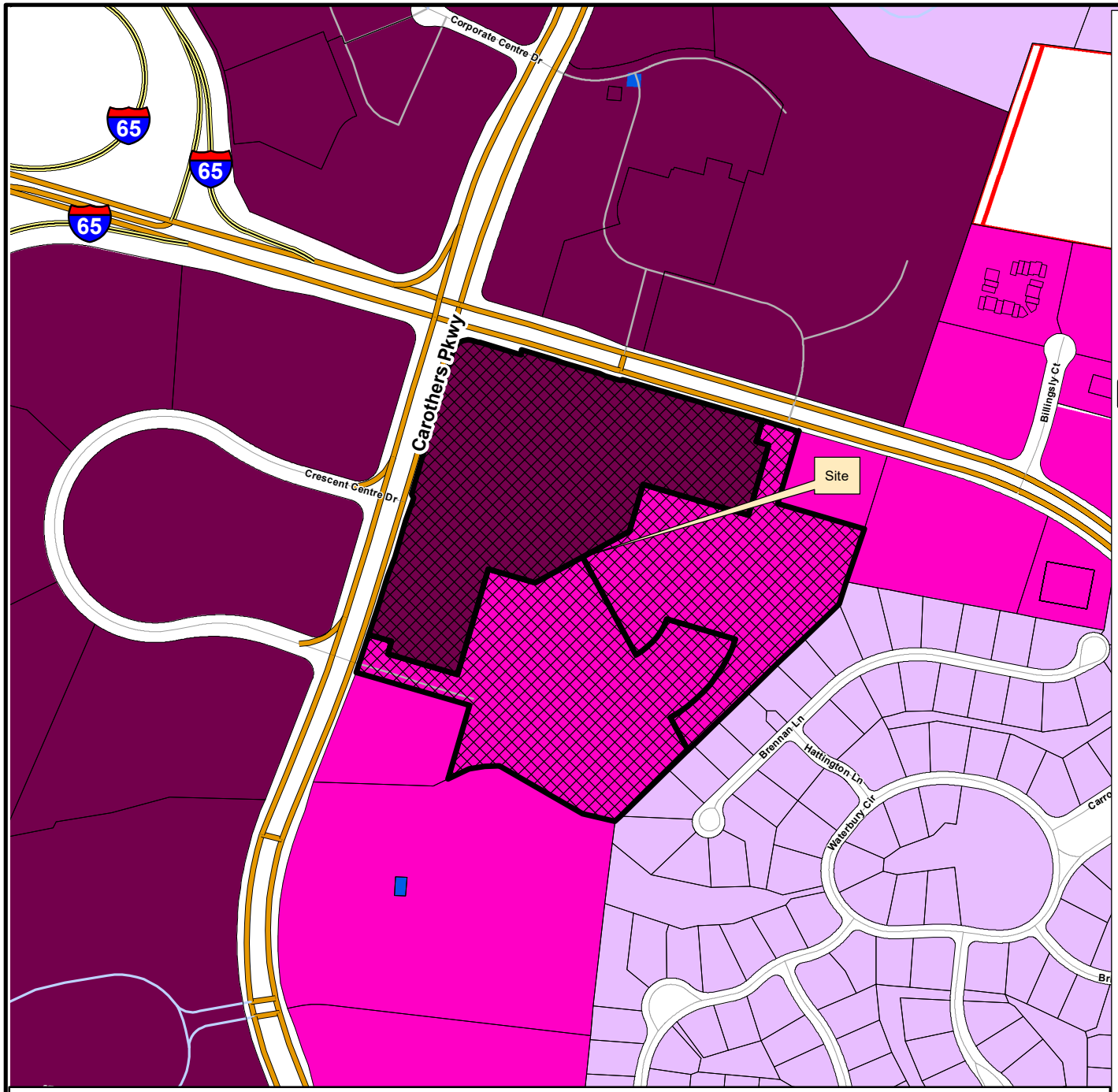
plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer 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 that the Franklin Municipal Planning Commission approve, with conditions, Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, and 692. The conditions of approval are attached.



COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 28, REVISION 2, LOTS 675, 676, AND 692 (UNIFIED SITE PLAN OPEN SPACE REVISIONS)

Project Information
Existing Zoning: RC6, Regional Commerce 6 District and RC12, Regional Commerce 12 District
Site Acreage: 32.34 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 5,400

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7882

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

44. B. General Information

lance.fittro@franklintn.gov	A revised final plat will be required in order to reserve right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.

59. E. Roadway Design and Plan & Profile

lance.fittro@franklintn.gov	This is an advisory comment which **does not hinder approval of the Site Plan**: Per Section 3.2.4 of the Street Specs, all development adjoining existing Arterial or Collector roadway are required to dedicate (fee simple) right-of-way to meet the minimum requirements for the functional street classification of the existing street. As discussed in previous meetings, the additional ROW area is shown as ROW Reservation at this time. Dedication of the ROW shall be made in conjunction with the first site plan for any additional building having frontage on Carothers Parkway, or the commencement of a City project for the roadway widening, whichever is first.

70. V. Site Permits

amanda.ray@franklintn.gov	For Future Reference Only: This site has triggered the requirement of other permits. These permits must be issued PRIOR to issuance of Site Stormwater/Grading permit. Permits Include: • NPDES

Performance Agreement and Surety

General Issues

56. Engineering Sureties

kevin.long@franklintn.gov	All sureties from this site plan are hereby transferred to the Final Plat, **COF 7883 (Cool Springs East Subdivision, Final Plat, Section 28, Revision 2)** as a Condition of Approval for this site plan.

72. Landscape

jason.arnold@franklintn.gov	The number of existing trees (canopy and understory) proposed to be saved exceeds the minimum requirements at the time of site plan approval, 2006. Therefore, even when the proposed trees are removed for courtyard improvements, the site will still meet minimum standards. There will not be a Landscape Bond required.

Planning

General Issues

1. Project name

chelsea.randolph@franklintn.gov	After staff review the following name is the correct naming of the proposed project: Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, and 692 (Unified Site Plan Open Space Revisions)

16. Lighting

chelsea.randolph@franklintn.gov	COMMENT **NOT** ADDRESSED. Applicant shall meet the requirement of Chapter 14.2.1.A, including in the area on and around the sport courts . The proposed sports court is **NOT** classified as one of the exempt uses per the Zoning Administrator's determination. This decision can be appealed or a variance requested to the Board of Zoning Appeals per section 20.10 or 20.18 of the Zoning Ordinance.

71. Cafes

chelsea.randolph@franklintn.gov	Applicant shall remove **ALL** "Future Building" labels and **ALL** future building foot prints on these plans.

Stormwater

General Issues

12. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Issues addressed, coverage pending other open EPSC comments.

43. Bioretention

jeff.willoughby@franklintn.gov	Level II requires one 2" caliper tree per 400 sqft. 1800sqft/4=4.5 trees

51. EPSC

Doug.Noonan@franklintn.gov	Comment not addressed, " Post construction measures shall be removed from interim EPSC sheet and only temporary EPSC measures shall be shown. Proposed grading, roads, and infrastructure shall be shown. " • Underdrains shown on interim EPSC plan for paver areas, how will the underdrains be protected? • Underdrains shown on interim EPSC plan for bioretention. This area will be receiving runoff. I recommend removing underdrains on the interim plan and adding filter rings around the outlet structures.

55. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

73. Riparian Buffer

jeff.willoughby@franklintn.gov Provide Riparian Buffer note on all EPSC/Grading/Landscape/ and Buffer Management Plan Sheets:

"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."

Water/Sewer

General Issues

62. Sanitary sewer

ben.mcneil@franklintn.gov The applicant did discuss with staff, however, the recorded plat does not show an easement for the sanitary sewer service crossing lot 692 to serve lot 675. As there is a new unified site plan, the sewer must be brought up to current standards.

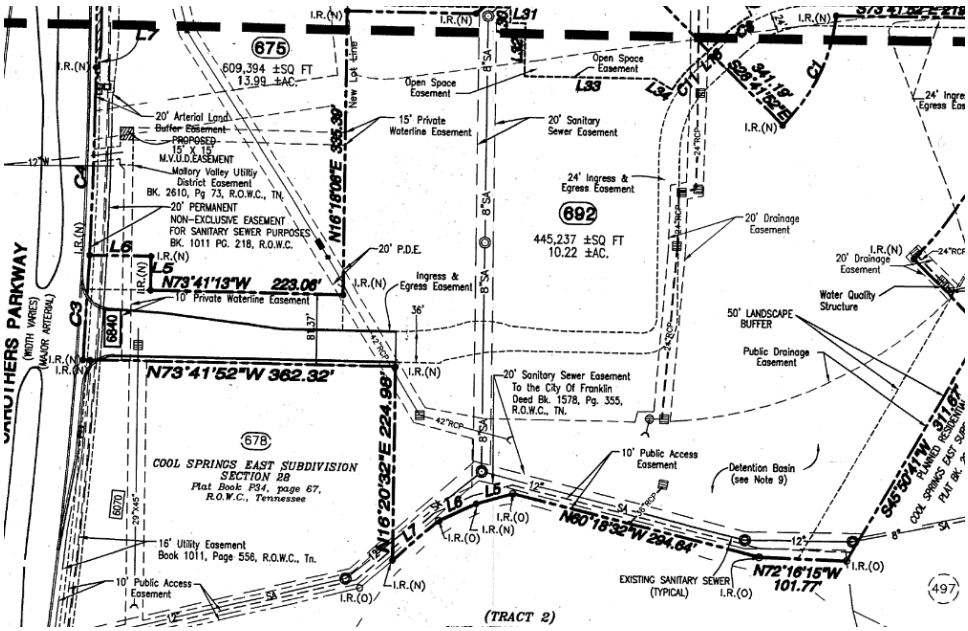
Franklin is responsible to property line per current code and in this case, the sewer is not in an easement to allow maintenance. The sewer must be rerouted into the existing main along the north side of lot 692 or a private easement and note added as follows:

- Lot 675 is responsible for sanitary sewer service to existing 20' sanitary sewer easement along lot 692. Franklin Water Management is only responsible for the sanitary sewer service to edge of easement.

A private easement must be shown on final plat to allow lot 675 ability to maintain service on lot 692.

The applicant shall revise

Current plat

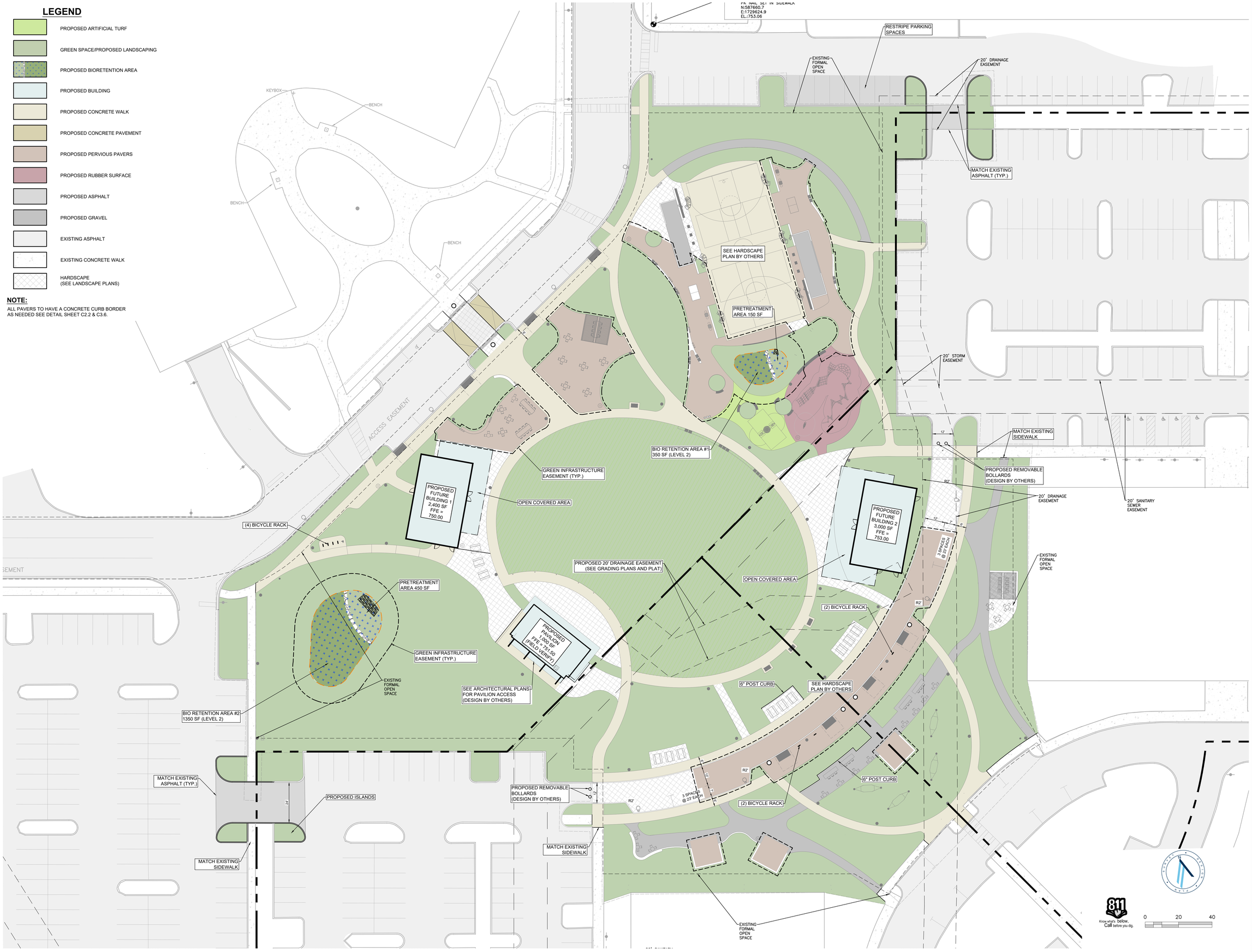


[Edited By Ben McNeil]

LEGEND

- PROPOSED ARTIFICIAL TURF
- GREEN SPACE/PROPOSED LANDSCAPING
- PROPOSED BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED RUBBER SURFACE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE WALK
- HARDSCAPE (SEE LANDSCAPE PLANS)

NOTE:
ALL PAVERS TO HAVE A CONCRETE CURB BORDER AS NEEDED SEE DETAIL SHEET C2.2 & C3.6.



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HASTINGS
Hastings Architecture, LLC
225 Polk Avenue Suite 100
Nashville TN 37203
615.329.1329
hastingsarchitecture.com
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ERIC MICHAEL RAGAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
No. 121598
8/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

ENLARGED SITE LAYOUT PLAN

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

C2.1

EXTERIOR MATERIALS LEGEND

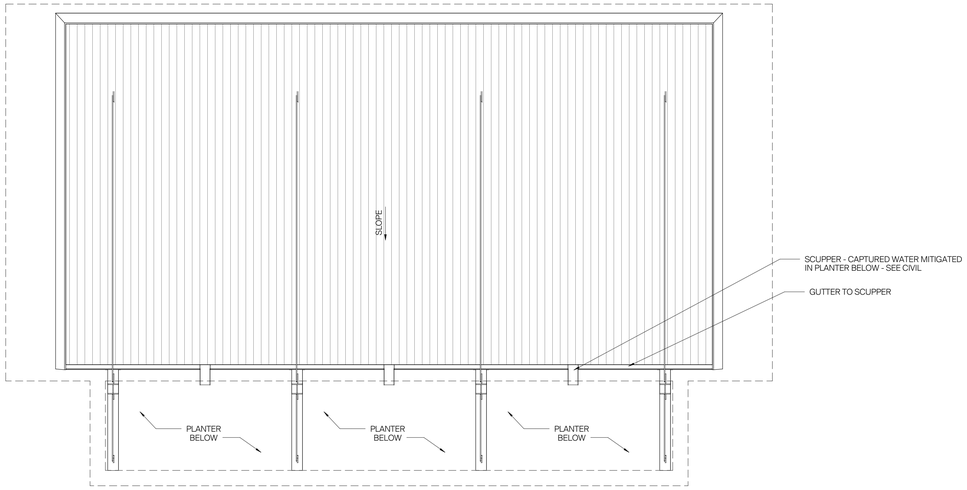
- CC-1 CONCRETE
- RF-1 METAL ROOFING
- WD-1 WOOD DECKING
- MT-1 STEEL CABLE (PAINTED)
- MT-2 GALVANIZED STEEL (PAINTED)
- MP-1 ALUMINUM COMPOSITE METAL
- SC-1 METAL SCUPPER - COLOR TO MATCH MP-1



5 SE PERSPECTIVE
NTS



6 FRONT PERSPECTIVE
NTS



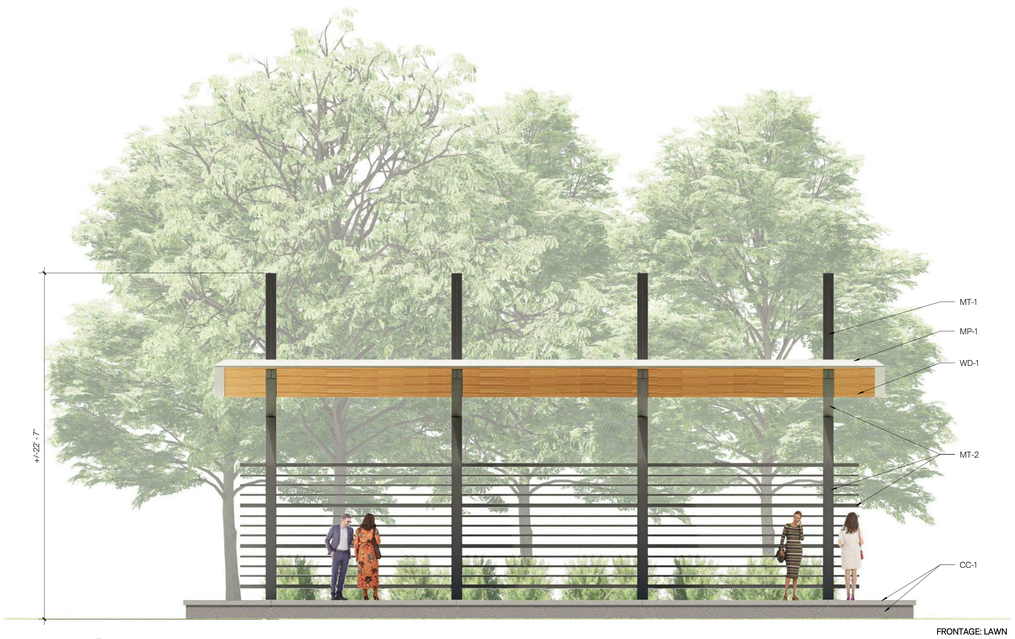
3 PAVILION ROOF PLAN
1/4" = 1'-0" 0 2' 4' 8'



2 PAVILION SOUTH (SIDE) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



4 PAVILION WEST (BACK) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



1 PAVILION EAST (FRONT) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'

HASTINGS
615.329.1399
hastingsarchitecture.com
Hastings Architecture, LLC
225 Polk Avenue Suite 100
Nashville TN 37203

CHARLES EVERETT GARNER
REGISTERED ARCHITECT
AGRICULTURE
STATE OF TENNESSEE

SITE PLAN SET

Highwoods PROPERTIES

COOL SPRINGS EAST SUBDIVISION UNIFIED SITE PLAN, SECTION 28, REVISION 1

LOTS 675, 676, & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT # 7882

REVISION INFORMATION
REVISION 2 2022.08.04 PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.05.27

ELEVATIONS / 3D VIEWS - PAVILION

A2.12

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE)

HIGHWOODS PROPERTIES

CONTACTS

OWNER/DEVELOPER
HIGHWOODS PROPERTIES
TAYLOR WELLS
3322 WEST END AVENUE, SUITE 600
NASHVILLE, TN 37203
(615) 340-1232
TAYLOR.WELLS@HIGHWOODS.COM

CIVIL
RAGAN-SMITH & ASSOCIATES
ERIC PARL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
EPARL@RAGANSMITH.COM

ARCHITECTURE
HASTINGS ARCHITECTURE ASSOCIATES, LLC
CHUCK GANNAWAY
127 THIRD AVENUE SOUTH
NASHVILLE, TN 37201
(615) 329-1399
CGANNAWAY@HAA.US

LANDSCAPE ARCHITECTURE
HAWKINS PARTNERS, INC.
WILL MARTH
110 S 10TH ST.
NASHVILLE, TN 37206
(615) 255-5218
W.MARTH@HAWKINSPARTNERS.COM

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692
CITY OF FRANKLIN PROJECT NUMBER:	7882
STREET ADDRESS:	701 & 725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN, TN 37067
SUBDIVISION / LOT #:	COOL SPRINGS EAST SUBDIVISION, SEC. 28/ LOTS 3,4 & 5
MAP / PARCEL:	MAP 62/ PARCEL 11.07, 11.16 & 11.18
ACREAGE (SQUARE FOOTAGE) OF SITE:	±32.34 AC. (1,408,730± S.F.)
PROPOSED FUTURE BUILDING 1:	711 COOL SPRINGS BLVD
PROPOSED FUTURE BUILDING 2:	729 COOL SPRINGS BLVD
PROPOSED PAVILION:	721 COOL SPRINGS BLVD

REGULATIONS:

CIVIL DISTRICT:	8
BASE ZONING:	PARCEL 11.16 & 11.18 = REGIONAL COMMERCE 6 DISTRICT (RC-6) PARCEL 11.07 = REGIONAL COMMERCE 12 DISTRICT (RC-12)
BUILDING TYPES APPLIED:	OFFICE/RETAIL/CARE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
LOT WIDTH	SEE PLANS
LOT SIZE	SEE PLANS

SETBACKS:

FRONT:	50'
SIDE:	25'
REAR:	40'

BUILDING INFORMATION:

EXISTING OFFICE BUILDING:	595,874 S.F.
PROPOSED FUTURE BUILDING AREA:	5,400 S.F.
FUTURE BUILDING HEIGHT:	17' -4" (±)
PROPOSED PAVILION AREA:	1,000 S.F.
PAVILION HEIGHT:	25' (±)
FRONTAGE TYPE:	LANDSCAPE FRONTAGE
MINIMUM LANDSCAPE SURFACE AREA:	15% (4.86 ACRES)
R.O.W. RESERVATION:	24,855 SF (0.57 ACRES)
ADJUSTED SITE ACREAGE:	-----

TREE CANOPY:

ORIGINAL CANOPY COVER:	57% (2.16 ACRES)
TREE CANOPY REQUIRED:	12%
DBH OF SPECIMEN TREE REMOVED:	NA

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT:	3% REQUIRED (PER UNIFIED PLAN)
TOTAL SITE ACREAGE	32.34 ACRES
OPEN SPACE ACREAGE REQUIRED:	0.97 ACRES (42,314 SF)
OPEN SPACE ACREAGE PROVIDED (EXISTING):	3.02 ACRES (131,525 SF)

PARKING INFORMATION:

EXISTING PARKING REQUIREMENT (OFFICE):	1 SPACE PER 300 SF (595,874) 1,986 SPACES (PER UNIFIED PLAN)
BICYCLE PARKING REQUIRED:	12 SPACES
PROPOSED BUILDING PARKING REQUIREMENT:	1 SPACE PER 100 SF (3,000 SF) INSIDE SEATABLE AREA 1 SPACE PER EMPLOYEE MAX PEAK (ASSUMED 10 EMPLOYEES MAX PEAK) OUTDOOR SEATING NOT TO EXCEED FIRST 5 TABLES OR 20 SEATS ALLOWANCE WITH NO PARKING REQUIRED 30 SPACES+10 SPACES = 40 SPACES
NEW TOTAL PARKING REQUIRED:	2,026 SPACES
TOTAL ADA REQUIRED:	31 SPACES
EXISTING PARKING PROVIDED:	2,276 SPACES (INCLUDES 58 ADA SPACES)
PARKING SPACES LOST FROM IMPROVEMENTS:	16 SPACES
PROPOSED PARKING PROVIDED:	2,260 SPACES (INCLUDES 58 ADA SPACES)
EXCESS PROPOSED PARKING PROVIDED:	234 SPACES
BICYCLE PARKING PROVIDED:	12 SPACES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH-ASSOCIATES, INC., DATED OCTOBER 11, 2021.

PLAT REFERENCE
BEING LOTS 675, 676, & 692 AS SHOWN ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28 (RESUBDIVISION OF LOT 675 & 676)" OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDUSTRIAL DEVELOPMENT BOARD OF WILLIAMSON COUNTY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 6922, PAGE 26, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, 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. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP
SCALE 1" = 1000'

TAX MAP 62, PARCEL 11.07, 11.16 & 11.18

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

INDEX OF SHEETS

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C2.0	OVERALL SITE LAYOUT PLAN
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L2.0	LANDSCAPE PLAN
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L2.2	LANDSCAPE DETAILS
L2.3	LANDSCAPE DETAILS

PHOTOMETRIC PLANS

SL4.0	PHOTOMETRIC STUDY

ARCHITECTURAL PLANS

A2.12	ELEVATIONS/3D VIEWS - PAVILION

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MICHAEL ERIC PARL — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 121598 — STATE OF TENNESSEE — 04/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

COVER SHEET

C0.0

SITE GENERAL NOTES:

1. Existing conditions taken from survey by: Ragan-Smith-Associates, Inc., dated September 27, 2019.
2. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
3. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
4. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
5. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
6. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
7. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
8. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
9. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
10. Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion: include detention pond topo, all utility locations, and all new sidewalk ramps. elevations for all sanitary and storm sewer structures shall be included, drawings shall include vertical and horizontal information on all new utilities as well as existing utilities discovered during construction. final drawings shall be produced and stamped by licensed surveyor.
11. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.

SITE CONSTRUCTION NOTES:

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

DEMOLITION NOTES:

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

EROSION PREVENTION AND SEDIMENT CONTROLS:

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. if periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Construction is expected to begin Sept 2022 and completed by Sept 2023.

TREE PROTECTION NOTES:

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

FINAL STABILIZATION NOTES:

1. Upon completion the following methods shall be used as final stabilization for erosion control.
2. All temporary or "during construction" erosion control measures shall be removed. (i.e. silt fence, construction entrance, inlet protection, excessive riprap, etc.)
3. Sediment accumulation shall be removed from detention pond, swales, ditches, inlets, and outfalls.
4. Sediment and debris removed shall be disposed of properly. If contamination of materials suspected, contact TDEC or local waste management for proper disposal.
5. All areas of exposed soils shall receive seed/straw, sodding, erosion control matting, and/or mulch.
6. All swales and ditches shall have a healthy stand of grass.
7. All outfalls shall possess an appropriate amount of riprap or other approve means to prevent scouring.

SITE GRADING & STORM DRAINAGE NOTES:

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

SITE UTILITY NOTES:

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 26 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
18. Contact local fire department before locating and installing fire department connection. Location and type subject to change to meet required codes.
19. Coordinate with local utility and/or fire department on approved meter, fire hydrant, reduced pressure backflow preventor, and double detector check valve assembly and vault manufacturers.
20. Detailed water and sanitary sewer plans and shop drawings to be approved by jurisdictional agencies prior to construction.
21. Any existing water or sewer service that will no longer remain active at the completion of construction must be removed and capped at the main. All trench work and paving repair shall comply with current metro public works standards.

FEMA FLOOD NOTE:

1. By scaled map location and graphic plotting only, this property lies within flood zone **"X"** (other areas), as designated on current Federal Emergency Management Agency Maps No. **47187C0208F** , with an effective date of **September 29, 2006**, which makes up a part of the National Flood Insurance Administration report; Community No. 470205 & 470206, Panel No. 0208, Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines zone **"X"** (other areas) under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.

BLASTING NOTES:

1. Contractor shall provide all labor, materials, equipment, tools, superintendence, transportation, services and operations to complete the blasting operation.

a. Prior to blasting on the project the Contractor will provide a plan for review which details the proposed blasting portion of the rock breaking and any mechanical rock breaking removal which are part of the planned excavation and the plans to complete all rock extraction on the project in an efficient and safe manner.

b. The plan must be reviewed and approved by an engineering or geotechnical blasting expert, with a minimum of 20 years' experience in the field of explosive blasting, vibration measurements and the effects of blasting on nearby structures.

2. All blasting shall be done in accordance with the Tennessee Blasting Standards Act of 1975 as amended, and any other federal or local laws or regulations which govern blasting in the area where the project is located.
3. The blasting company shall have a company registration certificate and each employee engaged in the blasting activities which include the use and handling of explosive, shall carry the appropriate, current blasters license or handlers card as required and issued by the Department of Commerce and Insurance, Fire Prevention Division - TN State Fire Marshal's Office.
4. All transportation, record keeping, handling and storage of explosives shall be conducted in accordance with applicable State and Federal agencies requirements.
5. Appropriate authorities shall be notified of any loss, theft of explosives or unauthorized access into an explosives magazine.
6. All explosive on site, not being used for loading a blast, will be kept in an approved locked magazine.
7. No overnight storage of explosives is permitted on site.
8. Contractor shall use every reasonable precaution, including, but not limited to, visual and audible warning signals, signs, flags, barricades or Jersey barriers to ensure employee and pedestrian safety. Contractor will comply with all State and Federal requirements for public notification and blast site security.
9. Due precaution shall be taken to prevent accidental discharge of blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, dust storms, or other sources of extraneous electricity. Precautions shall include the prominent display of adequate signs as required for compliance with Federal, State and any local laws.
10. Blasting operations in the proximity of overhead power lines, communication lines, utility services, or other services and structures shall not be carried on until the utility operators and/or owners have been notified and safe control measures have been taken.
11. All drill holes shall be sufficiently large to admit freely the insertion of the cartridges of explosives. Tamping shall be done only with wood rods or plastic tamping poles without exposed metal parts.
12. No holes shall be loaded, adjacent to a blast, except those to be fired in the next blast. After a blast is loaded, all remaining explosives and detonators shall be immediately returned to an authorized on site approved storage magazine. When blasts are separated by a safe distance two blasts may be loaded and detonated separately but at no time can drilling occur inside 50 feet of a loaded blast hole.
13. No loaded holes shall be left unattended or unprotected at any time.
14. All blasting operations shall take place between sun-up and sun-down (hours of daylight only) unless special exemptions is granted by the Local Fire Marshal's office.
15. Immediately after blasting, the firing line shall be disconnected from the blasting machine or initiation device. An inspection of the area shall be made by the blaster to determine if all charges have been exploded before an all clear signal is sounded which allows employees to return to the area to resume their work. If a misfire is found, no other work shall be done in the area with the exception of work that is necessary to remove the hazard of the misfire.
16. All blasting shall be designed to prevent flying rock or debris. The contractor shall use adequate, good quality stemming material and shall cover the blasts with blasting mats or adequate material as required to prevent flying rock.
17. The contractor, at his own expense, will be required to perform pre-blast in order to comply with State or Local performance and notification requirements or may opt to have pre-blast surveys performed on any adjacent structures not required by the State or Local governments. These surveys shall be performed by an experienced consultant who specializes in such inspections.
18. The contractor hereby assumes sole responsibility for all personal injury or damage to real or personal property, or interference with the use or enjoyment of any property by reason of blasting or the resulting ground displacement, ground vibration, or air concussion. The contractor assumes full responsibility for operating all equipment and performing all blasting in conformance with federal, state or local laws and regulations described by any other governmental authority limiting the amount of ground vibration or air concussion. Nothing presented in any of the preceding notes, in any way relieves the contractor of any responsibilities for any damage to the existing structures or utilities in the area of blasting.
19. No blasting to be done within 25' of finished water, sewer line or fiber optic cables.
20. Use all precautions to protect adjacent properties from danger associated with blasting operations.
21. When blasting is being conducted in close proximity to nearby structures as it typically the case in urban areas, close interval line drilling should be utilized to create effective vibration transmission barrier.

GEOTECHNICAL NOTE:

1. No geotechnical study has been conducted on this site. However, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

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ERIC MICHAEL RAGAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121598
STATE OF TENNESSEE
07/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
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RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

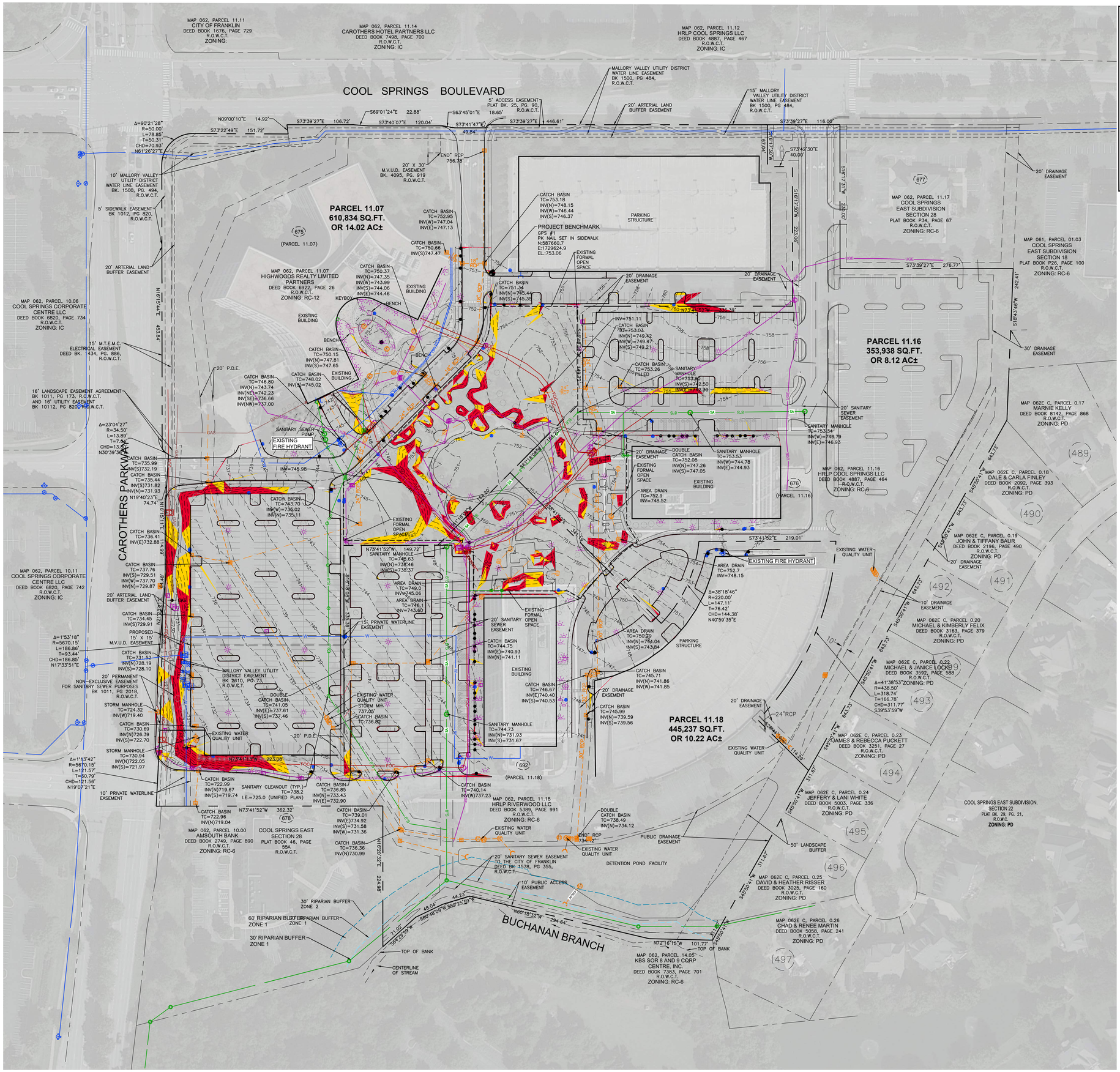
REVISION	INFORMATION		
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2	2022.08.04	PER CITY COMMENTS	

PROJECT # 21009
ISSUE DATE 2022.06.13

CIVIL NOTES

C0.1

G:\2021\RSA-21009\CIVIL\PLAN SHEETS\21009 NOTES.DWG
7/7/2022 8:01:11 AM CDT BY MATTHEWNOVA ON PLOTTED BY MATTHEWNOVA, 7/7/2022 8:01 AM



SITE DATA CHART:

PROJECT INFORMATION:

SUBDIVISION:	COOL SPRNGS EAST SUBDIVISION, SEC.28
LOT #:	3, 4 & 5
STREET ADDRESS:	701 & 725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN TN 37067
MAP:	62
PARCEL:	11.07, 11.16 & 11.18
CIVIL DISTRICT:	8
ACREAGE (SQUARE FOOTAGE) OF SITE:	±32.34AC. (1,408,730± S.F.)

EXISTING ZONING INFORMATION:

ZONING:	PARCEL 11.16 & 11.8 = REGIONAL COMMERCE 6 DISTRICT (RC-6) PARCEL 11.07 = REGIONAL COMMERCE 12 DISTRICT (RC-12)
EXISTING LAND USE:	OFFICE/RETAIL/CARE

EXISTING TREE CANOPY:

ORIGINAL CANOPY COVER:	57% (2.16 ACRES)
TREE CANOPY REQUIRED:	12%

MINERAL RIGHTS INFORMATION:

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

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.

2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.

3. THIS PROPERTY IS CURRENTLY ZONED RC–12 (PARCEL 11.07) RC–6 (PARCEL2 11.16 AND 11.18).

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, 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. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDUSTRIAL DEVELOPMENT BOARD OF WILLIAMSON COUNTY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 6922, PAGE 26, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 11.07, 11.16 & 11.18 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

PLAT REFERENCE

BEING LOTS 675, 676, & 692 AS SHOWN ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28 (RESUBDIVISION OF LOT 675 & 676)" OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

IR(O)	IRON ROD (OLD)		UTILITY POLE
PK(O)	PK NAIL (OLD)		UTILITY POLE W/ ANCHOR
	FIRE HYDRANT		UTILITY POLE W/ LIGHT
	WATER VALVE		GAS VALVE
	WATER METER		GAS METER
	SIAMESE WATER CONNECTION	OHP	OVERHEAD ELECTRIC POWER LINE
	IRRIGATION VALVE	-UGE-	UNDERGROUND ELECTRIC/CABLE LINE
	CATCH BASIN	-FOC-	UNDERGROUND FIBER OPTIC
	AREA DRAIN	-SA-	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE	-W-	WATER LINE
	SEWER VALVE		GAS LINE
	LIGHT STANDARD	TC	TOP OF CASTING
	YARD LIGHT	INV	INVERT
	ELECTRIC BOX	ELEV	ELEVATION
	TRANSFORMER PAD	RCP	REINFORCED CONCRETE PIPE
	HANDICAP PARKING	CMP	CORRUGATED METAL PIPE
R.O.W.C.T.	SIGN	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
HC	HYDROCOWL		CONCRETE SURFACE
FO	FIBER OPTIC		ASPHALT SURFACE
AC	AIR CONDITIONER		

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE IMPROVEMENT AREA: +/- 3.53 AC
IMPERVIOUS AREA: +/- 0.27 AC
DISTURBED AREA: +/- 3.53 AC
Rv VALUE: 0.210
PEAK FLOW RUNOFF:
2YR: 1.20 CFS
5YR: 3.74 CFS
10YR: 5.91 CFS
25YR: 8.97 CFS
50YR: 11.42 CFS
100YR: 13.95 CFS

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

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ERIC MICHAEL HALL
REGISTERED ENGINEER
No. 120994
AGRICULTURE
07/04/2022
STATE OF TENNESSEE

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

EXISTING CONDITIONS

C0.2

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LEGEND

$\bigcirc^{IR(O)}$	IRON ROD (OLD)	⌀	UTILITY POLE
$\bigcirc^{PK(O)}$	PK NAIL (OLD)	⌀⟶	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT	⌀—	UTILITY POLE W/ LIGHT
M	WATER VALVE		GAS VALVE
WM	WATER METER	GM	GAS METER
HC	SIAMESE WATER CONNECTION	OHP	OVERHEAD ELECTRIC POWER LINE
IV	IRRIGATION VALVE	UGE	UNDERGROUND ELECTRIC/CABLE LINE
	CATCH BASIN	SA	SANITARY SEWER LINE
	AREA DRAIN	W	WATER LINE
	SANITARY SEWER MANHOLE	G	GAS LINE
SV	SEWER VALVE	TC	TOP OF CASTING
	LIGHT STANDARD	INV	INVERT
	YARD LIGHT	ELEV	ELEVATION
E	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
P	TRANSFORMER PAD	CMP	CORRUGATED METAL PIPE
R.O.W.C.T.	HANDICAP PARKING SIGN	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
HC	HYDROCOWL		CONCRETE SURFACE
FO	FIBER OPTIC		ASPHALT SURFACE
AC	AIR CONDITIONER		

DEMOLITION NOTES

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

DEMOLITION SHADING

UTILITIES TO BE DEMOLISHED

PK NAIL SET IN SIDEWALK
N:587660.7
E:1729624.9
EL:753.06

CATCH BASIN
TC=751.34
INV(N)=745.44
INV(S)=745.35

EXISTING FORMAL OPEN SPACE

20' DRAINAGE EASEMENT

N73°41'52"W

KEYBOX

BENCH

CATCH BASIN
TC=750.37
INV(N)=747.35
INV(W)=743.99
INV(S)=744.06
INV(E)=744.46

CAUTION!!
EXISTING UNDERGROUND UTILITIES

INV=751.11

CATCH BASIN
TC=753.03
INV(N)=749.42
INV(W)=749.47
INV(S)=749.21

S16°18'08"W 149.72'

CATCH BASIN
TC=750.15
INV(N)=747.81
INV(S)=747.65

STORM STRUCTURES AND LINE TO BE RELOCATED/REMOVED. SEE GRADING PLAN.

SANITARY MANHOLE
TC=753.90
INV(S)=742.50
INV(E)=742.30

CATCH BASIN
TC=753.26
FILLED

CATCH BASIN
TC=748.02
INV(S)=745.02

PORTION OF STORM EASEMENT TO BE ABANDONED WITH PLATTING.

20' STORM EASEMENT

SANITARY MANHOLE
TC=753.53
INV(W)=744.78
INV(E)=744.93

ACCESS EASEMENT

CUT, CAP & SEAL STORM LINE PER CITY OF FRANKLIN STANDARDS

DOUBLE CATCH BASIN
TC=752.08
INV(N)=747.26
INV(S)=747.05

SANITARY SEWER PUMP

RELOCATE EXISTING LIGHTING POWER AS NEEDED. SEE PHOTOMETRIC PLAN.

S81°18'08"W 164.20'

20' DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

CAUTION!!
EXISTING UNDERGROUND UTILITIES

EXISTING FORMAL OPEN SPACE

CATCH BASIN
TC=743.70
INV(W)=735.02
INV(N)=735.11

INV=745.98

EXISTING FORMAL OPEN SPACE

S81°18'08"W 164.20'

S08°41'52"E 341.18'

AREA DRAIN
TC=752.9
INV=748.52
(TO REMAIN)

N73°41'52"W 149.72'

AREA DRAIN
TC=752.7
INV=748.15
(TO REMAIN)

SANITARY MANHOLE
TC=748.63
INV(N)=738.46
INV(S)=738.37

AREA DRAIN
TC=750.79
INV(N)=744.04
INV(S)=743.84
(TO REMAIN)

AREA DRAIN
TC=749.0
INV=745.06

AREA DRAIN
TC=746.1
INV=743.60

S16°18'08"W 335.59'

EXISTING FORMAL OPEN SPACE

20' SANITARY SEWER EASEMENT

15' PRIVATE WATERLINE EASEMENT

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

0 20 40

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ERIC MICHAEL HASTINGS
REGISTERED ENGINEER
AND
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 121598
01/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
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RSA PROJECT # 22-0055

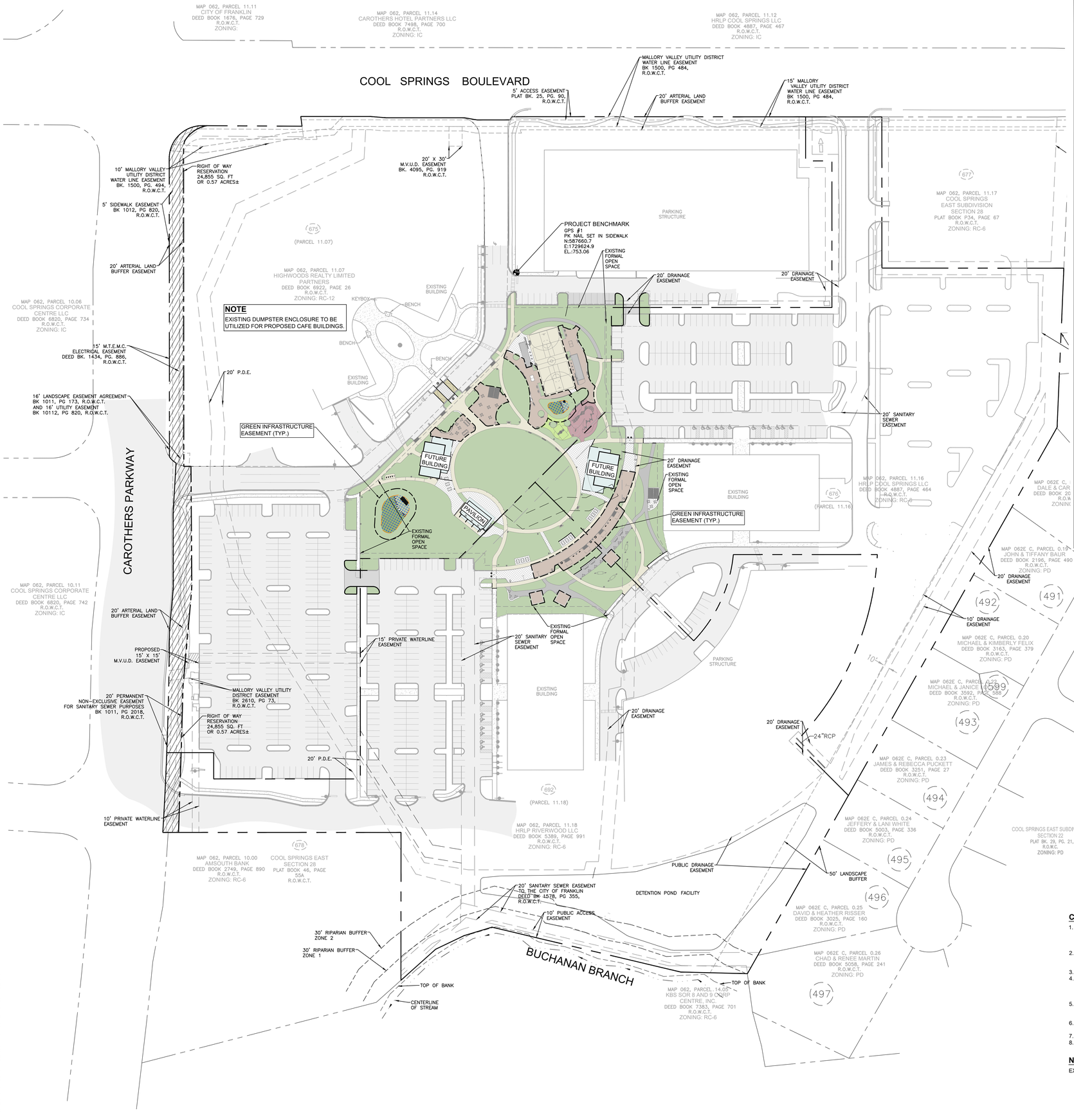
COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION	
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

DEMOLITION PLAN

C1.1



SITE DATA CHART:

PROJECT INFORMATION:

NAME:	COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692
CITY OF FRANKLIN PROJECT NUMBER:	7882
STREET ADDRESS:	701 & 725 COOL SPRINGS BLVD & 6840 CAROTHERS PKWY, FRANKLIN, TN 37067
SUBDIVISION / LOT #:	COOL SPRINGS EAST SUBDIVISION, SEC. 28/ LOTS 3,4 & 5
MAP / PARCEL:	MAP 62/ PARCEL 11.07, 11.16 & 11.18
ACREAGE (SQUARE FOOTAGE) OF SITE:	±32.34 AC. (1,408,730± S.F.)
PROPOSED FUTURE BUILDING 1:	711 COOL SPRINGS BLVD
PROPOSED FUTURE BUILDING 2:	729 COOL SPRINGS BLVD
PROPOSED PAVILION:	721 COOL SPRINGS BLVD

REGULATIONS:

CIVIL DISTRICT:	8
BASE ZONING:	PARCEL 11.16 & 11.18 = REGIONAL COMMERCE 6 DISTRICT (RC-6) PARCEL 11.07 = REGIONAL COMMERCE 12 DISTRICT (RC-12)
BUILDING TYPES APPLIED:	OFFICE/RETAIL/CARE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
LOT WIDTH	SEE PLANS
LOT SIZE	SEE PLANS

SETBACKS:

FRONT:	50'
SIDE:	25'
REAR:	40'

BUILDING INFORMATION:

EXISTING OFFICE BUILDING:	595,874 S.F.
PROPOSED FUTURE BUILDING AREA:	5,400 S.F.
FUTURE BUILDING HEIGHT:	17'-4" (±)
PROPOSED PAVILION AREA:	1,000 S.F.
PAVILION HEIGHT:	25' (±)
FRONTAGE TYPE:	LANDSCAPE FRONTAGE
MINIMUM LANDSCAPE SURFACE AREA:	15% (4.86 ACRES)
R.O.W. RESERVATION:	24,855 SF (0.57 ACRES)
ADJUSTED SITE ACREAGE:	-----

TREE CANOPY:

ORIGINAL CANOPY COVER:	57% (2.16 ACRES)
TREE CANOPY REQUIRED:	12%
DBH OF SPECIMEN TREE REMOVED:	NA

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT:	3% REQUIRED (PER UNIFIED PLAN)
TOTAL SITE ACREAGE	32.34 ACRES
OPEN SPACE ACREAGE REQUIRED:	0.97 ACRES (42,314 SF)
OPEN SPACE ACREAGE PROVIDED (EXISTING):	3.02 ACRES (131,525 SF)

PARKING INFORMATION:

EXISTING PARKING REQUIREMENT (OFFICE):	1 SPACE PER 300 SF (595,874) 1,986 SPACES (PER UNIFIED PLAN)
BICYCLE PARKING REQUIRED:	12 SPACES
PROPOSED BUILDING PARKING REQUIREMENT:	1 SPACE PER 100 SF (3.000 SF) INSIDE SEATABLE AREA 1 SPACE PER EMPLOYEE MAX PEAK (ASSUMED 10 EMPLOYEES MAX PEAK) OUTDOOR SEATING NOT TO EXCEED FIRST 5 TABLES OR 20 SEATS ALLOWANCE WITH NO PARKING REQUIRED 30 SPACES+10 SPACES = 40 SPACES
NEW TOTAL PARKING REQUIRED:	2,026 SPACES
TOTAL ADA REQUIRED:	31 SPACES
EXISTING PARKING PROVIDED:	2,276 SPACES (INCLUDES 58 ADA SPACES)
PARKING SPACES LOST FROM IMPROVEMENTS:	16 SPACES
PROPOSED PARKING PROVIDED:	2,260 SPACES (INCLUDES 58 ADA SPACES)
EXCESS PROPOSED PARKING PROVIDED:	234 SPACES
BICYCLE PARKING PROVIDED:	12 SPACES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH-ASSOCIATES, INC., DATED OCTOBER 11, 2021.

PLAT REFERENCE
BEING LOTS 675, 676, & 692 AS SHOWN ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION SECTION 28 (RESUBDIVISION OF LOT 675 & 676)" OF RECORD IN PLAT BOOK 46, PAGE 55, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP FROM THE INDUSTRIAL DEVELOPMENT BOARD OF WILLIAMSON COUNTY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 6922, PAGE 26, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F. 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. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- PROPOSED ARTIFICIAL TURF
- GREEN SPACE/PROPOSED LANDSCAPING
- PROPOSED BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED RUBBER SURFACE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE WALK
- HARDSCAPE (SEE LANDSCAPE PLANS)

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 ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS. TIMBER WALLS AND ROCKERY WALLS SHALL NOT BE USED TO SUPPORT RIGHT-OF-WAY OR PUBLIC UTILITIES.
6. VEHICULAR BARRIERS FOR PASSENGER VEHICLES SHALL RESIST LOADING PRESCRIBED IN IBC 1607.9.
7. TOP OF WALL TO TRANSITION WITH GRADES DESIGN BY OTHERS.
8. ANY WALL OVER 30" REQUIRES A PEDESTRIAN BARRIER. VEHICULAR BARRIER REQUIRED ALONG ENTRANCE DRIVE WALLS.

NOTE
EXISTING EASEMENTS PER PLAT BOOK 46, PAGE 55.

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STATE OF TENNESSEE
No. 121594
10/04/2022

SITE PLAN SET

Highwoods PROPERTIES

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RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.06.13

OVERALL SITE LAYOUT PLAN

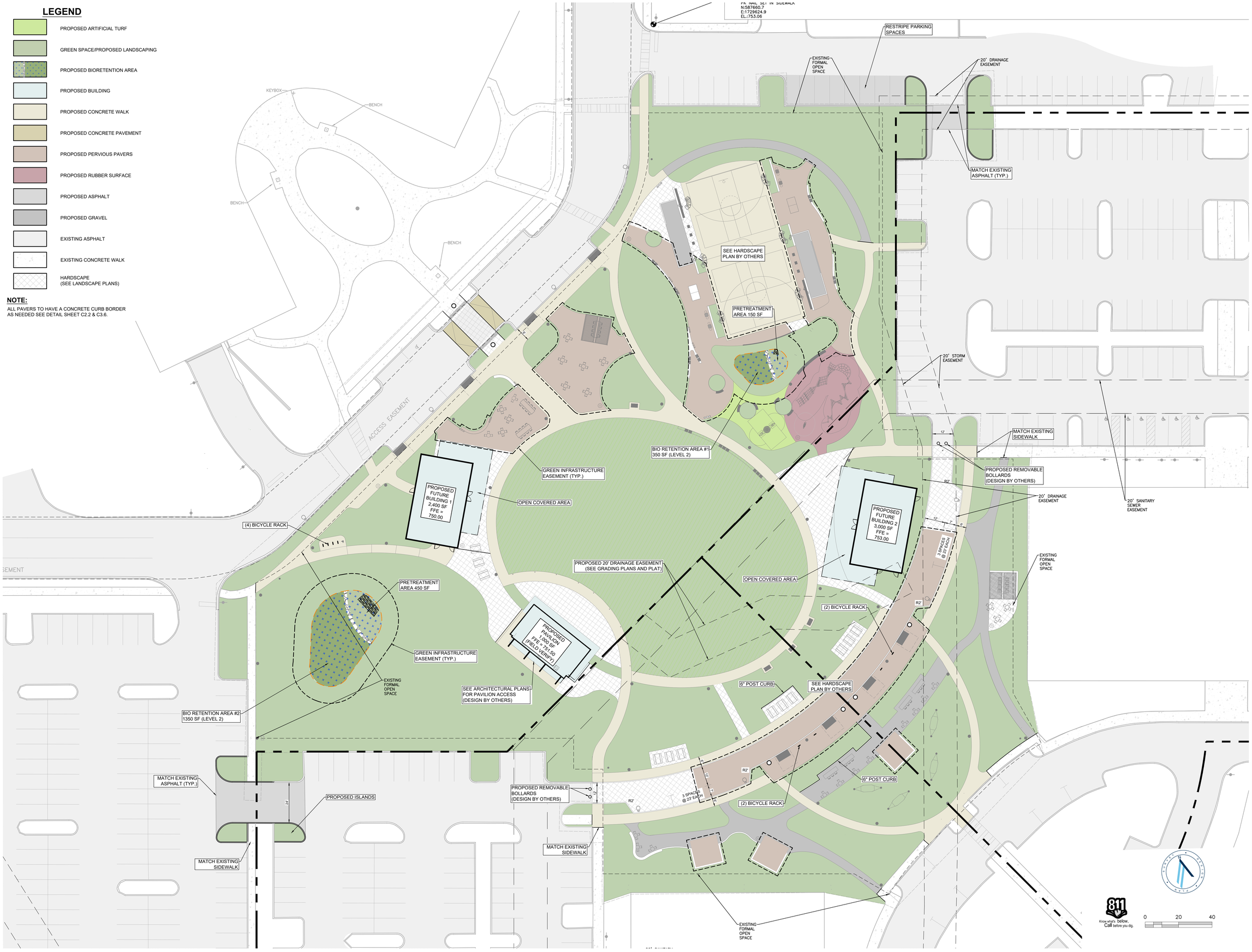
C2.0

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XLOGIN: Eric.Hastings@ragansmith.com, Nashville, TN, 37203 DATE: 6/13/2022 7:51 AM

LEGEND

- PROPOSED ARTIFICIAL TURF
- GREEN SPACE/PROPOSED LANDSCAPING
- PROPOSED BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED RUBBER SURFACE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE WALK
- HARDSCAPE (SEE LANDSCAPE PLANS)

NOTE:
ALL PAVERS TO HAVE A CONCRETE CURB BORDER AS NEEDED SEE DETAIL SHEET C2.2 & C3.6.



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No. 121598
07/04/2022

SITE PLAN SET

Highwoods PROPERTIES

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RSA PROJECT # 22-0055

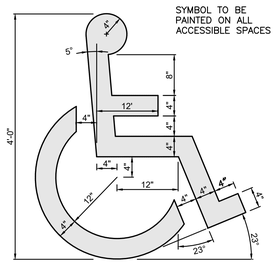
COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
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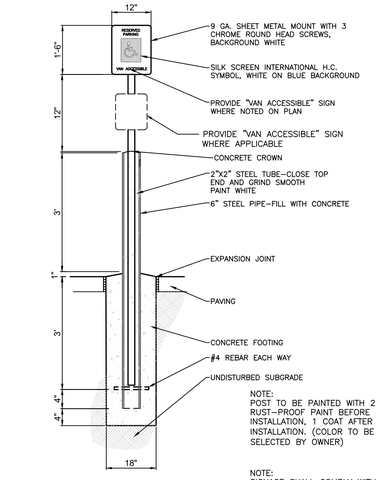
ENLARGED SITE LAYOUT PLAN

C2.1



PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



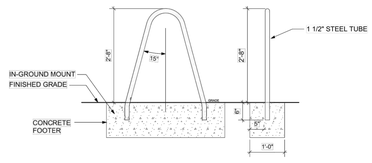
EXTERIOR ACCESSIBLE SIGN

NOT TO SCALE

NOTE:
SIGNAGE SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

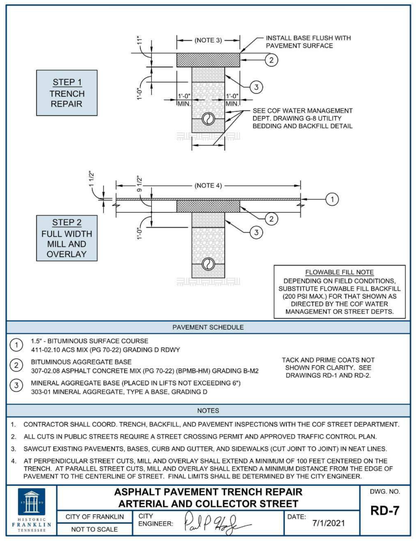
TITLE: BOLA BIKE RACK (IN-GROUND MOUNT)
COLOR: SUBMIT SAMPLES FOR REVIEW. COLOR TO MATCH BIKE REPAIR STATION
- OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

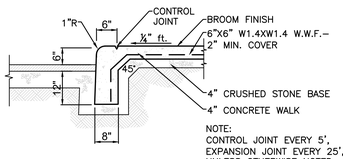
MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com



BIKE RACK

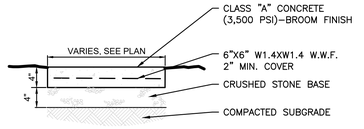
NOT TO SCALE





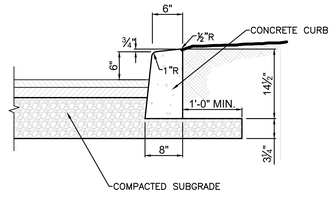
CONCRETE WALK & TURN DOWN CURB

NOT TO SCALE



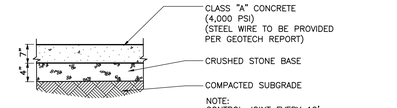
CONCRETE WALK

NOT TO SCALE



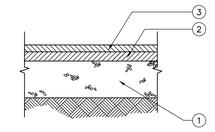
POST CURB

NOT TO SCALE



CONCRETE PAVEMENT

NOT TO SCALE



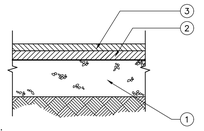
NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

LIGHT DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	6.0	C or D
2.	ASPHALT BASE	2.0	B–Modified
3.	ASPHALT SURFACE	1.5	D or E



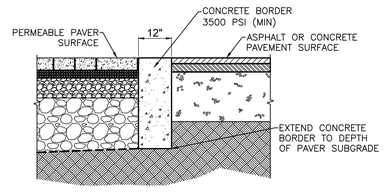
NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8.0	D
2.	ASPHALT BASE	4.0	B–Modified
3.	ASPHALT SURFACE	2.0	E



PERMEABLE PAVER RIBBON CURB BORDER

NOT TO SCALE

NOTE: GEOTECH REPORT TO BE APPLIED AS NEEDED.

HASTINGS
Hastings Architecture, LLC
225 Polk Avenue, Suite 100
Nashville, TN 37203
615.329.1389
hastingsarchitecture.com

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SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

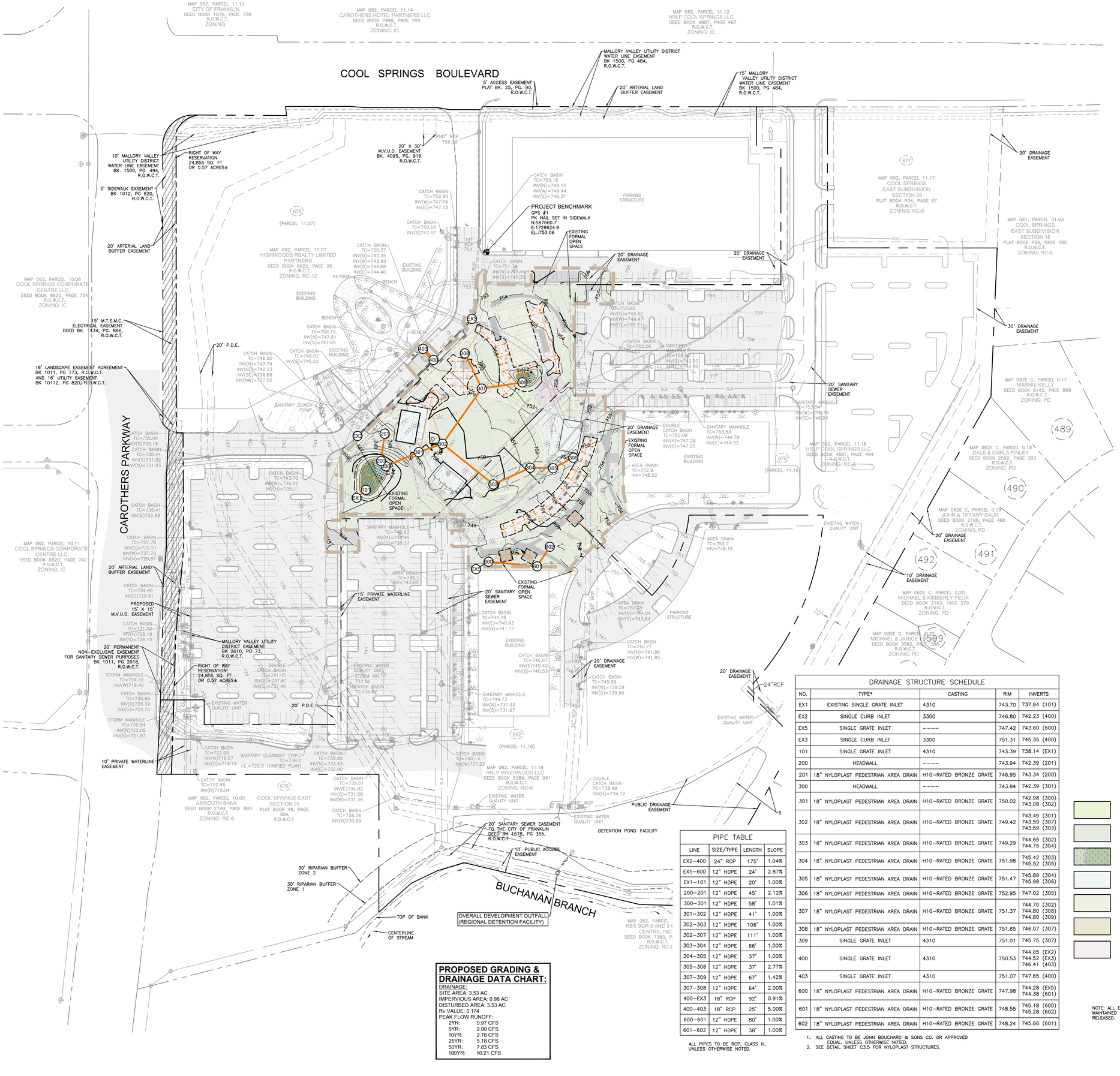
REVISION INFORMATION
- – –
- – –
- – –
- – –
1 2022.06.13 PER CITY COMMENTS

PROJECT # 21009
ISSUE DATE 2022.06.13

SITE DETAILS

C2.2

C:\22-0055-CIVIL ENGINEERING\CAD\SHEETS\22-0055 DETAILS.DWG
XLOGIN:\ADMIN\APPDATA\LOCAL\TEMP\ACPUBLISH_4148\22-0055 DETAILS.DWG
LAST SAVED BY CHAN, CHI, 6/4/2022 9:58 AM


COOL SPRINGS BOULEVARD
MAP 062, PARCEL 11.11
CITY OF FRANKLIN
DEED BOOK 1676, PAGE 729
R.O.W.C.T.
ZONING:
MAP 062, PARCEL 11.14
CAROTHERS HOTEL PARTNERS LLC
DEED BOOK 7498, PAGE 700
R.O.W.C.T.
ZONING: IC
MAP 062, PARCEL 11.12
HRLP COOL SPRINGS LLC
DEED BOOK 4887, PAGE 467
R.O.W.C.T.
ZONING: IC
MALLORY VALLEY UTILITY DISTRICT
WATER LINE EASEMENT
BK 1500, PG 484,
R.O.W.C.T.
5' ACCESS EASEMENT
PLAT BK. 25, PG. 90,
R.O.W.C.T.
20' ARTERIAL LAND
BUFFER EASEMENT
15' MALLORY
VALLEY UTILITY DISTRICT
WATER LINE EASEMENT
BK 1500, PG 484,
R.O.W.C.T.
10' MALLORY VALLEY
UTILITY DISTRICT
WATER LINE EASEMENT
BK. 1500, PG. 494,
R.O.W.C.T.
RIGHT OF WAY
RESERVATION
24,855 SQ. FT
OR 0.57 ACRES±
5' SIDEWALK EASEMENT
BK 1012, PG 820,
R.O.W.C.T.
20' ARTERIAL LAND
BUFFER EASEMENT
20' X 30'
M.V.U.D. EASEMENT
BK. 4095, PG. 919
R.O.W.C.T.
END RCP
756.48
PROJECT BENCHMARK
GPS #1
PK NAIL SET IN SIDEWALK
N:587660.7
E:1729624.9
EL.:753.06
EXISTING
FORMAL
OPEN
SPACE
PARKING
STRUCTURE
20' DRAINAGE
EASEMENT
MAP 062, PARCEL 11.17
COOL SPRINGS
EAST SUBDIVISION
SECTION 28
PLAT BOOK P34, PAGE 67
R.O.W.C.T.
ZONING: RC-6
MAP 061, PARCEL 01.03
COOL SPRINGS
EAST SUBDIVISION
SECTION 18
PLAT BOOK P26, PAGE 100
R.O.W.C.T.
ZONING: RC-6
MAP 062, PARCEL 11.07
HIGHWOODS REALTY LIMITED
PARTNERS
DEED BOOK 6922, PAGE 26
R.O.W.C.T.
ZONING: RC-12
EXISTING
BUILDING
KEYBOX
BENCH
MAP 062, PARCEL 10.06
COOL SPRINGS CORPORATE
CENTRE LLC
DEED BOOK 6820, PAGE 734
R.O.W.C.T.
ZONING: IC
15' M.T.E.M.C.
ELECTRICAL EASEMENT
DEED BK. 434, PG. 886,
R.O.W.C.T.
20' P.D.E.
16' LANDSCAPE EASEMENT AGREEMENT
BK 1011, PG 173, R.O.W.C.T.
AND 16' UTILITY EASEMENT
BK 10112, PG 820, R.O.W.C.T.
CAROTHERS PARKWAY
SANITARY SEWER
PUMP
MAP 062, PARCEL 10.11
COOL SPRINGS CORPORATE
CENTRE LLC
DEED BOOK 6820, PAGE 742
R.O.W.C.T.
ZONING: IC
20' ARTERIAL LAND
BUFFER EASEMENT
PROPOSED
15' X 15'
M.V.U.D. EASEMENT
20' PERMANENT
NON-EXCLUSIVE EASEMENT
FOR SANITARY SEWER PURPOSES
BK 1011, PG 2018,
R.O.W.C.T.
STORM MANHOLE
TC=724.32
INV(W)719.40
CATCH BASIN
TC=730.69
INV(N)726.39
INV(S)=722.70
STORM MANHOLE
TC=730.94
INV(N)722.05
INV(S)=721.97
EXISTING WATER
QUALITY UNIT
10' PRIVATE WATERLINE
EASEMENT
15' PRIVATE WATERLINE
EASEMENT
MALLORY VALLEY UTILITY
DISTRICT EASEMENT
BK 2610, PG 73,
R.O.W.C.T.
RIGHT OF WAY
RESERVATION
24,855 SQ. FT
OR 0.57 ACRES±
MAP 062, PARCEL 10.00
AMSOUTH BANK
DEED BOOK 2749, PAGE 890
R.O.W.C.T.
ZONING: RC-6
COOL SPRINGS EAST
SECTION 28
PLAT BOOK 46, PAGE
55A
R.O.W.C.T.
SANITARY CLEANOUT (TYP.)
TC=738.2
I.E.=725.0 (UNIFIED PLAN)
(PARCEL 11.07)
(PARCEL 11.16)
(PARCEL 11.18)
MAP 062, PARCEL 11.18
HRLP RIVERWOOD LLC
DEED BOOK 5389, PAGE 991
R.O.W.C.T.
ZONING: RC-6
MAP 062E C, PARCEL 0.17
MARNIE KELLY
DEED BOOK 8142, PAGE 868
R.O.W.C.T.
ZONING: PD
MAP 062E C, PARCEL 0.18
DALE & CARLA FINLEY
DEED BOOK 2092, PAGE 393
R.O.W.C.T.
ZONING: PD
MAP 062E C, PARCEL 0.19
JOHN & TIFFANY BAUR
DEED BOOK 2196, PAGE 490
R.O.W.C.T.
ZONING: PD
MAP 062E C, PARCEL 0.20
MICHAEL & KIMBERLY FELIX
DEED BOOK 3163, PAGE 379
R.O.W.C.T.
ZONING: PD
MAP 062E C, PARCEL 0.99
MICHAEL & JANICE
DEED BOOK 3592, PAGE 588
R.O.W.C.T.
ZONING: PD
MAP 062, PARCEL
KBS SOR 8 AND 9 (
CENTRE, INC.
DEED BOOK 7383, P
R.O.W.C.T.
ZONING: RC-6
20' DRAINAGE
EASEMENT
30' DRAINAGE
EASEMENT
20' SANITARY
SEWER
EASEMENT
EXISTING WATER
QUALITY UNIT
10' DRAINAGE
EASEMENT
20' SANITARY SEWER EASEMENT
TO THE CITY OF FRANKLIN
DEED BK 4578, PG 355,
R.O.W.C.T.
10' PUBLIC ACCESS
EASEMENT
PUBLIC DRAINAGE
EASEMENT
DETENTION POND FACILITY
30' RIPARIAN BUFFER
ZONE 2
30' RIPARIAN BUFFER
ZONE 1
BUCHANAN BRANCH
TOP OF BANK
CENTERLINE
OF STREAM
OVERALL DEVELOPMENT OUTFALL
(REGIONAL DETENTION FACILITY)
CATCH BASIN
TC=753.18
INV(N)=748.15
INV(W)=746.44
INV(S)=746.37
CATCH BASIN
TC=752.95
INV(W)=747.04
INV(E)=747.13
CATCH BASIN
TC=750.66
INV(S)747.47
CATCH BASIN
TC=750.37
INV(N)=747.35
INV(W)=743.99
INV(S)=744.06
INV(E)=744.46
CATCH BASIN
TC=751.34
INV(N)=745.44
INV(S)=745.37
CATCH BASIN
TC=753.03
INV(N)=749.42
INV(W)=749.47
INV(S)=749.21
CATCH BASIN
TC=753.26
INV(W)=749.46
CATCH BASIN
TC=750.15
INV(N)=747.81
INV(S)=747.65
CATCH BASIN
TC=746.80
INV(N)=743.74
INV(NE)=742.23
INV(SE)=736.66
INV(NW)=737.00
CATCH BASIN
TC=748.02
INV(S)=745.02
CATCH BASIN
TC=739.01
INV(E)734.92
INV(S)=731.58
INV(W)=731.36
CATCH BASIN
TC=739.00
INV(N)730.99
CATCH BASIN
TC=722.96
INV(N)719.67
INV(S)=719.74
CATCH BASIN
TC=722.99
INV(N)719.67
INV(S)=719.74
CATCH BASIN
TC=736.85
INV(N)=733.43
INV(E)=732.90
CATCH BASIN
TC=736.36
INV(N)730.99
CATCH BASIN
TC=735.99
INV(S)732.19
CATCH BASIN
TC=735.44
INV(S)731.82
INV(N)=731.93
CATCH BASIN
TC=736.41
INV(S)732.88
CATCH BASIN
TC=737.76
INV(S)=729.51
INV(W)=737.70
INV(N)=729.87
CATCH BASIN
TC=734.45
INV(S)729.91
CATCH BASIN
TC=731.52
INV(N)728.19
INV(S)=728.10
CATCH BASIN
TC=743.70
INV(W)=735.02
INV(N)=735.11
CATCH BASIN
TC=744.75
INV(E)=740.93
INV(N)=741.11
CATCH BASIN
TC=746.67
INV(E)740.40
INV(S)=740.53
CATCH BASIN
TC=745.71
INV(N)=741.86
INV(W)=741.85
CATCH BASIN
TC=745.99
INV(N)=739.59
INV(S)=739.56
CATCH BASIN
TC=741.05
INV(E)=737.61
INV(S)=737.46
CATCH BASIN
TC=736.82
CATCH BASIN
TC=740.14
INV(W)737.23
SANITARY MANHOLE
TC=753.92
INV(S)=742.50
INV(E)=742.90
SANITARY MANHOLE
TC=753.34
INV(W)=745.79
INV(E)=746.05
SANITARY MANHOLE
TC=753.53
INV(W)=744.78
INV(E)=744.93
SANITARY MANHOLE
TC=746.63
INV(N)=738.46
INV(S)=738.37
SANITARY MANHOLE
TC=744.73
INV(N)=731.93
INV(S)=731.67
DOUBLE
CATCH BASIN
TC=752.08
INV(N)=747.26
INV(S)=747.05
AREA DRAIN
TC=752.9
INV=748.52
AREA DRAIN
TC=746.1
INV=743.60
AREA DRAIN
TC=752.7
INV=748.15
AREA DRAIN
TC=750.23
INV(N)=744.04
INV(S)=743.84
DOUBLE
CATCH BASIN
TC=738.49
INV(N)=734.12
EXISTING
BUILDING
EXISTING WATER
QUALITY UNIT
STORM MH
737.05
CATCH BASIN
TC=736.82
EXISTING WATER
QUALITY UNIT
EXISTING WATER
QUALITY UNIT
PARKING
STRUCTURE
24" RCP
EXISTING WATER
QUALITY UNIT
EXISTING
FORMAL
OPEN
SPACE
EXISTING
FORMAL
OPEN
SPACE
EXISTING
FORMAL
OPEN
SPACE
EXISTING
FORMAL
OPEN
SPACE
EXISTING
BUILDING
EXISTING
BUILDING
EXISTING
BUILDING

LEGEND

- PROPOSED ARTIFICIAL TURF
- GREEN SPACE/PROPOSED LANDSCAPING
- PROPOSED BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED RUBBER SURFACE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE WALK
- HARDSCAPE (SEE LANDSCAPE PLANS)
- **LIMITS OF DISTURBANCE**
  SITE AREA = ±32.34 AC
  L.O.D. = ±3.53 AC

NOTES:

1. ALL EARTHWORK/GRADING ACTIVITIES SHALL BE PREFORMED IN ACCORDANCE WITH ALL SITE GEOTECHNICAL RECOMMENDATIONS CONSIDERED. REFER TO SITE GEOTECHNICAL REPORTS FOR DETAILS AND INFORMATION.
2. REFER TO SHEET C3.0 FOR STORMWATER PIPE & STRUCTURE TABLES.

PROJECT BENCHMARK
GPS #1
PK NAIL SET IN SIDEWALK
N:587660.7
E:1729624.9
EL.:753.06

REGRADE PARKING SPACES AND REINSTALL 6" POST CURB

20' DRAINAGE EASEMENT

UNDERDRAIN CLEANOUT (TYP.)

PROVIDE WATER PROOF LINER ALONG EDGE OF PERVIOUS PAVERS AND UTILITY LINES (TYP.)

SEE HARDSCAPE PLAN BY OTHERS

UNDERDRAIN CLEANOUT (TYP.)

UNDERDRAIN OUTFALL I.E.=751.0

UNDERDRAIN CLEANOUT (TYP.)

PRETREATMENT AREA 150 SF (SEE DETAIL SHEET C3.6)

CUT, CAP AND SEAL STORM LINE PER CITY OF FRANKLIN STANDARDS. SEE DEMO SHEET.

ADJUST CASTING ELEVATIONS AS NEEDED TO MATCH FINISHED GRADE.

PROPOSED STORM INLET

SITE LIGHTING POWER TO BE RELOCATED OUT OF PAVER SYSTEM. SEE DEMO AND PHOTOMETRIC PLAN.

PROPOSED ROOF DRAIN TO BIO AREA

PROPOSED FUTURE BUILDING 1 2,400 SF FFE = 750.00

BIO RETENTION AREA #1 350 SF (LEVEL 2) (SEE DETAIL SHEET C3.6)

PROPOSED FUTURE BUILDING 2 3,000 SF FFE = 753.00

20' DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

PAVER UNDERDRAIN (TYP.) SEE DETAIL SHEET C3.6

PROPOSED ROOF DRAIN CONNECTION TO BIO AREA

PROPOSED ROOF DRAIN TO BIO AREA

BIO-RETENTION UNDERDRAIN (TYP.) SEE DETAIL SHEET C3.6

PRETREATMENT AREA 450 SF (SEE DETAIL SHEET C3.6)

UNDERDRAIN CLEANOUT (TYP.)

BIO RETENTION AREA #2 1350 SF (LEVEL 2) (SEE DETAIL SHEET C3.6)

PROPOSED PAVILION 1,400 SF FFE = 751.50 (FIELD VERIFY)

SITE OUTFALL #1

UNDERDRAIN CLEANOUT (TYP.)

SEE HARDSCAPE PLAN BY OTHERS

SITE OUTFALL #3

ADJUST CASTING ELEVATIONS AS NEEDED TO MATCH FINISHED GRADE.

PROPOSED STORM CONNECTION TO EXISTING STORM NETWORK

PROPOSED STORM INLET AND PIPE

SITE OUTFALL #2

PROPOSED STORM CONNECTION TO EXISTING STORM NETWORK

UNDERDRAIN CLEANOUT (TYP.)

SEE SHEET C3.0 FOR OVERALL DEVELOPMENT OUTFALL FROM REGIONAL DETENTION FACILITY

15' PRIVATE WATERLINE EASEMENT

20' SANITARY SEWER EASEMENT

Know what's below. Call before you dig.

0 20 40

HASTINGS
Hastings Architecture, LLC
225 Polk Avenue, Suite 100
Nashville, TN 37203
615.329.1389
hastingsarchitecture.com

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ERIC MICHAEL HASTINGS
REGISTERED ENGINEER
No. 121598
AGRICULTURE
STATE OF TENNESSEE
01/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

ENLARGED SITE GRADING & DRAINAGE PLAN

C3.1

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

CONCRETE WASHDOWN NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING.
GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

PERMITTEE NOTE:

THE SITE OWNER/DEVELOPER (PRIMARY PERMITTEE) IS RESPONSIBLE FOR IMPLEMENTATION OF THE EPSC PLAN.

EROSION CONTROL SEQUENCING:

PHASE I

- EPSC CONTROLS INSTALLED, ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
- CONSTRUCTION ENTRANCE INSTALLED.
- INITIAL CLEARING AND GRUBBING/DEMOLITION OF SITE.
- CONCRETE WASHOUT INSTALLED.

TREE NOTE:

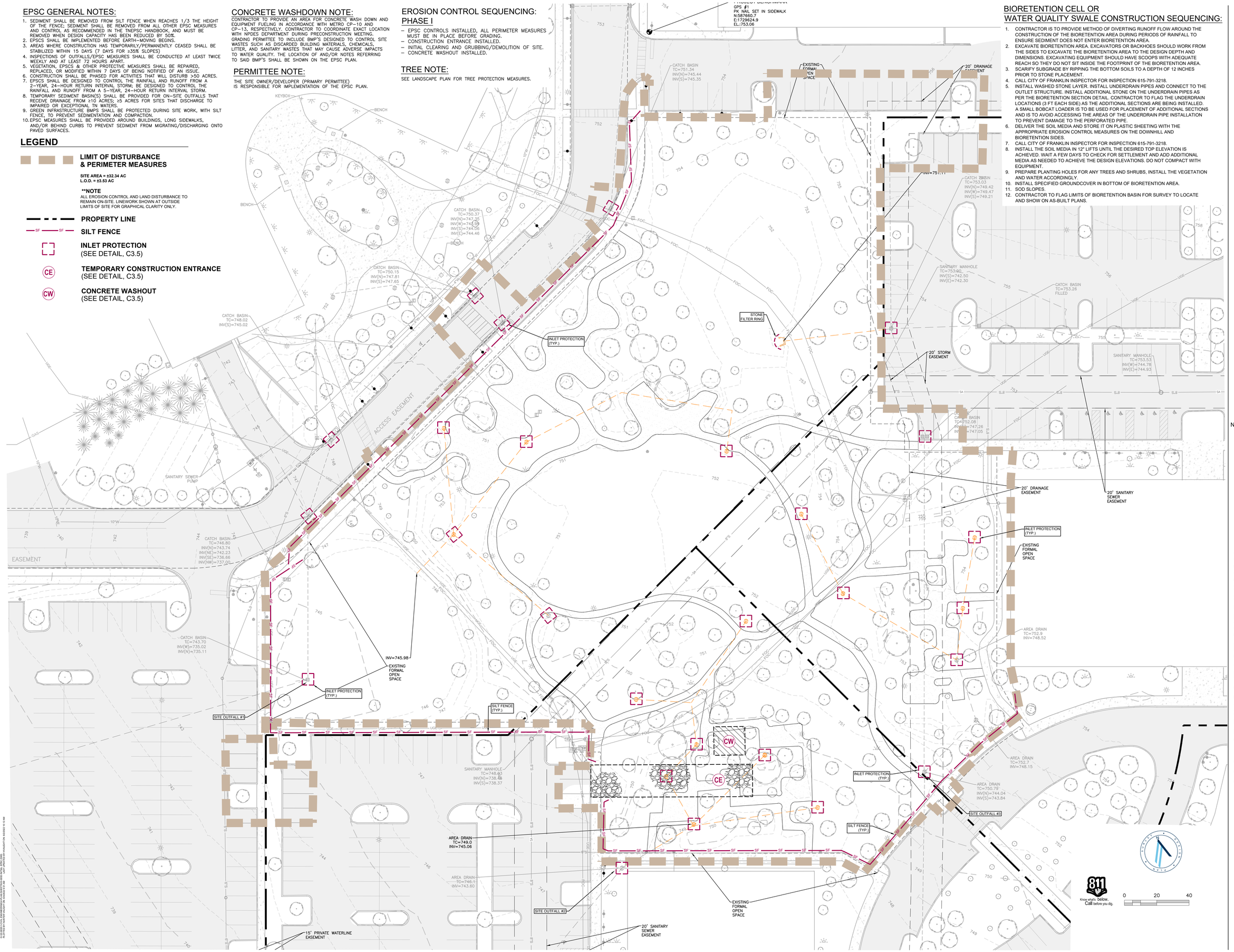
SEE LANDSCAPE PLAN FOR TREE PROTECTION MEASURES.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE AND THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

LEGEND

- **LIMIT OF DISTURBANCE & PERIMETER MEASURES**
  - **SITE AREA = ±32.34 AC**
  - **L.O.D. = ±3.53 AC**
  - ****NOTE** ALL EROSION CONTROL AND LAND DISTURBANCE TO REMAIN ON-SITE. LINEWORK SHOWN AT OUTSIDE LIMITS OF SITE FOR GRAPHICAL CLARITY ONLY.
- **PROPERTY LINE**
- **SILT FENCE**
- **INLET PROTECTION** (SEE DETAIL, C3.5)
- **TEMPORARY CONSTRUCTION ENTRANCE** (SEE DETAIL, C3.5)
- **CONCRETE WASHOUT** (SEE DETAIL, C3.5)



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ERIC MICHAEL HASTINGS — REGISTERED ENGINEER — AGRICULTURE — 120044 — STATE OF TENNESSEE

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	-
-	-
-	-
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.06.13

INITIAL EPSC PRE CONSTRUCTION PLAN

C3.2

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XX-XX-XXXX XX:XX:XX AM - XXXX\XXXX\XXXX - XXXX\XXXX\XXXX - XXXX\XXXX\XXXX BY XXXXXX 8/2/2022 10:12 AM

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

CONCRETE WASHDOWN NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

LEGEND

- **LIMITS OF DISTURBANCE**
  SITE AREA = ±32.34 AC
  L.O.D. = ±3.53 AC
- **PROPERTY LINE**
- **SILT FENCE**
- **INLET PROTECTION** (SEE DETAIL, C3.5)
- **TEMPORARY CONSTRUCTION ENTRANCE** (SEE DETAIL, C3.5)
- **CONCRETE WASHOUT** (SEE DETAIL, C3.5)

PERMITTEE NOTE:

THE SITE OWNER/DEVELOPER (PRIMARY PERMITTEE) IS RESPONSIBLE FOR IMPLEMENTATION OF THE EPSC PLAN.

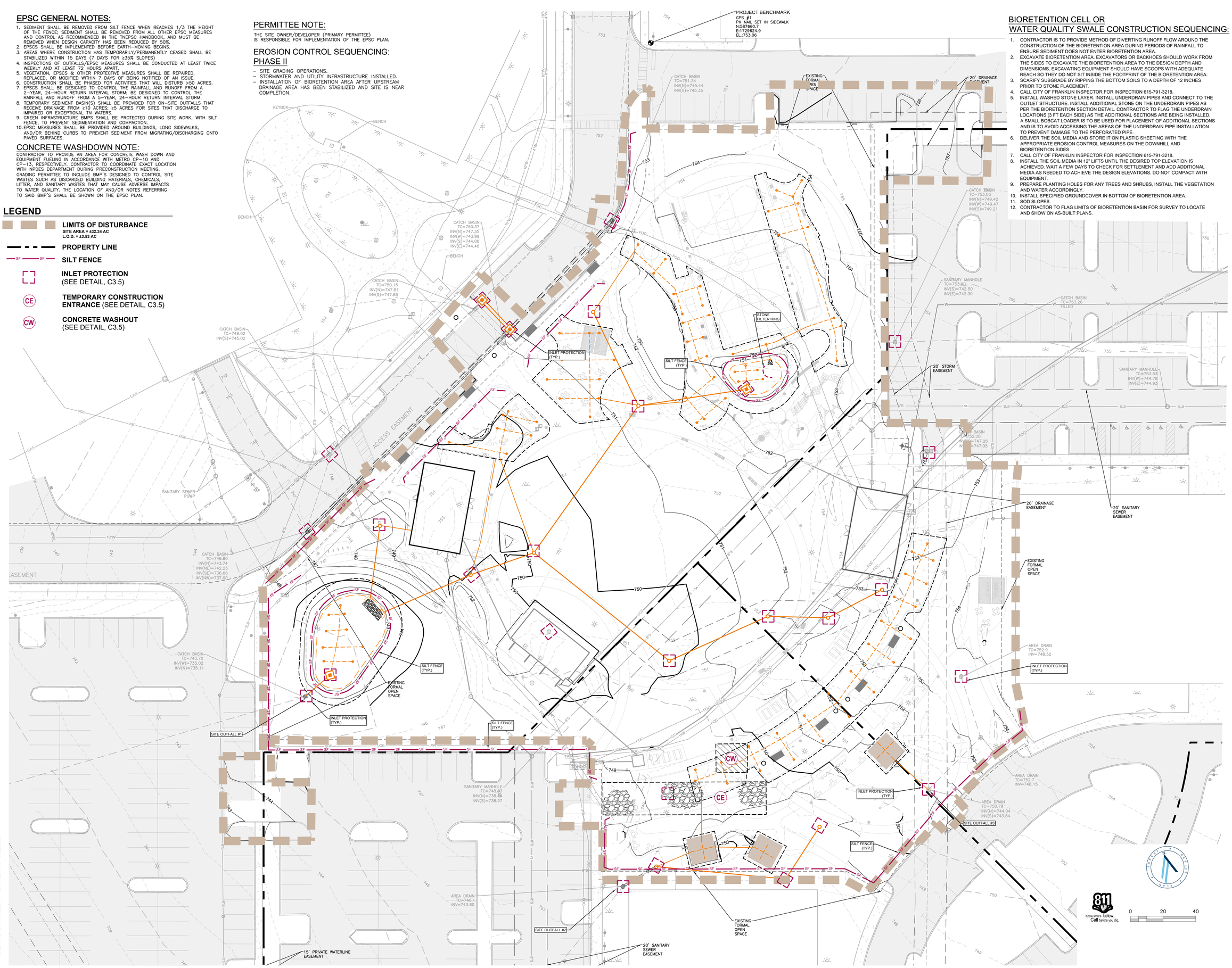
EROSION CONTROL SEQUENCING:

PHASE II

- SITE GRADING OPERATIONS.
- STORMWATER AND UTILITY INFRASTRUCTURE INSTALLED.
- INSTALLATION OF BIORETENTION AREA AFTER UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED AND SITE IS NEAR COMPLETION.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
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8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



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REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
07/04/2022

SITE PLAN SET

Highwoods PROPERTIES

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ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

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2	2022.08.04 PER CITY COMMENTS
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PROJECT #	21009
ISSUE DATE	2022.06.13

INTERM EPSC PLAN

C3.3

G:\22\0055\CIVIL ENGINEERING\PLANS\SITE\22-0055 INTERIM EPSC.DWG
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POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

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

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

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
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9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, LONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

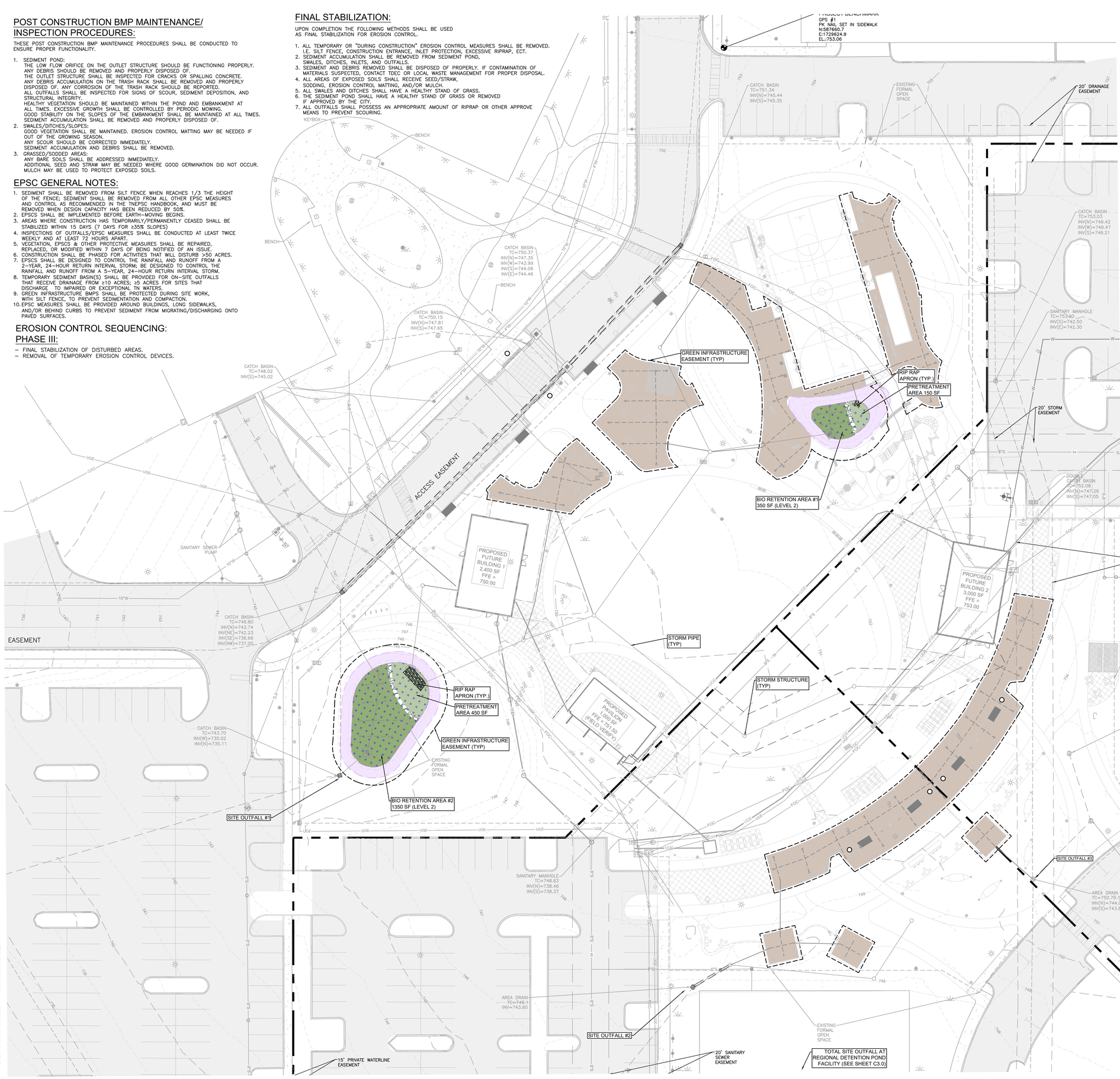
EROSION CONTROL SEQUENCING:
PHASE III:

- FINAL STABILIZATION OF DISTURBED AREAS.
- REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

FINAL STABILIZATION:

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

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



BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
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9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

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:
    a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
    b. 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.
    c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

LEGEND

- ALL SLOPES 3:1 OR GREATER TO RECEIVE NAG SC150 EROSION STABILIZATION (TYP.) AS TEMPORARY STABILIZATION AS NEEDED. FINAL STABILIZATION SHALL BE IRRIGATED SOD. (SEE LANDSCAPE PLAN FOR REMAINDER OF SITE STABILIZATION METHODS).
- PROPOSED BIORETENTION AREA (2,400 SF)
- PROPOSED PERVIOUS PAVERS (24,291 SF)
- HARDSCAPE (SEE LANDSCAPE PLANS)

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

0 20 40

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225 Polk Avenue Suite 100
Nashville TN 37203
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hastingsarchitecture.com

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ERIC MICHAEL HASTINGS — REGISTERED ENGINEER — AGRICULTURE — 121594 — STATE OF TENNESSEE — 07/04/2022

SITE PLAN SET

Highwoods PROPERTIES

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RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

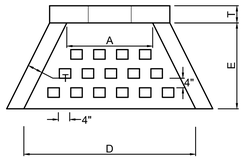
725 COOL SPRINGS BOULEVARD
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PROJECT #	21009
ISSUE DATE	2022.06.13

FINAL EPSC PLAN

C3.4

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TOP VIEW

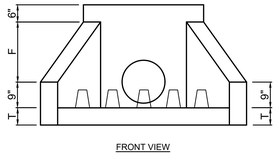
ENERGY DISSIPATOR TO BE INSTALLED AT ALL OUTLET HEADWALLS.

12" CORE BLOCK EMBEDDED IN CONCRETE TO EXTEND 8" ABOVE APRON. BARS

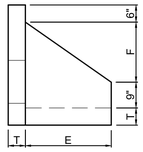
TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C. EACH WAY WITH WINGS AND TOE SLAB DOGWELLED TO HEADWALL WITH NO.5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES



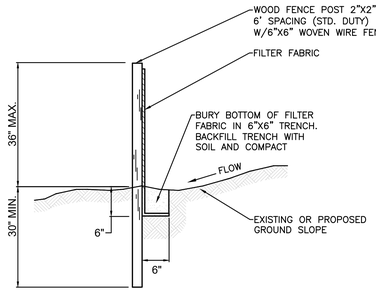
FRONT VIEW



SIDE VIEW

CONCRETE HEADWALL WITH ENERGY DISSIPATOR

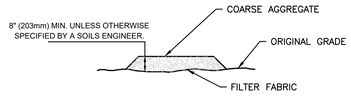
NOT TO SCALE



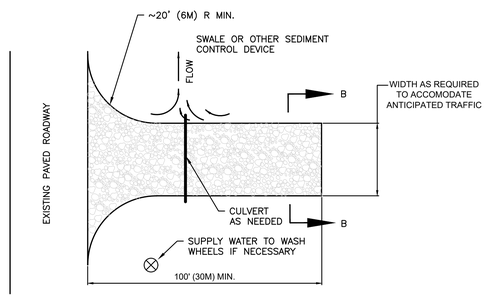
TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE PUBLIC WORKS DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

WIRE BACK SILT FENCE

NOT TO SCALE



SECTION B-B

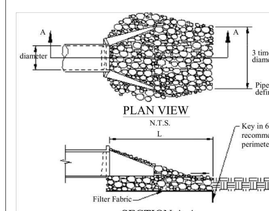


PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

ACTIVITY: Outlet Protection | PESC – 07



PLAN VIEW

N.T.S.

SECTION A-A

N.T.S.

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

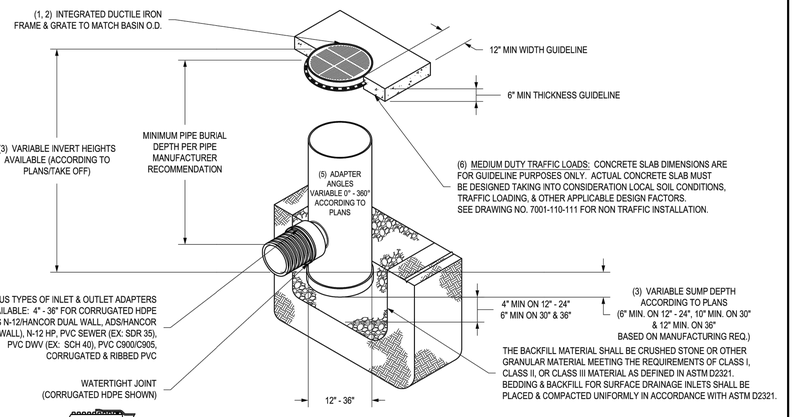
Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

RIP-RAP APRON

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

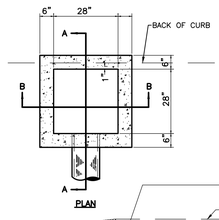
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DRAWN BY	EBC	MATERIAL	PVC
DATE	4-20-07		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-283 REV E



PLAN

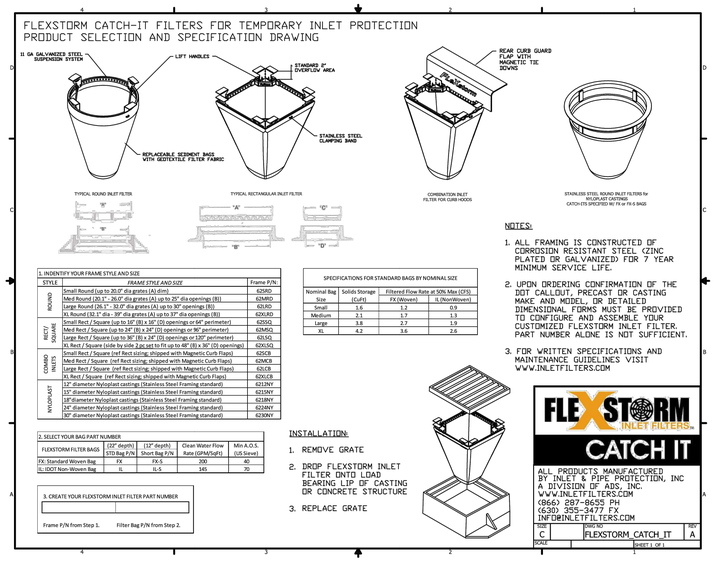
NOTE:
1. CASTING FOR STANDARD CURB AND GUTTER SHOWN (DR-129). ACCEPTABLE SUBSTITUTES WHERE USE IS DIRECTED ARE DR-130, DR-132, DR-133.
2. CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FROM TDOT APPROVED VENDOR. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED STRUCTURE SIZES FOR PIPE SIZES AND ANGLES AS SHOWN ON THE PLANS. A CONCRETE TOP SLAB SHALL BE PROVIDED AS REQUIRED.

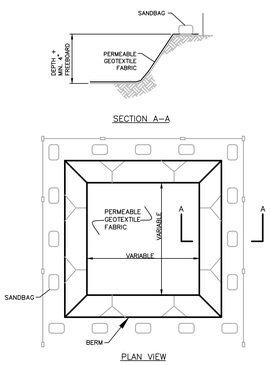
CONCRETE = 4000 PSI AT 28 DAYS REINFORCED WITH #4, GRADE 60 BARS

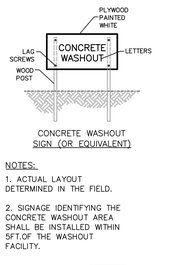
SECTION A-A SECTION B-B

SINGLE INLET (PRECAST)

NOT TO SCALE

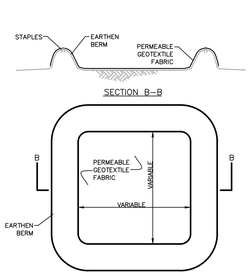


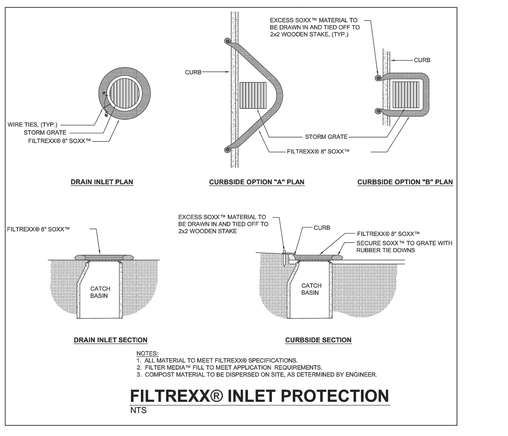




CONCRETE WASHOUT

NOT TO SCALE





FILTREXX® INLET PROTECTION

NTS

NOTE:
APPLICATION SHALL PROTECT ALL ONSITE AND IMMEDIATELY ADJACENT INLETS WITH DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS. ADS FLEXSTORM IS ONE OF MANY PRODUCTS THAT HAS BEEN APPROVED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND WOULD BE ACCEPTED BY THE CITY OF FRANKLIN. TEMPORARY DIVERSIONS MAY BE NEEDED TO PREVENT STORMWATER FROM BEING DIRECTED TO THE LOWEST INLETS AND/OR OFF-SITE. A DETAIL FOR INLET PROTECTION SHALL BE PROVIDED.

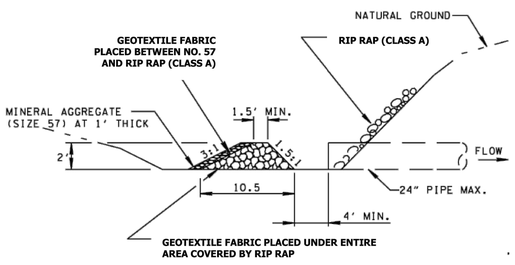


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

STONE FILTER RING

NOT TO SCALE

G:\CASES\CIVIL ENGINEERING\2-PLAN SHEETS\2-CONSTRUCTION PLANS\7882 - FLEXSTORM CATCH IT.DWG, 6/13/2022 8:49 AM, MICHAEL HASTINGS

HASTINGS
Hastings Architecture, LLC
225 Polk Avenue Suite 100
Nashville TN 37203
615.329.1329
hastingsarchitecture.com
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SITE PLAN SET

Highwoods PROPERTIES

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37067

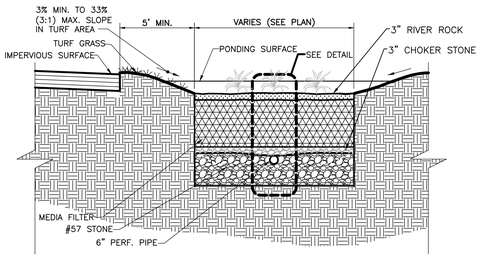
REVISION INFORMATION		
-	-	-
-	-	-
-	-	-
2	2022.08.04	PER CITY COMMENTS
1	2022.06.13	PER CITY COMMENTS

PROJECT # 21009

ISSUE DATE 2022.06.13

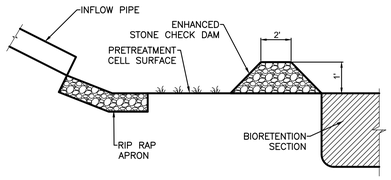
GRADING, DRAINAGE & EPSC DETAILS

C3.5



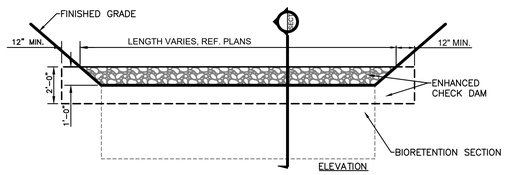
BIORETENTION AREA

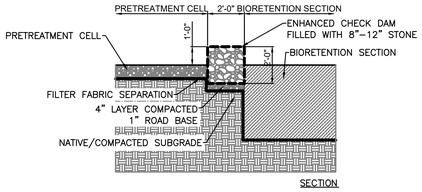
NOT TO SCALE



PRETREATMENT CELL

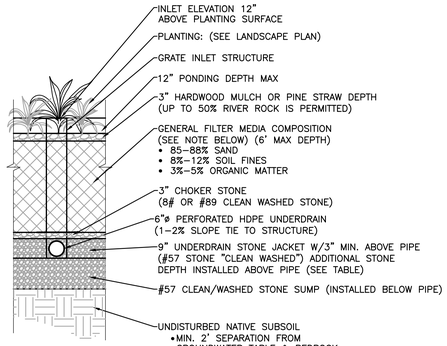
NOT TO SCALE





ENHANCED CHECK DAM

NOT TO SCALE



NOTES:
1. ALL STONES USED FOR STONE LAYERS ARE TO BE "CLEAN WASHED" STONE.
2. UNDERRAINS TO BE 6 INCH PERFORATED HDPE PIPE WITH ⅜ INCH PERFORATIONS AT 6 INCHES ON CENTER; POSITION EACH UNDERDRAIN ON A 0.5% SLOPE LOCATED NO MORE THAN 20FT FROM THE NEXT PIPE.
3. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE WITH THE COMPOSITION STATED ABOVE.
4. WHERE TREES ARE TO BE PLANTED IN THE BIORETENTION AREA, A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES. THE SOIL MEDIA RATIO SHALL BE 50% SAND, 30% TOP SOIL, 20% ACCEPTABLE LEAF COMPOST. REFER TO THE LANDSCAPE PLANS FOR TREE LOCATIONS.

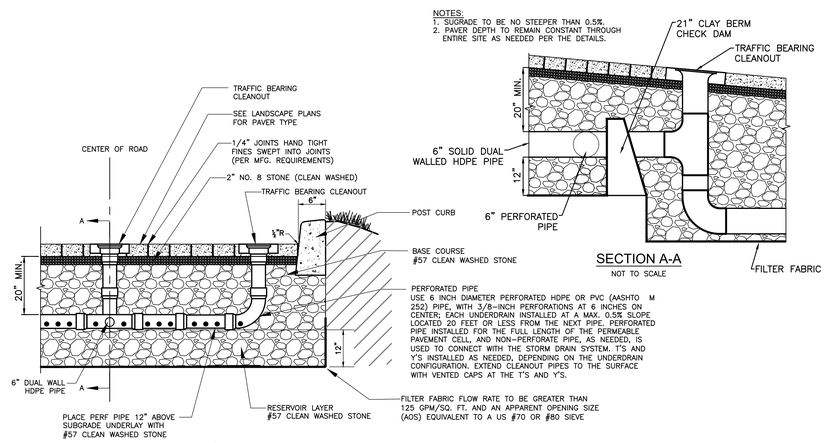
BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

Ponding	750.00	742.39
Surface (mulch,river stone)	749.75	742.14
Media	746.75	739.14
Choker Stone	746.50	738.89
Underdrain Stone Jacket	745.75	738.14
Stone Sump	744.75	737.14

LEVEL 2 BIORETENTION AREA-TYPICAL SECTION (GIP-01)

NOT TO SCALE



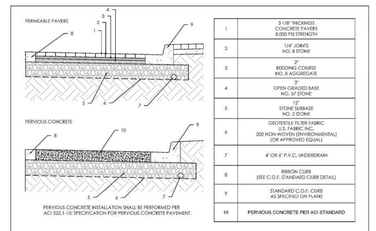
NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.
5. REFER TO CITY OF FRANKLIN PERVIOUS PAVERS DETAIL (DWG GIP–03) FOR PERVIOUS PAVERS INSTALLATION NOTES AND CONSTRUCTION SEQUENCING.

POST CURB & PERMEABLE PAVERS

NOT TO SCALE

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:
    a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
    b. 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.
    c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.



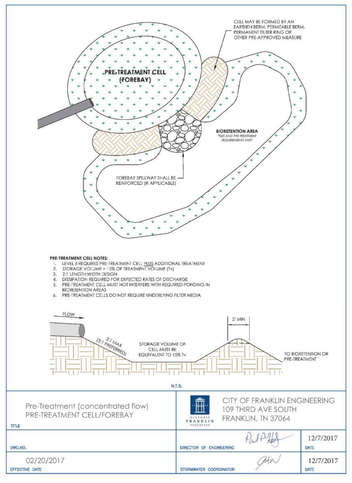
1	3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH
2	1/4" JOINTS NO. 8 STONE
3	2" BEDDING COURSE NO. 8 AGGREGATE
4	8" OPEN-GRADED BASE NO. 57 STONE
5	12" STONE SUBBASE NO. 2 STONE
6	GEOTEXTILE FILTER FABRIC (U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL)
7	4" OR 6" P.V.C. UNDERDRAIN
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

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, MORE CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SWEARING 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 PERIMEABLE 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 PLAG 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.

TITLE: PERVIOUS PAVERS	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.: GIP-03	DIRECTOR OF ENGINEERING	7/22/19 DATE
EFFECTIVE DATE: 07/22/2019	STORMWATER COORDINATOR	7/22/19 DATE



1. EXCAVATORS SHALL WORK FROM THE OUTSIDE THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MORE CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SWEARING OCCURS, HAND RAKE OR SCARIFY THE SURFACE TO A DEPTH OF 12" 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 AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. WATER QUALITY SOMS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

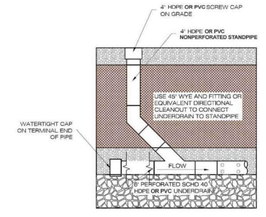
CONSTRUCTION SEQUENCING:
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL STONE SUBBASE AND UNDERDRAINS, CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
6. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
7. INSTALL ADDITIONAL STONE ON AND PLAG THE UNDERDRAIN (3' EACH SIDE).
8. A SMALL SKID STEER LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
9. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
10. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
11. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
12. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
13. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
14. INSTALL SPECIFIED GROUNDCOVER.
15. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

TITLE: BIORETENTION LEVEL 2	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.: GIP-01 (02)	DIRECTOR OF ENGINEERING	7/22/19 DATE
EFFECTIVE DATE: 07/22/2019	STORMWATER COORDINATOR	7/22/19 DATE

N.T.S.

TITLE: Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 DATE
EFFECTIVE DATE: 02/20/2017	STORMWATER COORDINATOR	12/7/2017 DATE



BIORETENTION UNDERDRAIN CLEANOUT

NOT TO SCALE

C:\21009\01-CIVIL ENGINEERING\GIP\GIP DETAILS.DWG
10/7/2019 8:49 AM ERIC MICHAEL HALL
XLTP\PEN TABLES\GIP-ALL PENTABLE.CTB, PAGESETUP: GIP-01, PLOTTED BY: ERIC HALL ON 8/4/2022 9:56 AM

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ERIC MICHAEL HALL
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
8/04/2022

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith
Nashville - Murfreesboro - Chattanooga
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RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

726 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37067

REVISION INFORMATION
- – –
- – –
- – –
2 2022.08.04 PER CITY COMMENTS
1 2022.06.13 PER CITY COMMENTS

PROJECT # 21009
ISSUE DATE 2022.06.13

GRADING, DRAINAGE & EPSC DETAILS

C3.6

ROW & ACCESS GENERAL NOTES

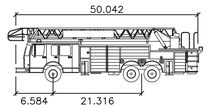
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
1. ALL OFF-SITE WORK WITHIN THE 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.
2. 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.
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. 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.
5. 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.
6. 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.
7. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS GENERAL NOTES:

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 THAN 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 MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

FIRE LANE MARKING NOTES:

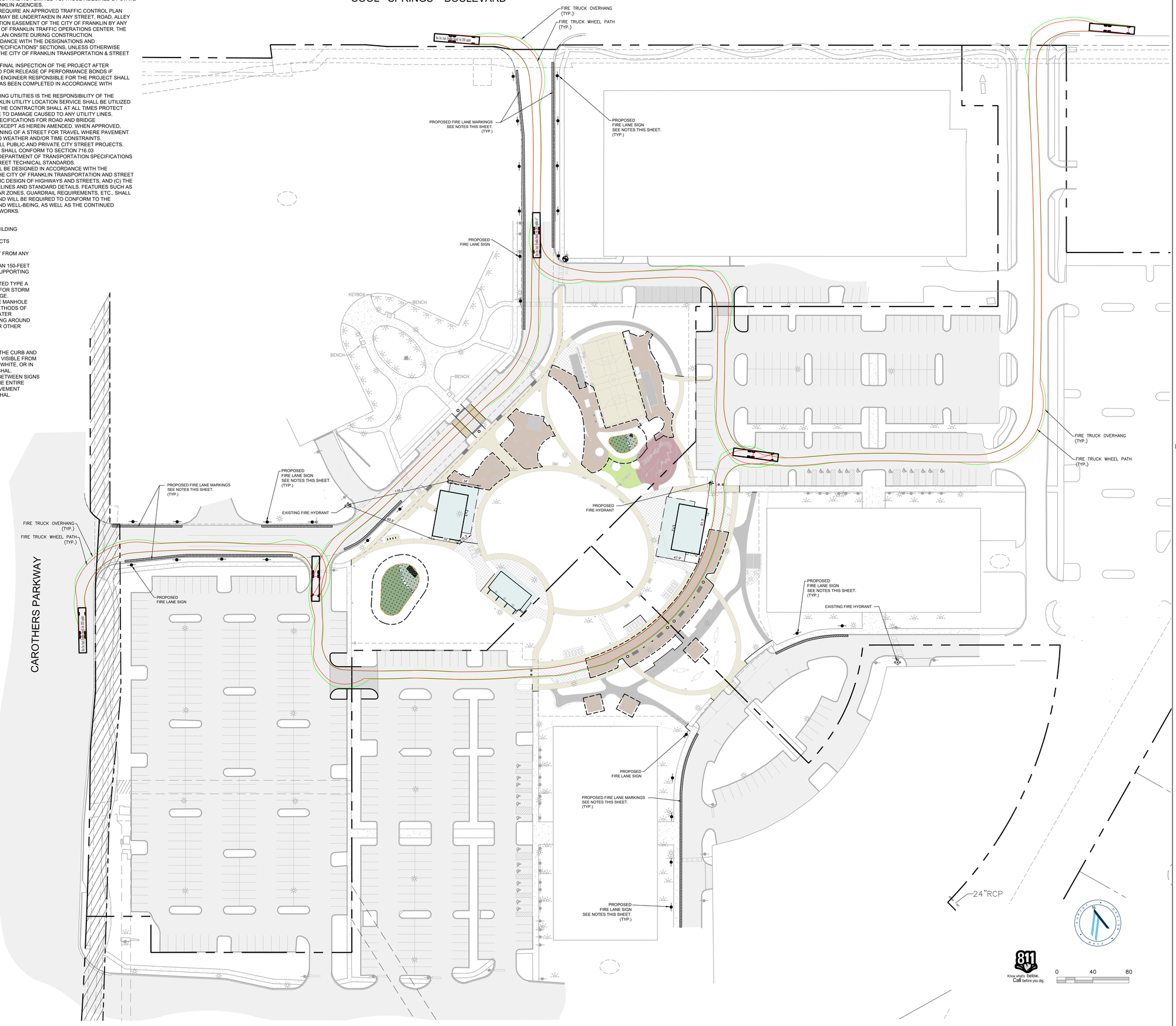
1. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE--NO PARKING," VISIBLE FROM THE NORMAL LANE OF TRAFFIC, AND PAINTED YELLOW OR WHITE, OR IN SUCH OTHER MANNER AS IS APPROVED BY THE FIRE MARSHAL.
2. A MAXIMUM DISTANCE OF 50 FEET (15.3 M.) ALTERNATING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



FRANKLIN FIRE TRUCK

	feet
Body Length	: 50.0417
Width	: 8.333
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Track Width	: 8.00
Rear Overhang	: 22.1424
Lock to Lock Time	: 6.00
Wall to Wall Radius	: 42.00

DESIGN SPEED = 5 MPH



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REGISTERED ENGINEER
AGRICULTURE
Eric Hastings 07/04/2022
COMMERCE
No. 121598
STATE OF TENNESSEE

SITE PLAN SET

Highwoods PROPERTIES

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22–0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 LOTS 675, 676 & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT #7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION	INFORMATION
-	- - -
-	- - -
-	- - -
2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.06.13

R.O.W., ACCESS & EMERGENCY MANAGEMENT PLAN

C4.0

WATER & SEWER GENERAL NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE 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.
8. THE APPLICANT SHALL BE AWARE THAT NO TREES ARE PERMITTED ON SANITARY SEWER EASEMENT. LANDSCAPING MUST BE LIMITED WITHIN THE EASEMENT AND FRANKLIN WILL NOT BE RESPONSIBLE FOR REPLACEMENT IN THE EVENT OF MAINTENANCE TO SANITARY SEWER.
9. IF ANY ALTERATIONS ARE TO BE MADE TO EXISTING MANHOLES, THE MANHOLES MUST BE RETESTED AT CURRENT SPECIFICATIONS.

CITY OF FRANKLIN WATER MANAGEMENT NOTE:

ALL EXISTING PUBLIC SANITARY SEWER FEATURES SHALL BE PROTECTED AT ALL TIMES. NO ALTERATION TO EXISTING MANHOLES WILL BE PERMITTED WITHOUT WRITTEN CONSENT FROM FRANKLIN WATER MANAGEMENT. EXISTING SANITARY SEWER SHALL FLOW UNIMPEDED BY DEMOLITION. IF AT ANY TIME THE SEWER IS ENCOUNTERED, THE CONTRACTOR MUST CONTACT FRANKLIN WATER MANAGEMENT, 615-794-4554.

FIRE DEPARTMENT NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS 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 TENNESSEE LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. https://franklin.idtplans.com/secure/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

ENGINEERED FILL NOTE:

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STAT THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

UTILITY CONTACTS:

WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 477-3166 STACEY ANDERSON
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

UTILITY NOTES:

1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.
2. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN.
3. THE SANITARY SERVICE LINES WILL NEED TO BE CORED INTO THE EXISTING PUBLIC MANHOLES. IF THE EXISTING PUBLIC MANHOLES CAN BE CORED PROPERLY WITHOUT ADDING ADDITIONAL HOLES, THEY CAN BE USED. IF AN ADDITIONAL HOLE IS NECESSARY AND YOU HAVE TO FILL THE EXISTING CORES, THE MANHOLES WILL NEED TO BE REPLACED WITH NEW MANHOLES SHOWING THE CORRECT ALIGNMENT.
4. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.
5. EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN PER FIELD OBSERVATION, GIS DATA, AND UTILITY LOCATING SERVICE. CONTRACTOR TO VERIFY UTILITY MAIN AND SERVICE LOCATIONS PRIOR TO DISTURBANCE.
6. ALL PRIVATE MANHOLES SHALL HAVE CASTINGS LABELED AS "SANITARY SEWER".
7. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED SILVER.
8. MANHOLES LOCATED OUTSIDE OF THE PROPOSED STREETS SHALL BE PROTECTED AT ALL TIMES. ALL MANHOLES WILL BE RETESTED AT THE TIME OF FUTURE DEVELOPMENT.

PROJECT BENCHMARK
GPS #1
PK NAIL SET IN SIDEWALK
N:587660.7
E:1729624.9
EL.:753.06

EXISTING FIRE HYDRANT FLOW TEST DATA:
1. PERFORMED: 06/28/2022 @ 9:00AM
2. NAMES AND AGENCY OF THOSE WHO PERFORMED THE TEST AND WITNESSED THE TEST: HUNTER PATTON (HEATHCOAT & DAVIS), BRADLEY McCANN (MALLORY VALLEY UTILITY DISTRICT).
3. HYDRANT LOCATIONS (FLOW HYDRANTS AND TEST/GUAGE HYDRANT): DEPICTED ON A MAP (SEE FLOW RESULTS REPORT).
4. STATIC PRESSURE OF BOTH HYDRANTS PRIOR TO TEST: READ HYDRANT= 112 PSI, FLOW HYDRANT= 104 PSI.
5. RESIDUAL PRESSURE: 105 PSI.
6. PILOT PRESSURE OF FLOW HYDRANT DURING TEST: 94 PSI.
7. GALLONS PER MINUTE AT TEST PRESSURE: 988 GPM.
8. GALLONS PER MINUTE AT 20 PSI = 3976.1 PSI.

PROPOSED WATER CONNECTION WITH TAPPING SLEEVE AND VALVE
PROPOSED 1-1/2" WATER LINE. PROPOSED RPBP LOCATED AT OR IN BUILDING.
PROPOSED WATER LINE. PROPOSED RPBP LOCATED AT OR IN BUILDING.
PROPOSED WATER LINE TO BE INSTALLED AT A LATER DATE ONCE CAFE IS TO BE CONSTRUCTED. (MAY NEED TO BE 8" LINE DEPENDING ON EXISTING/PROPOSED FLOW DEMANDS)
PROPOSED 3 PHASE SECTOR TO BE INSTALLED NEAR EXISTING SWITCH (OFF PAGE)
PROPOSED NEW LINES IN EXISTING CONDUITS FROM NEW 3-PHASE SECTOR PAD (OFF PAGE)
PROPOSED FIRE HYDRANT
PROPOSED FUTURE BUILDING 1 2,400 SF FFE = 750.00
PROPOSED FUTURE BUILDING 2 3,000 SF FFE = 753.00
PROPOSED PAVILION #1 1,400 SF FFE = 751.50 (FIELD VERIFY)
EXISTING ELECTRICAL/FIBER OPTIC/CABLE LINES TO BE RELOCATED AS NEEDED. (TYP.)
EXISTING FIBER OPTIC/CABLE LINES TO BE RELOCATED AS NEEDED (TYP.)
PROPOSED SANITARY SERVICE LINE @2% MIN. SLOPE
PROPOSED MEMBER WIRE SUB FEED FROM MAIN SERVICE
PROPOSED MEMBER WIRE FROM TRANSFORMER TO SERVICE ON PAVILION.
PROPOSED ELECTRICAL PRIMARY LINE (SINGLE PHASE) IN EXISTING CONDUIT PENDING MTE FINAL DESIGN
PROPOSED 3 PHASE SECTOR AND TRANSFORMER (SINGLE PHASE) PENDING MTE FINAL DESIGN
SERVICE CONNECTION INVERT=749.0
CLEANOUT IE=742.0
CLEANOUT IE=748.0
CLEANOUT IE=750.0
CLEANOUT IE= 748.00
CLEANOUT IE=745.50
CLEANOUT IE= 743.00
CLEANOUT IE=741.50
PROPOSED 10' SANITARY SEWER EASEMENT (SEE PLAT)
SERVICE CONNECTION TO EXISTING MANHOLE INVERT=741.30
SEE SHEET C0.2, C3.0, AND PLAT FOR EASEMENT ASSOCIATED WITH THIS SANITARY SEWER SERVICE LINE.
SEE SHEET C3.0 AND PLAT FOR PROPOSED SANITARY SEWER EASEMENT ASSOCIATED WITH THIS LINE
EXISTING ELECTRICAL/FIBER OPTIC/CABLE LINES TO BE RELOCATED AS NEEDED. (TYP.)
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE HYDRANT
ACCESS EASEMENT
20' DRAINAGE EASEMENT
20' STORM EASEMENT
20' SANITARY SEWER EASEMENT
15' PRIVATE WATERLINE EASEMENT
CATCH BASIN TC=751.34 INV(N)=745.44 INV(S)=745.35
CATCH BASIN TC=753.03 INV(N)=749.42 INV(W)=749.47 INV(S)=749.21
CATCH BASIN TC=750.37 INV(N)=747.35 INV(W)=743.99 INV(S)=744.06 INV(E)=744.46
CATCH BASIN TC=750.15 INV(N)=747.81 INV(S)=747.65
CATCH BASIN TC=748.02 INV(S)=745.02
CATCH BASIN TC=746.80 INV(N)=743.74 INV(NE)=742.23 INV(SE)=736.66 INV(NW)=737.00
CATCH BASIN TC=743.70 INV(W)=735.02 INV(N)=735.11
CATCH BASIN TC=752.08 INV(N)=747.26 INV(S)=747.05
SANITARY MANHOLE TC=753.90 INV(S)=742.50 INV(E)=742.30
SANITARY MANHOLE TC=753.53 INV(W)=744.78 INV(E)=744.93
SANITARY MANHOLE TC=748.63 INV(N)=738.46 INV(S)=738.37
SANITARY SEWER PUMP
AREA DRAIN TC=746.1 INV=743.60
AREA DRAIN TC=752.9 INV=748.52
AREA DRAIN TC=752.7 INV=748.15
AREA DRAIN TC=750.79 INV(N)=744.04 INV(S)=743.84

EXISTING UTILITY LEGEND

- S — SANITARY LINE
- W — WATER LINE
- GAS — GAS LINE
- FOC — FIBER OPTIC/TELEPHONE/CABLE LINE
- UGE — UNDERGROUND ELECTRIC LINE

PROPOSED UTILITY LEGEND

- S — SANITARY LINE
- W — WATER LINE
- G — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE

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SITE PLAN SET

Highwoods PROPERTIES

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RSA PROJECT # 22-0055

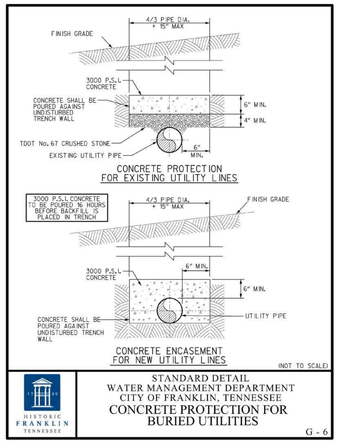
COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

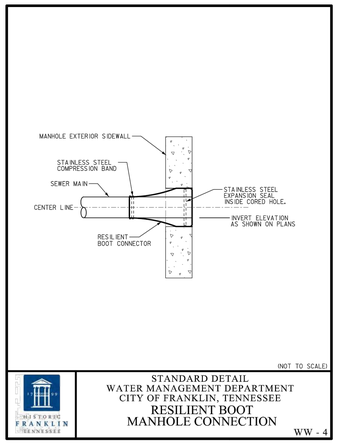
725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

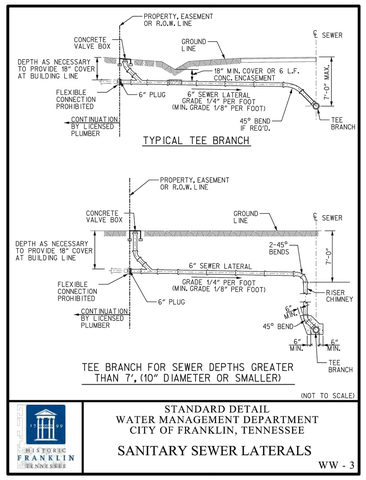
REVISION	INFORMATION
-	- - -
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2	2022.08.04 PER CITY COMMENTS
1	2022.06.13 PER CITY COMMENTS
PROJECT #	21009
ISSUE DATE	2022.06.13

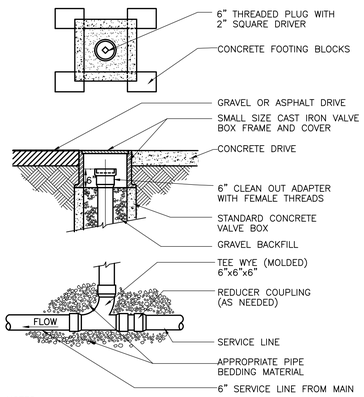
SITE UTILITY PLAN

C5.1





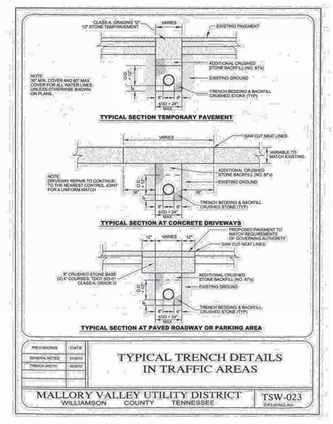


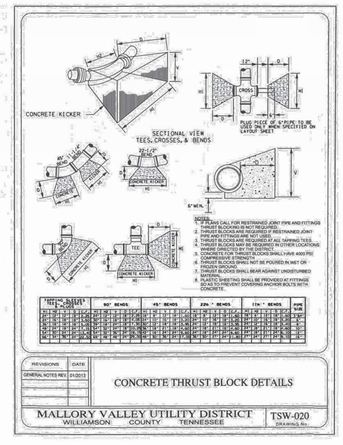


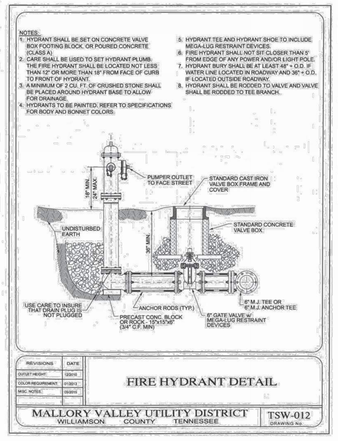
NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR-33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

TRAFFIC BEARING CLEAN OUT

NOT TO SCALE







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225 Polk Avenue, Suite 100
Nashville, TN 37203
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SITE PLAN SET

Highwoods PROPERTIES

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

RSA PROJECT # 22-0055

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1
LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

705 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

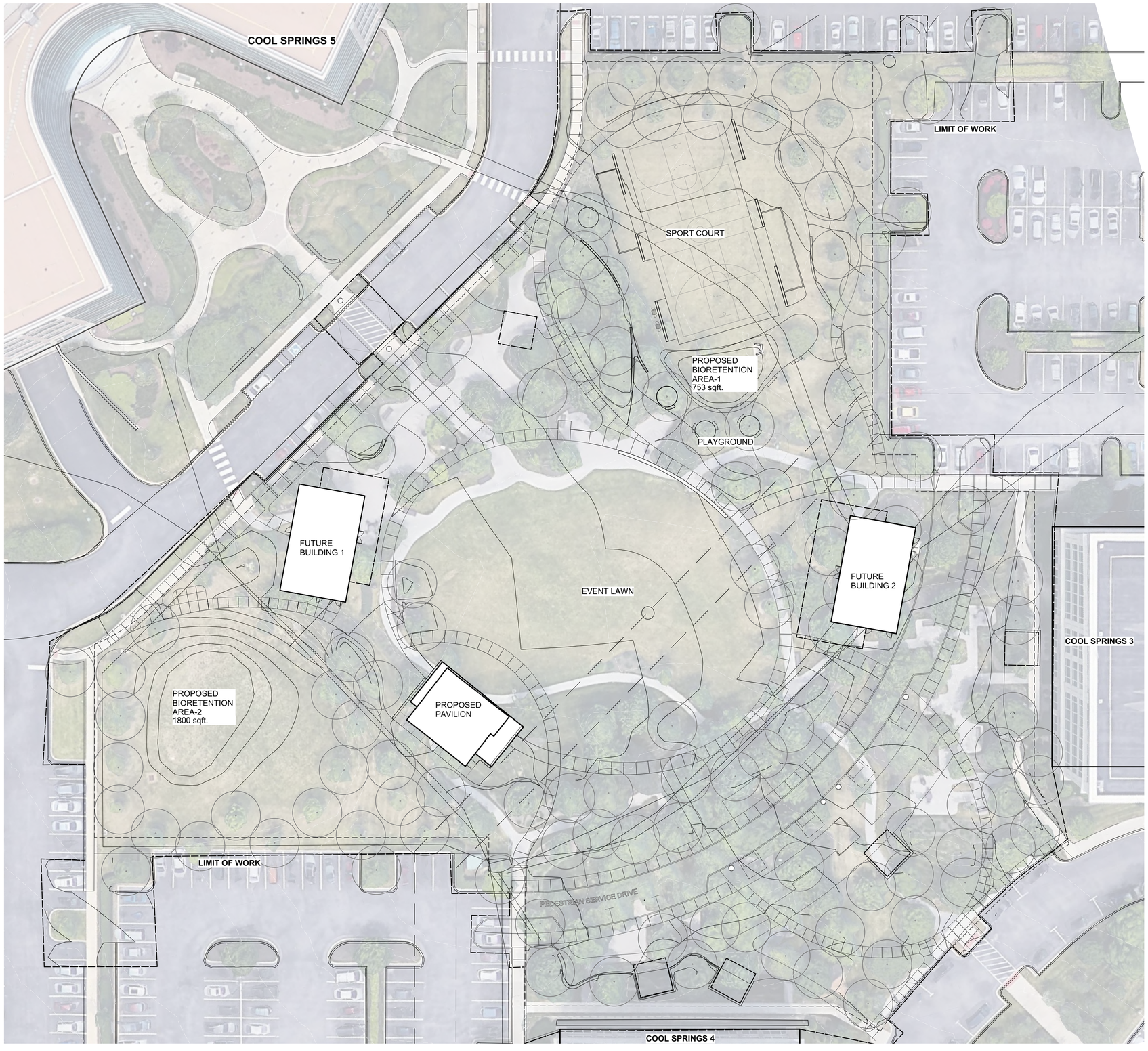
REVISION INFORMATION
- – –
- – –
- – –
2 2022.08.04 PER CITY COMMENTS
1 2022.06.13 PER CITY COMMENTS

PROJECT # 21009
ISSUE DATE 2022.06.13

UTILITY DETAILS

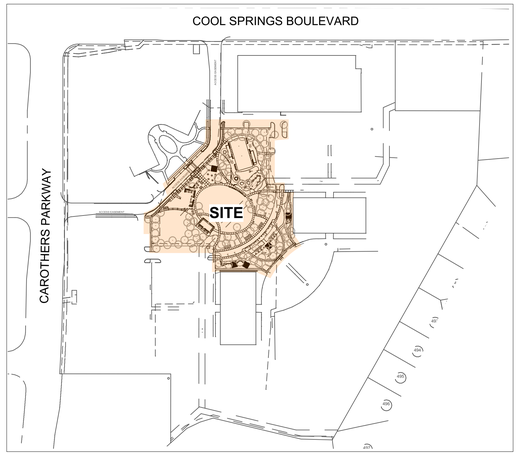
C5.2

G:\CIVIL\COOL SPRINGS\PROJECTS\COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN, SECTION 28, REVISION 1 (COOL SPRINGS OFFICE PARK OPEN SPACE)\COF PROJECT #7882\CONSTRUCTION DRAWINGS\DETAILS.DWG
PLOTTED BY EVAN CHILDRESS ON 8/4/2022 9:56 AM - LAST MODIFIED BY EVAN CHILDRESS ON 8/4/2022 9:56 AM



LEGEND

EXISTING TREE



KEY PLAN

TREE CANOPY

EXISTING ACERAGE : 2.16 ACRES
EXISTING PERCENTAGE : 57 %

MINIMUM RETENTION REQUIRED : NA

NOTES:

1. REFER TO L2.0 FOR PLANT SCHEDULES.
2. REFER TO L2.1 -L2.3 FOR LANDSCAPE DETAILS AND NOTES.
3. EXISTING TREES TO BE PROTECTED. REFER TO L2.3 FOR ADDITIONAL INFORMATION.
4. SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE PLANTED.
5. PROVIDE EROSION CONTROL MATTING FOR ALL SLOPES OVER 3:1.
6. ALL STORMWATER MANAGEMENT LANDSCAPE AREAS WERE DESIGNED USING STORMWATER VOLUME 5, LEVEL II.
7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☒ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen	Screen from view
☐ HVAC Screen	Screen HVAC from of view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:_____	

(Any buffer/screen type not required for this development may be deleted from this chart.)

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Owner: HIGHWOODS COOLSPRINGS
Landscape Architect: WILL MARTH (615.255.5218)
Franklin Planning Department: (615) 791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: ___

By an Owner Designated Landscape Maintenence Contractor

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

10 0 10 20 40
SCALE: 1" = 20'-0"

PLAN NORTH

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Nashville TN 37203
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hastingsarchitecture.com
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WILLIAM HALLMARK MARTH REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 371 LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1 LOTS 675,676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT # 7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

x

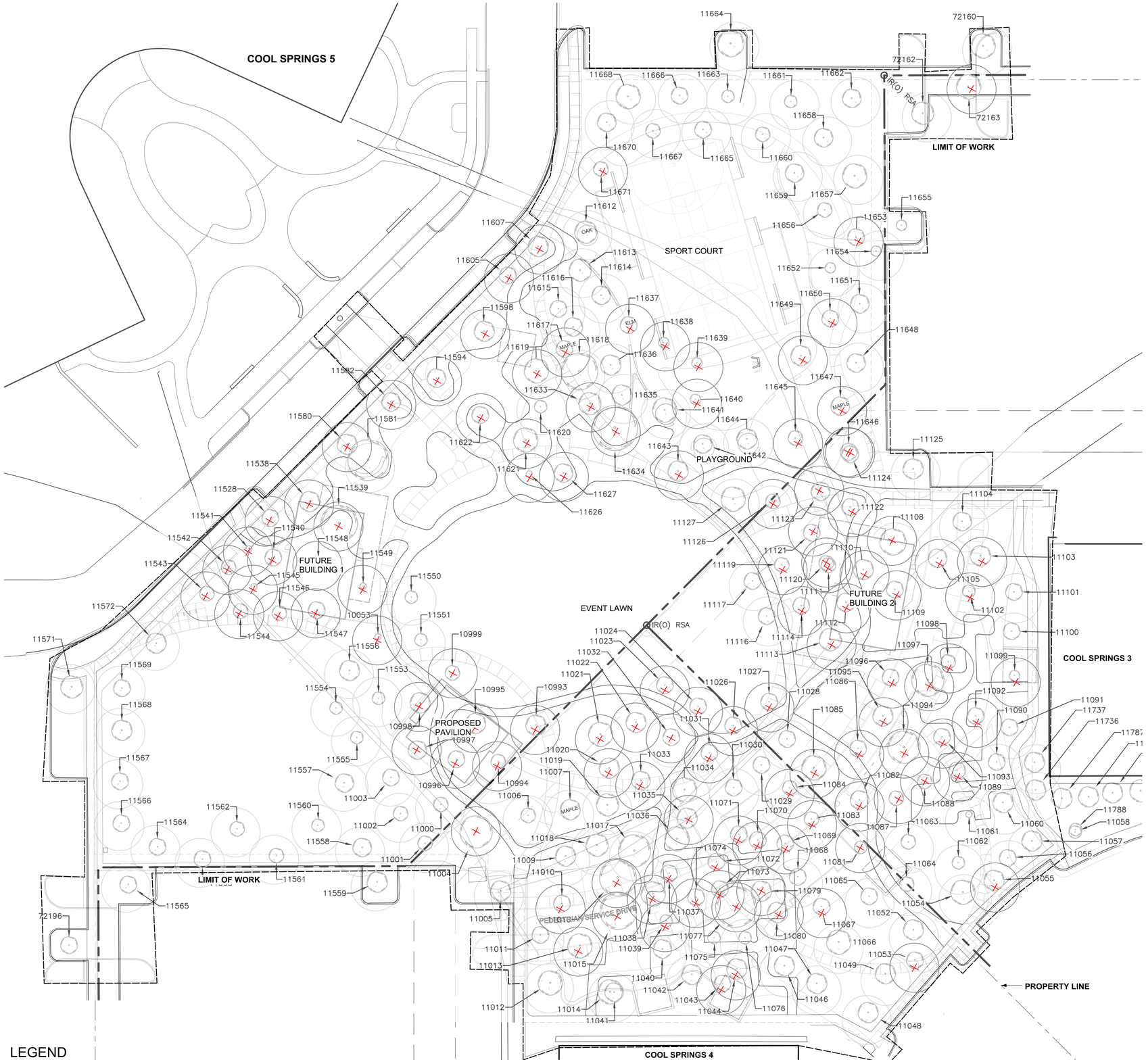
REVISION INFORMATION

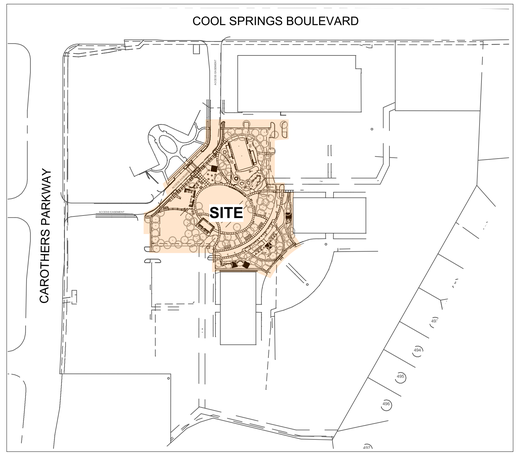
REV 1: PER CITY COMMENTS 06.03.2022

2	2022-08-04	PER CITY COMMENTS
1	2022-06-13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.05.27

TREE PRESERVATION PLAN

L1.0





KEY PLAN

LEGEND

EXISTING TREE

EXISTING TREE TO BE REMOVED

NOTES:

1. REFER TO L2.0 FOR PLANT SCHEDULES.
2. REFER TO L2.1 FOR LANDSCAPE DETAILS AND NOTES.
3. EXISTING TREES TO BE PROTECTED. REFER TO L2.3 FOR ADDITIONAL INFORMATION.
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7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.

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☐ Other:_____	

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Owner: HIGHWOODS COOLSPRINGS
Contact Name

Landscape Architect: WILL MARTH (615.255.5218)
Contact Name / Phone Number

Franklin Planning Department: (615) 791-3212 phone

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SCALE: 1" = 20'-0"

PLAN NORTH

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Nashville TN 37203

WILLIAM HALLMARK MARTH REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 371 LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN

SECTION 28, REVISION 1 LOTS 675,676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT # 7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

x

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PROJECT #	21009	
ISSUE DATE	2022.05.27	

TREE REMOVAL PLAN

L1.1

COOL SPRINGS 5

(9) JEFFERSON ELM

LANDSCAPE ISLANDS. TYP.
[12.6.2]
8' MIN. LANDSCAPE AREA

(2) JEFFERSON ELM

LIMIT OF WORK

SPORT COURT

BIORETENTION AREA
1 (753 SQFT)
PLANTED ACCORDING
TO VOLUME 5, LEVEL 2

STONE, REFER TO CIVIL DWGS.
(4) OAKLEAF HYDRANGEA
(33) BEEBALM
(3) BLACK GUM
(7) NEW ENGLAND ASTER
(8) SMALL'S PENSTEMON
SOD, PRE TREATMENT AREA
(17) BEEBALM
(36) PALM SEDGE
(16) BUTTERFLY MILKWEED
(10) ST. JOHNSWORT

(3) ALLEE ELM

PLAYGROUND

FUTURE
BUILDING 1

EVENT LAWN

FUTURE
BUILDING 2

COOL SPRINGS 3

BIORETENTION AREA
#2 (1800 SQFT)
PLANTED ACCORDING
TO VOLUME 5, LEVEL 2
STONE, REFER TO CIVIL DWGS.
SOD, PRETREATMENT AREA
(34) ST. JOHNSWORT
(66) PALM SEDGE
(46) BEEBALM
(36) NEW ENGLAND ASTER
(42) SMALL'S PENSTEMON
(3) BLACK GUM
(109) PALM SEDGE
(67) BEEBALM
(13) OAKLEAF HYDRANGEA
(69) BUTTERFLY MILKWEED

(6) JEFFERSON ELM

PROPOSED
PAVILION

LIMIT OF WORK

(3) JEFFERSON ELM

LANDSCAPE ISLANDS. TYP.[12.6.2]
8' MIN. LANDSCAPE AREA

PEDESTRIAN SERVICE DRIVE

PROPERTY LINE, TYP.

COOL SPRINGS 4

LEGEND

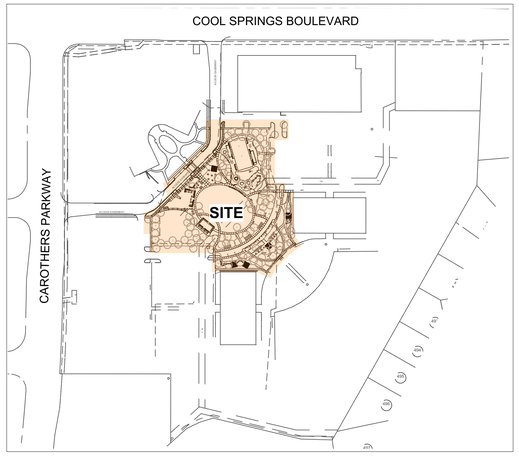
LANDSCAPE AREA

EXISTING TREE

SCALE: 1" = 20'-0"

10 0 10 20 40

PLAN NORTH



KEY PLAN

OVERALL SITE LANDSCAPE DATA

Site Acreage: 3.53 Acres
Site Zoning Classification :
Existing Zoning: RC-6 (Coolsprings 3 & 4)

Landscape Surface Ratio Required: 15% (0.56 Acres)
Landscape Surface Ratio Provided: 1.95 Acres
Percent and Acreage of Original Canopy Cover: 57% (2.16 Acres)
Percent and Acreage Tree canopy Required: 12%
Number and DBH of Specimen Trees Removed: NA

LANDSCAPE REQUIREMENTS (ACI)				
LSA MINIMUM : 0.53 AC **LSA PROVIDED: AC** Credit for 1.5 acres of preserved trees	Quanity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Canopy Trees 14"	3		3	42
Existing Trees (See Tree Inventory):				
5"+ caliper canopy trees	97		97	485
4" caliper canopy trees		29	29	116
3" caliper canopy trees	1		1	3
2" caliper canopy trees				
Aggregate Canopy Caliper Inches Provided:				**646**
Aggregate Canopy Caliper Inches Required (0.56 AC x 82 IN/AC):				**43.42**
Existing Understory Trees 3" to 13":	5		5	15
2" caliper understory trees:				0
1.5" caliper understory trees:				0
Aggregate Understory Caliper Inches Provided:				**15**
Aggregate Understory Caliper Inches Required (0.56 AC x 21 IN/AC):				**11.12**
Min. 18" Height Shrubs:				44
Min. 30" Height Shrubs:				17
Total Shrubs Provided:				**61**
Total Shrubs Required (0.56 AC x 96 IN/AC):				**50.83**

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3% required (per unified plan)
Site Acreage: 32.34 acres
Open Space Acreage Required: 0.97 acres (42,314 SF)
Open Space Provided: 3.02 acres (131,525 SF)

NOTES:

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2. REFER TO L2.2 -L2.3 FOR LANDSCAPE DETAILS AND NOTES.
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7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.
8. MUNCIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.
9. ORNAMENTAL PLANTING WITH PERENNIALS, SEDGES,GRASSES SHRUBS AND TREES IN A MASS BED PLANTING IS USED FOR BIORETENTION.PLANTING.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

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- ☐ Ground
- ☒ Not Applicable

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WILLIAM HALLMARK MARTH
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 371

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc.
landscape architects

SITE PLAN

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1 LOTS 675,676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT # 7882
725 COOL SPRINGS BOULEVARD
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LANDSCAPE PLAN

L2.0

PLANT SCHEDULE

QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACING	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
1		ea.	Nyssa sylvatica 'Wildfire'	BLACK GUM	4"	14'			46"	Strong central leader
20		ea.	Ulmus americana 'Jefferson	JEFFERSON ELM	4"	18'			46"	Root pruned, strong central leader,matched
3		ea.	Ulmus parvifolia 'Emer II'	ALLEE ELM	4"	14-16'			46"	Full, matched

PLANT SCHEDULE - BIORETENTION AREA

QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACING	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
5		ea.	Nyssa sylvatica 'Wildfire'	BLACK GUM	4"	14-16''			46"	Root pruned, strong central leader,matched
SHRUBS										
17		ea.	Hydrangea quercifolia 'Ruby Slippers'	OL HYDRANGEA		36-48"	36"	48"	3 Gal.	Full, Compact
44		ea.	Hypericum frondosum 'Sunburst'	ST.JOHNSWORT		18"	12"-18"	30"	3 Gal.	Full, Compact
ORNAMENTAL GRASSES										
211		sq.ft	Carex muskingumensis	PALM SEDGE				18"	1 Gal.	Full
PERENNIALS										
85		sq.ft	Asclepias tuberosa	BUTTERFLY MILKWEED				18"	1 Gal.	Full,heavy cans
43		sq.ft	Aster novea-angliae 'Purple Dome'	NEW ENGLAND ASTER				24"	2 Gal.	Full
50		sq.ft	Penstemon smallii	SMALL'S PENSTEMON				18"	1 Gal.	Full
163		sq.ft	Monarda didyma 'Be you,Be Free'	BEEBALM				18"	1 Gal.	Full, heavy cans

EXISTING RETAINED TREES INVENTORY LIST

NO.	CODE	TYPE
1	11000	7" MAPLE
2	11001	7" OAK
3	11002	7" OAK
4	11003	8" POPLAR
5	11005	10" OAK
6	11006	7" MAPLE
7	11007	10" MAPLE
8	11009	10"POPLAR
9	11011	8"POPLAR
10	11012	12"ELM
11	11014	12"MAPLE
12	11017	16" BIRCH
13	11018	11"OAK
14	11019	11"OAK
15	11028	8"MAPLE
16	11029	8"MAPLE
17	11030	8"MAPLE
18	11034	12"OAK
19	11036	12"BIRCH
20	11040	9"POPLAR
21	11041	9"MAPLE
22	11042	10"BEECH
23	11046	10"BIRCH
24	11047	10"ELM
25	11048	10" MAPLE
26	11049	10"BEECH
27	11052	10"BEECH
28	11054	12"BEECH
29	11056	8"GINKGO
30	11057	10" MAPLE
31	11060	10"ELM
32	11061	3"BEECH
33	11062	6"REDBUD
34	11063	7"ELM
35	11064	7"ELM
36	11065	8"MAPLE
37	11066	12"BIRCH
38	11068	8"MAPLE
39	11075	6"BIRCH
40	11076	6"BIRCH
41	11090	8"ASH
42	11091	8"BEECH
43	11100	8"ASH
44	11101	8"OAK
45	11104	9"GINKGO
46	11116	8" POPLAR
47	11117	8" POPLAR
48	11125	10" OAK
49	11127	12"MAPLE
50	11550	6"MAPLE
51	11551	6"MAPLE
52	11553	6"DOGWOOD
53	11554	6"MAPLE
54	11555	6"MAPLE
55	11556	10" OAK
56	11557	9"POPLAR
57	11558	9"POPLAR
58	11559	10" OAK
59	11560	6"MAPLE
60	11561	7" OAK
61	11562	7" MAPLE
62	11563	8"OAK
63	11564	8"POPLAR
64	11565	8"OAK
65	11566	8"OAK
66	11567	8"OAK
67	11568	10" OAK
68	11569	8"OAK
69	11571	11"OAK
70	11572	10" OAK
71	11581	20"BIRCH
72	11612	11"OAK
73	11613	11"ELM
74	11614	9"ELM
75	11615	8"BEECH
76	11616	9"REDBUD
77	11618	18"BIRCH
78	11620	6"BEECH
79	11635	10"BIRCH
80	11636	10"POPLAR
81	11641	12"GINKGO
82	11642	9"GINKGO
83	11644	10"GINKGO
84	11648	9"POPLAR
85	11651	9"OAK
86	11652	5"MAPLE
87	11654	5"CHERRY
88	11655	5"CHERRY
89	11656	7" MAPLE
90	11657	12"OAK
91	11658	9"MAPLE
92	11659	9"MAPLE
93	11660	7" MAPLE
94	11661	6"ELM
95	11662	9"OAK
96	11663	6"BEECH
97	11664	13"OAK
98	11665	8"BEECH
99	11666	8"BEECH
100	11667	7" MAPLE
101	11668	12"OAK
102	11670	9"OAK
103	11736	10"HOLLY
104	11737	10"HOLLY
105	72160	12"OAK
106	72162	11"OAK

REMOVED TREES LIST

NO.	CODE	TYPE
1	10053	8" MAPLE
2	10993	10" ASH
3	10994	7"MAPLE
4	10995	10" POPLAR
5	10996	8" BIRCH
6	10997	9" POPLAR
7	10998	10" MAPLE
8	10999	7" MAPLE
9	11004	16" POPLAR
10	11010	8" POPLAR
11	11013	12" ELM
12	11015	18" BIRCH
13	11016	18" BIRCH
14	11020	10" BEECH
15	11021	12" POPLAR
16	11022	10" MAPLE
17	11023	8" POPLAR
18	11024	8" POPLAR
19	11026	8" POPLAR
20	11027	8" POPLAR
21	11031	8" MAPLE
22	11032	8" POPLAR
23	11033	9" POPLAR
24	11035	10" POPLAR
25	11037	8" BIRCH
26	11038	12" BIRCH
27	11039	6" BIRCH
28	11043	8" REDBUD
29	11044	10" MAPLE
30	11053	8"BEECH
31	11055	10" BEECH
32	11067	8" MAPLE
33	11069	8" MAPLE
34	11070	8" ELM
35	11071	8" BIRCH
36	11072	8" BIRCH
37	11073	8" BIRCH
38	11074	8" BIRCH
39	11077	20" BIRCH
40	11079	10" BIRCH
41	11080	10" BIRCH
42	11081	6" MAPLE
43	11082	9"OAK
44	11083	7" ELM
45	11084	7" MAPLE
46	11085	12" OAK
47	11086	8"POPLAR
48	11087	7" MAPLE
49	11088	7" BEECH
50	11089	8" POPLAR
51	11092	8"BEECH
52	11093	8" MAPLE
53	11094	16" BIRCH
54	11095	10" GINKGO
55	11096	8" MAPLE
56	11097	16" BIRCH
57	11098	7" MAPLE
58	11099	5" GINKGO
59	11102	6" REDBUD
60	11103	10" BEECH
61	11105	9" MAPLE
62	11108	13" POPLAR
63	11109	8" POPLAR
64	11110	10" MAPLE
65	11111	7" ELM
66	11112	9" ELM
67	11113	11" OAK
68	11114	8" ELM
69	11119	7" MAPLE
70	11120	7" ELM
71	11121	8" MAPLE
72	11122	8"POPLAR
73	11123	9"OAK
74	11124	8"ELM
75	11126	7" MAPLE
76	11528	8" BEECH
77	11538	10" BEECH
78	11539	18" BIRCH
79	11540	8"POPLAR
80	11541	3" DOGWOOD
81	11542	7" BEECH
82	11543	7" BEECH
83	11544	7" POPLAR
84	11545	3" DOGWOOD
85	11546	7" MAPLE
86	11547	8" MAPLE
87	11548	5" DOGWOOD
88	11549	9" MAPLE
89	11580	10" BEECH
90	11582	9" BEECH
91	11594	9" POPLAR
92	11598	10" POPLAR
93	11605	8" BEECH
94	11607	10" BEECH
95	11617	8" MAPLE
96	11619	12" POPLAR
97	11621	12" BEECH
98	11622	8" MAPLE
99	11626	3" DOGWOOD
100	11627	9" MAPLE
101	11633	11" MAPLE
102	11634	22" BIRCH
103	11637	8" ELM
104	11638	5" GINKGO
105	11639	5" GINKGO
106	11640	5" GINKGO
107	11643	10" MAPLE
108	11645	7" GINKGO
109	11646	8"ELM
110	11647	9" MAPLE
111	11649	10" CHERRY
112	11650	8" CHERRY
113	11653	8" OAK
114	11671	7" SAWTOOTH OAK
115	72163	12"OAK

REMOVAL NOTES:

1. PRIOR TO ANY PLANT REMOVAL, SURVEY THE AREA WITHIN THE LIMIT OF WORK AND CLEARLY IDENTIFY NATIVE SPECIES TO BE LEFT INTACT.
2. ALL NATIVE PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE INDICATED OR AS DIRECTED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLAN COUNCIL'S INVASIVE EXOTIC PLANT PEST LIST (TN-IPC 2017 LIST REVISION) THAT ARE PRESENT WITHIN THE LIMIT OF WORK SHALL BE REMOVED. OPTIMAL SEASON FOR KILLING INVASIVE EXOTICS WILL VARY BY SPECIES. REFER TO THE 'NONNATIVE INVASIVE PLANTS OF THE SOUTHERN FORESTS' PUBLISHED BY USDA FOR RECOMMENDED REMOVAL/TREATMENT TIME AND METHODS FOR TREATMENT.
4. REMOVE LOOSE AND DEAD DEBRIS FOLLOWING TREATMENT OR REMOVAL
5. EQUIPMENT USED IN REMOVAL WORK TO BE LIMITED TO ROUTES APPROVED IN AN ACCESS PLAN SUBMITTED BY THE CONTRACTOR.
6. AVOID COMPACTING SOIL UNDER EXISTING CANOPY. NO VEHICLES AND HEAVY EQUIPMENT PERMITTED OUTSIDE OF DESIGNATED ACCESS AREAS.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REMOVAL INFORMATION.
8. PLANTED AREAS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE AND TO RESPOND TO EXISTING VEGETATION REMAINING WHERE NECESSARY.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- □ Rooftop
- □ Ground
- ■ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
■ Not Applicable	Buffering/Screening not required
□ Foundation Planting	Along primary facade
□ Perimeter Planting Strip	Screen VUAs and to create "modules"
□ Interior VUA Planting	Create VUA "modules"
□ Utility Box Screen	Screen from view
□ HVAC Screen	Screen HVAC from of view
□ Dumpster Screen	Screen dumpster from view
□ Loading/service Area	Buffer the street or residential property
□ Incompatible Use Buffer	Buffer the adjacent less intensive use
□ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
□ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
□ Street Trees	Spatial Definition/Environmental Mitigation
□ Other:	

(Any buffer/screen type not required for the development may be deleted from this chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: ____

By an Owner Designated Landscape Maintenence Contractor

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**
Owner: HIGHWOODS COOLSPRINGS (Contact Name)
Landscape Architect: WILL MARTH (615.255.5218) (Phone Number)
Franklin Planning Department: (615) 791-3212 phone (Contact Name) (Phone Number)

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

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225 Polk Avenue Suite 100
Nashville TN 37203

WILLIAM HALLMARK MARTH REGISTERED LANDSCAPE ARCHITECT COMMERCE STATE OF TENNESSEE NO. 391 LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1 LOTS 675,676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT # 7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

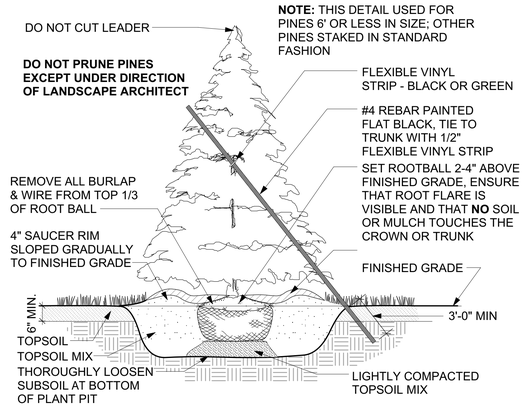
REVISION INFORMATION

REV 1: PER CITY COMMENTS 06.03.2022

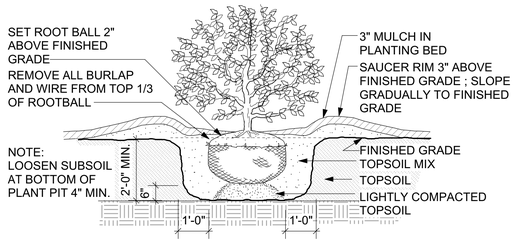
2	2022-08-04	PER CITY COMMENTS
1	2022-06-13	PER CITY COMMENTS
PROJECT #	21009	
ISSUE DATE	2022.05.27	

PLANTING SCHEDULE

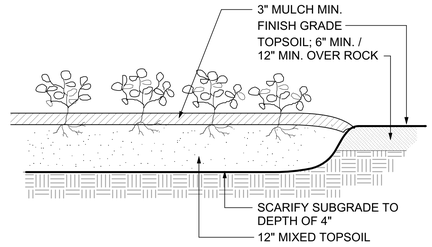
L2.1



6 SECTION: EVERGREEN TREE
N.T.S.

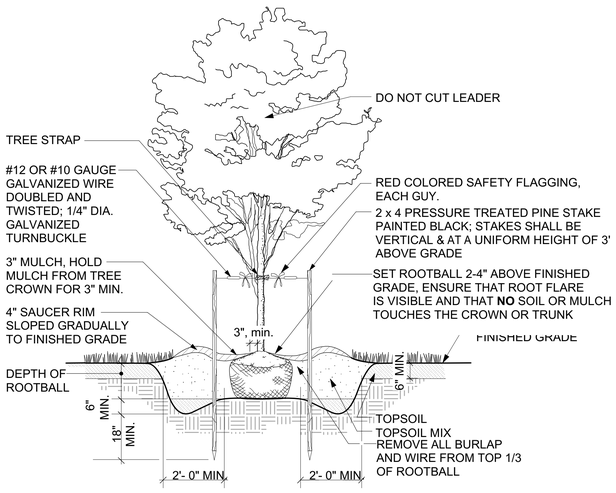


4 SECTION: B&B SHRUB
N.T.S.

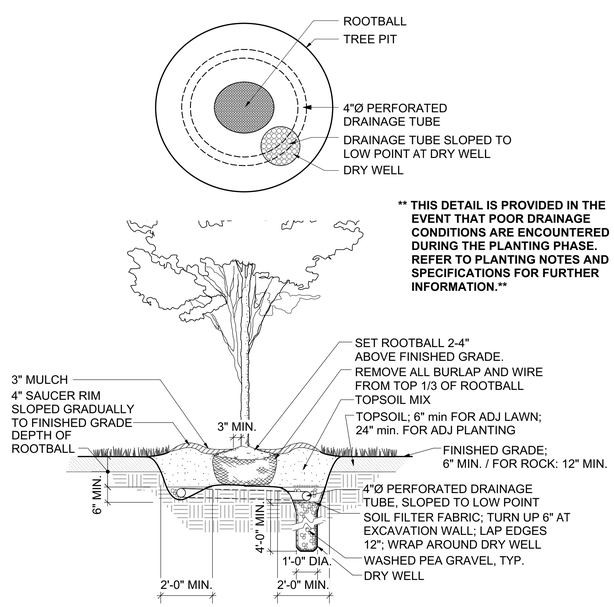


3 SECTION: GROUNDCOVER/ PERENNIAL BED
N.T.S.

NOTE: TREE HOLES IN THE BIORETENTION AREA MUST BE 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) AND A MORE ORGANIC FILTER MEDIA IS REQUIRED WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% LEAF COMPOST.

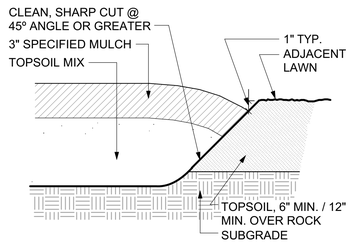


7 TYP. TREE W/ VERTICAL STAKING
N.T.S.

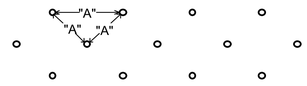


5 TREE PIT w/ DRAINAGE (for poor drainage conditions)
N.T.S.

NOTE: REFER TO SPECIFIC DETAILS FOR SOIL DEPTHS



2 SECTION: PLANTING BED EDGE
N.T.S.



"A" = ON CENTER SPACING ON PLANT LIST

1 PLAN: SPACING CHART
N.T.S.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☒ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
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☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

(Any buffer/screen type not required for the development may be deleted from the chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: ____

By an Owner Designated Landscape Maintenence Contractor

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** landscape installation.
Owner: HIGHWOODS COOLSPRINGS (Contact Name)
Landscape Architects: WILL MARTH (615.255.5218) (Contact Name / Phone Number)
Franklin Planning Department: (615) 791-3212 phone

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

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hastingsarchitecture.com
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WILLIAM HALLMARK MARTH REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 371

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1 LOTS 675,676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT # 7882

725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

REV 1: PER CITY COMMENTS 06.03.2022

2	2022-08-04	PER CITY COMMENTS
1	2022-06-13	PER CITY COMMENTS
PROJECT #	21009	
ISSUE DATE	2022.05.27	

LANDSCAPE DETAILS

L2.2

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS:

1. All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).

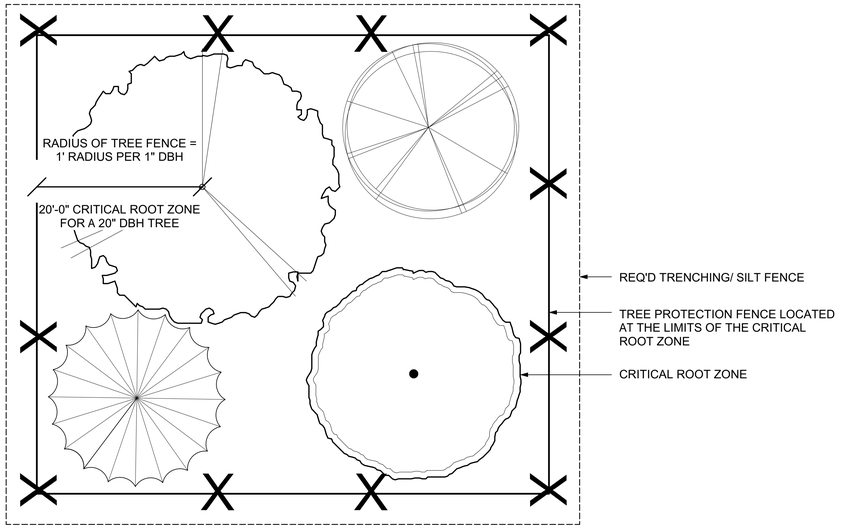
2. All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
   - A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader 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 the diameter of the dominant fork; and
     3. The top one-third of the smaller fork is removed at the time of planting;
   - C.) No branch is greater than two-thirds the diameter of the trunk directly above the branch;
   - D.) Several branches are larger in diameter and obviously more dominant;
   - E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
   - F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

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 Department of Building and Neighborhood Services 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 approved 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 plant 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 costs incurred in repairing and/or replacing the required landscape material.
17. Muncipal code 7-231 does not permit the installation of combustible mulch within 24-inches of buildings of construction types III, IV and V and buildings with combustible exterior sheathing.

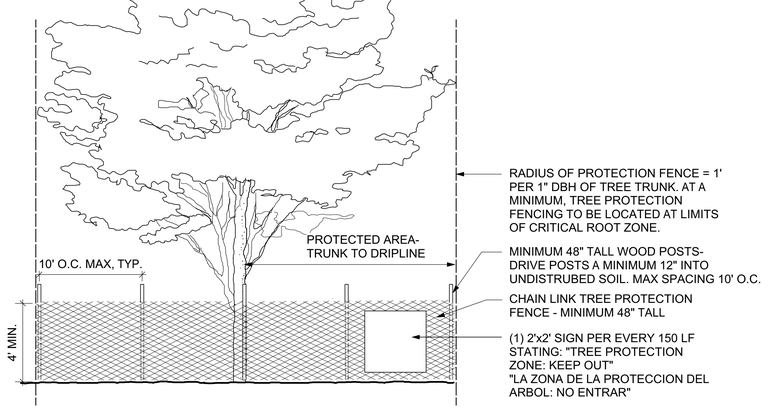
ADDITIONAL LANDSCAPE NOTES

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of the Work.
2. Verify all utility locations in the field before beginning work. Repair damaged utilities to Owner's satisfaction at no additional cost.
3. Verify quantities on plans with plant schedule before pricing work.
4. All materials are subject to the approval of the Landscape Architect and Owner at any time.
5. Once unloaded from the truck, immediately stand all trees up. Do **NOT** lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. **Main leaders of all trees shall remain intact.**
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on the Drawings.
8. Prepare all topsoil used in tree and shrub pits, groundcover beds, and bioretention areas in accordance with the specifications.
9. Maintain all plant material and lawn until project is accepted in full by the Landscape Architect, unless otherwise specified.
10. Guarantee all workmanship and materials for a period of one calendar year.
11. Provide min. 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball size for the minimum diameter tree pit.
12. *If trees are staked, the tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All tree stakes and guys shall be removed no later than one growing season after planting.*



2 PLAN: TREE PROTECTION FENCE DETAIL
Scale: 1/2" = 1'-0"

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 activitiy is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.



1 SECTION: TREE PROTECTION FENCE DETAIL
Scale: 1/2" = 1'-0"

MINIMUM BUFFERING/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☒ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
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☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:_____	

(Any buffer/screen type not required for this development may be deleted from the chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: _____ *to be completed by applicant*

By an Owner Designated Landscape Maintenence Contractor

ATTENTION OWNER/INSTALLER:
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Owner: HIGHWOODS COOLSPRINGS (Contact Name)
Landscape Architect: WILL MARTH (615.255.5218) (Contact Name / Phone Number)
Franklin Planning Department: (615) 791-3212 phone

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

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WILLIAM HALLMARK MARTH
REGISTERED
AGRICULTURE
COMMERCE
WILLIAM
TENNESSEE NO. 391
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SITE PLAN SET

Highwoods PROPERTIES

Hawkins Partners, Inc. landscape architects

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1 LOTS 675,676 & 692
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725 COOL SPRINGS BOULEVARD
FRANKLIN, TN 37064

REVISION INFORMATION

REV 1: PER CITY COMMENTS 06.03.2022

2	2022-08-04	PER CITY COMMENTS
1	2022-06-13	PER CITY COMMENTS
PROJECT #		21009
ISSUE DATE		2022.05.27

LANDSCAPE DETAILS

L2.3

Luminaire Schedule								
Qty	Label	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
38	SL1	LUMINIS LIGHTING	CL640-L8L80	0.850	8314	85	3230	12
7	SL2	TARGETTI LIGHTING	ZEL41FWFEL230	0.850	245	9	63	1.5
36	SL3	LIGMAN LIGHTING	OD-21044-M-8040	0.580	5491	40	1440	16, 17, 18
8	SL6	LIGMAN LIGHTING	SE-90032-EW-W30	0.850	13412	120	960	25
4	SL7	LIGMAN LIGHTING	OD-50011-W-W30 Rev_3	0.850	3186	36.8	147.2	12
4	SL8	LIGMAN LIGHTING	OD-50011-M-W30 Rev_3	0.850	3287	36.8	147.2	12
9	SL9	HUNZA LIGHTING	SLIMPL1/LSSS3	0.850	19	2	18	0.1

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
SITE	Illuminance	Fc	1.55	8.7	0.1
Primary Walkways	Illuminance	Fc	1.62	8.7	0.2

Isoline Legend	
Illuminance (Fc)	
Color	Value
	1
	2
	5
	10

REVISED LAYOUT

MODIFIED LOCATION

MODIFIED LOCATION

HASTINGS

Hastings Architecture
625 Main Avenue, Suite
Nashville TN 37203

615.329.1389
hastingsarchitecture.com
©2022

SITE PLAN SET

Highwoods PROPERTIES

COOL SPRINGS EAST SUBDIVISION, UNIFIED SITE PLAN
SECTION 28, REVISION 1, LOTS 675, 676 & 692
(COOL SPRINGS OFFICE PARK OPEN SPACE)
COF PROJECT #7882

REVISION INFORMATION

REVISION 1
PER CITY COMMENTS 2022.06.13

REVISION 2
PER CITY COMMENTS 2022.08.04

PROJECT # 21009

ISSUE DATE 2022.06.13

PHOTMETRIC STUDY

SL4.0

EXTERIOR MATERIALS LEGEND

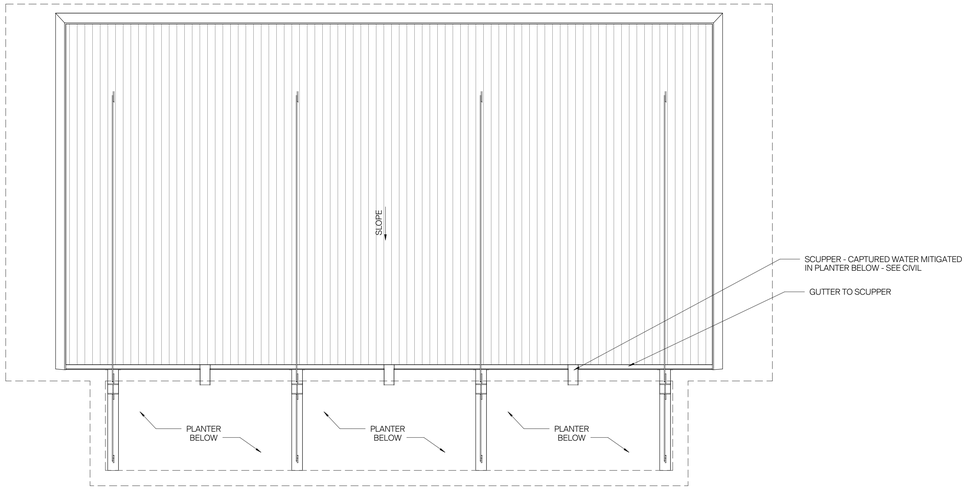
- CC-1 CONCRETE
- RF-1 METAL ROOFING
- WD-1 WOOD DECKING
- MT-1 STEEL CABLE (PAINTED)
- MT-2 GALVANIZED STEEL (PAINTED)
- MP-1 ALUMINUM COMPOSITE METAL
- SC-1 METAL SCUPPER - COLOR TO MATCH MP-1



5 SE PERSPECTIVE
NTS



6 FRONT PERSPECTIVE
NTS



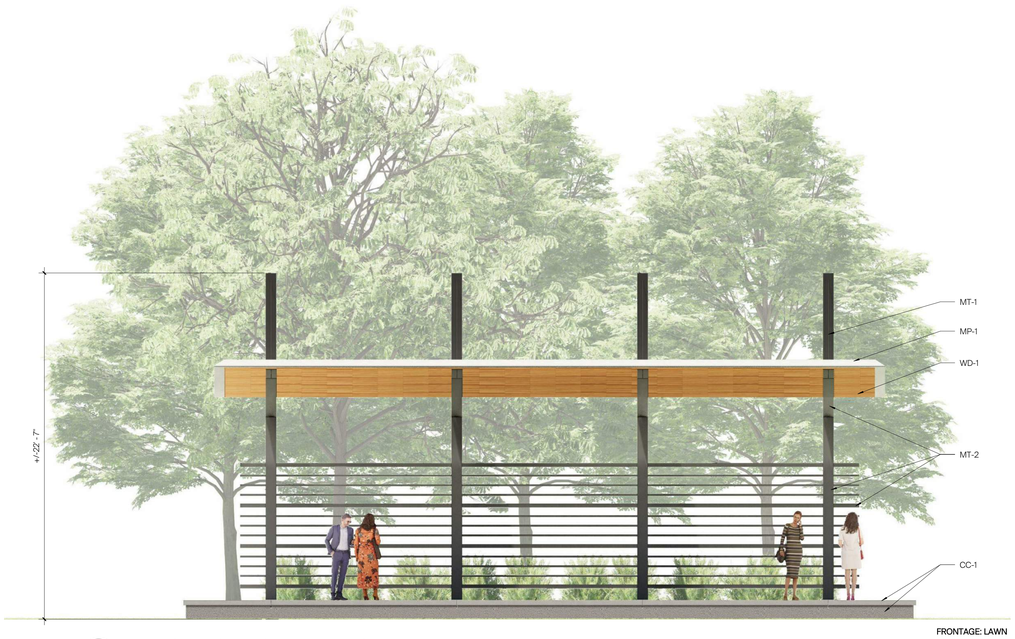
3 PAVILION ROOF PLAN
1/4" = 1'-0" 0 2' 4' 8'



2 PAVILION SOUTH (SIDE) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



4 PAVILION WEST (BACK) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



1 PAVILION EAST (FRONT) ELEVATION
1/4" = 1'-0" 0 2' 4' 8'

HASTINGS
615.329.1399
hastingsarchitecture.com
Hastings Architecture, LLC
225 Polk Avenue Suite 100
Nashville TN 37203

CHARLES EVERETT GARNER
REGISTERED ARCHITECT
AGRICULTURE
STATE OF TENNESSEE

SITE PLAN SET

Highwoods PROPERTIES

COOL SPRINGS EAST SUBDIVISION UNIFIED SITE PLAN, SECTION 28, REVISION 1

LOTS 675, 676, & 692 (COOL SPRINGS OFFICE PARK OPEN SPACE) COF PROJECT # 7882

REVISION INFORMATION
REVISION 2 2022.08.04 PER CITY COMMENTS

PROJECT #	21009
ISSUE DATE	2022.05.27

ELEVATIONS / 3D VIEWS - PAVILION

A2.12

File #: 21-03450

DATE: August 5, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684 (Comtide Unified Development), Constructing 71,298 Square Foot Commercial Building, On 4.023 Acres, Located South Of Bakers Bridge Avenue And West Of Market Exchange Court, At 225 Comtide Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7881
Applicant: Christopher Wood, Kiser and Vogrin Design
Owner: Nicholas Benrndt, TT of H Cool Springs, Inc.

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to construct a 71,298 square foot commercial building to be used as a Hyundai car dealership. The property is 4.023 acres and is zoned RC6, Regional Commerce 6 District. The proposed development meets the City's development standards. There will be access to the site from Comtide Court. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C, which states that site plans shall be submitted for approval by the FMPC if the application includes one of many criteria listed, including a Unified Site Plan. This application is a revision to a unified site plan approved in July 2004.

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

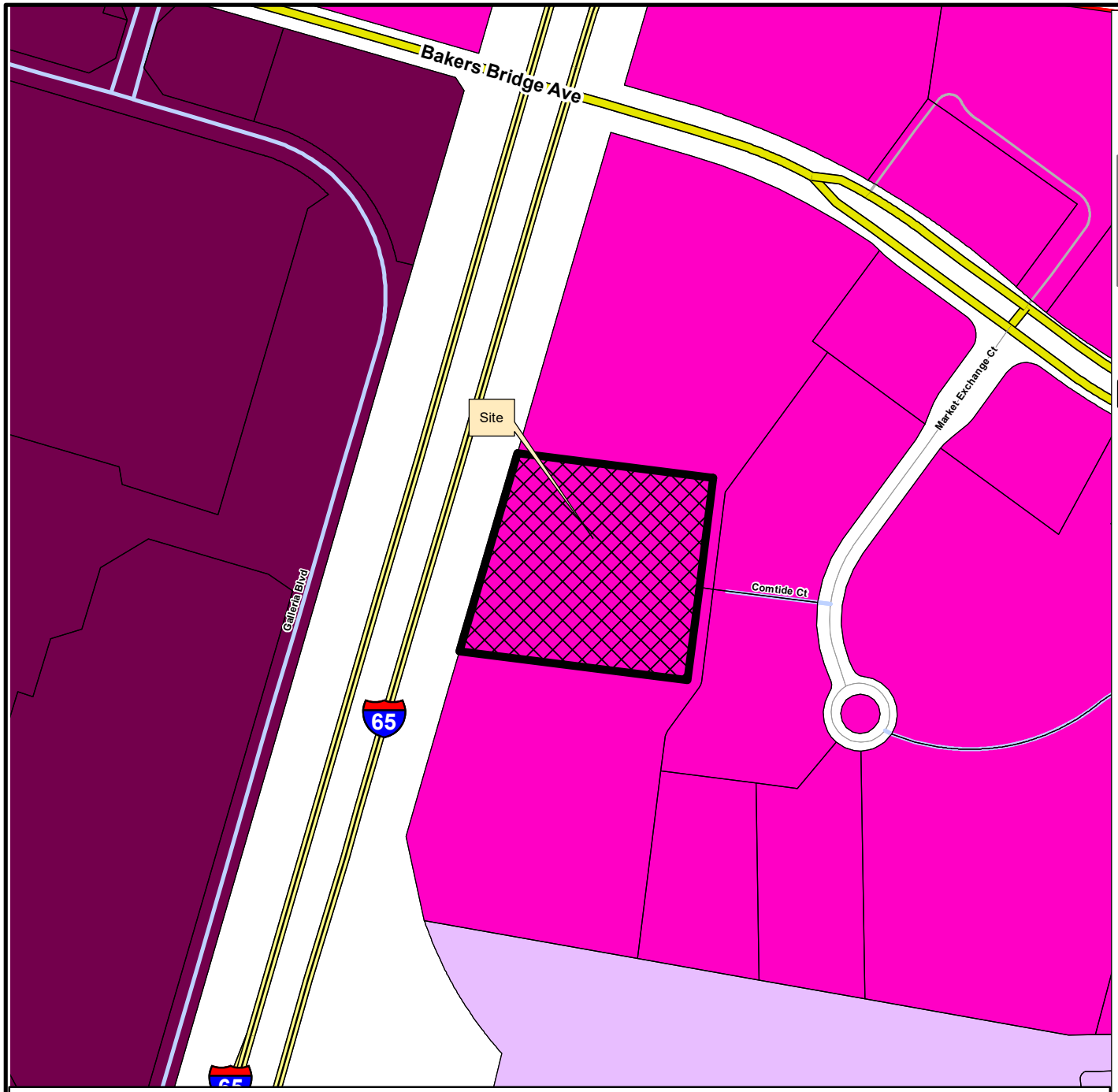
plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer 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 that the Franklin Municipal Planning Commission approve, with conditions, Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684. The conditions of approval are attached.



**COOL SPRINGS EAST SUBDIVISION,
SITE PLAN, SECTION 33, REVISION 2,
LOT 684 (COMTIDE UNIFIED DEVELOPMENT)**

Project Information
Existing Zoning: RC6, Regional Commerce 6 District
Site Acreage: 4.023 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 71,298

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7881

CONDITIONS OF APPROVAL:

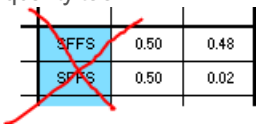
Open Issues: 29 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

43. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Applicant shall correct the issues below within the stormwater management report:

- Sheet flow treatment of stormwater is a GIP in the BMP manual requiring design specifics not met with the proposed site. Remove the SFFS input from the water quality tool
- 

	SFFS	0.50	0.48
	SFFS	0.50	0.02

- Pervious areas are to be input in the water quality tool as Turf (T)land type with an appropriate underlying soil classification, typically C or D for previously-developed land areas. There are no qualifying forested land use areas on this site:

1	North Impervious	IA	13504
2	North Pervious	FB	10019
3	North Pervious Pavers	P2	5227
4	West Impervious	IA	83200
5	West Pervious	FB	16117
6	West Pervious Pavers	P2	10019
7	South Impervious	IA	16117
8	South Pervious	FB	9583
9	South Pervious Pavers	P1	5227
10	West Pervious Grass	FB	6098
11			

44. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Subsurface testing for all water quality BMPs is required.

Option 1
A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

Option 2
If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring or excavation results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results shall likewise be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.**

Any site plan submittal which does not include subsurface testing results prior to the 2nd Departmental Review Team (DRT) Meeting will be deemed incomplete, and will not be placed on any agenda for approval. NO SITE PLAN APPROVAL OR CONDITIONAL APPROVAL WILL BE GRANTED WITHOUT INFILTRATION AND/OR SUBSURFACE TESTING RESULTS WHICH VERIFY THE ACCEPTABLE DESIGN OF ALL STORMWATER BMP(S).

45. B. General Information

lance.fittro@franklintn.gov The previous comment to remain as a condition of approval of the site plan:
A revised final plat will be required in order to modify/abandon existing easements on the property and create neweasements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a building permit.

68. Retaining Walls

joe.marlo@franklintn.gov *Comment not adequately addressed.*

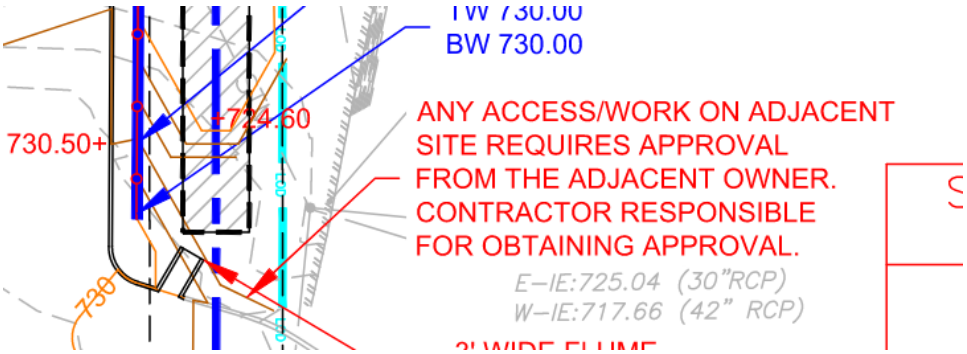
1. Applicant shall revise retaining walls locations such that retaining walls (including retaining wall foundations) are not located within drainage easements. i.e. pull back retaining walls such that wall foundations will be outside of drainage easements.

2. Applicant shall add and box the following note on C3.0:

"For future excavation purposes for maintenance and repair of adjacent stormwater infrastructure, foundations of retaining walls shall be designed by a licensed Professional Engineer and, at a minimum, incorporate a continuous reinforced concrete footing bearing at an elevation of no higher than 2 Units Horizontal to 1 Unit Vertical above the corresponding stormwater pipe invert in the adjacent drainage easement. No portions of retaining wall or foundation components shall extend into drainage easements. Stormwater pipe invert elevations shall be superimposed on the retaining wall foundation elevations submitted to the City of Franklin for retaining wall review, approval, and permitting."

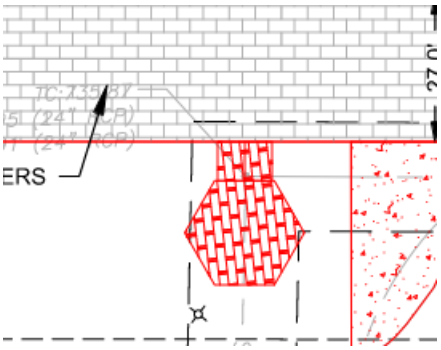
74. B. General Information

lance.fittro@franklintn.gov All necessary permissions for the proposed off-site work shall be obtained prior to issuance of the grading permit.



77. D. Site Plan

lance.fittro@franklintn.gov Applicant shall be advised that it is staff's understanding that the proposed vehicle display pad would constitute outdoor storage / display of merchandise, which is not permitted in front of commercial buildings. Applicant shall coordinate necessary approvals for the proposed use of the display pad below with the Zoning Administrator prior to constructing:



83. V. Site Permits

amanda.ray@franklintn.gov For Future Reference Only:
This site has triggered the requirement of other permits. These permits must be issued PRIOR to issuance of Site Stormwater/Grading permit.
Permits Include:

- NPDES
- Offsite Work Permission

87. I. Grading Plan

amanda.ray@franklintn.gov To prepare for permitting, applicant shall provide a breakdown on the Grading Plan sheet, for this project only, of:

- Site acreage
- Disturbed acres
- Impervious sq. ft.

[Edited By Amanda Ray]

88. Demolition Plan

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

Applicant shall indicate on C1.01 all locations where the existing storm lines and easements are to be removed and replatted, including those on the NE side of the site.

89. Retaining Wall Height

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

Applicant shall revise grading and retaining wall design such that changes in grade at a retaining wall do not exceed 10'-0" (C3.0). *[COF Zoning Ordinance 13.2.5]*

90. Storm Pipe Profiles

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

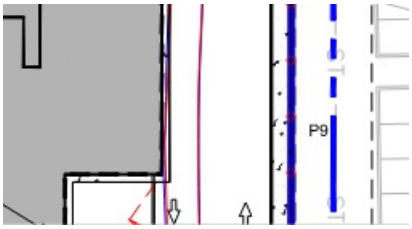
Applicant shall use a different color or other means to differentiate existing pipes to remain vs proposed pipes on the storm pipe profiles. (C3.04-C3.06)

FIRE--Planning--DRT

General Issues

24. Auto-Turn

curt.edelmann@franklintn.gov The truck is still driving into the building.



26. Fire lanes

curt.edelmann@franklintn.gov It appears the gate was removed. Please clarify if the gate has been removed.

Note: If the applicant is still planning on installing an automatic gate, siren-operated-sensors are required.

63. Question

curt.edelmann@franklintn.gov The fire department will approve routing the fire lane through the building.

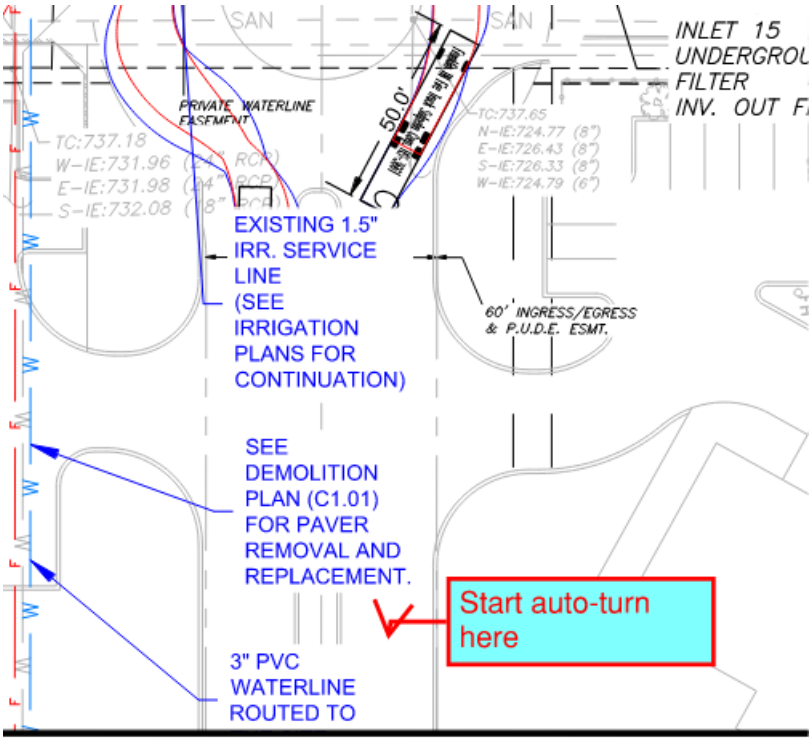
The fire lane through the building must be available 24 hours a day 365 days a year. No gates or doors are permitted.

The entire path through the building must be conspicuously marked. No parking or storage of materials will be permitted in the fire lane.

Please revise the plans accordingly.
[Edited By Curt Edelmann]

84. Drafting error

curt.edelmann@franklintn.gov Relocate these tags so I can see the truck driving past the island into the circle. Also start the auto-town further plan-south to see the truck entering the circle.



86. Advisory comments

curt.edelmann@franklintn.gov I was going to wait until the building plan review to address this matter, but the fire marshal asked that the matter be addressed at the site plan stage.

The fire department has had issues with over-parking of inventory in lots around auto dealerships. The fire department has tolerated this condition as long as it didn't interfere with building access.

However, since parking will be within the building, the fire department will not permit any over parking. All vehicles must be parked in marked spaces. Parking vehicles outside of marked spaces will result in a Notice of Violation and a possible court summons.

Please acknowledge this requirement.

Performance Agreement and Surety

General Issues

51. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	$ -
III. Public Sidewalk:	$ -
IV. City Streets:	$ -
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	$ -
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$99,000**
XI. Green Infrastructure:	**$407,000**

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

Line Items (For Reference Only:)		
15" RCP CULVERT	47	LF
18" RCP CULVERT	56	LF
24" RCP CULVERT	319	LF
36" RCP CULVERT	214	LF
HEADWALLS (Concrete Volume)	3	CY
SINGLE INLET/JUNCTION BOX	11	EA
PERMEABLE PAVEMENT/PAVERS	20308	SF
WATER QUALITY SWALE	711	SY

85. Landscape

jason.arnold@franklintn.gov Landscape surety $67,000

[Edited By Jason Arnold]

Planning

General Issues

1. Project name

chelsea.randolph@franklintn.gov After some additional review on the naming convention of approved site plans the Applicant shall revise all sheets to reflect the revised name below:

Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684 (Comtide Unified Development).

6. Photometrics

chelsea.randolph@franklintn.gov Applicant shall update the lighting plan to meet the zoning requirements. The table shown below from the lighting plan indicates that the proposed maximum fc will exceed the maximum allowable fc per the Chapter 14.2.1.

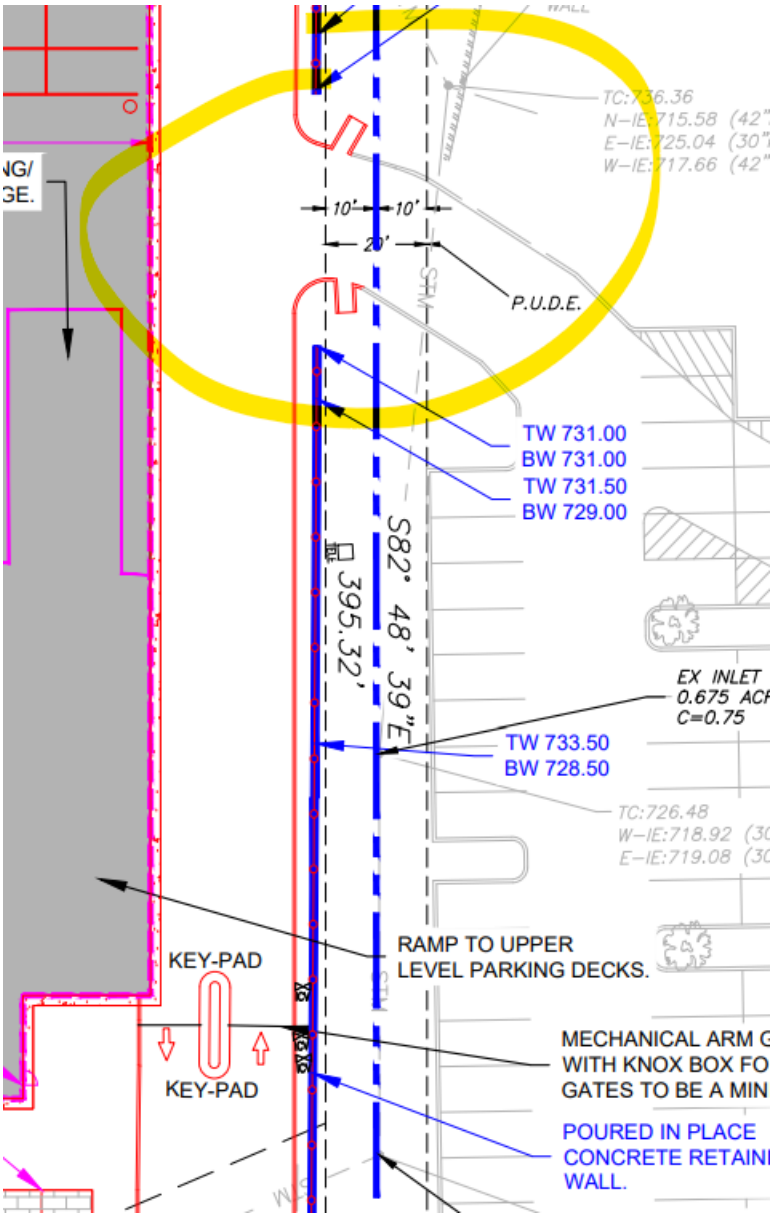
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Points Under Deck @ 4' AFG	X	7.1 fc	24.2 fc	0.0 fc	N/A	N/A
Property Line	+	0.4 fc	1.8 fc	0.0 fc	N/A	N/A
Calc Points @ 4' AFG	+	3.0 fc	25.5 fc	0.0 fc	N/A	N/A

9. Height

chelsea.randolph@franklintn.gov Applicant shall add the height in **stories** for each part of the proposed structures within the site data chart.

17. Streets and Circulation

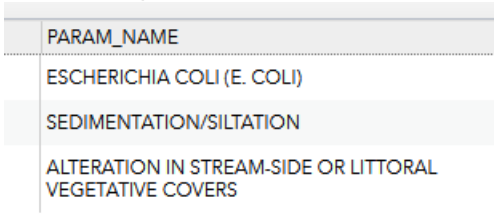
chelsea.randolph@franklintn.gov Applicant shall provide cross access between adjacent properties as detailed in Chapter 9.5.3. The raising gate shall be removed to allow for cross access at all time. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas. The existing access easement shown below is being blocked by the keypad entry and a raising gate. Refer to Chapter 9.5.3 and ensure that all requirements for cross access between adjacent properties are being met.



Stormwater

General Issues

19. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded. Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed. See updated checklist. Signatures missing and receiving waters are unavailable. Update section 1.k. of the SWPPP. Unavailable parameters:  PARAM_NAME ESCHERICHIA COLI (E. COLI) SEDIMENTATION/SILTATION ALTERATION IN STREAM-SIDE OR LITTORAL VEGETATIVE COVERS

36. Water Quality Swale

ellen.moore@franklintn.gov	The existing curb cuts shall be shown clearly and pretreatment provided at each curb cut. Pretreatment for the headwalls shall also be provided to prevent erosion of the water quality swale.

57. EPSC

Doug.Noonan@franklintn.gov	Flex storm is still shown on the final EPSC sheet. Are these meant to be permanently installed?

58. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

61. EPSC

Doug.Noonan@franklintn.gov	Check dams are great for erosion protection , but do little for sediment control. I would recommend added and enhanced rock check dam that utilized filter fabric. Ensure detail is updated.

82. Long Term Maintenance Plan

amanda.ray@franklintn.gov	**Comment to remain open for information only. If changes are made to the plan for One Stop submittal those changes MUST be reflected in the LTMP (narrative and and on any included plan sheets):** The LTMP Plan and Agreement documents you are using are the OLD forms. I am including links to the new forms that MUST be used. We cannot accept the old versions of these forms for review or eventual approval. LTMP Form: http://www.franklintn.gov/LTMPForm LTMP Agreement: www.Franklintn.gov/LTMPagreement Additionally, the full LTMP document will be reviewed at final plan review stage to ensure that information included in the plan sheets and narrative reflects the most accurate information.

Zoning

General Issues

42. Service Area

shanna.mccoy@franklintn.gov	Advisory Comments: #1 Signage is not reviewed or approved with the site plan. This is a separate submittal and approval process #2 Staff notices that the area is still labeled "service". Be advised that should doors be installed in the future, a Notice of Violation will be issued as it would not be compliant with the requirements of the Zoning Ordinance.

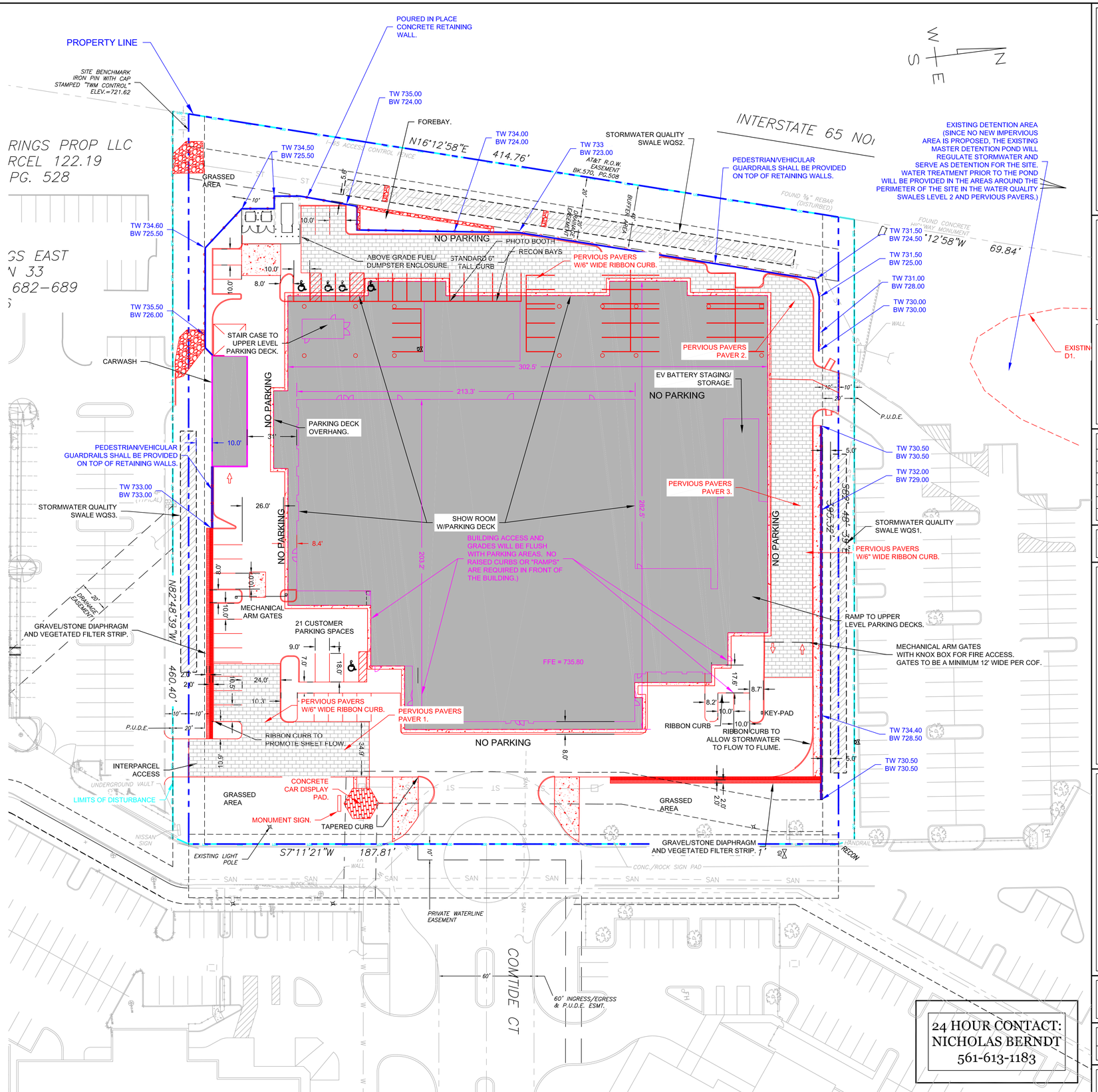
SITE PLAN NOTES:

1. PARKING REQUIREMENTS:

EXISTING PARKING SPACES PROVIDED=248 SPACES

PARKING REQUIRED PER COF VEHICLE SALES AND RENTAL: (2 SPACES PER 1,000 SF + 1 SPACE PER SERVICE BAY.)
BUILDING = 40,246 SF / 1,000 = 40 * 2 = 80 PARKING SPACES + 30 SERVICE BAYS = 110 PARKING SPACES (5 HANDICAP SPACES REQUIRED).

PARKING PROVIDED =
GROUND LEVEL=71 SPACES
2ND LEVEL=46 SPACES
3RD LEVEL=113 SPACES
4TH LEVEL151 SPACES
381 PARKING SPACES (110 REGULAR PARKING SPACES AND 271 INVENTORY SPACES)



ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-465-5347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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JARRETT M. SENSKEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

SITE PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 2.0





STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	**Hyundai of Cool Springs** 225 Comtide CT Franklin, TN 37067	**Exterior Views**	COF Project No. 7881 Project No. 21259	06/13/22	A1.2





STUART MICHAEL ROMAN
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103848
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.3





STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.4



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.5



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 201103946
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.6



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	**Hyundai of Cool Springs** 225 Comtide CT Franklin, TN 37067	**Exterior Views**	COF Project No. 7881 Project No. 21259	06/13/22	A1.7



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.8

COMTIDE AUTO SUBDIVISION, UNIFIED SITE PLAN, REVISION 1 (HYUNDAI DEALERSHIP)
SITE PLAN RESUBMITTAL

225 COMTIDE COURT (LOT 684 RENOVATIONS)
TAX MAP 053, PARCEL 122.20
FRANKLIN, TENNESSEE
COF #7881

OWNER

TT OF H Cool Springs, Inc
505 S. Flagler Drive, Suite 1400
West Palm Beach, FL 33401
Contact: Nicolas J. Benrndt
561.613.1183

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

CIVIL ENGINEER

ON SITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PH: (678) 615-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

OnSite Civil Group
980 Birmingham Rd Suite 501-340
Milton, GA 30004
Contact: Jarrett Senkbeil, PE
678.615.3347
jarrrett@onsitecivil.com
www.onsitecivil.com

SURVEYOR

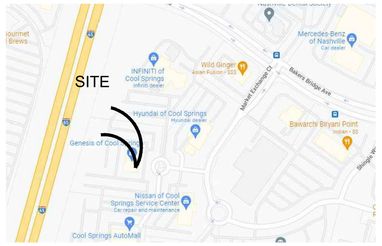
TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

TWM
504 Autumn Springs Ct., Ste. B-14
Franklin, TN, 37067
Contact: Roger Harrah
615.814.7414
rharrah@twm-inc.com

ARCHITECT

PRAXIS3
architecture + multidisciplinary design
www.praxis3.com

PRAXIS3
100 Peachtree Street NW, Ste 1450
Atlanta, GA 30303
Contact: Ryan Espinera
678.904.7443
respinera@praxis3.com



SITE VICINITY MAP (NTS)

SHEET INDEX:		Pre-App Submittal	Initial Submittal	Resubmittal	One Stop Submittal
CVR	COVER SHEET	05-30-2022	06-13-2022	08-04-2022	
C1.0	EXISTING CONDITIONS PLAN	05-30-2022	06-13-2022	08-04-2022	
C1.01	DEMOLITION PLAN	05-30-2022	06-13-2022	08-04-2022	
C2.0	SITE PLAN	05-30-2022	06-13-2022	08-04-2022	
C2.01	SITE PLAN DETAILS			08-04-2022	
C2.02	SITE PLAN DETAILS			08-04-2022	
C2.03	SITE PLAN DETAILS			08-04-2022	
CC2.0	SITE GRADING PLAN			08-04-2022	
C3.0	GRADING AND DRAINAGE PLAN	05-30-2022	06-13-2022	08-04-2022	
C3.01	SOUTH STORMWATER TREATMENT			08-04-2022	
C3.02	WEST STORMWATER TREATMENT			08-04-2022	
C3.03	NORTH STORMWATER TREATMENT			08-04-2022	
C3.04	PROFILES			08-04-2022	
C3.05	PROFILES			08-04-2022	
C3.06	PROFILES			08-04-2022	
C3.07	NEW STORM PIPE SIZING			08-04-2022	
C3.1	INITIAL EPSC/PRECONSTRUCTION PLAN		06-13-2022	08-04-2022	
C3.2	INTERIM EPSC/CONSTRUCTION PLAN		06-13-2022	08-04-2022	
C3.3	FINAL EPSC/WATER QUALITY PLAN		06-13-2022	08-04-2022	
C3.4	EPSC DETAILS			08-04-2022	
C3.5	EPSC DETAILS		06-13-2022	08-04-2022	
C4.0	ROW & ACCESS PLAN	05-30-2022	06-13-2022	08-04-2022	
C5.0	UTILITY PLAN	05-30-2022	06-13-2022	08-04-2022	
C5.1	UTILITY DETAILS			08-04-2022	
C5.2	UTILITY DETAILS			08-04-2022	
C5.3	UTILITY DETAILS			08-04-2022	
C5.4	UTILITY DETAILS			08-04-2022	
C6.0	EMERGENCY MANAGEMENT PLAN	05-30-2022	06-13-2022	08-04-2022	
C6.01	FRONT-END LOADER REQUIREMENT			08-04-2022	
L1.0	TREE PRESERVATION PLAN	05-30-2022	06-13-2022	08-04-2022	
L4.0	OVERALL LANDSCAPE PLAN	05-30-2022	06-13-2022	08-04-2022	
L4.1	LANDSCAPE PLAN		06-13-2022	08-04-2022	
L4.2	WATER QUALITY SWALE LANDSCAPE PLAN		06-13-2022	08-04-2022	
L4.3	WATER QUALITY SWALE LANDSCAPE PLAN		06-13-2022	08-04-2022	
L5.1	HARDSCAPE DETAILS		06-13-2022	08-04-2022	
L6.1	LANDSCAPE NOTES	05-30-2022	06-13-2022	08-04-2022	
L6.2	LANDSCAPE DETAILS	05-30-2022	06-13-2022	08-04-2022	
E1.0	SITE PHOTOMETRICS PLAN	05-30-2022	06-13-2022	08-04-2022	
A1.0	EXTERIOR ELEVATIONS - COLOR	05-30-2022	06-13-2022	08-04-2022	
A1.1	EXTERIOR ELEVATIONS - COLOR	05-30-2022	06-13-2022	08-04-2022	
A1.2	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.3	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.4	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.5	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.6	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.7	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	
A1.8	EXTERIOR VIEWS	05-30-2022	06-13-2022	08-04-2022	

SITE DATA

PROJECT NAME: COOL SRINGS EAST SUBDIVISION, SITE PLAN, SECTION 33, LOT 684 (HYUNDAI DEALERSHIP)
PROJECT NUMBER: 7881
ADDRESS: 225 COMTIDE COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP, PARCEL NUMBERS: MAP 053, PARCEL 122.20
(PLAT BOOK 41, PAGE 26)
SUBDIVISION: REVISION ONE COOL SPRINGS EAST SUBDIVISION
SITE ACREAGE: +/- 4.023 AC
SITE SQUARE FOOTAGE: +/- 175,260 SF
EXISTING IMPERVIOUS AREA: 2.59 AC
EXISTING IMPERVIOUS ARE TO BE REMOVED: 2.82 AC
PROPOSED NEWLY FORMED IMPSERVIOUS AREA: 2.59 AC.
VESTING: SEE VESTING DEVELOPMENT STANDARDS CHART ON THIS SHEET

REGULATIONS:
BASE ZONING: REGIONAL COMMERCE 6
EXISTING ZONING: RC6
PROPOSED ZONING: RC6
OVERLAYS: N/A
BUILDING TYPES APPLIED: COMMERCIAL/MIXED USE BUILDING
FRONTAGE TYPES APPLIED: LANDSCAPE
LOT WIDTH: 409.62'
SETBACKS :
FRONT YARD: 30'
SIDE YARD: 15'
REAR YARD: 25'
DWELLING UNIT COUNT: N/A
COMMERCIAL SF BY USE:
SHOWROOOM & ADMIN: 36,766 SF
RECEPTION: 3,480 SF
SERVICE: 31,455 SF
CARWASH: 1,597 SF
PARKING AREA: 182,238
HOTEL KEYS: N/A
MAX HEIGHT OF THE SHOWROOM: 46'-0"
MAX HEIGHT OF THE PARKIGN DECK (INCLUDING STAIR/ELEVATOR TOWERS): 60'-6"
LEVEL 1 HEIGHT: +0'-0"
LEVEL 2 HEIGHT: +19'-0"
LEVEL 3 HEIGHT: +34'-0"
LEVEL 4 HEIGHT: +46'-0"
MINIMUM LANDSCAPE SURFACE AREA: 15% - 0.603 AC (+/- 26,286.28 SF)
OPEN SPACE SF REQUIRED: 5% - 0.2 AC (+/- 8,756 SF)
TREE CANOPY RETENTION ACREAGE:
REQUIRED: 13% - .523 ACRES (22,781 SF)
PROVIDED: 0%

PARKING REQUIREMENTS:
EXISTING PARKING SPACES REQUIRED: 248 SPACES
PARKING REQUIRED PER COF VEHICLE SALES AND RENTAL :
(2 SPACES PER 1,000SF , 1 SPACE PER SERVICE BAY)
BUILDING: 40,246 SF / 1,000 = 40 * 2 = 80 PARKING SPACES + 30 SERVICE BAYS = 110 PARKING SPACES (5 HANDICAP SPACES REQUIRED)

PARKING PROVIDED:
GROUND LEVEL : 71 SPACES
2ND LEVEL: 46 SPACES
3RD LEVEL: 113 SPACES
4TH LEVEL: 151 SPACES

381 PARKING SPACES (100 REGULAR PARKING SPACES & 271 INVENTORY SPACES)

HISTORIC RESOURCE: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN APPROXIMATE COMMENCEMENT OF WINTER OF 2022 TO SPRING OF 2024

VESTING DEVELOPMENT STANDARDS
PRE-APPLICATION SUBMITTAL DATE: 05/30/22

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2022
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	3/29/2022

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. 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.

KVD PROJECT# : 22004
COF # : 7881
Sheet #:
CVR
DATE: 05-30-22

LEGEND

- Stamped "TWM INC" Iron Pin Set (IPS) With Cap
- Property Corner Found As Noted
- Found Concrete Monument
- GV — Gas Valve
- Light Pole
- E — Electrical Splice Box
- Utility Stub–out
- ICV — Irrigation Control Valve
- BM — Site Benchmark
- WM — Water Meter
- Storm Inlet
- BM — Site Benchmark
- WM — Water Meter
- Fire Hydrant
- Sanitary Sewer Manhole
- STM — Storm Sewer Manhole
- Storm Inlet
- HAND — Communication Handhole
- TELE — Telephone Pedestal
- Storm Area Drain
- Sign
- PIV — Post Indicator Valve
- Lamp Pole
- WV — Water Valve

- PG — Page
- PB — Plat Book
- P.V.M.T. — Pavement
- R.O.W.C. — Register's Office for Williamson County
- Existing Fenceline
- Boundary Line
- Adjoiner Lot Line
- Centerline of Road
- Easement Line (as noted)
- Easement Line (as noted)
- Existing Contour Minor
- Existing Contour Major
- G — Gas Line
- UE — Underground Electric Line
- SAN — Sanitary Sewer Pipe
- STM — Storm Sewer Pipe
- W — Water Line
- Asphalt
- Ingress, Egress Easement

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY TWM, DATED 4/29/22 . THE BASIS OF BEARING FOR THIS SURVEY IS TENNESSEE COORDINATE SYSTEM OF 1983. THE VERTICAL DATUM IS NAVD88. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

PROPERTY LINE

SITE BENCHMARK IRON PIN WITH CAP STAMPED "TWM CONTROL" ELEV.=721.62

TT OF NIS COOL SPRINGS PROP LLC
TAX MAP 53 PARCEL 122.19
D.B.5322–PG. 528

LOT 683
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

TT OF NASHVILLE PROPERTY LLC
TAX MAP 53 PARCEL 122.20
D.B.5641–PG. 464

LOT 684
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

TT OF INF COOL SPRINGS PROP LLC
TAX MAP 53 PARCEL 122.21
D.B.5322–PG. 622

LOT 687
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

INTERSTATE 65 NORTH–BOUND

N16°12'58"E 414.76'

[TIE] S16°12'58"W 69.84'

S82°48'39"E 395.32'

N82°48'39"W 460.40'

S7°11'21"W 187.81'

S7°11'21"W 221.81'

AT&T R.O.W. EASEMENT BK.570, PG.508

DRAINAGE EASEMENT (Width Varies as Shown)

P.U.D.E.

EXISTING LIGHT POLE

EXISTING VEHICLE DEALERSHIP ±9200 Sq. Ft.

EXISTING 2" POTABLE W/METER BOX & DDC IN BLDG.

EXISTING 4" FIRE W/DDC IN BLDG. 123.0'

EXISTING FDC

EXISTING 1.5" IRR. W/METER AND BFP

EXISTING 1.5" IRR. SERVICE LINE

EXISTING DUMPSER PAD

INLET 15
UNDERGROUND SAND FILTER
INV. OUT FROM PREVIOUS DESIGN=725.25.

PRIVATE WATERLINE EASEMENT

COMTIDE CT

60' INGRESS/EGRESS & P.U.D.E. ESMT.

4" FIRE METER.
1.5" IRRIGATION METER.
2" DOMESTIC METER.

8" WATER LINE.

NISSAN

MAZDA

HYUNDAI

INFINITI

TC:719.03 N–IE:711.43 42"RCP) E–IE:711.04 (36"RCP) W–IE:711.66 (42"RCP)

TC:718.51 N–IE:708.39(42"RCP) S–IE:708.36(42"RCP)

TC:724.21 N–IE:707.14(42"RCP) S–IE:707.37(42"RCP)

TC:724.03 N–IE:704.30 (42"RCP) E–IE:713.84 (30"RCP) W–IE:706.41 (42" RCP)

OUTFALL IE: 704.73 (42" RCP)

TC:728.05 W–IE:723.03 (36" RCP) S–IE:722.97 (36" RCP)

TC:727.75 W–IE:721.74 (36" RCP) E–IE:721.61 (36" RCP)

TC:737.18 W–IE:731.96 (24" RCP) E–IE:731.98 (24" RCP) S–IE:732.08 (18" RCP)

TC:736.79 N–IE:733.14 (18" RCP)

TC:738.31 N–IE:727.43 (8") E–IE:727.49 (6") S–IE:727.66 (8")

TC:737.65 N–IE:724.77 (8") E–IE:726.43 (8") S–IE:726.33 (8") W–IE:724.79 (8")

TC:726.48 W–IE:718.92 (30"RCP) E–IE:719.08 (30"RCP)

TC:726.39 W–IE:719.85 (30"RCP) SE–IE:719.98 (24"RCP)

TC:731.74 N–IE:720.88 (8") S–IE:720.99 (8") W–IE:720.94 (6")

TC:735.33 BOLTED SIGN

TC:735.85 N–IE:729.95 (12" RCP) S–IE:729.81 (12" RCP)

GENERAL NOTES:

1. Bearings as shown hereon are referenced to the "Tennessee Coordinate System of 1983". All distance shown hereon are horizontal ground distances U.S. Survey Feet.
2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 1' and were derived using EDM field locations and computer generated surface modeling techniques.
3. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0208F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470205, Panel No. 0208 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500–Year Flood Plain.
4. No title report has not been furnished therefore this survey is subject to the findings of an accurate & current title search.
5. This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
6. All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee unless otherwise noted.
7. This property contains ± 175,260 Sq.Ft. or ± 4.023 Acres.
8. This survey does not address the ownership of existing fences.
9. Minimum Building Setbacks as shown per Final Plat. Contractor to verify prior to construction.

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
PHONE: 678-405-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
DOWELL
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

EXISTING CONDITIONS PLAN

DATE: 8-03-22

PROJECT: 22-001

SHEET: C 1.0

LEGEND

- Stamped "TWM INC" Iron Pin Set (IPS) With Cap
- Property Corner Found As Noted
- Found Concrete Monument
- GV — Gas Valve
- Light Pole
- E — Electrical Splice Box
- Utility Stub–out
- ICV — Irrigation Control Valve
- Site Benchmark
- BM
- WM — Water Meter
- Storm Inlet
- Site Benchmark
- BM
- WM — Water Meter
- Fire Hydrant
- Sanitary Sewer Manhole
- STM — Storm Sewer Manhole
- Storm Inlet
- HAND — Communication Handhole
- TELE — Telephone Pedestal
- Storm Area Drain
- Sign
- PIV — Post Indicator Valve
- Lamp Pole
- WV — Water Valve

PG ..... Page
PB ..... Plat Book
P.VMT. ..... Pavement
R.O.W.C. ..... Register's Office for Williamson County

- Existing Fenceline
- Boundary Line
- Adjoiner Lot Line
- Centerline of Road
- Easement Line (as noted)
- Easement Line (as noted)
- Existing Contour Minor
- Existing Contour Major
- G — Gas Line
- UE — Underground Electric Line
- SAN — Sanitary Sewer Pipe
- STM — Storm Sewer Pipe
- W — Water Line
- Asphalt
- Ingress, Egress Easement

DEMOLITION AND EROSION CONTROL NOTE:
INITIAL EPSC MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES TO PREVENT MIGRATION OF DEMOLITION MATERIALS OFF-SITE.

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY TWM, DATED 4/29/22 . THE BASIS OF BEARING FOR THIS SURVEY IS TENNESSEE COORDINATE SYSTEM OF 1983. THE VERTICAL DATUM IS NAVD88. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

TOP ELEVATION TO BE MODIFIED PER EROSION CONTROL PLAN. PHASING SHALL BE COORDINATED BY THE CONTRACTOR AND TOP SHALL BE LOWERED BACK TO IT'S ORIGINAL ELEVATION PRIOR TO FINAL STABILIZATION.

PROPEF

SITE BENCHMARK IRON PIN WITH CAP STAMPED "TWM CONTROL" ELEV.=721.62

TT OF NIS COOL SPRINGS PROP LLC
TAX MAP 53 PARCEL 122.19
D.B.5322–PG. 528

LOT 683
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

DRAINAGE EASEMENT (Width Varies as Shown)

EXISTING STORM LINE TO BE REMOVED AND RELOCATED. EASEMENT SHALL BE REPLATTED TO FOLLOW PROPOSED STORM LINE.

TOP GRATE SHALL BE MODIFIED TO PROMOTE 1' PONDING.

REMOVE EXISTING LIGHT POLES ACROSS THE SITE TO CONSTRUCT NEW LIGHT POLES (TYP).

N16°12'58"E 414.76'

AT&T R.O.W. EASEMENT BK.570, PG.508

INTERSTATE 65 NORTH–BOUND

TOP GRATE SHALL BE MODIFIED TO PROMOTE 1' PONDING.

[TIE] S16°12'58"W 69.84'

DRIVE AISLES AND PARKING TO BE REMOVED TO CONSTRUCT NEW EXPANSION.

TT OF NASHVILLE PROPERTY LLC
TAX MAP 53 PARCEL 122.20
D.B.5641–PG. 464

LOT 684
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

EXISTING VEHICLE DEALERSHIP ±9200 Sq. Ft.

EXISTING 2" POTABLE W/METER BOX & DDC IN BLDG.

EXISTING 4" FIRE W/DDC IN BLDG. -123.0'

EXISTING FDC

EXISTING 1.5" IRR. W/METER AND BFP

EXISTING 1.5" IRR. SERVICE LINE

ALL EXISTING UTILITIES SHALL BE REMOVED FOR SITE RENOVATION. COORDINATE REMOVAL WITH THE LOCAL UTILITY COMPANY. SEE SHEET C5.0 FOR PROPOSED UTILITY PLAN.

S7°11'21"W 187.81'

S7°11'21"W 221.81'

INLET 15
UNDERGROUND SAND FILTER
INV. OUT FROM PREVIOUS DESIGN=725.25.

PRIVATE WATERLINE EASEMENT

REMOVE EXISTING CURB AND GUTTER AND CONNECT PROPOSED CURB AND GUTTER TO EXISTING.

60' INGRESS/EGRESS & P.U.D.E. ESMT.

COMTIDE CT

BUILDING AND ASSOCIATED UTILITES SHALL BE DEMOLISHED AND REMOVED ACCORDING TO CITY REGULATIONS. C&D MATERIALS TO BE TRANSPORTED TO A LANDFILL REGULATED TO ACCEPT THE APPROPRIATE WASTE.

TOP GRATE SHALL BE MODIFIED TO PROMOTE 1' PONDING.

TT OF INF COOL SPRINGS PROP LLC
TAX MAP 53 PARCEL 122.21
D.B.5322–PG. 622

LOT 687
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

EXISTING DUMPSER PAD

APPROXIMATELY 6,000 SF EXISTING PAVERS TO BE REMOVED TO UPSIZE METERS/WATERLINES. CONTRACTOR SHALL REMOVE PAVERS WITH THE INTENT TO REPLACE THE PAVER ONCE NEW WATERLINES ARE INSTALLED. PAVERS AND SECTION SHALL BE PLACED BACK TO ITS ORIGINAL CONDITION. ANY DAMAGE TO PAVERS AND/OR OFFSITE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

4" FIRE METER.
1.5" IRRIGATION METER.
2" DOMESTIC METER.

8" WATER LINE.

NISSAN

MAZDA

INFINITI

HYUNDAI

MARKET

GENERAL NOTES:

1. Bearings as shown hereon are referenced to the "Tennessee Coordinate System of 1983". All distance shown hereon are horizontal ground distances U.S. Survey Feet.
2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 1' and were derived using EDM field locations and computer generated surface modeling techniques.
3. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0208F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470205, Panel No. 0208 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500–Year Flood Plain.
4. No title report has not been furnished therefore this survey is subject to the findings of an accurate & current title search.
5. This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
6. All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee unless otherwise noted.
7. This property contains ± 175,260 Sq.Ft. or ± 4.023 Acres.
8. This survey does not address the ownership of existing fences.
9. Minimum Building Setbacks as shown per Final Plat. Contractor to verify prior to construction.

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
PHONE: 678-905-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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JARRETT M. SENGER
REGISTERED ENGINEER
AGRICULTURE
COWLEE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

DEMOLITION PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 1.01

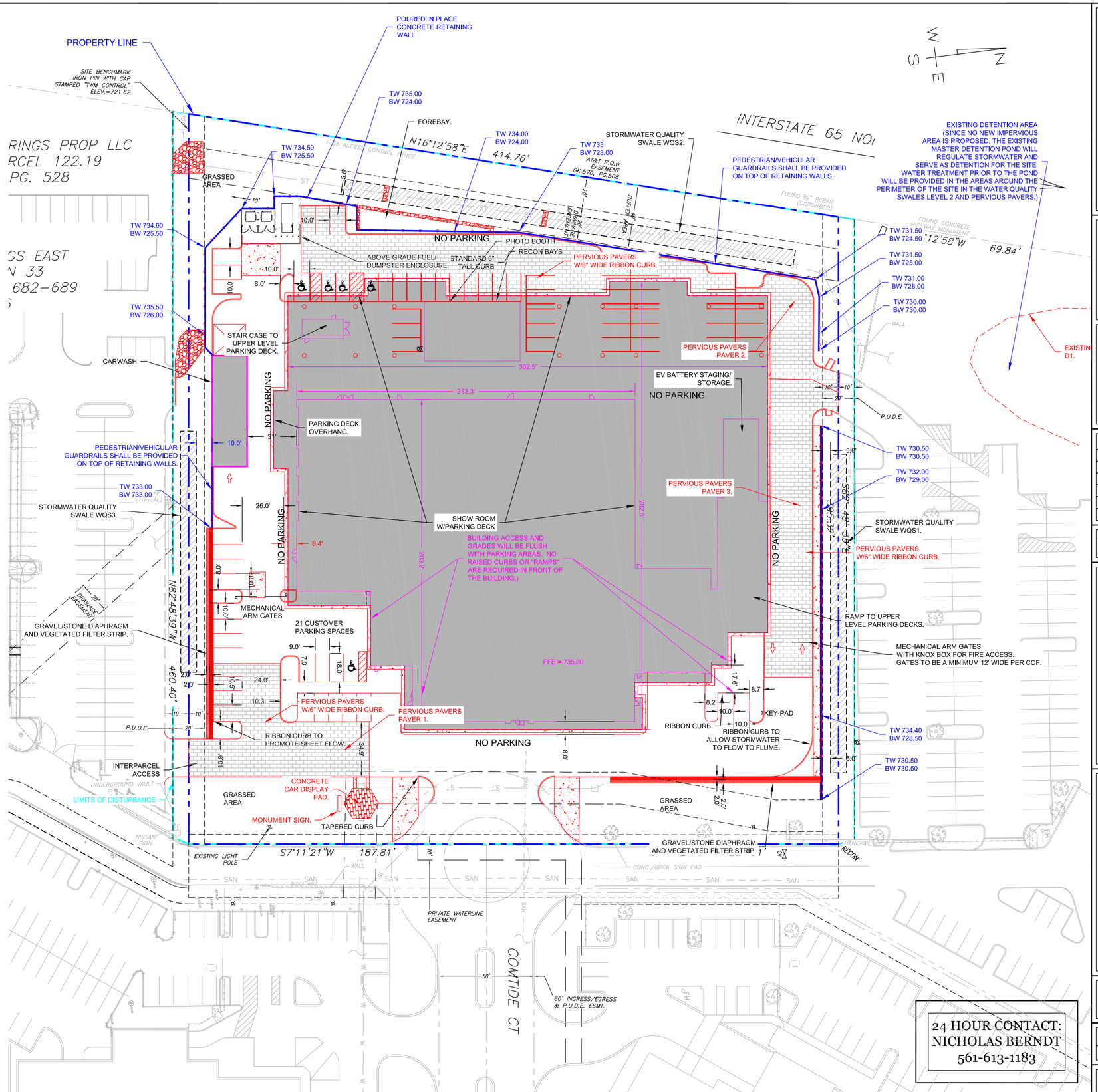
SITE PLAN NOTES:

1. PARKING REQUIREMENTS:

EXISTING PARKING SPACES PROVIDED=248 SPACES

PARKING REQUIRED PER COF VEHICLE SALES AND RENTAL: (2 SPACES PER 1,000 SF + 1 SPACE PER SERVICE BAY.)
BUILDING = 40,246 SF / 1,000 = 40 * 2 = 80 PARKING SPACES + 30 SERVICE BAYS = 110 PARKING SPACES (5 HANDICAP SPACES REQUIRED).

PARKING PROVIDED =
GROUND LEVEL=71 SPACES
2ND LEVEL=46 SPACES
3RD LEVEL=113 SPACES
4TH LEVEL151 SPACES
381 PARKING SPACES (110 REGULAR PARKING SPACES AND 271 INVENTORY SPACES)



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COMMERCE
No. 124450
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REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

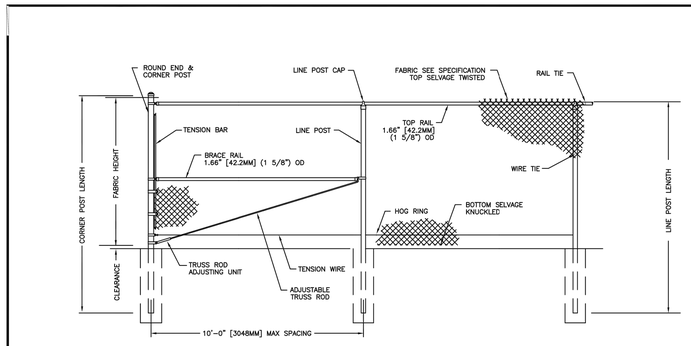
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SITE PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 2.0

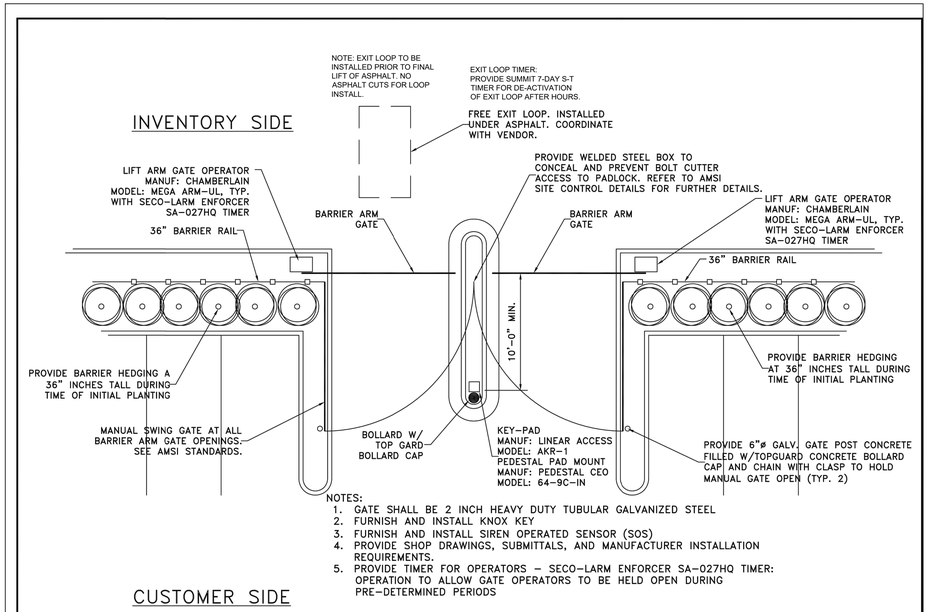


TYPICAL FENCE ELEVATION / SECTION

TOP RAIL / TRUSSED BRACE RAIL
BOTTOM TENSION WIRE

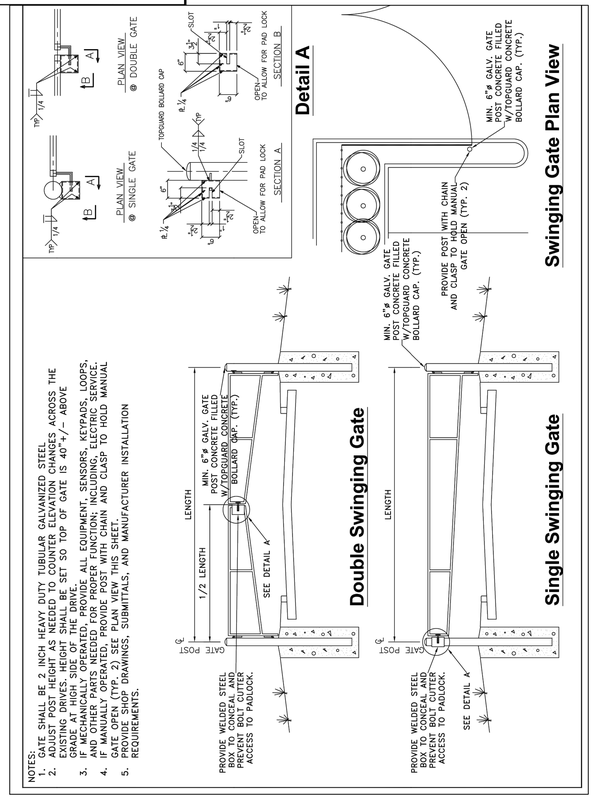
NOTES:
1. DESIGN AND SPECIFICATION SUBJECT TO CHANGE.
2. FOOTING AND POSTS AS REQUIRED BY SITE CONDITIONS & CODES.

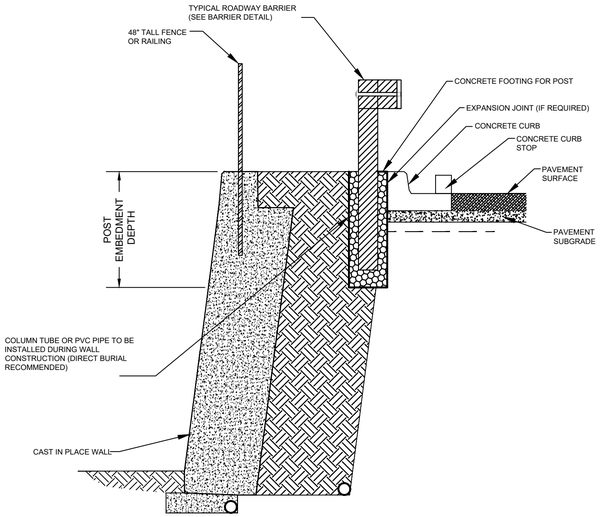
CHAIN LINK TYPICAL FENCE DETAIL
(SHOP DRAWINGS TO BE SUBMITTED
TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.)



NOTES:
1. GATE SHALL BE 2 INCH HEAVY DUTY TUBULAR GALVANIZED STEEL
2. FURNISH AND INSTALL KNOX KEY
3. FURNISH AND INSTALL SIREN OPERATED SENSOR (SOS)
4. PROVIDE SHOP DRAWINGS, SUBMITTALS, AND MANUFACTURER INSTALLATION REQUIREMENTS.
5. PROVIDE TIMER FOR OPERATORS – SECO-LARM ENFORCER SA-027HQ TIMER: OPERATION TO ALLOW GATE OPERATORS TO BE HELD OPEN DURING PRE-DETERMINED PERIODS

Mechanical Arm Gate



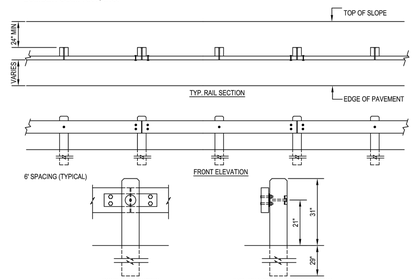


CAST IN PLACE WALL WITH GUARDRAIL
(DESIGN/BUILD/PERMIT BY CONTRACTOR)
(FENCE AND GUARDRAIL SHALL BE INCORPORATED INTO DESIGN)

NOTE: RETAINING WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A PUBLIC STREET, PRIVATE STREET, INTERNAL DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT FACE BLOCK ARE ALSO PERMITTED.

S.I. STOREY LUMBER CO., INC.
285 SIKE STOREY RD NW
P.O. BOX 99
ARMUCHEE, GA 30105-0099
TOLL FREE: (888) 934-1605
PHONE: (706) 234-1605
FAX: (706) 235-8132
www.timbarrier.com

S.I. STOREY LUMBER COMPANY, INC.



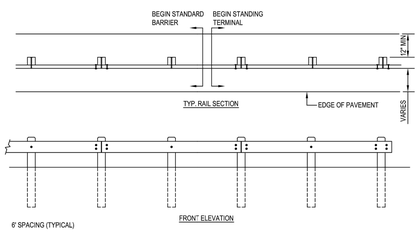
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INCREASE POST LENGTH TO 6' OR 7' IF BACK OF POST IS CLOSER THAN 24" TO TOP OF SLOPE OR WHENLOCATED IN CLIMATES WHERE FROST HEAVING MAY OCCUR.
4. DRIVE POSTS OR AUGER, BACKFILL WITH NATIVE SOIL AND COMPACT EVERY 12".
5. ALL TIMBER #1 S4S SOUTHERN PINE, PRESSURE TREATED: AWPA-C14, WOOD FOR USE IN HWY. CONSTR.
6. TYP. POST: 6" X 8" X 5' - TYP. RAIL: 3" X 12" X 11' 11 1/2"; FOR RADIUS SECTIONS SPECIFY 3"X 12" X 5' 11-1/2"
7. FASTENERS: ASTM A307, A242; F436 TYPE 3, A563 DH3.
8. TIMBARRIER™ SPLICE PLATE & PLATE WASHER ASTM-A588.
9. UNDER EACH BOLT HEAD ON FACE OF RAIL INSTALL ONE 7/8" WASHER.
10. REFER TO DRAWINGS 651-001b FOR TERMINAL DETAILS
11. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 651-001.

GUARDRAIL DETAIL
(SHOP DRAWINGS TO BE SUBMITTED
TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.)

651-001
PROTECTED BY COPYRIGHT - 10/28/03
www.CADdetails.com

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ARMUCHEE, GA 30105-0099
TOLL FREE: (888) 934-1605
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S.I. STOREY LUMBER COMPANY, INC.



NOTES:
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2. DO NOT SCALE DRAWINGS.
3. REFER TO DRAWING 651-001 FOR MATERIAL SPECIFICATIONS AND CONNECTION DETAIL.
4. EACH RUN OF BARRIER MUST BEGIN AND END WITH THIS DETAIL. TYPICAL: 3" X 12" X 13' 6"; SPECIFY 3" X 12" X 7' 6" FOR RADIUS.

GUARDRAIL DETAIL
(SHOP DRAWINGS TO BE SUBMITTED
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651-001b
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www.CADdetails.com

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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COWETA
No. 124450
STATE OF TENNESSEE
8-03-22

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No.	DATE	DESCRIPTION
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CLIENT:
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505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

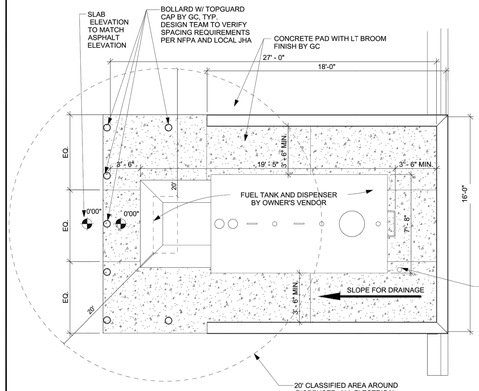
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SITE PLAN DETAILS

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 2.01

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183



1) FUELING STATION PLAN

DESIGN TEAM MUST CROSS REFERENCE INCLUDED INFORMATION WITH SHOP DRAWINGS FROM U-FUEL AND ADVISE OWNER OF ANY DESCREPANCIES.

NOTES:

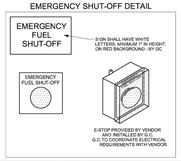
GROUNDING CONNECTIONS
ALL GROUNDING TERMINATIONS WITHIN THE DISPENSER AND ALSO THE JUNCTION BOXES ON THE SYSTEM SHALL BE CONNECTED IN A MANNER WHICH IS IN ACCORDANCE WITH THE WIRING PRACTICES IN NEC. ALL GROUND CONDUCTORS SHALL BE TERMINATED FROM TERMINAL TO TERMINAL WITHOUT ANY SPLICES. ALL TERMINATIONS UTILIZING A CRIMPED TERMINAL SHALL BE OF THE CLOSED RING TYPE. NO FORK TYPE TERMINALS SHALL BE USED. GROUNDING LUGS OR GROUNDING TERMINAL BLOCKS ARE ALSO ACCEPTABLE. THE MAINS SUPPLY GROUND SHALL ALSO BE TERMINATED DIRECTLY TO THE DISPENSER WITHOUT ANY SPLICES.

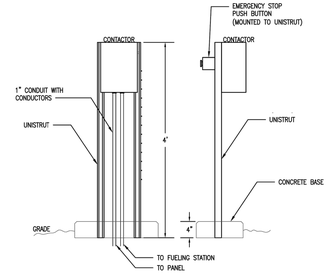
MAINS BREAKER
ALL MAIN CIRCUIT BREAKERS TO THE DISPENSER CIRCUITS SHALL BE IN THE FORM OF A UL 489 LISTED CIRCUIT BREAKER AND BE SIZED NO LARGER THAN 15A.

MULTIPLE DEDICATED CIRCUITS REQUIRED
THE CIRCUIT FOR THE MOTOR, ELECTRONICS, AND THE LIGHTS MUST BE THREE SEPARATE DEDICATED CIRCUITS WITH THEIR OWN CIRCUIT BREAKERS.

EMERGENCY ELECTRICAL DISCONNECT
E-STOP MUST BE IN ACCORDANCE WITH UL87 AND NEC. ALL E-STOPS MUST BE CLEARLY IDENTIFIED AND SHALL DE-ENERGIZE ALL CIRCUITS. E-STOP MUST INCLUDE A UL LISTED CONTACTOR THAT IS RATED FOR GRATER THAN 1HP AND 20A OR YOU MUST LOCATE AN E-STOP WHICH IS RATED FOR 2 CIRCUITS AND A LOAD GREATER THAN 20A AND 1HP. WHEN MORE THAN ONE E-STOP IS PROVIDED, ALL DEVICES MUST BE INTERCONNECTED. E-STOP MUST BE RATED TO SERVE THE LOAD OF THE SYSTEM. THE DEVICE OR DISCONNECT MUST BE INSTALLED IN AN APPROVED LOCATION LOCATED NOT LESS THAN 6M (20 FT) OR MORE THAN 30M (100 FT) FROM THE FUEL DISPENSING DEVICE THEY SERVE.

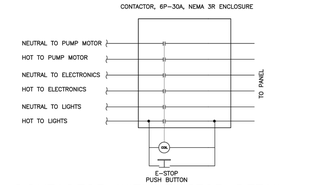
EMERGENCY SHUT-OFF DETAIL





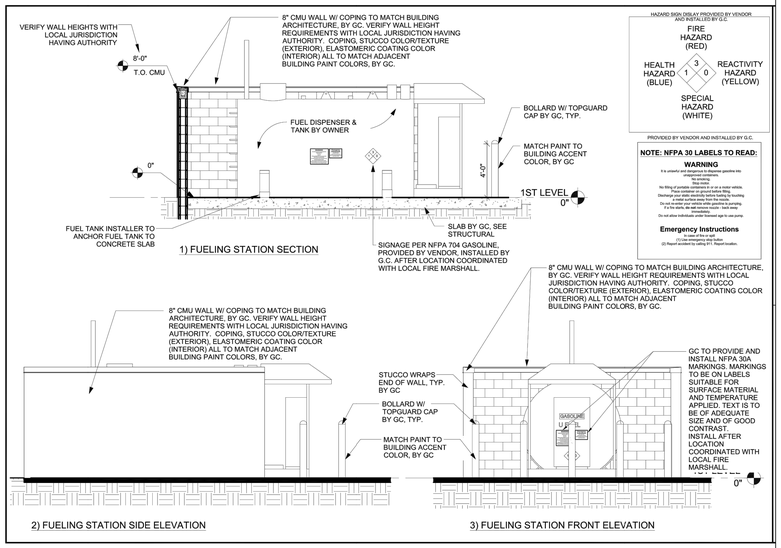
CONTACTOR WITH E-STOP MOUNTING DETAIL

SCALE: N.T.S.



CONTACTOR WITH E-STOP DETAIL

SCALE: N.T.S.



2) FUELING STATION SIDE ELEVATION

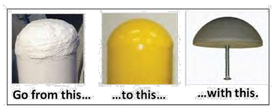
3) FUELING STATION FRONT ELEVATION

TOPGARD Concrete Bollard Caps
Set it and forget it

TOPGARD Pipe Bollard Caps

Professional results at a lower cost than traditional hand finishing.

TopGard pipe bollard caps provide a class A form finish in a fraction of the time it takes to finish a pipe bollard by traditional hand-forming methods. With as much as 90% labor savings and no punch list, TopGard is a product made by contractors for contractors.



Before and After TopGard

TOPGARD concrete pipe bollard caps provide a superior *and* low cost alternative to traditional bollard hand finishing:

- Class A form finish
- Proprietary 5000 psi concrete reinforced with micro fibers
- Available in 4", 6", 8", and 12" sizes
- Patent pending wet-set design
- Up to 90% labor savings
- Overall savings of 10%+ vs. traditional methods
- Install in as little as 10 seconds
- No finisher needed

- No punch list
- Can also be retrofitted to existing bollards to eliminate the mistakes left behind by traditional methods

The TopGard pipe bollard cap is comprised of a proprietary 5000 psi concrete reinforced with micro fibers. This proprietary mix provides a finish unachievable by any traditional method. By utilizing the patent pending wet set design the Top Gard cap can be installed in as little as 10 seconds.

The TopGard cap can also be retrofitted to existing pipe bollards to eliminate the mistakes left behind by traditional methods.

Available for 4", 6", 8" and 12" diameter pipe bollards.

24 HOUR CONTACT:
NICHOLAS BERNDT
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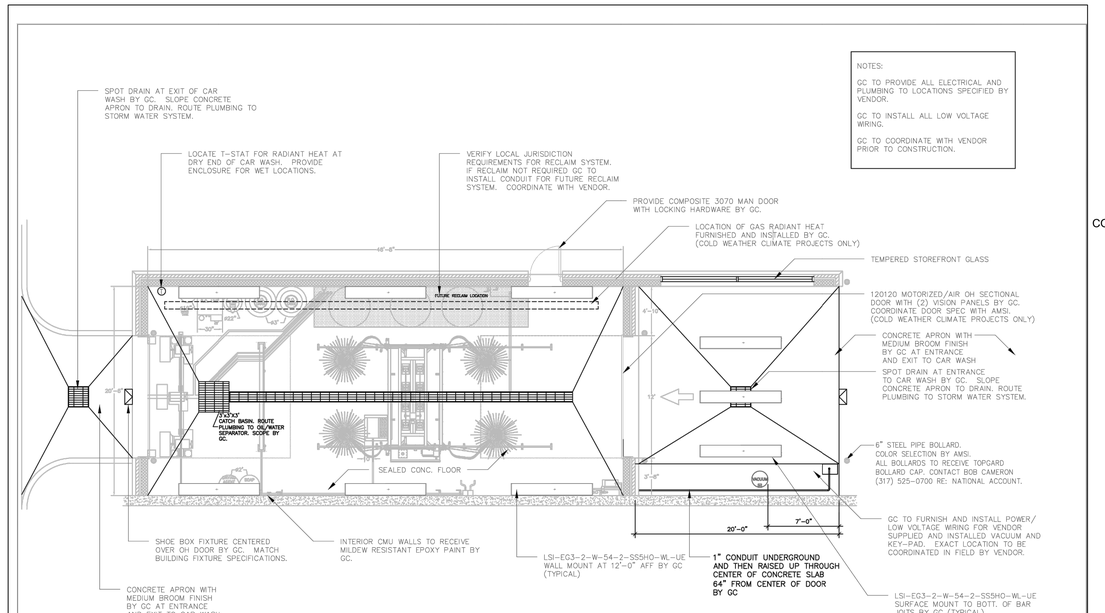
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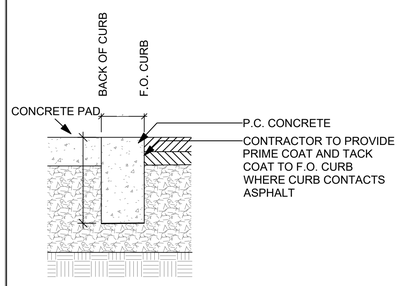
SITE PLAN DETAILS

DATE: 8-03-22
PROJECT: 22-001

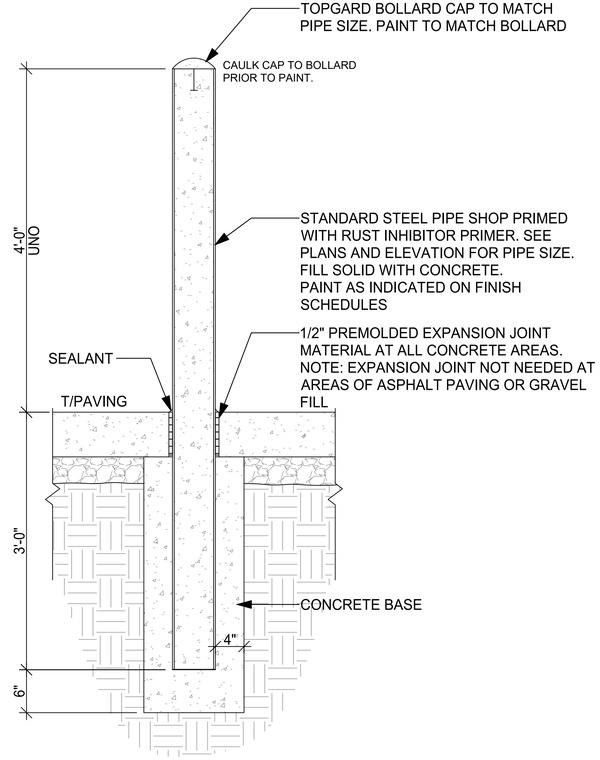
SHEET: C 2.02

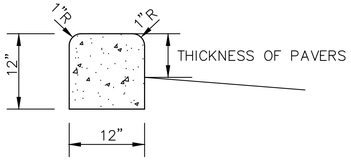


Typical Car Wash



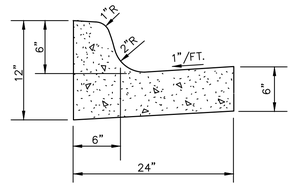
RIBBON CURB (CB-3)





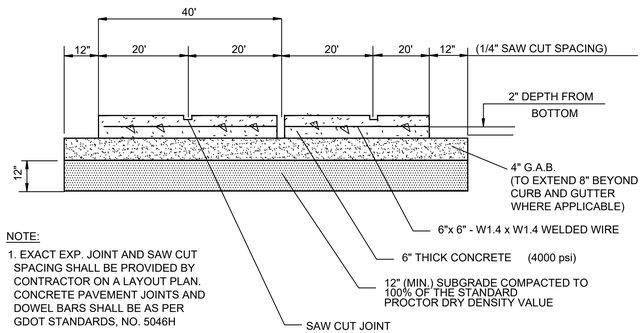
CONCRETE RIBBON CURB

NOT TO SCALE



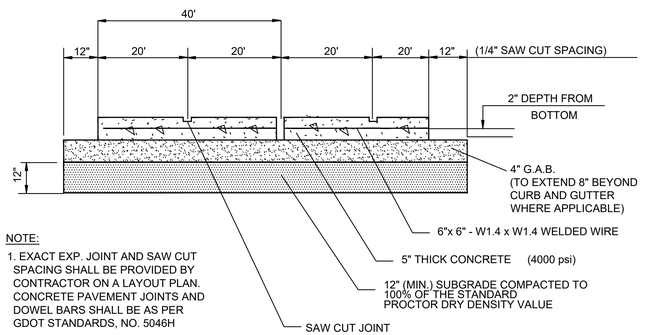
CONCRETE CURB AND GUTTER

NOT TO SCALE



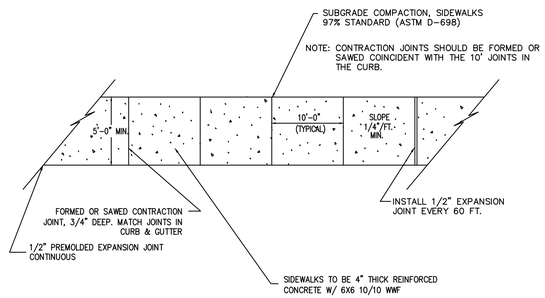
HEAVY DUTYCONCRETE PAVEMENT SECTION

NOT TO SCALE



CONCRETE PAVEMENT SECTION

NOT TO SCALE



PRIVATE PROPERTY SIDEWALK

NOT TO SCALE

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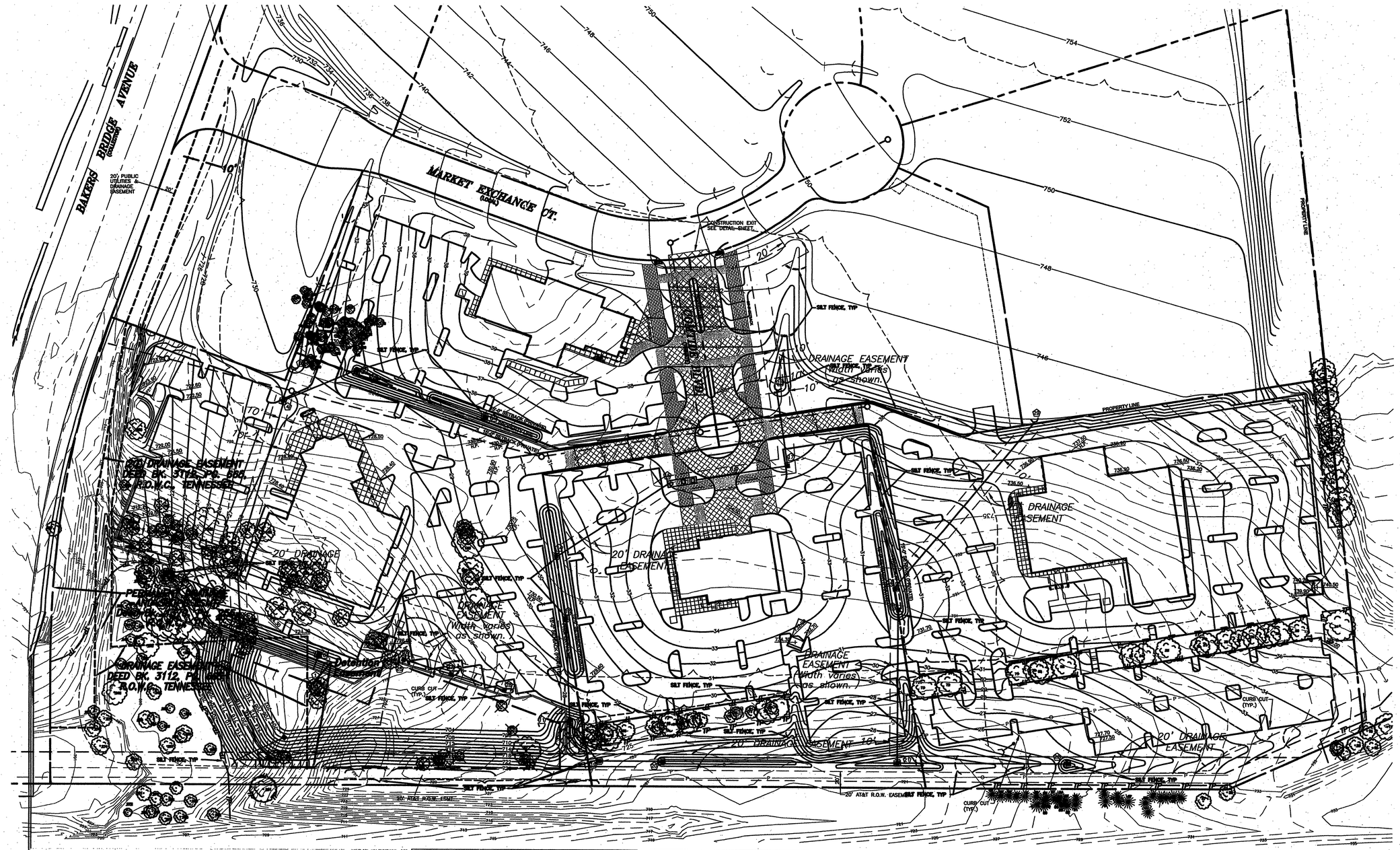
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GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

GRADING LEGEND

5	DRAINAGE STRUCTURE NUMBER
+732.00	SPOT ELEVATION AT GUTTER (CURB TO BE 0.5' HIGHER TYP.)
+732.00 H.P.	SPOT ELEVATION AT FINISHED GRADE (HIGH POINT INDICATED)
	SLOPE OF FINISHED GRADE
33	PROPOSED CONTOUR

STORMWATER QUALITY AND QUANTITY NOTE

STORMWATER QUALITY AND QUANTITY DETENTION FOR THIS PROJECT WILL BE PROVIDED IN THE PROPOSED DETENTION POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. IN ADDITION, STORMWATER RUNOFF HAS BEEN DIRECTED THROUGH GRASS SWALES WHEREVER FEASIBLE IN ORDER TO ALLOW THE RUNOFF AN OPPORTUNITY TO INFILTRATE THE SOIL PRIOR TO ENTERING THE UNDERGROUND STORMWATER CONVEYANCE SYSTEM. THE REMAINING VOLUMES OF WATER ARE THEN RELEASED INTO THE PROPOSED STORMWATER DETENTION POND WHICH WILL INCLUDE A FOREBAY AND BERM TO REDIRECT THE FLOW AND REDUCE THE VELOCITY OF WATER AS IT TRAVELS THROUGH THE DETENTION AREA TO THE POND OUTLET STRUCTURE. THIS DETENTION AREA IS TO BE DESIGNED BY OTHERS. SEE THE MASS GRADING PLAN PRODUCED BY RAGAN SMITH ASSOCIATES FOR ADDITIONAL INFORMATION ON THE STORMWATER DETENTION AREA.

Job	Comtide Auto Mall
Number	04-302
Date	04/2004
By	Gerald Vick

Parameters	
C value - paved	0.9
C value - unpaved	0.3
1 - first flush	2.45
2 - yr	4.75
5 - yr	6.25
10 - yr	6.97
25 - yr	8.00
50 - yr	8.90
100 - yr	9.72

Basin	Drainage Structure	Area sq. ft	Paved - sq.ft	Unpaved sq.ft.	Weighted C	acres	Q - first flush	Q - 2 yr	Q - 5 yr	Q - 10 yr	Q - 25 yr	Q - 50 yr	Q - 100 yr
A1	Inlet No. 21	86886.88	52674.23	34222.63	0.66	1.995	3.244	6.289	8.275	9.228	10.592	11.784	12.889
A1A	Inlet No. 22	142039.09	92307.11	49731.95	0.69	3.261	5.512	10.688	14.060	15.680	17.997	20.022	21.897
A1B	Inlet No. 27	5474.32	5214.19	260.13	0.87	0.126	0.268	0.520	0.685	0.763	0.876	0.975	1.065
A2	Inlet No. 7	42807.06	40172.62	2634.44	0.86	0.983	2.078	4.029	5.301	5.912	6.785	7.549	8.244
A3	Inlet No. 23	47709.52	38578.62	9130.90	0.79	1.095	2.107	4.085	5.375	5.994	6.880	7.654	8.359
A4	Inlet No. 24	47709.52	38578.62	9130.90	0.79	1.095	2.107	4.085	5.375	5.994	6.880	7.654	8.359
A5	Inlet No. 20	42703.57	16973.38	25729.21	0.54	0.980	1.293	2.507	3.299	3.679	4.223	4.698	5.131
A6	Inlet No. 12	14518.38	7795.62	6722.76	0.62	0.333	0.508	0.985	1.296	1.445	1.659	1.846	2.016
A7	Inlet No. 13	29412.11	22121.56	7290.55	0.75	0.675	1.243	2.410	3.170	3.536	4.058	4.515	4.931
A8	Inlet No. 14	29412.11	22121.56	7290.55	0.75	0.675	1.243	2.410	3.170	3.536	4.058	4.515	4.931
A9	Inlet No. 16	38059.51	34807.48	3232.03	0.85	0.873	1.816	3.522	4.634	5.166	5.931	6.599	7.207
A10	Inlet No. 28	4899.36	4858.75	40.61	0.90	0.112	0.247	0.478	0.629	0.702	0.805	0.896	0.978
A11	Inlet No. 26	46104.61	43057.18	3047.43	0.86	1.058	2.231	4.325	5.691	6.347	7.285	8.104	8.851
A12	Inlet No. 2	14368.48	6886.83	7501.65	0.59	0.331	0.476	0.922	1.214	1.353	1.553	1.728	1.887
A13	Inlet No. 8	14368.48	6886.83	7501.65	0.59	0.331	0.476	0.922	1.214	1.353	1.553	1.728	1.887
A14	Inlet No. 9	27232.50	17911.36	9321.14	0.69	0.625	1.054	2.063	2.714	3.027	3.474	3.865	4.221
A15	Inlet No. 10	27232.50	17911.36	9321.14	0.69	0.625	1.054	2.063	2.714	3.027	3.474	3.865	4.221
A16	Inlet No. 4	12048.36	12048.36	0.00	0.90	0.277	0.610	1.192	1.566	1.745	1.991	2.216	2.420
A17	Inlet No. 18	550162.80	550162.80	0.00	0.90	12.630	27.849	53.993	71.044	79.228	90.896	101.168	110.487
A18	Headwall No. 5	45322.83	0.00	45322.83	0.30	1.040	0.765	1.483	1.951	2.176	2.497	2.778	3.034
A19	Headwall No. 29	178904.40	0.00	178904.40	0.30	4.107	3.019	5.853	7.701	8.585	9.857	10.966	11.976
SUM		1447425.30	489925.44	416937.08		15.45	27.59	53.48	70.37	78.48	90.05	100.21	109.44

Pipe Schedule

Drain.	Structure Type	Top (Grade)	Invert In	Invert Out	Pipe Length	Pipe Size	Pipe Slope	Flow
5	Headwall	725.00	725.00					49.59
5 to 4	ADS pipe				38.00	30" RCP	5.84%	49.59
4	Inlet	727.60	722.80	722.60				0.00
4 to 3	ADS pipe				304.00	42"	1.05%	49.37
3	Inlet	728.20	720.55	711.76				0.00
3 to 2	ADS pipe				78.00	42"	1.00%	60.34
2	Inlet	722.50	710.98	709.00				0.00
2 to 1	ADS pipe				180.00	42"	1.09%	60.34
0	Inlet	723.50	709.00	709.00				1.26
0 to 1	ADS pipe				17.00	42"	1.71%	61.60
1	Headwall / Outlet		709.30	709.20				61.60
1	Inlet	715.00		714.50				0.00
1 to 3	ADS pipe				146.00	18"	1.00%	1.51
3	Inlet	728.20	712.85	711.76				0.00
3 to 5	ADS pipe				60.00	18"	4.00%	0.00
5	Inlet	728.20	715.40	711.76				0.00
5 to 6	ADS pipe				4.654	6.166	1.00%	0.00
6	Inlet	731.60	726.35	726.10				0.00
6 to 4	ADS pipe				60.00	18"	3.00%	0.00
4	Inlet	727.20	722.74	722.60				0.00
29	Headwall	742.70	742.70					0.00
29 to 28	ADS pipe				270.00	18"	7.96%	0.00
28	Inlet	727.50	722.30	722.05				0.00
28 to 23	ADS pipe				23.00	24"	3.04%	14.59
23	Inlet	727.50	721.50	721.19				0.00
23 to 21	ADS pipe				197.00	24"	5.13%	14.59
21	Inlet	717.50	711.00	710.30				0.00

Pipe Schedule

Drain.	Structure Type	Top (Grade)	Invert In	Invert Out	Pipe Length	Pipe Size	Pipe Slope	Flow
18	Headwall	732.00	732.00					12.85
18 to 17	ADS pipe				63.00	24"	3.00%	12.85
17	Junction Box / Inlet	730.00	720.10	720.00				0.00
17 to 16	ADS pipe				98.00	24"	1.00%	12.85
16	Trench Drain	726.00	720.42	720.00				0.00
16 to 15	ADS pipe				44.00	24"	1.00%	12.85
15	Underground Sand Filter		720.85	720.36				0.00
15 to 14	ADS pipe				194.00	24"	3.19%	12.85
14	Inlet	728.60	720.00	719.80				0.00
14 to 13	ADS pipe				75.00	30"	1.00%	21.35
13	Inlet	726.00	719.05	718.80				0.00
13 to 12	ADS pipe				126.50	30"	4.00%	34.20
12	Inlet	729.30	715.84	714.34				0.00
12 to 11	ADS pipe				33.00	30"	10.00%	76.68
11	Headwall		702.00	702.00				76.68
22	Inlet	729.10		713.69				0.00
22 to 21	ADS pipe				207.00	30"	1.00%	10.68
21	Inlet	717.50	711.50	711.30				0.00
21 to 20	ADS pipe				206.00	42"	1.02%	48.85
20	Inlet	719.00	708.50	708.16				0.00
20 to 19	ADS pipe				75.00	42"	1.00%	48.18
19	Inlet	734.30	707.40	707.00				0.00
19 to 18	ADS pipe				69.00	42"	1.00%	48.18
18	Inlet	734.30	708.41	704.30				0.00
26	Inlet	726.60		718.65				0.00
26 to 27	ADS pipe				65.00	18"	1.00%	0.00
27	Inlet	730.10	717.00	717.17				0.00
27 to 25	ADS pipe				67.00	18"	1.00%	0.00
25	Inlet	722.40	716.60	716.16				0.00
25 to 24	ADS pipe				4.00	18"	1.00%	0.00
24	Headwall / Outlet		704.00	704.00				0.00

GRADING AND DRAINAGE NOTES:

1. ALL GRADING, DRAINAGE, AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVIDED SPECIFICATIONS AND DETAILS. SEE SWPPP OF MASS GRADING PLANS FOR EROSION PROTECTION AND SEDIMENT CONTROL INFORMATION.
2. NO WORK SHALL BE PERFORMED OUTSIDE OF THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENT WITH PROPERTY OWNERS.
3. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING ANY WORK.
4. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY ARCHITECT/ENGINEER. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION REGARDING TREES DESIGNATED TO REMAIN.
5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". ADDITIONAL TOPSOIL TO BE PROVIDED AS NECESSARY TO PROVIDE 6" MINIMUM.
6. THE GRADING CONTRACTOR SHALL KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT, OR DEBRIS ONTO ADJACENT PROPERTIES.
8. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATE SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
10. NEW SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
11. ALL CURBS SHALL BE BACKFILLED WITH TOPSOIL AND SODDED, UNLESS OTHERWISE NOTED.
12. ALL PIPE TRENCHES SHALL BE BACKFILLED AS DIRECTED ON THE DETAIL SHEETS ATTACHED.
13. ALL GRADED AREAS SHALL BE SODDED OR PLANTED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED OR AS DIRECTED BY THIS PLAN OR THE LANDSCAPE PLANS.
14. THE CONTRACTOR IS TO FOLLOW THE GRADING INFORMATION INCLUDED IN THE S.W.P.P.P. ON FILE AT THE STATE IN ADDITION TO THE EROSION AND SEDIMENT CONTROL MEASURES INCLUDED IN THE PLANS.
15. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTILL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

TRC
INTERNATIONAL, LTD.
CONSULTING ENGINEERS
217 Ward Circle
Brentwood, Tennessee 37027
Phone: (615)-661-7979 Fax: (615)-661-0644
ENG. JOB NO. 04-302

COMTIDE BLVD
FRANKLIN, TENNESSEE

Drawing	Date
Comm	06/01/04
Preliminary	
Bid	9/22/04
Permit	06/08/04
Construction	9/22/04

Revisions

A	NISSAN PERMIT REV. 9/22/04	A	
A	GM ARMORE PERMIT REV. 10/12/04	A	
A	INFINITY PERMIT REV. 10/21/04	A	
A	SUBARU PERMIT REV. 10/22/04	A	
A		A	

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Project Number
3132

Sheet Title
SITE GRADING PLAN

Sheet Number
CC2.0

NOTES:

1. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES, VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES, EITHER PUBLIC OR PRIVATE, THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. SHOULD A CONFLICT ARISE, NOTIFY THE ENGINEER IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE GOVERNING UTILITY COMPANY FOR UTILITIES REQUIRING RELOCATION.
3. SIDE SLOPES SHALL BE AS INDICATED ON PLAN.
4. ALL DITCHES AND SLOPES 3:1 SHALL BE MATTED UNLESS OHTERWISE NOTED. MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. NO SLOPES SHALL EXCEED A 3:1.
5. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING ORDER BEFORE CONSTRUCTION BEGINS.
6. ALL DISTURBED AREAS SHALL BE SEEDED & STRAWED WITHIN FIFTEEN DAYS OF THE END OF FINAL GRADING AND WITHIN 15 DAYS OF A TEMPORARY DELAY IN GRADING ACTIVITY. ALL DISTURBED AREAS MUST HAVE A STAND OF ESTABLISHED VEGETATION BEFORE FINAL APPROVAL IS OBTAINED.
7. ALL PROPOSED SPOT ELEVATIONS AT FINISHED GRADE OF ASPHALT IN PARKING AREAS OR FINISHED GRADE OF DIRT IN GRASS AREAS UNLESS NOTED OTHERWISE.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2 YEAR, 24 HOUR STORM, AS A MINIMUM.
9. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A 0.25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
10. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
11. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.
12. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) 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 RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAYAND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

GRADING NOTES:

1. ENGINEER WILL BE NOTIFIED WHEN CURB IS STAKED AND STRING LINE IS IN PLACE SO THAT ENGINEER CAN PERFORM DRAINAGE INSPECTION BEFORE CURB IS POURED.
2. ENGINEER SHALL PERFORM INSPECTION OF ALL AREAS TO BE TREATED WITH PERMANENT GROUND COVER BEFORE ANY MULCH, SEEDING, OR SOD IS INSTALLED.
3. FOR ITEMS 1 & 2 ABOVE CONTRACTOR PROCEEDS AT THEIR OWN RISK IF INSPECTIONS ARE NOT PERFORMED.
4. GRADE ALL AREAS TO DRAIN TO INLETS AT 1% MINIMUM ON PAVEMENT, 2% ON GRASS, 3% IN MULCH/STRAWED AREAS.
5. SPOT ELEVATIONS ARE SHOWN AS +800.00
6. **ALL SPOT ELEVATIONS ARE GUTTER/PAVEMENT AND NOT TOP OF CURB UNLESS NOTED**
7. FINISHED GRADE IN LANDSCAPED AREAS (TOP OF MULCH, ETC.) SHALL NOT BE LESS THAN 8" BELOW FINISHED FLOOR ELEVATION EXCEPT AT ENTRY POINTS
8. ALL PROPOSED CURB HEIGHT TO BE 6" UNLESS SPECIFICALLY NOTED.
9. ALL CURB TO BE 24" UNLESS OTHERWISE NOTED.
10. OWNERS REPRESENTATIVE OR CIVIL ENGINEER SHALL BE PRESENT AT PROOF ROLL OF SUB GRADE AND/OR GAB (IF APPLICABLE).

CITY OF FRANKLIN 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.

Stormwater Erosion Prevention and Sediment Control Requirements:

To be put on Drainage and Grading sheets:

- Erosion and sediment control measures shall be designed to control the rainfall and runoff from a 2 year, 24 hour storm, as a minimum.
- Erosion prevention and sediment controls must be inspected **once a week** and 24 hours before a rain event after a.25 inch rain event and documented on the inspection site checklist.
- Sediment that has escaped the construction site and has collected in the street or drainage structures **must immediately be physically removed.**
- Stabilization measures must be performed within **seven (7) days** in portions of the site where construction activities have temporarily or permanently ceased, and within **fifteen (15) days after final grading**. This is a cover crop with at least 75% coverage.
- During non-germinating periods, mulch must be applied at the specified rates.

PROPERTY LINE

SITE BENCHMARK IRON PIN WITH CAP STAMPED "TWM CONTROL" ELEV.=721.62

POURED IN PLACE CONCRETE RETAINING WALL.

TW 735.00
BW 724.00

STONE CHECK DAM = 1' TALL.

TW 734.00
BW 724.00

TW 733
BW 723.00

AT&T R.O.W. EASEMENT BK.570, PG.508

STORMWATER QUALITY SWALE WQS2.

GRATE RAISED TO 721.20 TO PROMOTE 1' PONDING IN WATER QUALITY SWALE.

PEDESTRIAN/VEHICULAR GUARDRAILS SHALL BE PROVIDED ON TOP OF RETAINING WALLS.

EXISTING DETENTION AREA (SINCE NO NEW IMPERVIOUS AREA IS PROPOSED, THE EXISTING MASTER DETENTION POND WILL REGULATE STORMWATER AND SERVE AS DETENTION FOR THE SITE. WATER TREATMENT PRIOR TO THE POND WILL BE PROVIDED IN THE AREAS AROUND THE PERIMETER OF THE SITE IN THE WATER QUALITY SWALES LEVEL 2 AND PERVIOUS PAVERS.)

RIPRAP GRAVEL PAD AT CURB CUT (TYP.) STONE DIAMETER=1'

TW 734.60
BW 725.50

24" HDPE ROOF DRAIN COLLECTION PIPE SLOPE 2.0% MINIMUM.

TW 734.50
BW 725.50

TW 731.50
BW 724.50

TW 731.50
BW 725.00

TW 731.00
BW 728.00

TW 730.00
BW 730.00

RIPRAP GRAVEL PAD AT CURB CUT (TYP.) STONE DIAMETER=1' STONE SHALL BE ROUTED FROM CURB CUT TO CENTER OF SWALE.

TW 735.50
BW 726.00

CLOSE EXISTING DRIVEWAY.

PERVIOUS PAVERS PAVER 2.

EXISTING DETENTION POND D1.

ANY ACCESS/WORK ON ADJACENT SITE REQUIRES APPROVAL FROM THE ADJACENT OWNER. CONTRACTOR RESPONSIBLE FOR OBTAINING APPROVAL.

18" HDPE ROOF DRAIN COLLECTION PIPE SLOPE 2.0% MINIMUM.

PERVIOUS PAVERS PAVER 3.

TW 730.50
BW 730.50

TW 732.00
BW 729.00

STORMWATER QUALITY SWALE WQS3.

GRATE RAISED TO 731.70 TO PROMOTE 1' PONDING IN WATER QUALITY SWALE.

TW 733.00
BW 733.00

STORMWATER QUALITY SWALE WQS1.

RAISE TOP TO 728.00 GROUND ELEVATION=727.00 TO PROMOTE 1' PONDING.

PEDESTRIAN/VEHICULAR GUARDRAILS SHALL BE PROVIDED ON TOP OF RETAINING WALLS.

12" HDPE ROOF DRAIN COLLECTION PIPE SLOPE 1.0% MINIMUM.

BUILDING ACCESS AND GRADES WILL BE FLUSH WITH PARKING AREAS. NO RAISED CURBS OR "RAMPS" ARE REQUIRED IN FRONT OF THE BUILDING.)

FFE = 735.80

PERVIOUS PAVERS PAVER 1.

TW 734.40
BW 728.50

TW 730.50
BW 730.50

CONTRACTOR TO INSTALL A RIP RAP LEVEL SPREADER A MINIMUM 10'X10' WITH A MIN. 1' AVG. DIAMETER STONE AT LEAST 1.5' DEEP AT ALL EXISTING CURB CUTS. CONTRACTOR TO ASSUME 4 MINIMUM FOR BIDDING PURPOSES.

LIMITS OF DISTURBANCE

INLET 15 UNDERGROUND SAND FILTER INV. OUT FROM PREVIOUS DESIGN=725.25.

TAPERED CURB

RIBBON CURB

EXISTING LIGHT POLE

PRIVATE WATERLINE EASEMENT

60' INGRESS/EGRESS & P.U.D.E. ESMT.

NOTE:
TIME OF CONCENTRATION (Tc) FOR ALL PIPE CALCS. = 5 MINS.

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-405-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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JARRETT M. SENSKEY
REGISTERED ENGINEER
AGRICULTURE
COMPLEX
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

GRADING & DRAINAGE PLAN

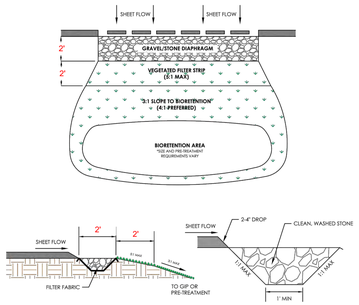
DATE: 8-03-22

PROJECT: 22-001

SHEET: C 3.0

SOUTH STORMWATER TREATMENT:

1. PERVIOUS PAVERS W/ UNDERDRAINS.
2. STORMWATER QUALITY SWALES LEVEL 2 PRETREATMENT-SURFACE DRAINAGE WITH GRAVEL/STONE DIAPHRAGM/VEGETATED FILTER STRIP.



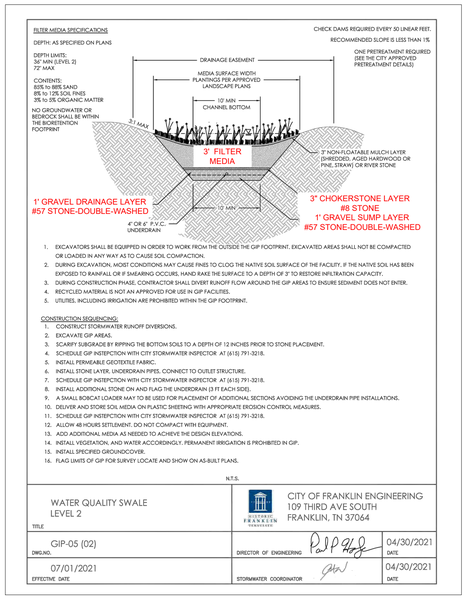
A GRAVEL DIAPHRAGM LOCATED AT THE EDGE OF THE PAVEMENT SHOULD BE ORIENTED PERPENDICULAR TO THE FLOW PATH TO PRE-TREAT LATERAL RUNOFF, AND SHALL RUN ALONG THE SAME CONTOUR AT THE TOP OF THE FILTER STRIP. A LAYER OF FILTER FABRIC SHOULD BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH. IF THE CONTRIBUTING DRAINAGE AREA IS STEEP (6% OR GREATER), LARGER STONE SHOULD BE USED.

GRAVEL/STONE DIAPHRAGM NOTES:

1. A LAYER OF FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH.
2. STONE SHALL BE SIZED ACCORDING TO THE EXPECTED RATE OF DISCHARGE

N.T.S.

Pre-Treatment (sheet flow) GRAVEL/STONE DIAPHRAGM (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
PRE-02 (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



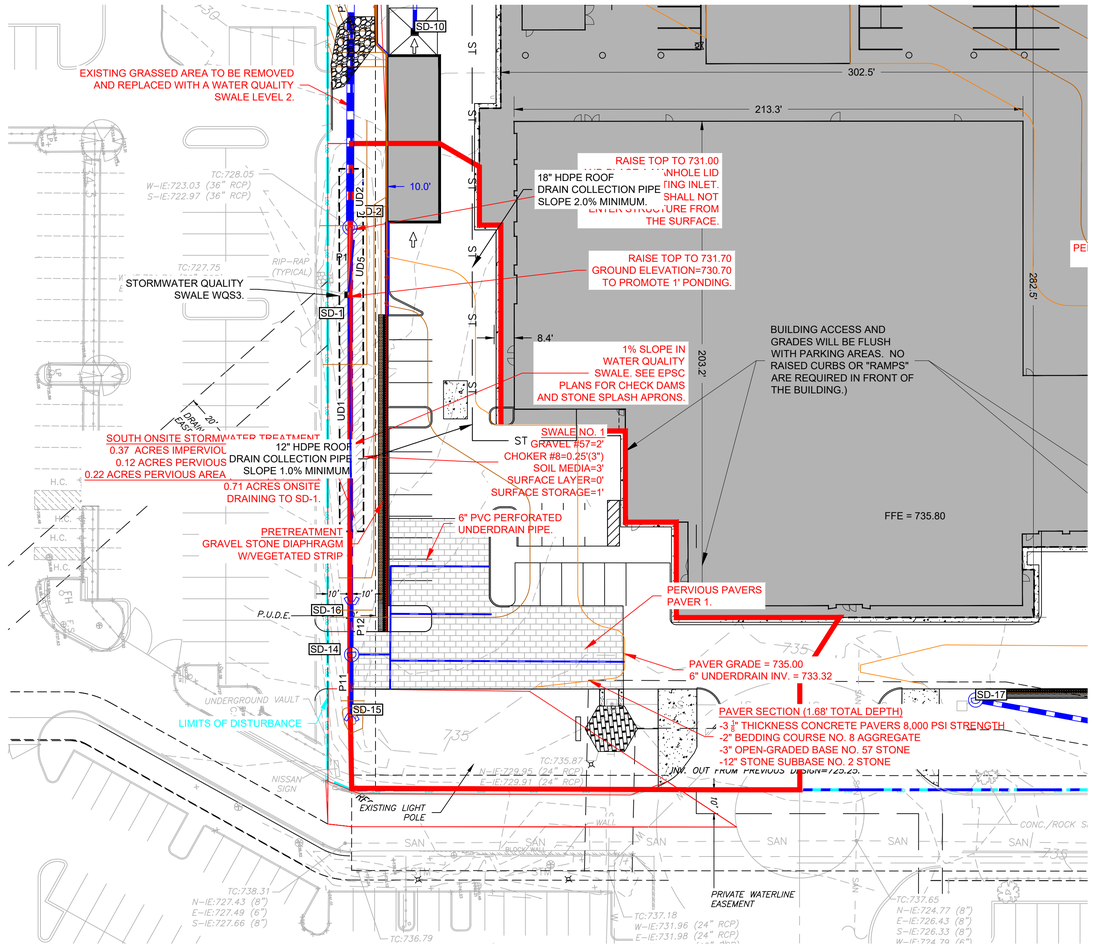
1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

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 INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

WATER QUALITY SWALE LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-05 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



PLAN VIEW

HORIZONTAL SCALE: 1" = 30'

		sf	acres
IMP.	0.37	16117.2	0.37
PERVIOUS	0.34	14810.4	0.34
IMP %	0.521127		0.71

	DEPTH		
GRAVEL #57	0.4	2	0.8
CHOKER #8	0.4	0.25	0.1
SOIL MEDIA	0.25	3	0.75
SURFACE LAYER	0		0
SURFACE STORAGE	1	1	1
Equivalent Storage Depth			2.65

Treatment Volume (SD-1) (South)

The Water Quality Volume (WQv) was calculated as follows: WQv = 1.1*Rv*A/12, where Rv= 0.05 + 0.009(I)
where I = percent of impervious cover (%)

% I= (assumed based on GSMM) = **71 %**

Rv= 0.015 + 0.0092 (I) = **0.6682**

A= 0.71 acres

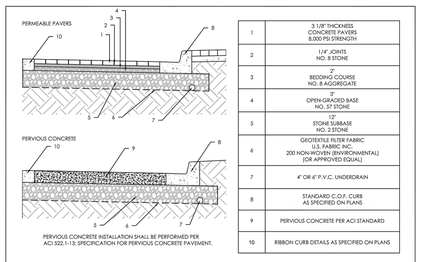
Tv = 1.2*Rv*A/12, where Rv= 0.05 + 0.009(I) where I = percent of impervious cover (%)

Tv= 1,894 CF., which corresponds to a pond elevation of

Required Surface

Area= 786 SF

1,521 SF PROVIDED



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	3" 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	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
9	PERVIOUS CONCRETE PER ACI STANDARD
10	RIBBON CURB DETAILS AS SPECIFIED ON PLANS

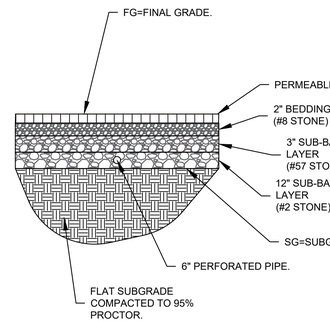
1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL 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.
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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.
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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	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



PERVIOUS PAVER SECTION DETAIL

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
PHONE: 678-905-3347
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JARRETT M. SENGER — REGISTERED ENGINEER — AGRICULTURE — COWEEE — No. 124450 — STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

SOUTH STORMWATER TREATMENT

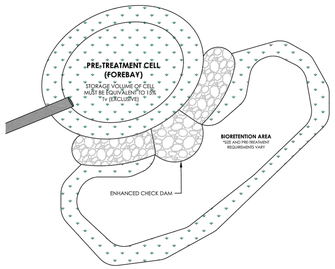
DATE: 8-03-22

PROJECT: 22-001

SHEET: C 3.01

WEST STORMWATER TREATMENT:

1. PERVIOUS PAVERS W/UNDERDRAINS.
2. STORMWATER QUALITY SWALES LEVEL 2 PRETREATMENT-CELL/FOREBAY

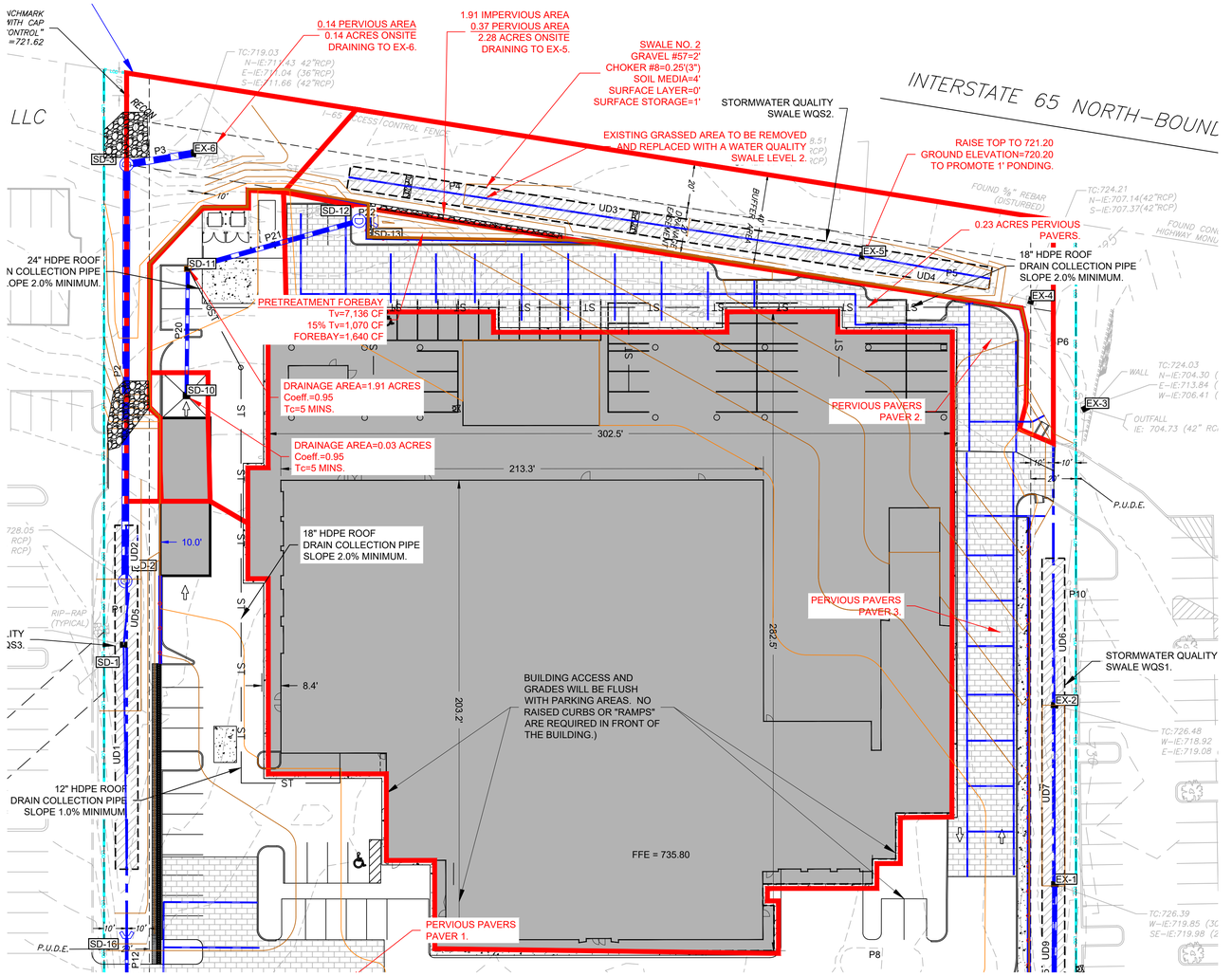


PRE-TREATMENT CELL NOTES:

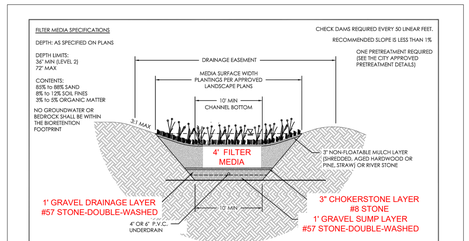
1. LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT
2. FOREBAY STORAGE VOLUME = 15% OF TREATMENT VOLUME (Tv) (EXCLUSIVE)
3. DISSIPATION REQUIRED FOR EXPECTED RATES OF DISCHARGE
4. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS
5. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA



Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
PRE-04 (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



PLAN VIEW
HORIZONTAL SCALE: 1" = 30'



1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SWEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
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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 INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
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16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

WATER QUALITY SWALE LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-05 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)

	sf	acres
IMP.	83199.6	1.91
PERVIOUS	16117.2	0.37
IMP %		2.28

	DEPTH		
GRAVEL #57	0.4	2	0.8
CHOKER #8	0.4	0.25	0.1
SOIL MEDIA	0.25	4	1
SURFACE LAYER	0		0
SURFACE STORAGE	1	1	1
Equivalent Storage Depth			2.9

Treatment Volume (EX-5) (West)

The Water Quality Volume (WQv) was calculated as follows: WQv = 1.1*Rv*A/12, where Rv= 0.05 + 0.009(I) where I = percent of impervious cover (%)

% I= (assumed based on GSMM) = **86 %**

Rv= 0.015 + 0.0092 (I) = **0.8062**

A= 2.23 acres

Tv = 1.2*Rv*A/12, where Rv= 0.05 + 0.009(I) where I = percent of impervious cover (%)

Tv= 7,179 CF., which corresponds to a pond elevation of

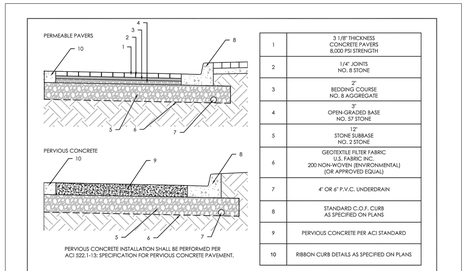
Required Surface

Area= 2,723 SF

2,871 SF PROVIDED

Forebay for outfall

15% Tv	**7,179 CF**
15% Tv=	**1077**
Provided	**1,640 CF**



1	3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH
2	1/4" JOINTS NO. 8 STONE
3	BEDDING COURSE NO. 8 AGGREGATE
4	OPEN-GRADED BASE NO. 57 STONE
5	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	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
9	PERVIOUS CONCRETE PER ACI STANDARD
10	RIBBON CURB DETAILS AS SPECIFIED ON PLANS

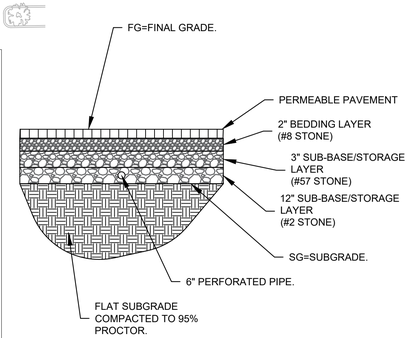
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12. INSTALL PAVERS.

N.T.S.

PERVIOUS PAVERS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-03 (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



PERVIOUS PAVER SECTION DETAIL

24 HOUR CONTACT:
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561-613-1183

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JARRETT M. SENSKEY
REGISTERED ENGINEER
AGRICULTURE
COWLICK
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
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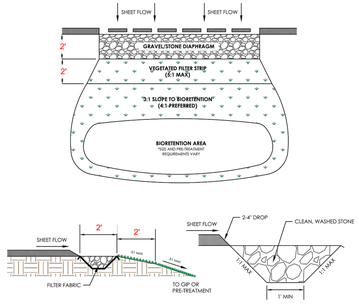
WEST STORMWATER TREATMENT

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.02

NORTH STORMWATER TREATMENT:

1. PERVIOUS PAVERS W/ UNDERDRAINS.
2. STORMWATER QUALITY SWALES LEVEL 2 PRETREATMENT-SURFACE DRAINAGE WITH GRAVEL/STONE DIAPHRAGM/VEGETATED FILTER STRIP.



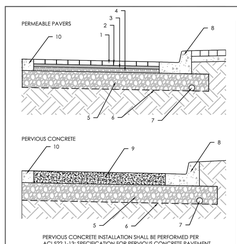
A GRAVEL DIAPHRAGM LOCATED AT THE EDGE OF THE PAVEMENT SHOULD BE ORIENTED PERPENDICULAR TO THE FLOW PATH TO PRE-TREAT LATERAL RUNOFF, AND SHALL RUN ALONG THE SAME CONTOUR AT THE TOP OF THE FILTER STRIP. A LAYER OF FILTER FABRIC SHOULD BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH. IF THE CONTRIBUTING DRAINAGE AREA IS STEEP (6% OR GREATER), LARGER STONE SHOULD BE USED.

GRAVEL/STONE DIAPHRAGM NOTES:

1. A LAYER OF FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH
2. STONE SHALL BE SIZED ACCORDING TO THE EXPECTED RATE OF DISCHARGE

N.T.S.

Pre-Treatment (sheet flow) GRAVEL/STONE DIAPHRAGM (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
PRE-02 (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



PERVIOUS CONCRETE INSTALLATION SHALL BE PERFORMED PER ACI 522.1-13: SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT.

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	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	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
9	PERVIOUS CONCRETE PER ACI STANDARD
10	RIBBON CURB DETAILS AS SPECIFIED ON PLANS

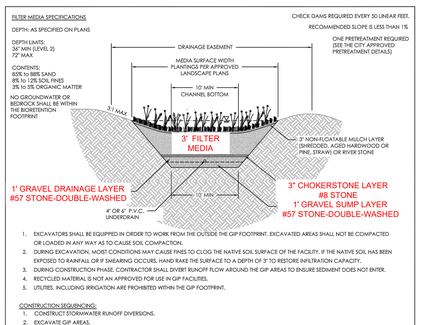
1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 2" 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	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)



1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

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 INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES. CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

WATER QUALITY SWALE LEVEL 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-05 (02) (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)

	sf		acres
IMP.	0.31	13503.6	0.31
PERVIOUS	0.58	25264.8	0.58
IMP %	0.348315		0.89

	DEPTH		
GRAVEL #57	0.4	2	0.8
CHOKER #8	0.4	0.25	0.1
SOIL MEDIA	0.25	3	0.75
SURFACE LAYER	0		0
SURFACE STORAGE	1	1	1

Equivalent Storage Depth 2.65

Treatment Volume (EX-2) (North)

The Water Quality Volume (WQv) was calculated as follows: WQv = 1.1*Rv*A/12, where Rv= 0.05 + 0.009(I) where I = percent of impervious cover (%)

% I= (assumed based on GSMM) = **51 %**

Rv= 0.015 + 0.0092 (I) = **0.4842**

A= 0.89 acres

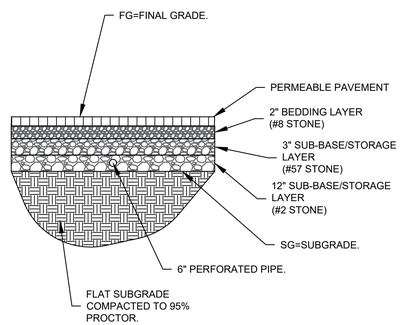
Tv = 1.2*Rv*A/12, where Rv= 0.05 + 0.009(I) where I = percent of impervious cover (%)

Tv= 1,721 CF., which corresponds to a pond elevation of

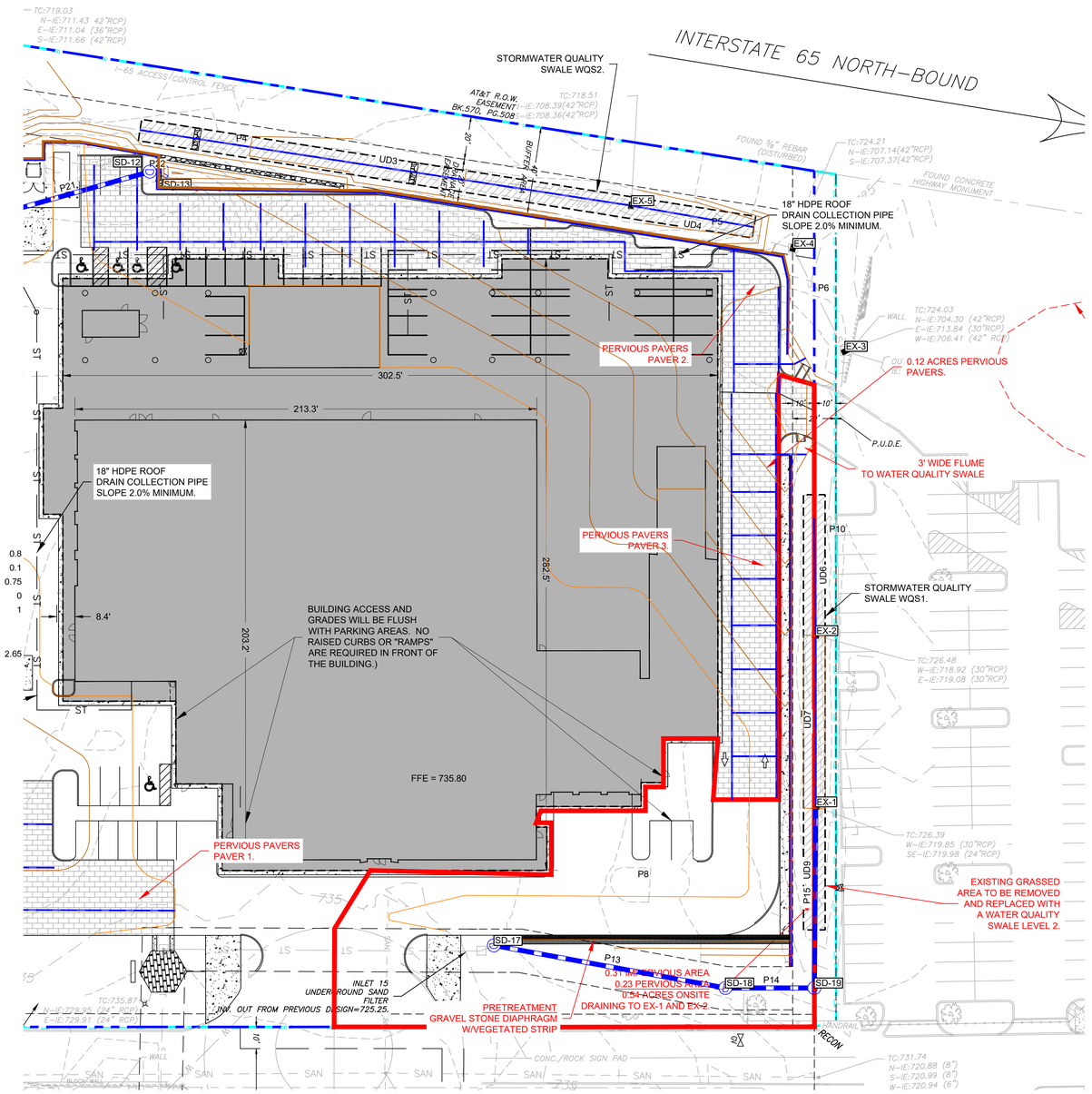
Required Surface

Area= 714 SF

2,010 SF PROVIDED



PERVIOUS PAVER SECTION DETAIL



PLAN VIEW

HORIZONTAL SCALE: 1" = 30'

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

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980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
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GARRETT M. SENSKEY — REGISTERED ENGINEER — AGRICULTURE — COWEETA — No. 124450 — STATE OF TENNESSEE

8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

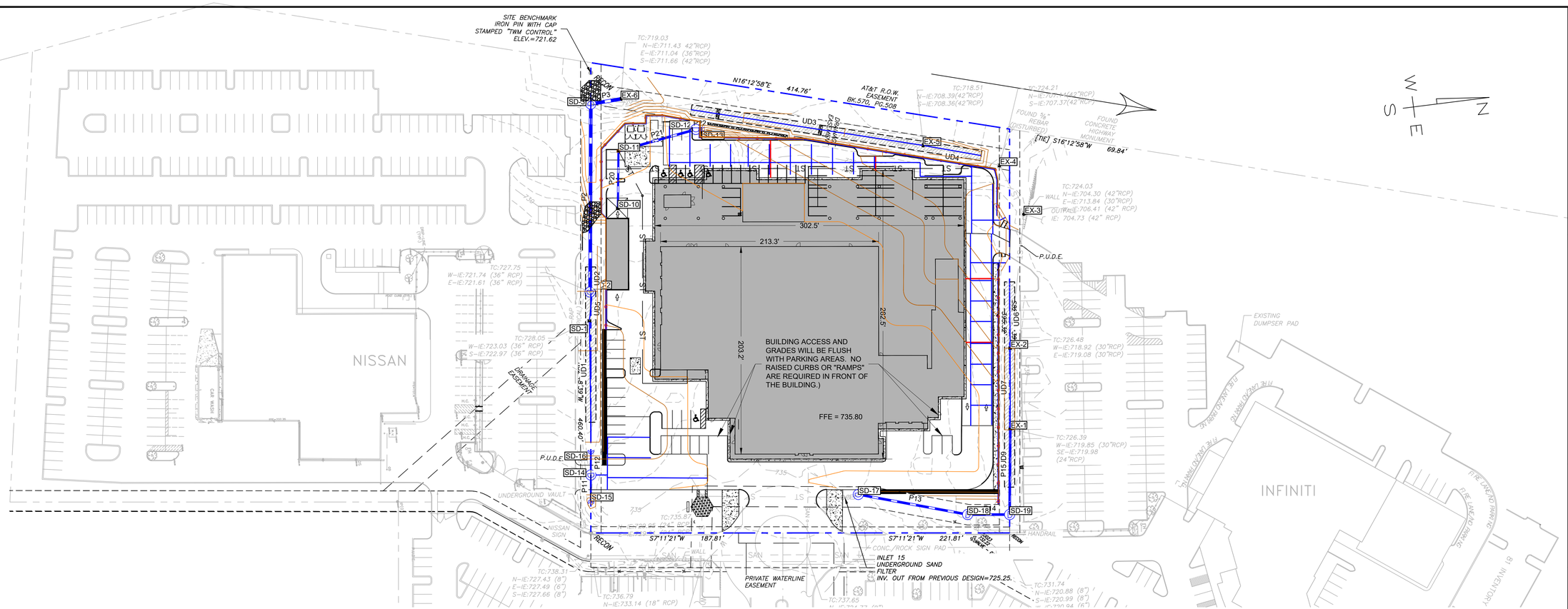
SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

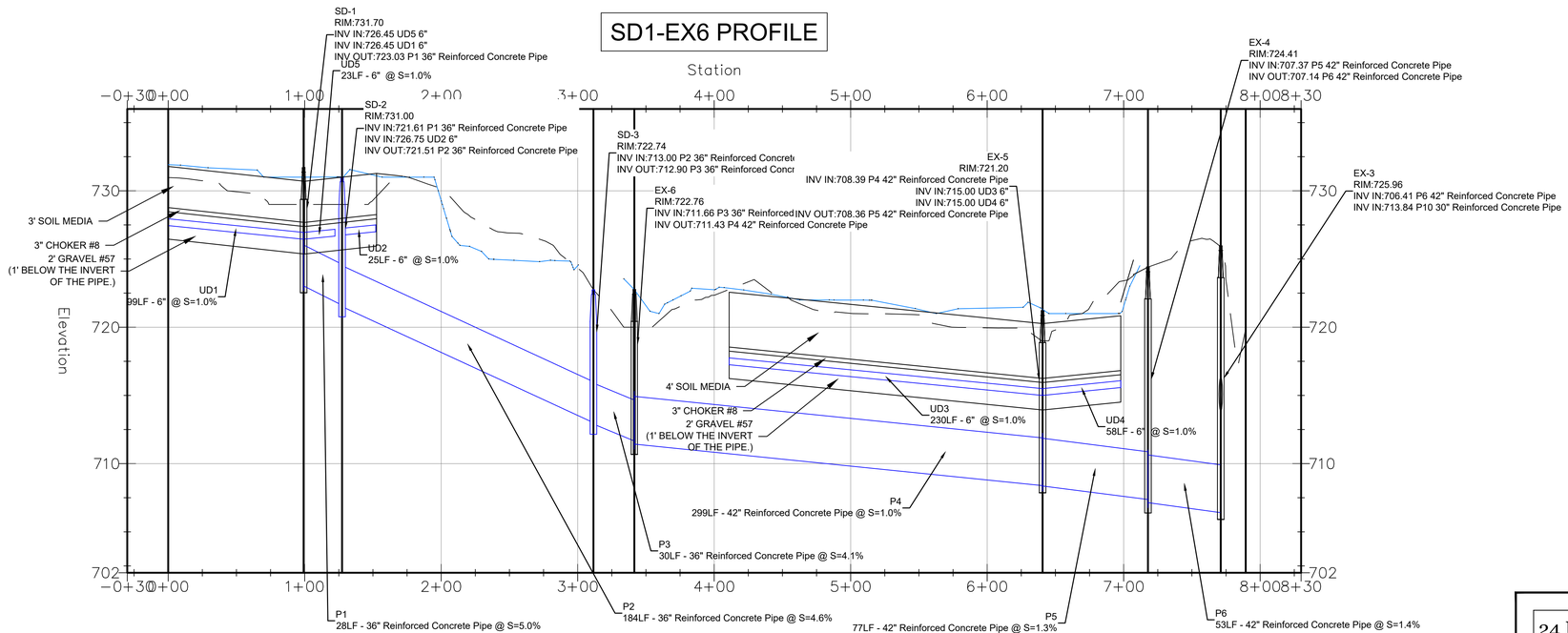
NORTH STORMWATER TREATMENT

DATE: 8-03-22

PROJECT: 22-001

SHEET: C 3.03





24 HOUR CONTACT:
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JARRETT M. SENSKEY
REGISTERED ENGINEER
AGRICULTURE
COWLEY
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 50 100 Feet

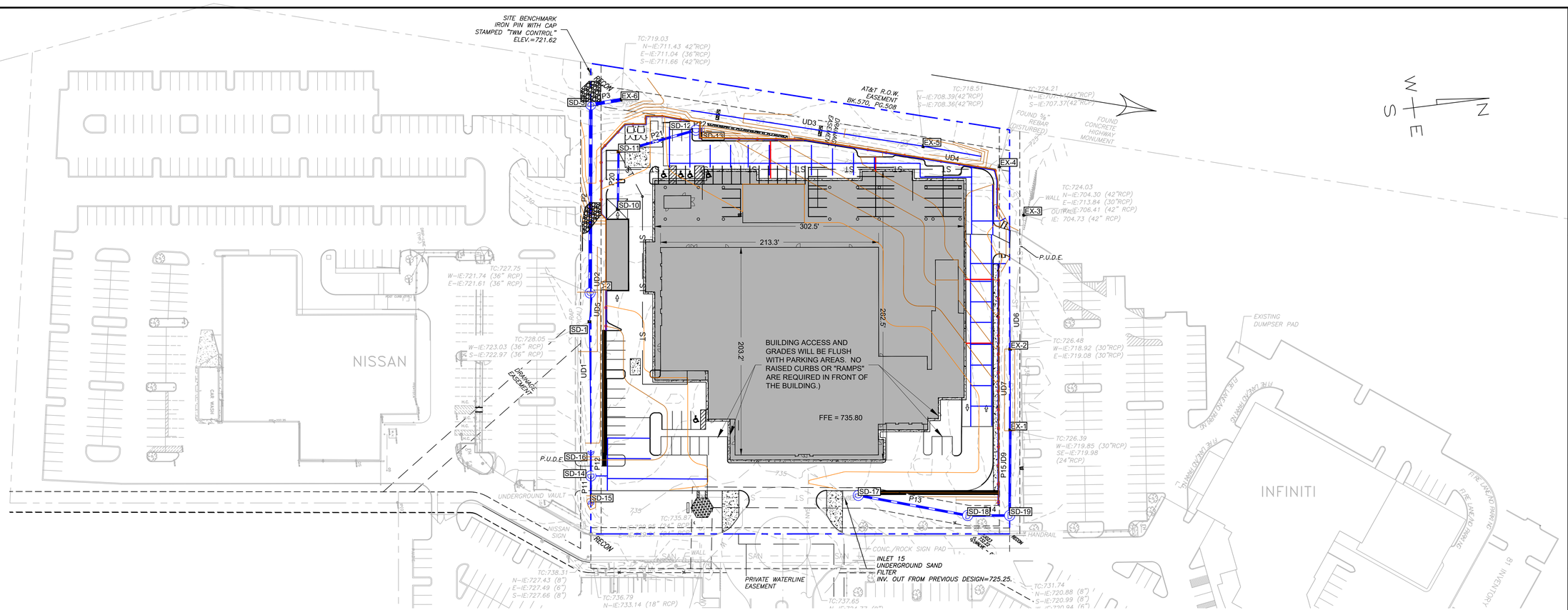
CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

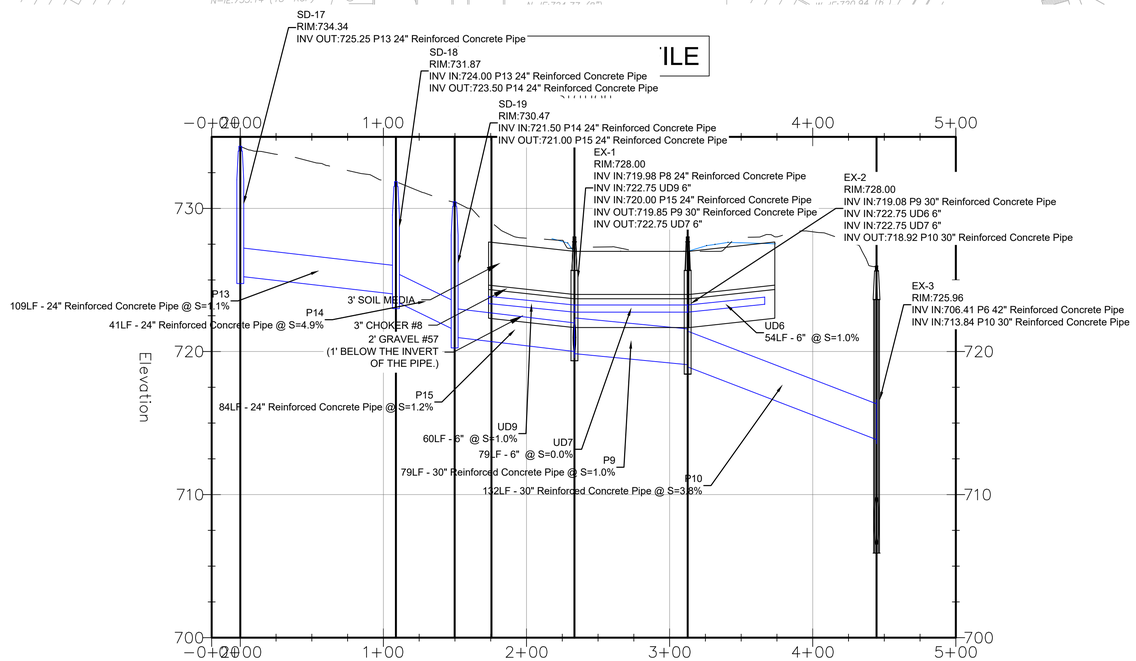
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225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

PROFILES

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.04





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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 50 100 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

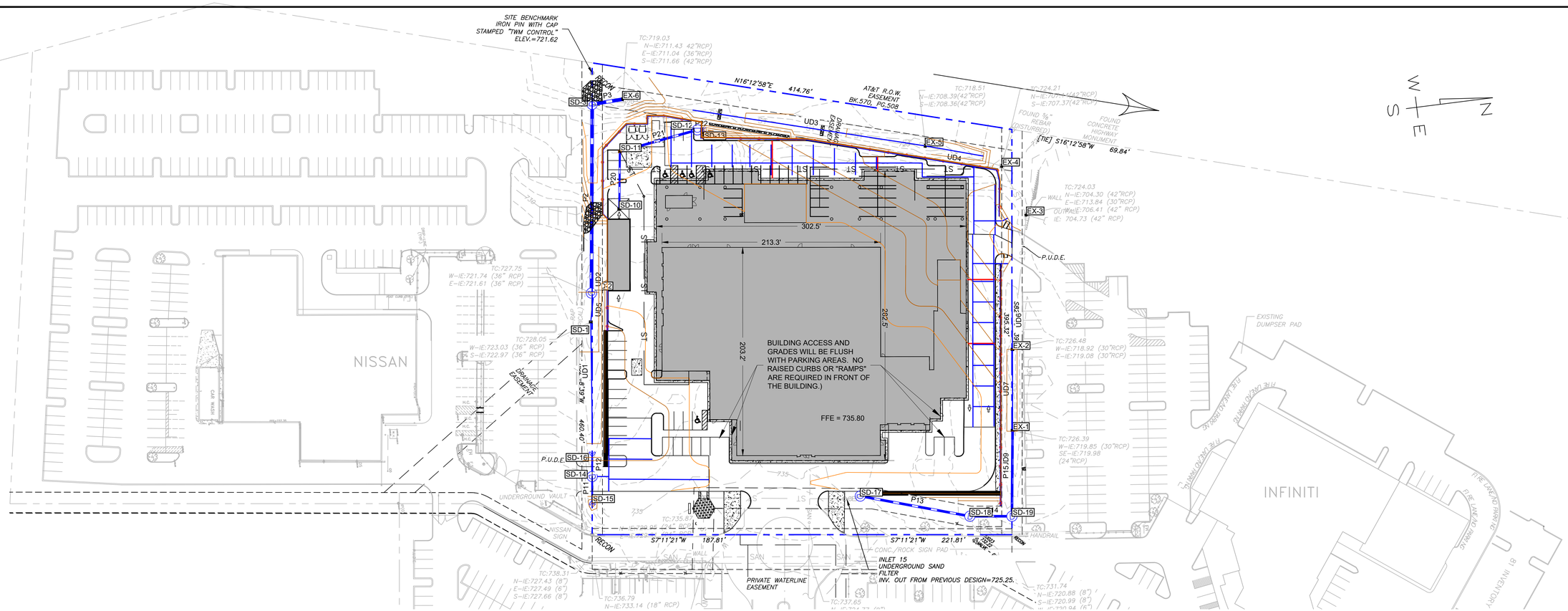
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PROFILES

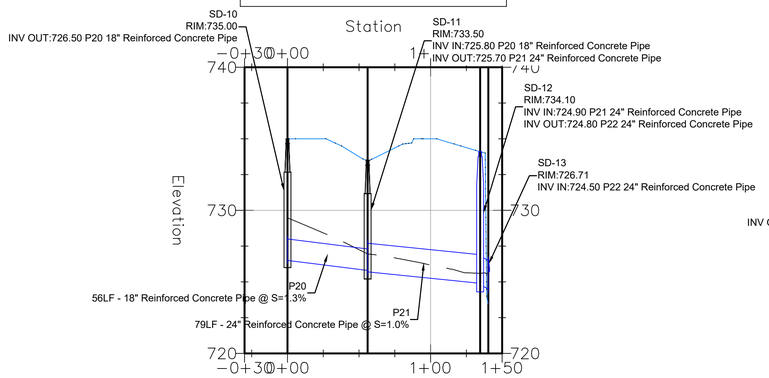
24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

DATE: 8-03-22
PROJECT: 22-001

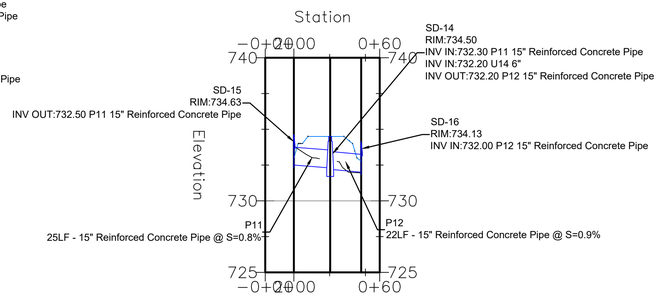
SHEET: C 3.05



SD10-SD13 PROFILE



SD15-SD16 PROFILE



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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COWLEY
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 50 100 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

PROFILES

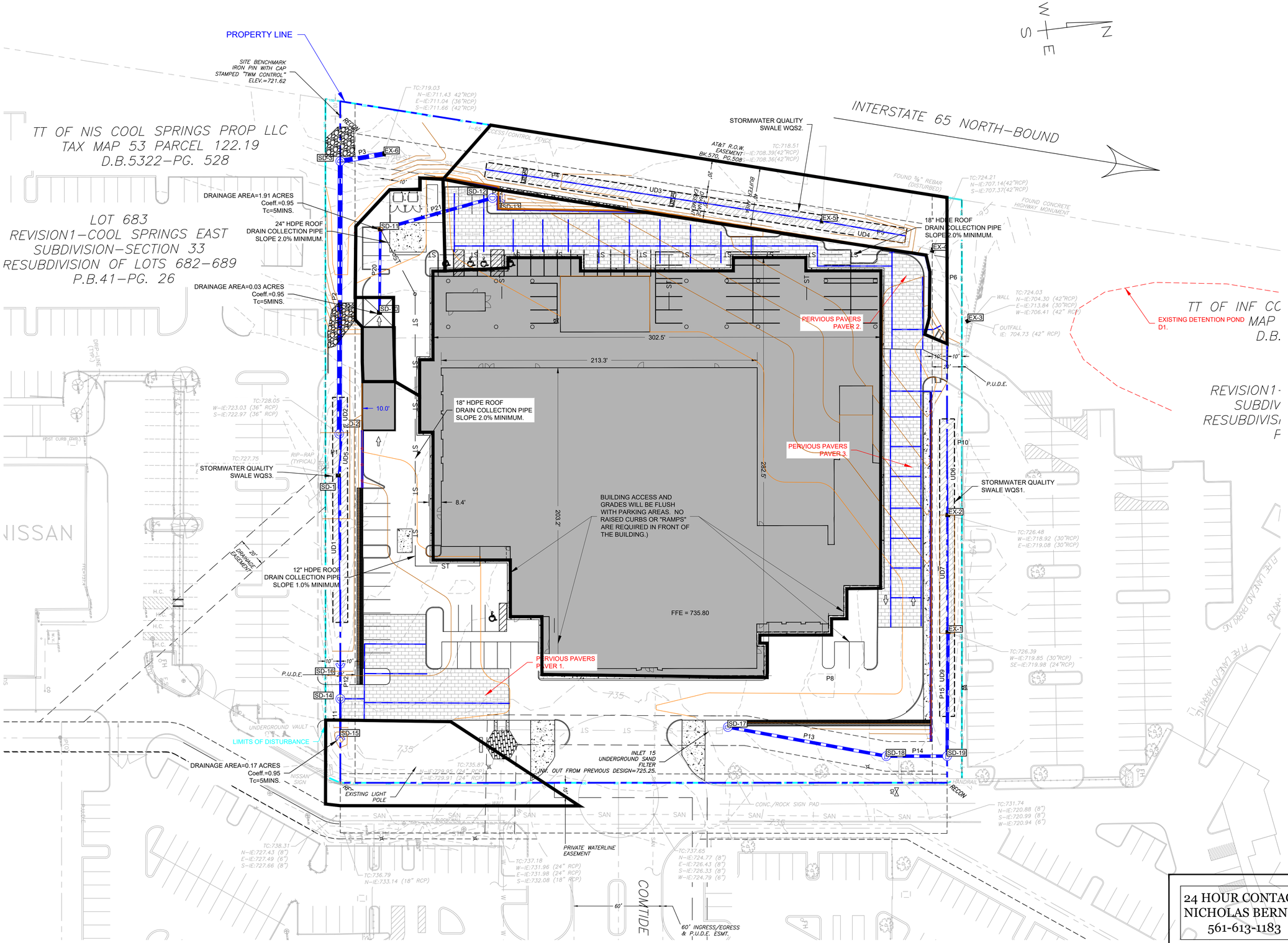
24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.06

25-YR STORM EVENT

STORM DRAINAGE SCHEDULE



ONSITE CIVIL GROUP

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INFO@ONSITECIVIL.COM

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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
No. 124450
STATE OF TENNESSEE

8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

NEW STORM
PIPE SIZING

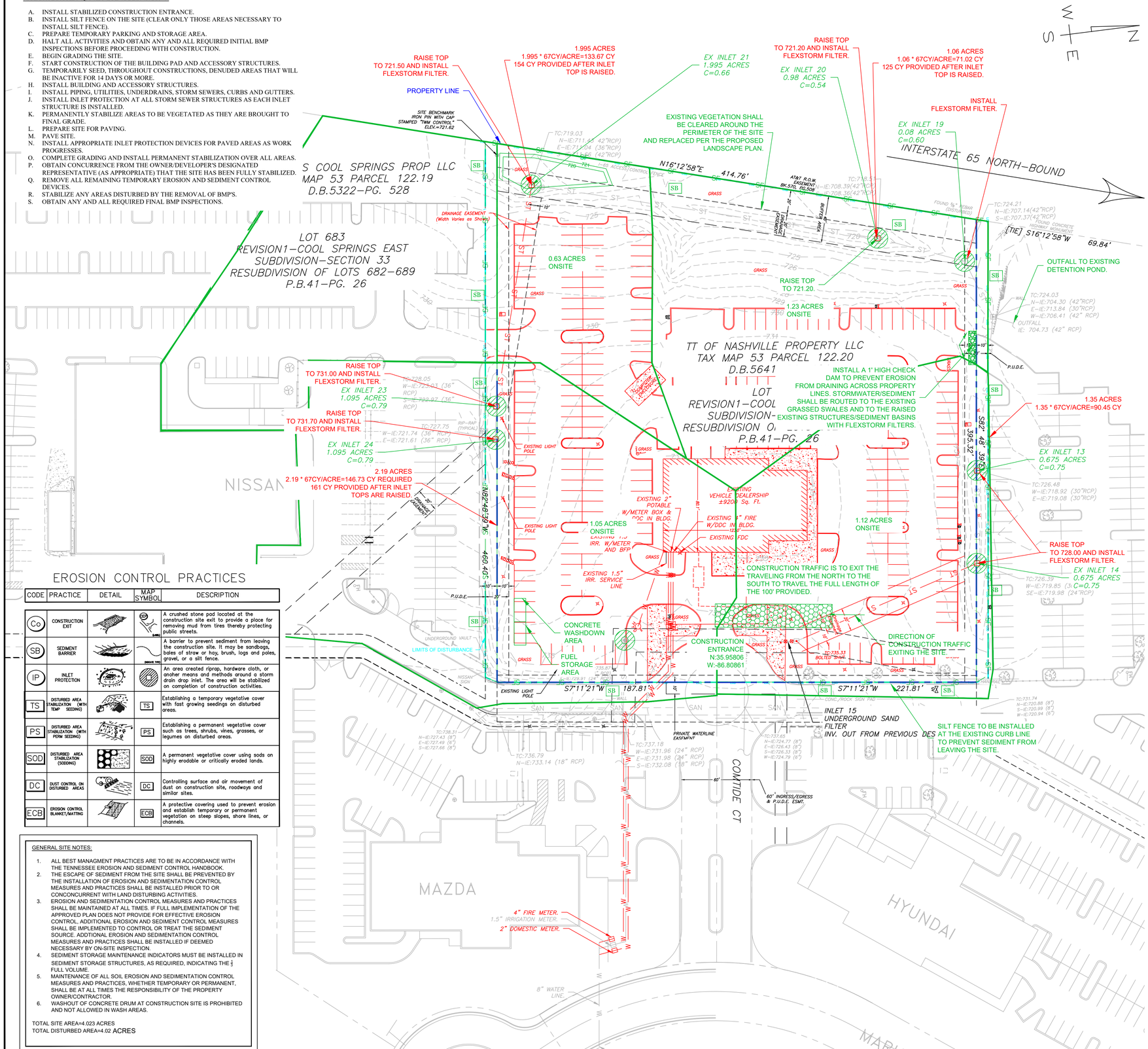
DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.07

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

CONSTRUCTION SEQUENCE OF EPSC MEASURES

A. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
B. INSTALL SILT FENCE ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
C. PREPARE TEMPORARY PARKING AND STORAGE AREA.
D. HALT ALL ACTIVITIES AND OBTAIN ANY AND ALL REQUIRED INITIAL BMP INSPECTIONS BEFORE PROCEEDING WITH CONSTRUCTION.
E. BEGIN GRADING THE SITE.
F. START CONSTRUCTION OF THE BUILDING PAD AND ACCESSORY STRUCTURES.
G. TEMPORARILY SEED, THROUGHOUT CONSTRUCTIONS, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
H. INSTALL BUILDING AND ACCESSORY STRUCTURES.
I. INSTALL PIPING, UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
J. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
K. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
L. PREPARE SITE FOR PAVING.
M. PAVE SITE.
N. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
O. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
P. OBTAIN CONCURRENCE FROM THE OWNER/DEVELOPER'S DESIGNATED REPRESENTATIVE (AS APPROPRIATE) THAT THE SITE HAS BEEN FULLY STABILIZED.
Q. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
R. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.
S. OBTAIN ANY AND ALL REQUIRED FINAL BMP INSPECTIONS.



EROSION CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		EXIT	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
SB	SEDIMENT BARRIER		SB	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
IP	INLET PROTECTION			An area created riprap, hardware cloth, or another means and methods around a storm drain drop inlet. The area will be stabilized on completion of construction activities.
TS	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		TS	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
PS	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		PS	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
SOD	DISTURBED AREA STABILIZATION (SODDING)		SOD	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
DC	DUST CONTROL ON DISTURBED AREAS		DC	Controlling surface and air movement of dust on construction site, roadways and similar sites.
ECB	EROSION CONTROL BLANKET/MATTING		ECB	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

GENERAL SITE NOTES:

1. ALL BEST MANAGMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDTIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE ‡ FULL VOLUME.
5. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
6. WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA=4.023 ACRES
TOTAL DISTURBED AREA=4.02 ACRES

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY TWM, DATED 4/29/22 . THE BASIS OF BEARING FOR THIS SURVEY IS TENNESSEE COORDINATE SYSTEM OF 1983. THE VERTICAL DATUM IS NAVD88. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

1. EPSC GENERAL NOTES
SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EROSION AND SEDIMENT CONTROL

TO MINIMIZE THE RISK OF SOIL EROSION AND SEDIMENT LOSS FROM THE CONSTRUCTION PROJECT, THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES, UTILIZE PROPER TECHNIQUES, AND PHASE THE CONSTRUCTION TO PREVENT THE LOSS OF SEDIMENT FROM THE CONSTRUCTION SITE. THE STEPS BELOW ARE NOT INTENDED AS A COMPREHENSIVE LIST OF EVENTS AND THE CONTRACTOR SHALL USE THEIR DISCRETION TO BEST DETERMINE THE SEQUENCE OF CONSTRUCTION. IT IS IMPERATIVE THAT ALL EROSION CONTROL MEASURES BE INSTALLED CORRECTLY AND IN A TIMELY MANNER TO BE EFFECTIVE.

PRE-CONSTRUCTION.

THE SITE CONTRACTOR SHALL INSTALL THE PERIMETER CONTROL DEVICES IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO ANY SOIL-DISTURBING ACTIVITIES ON THE PROJECT. AT A MINIMUM, THE PERIMETER SILT FENCE, CONSTRUCTION ENTRANCE, AND INLET PROTECTION DEVICES FOR THE EXISTING STORM SEWER INLETS SHALL BE INSTALLED.

EROSION CONTROL NOTES:

1. THE TOTAL DISTURBED AREA OF THE PROJECT AS SHOWN IS 4.02 ACRES, THEREFORE NPDES PERMIT WILL BE REQUIRED.
2. ALL SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF GRADING OPERATIONS.
3. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL BARRIERS DURING CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE A TEMPORARY GRAVEL DRIVE FOR ALL CONSTRUCTION ACCESS ONTO EXISTING PAVED ROADS.
5. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS AT THE COMPLETION OF CONSTRUCTION.
6. EARTH CONTAINMENT BERM TO BE LOCATED ALONG PERIMETER OF ALL AREAS OF FUEL STORAGE AND HANDLING.
7. ANY MODIFICATION OF THE STORM WATER POLLUTION PLAN FOR CONSTRUCTION SEQUENCING SHALL REQUIRE ADHERENCE TO THE EPA NPDES GENERAL PERMIT GUIDELINE.
8. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WAH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THE SITE.
9. OIL AND GREASE ABSORBING MATERIAL SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND CLEAN UP ALL FUEL AND CHEMICAL SPILLS OR LEAKS.
10. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY EXPOSED AREAS ON A REGULAR BASIS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY CEASED FOR 21 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION HAS PERMANENTLY CEASED FOR AT LEAST 21 DAYS SHALL BE SEEDED AND WATERED.
13. VEHICLES EXITING THE CONSTRUCTION SITE SHALL NOT TRACK MATERIAL ONTO THE ADJACENT STREETS.
14. ALL MATERIALS SPILLED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY CONSTRUCTION VEHICLES SHALL BE CLEANED OR REMOVED IMMEDIATELY.
15. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILED MATERIALS.
16. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES WITHIN 48 HOURS.
17. ADDITIONAL EROSION CONTROL MEASURES MAY BE IMPLEMENTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
18. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN 30 DAYS OF STABILIZATION OF ALL SURFACES.
19. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE OF ADJACENT PROPERTIES AND ADJACENT ROW RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS.
20. THE CONTRACTOR SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES.
21. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EPA STORM WATER REQUIREMENTS FOR ALL DIRT AND ROCK IMPORTED AND EXPORTED FROM THE SITE.

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

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980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
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JARRETT M. SENNEBY — REGISTERED ENGINEER — AGRICULTURE — No. 124450 — STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

INITIAL EPSC/ PRE-CONSTRUCTION PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.1

Temporary Stabilization & Permanent Stabilization

- Straw mulch be applied at 3.0 tons per acre.
- Straw mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 and steeper."
- Straw mulch shall be applied in long strands, not chopped or finely broken.
- Excavated topsoil to be reused must be stockpiled and encircled with silt fencing. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter. Stockpiles which have not been used for 14 calendar days shall be stabilized through the application of sod, seed and anchored straw mulch, or other approved stabilization measures.
- Off-site spoil or borrow areas must have approved sediment control plans.
- A 25 foot undisturbed **streamside buffer** zone will be left from top of bank on both sides for the entire length of streams that TDEC determines to be a perennial or intermittent stream. The streamside buffer shall be fenced off where there is no encroachment. Buffer means a vegetated area, including trees and shrubs that exists or is established to protect a stream system, lake, or reservoir area. This buffer also applies to other sensitive areas such as springs, wetlands and sinkholes. TDEC requires a 60 foot construction buffer on some streams.
- An orange construction fence is required to designate the buffer area before clearing or tree removal has begun.
- This streamside buffer will be left in undisturbed or enhanced (when required by the city) and will be part of open space and recognized on covenants with restrictions of how it is to be maintained by homeowner association or nonresidential property owner. If more than regular maintenance is ever needed, i.e. removal of small brush or trees that have fallen, a landscape plan and a tree cutting permit is required.

- All sediment basins, trap embankments, swales, perimeter dikes, and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven (7) calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.
- Construct and stabilize **Sediment Pond and conveyances first. Stabilize means**:
  a.) a uniform (e, g., evenly distributed, without large bare areas) perennial vegetative cover with a density of a minimum of **75 percent of the native background vegetative cover** for the area established on all unpaved areas and areas not covered by permanent structures, or
  b.) equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextile) have been employed with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
- If there is a gravel envelope in front of the outlet orifice, it will be removed as soon as the site is stabilized and before bonds are released.
- Include a foreboy in any detention pond to facilitate easier maintenance.
- With earthen walls, place an antiseep collar (or collars) around the outlet pipe.

Sediment Fence
Sediment fences or other sediment barriers, has been installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.
Sediment Fences
Use principally in areas where sheet flow occurs.
Install along a level contour, so water does not pond more than 1.5 feet (0.5 m) at any point.
The maximum slope perpendicular to the fence line should be 1:1.
No more than 0.25 acre (0.1 ha) per 100 ft. (31.4 m), or 0.5 cfs (1.4 x 10-2 m3/s) of concentrated flow should drain to any point along the silt fence.
Turn ends of fence uphill to prevent scour from wash around. Intermittently, turn fence uphill.
Provide area behind the fence for runoff to pond and sediment to settle (Approx. 1200 sq. ft. (111.5 m2) per acre (0.4 ha) draining to the silt fence).
Select filter fabric that retains 85% of the soil, by weight, based on sieve analysis, but is not finer than an equivalent opening size of 70.

- **Straw/Hay Bales (ARE NOT RECOMMENDED)** Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales because sediment removal efficiencies, durability, and maintenance requirements are far less desirable in straw/hay bales.
- **Inlet Protection**: Where applicable, inlet protections for nearby storm sewer curb and drop inlets have been installed.
- **Identify Storm drain Protection**: Where applicable, protections for nearby **storm sewer curb** and **drop inlets** have been installed.
  Sand bag barrier: Used to create a small sediment trap upstream of inlets on sloped, paved streets.
  Excavated Drop Inlet Sediment Trap: An excavated area around the inlet to trap.
  Gutterbuddy type protection: Used to create a small water ponding area to settle sediment out before water enters storm drain.

(excerpt from Franklin Best Management Practice Manual)
Sediment Fences:
Use principally in areas where sheet flow occurs.
Install along a level contour, so water does not pond more than 1.5 feet (0.5 m) at any point.
The maximum slope perpendicular to the fence line should be 1:1.
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Turn ends of fence uphill to prevent scour from wash around.
Provide area behind the fence for runoff to pond and sediment to settle (Approx. 1200 sq. ft. (111.5 m2) per acre (0.4 ha) draining to the silt fence).
Select filter fabric that retains 85% of the soil, by weight, based on sieve analysis, but is not finer than an equivalent opening size of 70.

- Sediment must be removed from sediment barriers, ponds and other sediment controls when design capacity had been reduced by 35%. All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grass has been established.
- **When a sediment fence's capacity has been reduced 33%, it shall be replaced.**
- Erosions prevention and sediment control devices, EP&SC, shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of your EP&SC plan along with an inspection checklist and Stormwater Permit, if applicable, must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any correction action taken or major observations.
- Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
- **Construction Entrance:** This site shall contain a **temporary stone construction entrance** that conforms to the City of Franklin's Stormwater Ordinance and Best Management Practice Manual. It must be installed within 24 hours of grading or the permit will be revoked. The use of filter cloth beneath construction entrance is required. Stones should be 3 inch crushed, washed, and well graded rock to at least a 6-inch (15.2) deep and shall be kept clean by adding stone as needed. It shall be 20 feet wide. **See detail TCP-03 for specific construction entrance details. See http://www.franklin-gov.com/engineering/STORMWATERfilesphp/tcp-03.pdf**

- A qualified person who has taken an approved erosion and sedimentation course must inspect BMPs.
- Where applicable, inlet protections for nearby storm sewer curb and drop inlets have been installed.
- Where applicable, existing vegetation and Buffer will be maintained and temporary cover crops will be used.
- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
- Building and waste materials, and non-storm water discharges, such as concrete, paint washwater, or machinery leakage or spillage must be managed to prevent them from entering the stormwater system, ground water or nearby water body.
- EP&SC and stormwater controls shall be installed and maintained according to Franklin's BMP Manual. You can find a copy of it at: http://www.franklin-gov.com/engineering/STORMWATERindex.htm
- Stormwater detention/retention and sediment ponds will be installed at the beginning of the project.
- Large construction sites shall be built in phases.
- Stormwater detention/retention and sediment ponds will be installed at the beginning of the project.

Dewatering: Sediment trap/basin dewatering for cleanout or repair may only be done with the City of Franklin inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:
A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or
B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. nonwoven fabric), or approved equivalent, located in an undisturbed buffer area.
D. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag or equivalent sediment removal facility, over undisturbed vegetated areas.
• Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision.
• The Permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
• Obtaining of any permits is the responsibility of the stormwater management permit holder or developer.
• Permittees shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.

STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

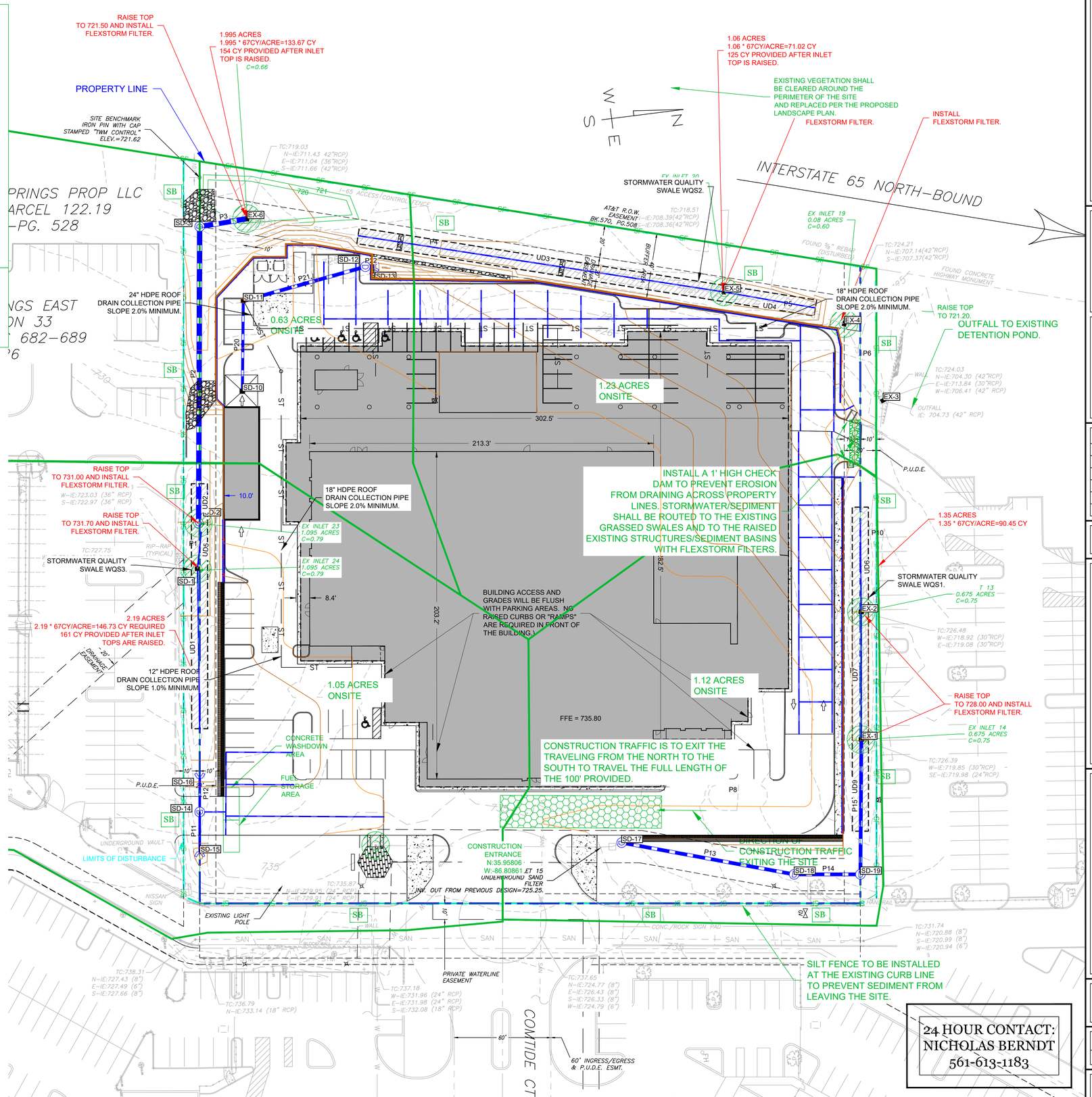
- Check outlet regularly for clogging and remove any debris.
- Check banks and bottom surface of basin for erosion and correct as necessary.
- Check at least annually and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers
- Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed.
- The outlet structure filter shall be checked regularly for clogging and shall be cleaned and repaired as necessary.
- Sediment shall be removed/accumulation reached 6 inches, or if re-suspension is observed or probable. Sediment may be permitted to accumulate deeper than 6 inches if there is a permanent marker indicating depth where sediment needs to be removed, and that mark has not been met.
- Some sediment may contain contaminants or which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (615) 532-0625. Generally, special attention or sampling should be given to sediment accumulated in facilities receiving industrial, manufacturing or heavy commercial runoff. Sediment or sediment cleanout in areas with high parking areas, or other areas where oil spills (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

Some sediment collected my be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.

ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

Activity	Schedule
□ For dry swales, mow grass to maintain a height of 4 to 6 inches. Remove grass clippings.	As needed (frequent/seasonally)
□ Inspect grass along side slopes for erosion and formation of rills or gullies and repair.	Annually (Semi-annually the first year)
□ Remove trash and debris accumulated in the inflow forebay.	
□ Inspect and correct erosion problems in the sand/soil bed of dry swales.	
□ Based on inspection, plant an alternative grass species if the original grass cover has not been successfully established.	
□ Replant wetland species (for wet swale) if not sufficiently established.	
□ Inspect pea gravel diaphragm for clogging and correct the problem.	
□ Remove and replace the top few inches of the sand/soil bed of dry swales if the swale does not drow down within 48 hours.	As needed
□ Remove sediment build-up within the bottom of the swale once it has accumulated to 25% of the original design volume.	

Stormwater Infrastructure "As built's": Franklin Code Section 16-706 (2)(gg): As new development construction is completed, an **"as-built"** plan, certified by a licensed professional engineer, must be submitted upon completion of the stormwater management facilities included in the approved construction plans The licensed professional shall certify that: the facilities have been constructed as shown on the "asbuilt" plan, and facilities meet the approved stormwater management plan and specifications, or achieve the function for which they were designed. Coordinate data shall be presented in the State of Tennessee Plane system with the North American Datum 1983 (NAD83) and North American Vertical Datum (NAVD) of 1988.
Electronic and 2 paper copies (per city requirements) are required.
(See web site http://www.franklin-gov.com/pdf/asbuiltrequirements.)



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JARRET M. SENSKEY — REGISTERED ENGINEER — AGRICULTURE — COMWLTH — 124450 — STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 30 60 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

INTERIM EPSC/ CONSTRUCTION PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 3.2

PROPERTY LINE

SITE BENCHMARK
IRON PIN WITH CAP
STAMPED "TWM CONTROL"
ELEV.=721.62

TT OF NIS COOL SPRINGS PROP LLC
TAX MAP 53 PARCEL 122.19
D.B.5322–PG. 528

LOT 683
REVISION1–COOL SPRINGS EAST
SUBDIVISION–SECTION 33
RESUBDIVISION OF LOTS 682–689
P.B.41–PG. 26

FLEXSTORM FILTER
INSTALLED IN STRUCTURE.

CHECK DAM FOR WATER
QUALITY SWALE.
HEIGHT=1.0'
STONE DIAMETER=1.0'
STONE DEPTH=1.5'

GRASSED SLOPED
FOREBAY W/ ENHANCED
CHECK DAM.
CHECK DAM TO BE 2' WIDE
AND CONTRUCTED WITH AN
ELEVATION EQUAL TO THE
INVERT ELEVATION OF THE
OUTFALL PIPE.

FLEXSTORM FILTER
INSTALLED IN STRUCTURE.

STORMWATER QUALITY
SWALE WQS2.

INTERSTATE 65 NORTH–BOUND

AT&T R.O.W.
EASEMENT
BK.570, PG.508

SOD

24" HDPE ROOF
DRAIN COLLECTION PIPE
SLOPE 2.0% MINIMUM.

18" HDPE ROOF
DRAIN COLLECTION PIPE
SLOPE 2.0% MINIMUM.

INSTALL RIPRAP TO PREVENT
EROSION AT THE END OF THE
RETAINING WALL.
LENGTH=25'
AVG. STONE DIAMETER=1.0'
STONE DEPTH=1.5'

FLEXSTORM FILTER
INSTALLED IN STRUCTURE.

PERVIOUS PAVERS
PAVER 2.

302.5'

213.3'

18" HDPE ROOF
DRAIN COLLECTION PIPE
SLOPE 2.0% MINIMUM.

PERVIOUS PAVERS
PAVER 3.

282.5'

203.2'

8.4'

BUILDING ACCESS AND
GRADES WILL BE FLUSH
WITH PARKING AREAS. NO
RAISED CURBS OR "RAMPS"
ARE REQUIRED IN FRONT OF
THE BUILDING.)

FFE = 735.80

PERVIOUS PAVERS
PAVER 1.

EXISTING DETENTION POND
D1.

TT OF INF COOL SPRINGS
MAP 53 PARCEL 12
D.B.5322–PG. 62

LOT 687
REVISION1–COOL SPRING
SUBDIVISION–SECTION
RESUBDIVISION OF LOTS
P.B.41–PG. 26

PERVIOUS PAVERS
W/UNDERDRAINS.

P.U.D.E.

INSTALL RIPRAP TO PREVENT
EROSION AT THE END OF THE
RETAINING WALL.
LENGTH=25'
AVG. STONE DIAMETER=1.0'
STONE DEPTH=1.5'

STORMWATER QUALITY
SWALE WQS1.

FLEXSTORM FILTER
INSTALLED IN STRUCTURE.

STORMWATER QUALITY
SWALE WQS3.

FLEXSTORM FILTER
INSTALLED IN STRUCTURE.

20'
DRAINAGE
EASEMENT

12" HDPE ROOF
DRAIN COLLECTION PIPE
SLOPE 1.0% MINIMUM.

GRAVEL/STONE DIAPHRAGM
W/VEGETATED FILTER STRIP.
STONE SIZE=6" DIAMETER CLEAN,
WASHED STONE.

LENGTH=25'
WIDTH AT HEADWALL=10'
WIDTH AT DOWNSTREAM=30'
AVG. STONE DIAMETER=1.0'
STONE DEPTH=1.5'

LIMITS OF DISTURBANCE

LENGTH=25'
WIDTH AT HEADWALL=10'
WIDTH AT UPSTREAM=30'
AVG. STONE DIAMETER=1.0'
STONE DEPTH=1.5'

INLET 15
UNDERGROUND SAND
FILTER
INV. OUT FROM PREVIOUS DESIGN=725.25.

GRAVEL/STONE DIAPHRAGM
W/VEGETATED FILTER STRIP.
STONE SIZE=6" DIAMETER CLEAN,
WASHED STONE.

INSTALL RIPRAP TO PREVENT
EROSION AT THE END OF THE
RETAINING WALL.
LENGTH=25'
AVG. STONE DIAMETER=1.0'
STONE DEPTH=1.5'

EXISTING LIGHT
POLE

PERVIOUS PAVERS
W/UNDERDRAINS.

PRIVATE WATERLINE
EASEMENT

60' INGRESS/EGRESS
& P.U.D.E. ESMT.

EXISTING
DUMPSER PAD

NISSAN

INFINI

COMTIDE C

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

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GARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
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0 30 60 Feet

CLIENT:
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505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

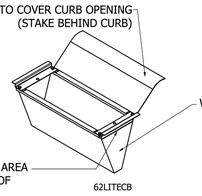
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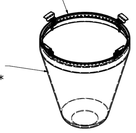
FINAL EPSC/
WATER QUALITY PLAN

DATE: 8-03-22
PROJECT: 22-001

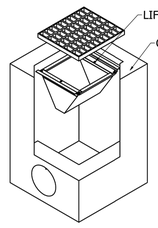
SHEET: C 3.3







ADS INLET FILTERS GENERIC LITE SUBMITTAL		
P/N	INLET STYLE	OPENING SIZE
62LITESQ	SQUARE (SQ)	Up to 36" X 24 Opening or 120" Perimeter
62LITECB	CURB BOX (CB)	Up to 36" X 24 Opening or 120" Perimeter
62LITERD	ROUND (RD)	Up to 30" Diameter Opening



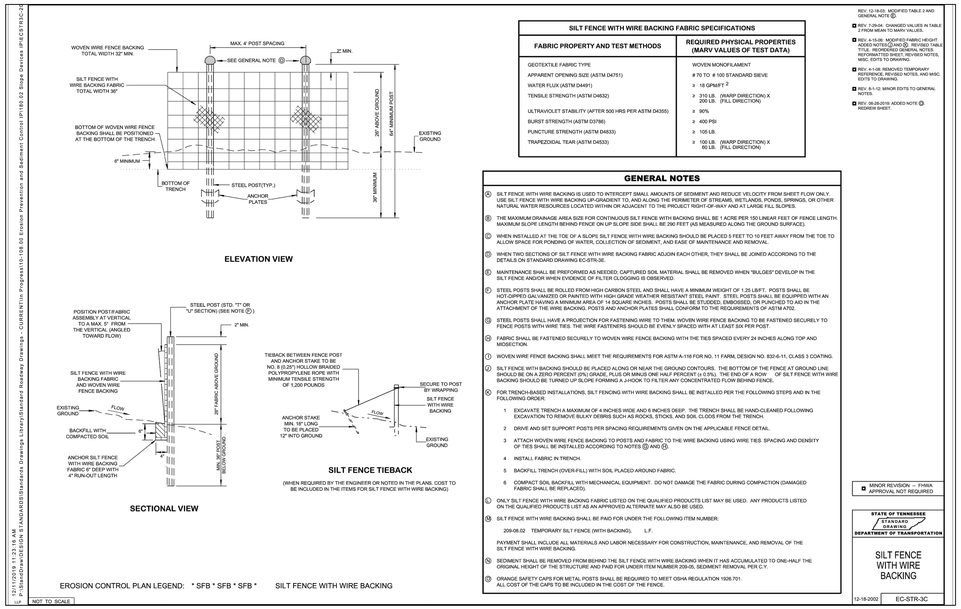
FX FABRIC SPECIFICATIONS: 82%* FILTRATION EFFICIENCY

PROPERTY	TEST METHOD	ENGLISH	METRIC
MECHANICAL			
TENSILE STRENGTH	ASTM D4632	350 x 225 lbs	1557 x 1001 N
ELONGATION	ASTM D4632	20% x 15%	20% x 15%
CBR PUNCTURE	ASTM D6241	1000 Lbs	4448 N
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 Lbs	489 x 334 N
ENDURANCE			
UV RESISTANCE % RETAINED AT 500 HRS	ASTM D4355	90%	90%
HYDRAULIC			
APPARENT OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	0.850 mm
PERCENT OPEN AREA (POA)	CW-02215 Mod[1]	17 %	17 %
PERMITTIVITY	ASTM D4491	1.5 sec^{-1}	1.5 sec^{-1}
WATER FLOW RATE	ASTM D4491	200 gal/min/ft^2	8145 l/min/m^2

*Filtration Efficiency Per TRI Environmental ASTM D 7351
**Meets ASTM D8057 Standard Specifications for Inlet Filters with a Rigid Frame

INSTALLATION INSTRUCTIONS
1. Remove grate from the drainage structure.
2. Clean stone and dirt from ledge/lip of the drainage structure.
3. Place Flexstorm filter frame in the clear opening such that the hangers rest firmly on the ledge/lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

DRAWN	JTANGEL	10/26/2020	ADS INLET FILTERS
CHECKED			
QA			GENERIC LITE SUBMITTAL
MFG			
APPROVED			
SIZE C	DWG NO		REV
SCALE 1 / 8	SHEET 1 OF 1		



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 60 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 280 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 WORKING 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 PAID 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. 12-18-06: CHANGED DRAWING NO. FROM ESC-STR-4 TO EC-STR-6.
REV. 7-29-99: MADE MINOR CORRECTIONS TO GENERAL NOTES.
REV. 4-19-98: CHANGED PAY ITEMS FOR CHECK DAMS.
REV. 5-97-01: CHANGED DESCRIPTION FOR GEOTEXTILE FABRIC (TYPE I), CLASS A) TO GEOTEXTILE FABRIC (TYPE II).
REV. 12-19-01: CHANGED GENERAL NOTE G.
REV. 1-02-03: CORRECTED NOTE IN SECTION A-A.
REV. 4-19-04: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, MISC. EDITS TO DRAWING, MODIFIED SPACING CHART.
REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
REV. 5-6-15: REVISED QUANTITIES, REVISED GENERAL NOTES, ADDED REVISED DITCH DETAIL.
REV. 11-30-20: REDREW SHEET, REVISED GENERAL NOTE (Z) ITEM DESCRIPTION.

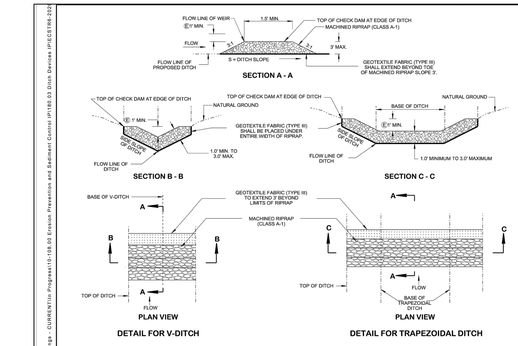
MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE WITH WIRE BACKING

12-18-2002 EC-STR-3C

REV. 12-19-01: MODIFIED TABLE 2 AND GENERAL NOTE (I).
REV. 1-29-04: CHANGED VALUES IN TABLE 2 FROM MEAN TO MANY VALUES.
REV. 4-15-06: MODIFIED FABRIC HEIGHT, ADDED NOTES (Z) AND (Z1). REVISED TABLE TITLE. REORDERED GENERAL NOTES. REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, AND MISC. EDITS TO DRAWING.
REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
REV. 08-28-2018: ADDED NOTE (Z) REDREW SHEET.

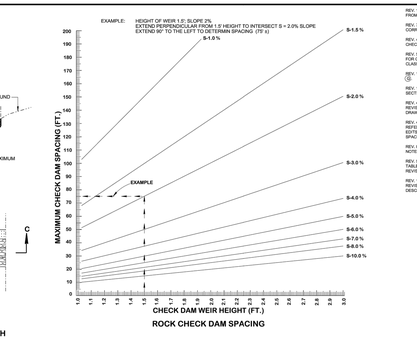


ROCK CHECK DAM ESTIMATED QUANTITIES

	2:1 DITCH SLOPE			3:1 DITCH SLOPE			4:1 DITCH SLOPE		
	HEIGHT	RIP RAP TON	GEOTEXTILE SY	HEIGHT	RIP RAP TON	GEOTEXTILE SY	HEIGHT	RIP RAP TON	GEOTEXTILE SY
SINGLE DITCH (2)	1.5	6.0	16.6	1.5	9.2	23.7	1.5	12.0	30.8
	2.0	13.0	24.6	2.0	18.4	34.8	2.0	24.1	45.4
	2.5	22.8	33.5	2.5	30.3	48.0	2.5	42.1	62.5
	3.0	36.2	44.7	3.0	45.7	63.2	3.0	67.3	82.5
	HEIGHT	RIP RAP TON	GEOTEXTILE SY	HEIGHT	RIP RAP TON	GEOTEXTILE SY	HEIGHT	RIP RAP TON	GEOTEXTILE SY
DOUBLE DITCH (3)	1.5	8.9	22.8	1.5	11.6	29.7	1.5	14.4	36.9
	2.0	16.9	31.9	2.0	22.3	42.1	2.0	27.9	53.7
	2.5	28.7	42.6	2.5	39.1	56.6	2.5	47.9	71.2
	3.0	44.7	54.7	3.0	59.8	73.2	3.0	75.5	92.4

(2) ESTIMATED QUANTITIES BASED ON 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
(3) ESTIMATED QUANTITIES BASED ON 4 FT BOTTOM WIDTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.

EROSION CONTROL PLAN LEGEND : ROCK CHECK DAM (V-DITCH), ROCK CHECK DAM (TRAPEZOIDAL DITCH)
NOT TO SCALE



ROCK CHECK DAM GENERAL NOTES

A. ROCK CHECK DAMS ARE TO BE USED FOR VELOCITY REDUCTION AND EROSION PREVENTION IN AREAS WHERE CONCENTRATED FLOW EXISTS. ROCK CHECK DAMS SHALL NOT BE PLACED IN STREAMS, WETLANDS, OR OTHER NATURAL WATER RESOURCES. ROCK CHECK DAMS ARE NOT TO BE USED FOR SEDIMENT CONTROL AND SHOULD NOT BE INCREASED TO 2 FEET.

B. THE DRAINAGE AREA FOR THE ROCK CHECK DAMS SHALL BE 10 ACRES OR LESS.

C. ROCK CHECK DAMS MAY REMAIN IN PLACE AS PERMANENT CHECK DAMS, IF SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.

D. THE CENTER OF THE ROCK CHECK DAM MUST BE AT LEAST ONE (1) FOOT LOWER THAN THE OUTER EDGES.

E. THE DEPTH OF FLOW ON THE CENTER OF THE STRUCTURE SHALL BE COMPUTED FOR THE PEAK FLOW RATE GENERATED BY THE 2-YEAR, 24-HOUR STORM IN ORDER TO ENSURE THAT THE TOP OF THE STRUCTURE WILL NOT BE OVERTOPPED. FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE DEPTH SHOULD BE DETERMINED FOR THE 5-YEAR, 24-HOUR PEAK FLOW RATE. THIS WILL ELIMINATE THE ROCK-SOIL FAILURE POINT WHERE THE ROCK CHECK DAM AND NATURAL GROUND MERGE.

F. FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MINIMUM HEIGHT OF THE STRUCTURE SHALL BE THE DITCH BOTTOM SHALL BE INCREASED TO 2 FEET.

G. THE MAXIMUM SPACING BETWEEN ROCK CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE FLOW LINE OF THE WEIR OF THE DOWNSTREAM DAM (SEE ROCK CHECK SPACING GRAPH THIS SHEET).

H. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

I. PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST FOR FILTER SOCK DITCH APPLICATION (SEE STANDARD DRAWING EC-STR-8) MAY BE USED AND SHALL BE PAID UNDER FOLLOWING ITEM NUMBER:
209-08.09, FILTER SOCK CHECK DAM, EACH.

J. ROCK CHECK DAMS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-08.07, ROCK CHECK DAM, EACH.
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ROCK CHECK DAMS.

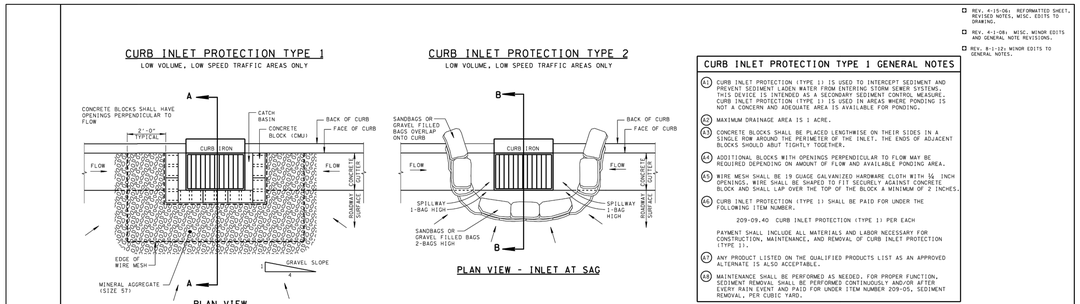
K. SEDIMENT SHALL BE REMOVED FROM BEHIND THE ROCK CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE DAM AND PAID FOR UNDER ITEM NUMBER.
209-05, SEDIMENT REMOVAL, C.Y.

REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

ROCK CHECK DAM

10-26-1992 EC-STR-6



CURB INLET PROTECTION TYPE 1 GENERAL NOTES

A1. CURB INLET PROTECTION (TYPE 1) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT-LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 1) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

A2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

A3. CONCRETE BLOCKS SHALL BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT TIGHTLY TOGETHER.

A4. ADDITIONAL BLOCKS WITH OPENINGS PERPENDICULAR TO FLOW MAY BE REQUIRED DEPENDING ON AMOUNT OF FLOW AND AVAILABLE PONDING AREA.

A5. WIRE MESH SHALL BE 19 GUAGE GALVANIZED HARDWARE CLOTH WITH ½ INCH OPENINGS. WIRE SHALL BE SHAPED TO FIT SECURELY AGAINST CONCRETE BLOCK AND SHALL LAP OVER THE TOP OF THE BLOCK A MINIMUM OF 2 INCHES.

A6. CURB INLET PROTECTION (TYPE 1) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-09.40 CURB INLET PROTECTION (TYPE 1) PER EACH
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 1).

A7. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

A8. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

CURB INLET PROTECTION TYPE 2 GENERAL NOTES

B1. CURB INLET PROTECTION (TYPE 2) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT-LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 2) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

B2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

B3. MAXIMUM TOP OF SPILLWAY ELEVATION = TOP OF CURB ELEVATION MINUS 1 INCH.

B4. BAGS SHALL BE MADE OF EITHER BURLAP OR GEOTEXTILE FABRIC AND FILLED WITH CLEAN MINERAL AGGREGATE (SIZE 57) OR SAND.

B5. PACK SAND/GRAVEL FILLED BAGS TIGHTLY TOGETHER END TO END TO ENSURE NO SEDIMENT FLOWS BETWEEN OR UNDERNEATH THE BAGS. WHERE TIGHT FIT IS UNACHIEVABLE, INSTALL GEOTEXTILE FABRIC (TYPE III) ALONG THE UPSTREAM FACE OF THE BAGS LAPPING OVER THE TOP BAGS 6 INCHES AND EXTENDING OUTWARD ON THE GROUND AT LEAST 12 INCHES FROM THE UPSTREAM OF THE BAGS. COVER GEOTEXTILE FABRIC (TYPE III) WITH MINERAL AGGREGATE (SIZE 57) STONE WEDGE TO THE TOP OF THE BAGS.

B6. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

B7. AN OVERFLOW SPILLWAY SHALL BE PROVIDED BY LEAVING AN OPENING OF ONE SAND OR GRAVEL BAG WIDE AND HIGH AS SHOWN. STORMS GREATER THAN 2-YEAR, 24 HOUR STORM SHOULD NOT OVERTOP THE CURB.

B8. CURB INLET PROTECTION (TYPE 2) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-09.41 CURB INLET PROTECTION (TYPE 2) PER EACH
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 2).

B9. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

B10. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
REV. 4-1-08: MISC. MINOR EDITS AND GENERAL NOTE REVISIONS.
REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 1 & 2

1-20-06 EC-STR-39

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-905-5347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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JARRET M. SENSKEY — REGISTERED ENGINEER — AGRICULTURE — No. 124450 — STATE OF TENNESSEE

8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

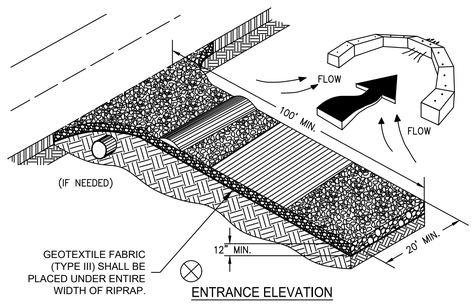
SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

EPSC DETAILS

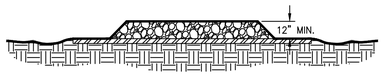
DATE: 8-03-22
PROJECT: 22-001
SHEET: C 3.4

CRUSHED STONE CONSTRUCTION EXIT

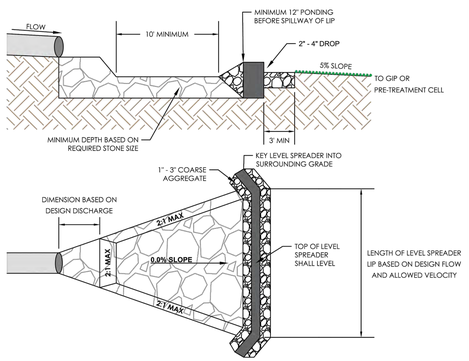
EXIT DIAGRAM



ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 12".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

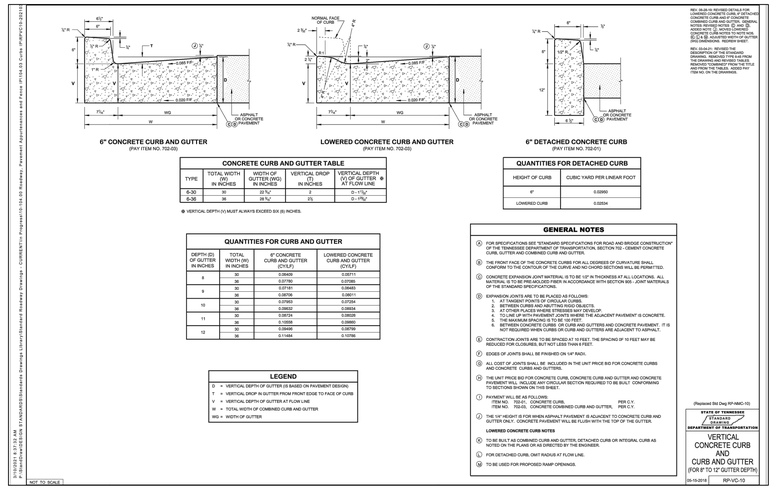


THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:
1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL: TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
PRE-05 DWG.NO.	DIRECTOR OF ENGINEERING	04/30/2021 DATE
07/01/2021 EFFECTIVE DATE	STORMWATER COORDINATOR	04/30/2021 DATE



REV. 06-24-14: REVISED DETAILS FOR LOWERED CONCRETE CURB AT ENTRANCE TO MATCH STANDARD DRAWING G-CB-1, REVISED ADDED NOTE "⑤" TO LOWERED CONCRETE CURB AND GUTTER DETAIL, ADJUSTED WIDTH OF SUPPORT FOR LOWERED CONCRETE CURB AND GUTTER.

REV. 03-24-21: REVISED THE DESCRIPTION OF THE STANDARD DRAWING, REMOVED TYPE A AS FROM THE DRAWING TITLE, REVISED NOTE 2 REMOVED TO MARKOUT FROM THE TITLE BLOCK, REVISED THE DESCRIPTION OF ITEM NO. ON THE DRAWINGS.

CONCRETE CURB AND GUTTER TABLE

TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER ❶ AT FLOW LINE
6-30	30	24 ½"	2	0 - 1 ½"
6-36	36	28 ½"	2½	0 - 1 ½"

❶ VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR DETACHED CURB

HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.0889
LOWERED CURB	0.0554

QUANTITIES FOR CURB AND GUTTER

DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.09629	0.05773
	36	0.10790	0.07089
9	30	0.07181	0.05435
	36	0.08706	0.06611
10	30	0.07903	0.07254
	36	0.09622	0.09054
11	30	0.08724	0.09026
	36	0.10509	0.09860
12	30	0.09446	0.09795
	36	0.11484	0.10766

LEGEND

D	= VERTICAL DEPTH OF GUTTER (5 BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	= VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

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 THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

③ CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 903 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

④ EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
a. AT POINTS OF TANGENCY OF CURB RETURNS.
b. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
c. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
d. AT 90' INTERVALS WHERE CURB IS PLACED "AGAINST" THE ADJACENT PAVEMENT" IS CONCRETE.
e. THE MAXIMUM SPACING IS TO BE 100 FEET.
f. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

⑤ CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 5 FEET.

⑥ EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

⑦ ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

⑧ THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE COMBINED CURB AND GUTTER SHALL BE FOR EACH SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

⑨ PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01, CONCRETE CURB, PER C.Y.
ITEM NO. 702-02, CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

⑩ THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

⑪ TO BE BUILT AS COMBINED CURB AND GUTTER. DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

⑫ FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.

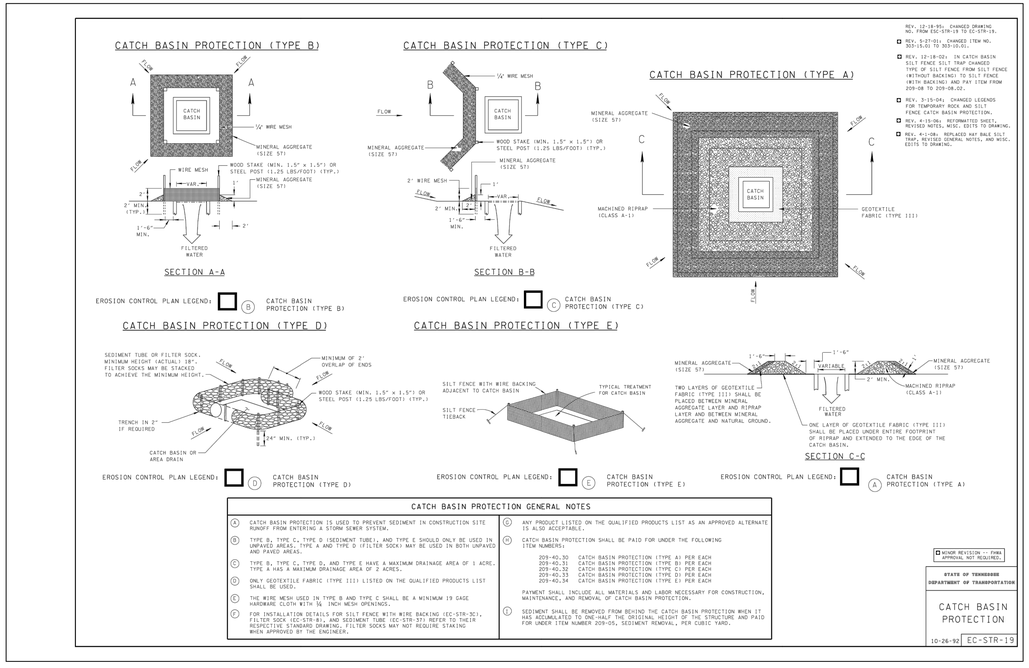
⑬ TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-MAC-10)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 6" TO 12" GUTTER DEPTH)

05-15-2018 RP-VC-10



CATCH BASIN PROTECTION GENERAL NOTES

A. CATCH BASIN PROTECTION IS USED TO PREVENT SEDIMENT IN CONSTRUCTION SITE RUNOFF FROM ENTERING A STORM SEWER SYSTEM.

B. TYPE B, TYPE C, TYPE D (SEDIMENT TUBE), AND TYPE E SHOULD ONLY BE USED IN UNPAVED AREAS. TYPE A AND TYPE D (FILTER SOCK) MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.

C. TYPE B, TYPE C, TYPE D, AND TYPE E HAVE A MAXIMUM DRAINAGE AREA OF 1 ACRE. TYPE A HAS A MAXIMUM DRAINAGE AREA OF 2 ACRES.

D. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

E. THE WIRE MESH USED IN TYPE B AND TYPE C SHALL BE A MINIMUM 19 GAGE HARDWARE CLOTH WITH ½" INCH MESH OPENINGS.

F. FOR INSTALLATION DETAILS FOR SILT FENCE WITH WIRE BACKING (EC-STR-3C), FILTER SOCK (EC-STR-8), AND SEDIMENT TUBE (EC-STR-3T) REFER TO THEIR RESPECTIVE STANDARD DRAWING. FILTER SOCKS MAY NOT REQUIRE STAKING WHEN APPROVED BY THE ENGINEER.

G. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

H. CATCH BASIN PROTECTION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

209-40.30 CATCH BASIN PROTECTION (TYPE A) PER EACH
209-40.31 CATCH BASIN PROTECTION (TYPE B) PER EACH
209-40.32 CATCH BASIN PROTECTION (TYPE C) PER EACH
209-40.33 CATCH BASIN PROTECTION (TYPE D) PER EACH
209-40.34 CATCH BASIN PROTECTION (TYPE E) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CATCH BASIN PROTECTION.

I. SEDIMENT SHALL BE REMOVED FROM BEHIND THE CATCH BASIN PROTECTION WHEN IT REACHES ONE-HALF THE DESIGN CAPACITY OF THE EROSIONAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-18 TO EC-STR-18.

REV. 5-27-01: CHANGED ITEM NO. 307-15.01 TO 303-10.01.

REV. 12-18-02: IN CATCH BASIN SILT FENCE SILT TRAP CHANGED TYPE OF SILT FENCE FROM SILT FENCE (WITHOUT BACKING) TO SILT FENCE (WITH BACKING) AND PAY ITEM FROM 209-08 TO 209-08.02.

REV. 3-15-04: CHANGED LEGENDS FOR TEMPORARY ROCK AND SILT FENCE CATCH BASIN PROTECTION.

REV. 4-15-16: INFORMATIVES SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.

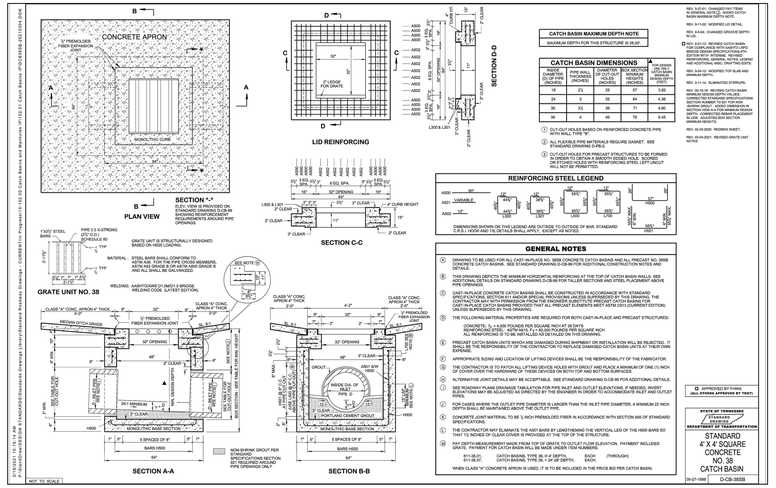
REV. 4-11-18: REPLACED HAY BALE SILT TRAP, REVISED GENERAL NOTES, AND MISC. EDITS TO DRAWING.

☐ MINOR REVISION '-' PWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CATCH BASIN PROTECTION

10-26-92 EC-STR-19



ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
PHONE: 678-905-5347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

GARRETT M. SENKBEIL — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 124450 — STATE OF TENNESSEE

8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

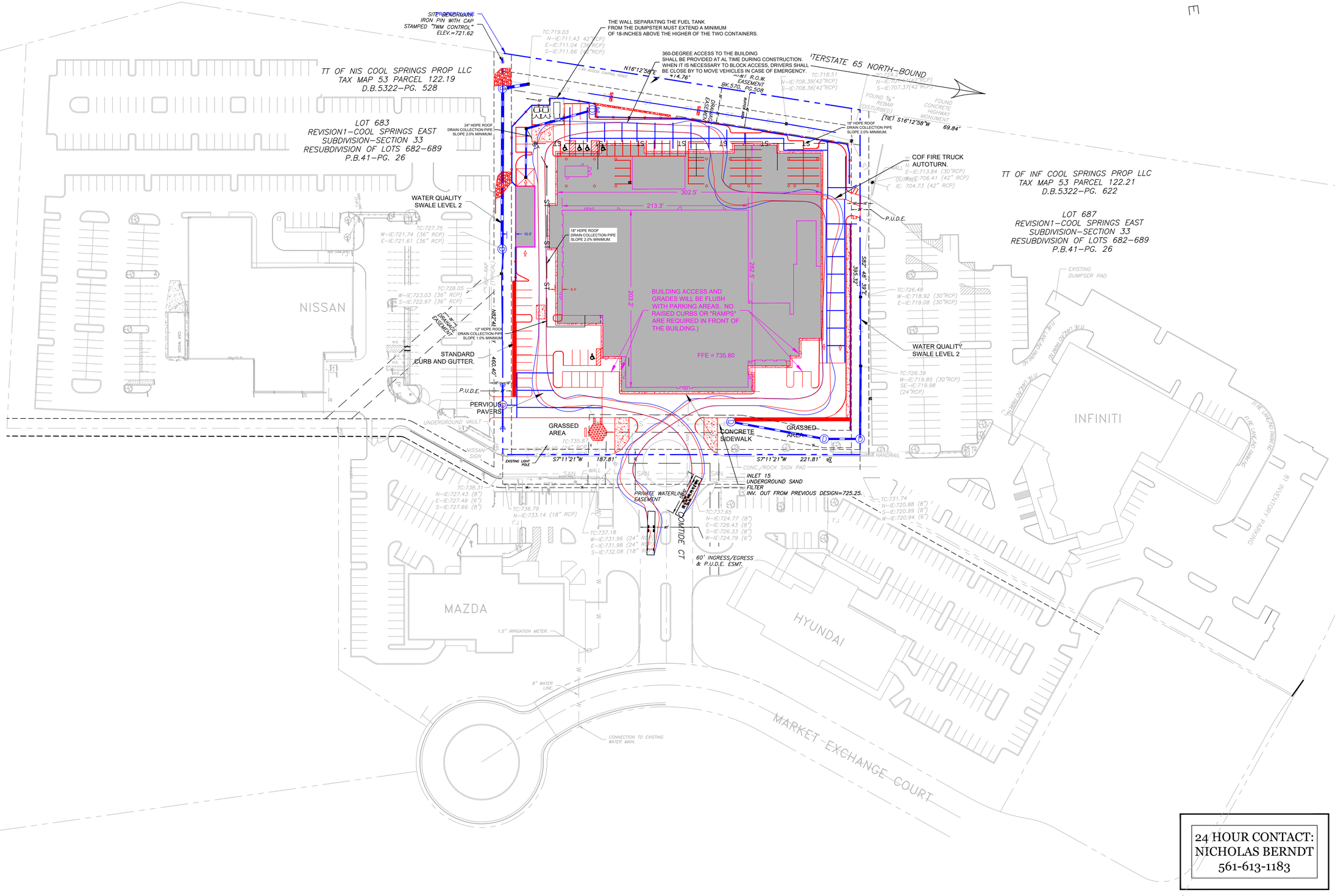
EPSC DETAILS

DATE: 8-03-22

PROJECT: 22-001

SHEET: C 3.5

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183



24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-540, MILTON, GA 30004
PHONE: 678-905-5347
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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COWEETA
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 50 100 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

ROW & ACCESS PLAN

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 4.0

WATER & SEWER GENERAL NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE 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.

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE/WAREHOUSE
UNIT FLOW IN GPD:4,200 GPD (OFFICE) + 500 GPD (CARWASH)
NUMBER OF UNITS: 2
TOTAL FLOW IN GPD: 4,700 GPD

WATER NOTE:

1. DURING DEVELOPMENT OF THE SITE IN 2004, A MASTER METER WAS INSTALLED AT THE CORNER OF MARKET EXCHANGE CT. AND COMTIDE BLVD. LOTS 683, 684, 685 AND 687 HAVE METERS INSIDE EACH BUILDING.
2. FIRE HYDRANTS THROUGH THE DEVELOPMENT ARE PRIVATE AND ARE FED FROM EACH BUILDING AND MONITORED THROUGH THE METERS INSIDE EACH BUILDING.

UTILITY NAME AND CONTACT INFORMATION:

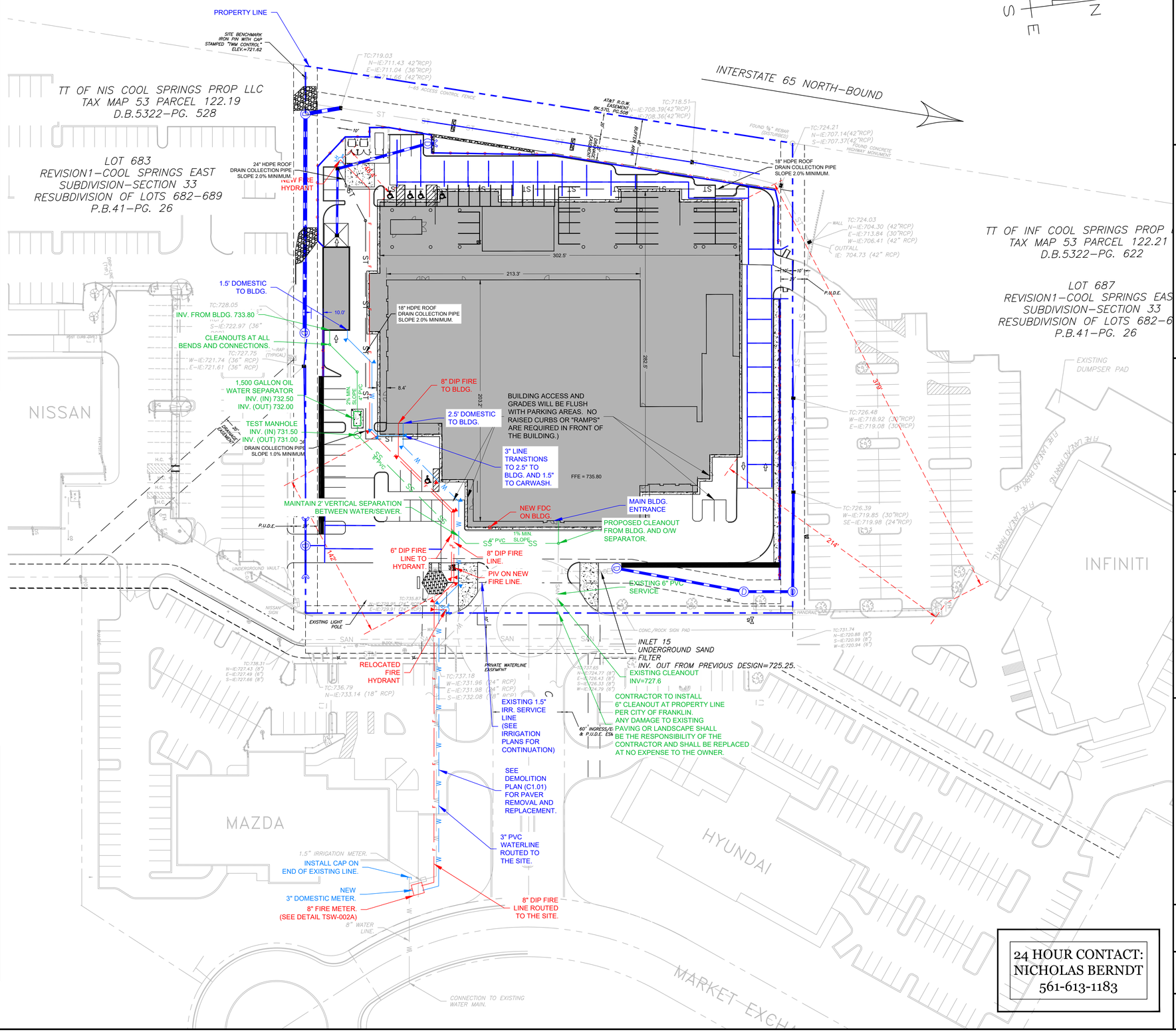
WATER: MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
615-628-0237

SEWER: CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
UTILITY INSPECTOR
615-794-4554

GAS: ATMOS GAS
810 CRESCRENT CENTRE DRIVE, 600
FRANKLIN, TN 37067

ELECTRIC: MTEMC
555 NEW SALEM HWY.
MURFREESBORO, TN 37133

WATER MANAGEMENT: CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
UTILITY INSPECTOR
615-794-4554



24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
PHONE: 678-605-3347
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GARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
LOWRIE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

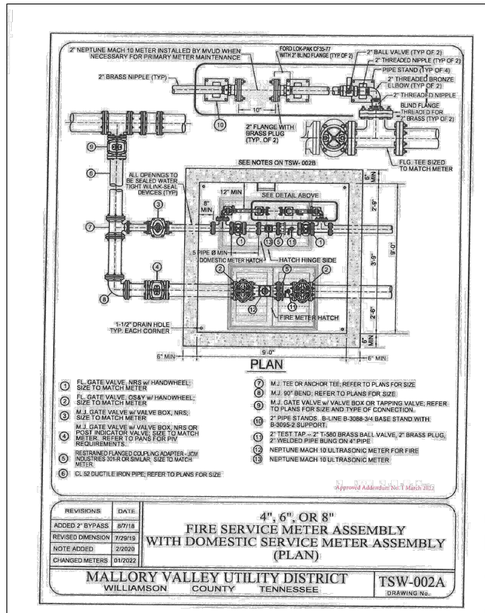
CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

UTILITY PLAN

DATE: 8-03-22
PROJECT: 22-001

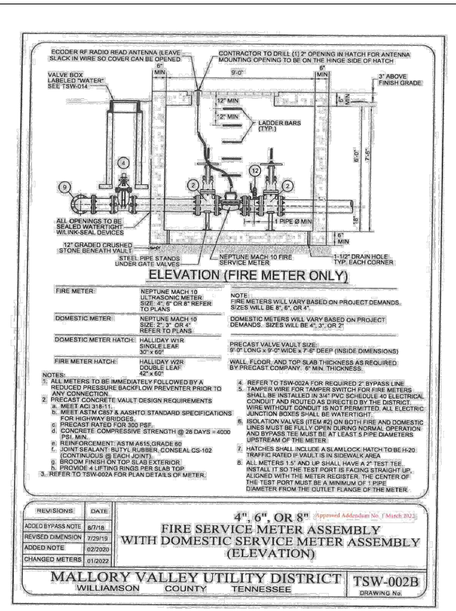
SHEET: C 5.0



REVISIONS:	DATE:
ADDED 2" BYPASS	8/7/18
REVISED DIMENSION	7/29/19
NOTE ADDED	2/2020
CHANGED METERS	01/2022

4", 6", OR 8"
FIRE SERVICE METER ASSEMBLY
WITH DOMESTIC SERVICE METER ASSEMBLY
(PLAN)

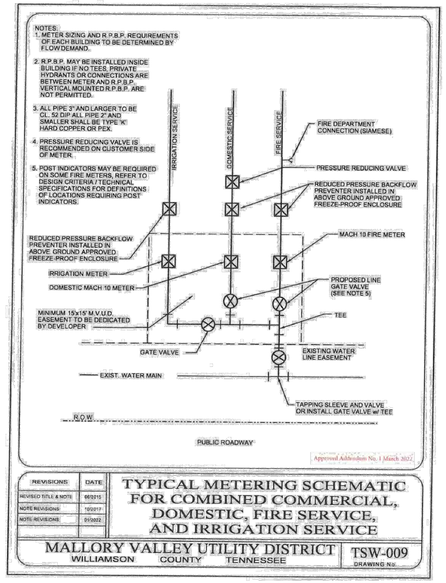
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-002A
DRAWING No.



REVISIONS:	DATE:
ADDED BYPASS NOTE	8/7/18
REVISED DIMENSION	7/29/19
ADDED NOTE	02/2020
CHANGED METERS	01/2022

4", 6", OR 8"
FIRE SERVICE METER ASSEMBLY
WITH DOMESTIC SERVICE METER ASSEMBLY
(ELEVATION)

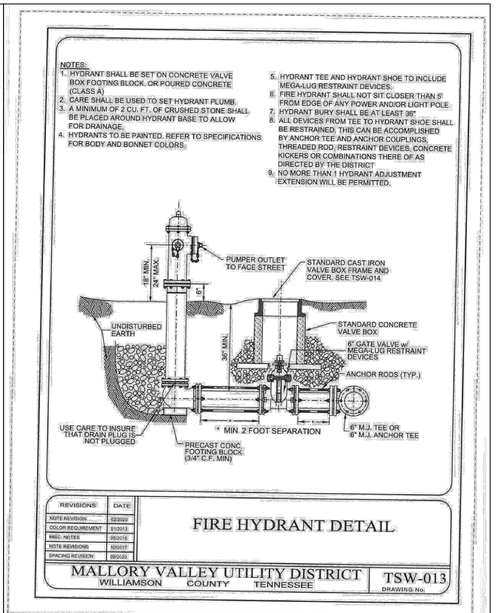
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-002B
DRAWING No.



REVISIONS:	DATE:
REVISED TITLE & NOTE	6/03/15
NOTE REVISIONS	10/2017
NOTE REVISIONS	8/2022

TYPICAL METERING SCHEMATIC
FOR COMBINED COMMERCIAL,
DOMESTIC, FIRE SERVICE,
AND IRRIGATION SERVICE

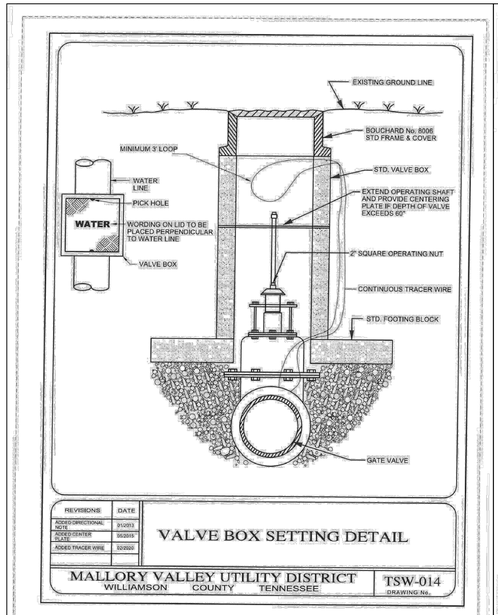
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-009
DRAWING No.



REVISIONS:	DATE:
NOTE REVISION	12/2009
COLOR REQUIREMENT	01/2013
MISC. NOTES	09/2015
NOTE REVISIONS	10/2017
SPACING REVISION	09/2020

FIRE HYDRANT DETAIL

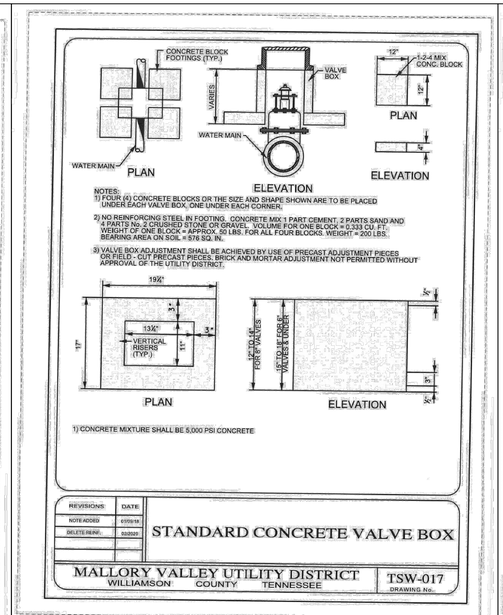
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-013
DRAWING No.



REVISIONS:	DATE
ADDED DIRECTIONAL NOTE	3/1/2013
ADDED CENTER PLATE	05/2015
ADDED TRACER WIRE	02/2020

VALVE BOX SETTING DETAIL

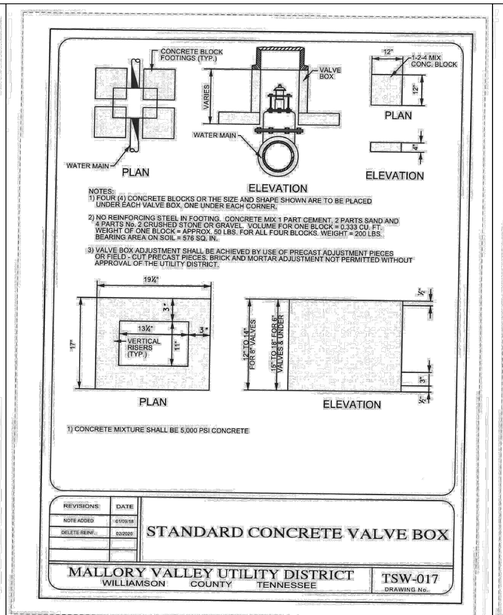
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-014
DRAWING No.



REVISIONS:	DATE
NOTE ADDED	6/05/18
DELETE REINF.	02/2020

STANDARD CONCRETE VALVE BOX

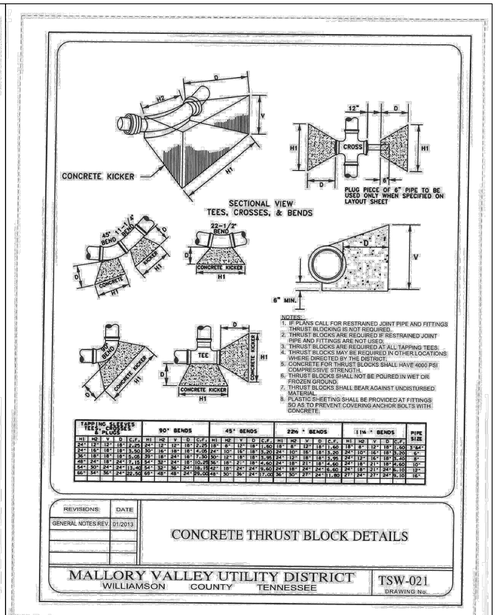
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-017
DRAWING No.



REVISIONS:	DATE
NOTE ADDED	6/05/18
DELETE REINF.	02/2020

STANDARD CONCRETE VALVE BOX

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-017
DRAWING No.



PIPE SIZE	90° BENDS				45° BENDS				22½° BENDS				11¼° BENDS				PIPE SIZE
	W	V	D	H1	W	V	D	H1	W	V	D	H1	W	V	D	H1	
4"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	4"
6"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	6"
8"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	8"
10"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	10"
12"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	12"
16"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	16"
20"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	20"
24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	24"
30"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	30"
36"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	18"	18"	1.5	24"	36"

REVISIONS:	DATE
GENERAL NOTES REV.	01/2013

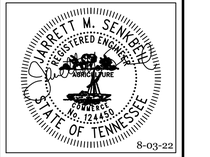
CONCRETE THRUST BLOCK DETAILS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-021
DRAWING No.

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-615-3347
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8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

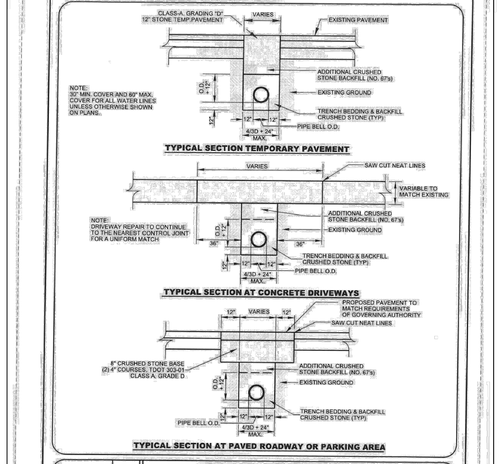
CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

UTILITY DETAILS

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 5.1

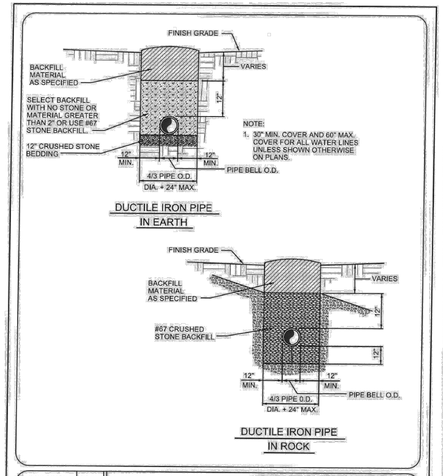


REVISIONS	DATE
GENERAL NOTES	01/2013
TRENCH WIDTH	05/2019
RECORD STONE REV. & TRENCH DIMENSION	11/2017

TYPICAL TRENCH DETAILS IN TRAFFIC AREAS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE

TSW-024
DRAWING No.

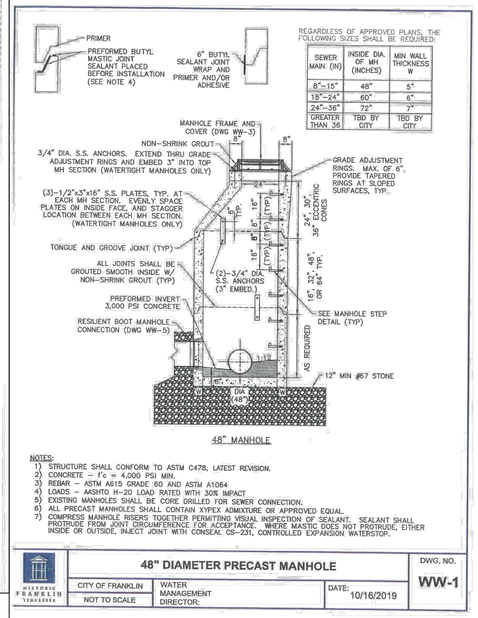


REVISIONS	DATE
REVISED NOTES REVISED MIN. WIDTHS	02/2019
GENERAL NOTES	01/2013
DELETE NOTE 2	05/2015
NOTE REVISIONS	11/2017

TYPICAL TRENCH DETAIL NON-PAVED AREAS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE

TSW-025
DRAWING No.

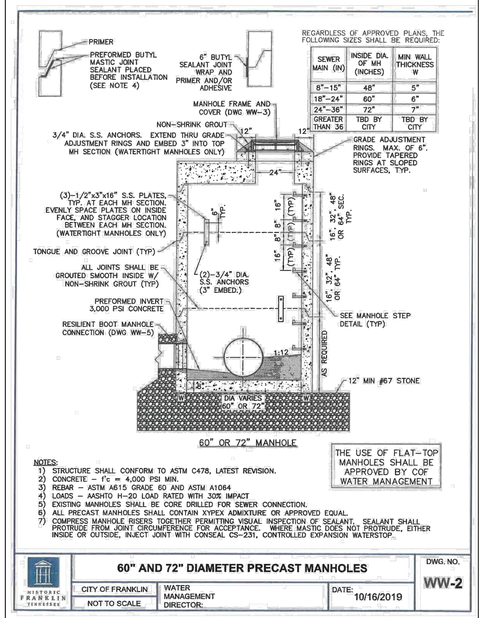


48" MANHOLE

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS–231, CONTROLLED EXPANSION WATERSTOP.

48" DIAMETER PRECAST MANHOLE

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. WW-1
NOT TO SCALE			



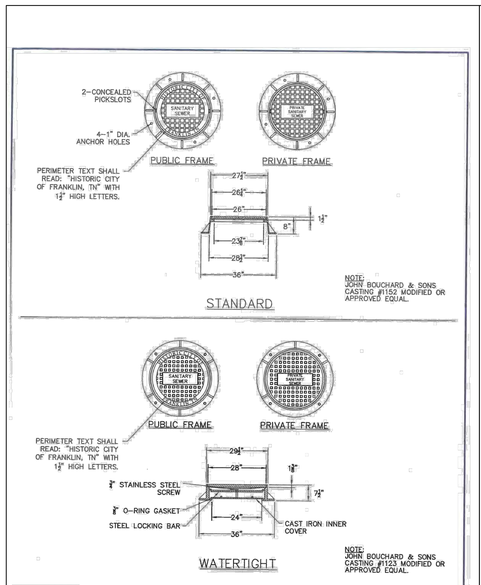
60" OR 72" MANHOLE

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS–231, CONTROLLED EXPANSION WATERSTOP.

THE USE OF FLAT–TOP MANHOLES SHALL BE APPROVED BY COF WATER MANAGEMENT

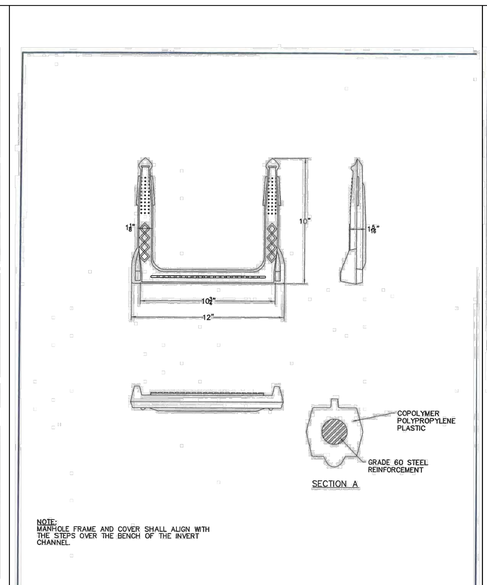
60" AND 72" DIAMETER PRECAST MANHOLES

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. WW-2
NOT TO SCALE			



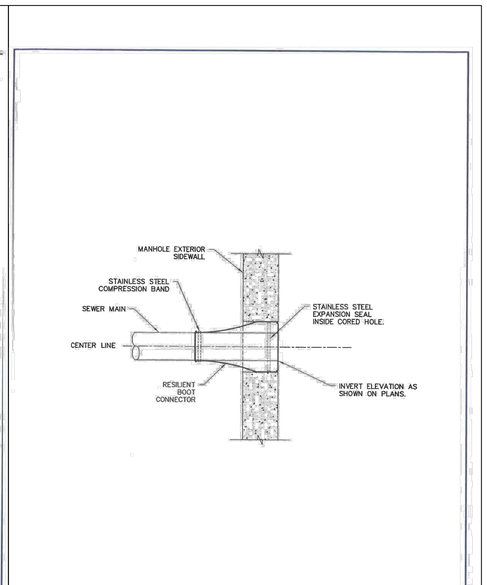
MANHOLE FRAME AND COVER

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. WW-3
NOT TO SCALE			



MANHOLE AND VAULT STEPS

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. WW-4
NOT TO SCALE			



RESILIENT BOOT MANHOLE CONNECTION

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. WW-5
NOT TO SCALE			

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-605-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

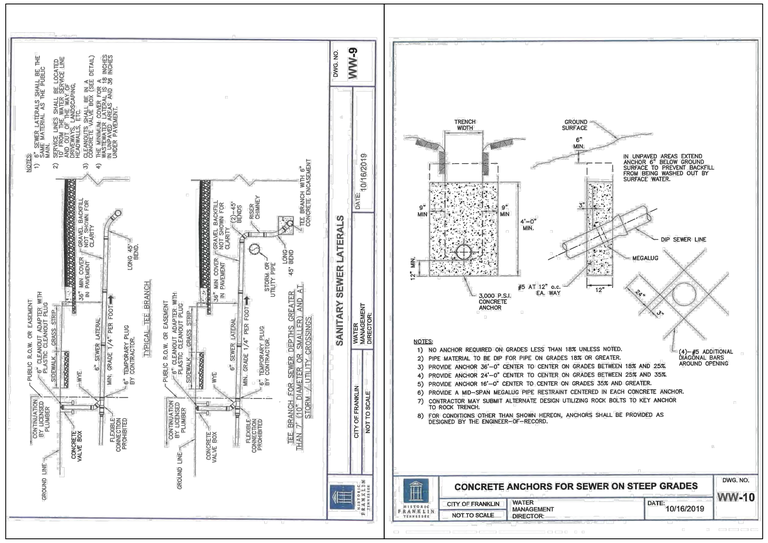
SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

UTILITY DETAILS

DATE: 8-03-22

PROJECT: 22-001

SHEET: C 5.2



HANCOR BLUE SEAL® PIPE SPECIFICATIONS

Scope
This specification describes 4- through 60-inch (100 to 1500 mm) Hancor BLUE SEAL® pipe for use in gravity flow applications.

Pipe Requirements
BLUE SEAL® pipe shall have a smooth interior and annular exterior corrugations.
- 4- through 10-inch (100 to 250 mm) shall meet AASHTO M252, Type S.
- 12- through 60-inch (300 to 1500 mm) shall meet AASHTO M294, Type S or ASTM F2306.
- Manning's "n" value for use in design shall be 0.012.

Joint Performance
Pipe shall be joined with the BLUE SEAL® joint meeting the watertight requirements of AASHTO M252, AASHTO M294, or ASTM F2306.

4- through 60-inch (300 to 1500 mm) shall be watertight according to the requirements of ASTM D3212. Gaskets shall be made of polyisoprene meeting the requirements of ASTM F477. Gaskets shall be installed by the pipe manufacturer and covered with a removable wrap to ensure the gasket is free from debris. 12- through 30-inch (300 to 750 mm) bells shall include a reinforcing rib at the flare O.D. to assure meeting roundness tolerances and enhance proper joint assembly. A joint lubricant available from the manufacturer shall be used on the gasket and bell during assembly.

24- through 60-inch (600 to 1500 mm) diameters shall have a reinforced bell with a bell tolerance device. The bell tolerance device shall be installed by the manufacture.

Fittings
Fittings shall conform to AASHTO M252, AASHTO M294, or ASTM F2306. Fabricated fittings shall be welded at all accessible interior and exterior junctions.

Field Pipe and Joint Performance
To assure watertightness, field performance verification may be accomplished by testing in accordance with ASTM C969. Appropriate safety precautions must be used when field-testing any pipe material.

Material Properties
Virgin material for pipe and fitting production shall be high-density polyethylene conforming with the minimum requirements of cell classification 424420C for 4- through 10-inch (100 to 250 mm) diameters, and 435400C for 12- through 60-inch (300 to 1500mm) diameters, as defined and described in the latest version of ASTM D3350. The 12- through 60-inch (300 to 1500mm) virgin pipe material shall be a slow crack resistant material evaluated using the notched constant ligament-stress (NCLS) test according to the procedure described in AASHTO M294, Section 9.5. Average NCLS test specimens must exceed 24 hrs. with no test result less than 17 hrs.

Installation
Installation shall be in accordance with ASTM D2321 and Hancor's published installation guidelines, with the exception that minimum cover in trafficked areas for 4- through 48-inch (100 to 1200 mm) diameters shall be one foot. (0.3 m) and for 54- and 60-inch (1350 and 1500 mm) diameters, the minimum cover shall be 2 ft. (0.6 m) in single run applications. Contact your local Hancor representative or visit our website at www.hancor.com for a copy of the latest installation guidelines.

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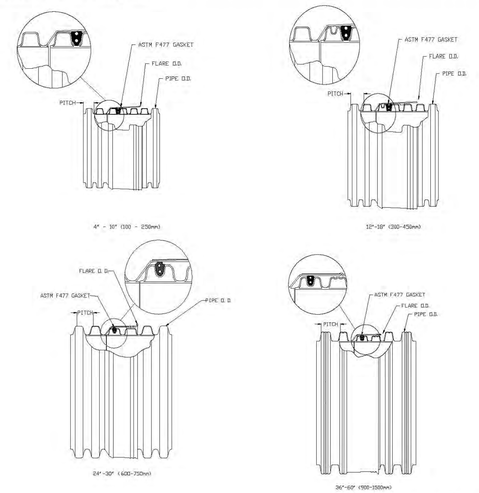
BLUE SEAL® JOINT SYSTEM

(Joint configuration & availability subject to change without notice.)

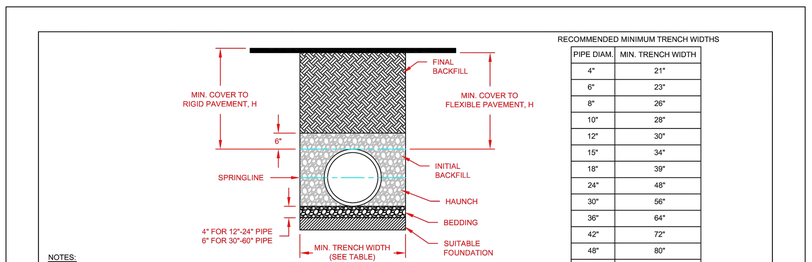
Pipe Dimensions

		Nominal Diameter, in (mm)														
Pipe I.D. (mm)	in	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	54* (1350)	60 (1500)
Pipe O.D.** (mm)	in	4.8 (122)	6.9 (175)	9.1 (231)	11.4 (290)	14.5 (368)	18 (457)	22 (559)	29 (711)	36 (914)	42 (1067)	48 (1219)	54 (1372)	61 (1549)	67 (1702)

*Check with sales representative for availability by region.
**Pipe O.D. values are provided for reference purposes only, values stated for 12- through 60-inch are ± 1 inch. Exact values are provided in the Structures section of the Drainage Handbook.



© Hancor, Inc., October, 2006



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	ADDED E-60 INFORMATION	TJR	08/20/07	

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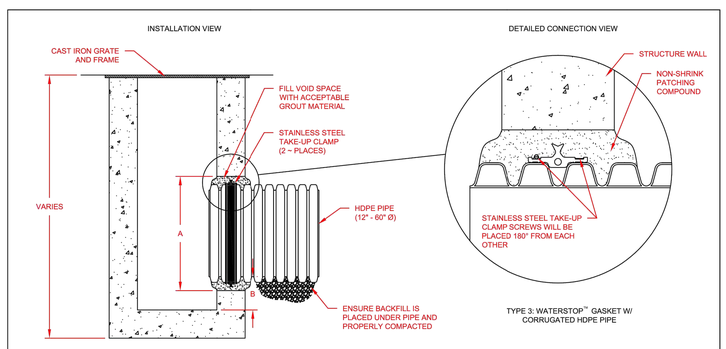
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TYPICAL TRENCH DETAIL

DRAWING NUMBER: STD-101

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DESIGN BY: CKS
DATE: 10/18/06
DRN BY:
SCALE: NTS
SHEET: 1 OF 1



TYPE 3: WATERSTOP™ GASKET W/ CORRUGATED HDPE PIPE

INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN INSTALLATION GUIDE 1.05: WATERSTOP INSTALLATION

PIPE SIZE (IN)	PIPE OD (IN) A-PROFILE	PIPE OD (IN) H-PROFILE	"A" MIN. HOLE Ø (IN)	"B" MIN. DISTANCE PIPE INVERT TO STRUCUTRE INVERT (IN)	MANUFACTURER'S PRODUCT CODE
12	14.5	14.2	19.50	3.7	1202PS
15	17.6	17.8	23.00	4.0	1502PS
18	21.2	21.5	26.50	4.2	1802PS
24	27.8	28.4	33.25	4.5	2402PS
30	35.1	35.5	40.50	5.2	3002PS
36	41.1	41.4	47.00	5.5	3602PS
42	47.7	48.0	53.00	5.7	4202PS
48	53.6	54.0	59.00	5.7	4802PS
60	66.3	67.3	72.00	6.4	6002PS

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	UPDATED DRAWING	TJR	02/21/07	CKS

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WATERSTOP STRUCTURE CONNECTION DETAIL

DRAWING NUMBER: STD-203

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DESIGN BY: CKS
DATE: 10/10/06
DRN BY:
SCALE: NTS
SHEET: 1 OF 1

24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
PHONE: 678-605-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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GARRETT M. SENKBEIL — REGISTERED ENGINEER — AGRICULTURE — LOWRENCE — No. 124450 — STATE OF TENNESSEE

8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

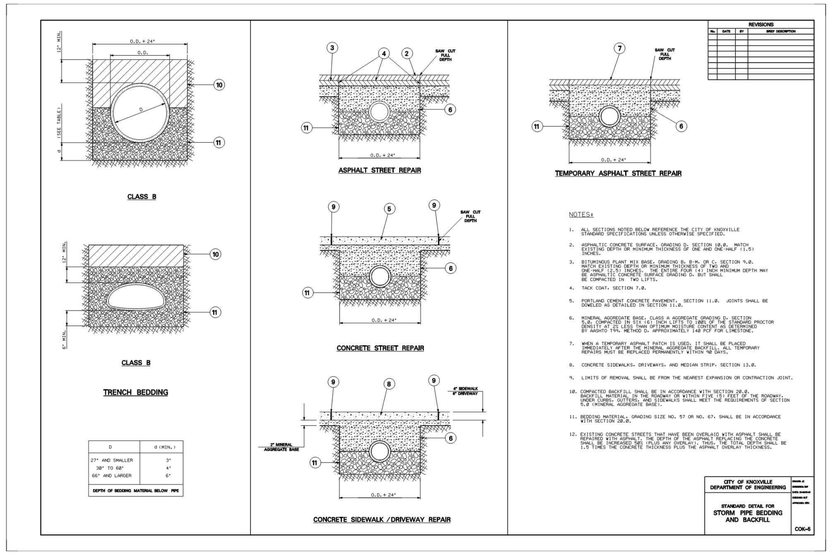
SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

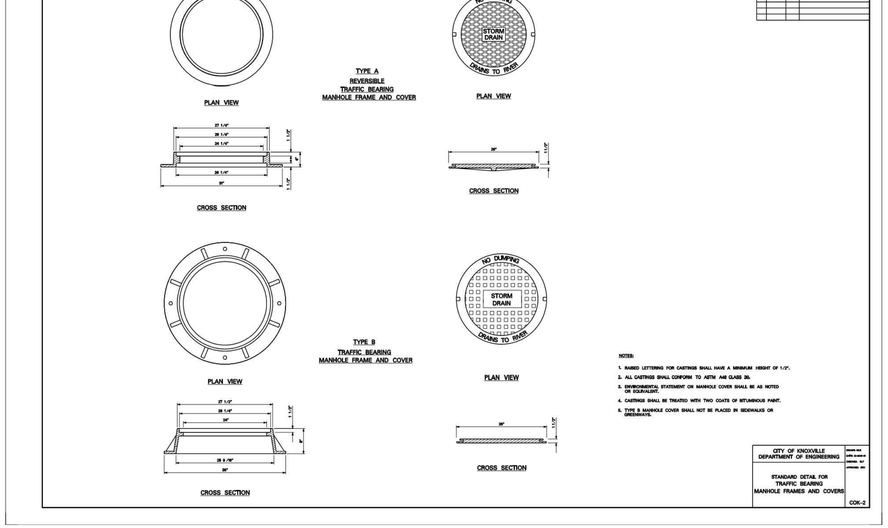
UTILITY DETAILS

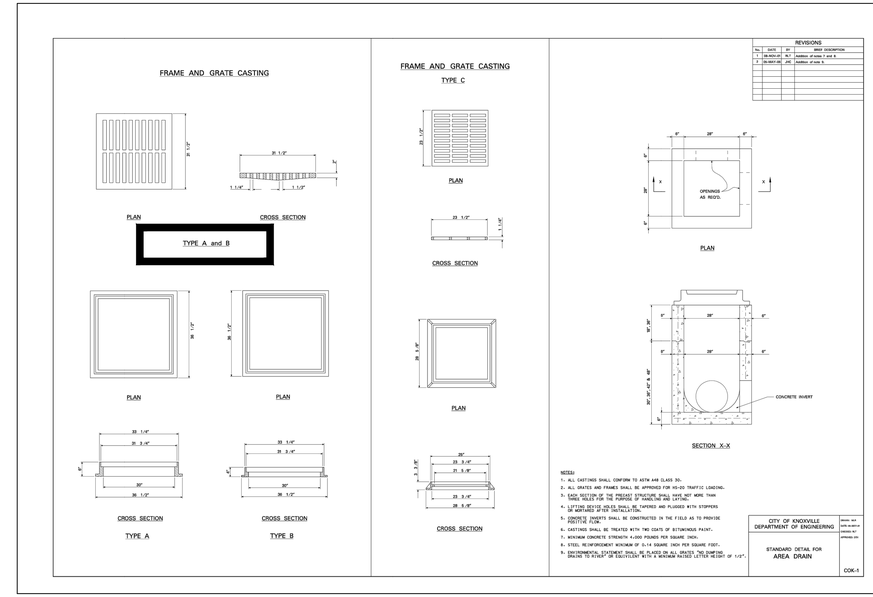
DATE: 8-03-22

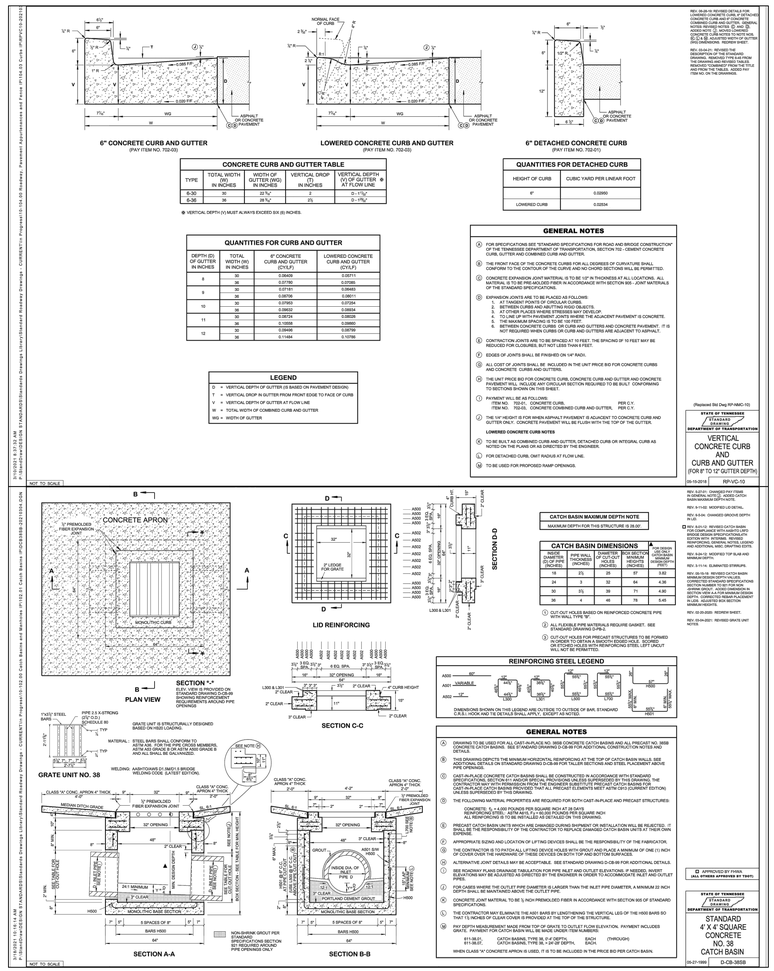
PROJECT: 22-001

SHEET: C 5.3



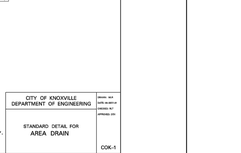






ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
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INFO@ONSITECIVIL.COM

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8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

UTILITY DETAILS

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 5.4

HETHCOAT & DAVIS

HETHCOAT & DAVIS, INC.
278 Franklin Road
Building 4, Suite 200
Brentwood, TN 37027
Phone: (615) 577-4300
Fax: (615) 577-4303

March 18, 2022

MEMORANDUM

From: Hunter Patton, E.I.

To: Jenny Clarke, General Manager, Mallory Valley Utility District

Re: Flow Test – Comtide Blvd

A two-hydrant fire flow test was performed on March 15, 2022 near the intersection of Bakers Bridge Avenue and Market Exchange Court in Franklin, TN. The flow test started at approximately 2:00 P.M., CST. The test was executed by Hunter Hethcoat (H&D) and Justin Maxwell (MVUD). The hydrants analyzed in the test are described as follows:

Read Hydrant – Location shown on attached map

Flow Hydrant – Location shown on attached map

Results were as follows:

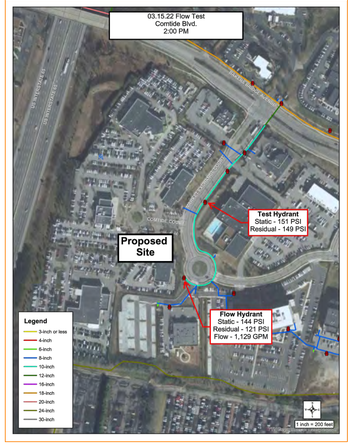
Read Hydrant – Static Pressure = 151 psi
Residual Pressure = 149 psi

Flow Hydrant – Static Pressure = 144 psi
Residual Pressure = 121 psi
Flow (Q) = 1,129 GPM

It should be noted that the results provided are instantaneous readings and H&D cannot ensure that it represents actual hydrant flow conditions over any period of time. Again, the pressures stated above are at the point of connection to the MVUD system and does not include losses that may occur due to metering, backflow prevention or multiple story construction.

Please advise if you have questions or require additional information.

CALCULATED FLOW AT 20 PSI
Qf=Qr(Ps-20)/((Ps-Pr))^0.54
Qf=1,129((144-20)/(144-121))^0.54
Qf=1,129*((124/23)^0.54)
(FLOW AT 20 PSI =2,804 PSI)

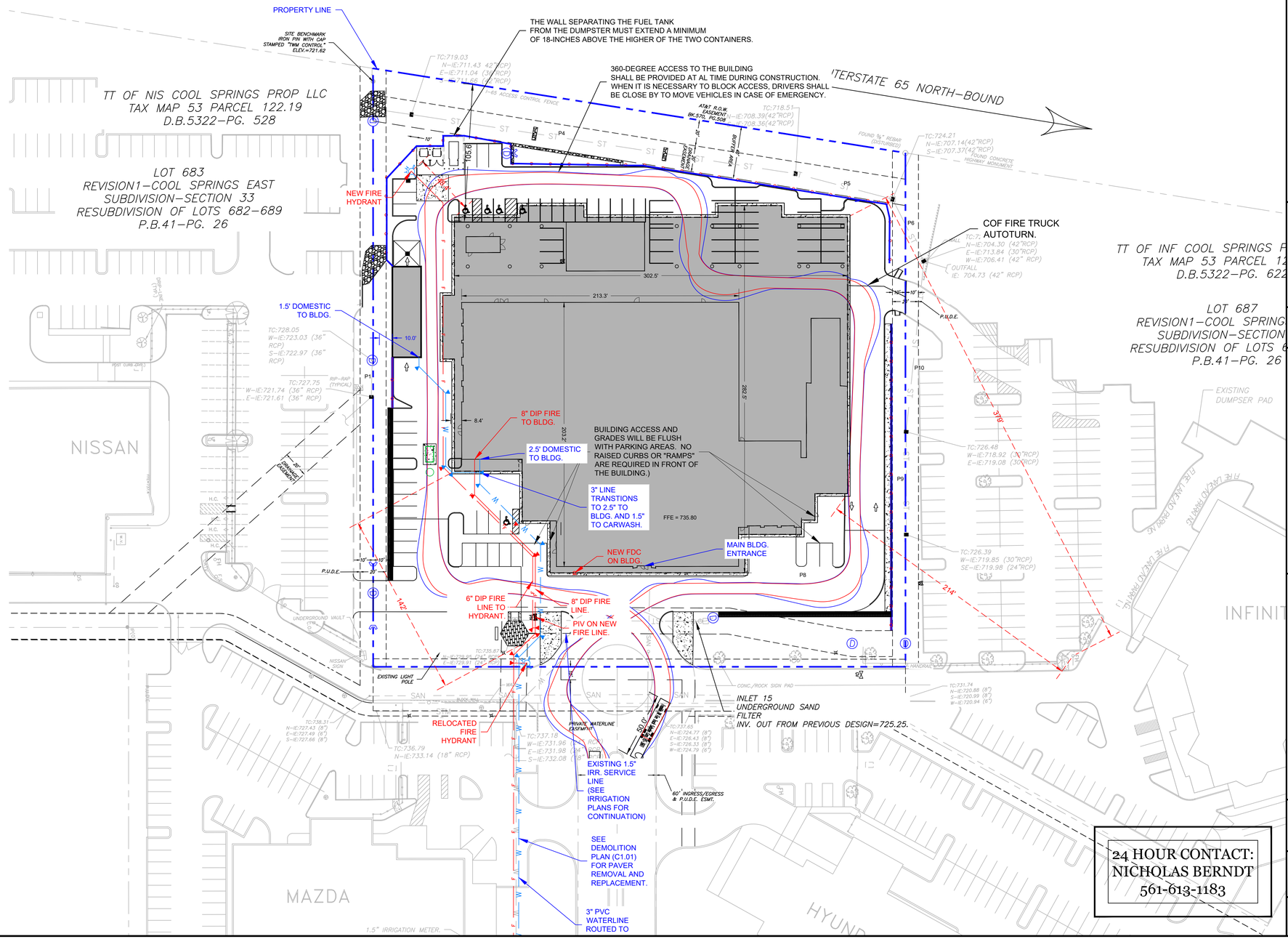


FIRE TRUCK TURNING TEMPLATE

-NUMBER OF FRONT AXLES : 1
-FRONT TRACK WIDTH : 8'
-WHEELS ON EACH FRONT AXLE : 2
-NUMBER OF REAR AXLES : 2
-REAR TRACK WIDTH : 8'
-WHEEL BASE : 21.316' (FRONT AXLE TO FRONT REAR AXLE)
-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'
-MINIMUM DESIGN SPEED : 5-MPH

FIRE DEPARTMENT GATE REQUIREMENTS

-GATES MUST BE ACCESSIBLE TO FIRE DEPARTMENT
-MOTORIZED GATE: MUST HAVE A SIREN-OPERATED SENSOR (SOS) AND AN ELECTRONIC BACK-UP WITH A KNOX KEY SWITCH OR KNOX BOX WITH OWNER-SUPPLIED KEY.
-MOTORIZED GATE: GATE MUST BE CAPABLE OF MANUAL OPERATION IN THE EVENT OF A POWER LOSS.
-MOTORIZED GATE: GATE MUST HAVE AN OVERRIDE FEATURE TO PERMIT ACCESS BY MULTIPLE EMERGENCY VEHICLES WITHOUT HAVING TO WAIT FOR INTERMITTENT OPENING OF THE GATE.
-MOTORIZED GATE. AUTOMATIC GATES MUST COMPLY WITH UL 325 AND ASTM F2200.
-MANUAL GATE: KNOX PADLOCK OR KNOX BOX WITH OWNER-SUPPLIED KEY.
-ALL GATES: GATE MUST BE A MINIMUM OF 20-FEET WIDE. WHERE THERE IS A DIVIDED ROADWAY, THE GATE MUST BE A MINIMUM OF 12-FEET WIDE.
-ALL GATES: MINIMUM HEIGHT CLEARANCE IS 13-FEET, 6-INCHES.
THE SIREN-OPERATED SENSOR IS REQUIRED ON ALL AUTOMATIC GATES.



ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
PHONE: 678-605-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

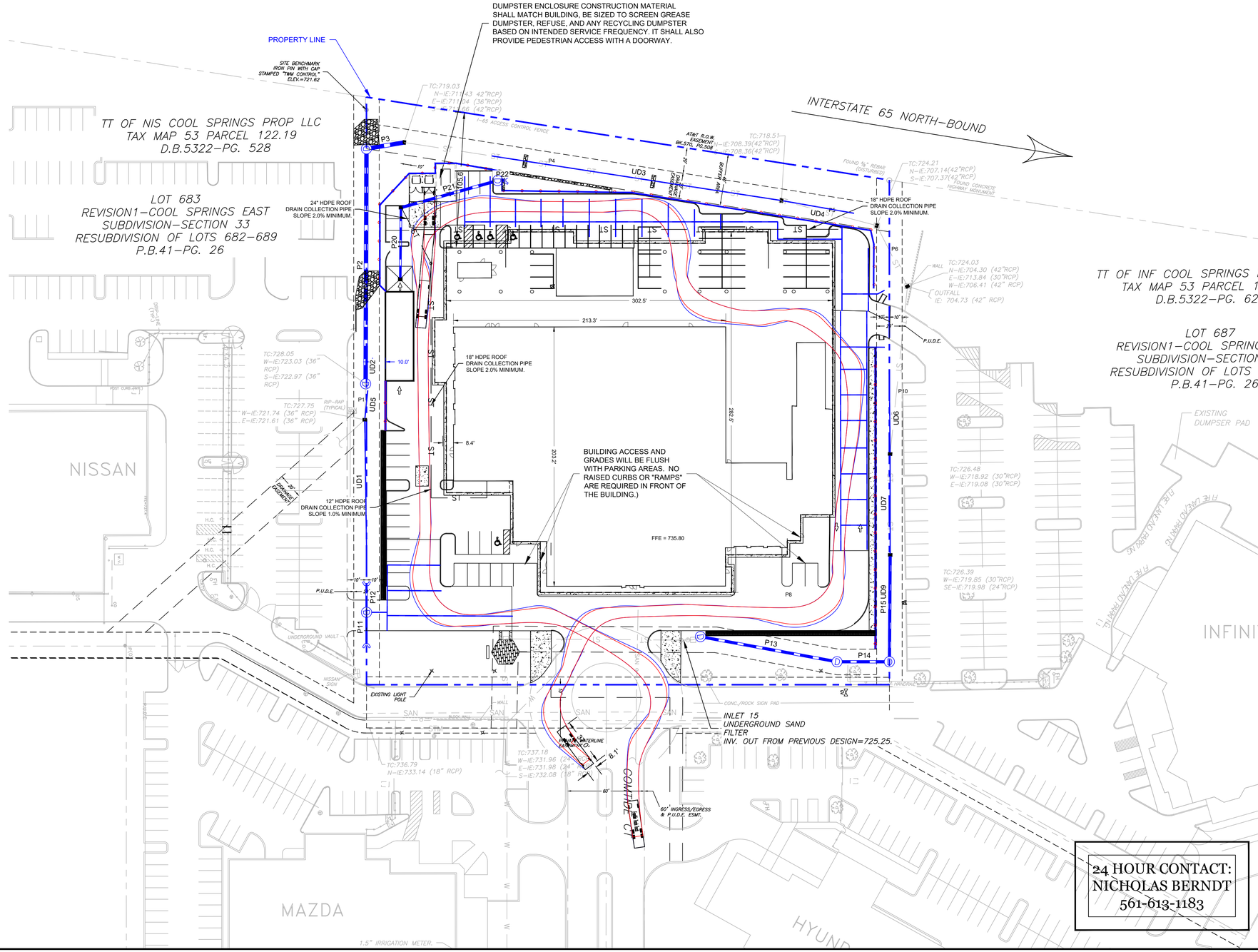
EMERGENCY MANAGEMENT PLAN

DATE:	8-03-22
PROJECT:	22-001

SHEET: C 6.0

FRONT-END LOADER (REFUSE) TURNING TEMPLATE

-HEIGHT: 12.5'
-WHEEL BASE: 237" (19.5')
-WIDTH: 97" (8' 1")
-OVERHEAD CLEARANCE WITH CAN IN RAISED POSITION: 18.5'
-TURNING RADIUS: 46'
-TURNING DIAMETER: 97'
-TRACK: 78.6" (APPROX. 6'6")
-TOTAL LENGTH WITH BOOM OVERHANG AND ARMS EXTENDED: 41'
-TOTAL OVERALL LENGTH OF TRUCK (WITH BOOM OVERHANG): 37'
-TRUCK LENGTH WITHOUT BOOM: 35'
-FRONT OVERHANG: 50" (4'2")
-FORK LENGTH: 4'
-BOOM ARMS FRONT OF BUMPER OVERHANG: 24"



24 HOUR CONTACT:
NICHOLAS BERNDT
561-613-1183

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
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JARRETT M. SENKBEIL
REGISTERED ENGINEER
AGRICULTURE
LOWRENCE
No. 124450
STATE OF TENNESSEE
8-03-22

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 40 80 Feet

CLIENT:
TT OF H COOL SPRINGS, INC
505 SOUTH FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401

SITE PLAN FOR:
HYUNDAI COOL SPRINGS
(PROJECT NUMBER 7881)
225 COMTIDE CT
FRANKLIN, TN 37067
COOL SPRINGS EAST SUBDIVISION
SECTION 33, LOT 684
(HYUNDAI DEALERSHIP)

FRONT -END LOADER TURNING TEMPLATE

DATE: 8-03-22
PROJECT: 22-001

SHEET: C 6.01



GOOGLE EARTH
PRO AERIAL PHOTO
OCTOBER 2021

LANDSCAPE DATA

SITE ACREAGE:	4.023 AC (±175,260 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	RC-6 (REGIONAL COMMERCE 6)
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	15% (0.603 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	15% (0.603 AC)
PERCENT & ACREAGE OF ORIGINAL CANOPY COVER:	0.85 AC (21%)
PERCENT & ACREAGE TREE CANOPY COVER REQUIRED:	13% (0.523)
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	0%
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	---

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESSERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

PROPOSED EXISTING TREE CANOPY TO BE REMOVED
0.85 AC (37,169 SQ. FT.)

NORTH

0 30 60 90 feet

SCALE: 1"=30'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON BOOKOUT
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
COMMERCIAL
LANDSCAPE ARCHITECT

08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN,
SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)
225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY:	MKB
DRAWN BY:	MKB
CHECKED BY:	CBW
DATE:	08/04/2022

KVD PROJECT NO.
22004

DRAWING TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	PERMEABLE PAVERS (REFER TO CIVIL PLANS)	
	LEVEL 2 WATER QUALITY SWALE (REFER TO CIVIL PLANS)	4 L5.1
	SOD (TURF TYPE TALL FESCUE)	
	CONCRETE (REFER TO CIVIL PLANS)	
	BENCH	5 L5.1
	PEDESTRIAN LIGHTING	6 L5.1
	TRASH RECEPTACLE	7 L5.1
	BIKE RACK	8 L5.1

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

THE DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:

- ☐ PERIMETER PLANTING STRIP
- ☐ HVAC SCREEN
- ☐ LOADING/SERVICE
- ☐ TRANSITION ZONE BUFFER
- ☒ I-65
- ☐ UTILITY BOX SCREEN
- ☒ DUMPSTER SCREEN
- ☐ HISTORIC RESOURCE EDGE TREATMENT
- ☒ INTERSTATE 65 BUFFER

OTHER:_____

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. 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.

LANDSCAPE DATA

SITE ACREAGE:	4.023 AC (±175,260 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	RC-6 (REGIONAL COMMERCE 6)
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	15% (0.603 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	15% (0.603 AC)
PERCENT & ACREAGE OF ORIGINAL CANOPY COVER:	0.85 AC (21%)
PERCENT & ACREAGE TREE CANOPY COVER REQUIRED:	13% (0.523)
PERCENT & ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	0%
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	---

RETAINING WALL PLANTING

EACH RETAINING WALL SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS, PLANTED EVERY FIVE FEET ON CENTER, AT THE BASE OF THE WALL TO SOFTEN ITS APPEARANCE. SHRUBS SHALL BE A MINIMUM HEIGHT OF 30" AT THE TIME OF PLANTING.

PLANITNG PROVIDED

WALL	LENGTH	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
WALL 1	747 LF	150	150
WALL 2	213 LF	43	43
TOTAL PROVIDED		193 SHRUBS	

INTERSTATE 65 REQUIRED BUFFER (+/- 414 LF)

TYPE OF LANDSCAPE MATERIAL	NUMBER PER 100 LINEAR FEET	MINIMUM EVERGREEN PLANTING	# OF PLANTS REQUIRED	# OF PLANTS PROVIDED
CANOPY TREE	10	50%	40	40*
UNDERSTORY TREE	4	50%	16	16*
SHRUBS	60	75%	248	248

*EXISTING TREES TO BE SURVEYED. FINAL PROPOSED CANOPY & UNDERSTORY TREES TO BE FINALIZED AT RESUBMITTAL.

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 4.02 AC ±175,111 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 0.2 AC ±8,756 SF
PROPOSED OPEN SPACE AREA: 5.4% 0.22 AC 10,000 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	GREEN	0.11 AC 5,000 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 002	GREEN	0.11 AC 5,000 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
	TOTAL PROVIDED	0.22 AC 10,000 SF	

LANDSCAPE REQUIREMENTS (ACI)

LSA MINIMUM: 0.603 AC (15% OF SITE)
LSA PROVIDED: 0.603 AC (15% OF SITE)

	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
EXISTING TREES =14"	-	-	-	-
EXISTING TREES (SEE TREE INVENTORY)	-	-	-	-
5"+ CALIPER CANOPY TREES	-	-	-	-
4" CALIPER CANOPY TREES	-	-	-	-
3" CALIPER CANOPY TREES	-	17	17	51
2" CALIPER CANOPY TREES	-	40	40	80
AGGREGATE CANOPY CALIPER INCHES PROVIDED				131
AGGREGATE CANOPY CALIPER INCHES REQUIRED				50
3" CALIPER UNDERSTORY TREES	-	-	-	-
2" CALIPER UNDERSTORY TREES	-			
1.5" CALIPER UNDERSTORY TREES	-	24	24	36
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				36
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED				13

MIN. 18" HEIGHT SHRUBS PROVIDED	248
MIN. 30" HEIGHT SHRUBS PROVIDED	193
TOTAL SHRUBS PROVIDED	441
TOTAL SHRUBS REQUIRED	58



22004 GENESIS DEALERSHIP Sheet L4.0 OVERALL PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
ARM	10	*Acer rubrum 'October Glory'*	October Glory Maple	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
AMC	8	*Amelanchier canadensis*	Serviceberry	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
BEN	10	*Betula nigra*	River Birch	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	MT, Specimen, Req. by COF
CEC	8	*Cercis canadensis*	Eastern Redbud	B&B	1.5" CAL.	10' HT.	5' SPR.	SEE PLAN	Specimen, Req. by COF
LSR	10	*Liquidambar styraciflua `Rotundiloba`*	Round-Lobed Sweet Gum	B&B	3" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
MAV	8	*Magnolia virginiana*	Sweetbay Magnolia	B&B	2" CAL.	10' HT.		SEE PLAN	Specimen, Req. by COF
QUS	7	*Quercus shumardii*	Shumard Oak	B&B	3" CAL.	14' HT.	7' SPR.	SEE PLAN	Specimen, Req. by COF
TOG	20	*Thuja occidentalis `Green Giant`*	Green Giant Arborvitae	B&B		10' HT.		SEE PLAN	Specimen, FTG, Req. by COF
SHRUBS									
ICB	63	*Ilex cornuta `Nana`*	Dwarf Burford Holly	CONT.		30" HT.		60" O.C.	FTG, Req. by COF
JVG	76	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	CONT.		18" HT.		42" O.C.	Full
PLS	122	*Prunus laurocerasus `Schipkaensis`*	Schipka Laurel	CONT.		30" HT.		60" O.C.	Full
RHI	105	*Rhaphiolepis indica*	Indian Hawthorn	CONT.		18" HT.		42" O.C.	Full
TOE	8	*Thuja occidentalis `Emerald`*	Emerald Arborvitae	CONT.		30" HT.		60" O.C.	FTG, Req. by COF
VIB	67	*Viburnum x burkwoodii*	Burkwood Viburnum	CONT.		18" HT.		42" O.C.	FTG, Req. by COF
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES									
AST	452	*Asclepias tuberosa*	Butterfly Milkweed	1 GALLON				18" O.C.	Full, 2nd Yr Growth
ASC	412	*Asarum canadense*	Wild Ginger	1 GALLON				18" O.C.	Full, 2nd Yr Growth
CAM	318	*Carex muskingumensis*	Palm Sedge	1 GALLON				24" O.C.	Full, 2nd Yr Growth, Spring planting only
MND	168	*Monarda didyma*	Bee Balm	1 GALLON				24" O.C.	Full, 2nd Yr Growth
PHR	63	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 GALLON				48" O.C.	Full, 2nd Yr Growth, Spring planting only
RBH	224	*Rudbeckia hirta*	Black-eyed Susan	1 GALLON				18" O.C.	Full, 2nd Yr Growth
SSB	73	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 GALLON				24" O.C.	Full, 2nd Yr Growth

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foliage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance to be unquestionably and outstandingly superior in form, compactness and shape

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
TO BE DETERMINED BY OWNER.

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

OWNER: TT OF NASHVILLE PROPERTY LLC

LANDSCAPE ARCHITECT: CHRIS WOOD, (615) 719-1943

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

811

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON WOOD REGISTERED LANDSCAPE ARCHITECT TENNESSEE

08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)

225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY: MKB
DRAWN BY: MKB
CHECKED BY: CBW
DATE: 08/04/2022

KVD PROJECT NO. 22004

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L4.0

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22004 GENESIS DEALERSHIP Sheet L4.1 PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
CEC	8	*Cercis canadensis*	Eastern Redbud	B&B	1.5" CAL.	10' HT.	5' SPR.	SEE PLAN	Specimen, Req. by COF
LSR	10	*Liquidambar styraciflua 'Rotundiloba'*	Round-Lobed Sweet Gum	B&B	3" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
QUS	7	*Quercus shumardii*	Shumard Oak	B&B	3" CAL.	14' HT.	7' SPR.	SEE PLAN	Specimen, Req. by COF
SHRUBS									
ICB	63	*Ilex cornuta 'Nana*	Dwarf Burford Holly	CONT.		30" HT.		60" O.C.	FTG, Req. by COF
PLS	122	*Prunus laurocerasus 'Schipkaensis'*	Schipka Laurel	CONT.		30" HT.		60" O.C.	Full
TOE	8	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	CONT.		30" HT.		60" O.C.	FTG, Req. by COF

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foliage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance to be unquestionably and outstandingly superior in form, compactness and shape

22004 BUFFER PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
	10	*Acer rubrum 'October Glory'*	October Glory Maple	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
	8	*Amelanchier canadensis*	Serviceberry	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	Specimen, Req. by COF
	10	*Betula nigra*	River Birch	B&B	2" CAL.	12' HT.	6' SPR.	SEE PLAN	MT, Specimen, Req. by COF
	8	*Magnolia virginiana*	Sweetbay Magnolia	B&B	2" CAL.	10' HT.		SEE PLAN	Specimen, Req. by COF
	20	*Thuja occidentalis 'Green Giant'*	Green Giant Arborvitae	B&B	2" CAL.	10' HT.		SEE PLAN	Required evergreen tree, Specimen, FTG
SHRUBS									
	105	*Rhaphiolepis indica*	Indian Hawthorn	CONT.		18" HT.		42" O.C.	Full
	76	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	CONT.		18" HT.		42" O.C.	Full
	67	*Viburnum x burkwoodii*	Burkwood Viburnum	CONT.		18" HT.		42" O.C.	FTG, Req. by COF

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foliage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance to be unquestionably and outstandingly superior in form, compactness and shape

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 4.02 AC ±175,111 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 0.2 AC ±8,756 SF
PROPOSED OPEN SPACE AREA: 5.4% 0.22 AC 10,000 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	GREEN	0.11 AC 5,000 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 002	GREEN	0.11 AC 5,000 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
	TOTAL PROVIDED	0.22 AC 10,000 SF	

BICYCLE PARKING:

REQUIREMENT : 1 SPACE PER 20 VEHICLE SPACES
VEHICLE SPACES: 96

BICYCLE PARKING REQUIRED: 5 SPACES
BICYCLE PARKING PROVIDED: 7 SPACES

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	PERMEABLE PAVERS (REFER TO CIVIL PLANS)	
	LEVEL 2 WATER QUALITY SWALE (REFER TO CIVIL PLANS)	4 L5.1
	SOD (TURF TYPE TALL FESCUE)	
	CONCRETE (REFER TO CIVIL PLANS)	
	BENCH	5 L5.1
	PEDESTRIAN LIGHTING	6 L5.1
	TRASH RECEPTACLE	7 L5.1
	BIKE RACK	8 L5.1

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

THE DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:

- ☐ PERIMETER PLANTING STRIP
- ☐ HVAC SCREEN
- ☐ LOADING/SERVICE
- ☐ TRANSITION ZONE BUFFER
- ☒ I-65
- ☐ UTILITY BOX SCREEN
- ☒ DUMPSTER SCREEN
- ☐ HISTORIC RESOURCE EDGE TREATMENT
- ☒ INTERSTATE 65 BUFFER

OTHER:_____

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
TO BE DETERMINED BY OWNER.

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. 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.

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

OWNER: TT OF NASHVILLE PROPERTY LLC

LANDSCAPE ARCHITECT: CHRIS WOOD, (615) 719-1943

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

NORTH

0 30 60 90 feet
SCALE: 1" = 30'

811

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615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON WOOD REGISTERED AGRICULTURAL COMMERCIAL & RESIDENTIAL LANDSCAPE ARCHITECT
08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)

225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO:	REVISIONS	DATE	BY

DESIGNED BY:	MKB
DRAWN BY:	MKB
CHECKED BY:	CBW
DATE:	08/04/2022

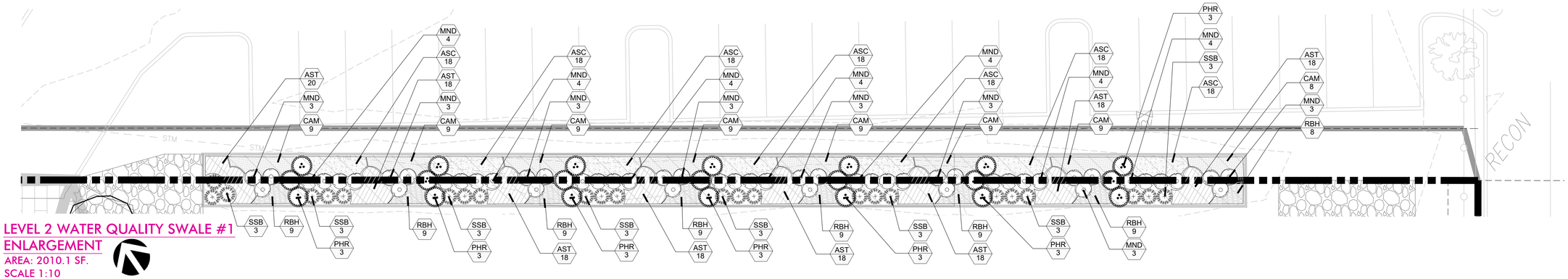
KVD PROJECT NO. 22004

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L4.1

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LEVEL 2 WATER QUALITY SWALE #1 ENLARGEMENT

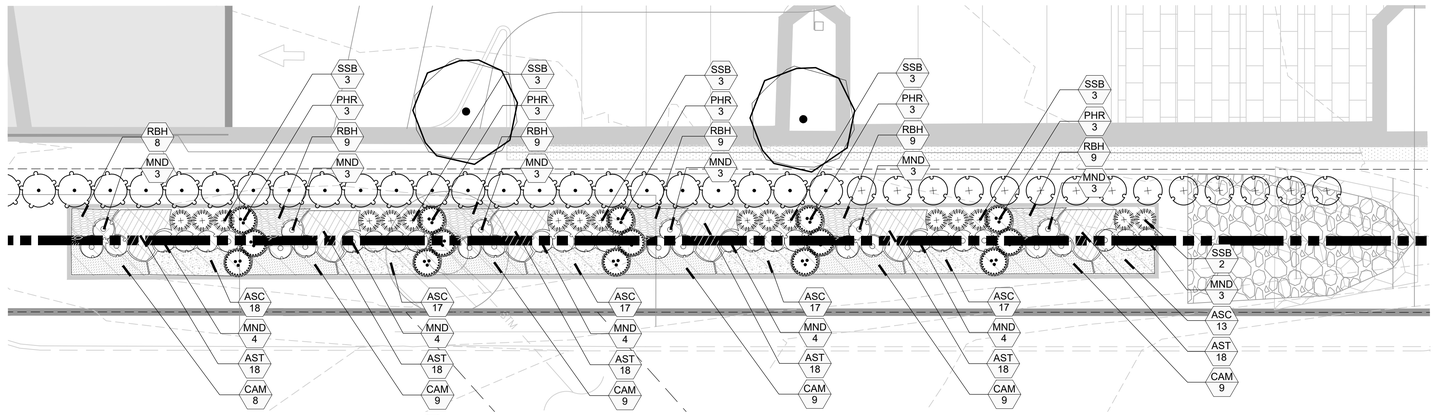
AREA: 2010.1 SF.
SCALE 1:10

NORTH

22004 GENESIS DEALERSHIP SHEET L4.2 LEVEL 2 WATER QUALITY SWALE #1									
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES									
AST	146	*Asclepias tuberosa*	Butterfly Milkweed	1 GALLON				18" O.C.	Full, 2nd Yr Growth
ASC	126	*Asarum canadense*	Wild Ginger	1 GALLON				18" O.C.	Full, 2nd Yr Growth
CAM	71	*Carex muskingumensis*	Palm Sedge	1 GALLON				24" O.C.	Full, 2nd Yr Growth, Spring planting only
MND	71	*Monarda didyma*	Bee Balm	1 GALLON				24" O.C.	Full, 2nd Yr Growth
PHR	21	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 GALLON				48" O.C.	Full, 2nd Yr Growth, Spring planting only
RBH	71	*Rudbeckia hirta*	Black-eyed Susan	1 GALLON				18" O.C.	Full, 2nd Yr Growth
SSB	24	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 GALLON				24" O.C.	Full, 2nd Yr Growth
Key Legend:									
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings									
(from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants									
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)									
2nd Yr. Growth: A plant that has been growing for 2 years before install									
FTG (Full to Ground): Plant has foilage from top to bottom									
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance									
to be unquestionably and outstandingly superior in form, compactness and shape									

22004 GENESIS DEALERSHIP SHEET L4.2 LEVEL 2 WATER QUALITY SWALE #2									
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES									
AST	108	*Asclepias tuberosa*	Butterfly Milkweed	1 GALLON				18" O.C.	Full, 2nd Yr Growth
ASC	99	*Asarum canadense*	Wild Ginger	1 GALLON				18" O.C.	Full, 2nd Yr Growth
CAM	53	*Carex muskingumensis*	Palm Sedge	1 GALLON				24" O.C.	Full, 2nd Yr Growth, Spring planting only
MND	41	*Monarda didyma*	Bee Balm	1 GALLON				24" O.C.	Full, 2nd Yr Growth
PHR	15	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 GALLON				48" O.C.	Full, 2nd Yr Growth, Spring planting only
RBH	53	*Rudbeckia hirta*	Black-eyed Susan	1 GALLON				18" O.C.	Full, 2nd Yr Growth
SSB	17	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 GALLON				24" O.C.	Full, 2nd Yr Growth

Key Legend:
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LEVEL 2 WATER QUALITY SWALE #2 ENLARGEMENT

AREA: 1520.8 SF.
SCALE 1:10

NORTH

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. 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.

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LANDSCAPE ARCHITECT
08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)

225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY: MKB
DRAWN BY: MKB
CHECKED BY: CBW
DATE: 08/04/2022

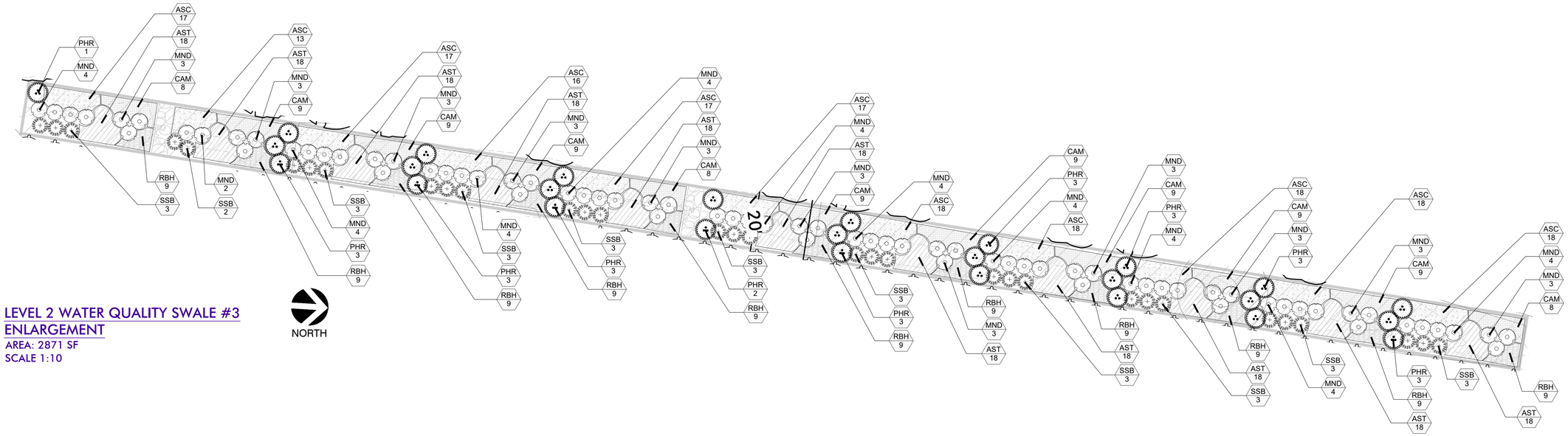
KVD PROJECT NO.
22004

DRAWING TITLE:
WATER QUALITY SWALE LANDSCAPE PLAN

SHEET NUMBER
L4.2

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NORTH

LEVEL 2 WATER QUALITY SWALE #3 ENLARGEMENT

AREA: 2871 SF
SCALE 1:10

22004 GENESIS DEALERSHIP SHEET L4.2 LEVEL 2 WATER QUALITY SWALE #3

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
ANNUALS / PERENNIALS / GROUNDCOVER / ORNAMENTAL GRASSES									
AST	198	*Asclepias tuberosa*	Butterfly Milkweed	1 GALLON				18" O.C.	Full, 2nd Yr Growth
ASC	187	*Asarum canadense*	Wild Ginger	1 GALLON				18" O.C.	Full, 2nd Yr Growth
CAM	96	*Carex muskingumensis*	Palm Sedge	1 GALLON				24" O.C.	Full, 2nd Yr Growth, Spring planting only
MND	75	*Monarda didyma*	Bee Balm	1 GALLON				24" O.C.	Full, 2nd Yr Growth
PHR	27	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 GALLON				48" O.C.	Full, 2nd Yr Growth, Spring planting only
RBH	99	*Rudbeckia hirta*	Black-eyed Susan	1 GALLON				18" O.C.	Full, 2nd Yr Growth
SSB	32	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 GALLON				24" O.C.	Full, 2nd Yr Growth

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
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08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN,
SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)
225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY: MKB
DRAWN BY: MKB
CHECKED BY: CBW
DATE: 08/04/2022

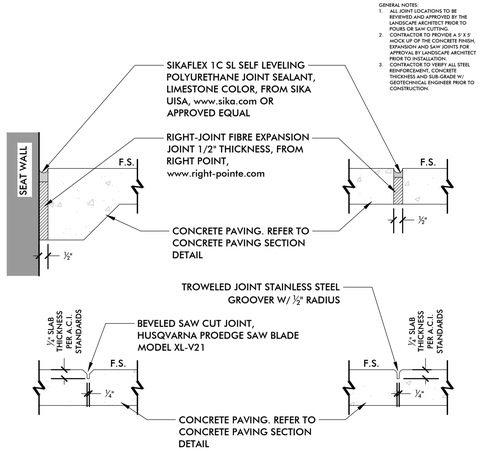
KVD PROJECT NO.
22004

DRAWING TITLE:
WATER QUALITY SWALE LANDSCAPE PLAN

SHEET NUMBER
L4.3

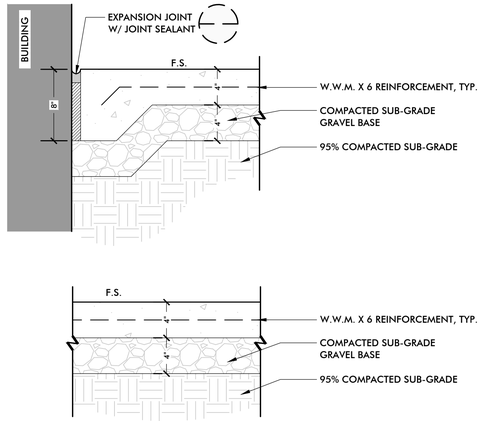
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1 EXPANSION, SAWN & TROWELED JOINTS — 1 1/2" = 1'-0"

SECTION



2 CONCRETE PAVING SECTION — 1 1/2" = 1'-0"

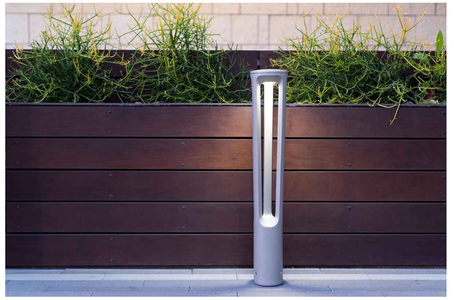
SECTION



MANUFACTURER: FORMS+SURFACES
MODEL: RATIO BENCH - SBRAT - 72BPC
COLOR: INK BLUE TEXTURE
CONTACT: ERIC LINEBARGER | eric.linebarger@forms-surfaces.com
PHONE: T 800.451.0410 | M 615.556.9945 | F 412.385.4715
WEBSITE: https://www.forms-surfaces.com/

3 RATIO BENCH — N.T.S.

IMAGE



MANUFACTURER: FORMS+SURFACES
MODEL: BOLLARD - HARDWIRED 3000K LED - LBAPT-AC
COLOR: INK BLUE TEXTURE
CONTACT: ERIC LINEBARGER | eric.linebarger@forms-surfaces.com
PHONE: T 800.451.0410 | M 615.556.9945 | F 412.385.4715
WEBSITE: https://www.forms-surfaces.com/

4 APTOS BOLLARD - HARDWIRED — N.T.S.

IMAGE

MANUFACTURER: FORMS+SURFACES
MODEL: DISPATCH LITTER & RECYCLING RECEPTACLE - SLDIS-145
COLOR: INK BLUE TEXTURE
CONTACT: ERIC LINEBARGER | eric.linebarger@forms-surfaces.com
PHONE: T 800.451.0410 | M 615.556.9945 | F 412.385.4715
WEBSITE: https://www.forms-surfaces.com/

5 DISPATCH LITTER & RECYCLING RECEPTACLE — N.T.S.

IMAGE

6 ANOVA BIKE RACK — N.T.S.

SECTION/ELEVATION/PLAN

6 ANOVA BIKE RACK — N.T.S.

SECTION/ELEVATION/PLAN

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KVD PROJECT NO.
22004

DRAWING TITLE:
HARDSCAPE DETAILS

SHEET NUMBER
L5.1

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AZALEA, HYDRANGEA, RHODODENDRON AND YEW PLANTING SPECIFICATIONS

1. REMOVE ALL CLAY SUBSOIL FROM PLANTING BED. PLANTING BEDS MUST HAVE A MINIMUM TOP SOIL DEPTH OF 12".
2. A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED. WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.
3. A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.
4. IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.
5. ALL TOPSOIL SHALL BE AMEND WITH PRO-MIX HP BIOSTIMULANT + MYCORRHIZAE GROWING MEDIUM PRIOR TO PLANTING.
   5.1. PRO-MIX PRODUCTS; 1.855.867.5407
6. ROTOTILL EXISTING SOIL TO A DEPTH OF 12" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE PLANTING SOIL MIX IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTOTILL SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. *PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTOTILLED WITHIN THE TREE PROTECTION ZONE.
7. ENTIRE PLANT BED SHALL BE TILLED TO MINIMUM DEPTH OF 12"
8. ENSURE THAT PLANTING HOLES DO NOT HOLD WATER, (INADEQUATE PLANT BED DRAINAGE WILL LEAD TO PLANT DECLINE)
9. ALL PLANTS SHALL BE PLANTED A MINIMUM OF 2" ABOVE GRADE.
10. BACKFILL ALL PLANTING HOLES WITH A MIX OF SPECIFIED GROWING MEDIUM AND TILLED TOPSOIL
11. WATER ALL PLANTS WITH FERTILIZER MIX OF:
- SUPERTHRIVE ROOTING STIMULANT - AS PER MANUFACTURERS RECOMMENDATIONS
- VITAMIN INSTITURE; 1.800.441.8482
- MONTYS PLANT FOOD: ALL PURPOSE GROWTH - AS PER MANUFACTURERS RECOMMENDATIONS
- MONTYS PLANT & SOIL PRODUCTS; 1.800.978.6342

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS:

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE *AMERICAN STANDARD OF NURSERY STOCK* (ANSI Z60.1).
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:
   2.1. 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;
   2.2. 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 THE DIAMETER OF THE DOMINANT FORK; AND
      3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.
3. LAGERSTROEMIA X 'NATCHEZ' ON THIS PLAN IS CONSIDERED AS UNDERSTORY TREES AND SHALL NOT BE TOPPED, RACKED OR THE CROWN REMOVED IN ANY FASHION. IF THIS OCCURS THE EFFECTED PLANT SHALL BE REPLACED.

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 STANDARD. 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 APPROVED 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 OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT 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 COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

PLANTING NOTES:

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
5. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
7. ALL DISTURBED AREAS OF THE SITE ARE TO BE SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 CURRENT EDITION FOR SIZE AND QUALITY. SEE ADDITIONAL NOTES ON SHEET L1.0.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
12. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
13. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
14. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
15. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
16. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
17. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
18. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
19. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
20. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OF SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (2S#) 10-10-10 FERTILIZER PER 1000 SQ. FT., IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, SEE SPECIFIC PLANTING NOTES
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:

THE OWNER ACKNOWLEDGES THAT LANDSCAPING 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 LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

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

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

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615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCIAL
LANDSCAPE ARCHITECT

08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN,
SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)
225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO:	REVISIONS	DATE	BY

DESIGNED BY: MKB
DRAWN BY: MKB
CHECKED BY: CBW
DATE: 08/04/2022

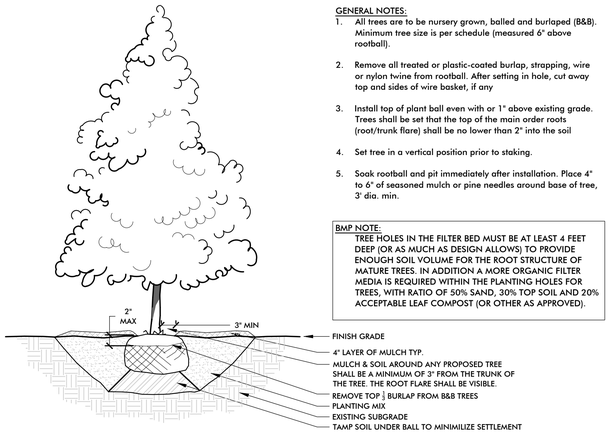
KVD PROJECT NO. 22004

DRAWING TITLE:
LANDSCAPE NOTES

SHEET NUMBER
L6.1

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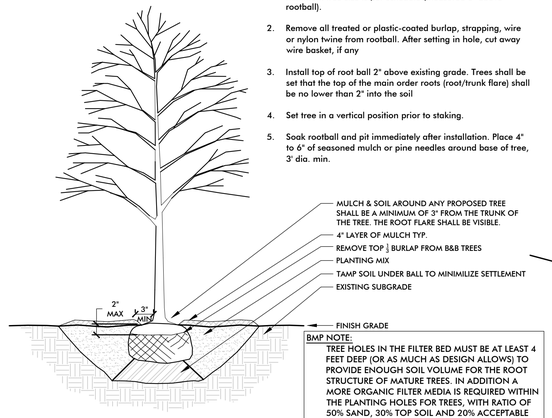
GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. 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. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

1 EVERGREEN TREE PLANTING

3/4" = 1'-0" M-FLD-01



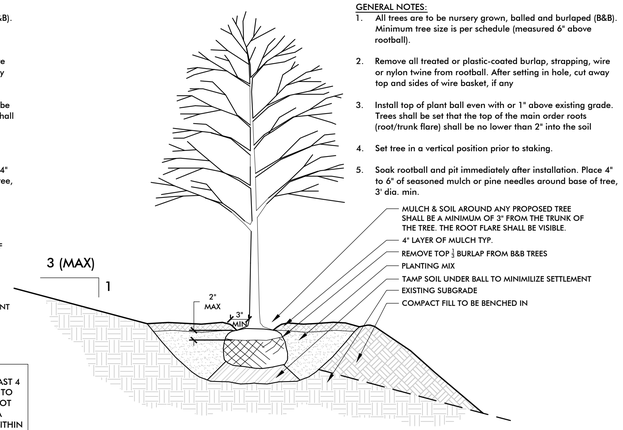
GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away wire basket, if any
3. Install top of root ball 2" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

2 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" M-FLD-04

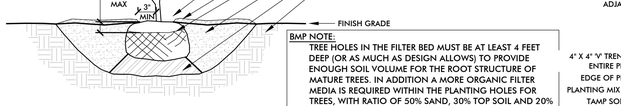


GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. 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. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

3 SINGLE TRUNK TREE PLANTING ON SLOPE

NTS M-FLD-05



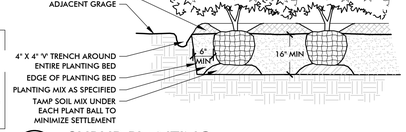
GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. 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. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

4 MULTI-TRUNK TREE PLANTING

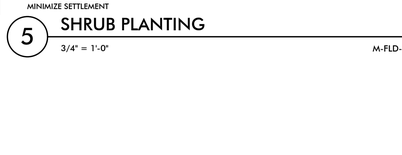
3/4" = 1'-0" M-FLD-03



PLAN VIEW

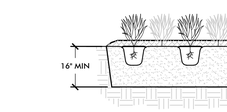
GENERAL NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



5 SHRUB PLANTING

3/4" = 1'-0" M-FLD-06



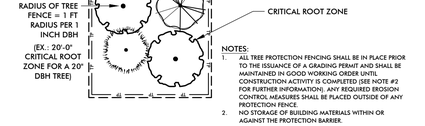
PLAN VIEW

6 GRASS / GROUNDCOVER PLANTING

3/4" = 1'-0" M-FLD-07

GENERAL NOTES:

1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.



*RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK

NOTES:
1. 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 CONSTRUCTION ACTIVITY IS COMPLETED (SEE NOTE #2 FOR FURTHER INFORMATION). ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.
2. NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.

7 TREE PROTECTION

NTS M-FLD-09

TREE CALIPER DIMENSION "A"	MULCH RING DIAMETER DIMENSION "B"
1"	36"DIAMETER MIN.
1.5"	42" DIAMETER MIN.
2"	48" DIAMETER MIN.
2.5"	54" DIAMETER MIN.
3"	60" DIAMETER MIN.
3.5"	66" DIAMETER MIN.
4"	72" DIAMETER MIN.
5"	80" DIAMETER MIN.
6"	86" DIAMETER MIN.

8 MULCH RING SIZING CHART

1" = 1'-0" M-FLD-02

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CHRISTOPHER BRANDON BOWLING REGISTERED AGRICULTURE COMMERCIAL LANDSCAPE ARCHITECT

08.04.2022

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTIN 33, LOT 684 (HYUNDAI DEALERSHIP)
225 COMTIDE COURT
COF PROJECT # 7881
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY:	MKB
DRAWN BY:	MKB
CHECKED BY:	CBW
DATE:	08/04/2022

KVD PROJECT NO. 22004

DRAWING TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
L6.2

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Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F), 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product, Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IK08



OVERVIEW	
Lumen Range	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F).
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Schedule

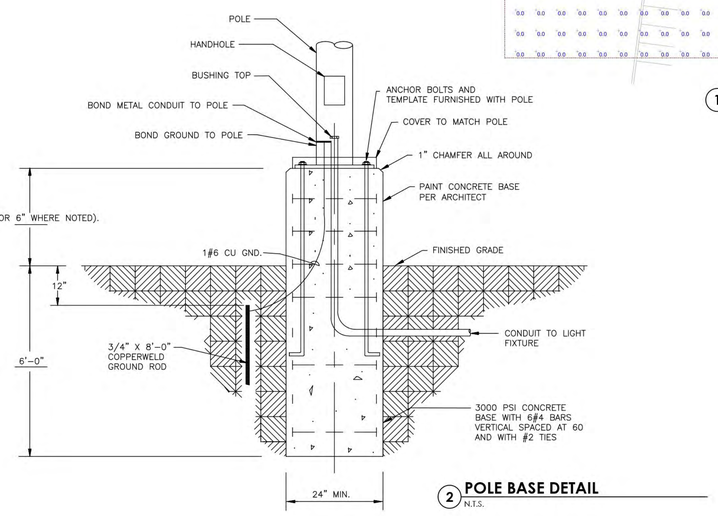
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	18	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI-IL	1	25079	1	317
	B	1	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI	1	39587	1	634
	C	9	LSI INDUSTRIES, INC.	XWM-FT-LED-21L-50	1	21967	1	161
	D	22	LSI INDUSTRIES, INC.	HPG-10L-SQ-50K8	1	10045	1	79

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Points Under Deck @ 4' AFG	X	7.1 fc	24.2 fc	0.0 fc	N/A	N/A
Property Line	+	0.4 fc	1.8 fc	0.0 fc	N/A	N/A
Calc Points @ 4' AFG	+	3.0 fc	25.5 fc	0.0 fc	N/A	N/A



1 **SITE PHOTOMETRIC PLAN**
1" = 30'-0"



2 **POLE BASE DETAIL**
N.T.S.

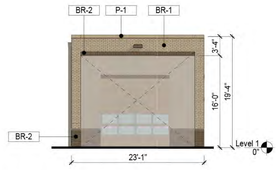
WESTSIDE ENGINEERING
Vet # 22008

5525 Interstate North Pkwy
Suite 200
Atlanta, GA 30328

404-965-1287 tel
404-601-9859 fax
cesslinger@westside-engineering.com

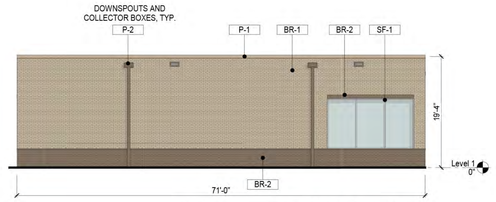
CHARLES C. ESSLINGER — REGISTERED ENGINEER — GEORGIA — AGRICULTURE

	AMSI	**Hyundai of Cool Springs** 225 Comtide CT Franklin, TN 37067	**Site Photometrics Plan**	**COF Project No. 7881** **Project No. 21259**	**06/12/22**	**E1.0**



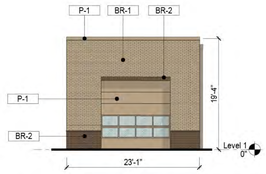
East Elevation - Car Wash Tunnel

3/32" = 1'-0"



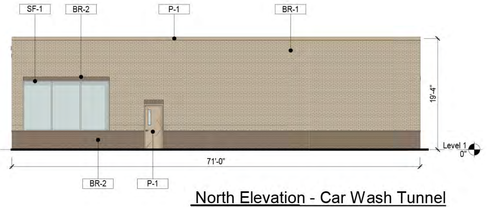
South Elevation - Car Wash Tunnel

3/32" = 1'-0"



West Elevation - Car Wash Tunnel

3/32" = 1'-0"



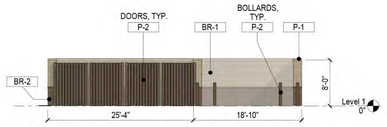
North Elevation - Car Wash Tunnel

3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

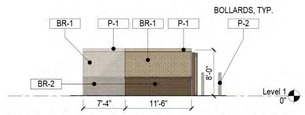
	CODE	MATERIAL	COLOR	LOCATION	ADDITIONAL INFORMATION
METAL PANEL SYSTEMS	ACM-1	METAL COMPOSITE PANEL	PROPRIETARY "SHAPED SKY" BRONZE PANEL OVERLAY ON BLACK ACM SYSTEM	SHOWROOM FASCIA AND ACCENT AT SERVICE DRIVE - SEE ELEVATIONS	CONTACT: JODY MUNSEY AT HMA SURVEY VENDOR. (865) 692-1242 ex3218
	ACM-3	METAL COMPOSITE PANEL	HYUNDAI NORTH AMERICA BRONZE	ENTRY PORTALS - SEE ELEVATIONS	
FENESTRATION	CW-1	ALUMINUM CURTAIN WALL SYSTEM	CLEAR ANODIZED WITH CLEAR GLASS	-	
	SF-1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED WITH CLEAR GLASS	-	
	SF-2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED WITH SPANDREL GLASS	-	
MASONRY & CONCRETE	BR-1	BRICK	MATCH P-1	FIELD BRICK	
	BR-2	BRICK	MATCH P-2	ACCENT BRICK AND CONTRASTING BASE	
	CONC-1	CONCRETE	P-1	PARKING DECK - SEE ELEVATIONS	
	CONC-2	CONCRETE	P-2	PARKING DECK - SEE ELEVATIONS	
MISC.	STUC-1	STUCCO	MATCH P-1	PARKING DECK RAMP	
PAINT	P-1	EXTERIOR PAINT	#SW9111 ANTLER VELVET, SEMI-GLOSS	-	
	P-2	EXTERIOR PAINT	#SW6104 KAFFEE, SEMI-GLOSS	-	
RAILING	RA-1	CABLE RAIL	CABLE RAIL WITH GALVANIZED POSTS PAINTED TO MATCH PT-2	TYPICAL EXTERIOR RAILING, UNO	
	RA-2	GLASS RAIL	GLASS RAIL WITH ANNODIZED ALUMINUM POSTS	EXTERIOR RAILING AT BALCONY	

NOTE:
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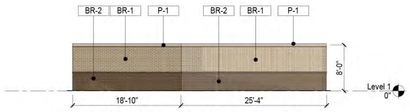
East Elevation - Dumpster Enclosure

3/32" = 1'-0"



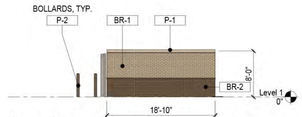
South Elevation - Dumpster Enclosure

3/32" = 1'-0"



West Elevation - Dumpster Enclosure

3/32" = 1'-0"



North Elevation - Dumpster Enclosure

3/32" = 1'-0"

Facade Finish Areas

Dumpster - North Elevation		
	Surface Area	Percent of Net*
Gross of Wall	155 sf	-
Net* of Wall	155 sf	100%
Net* Brick	145 sf	94%
Net* Coping	10 sf	6%

*Excludes roof forms, windows, doors, awnings, and similar features.

Car Wash - North Elevation		
	Surface Area	Percent of Net*
Gross of Wall	1,393 sf	-
Net* of Wall	1,236 sf	100%
Net* Brick	1,195 sf	97%
Net* Coping	41 sf	3%

*Excludes roof forms, windows, doors, awnings, and similar features.

East Elevation		
	Surface Area	Percent of Net*
Gross of Wall	11,502 sf	-
Net* of Wall	8,971 sf	100%
Net* Brick	7,060 sf	79%
Net* Concrete	1,410 sf	16%
Net* ACM	501 sf	5%
Net* Stucco	0 sf	0%

*Excludes roof forms, windows, doors, awnings, and similar features.

Dumpster - West Elevation		
	Surface Area	Percent of Net*
Gross of Wall	367 sf	-
Net* of Wall	367 sf	100%
Net* Brick	341 sf	93%
Net* Coping	26 sf	7%

*Excludes roof forms, windows, doors, awnings, and similar features.

Car Wash - West Elevation		
	Surface Area	Percent of Net*
Gross of Wall	453 sf	-
Net* of Wall	309 sf	100%
Net* Brick	296 sf	96%
Net* Coping	13 sf	4%

*Excludes roof forms, windows, doors, awnings, and similar features.

Dumpster - South Elevation		
	Surface Area	Percent of Net*
Gross of Wall	155 sf	-
Net* of Wall	155 sf	100%
Net* Brick	145 sf	94%
Net* Coping	10 sf	6%

*Excludes roof forms, windows, doors, awnings, and similar features.

Car Wash - South Elevation		
	Surface Area	Percent of Net*
Gross of Wall	1,393 sf	-
Net* of Wall	1,262 sf	100%
Net* Brick	1,221 sf	97%
Net* Coping	41 sf	3%

*Excludes roof forms, windows, doors, awnings, and similar features.

Dumpster - East Elevation		
	Surface Area	Percent of Net*
Gross of Wall	387 sf	-
Net* of Wall	188 sf	100%
Net* Brick	176 sf	94%
Net* Coping	12 sf	6%

*Excludes roof forms, windows, doors, awnings, and similar features.

Car Wash - East Elevation		
	Surface Area	Percent of Net*
Gross of Wall	453 sf	-
Net* of Wall	309 sf	100%
Net* Brick	296 sf	96%
Net* Coping	13 sf	4%

*Excludes roof forms, windows, doors, awnings, and similar features.

Wall Glazing Finish Ratios

North Elevation - Retail Storefront	
%	Type
71	Glazing
29	Non-Glazing

*Measurement includes showroom from 2'-0" to 10'-0"

North Elevation - Level 1	
%	Type
41	Glazing
59	Non-Glazing

*Calculation includes all conditioned space from Level 1 (0'-0") to Level 2 (19'-0")

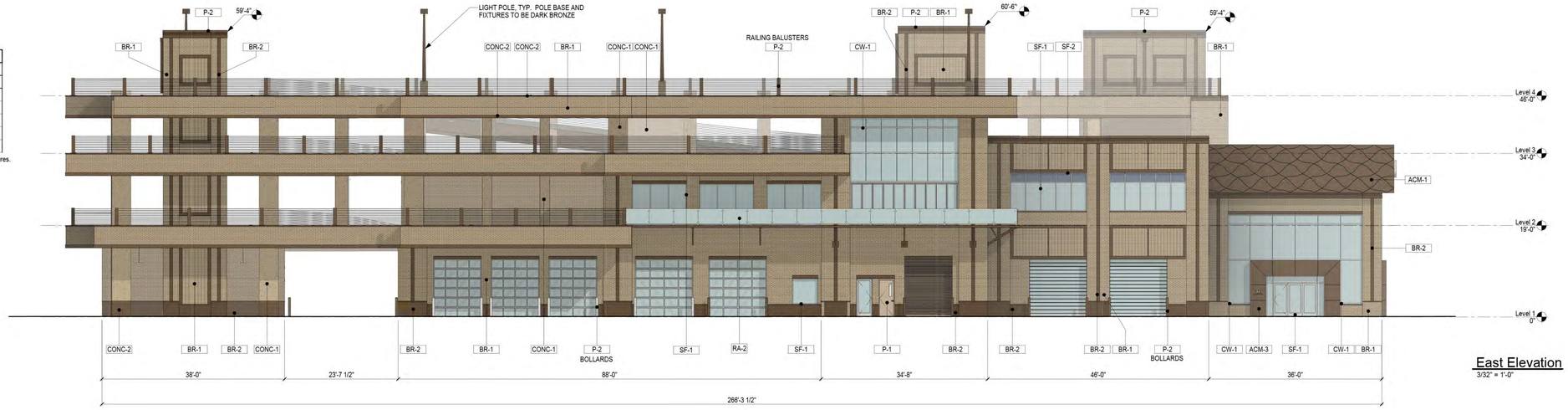
North Elevation - Level 2	
%	Type
21	Glazing
79	Non-Glazing

*Calculation includes all conditioned space from Level 2 (19'-0") to Level 3 (34'-0")

Facade Finish Areas

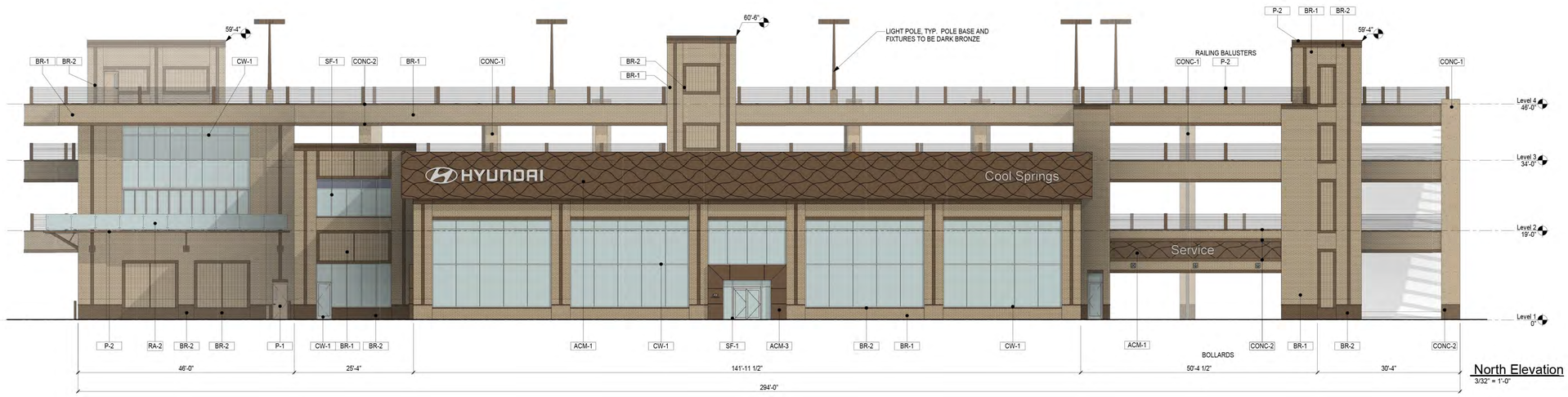
North Elevation		
	Surface Area	Percent of Net*
Gross of Wall	13,190 sf	-
Net* of Wall	9,258 sf	100%
Net* Brick	6,743 sf	73%
Net* Concrete	799 sf	9%
Net* ACM	1,716 sf	18%
Net* Stucco	0 sf	0%

*Excludes roof forms, windows, doors, awnings, and similar features.



East Elevation

3/32" = 1'-0"



North Elevation

3/32" = 1'-0"



PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Elevations - Color	COF Project No. 7881 Project No. 21259	08/04/22	A1.0

EXTERIOR FINISH SCHEDULE

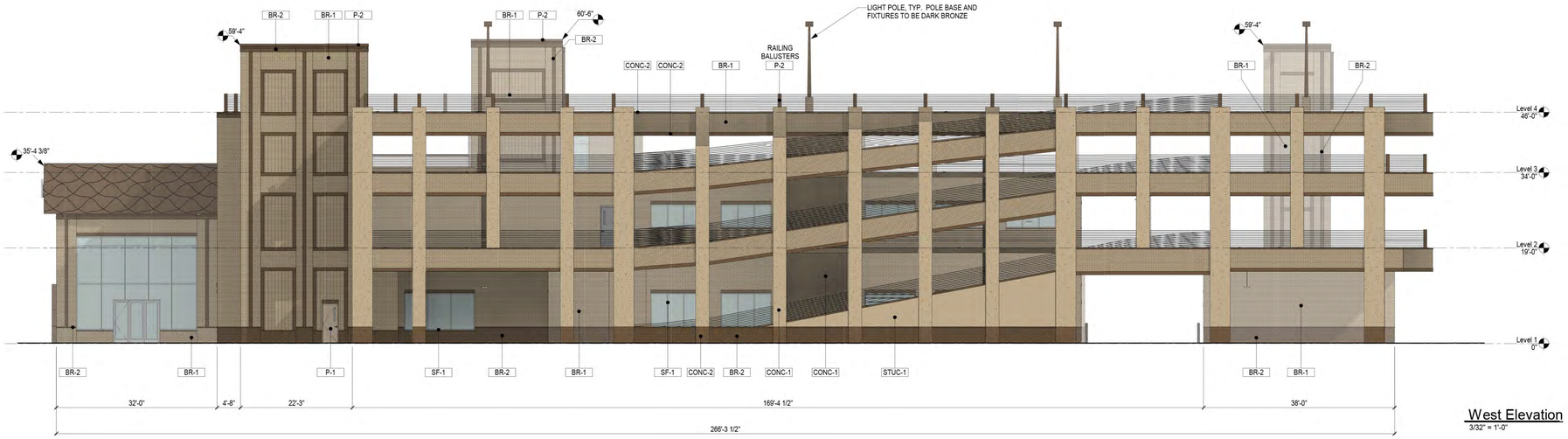
	CODE	MATERIAL	COLOR	LOCATION	ADDITIONAL INFORMATION
METAL PANEL SYSTEMS	ACM-1	METAL COMPOSITE PANEL	PROPRIETARY "SHAPED SKY" BRONZE PANEL OVERLAY ON BLACK ACM SYSTEM	SHOWROOM FASCIA AND ACCENT AT SERVICE DRIVE - SEE ELEVATIONS	CONTACT: JODY MUNSEY AT HMA SURVEY VENDOR. (865) 692-1242 ex3218
	ACM-3	METAL COMPOSITE PANEL	HYUNDAI NORTH AMERICA BRONZE	ENTRY PORTALS - SEE ELEVATIONS	
FENESTRATION	CW-1	ALUMINUM CURTAIN WALL SYSTEM	CLEAR ANODIZED WITH CLEAR GLASS	-	
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MASONRY & CONCRETE	BR-1	BRICK	MATCH P-1	FIELD BRICK	
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	CONC-1	CONCRETE	P-1	PARKING DECK - SEE ELEVATIONS	
	CONC-2	CONCRETE	P-2	PARKING DECK - SEE ELEVATIONS	
MISC.	STUC-1	STUCCO	MATCH P-1	PARKING DECK RAMP	
PAINT	P-1	EXTERIOR PAINT	#SW9111 ANTLER VELVET, SEMI-GLOSS	-	
	P-2	EXTERIOR PAINT	#SW6104 KAFFEE, SEMI-GLOSS	-	
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Facade Finish Areas

West Elevation		
	Surface Area	Percent of Net*
Gross of Wall	11,507 sf	-
Net* of Wall	10,501 sf	100%
Net* Brick	6,969 sf	66%
Net* Concrete	2,912 sf	28%
Net* ACM	345 sf	3%
Net* Stucco	269 sf	3%

*Excludes roof forms, windows, doors, awnings, and similar features.

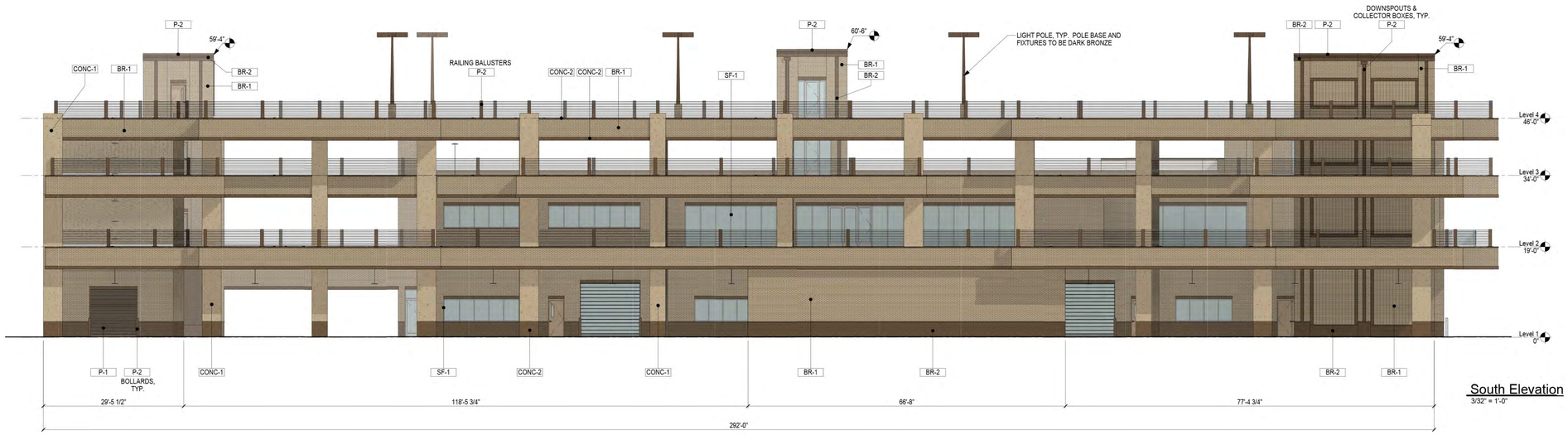


West Elevation
3/32" = 1'-0"

Facade Finish Areas

South Elevation		
	Surface Area	Percent of Net*
Gross of Wall	12,520 sf	-
Net* of Wall	10,949 sf	100%
Net* Brick	8,135 sf	74%
Net* Concrete	2,814 sf	26%
Net* ACM	0 sf	0%
Net* Stucco	0 sf	0%

*Excludes roof forms, windows, doors, awnings, and similar features.



South Elevation
3/32" = 1'-0"

STUART MICHAEL ROMM
REGISTERED ARCHITECT
DESIGN
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Elevations - Color	COF Project No. 7881 Project No. 21259	08/04/22	A1.1





STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.2





STUART MICHAEL ROMAN
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103846
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.3





STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.4



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	**Hyundai of Cool Springs** 225 Comtide CT Franklin, TN 37067	**Exterior Views**	COF Project No. 7881 Project No. 21259	06/13/22	A1.5



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 2001039346
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.6



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.7



STUART MICHAEL ROMM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 00103048
STATE OF TENNESSEE

PRAXIS3	TT of H. Cool Springs, Inc.	Hyundai of Cool Springs 225 Comtide CT Franklin, TN 37067	Exterior Views	COF Project No. 7881 Project No. 21259	06/13/22	A1.8

City of Franklin

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

File #: 21-03441

DATE: August 4, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Jordan Reserve Subdivision, Preliminary Plat, Creating 12 Single Family Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way On 28.26 Acres, Located South Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 565 Jordan Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7919
Applicant: Keith Brotherton, Brotherton Land Surveying
Owner: Earl Davis

BACKGROUND/STAFF COMMENTS:
The purpose of this preliminary plat is to subdivide the existing single-family residential lot (of 28.26 acres in size) into twelve single family residential lots, one open space lot, and to dedicate right-of-way. The property is zoned Residential 2 District (R-2), which supports the proposed residential lots. The preliminary plat, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance and Subdivision Regulations.

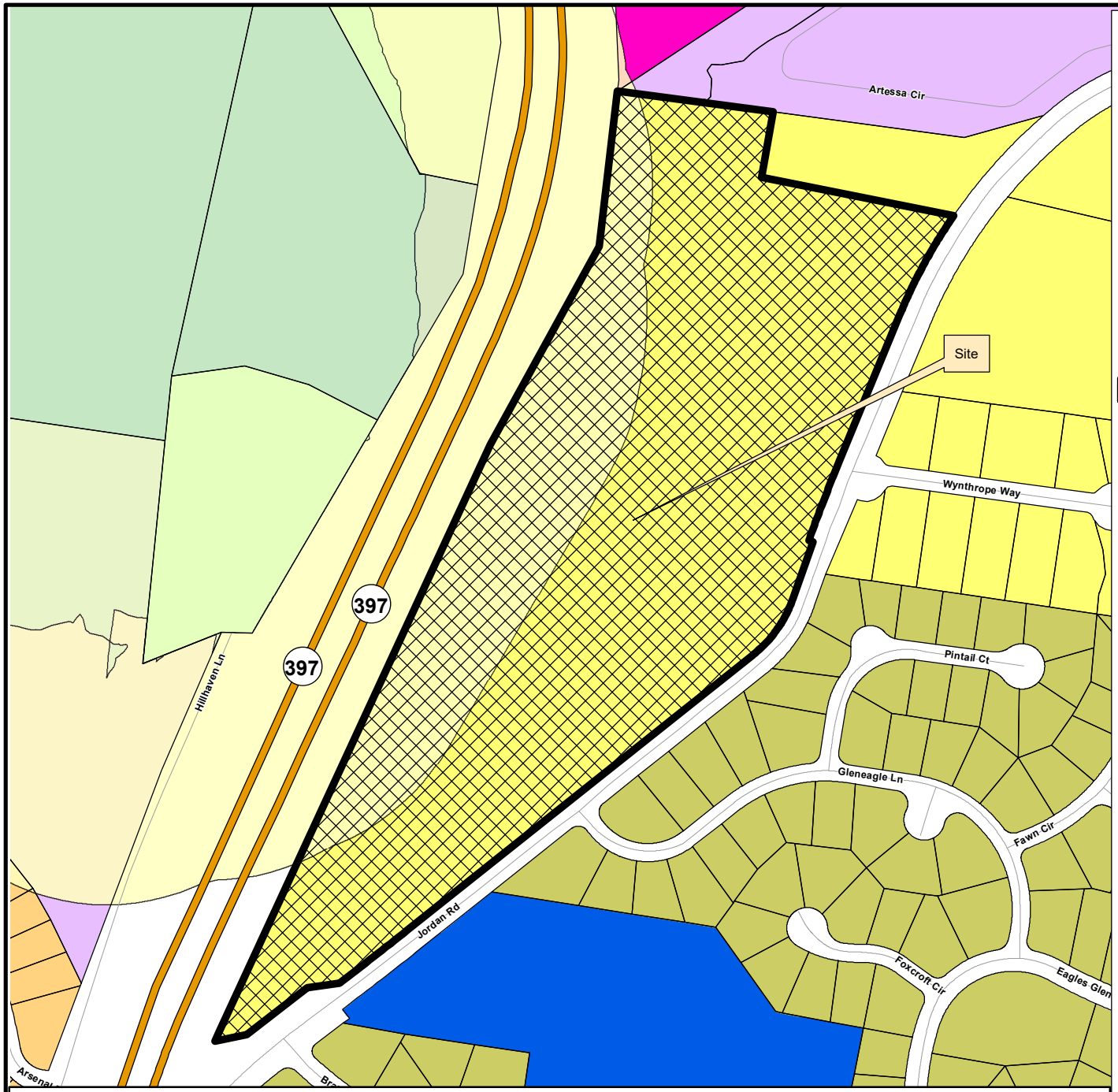
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Jordan Reserve Subdivision, Preliminary Plat. The conditions of approval are attached.



JORDAN RESERVE SUBDIVISION PRELIMINARY PLAT

Project Information

Existing Zoning: R2, Residential 2 District
Overlay Districts: 500 ft. Buffer of the HHO
Site Acreage: 28.26 acres
Proposed Number of Dwelling Units: 12
Proposed Nonresidential Square Footage: 0

Legend

- Subject Property
- 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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7919

CONDITIONS OF APPROVAL:

Open Issues: 9

Engineering Review

General Issues

37. Site Plan Required

lance.fittro@franklintn.gov	This is an advisory comment that **does not hinder approval of the Preliminary Plat**: Applicant shall be aware that comprehensive design of stormwater management features and conveyances for the development shall be reviewed and approved through submittal of an overall site plan for the development pursuant to issuance of a grading permit for the development. The individual lots shown on the plat are part of a larger common plan of development, and the stormwater impacts of the development of the individual lots is to be considered cumulatively for the purpose of this comprehensive design.

Parks

General Issues

29. Parkland information

kevinl@franklintn.gov	Parks: This development shall be under the new ordinance. A copy can be found at: https://library.municode.com/tn/franklin/codes/code_of_ordinances In general **12 units x $4,304= $51,648** to meet ordinance. These fees will be due at the plat stage or the plat will be held at OneStop until fees are received. The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city. (Ord. No. 2016-25 , § I, 5-22-2018) I have attached the "***fees only"*** Parkland template that will need to be competed very soon to keep the project moving forward. **Parkland agreement has been received and sent to Law for approval on 7-21-22. This will be held at OneStop until signatures obtained and fees have been paid.** *Please contact Kevin Lindsey at Parks for additional information.*
keith@brothertonsurveys.com	NA
kevinl@franklintn.gov	Once signature are obtained from applicant, this agreement can't be fully executed until approved by the Planning Commission on 8-25-22. At that time fees can be paid and moved on from OneStop. [Edited By Kevin Lindsey]

Planning

General Issues

34. Open Space

chelsea.randolph@franklintn.gov	Applicant shall add a table on the cover sheet to clarify the open space requirements. Refer to Chapter 11.1.4D.

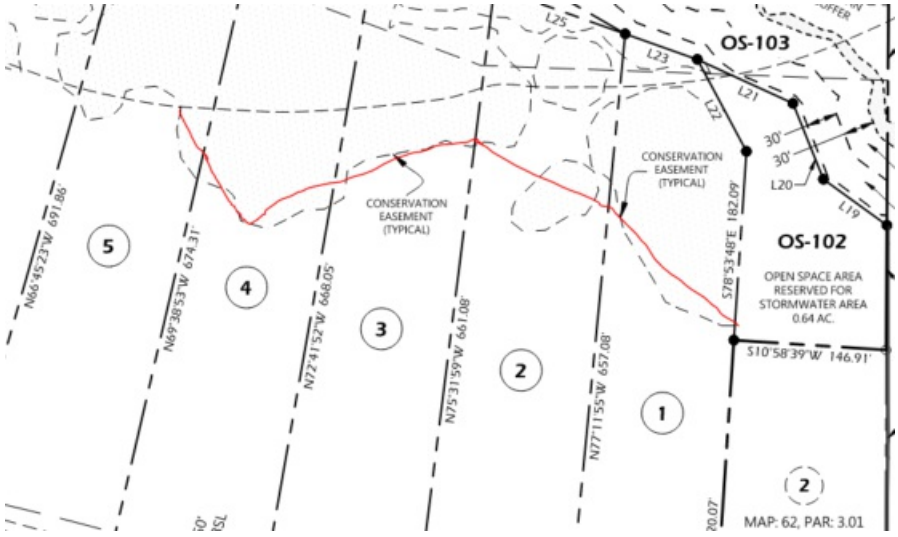
35. Void and Vacate note

chelsea.randolph@franklintn.gov	On the final plat the applicant shall add the following note to the plat: "The recording of this plat void, vacates, and supercedes the recording of lot 1 as shown on the final plat of Davis Subdivision as of record in plat book 9, page 13, register's office for Williamson County, Tennessee." [Edited By Amy Diaz-Barriga]

Planning (Landscape)

General Issues

23. Tree Canopy Retention

jason.arnold@franklintn.gov	The minimum Tree Canopy Retention requirement is 45% of the existing canopy, per the ZO 17.2.4. Tree save areas are required to be in an open space lot or in a conservation easement. [Edited By Jason Arnold]
keith@brothertonsurveys.com	Corrected and shown on sheet “L1.0”. a. Spoke with Mr. Arnold and confirmed Tree Canopy Retention requirement of 45% is correct. b. Added conservation easement around Tree Save Areas outside open space. See sheet “L1.0 & C2.0”.
jason.arnold@franklintn.gov	For the ease of future lot owners, the conservation easement would be easier if it was in a straight line, similar to below. 

33. Open Space

jason.arnold@franklintn.gov	Please add comment to the plat referencing zoning ordinance 11.1.4.D and that this excludes the 5% open space requirement.

36. Landscape Plan

jason.arnold@franklintn.gov	Advisory comment only. At site plan a full landscape plan will be required.

Stormwater

General Issues

3. Stormwater Management Plan

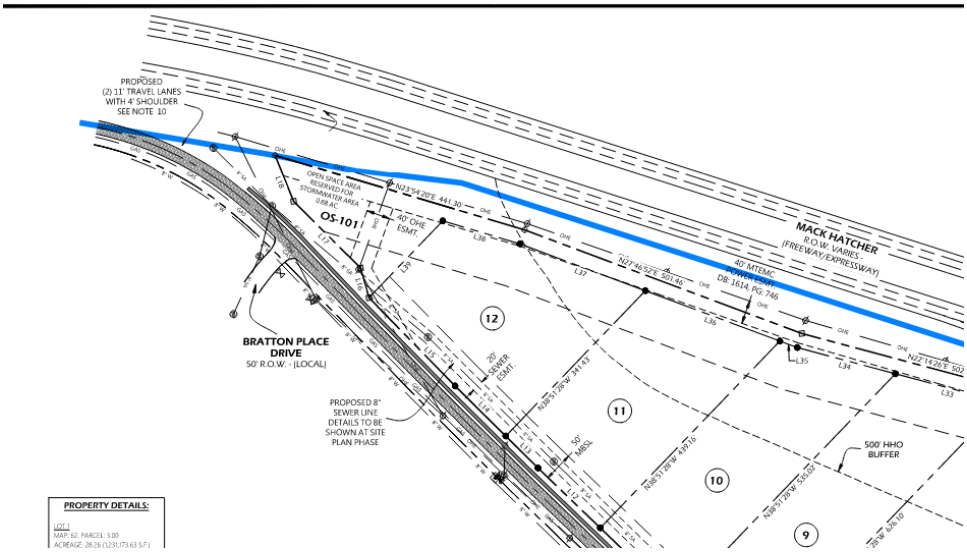
ellen.moore@franklintn.gov	Applicant shall show the conceptual stormwater detention and green infrastructure layout.

keith@brothertonsurveys.com	Have shown areas in the open space reserved for stormwater areas. Specific details will be shown at site plan phase. Happy to add any additional language if needed.
ellen.moore@franklintn.gov	*This is an advisory comment and does not hinder preliminary plat approval.* The proposed stormwater areas appear to be undersized and may required additional area during stormwater analysis and site plan.
keith@brothertonsurveys.com	Acknowledged.
ellen.moore@franklintn.gov	*This is an advisory comment and does not hinder preliminary plat approval.* The proposed stormwater areas appear to be undersized and may required additional area during stormwater analysis and site plan.

Water/Sewer

General Issues

14. Existing utilities

scott.andrews@franklintn.gov	Applicant shall make sure all existing utilities are shown.
keith@brothertonsurveys.com	All utilities are shown to the best of my knowledge and according to note 18. If other utilities are out there not shown happy to add if drawings can be shared showing specific utilities. A one call has been performed. Also, happy to request another one for more specific areas if needed.
ben.mcneil@franklintn.gov	The applicant shall note the existing 20" transmission water main running along the south and west of the property. At no point shall this line be effected with this plan. 
keith@brothertonsurveys.com	Added 20" Transmission Water Main

scott.andrews@franklintn.gov	Applicant has shown the existing 20-inch water transmission main. Water main must be centered within a 20-foot easement. Applicant shall show the portion of the easement located on this property. This should be an exclusive water easement. If the easement is not found to already exist on this property, the appropriate easement shall be platted with the final plat. Applicant shall also add a note to this plat and the final plat stating that "No stormwater or other features can encroach into the exclusive water easement."

JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

565 JORDAN ROAD, FRANKLIN, TENNESSEE

MAP: 62, PARCEL 3.00

9TH CIVIL DISTRICT, WILLIAMSON COUNTY

8/4/2022

COF PROJECT # 7919

CONTACTS		
CURRENT OWNER(S):	EARL CHISM DAVIS II 4644 MURFREESBORO ROAD FRANKLIN, TN 37067 615-218-8480	WAYNE HENDRICKS DAVIS 1022 IDEALIST COURT SMYRNA, TN 37167 615-347-7247
PURCHASER(S) OF PROPERTY:	MUSICCITYWEST, GP MANAGING PARTNER - JACOB TANT 737 JASPER AVE FRANKLIN, TN 37064 tantjm@yahoo.com	
ENGINEERING:	M2 GROUP P.O. BOX 848 FRANKLIN, TN 37065 matt@m2groupllc.com	
SURVEYING:	BROTHERTON LAND SURVEYING 603 JORDAN ROAD FRANKLIN, TN 37067 615-939-3419 keith@brothertonsurveys.com	



VICINITY MAP
NOT TO SCALE

SHEET INDEX:	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS WITH AERIAL
C1.2	EXISTING CONDITIONS SLOPE ANALYSIS
C2.0	PRELIMINARY PLAT
L1.0	EXISTING LANDSCAPE CONDITIONS

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS AND 3 OPEN SPACE.

NOTE:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOW ON THE PRELIMINARY PLAT. 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.

PARKLAND IMPACT FEE:

12 UNITS TOTAL X $4,304.00 = $51,648.00
FEES TO BE PAID AT THE FINAL PLAT OR IN CASE WHERE A FINAL PLAT IS NOT NEEDED SHALL BE PAID BEFORE THE FIRST BUILDING PERMIT CAN BE ISSUED.

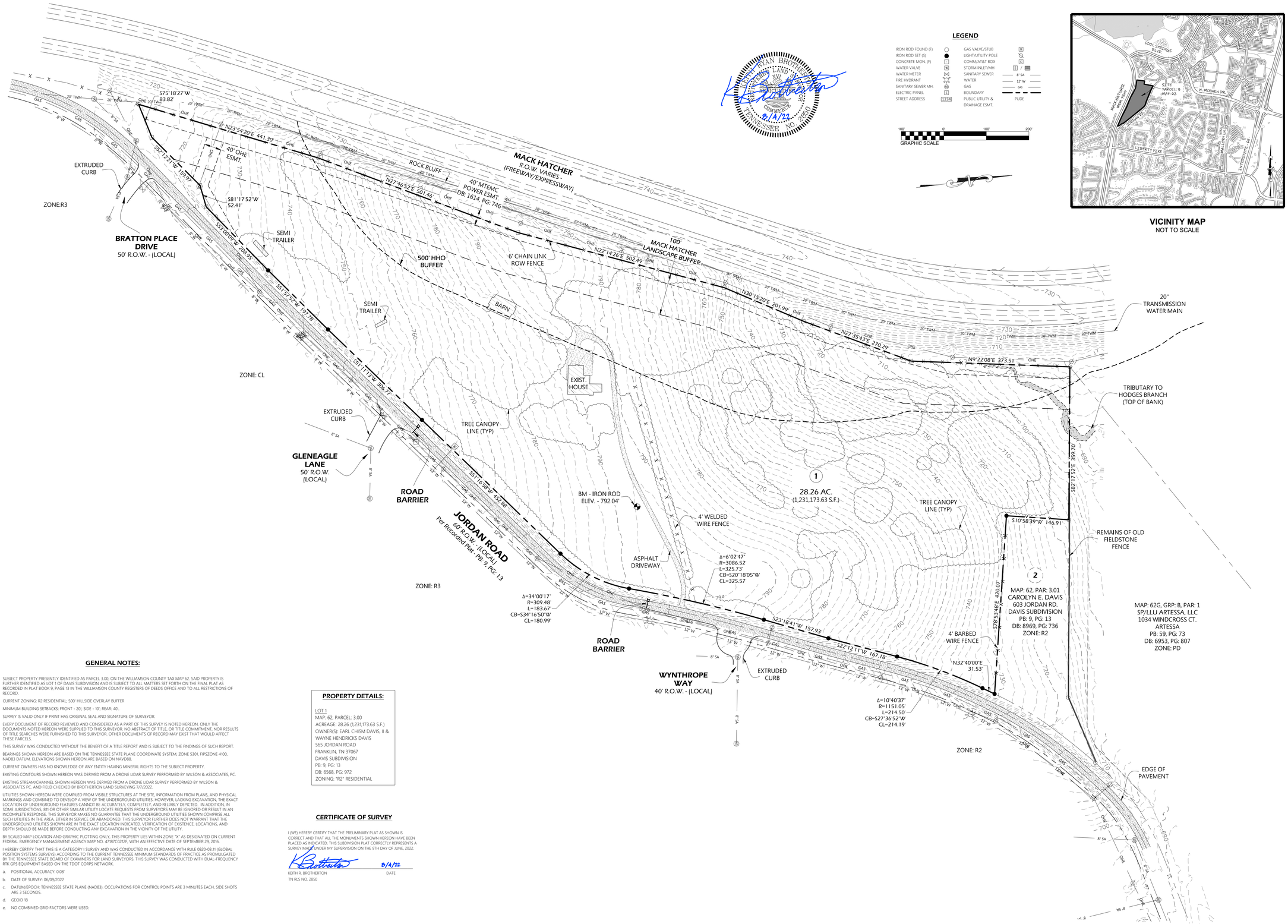
Brotherton Land Surveying

Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
Mailing Address: 603 Jordan Road - Franklin, TN 37067



PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
	6/27/22	PRE-APP SUBMITTAL
	7/11/22	INITIAL SUBMITTAL
	8/4/22	RESUBMITTAL OF CORRECTED PLANS

BLS PROJECT NO.	SHEET NUMBER	TOTAL SHEETS
22-046	C0.0	6



LEGEND

IRON ROD FOUND (F)		GAS VALVE/STUB	G
IRON ROD SET (S)		LIGHT/UTILITY POLE	
CONCRETE MON. (F)		COMM/AT&T BOX	C
WATER VALVE		STORM INLET/MH	/
WATER METER		SANITARY SEWER	8" SA
FIRE HYDRANT		WATER	12" W
SANITARY SEWER MH.		GAS	GAS
ELECTRIC PANEL		BOUNDARY	
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT.	PUDE

GRAPHIC SCALE 100' 0' 100' 200'

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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3. MINIMUM BUILDING SETBACKS: FRONT - 20'; SIDE - 10'; REAR: 40'.
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6. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. CURRENT OWNERS HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
9. EXISTING CONTOURS SHOWN HEREON WAS DERIVED FROM A DRONE LIDAR SURVEY PERFORMED BY WILSON & ASSOCIATES, PC.
10. EXISTING STREAM/CHANNEL SHOWN HEREON WAS DERIVED FROM A DRONE LIDAR SURVEY PERFORMED BY WILSON & ASSOCIATES PC. AND FIELD CHECKED BY BROTHERTON LAND SURVEYING 7/7/2022.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2016.
13. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 06/09/2022
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH. SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 18
    e. NO COMBINED GRID FACTORS WERE USED.

PROPERTY DETAILS:

LOT 1
MAP: 62, PARCEL: 3.00
ACREAGE: 28.26 (1,231,173.63 S.F.)
OWNER(S): EARL CHISM DAVIS, II &
WAYNE HENDRICKS DAVIS
565 JORDAN ROAD
FRANKLIN, TN 37067
DAVIS SUBDIVISION
PB: 9, PG: 13
DB: 6568, PG: 972
ZONING: "R2" RESIDENTIAL

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE PRELIMINARY PLAT AS SHOWN IS CORRECT AND THAT ALL THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF JUNE, 2022.

KEITH R. BROTHERTON — DATE 8/4/22
TN RLS NO. 2850

Brotherton Land Surveying
Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
Mailing Address: 603 Jordan Road - Franklin, TN 37067

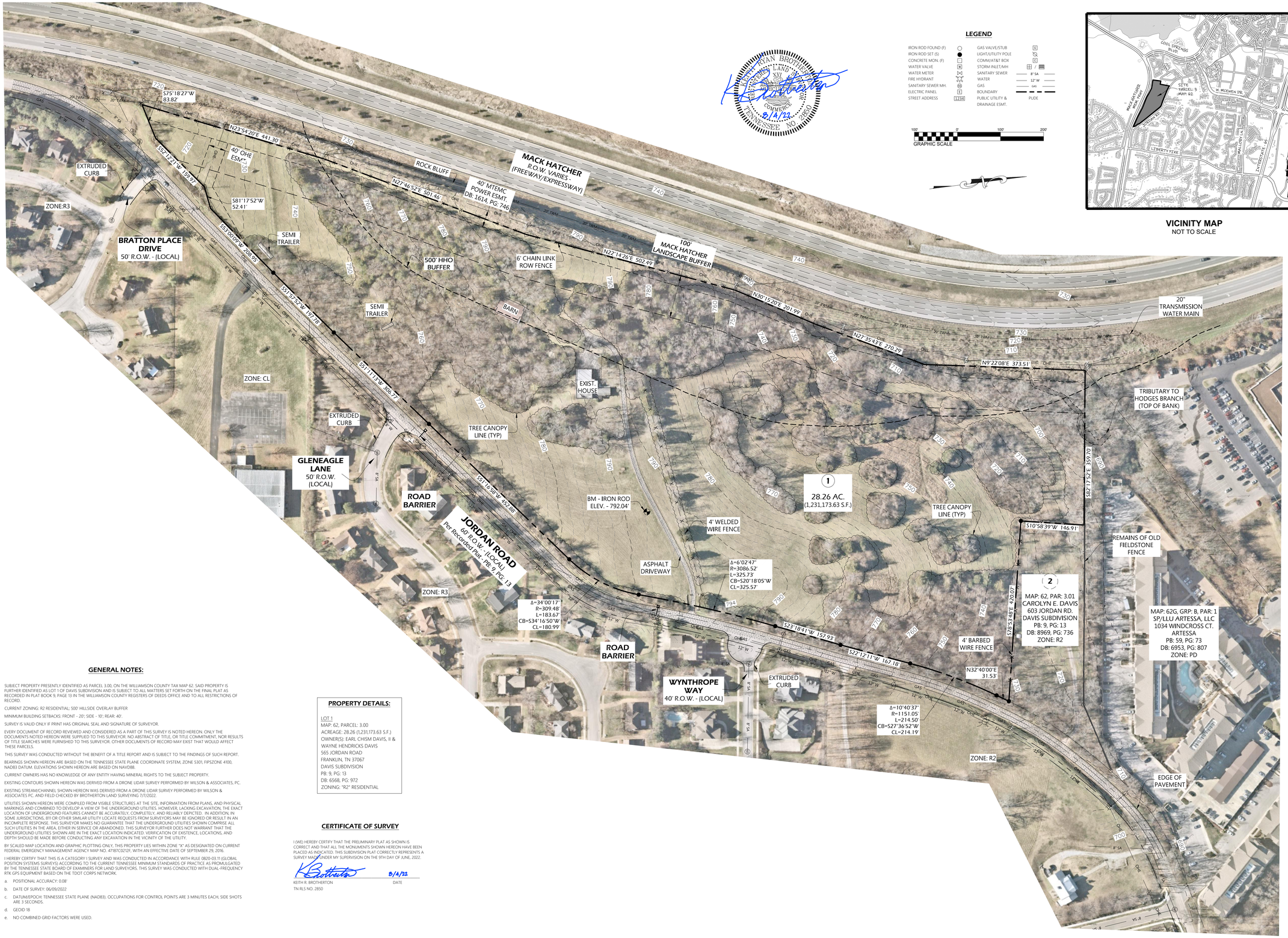
JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

COF PROJECT # 7919
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

DATE: 8/4/2022
DRAWN BY: KRB
BLS PROJECT NO.: 22-046
SCALE: 1" = 100'

EXISTING CONDITIONS

SHEET NUMBER
C1.0



LEGEND

IRON ROD FOUND (F)	○	GAS VALVE/STUB	G
IRON ROD SET (S)	●	LIGHT/UTILITY POLE	
CONCRETE MON. (F)	□	COMM/AT&T BOX	C
WATER VALVE	W	STORM INLET/MH	⊞ / ▤
WATER METER	☆	SANITARY SEWER	8" SA
FIRE HYDRANT		WATER	12" W
SANITARY SEWER MH.	S	GAS	GAS
ELECTRIC PANEL	E	BOUNDARY	
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT.	PUDE

100' 0' 100' 200'
GRAPHIC SCALE

VICINITY MAP
NOT TO SCALE

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    e. NO COMBINED GRID FACTORS WERE USED.

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DAVIS SUBDIVISION
PB: 9, PG: 13
DB: 6568, PG: 972
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8/4/22

KEITH R. BROTHERTON — DATE
TN RLS NO. 2850

Brotherton Land Surveying
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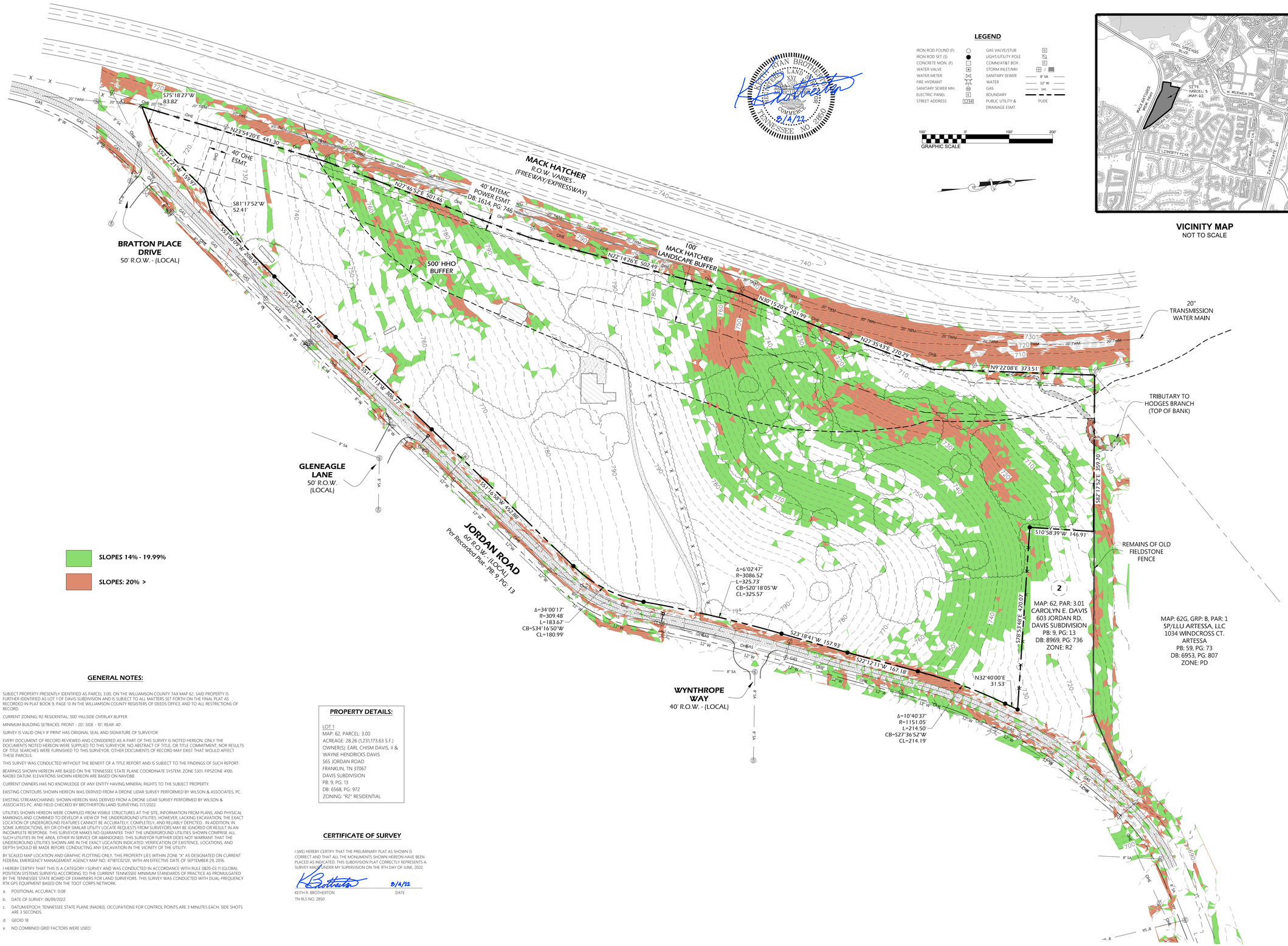
JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

COF PROJECT # 7919
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

DATE: 8/4/2022
DRAWN BY: KRB
BLS PROJECT NO.: 22-046
SCALE: 1" = 100'

EXISTING CONDITIONS WITH AERIAL IMAGE

SHEET NUMBER
C1.1



LEGEND

IRON ROD FOUND (F)		GAS VALVE/STUB	
IRON ROD SET (S)		LIGHT/UTILITY POLE	
CONCRETE MON. (F)		COMM/AT&T BOX	
WATER VALVE		STORM INLET/MH	
WATER METER		SANITARY SEWER	8" SA
FIRE HYDRANT		WATER	12" W
SANITARY SEWER MH.		GAS	GAS
ELECTRIC PANEL		BOUNDARY	
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT.	PUDE

KEITH R. BROTHERTON
TENNESSEE
LICENSED
LAND
SURVEYOR
No. 2850
6/14/22

VICINITY MAP
NOT TO SCALE

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CERTIFICATE OF SURVEY

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KEITH R. BROTHERTON — DATE 6/14/22
TN RLS NO. 2850

Brotherton Land Surveying
Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
Mailing Address: 603 Jordan Road - Franklin, TN 37067

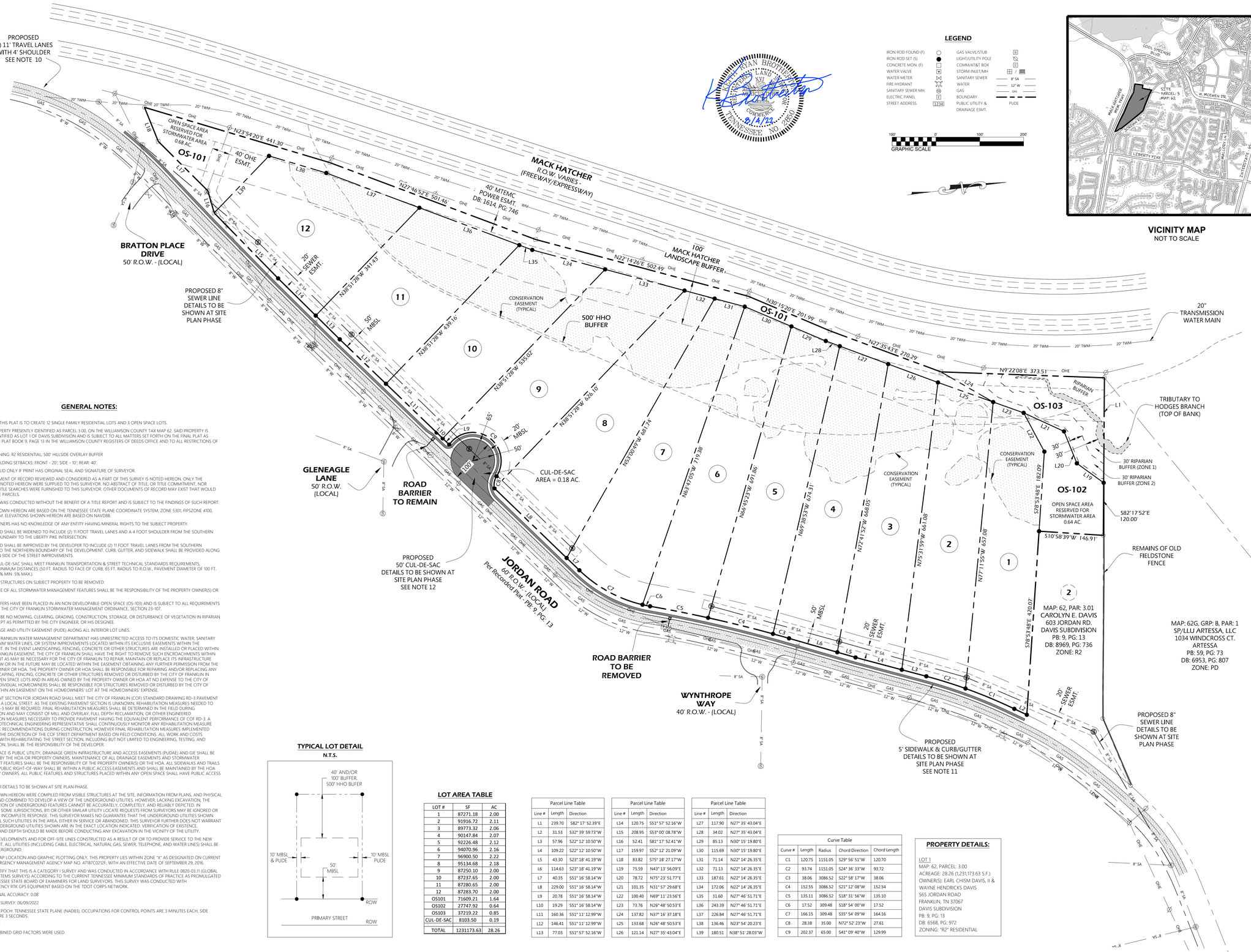
JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

COF PROJECT # 7919
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

DATE: 8/4/2022
DRAWN BY: KRB
BLS PROJECT NO.: 22-046
SCALE: 1" = 100'

EXISTING
CONDITIONS
SLOPE ANALYSIS

SHEET NUMBER
C1.2



LEGEND

IRON ROD FOUND (F)	○	GAS VALVE/STUB	G
IRON ROD SET (S)	●	LIGHT/UTILITY POLE	
CONCRETE MON. (F)	□	COMM/AT&T BOX	C
WATER VALVE	⊠	STORM INLET/MH	⊞ / ▤
WATER METER	⊠	SANITARY SEWER	8" SA
FIRE HYDRANT	☆	WATER	12" W
SANITARY SEWER MH.	Ⓢ	GAS	GAS
ELECTRIC PANEL	E	BOUNDARY	
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT.	PUDE

GRAPHIC SCALE 100' 0' 100' 200'

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. PURPOSE OF THIS PLAT IS TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.
2. SUBJECT PROPERTY PRESENTLY IDENTIFIED AS PARCEL 3.00, ON THE WILLIAMSON COUNTY TAX MAP 62. SAID PROPERTY IS FURTHER IDENTIFIED AS LOT 1 OF DAVIS SUBDIVISION AND IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT AS RECORDED IN PLAT BOOK 9, PAGE 13 IN THE WILLIAMSON COUNTY REGISTERS OF DEEDS OFFICE AND TO ALL RESTRICTIONS OF RECORD.
3. CURRENT ZONING: R2 RESIDENTIAL; 500' HILLSIDE OVERLAY BUFFER
4. MINIMUM BUILDING SETBACKS: FRONT - 20'; SIDE - 10'; REAR: 40'.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THESE PARCELS.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
9. CURRENT OWNERS HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
10. JORDAN ROAD SHALL BE WIDENED TO INCLUDE (2) 11 FOOT TRAVEL LANES AND A 4 FOOT SHOULDER FROM THE SOUTHERN PROPERTY BOUNDARY TO THE LIBERTY PIKE INTERSECTION.
11. JORDAN ROAD SHALL BE IMPROVED BY THE DEVELOPER TO INCLUDE (2) 11 FOOT TRAVEL LANES FROM THE SOUTHERN BOUNDARY TO THE NORTHERN BOUNDARY OF THE DEVELOPMENT. CURB, GUTTER, AND SIDEWALK SHALL BE PROVIDED ALONG THE WESTERN SIDE OF THE STREET IMPROVEMENTS.
12. PROPOSED CUL-DE-SAC SHALL MEET FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS REQUIREMENTS, INCLUDING MINIMUM DISTANCES (50 FT. RADIUS TO FACE OF CURB, 65 FT. RADIUS TO R.O.W.; PAVEMENT DIAMETER OF 100 FT. AND SLOPE 2% MIN. 5% MAX.).
13. ALL EXISTING STRUCTURES ON SUBJECT PROPERTY TO BE REMOVED.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
15. RIPARIAN BUFFERS HAVE BEEN PLACED IN AN NON DEVELOPABLE OPEN SPACE (OS-103) AND IS SUBJECT TO ALL REQUIREMENTS SET FORTH IN THE CITY OF FRANKLIN STORMWATER MANAGEMENT ORDINANCE, SECTION 23-107.
16. 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.
17. 10 FT. DRAINAGE AND UTILITY EASEMENT (PUDE) ALONG ALL INTERIOR LOT LINES.
18. 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 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.
19. THE PAVEMENT SECTION FOR JORDAN ROAD SHALL MEET THE CITY OF FRANKLIN (COF) STANDARD DRAWING RD-3 PAVEMENT SECTION FOR A LOCAL STREET. AS THE EXISTING PAVEMENT SECTION IS UNKNOWN, REHABILITATION MEASURES NEEDED TO MEET COF RD-3 MAY BE REQUIRED. FINAL REHABILITATION MEASURES SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION AND MAY CONSIST OF MILL AND OVERLAY, FULL DEPTH RECLAMATION, OR OTHER ENGINEERED REHABILITATION MEASURES NECESSARY TO PROVIDE PAVEMENT HAVING THE EQUIVALENT PERFORMANCE OF COF RD-3. A LICENSED GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL CONTINUOUSLY MONITOR ANY REHABILITATION MEASURE AND PROVIDE RECOMMENDATIONS DURING CONSTRUCTION. HOWEVER FINAL REHABILITATION MEASURES IMPLEMENTED SHALL BE AT THE DISCRETION OF THE COF STREET DEPARTMENT BASED ON FIELD CONDITIONS. ALL WORK AND COSTS ASSOCIATED WITH REHABILITATING THE STREET SECTION, INCLUDING BUT NOT LIMITED TO ENGINEERING, TESTING, AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
20. ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE GREEN INFRASTRUCTURE AND ACCESS EASEMENTS (PUDAE) AND GIE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN A PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
21. STORMWATER DETAILS TO BE SHOWN AT SITE PLAN PHASE.
22. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
23. WITH NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
24. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2016.
25. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 06/09/2022
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 18
    e. NO COMBINED GRID FACTORS WERE USED.

TYPICAL LOT DETAIL
N.T.S.

LOT AREA TABLE

LOT #	SF	AC
1	87271.18	2.00
2	91916.72	2.11
3	89773.32	2.06
4	90147.84	2.07
5	92226.48	2.12
6	94070.96	2.16
7	96900.50	2.22
8	95134.68	2.18
9	87250.10	2.00
10	87237.65	2.00
11	87280.65	2.00
12	87283.70	2.00
OS101	71609.21	1.64
OS102	27747.92	0.64
OS103	37219.22	0.85
CUL-DE-SAC	8103.50	0.19
TOTAL	1231173.63	28.26

Parcel Line Table		
Line #	Length	Direction
L1	239.70	S82° 17' 52.39"E
L2	31.53	S32° 39' 59.73"W
L3	57.96	S22° 12' 10.50"W
L4	109.22	S22° 12' 10.50"W
L5	43.30	S23° 18' 41.19"W
L6	114.63	S23° 18' 41.19"W
L7	40.35	S51° 16' 58.14"W
L8	229.00	S51° 16' 58.14"W
L9	20.78	S51° 16' 58.14"W
L10	19.29	S51° 16' 58.14"W
L11	160.36	S51° 11' 12.99"W
L12	146.41	S51° 11' 12.99"W
L13	77.03	S51° 57' 52.16"W

Parcel Line Table		
Line #	Length	Direction
L14	120.75	S51° 57' 52.16"W
L15	208.95	S53° 00' 08.78"W
L16	52.41	S81° 17' 52.41"W
L17	159.97	S52° 12' 21.09"W
L18	83.82	S75° 18' 27.17"W
L19	75.59	N43° 13' 56.09"E
L20	78.72	N75° 23' 51.77"E
L21	101.35	N31° 57' 29.68"E
L22	100.40	N69° 11' 23.56"E
L23	73.76	N26° 48' 50.53"E
L24	137.82	N37° 16' 37.18"E
L25	133.68	N26° 48' 50.53"E
L26	121.14	N27° 35' 43.04"E

Parcel Line Table		
Line #	Length	Direction
L27	117.90	N27° 35' 43.04"E
L28	34.02	N27° 35' 43.04"E
L29	85.13	N30° 15' 19.80"E
L30	115.69	N30° 15' 19.80"E
L31	71.14	N22° 14' 26.35"E
L32	71.13	N22° 14' 26.35"E
L33	187.61	N22° 14' 26.35"E
L34	172.06	N22° 14' 26.35"E
L35	31.60	N27° 46' 51.71"E
L36	243.39	N27° 46' 51.71"E
L37	226.84	N27° 46' 51.71"E
L38	136.46	N23° 54' 20.23"E
L39	180.51	N38° 51' 28.03"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	120.75	1151.05	S29° 56' 51"W	120.70
C2	93.74	1151.05	S24° 36' 33"W	93.72
C3	38.06	3086.52	S22° 58' 17"W	38.06
C4	152.55	3086.52	S21° 12' 08"W	152.54
C5	135.11	3086.52	S18° 31' 56"W	135.10
C6	17.52	309.48	S18° 54' 00"W	17.52
C7	166.15	309.48	S35° 54' 09"W	164.16
C8	28.38	35.00	N72° 52' 23"W	27.61
C9	202.37	65.00	S41° 09' 40"W	129.99

PROPERTY DETAILS:

LOT 1
MAP: 62, PARCEL: 3.00
ACREAGE: 28.26 (1,231,173.63 S.F.)
OWNER(S): EARL CHISM DAVIS, II & WAYNE HENDRICKS DAVIS
565 JORDAN ROAD
FRANKLIN, TN 37067
DAVIS SUBDIVISION
PB: 9, PG: 13
DB: 6568, PG: 972
ZONING: "R2" RESIDENTIAL

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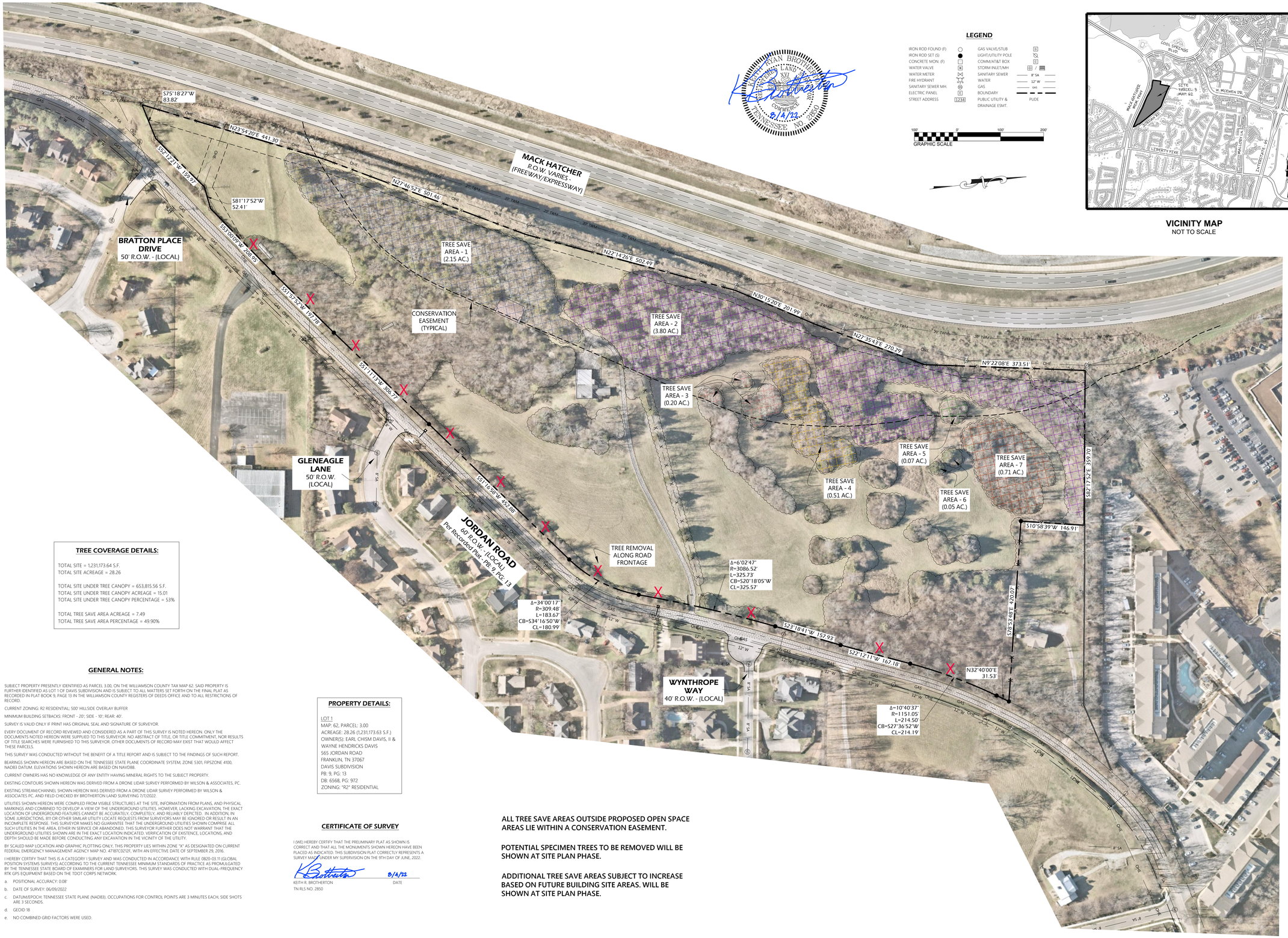
JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

COF PROJECT # 7919
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

DATE: 8/4/2022
DRAWN BY: KRB
BLS PROJECT NO.: 22-046
SCALE: 1" = 100'

PRELIMINARY PLAT

SHEET NUMBER
C2.0



LEGEND

IRON ROD FOUND (F)	○	GAS VALVE/STUB	GV
IRON ROD SET (S)	●	LIGHT/UTILITY POLE	☼
CONCRETE MON. (F)	□	COMM/AT&T BOX	C
WATER VALVE	WV	STORM INLET/MH	⊞ / ▤
WATER METER	WM	SANITARY SEWER	8" SA
FIRE HYDRANT	FH	WATER	12" W
SANITARY SEWER MH.	SS	GAS	GAS
ELECTRIC PANEL	E	BOUNDARY	
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT.	PUDE

GRAPHIC SCALE 100' 0' 100' 200'

VICINITY MAP
NOT TO SCALE

TREE COVERAGE DETAILS:

TOTAL SITE = 1,231,173.64 S.F.
TOTAL SITE ACREAGE = 28.26

TOTAL SITE UNDER TREE CANOPY = 653,815.56 S.F.
TOTAL SITE UNDER TREE CANOPY ACREAGE = 15.01
TOTAL SITE UNDER TREE CANOPY PERCENTAGE = 53%

TOTAL TREE SAVE AREA ACREAGE = 7.49
TOTAL TREE SAVE AREA PERCENTAGE = 49.90%

GENERAL NOTES:

1. SUBJECT PROPERTY PRESENTLY IDENTIFIED AS PARCEL 3.00, ON THE WILLIAMSON COUNTY TAX MAP 62. SAID PROPERTY IS FURTHER IDENTIFIED AS LOT 1 OF DAVIS SUBDIVISION AND IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT AS RECORDED IN PLAT BOOK 9, PAGE 13 IN THE WILLIAMSON COUNTY REGISTERS OF DEEDS OFFICE AND TO ALL RESTRICTIONS OF RECORD.
2. CURRENT ZONING: R2 RESIDENTIAL; 500' HILLSIDE OVERLAY BUFFER
3. MINIMUM BUILDING SETBACKS: FRONT - 20'; SIDE - 10'; REAR: 40'.
4. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
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6. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. CURRENT OWNERS HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
9. EXISTING CONTOURS SHOWN HEREON WAS DERIVED FROM A DRONE LIDAR SURVEY PERFORMED BY WILSON & ASSOCIATES, PC.
10. EXISTING STREAM/CHANNEL SHOWN HEREON WAS DERIVED FROM A DRONE LIDAR SURVEY PERFORMED BY WILSON & ASSOCIATES PC. AND FIELD CHECKED BY BROTHERTON LAND SURVEYING 7/7/2022.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2016.
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    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 06/09/2022
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83); OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 18
    e. NO COMBINED GRID FACTORS WERE USED.

PROPERTY DETAILS:

LOT 1
MAP: 62, PARCEL: 3.00
ACREAGE: 28.26 (1,231,173.63 S.F.)
OWNER(S): EARL CHISM DAVIS, II & WAYNE HENDRICKS DAVIS
565 JORDAN ROAD
FRANKLIN, TN 37067
DAVIS SUBDIVISION
PB: 9, PG: 13
DB: 6568, PG: 972
ZONING: "R2" RESIDENTIAL

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE PRELIMINARY PLAT AS SHOWN IS CORRECT AND THAT ALL THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 9TH DAY OF JUNE, 2022.

KEITH R. BROTHERTON — DATE 8/4/22
TN RLS NO. 2850

ALL TREE SAVE AREAS OUTSIDE PROPOSED OPEN SPACE AREAS LIE WITHIN A CONSERVATION EASEMENT.

POTENTIAL SPECIMEN TREES TO BE REMOVED WILL BE SHOWN AT SITE PLAN PHASE.

ADDITIONAL TREE SAVE AREAS SUBJECT TO INCREASE BASED ON FUTURE BUILDING SITE AREAS. WILL BE SHOWN AT SITE PLAN PHASE.

Brotherton Land Surveying
Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
Mailing Address: 603 Jordan Road • Franklin, TN 37067

JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT

COF PROJECT # 7919
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

DATE: 8/4/2022
DRAWN BY: KRB
BLS PROJECT NO.: 22-046
SCALE: 1" = 100'

EXISTING LANDSCAPE CONDITIONS

SHEET NUMBER
L1.0

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-03453

DATE: August 8, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Stream Valley PUD Subdivision, Final Plat, Section 18, Creating 17 Single-Family Residential Lots, 9 Attached Residential Lots, And 3 Open Spaces, On 13.13 Acres, Located South Of Oglethorpe Drive And West Of Interstate 65. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7918
Applicant: Tyler Ring, Steam Valley Franklin, LLC
Owner: Tyler Ring, Stream Valley Franklin, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 17 single-family residential lots, 9 attached residential lots, and 3 open space lots for Section 18 of the Stream Valley PUD Subdivision. The subject property consists of 13.13 acres. The plat reflects the approved layout and design for the Section 18 site plan. The site plan for Section 18 of the Stream Valley PUD subdivision was approved in October 2021.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 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)

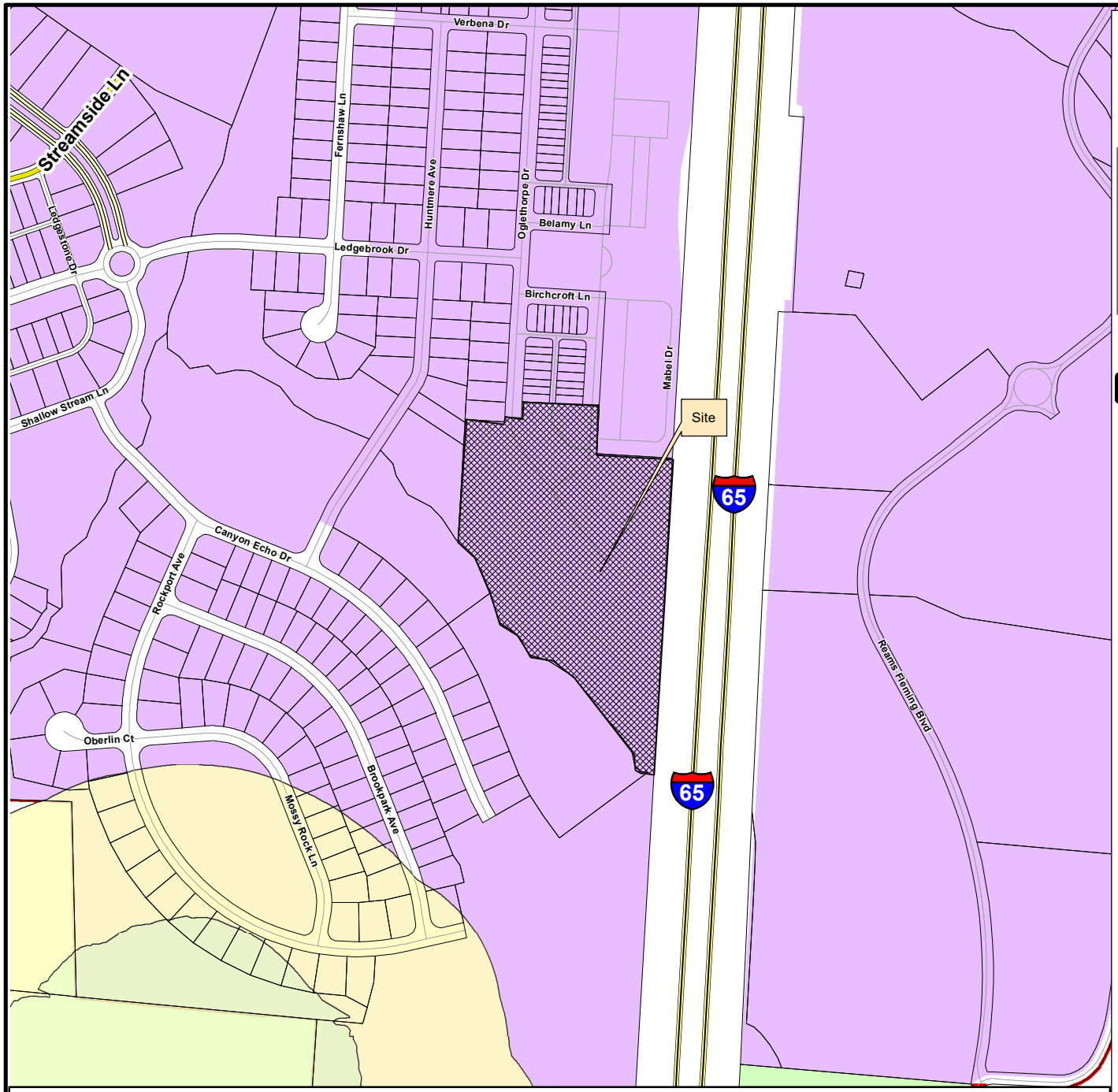
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the final plat for Section 18 of the Stream Valley PUD Subdivision with conditions.



STREAM VALLEY PUD SUBDIVISION, FINAL PLAT, SECTION 18

Project Information
Existing Zoning: PD
Overlay Districts: n/a
Site Acreage: 13.13 acres
Proposed Number of Dwelling Units: 26
Proposed Nonresidential Square Footage: 0

Zoning Districts

Stream Valley PUD, Section 18

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.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7918

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

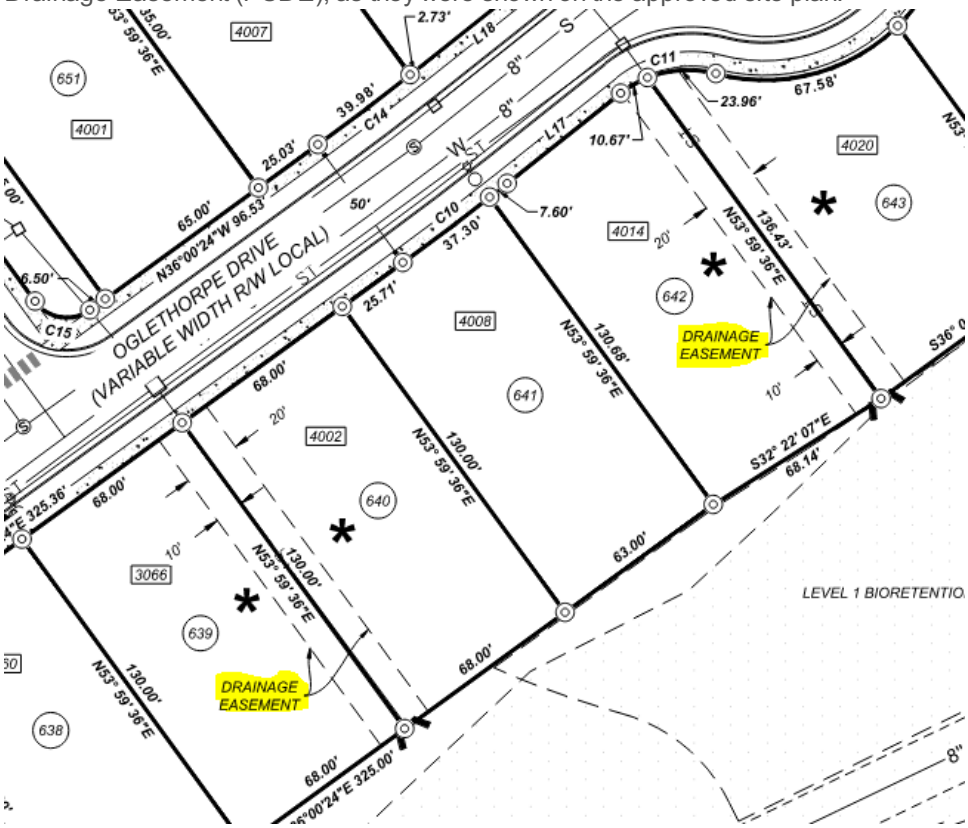
Engineering - Final Plat Checklist

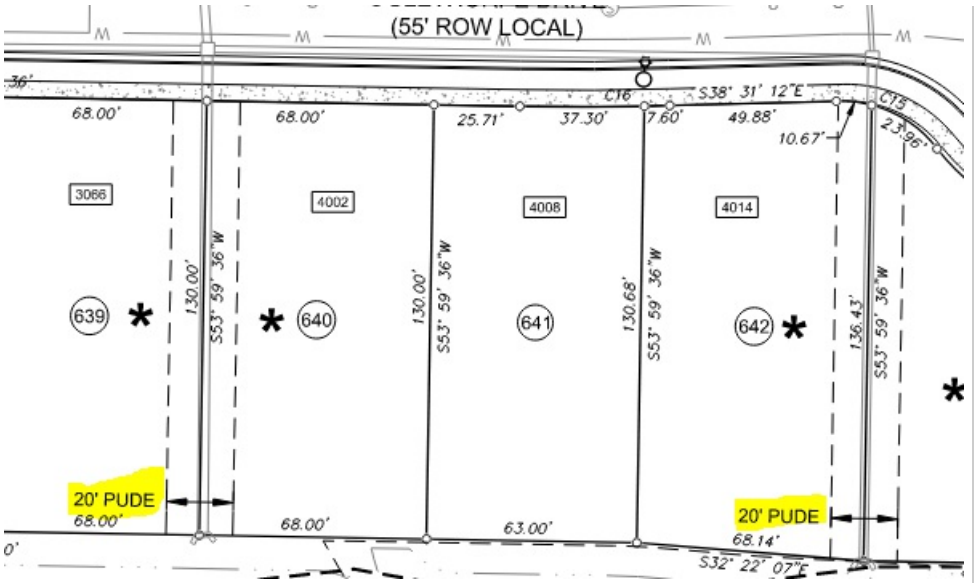
General Issues

10. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Dimension and label the 20' PUDE between Lots 639 and 640 and between Lots 642 and 643 as they were shown on the approved site plan.*" has not been fully-addressed.

Applicant shall label the 20' easements now shown on the plans as Public Utility and Drainage Easement (PUDE), as they were shown on the approved site plan:





Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7679 (Stream Valley PUD Subdivision, Site Plan, Section 18, Revision 1)** shall be transferred to this final plat as a condition of approval.

SITE DATA

PROJECT NAME:	STREAM VALLEY SUBDIVISION, SECTION 18, FINAL PLAT
COF PROJECT #:	7918
SUBDIVISION:	STREAM VALLEY PUD SUBDIVISION
NUMBER OF LOTS:	29
LOT NUMBERS:	635-660 & 1003-1005
ADDRESS:	LEWISBURG PIKE AND STREAM VALLEY BOULEVARD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD
OTHER APPLICABLE OVERLAYS:	FFO
ACREAGE OF SITE:	13.13 AC.
MINIMUM REQUIRED SETBACK LINES:	GARDEN HOMES: 65'X130' TYP.
FRONT YARD:	15 FEET
SIDE YARD:	5-10 FEET (10' ON A STREET; 10' BLDG. SEPARATION)
REAR YARD:	15 FEET
MINIMUM REQUIRED SETBACK LINES:	TOWN HOMES: 24'X90' TYP.
FRONT YARD:	10 FEET
SIDE YARD:	5-10 FEET (10' ON A STREET)
REAR YARD:	5 FEET OR 20 FEET
OWNER:	STREAM VALLEY FRANKLIN, LLC
ADDRESS:	P.O. BOX 314
CITY	FRANKLIN, TN 37065
PHONE NUMBER:	(615) 305-1033
EMAIL ADDRESS:	TYLERRING@COMCAST.NET
CONTACT NAME:	TYLER RING
APPLICANT:	ENERGY LAND & INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12 NASHVILLE, TN 37217
PHONE NUMBER:	(615) 383-6300
FAX NUMBER:	(615) 383-6341
EMAIL ADDRESS:	MICHAEL.RAY@ELI-LLC.COM
CONTACT NAME:	MICHAEL RAY
ENGINEER / LAND SURVEYOR:	ENERGY LAND & INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12 NASHVILLE, TN 37217
PHONE NUMBER:	(615) 383-6300
FAX NUMBER:	(615) 383-6341
CONTACT NAMES:	MICHAEL RAY

ROAD DATA

ACREAGE IN NEW R/W	± 1.41 ACRES
LINEAR FOOTAGE OF NEW ROADS	± 918 FEET
LINEAR FOOTAGE OF ALLEYS	± 223 FEET

MAP REFERENCE

BEING PARCEL ID: 117 01909, AS SHOWN ON WILLIAMSON COUNTY PARCEL VIEWER ONLINE INTERNET MAPPING.

DEED REFERENCE

PART OF THE PROPERTY CONVEYED TO STREAM VALLEY FRANKLIN, LLC AS RECORDED IN SPECIAL WARRANTY DEED BOOK 5559, PAGE 782 IN THE REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.TN.)

REVISIONS

REVISION 1: 08/03/2022 - COMMENTS FROM CITY OF FRANKLIN

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

AREA TABLE		
LOT	SQ. FT.	ACREAGE
635	10,457	0.24
636	9,987	0.23
637	8,190	0.19
638	8,190	0.19
639	8,840	0.20
640	8,840	0.20
641	8,198	0.19
642	9,127	0.21
643	8,976	0.21
644	12,357	0.28
645	12,700	0.29
646	12,700	0.29
647	11,956	0.27
648	8,780	0.20
649	9,280	0.21

AREA TABLE		
LOT	SQ. FT.	ACREAGE
650	8,764	0.20
651	8,775	0.20
652	4,808	0.11
653	2,181	0.05
654	2,160	0.05
655	2,655	0.06
656	2,830	0.06
657	2,161	0.05
658	2,669	0.06
659	2,655	0.06
660	2,644	0.06

OPEN SPACE AREA TABLE		
LOT	SQ. FT.	ACREAGE
1003	4,257	0.10
1004	3,612	0.08
1005	311,235	7.14

N

GRAPHIC SCALE (IN FEET)

500 0 250 500 1000

1 inch = 500 ft.



NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 17 GARDEN HOME LOTS, 9 TOWN HOME LOTS, 3 OPEN SPACE LOTS, AND DEDICATE RIGHT-OF-WAY.
2. A PORTION OF THIS PROPERTY IS LOCATED WITH ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355F, SEPTEMBER 29, 2006. A LOMR HAS BEEN ISSUED DATED JULY 07, 2017, CASE NO. 16-04-8246P
3. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS.
4. BEARINGS BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
5. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
6. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
7. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
8. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, LANDSCAPE AND DETENTION/RETENTION AREAS, AND ALL SIDEWALKS AND PATHWAYS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY. ALL ROADWAYS SHALL BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN SPECIFICATIONS IN PUBLIC RIGHTS-OF-WAY.
9. THE LOTS SHALL BE SERVED BY WATER FROM H.B. & T.S. UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
10. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES WITHIN EASEMENTS.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OF SYSTEM IMPROVEMENT LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. 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 H.O.A. 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.
14. ANY AND ALL MINERAL RIGHTS FOR THE SUBJECT PROPERTY SHALL TRANSFER TO THE OWNER.
15. ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILS AS THE FRONT FACADE.
16. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. 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.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HERBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN STREAM VALLEY PUD SUBDIVISION, SECTION 18, FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH H.B.&T.S. UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH H.B.&T.S. UTILITY DISTRICT TO ASSURE COMPELLATION OF SUCH IMPROVEMENTS.

_____ _____
AUTHORIZED SIGNATURE DATE

UTILITY DISCLAIMER

ENERGY, LAND, AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF 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

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 OPERATING 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 AUTHROIZED 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 OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5559, PAGE 782, 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 5559, PAGE 782, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

_____ _____
OWNER DATE

OWNER INFORMATION
STREAM VALLEY FRANKLIN PARTNERS, LLC
P.O. BOX 314
FRANKLIN, TN 37065
PHONE: (615) 305-1033
EMAIL: TYLER.RING@COMCAST.NET

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HERBY CERTIFY THAT:

A. THE SEWER SYSTEM DESIGNATED IN STREAM VALLEY PUD SUBDIVISION, SECTION 18, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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

I HERBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN STREAM VALLEY PUD SUBDIVISION, SECTION 18, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF SURVEY

I (WE) HERBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20____.

8/3/2022

ENERGY LAND AND INFRASTRUCTURE, LLC

DocuSigned by:
NAME: _____
509F4C57426D4E0...

BY: CHRISTOPHER BLAKE SEXTON, RLS 2400

DATE: 8/3/2022

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
509F4C57426D4E0...
TENNESSEE
2400
REGISTERED LAND SURVEYOR
8/3/2022

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TENNESSEE 37217
615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

FINAL PLAT

STREAM VALLEY PUD SUBDIVISION SECTION 18 FINAL PLAT

OWNER: STREAM VALLEY FRANKLIN, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: PMC/CBS	DATE: JULY 06, 2022
SCALE: 1"=500'	JOB NO: 20-11-1103
CLOSURE: >1:10,000	COF PROJECT NO. 7918

SHEET 1 OF 2

Filename: W:\20-11-1103 Stream Valley Section 18\5_CAD\Production\5_Final Plat\Stream Valley Section 18 Final Plat_Rev1.dwg
Layout Name: Layout
Plotted: Wednesday, August 03, 2022 - 6:49 am
By: pmc

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- SEWER MANHOLE
- STORM STRUCTURE
- HEADWALL
- XXXX — 911 ADDRESS
- 1 — LOT NUMBER
- PROPERTY LINE
- ADJOINER TRACT
- R/W — RIGHT-OF-WAY
- EXISTING EASEMENT EDGE
- PERMANENT EASEMENT
- 8" W — WATER LINE
- 8" S — SEWER LINE
- ST — STORM PIPE
- CURB

R.O.W.C.TN. - REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE
PUADE - PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENT
OS - OPEN SPACE
R/W - RIGHT-OF-WAY

CONCRETE

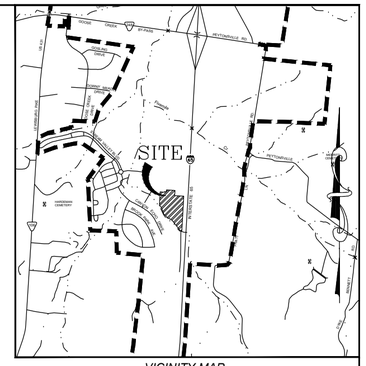
INTERSTATE 65
(R/W VARIES)

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N81° 28' 52"W	68.83'
L2	N49° 42' 33"W	24.42'
L3	N12° 04' 45"W	56.51'
L4	N58° 05' 36"W	95.81'
L5	N72° 05' 43"W	66.74'
L6	N33° 04' 43"W	82.93'
L7	N54° 15' 42"W	65.11'
L8	N46° 24' 12"W	75.12'
L9	N3° 19' 20"E	15.18'

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S86° 40' 40"E	55.00'
L11	N3° 19' 16"E	29.66'
L12	S3° 19' 20"W	29.66'
L13	N3° 19' 33"E	18.40'
L14	S3° 19' 20"W	29.50'
L15	S86° 40' 40"E	8.98'
L16	S3° 19' 20"W	3.22'
L17	S38° 31' 12"E	49.88'
L18	N38° 31' 12"W	52.18'



VICINITY MAP
(NTS)

N:551784.30
E:1721600.68

S3°15'59"W 1048.32'
998.32'

40' LANDSCAPE BUFFER

S86°40'40"E 272.96'

STREAM VALLEY PUD SUBDIVISION SECTION 19 PLAT BOOK 75, PAGE 93 R.O.W.C.TN.

PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT PLAT BOOK 75, PAGE 93 R.O.W.C.TN.

S3°19'20"W 153.36'

MAIL KIOSK

BIRCHCROFT LANE (55' R/W LOCAL)

N3°19'20"E 133.01'

S86°40'40"E 255.00'

STREAM VALLEY PUD SUBDIVISION SECTION 16 PLAT BOOK 68, PAGE 60 R.O.W.C.TN.

ALLEY "A" (20' R/W ALLEY)

S36°00'24"E 68.31'

9008 BIRCHCROFT (10' EASEMENT)

OGLETHORPE DRIVE (VARIABLE WIDTH R/W LOCAL)

N36°00'24"W 96.53'

S53°59'38"W 135.00'

N53°59'38"E 80.41'

S53°59'38"W 75.41'

N36°00'24"W 146.83'

S36°00'24"E 325.36'

S36°00'24"E 325.00'

N26°00'24"W 130.00'

S86°40'40"E 130.00'

N3°19'20"E 404.43'

S86°40'40"E 130.00'

N17°15'56"E 141.97'

S36°00'24"E 108.25'

N19°18'20"W 114.37'

N23°21'59"W 116.38'

N38°14'01"W 308.18'

S34° 47' 50"E 91.20'

S32° 22' 07"E 68.14'

S01° 14' 39"W 130.00'

S77° 39' 32"E 72.91'

N80° 11' 21"E 74.89'

N58° 01' 45"E 74.89'

N35° 53' 10"E 74.89'

N13° 44' 34"E 74.89'

N07° 27' 54"W 68.64'

N27° 44' 14"W 68.64'

S65°14'32"E 135.60'

S87° 19' 44"E 130.00'

S43° 02' 33"E 130.00'

N53° 59' 38"E 130.27'

N53° 59' 38"E 130.00'

N53° 59' 38"E 134.18'

N53° 59' 38"E 135.00'

N53° 59' 38"E 130.00'

N53° 59' 38"E 100.24'

N53° 59' 38"E 139.43'

N53° 59' 38"E 120.68'

S53° 59' 38"W 130.00'

S53° 59' 38"W 130.00'

S53° 59' 38"W 130.00'

S53°59'38"W 135.00'

N53°59'38"E 130.00'

N53°59'38"E 130.00'

N53°59'38"E 130.00'

N53°59'38"E 130.00'

N53°59'38"E 130.00'

N53°59'38"E 130.00'

647 4025 | 646 4031 | 648 4019 | 645 4032 | 649 4013 | 644 4026 | 650 4007 | 643 4020 | 651 4001 | 642 4014 | 652 3101 | 641 4008 | 653 3095 | 640 4002 | 654 3089 | 639 3066 | 655 3083 | 638 3060 | 656 3077 | 637 3054 | 657 3071 | 636 3048 | 658 3065 | 635 3042 | 659 5090 | 660 5096 | 6002 | 1003 OS/PUADE | 1004 OS/PUADE | 1005 OS/PUADE

OS/PUADE 1005

CITY OF FRANKLIN, TENNESSEE BOOK 7516, PAGE 506 "20' SEWER EASEMENT" R.O.W.C.TN.

EXCLUSIVE SEWER EASEMENT

20' PUDE PLAT BOOK 61, PAGE 105 R.O.W.C.TN.

FFO

GIE

DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT (GIE)

LEVEL 1 BIORETENTION BASIN

FIVE MILE CREEK

STREAM VALLEY PUD SUBDIVISION SECTION 8 PLAT BOOK 61, PAGE 105 R.O.W.C.TN.

30' ZONE 2 RIPARIAN BUFFER

30' ZONE 1 RIPARIAN BUFFER

TOP OF BANK

PUADE

EXCLUSIVE SEWER EASEMENT

STREAM VALLEY PUD SUBDIVISION SECTION 14 PLAT BOOK 65, PAGE 101 R.O.W.C.TN.

EXISTING DRY DETENTION POND (COF 6168)

STREAM VALLEY PUD SUBDIVISION SECTION 6 PLAT BOOK 59, PAGE 25 R.O.W.C.TN.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST
C1	34.32	50.00	S16° 20' 32"E	33.65
C2	51.16	57.85	S60° 22' 32"E	49.51
C3	11.47	23.00	S70° 27' 34"E	11.35
C4	31.26	38.50	S30° 43' 52"W	30.41
C5	21.21	13.50	N81° 00' 24"W	19.09
C6	47.02	68.50	N16° 20' 32"W	46.10
C7	20.59	30.00	S16° 20' 32"E	20.19
C8	35.38	40.00	S61° 20' 32"E	34.23
C9	84.77	123.50	S16° 20' 32"E	83.12
C10	44.90	1023.50	S37° 15' 48"E	44.89
C11	34.63	37.00	S11° 42' 36"E	33.38
C12	323.46	65.00	N52° 32' 28"E	79.03
C13	33.26	37.00	N64° 16' 08"W	32.15
C14	42.70	973.50	N37° 15' 48"W	42.70
C15	21.21	13.50	N08° 59' 36"E	19.09
C16	82.69	93.50	N28° 39' 28"E	80.02

* CRITICAL GRADING LOT DUE TO STORM INFRASTRUCTURE / EASEMENTS THROUGH LOTS

REVISIONS
REVISION 1: 08/03/2022 - COMMENTS FROM CITY OF FRANKLIN

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20____.

8/3/2022

ENERGY LAND AND INFRASTRUCTURE, LLC

DocuSigned by:

NAME: 509F4C57426D4E0...

BY: CHRISTOPHER BLAKE SEXTON, RLS 2400

DATE: 8/3/2022

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
LICENSED PROFESSIONAL LAND SURVEYOR
509F4C57426D4E0...
8/3/2022
TENNESSEE NO. 2400

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TENNESSEE 37217
615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

FINAL PLAT

STREAM VALLEY PUD SUBDIVISION SECTION 18 FINAL PLAT

OWNER: STREAM VALLEY FRANKLIN, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: PMC/CBS
SCALE: 1"=500'
CLOSURE: >1:10,000
DATE: JULY 06, 2022
JOB NO: 20-11-1103
COF PROJECT NO. 7918

SHEET 2 OF 2

Filename: W:\20-11-1103 Stream Valley Section 18\5_CAD\Production\5_Final Plat\Stream Valley Section 18 Final Plat_Rev1.dwg
Layout Name: Layout C (2)
Plotted: Wednesday, August 03, 2022 - 6:49 am
By: pmc

City of Franklin

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

File #: 21-03448

DATE: August 5, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Creating 35 Townhome Lots, Two Open Spaces, And Easements, On 10.39 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7924
Applicant: Steve Matthews, Dale & Associates
Owner: Ben Beasley, Cypress Home, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates 35 townhome lots, 2 open space lots, and creates easements. Due to the creation of new lots, this final plat requires approval by the Franklin Municipal Planning Commission. The rezoning and development plan for this project were given a favorable recommendation by FMPC in December 2014 and approved by BOMA in March 2015. The final plat is consistent with the development plan.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included 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 that the Franklin Municipal Planning Commission defer Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11 to the September 22, 2022 FMPC agenda.

From: Benjamin Beasley
To: Amy Diaz-Barriga
Cc: Chelsea Randolph
Subject: Re: Williamson Square/ Township PUD Section 2 Final Plat Help
Date: Monday, August 22, 2022 12:44:10 PM
Attachments: image002.png
image003.png
Outlook-utis22d1.png

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

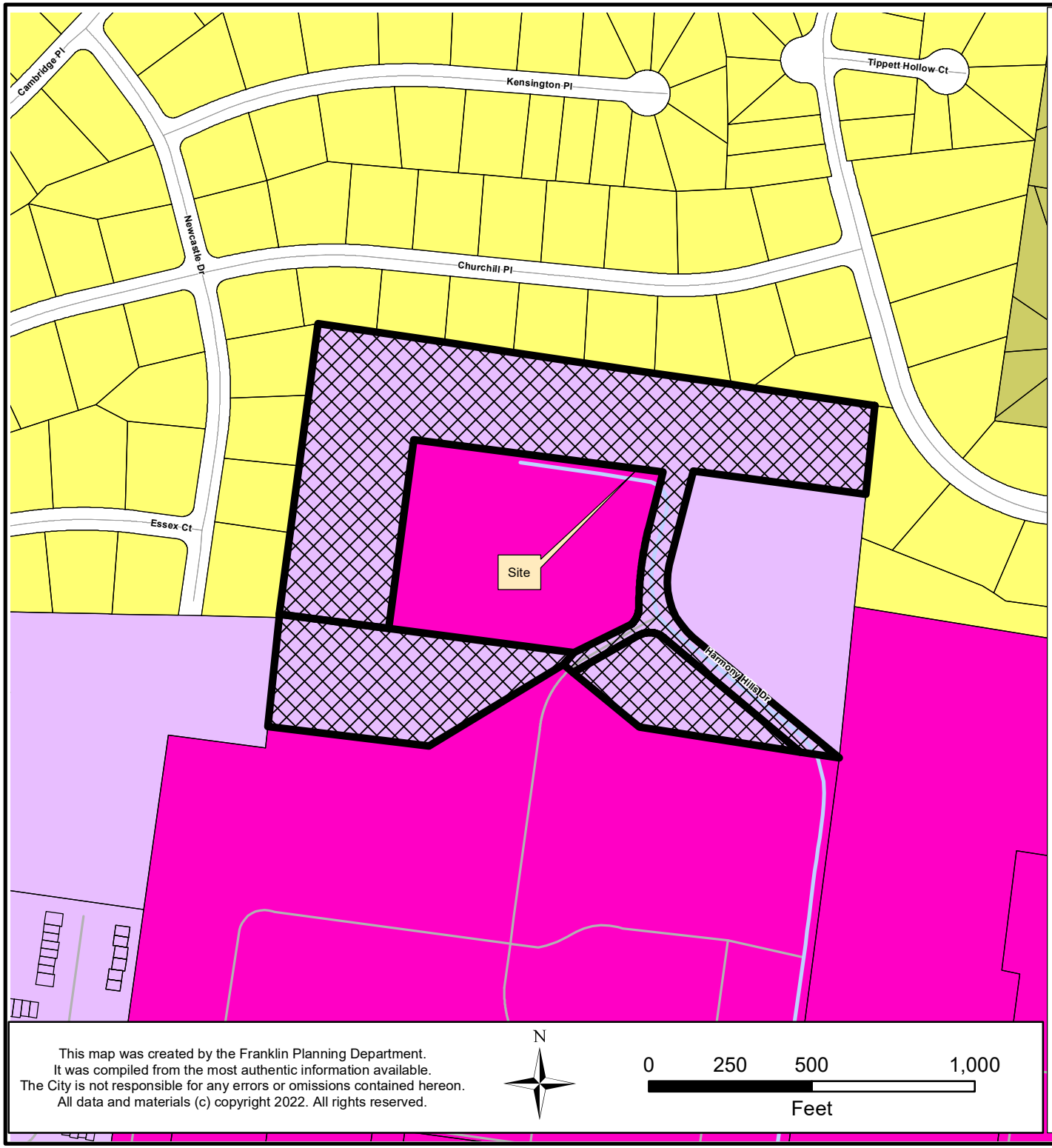
Amy,

I would like to defer this for 1 month please.

Thanks,

CYPRESS HOMES

Ben Beasley
P.O. Box 682447
Franklin, TN 37068
615.497.1511
Cypress Homes Website



WILLIAMSON SQUARE SUBDIVISION,
FINAL PLAT,
REVISION 6, LOTS 8, 10 & 11

Project Information
Existing Zoning: PD, Planned District
Site Acreage: 10.39 acres
Proposed Number of Dwelling Units: 37
Proposed Nonresidential Square Footage: 0

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 7924

CONDITIONS OF APPROVAL:

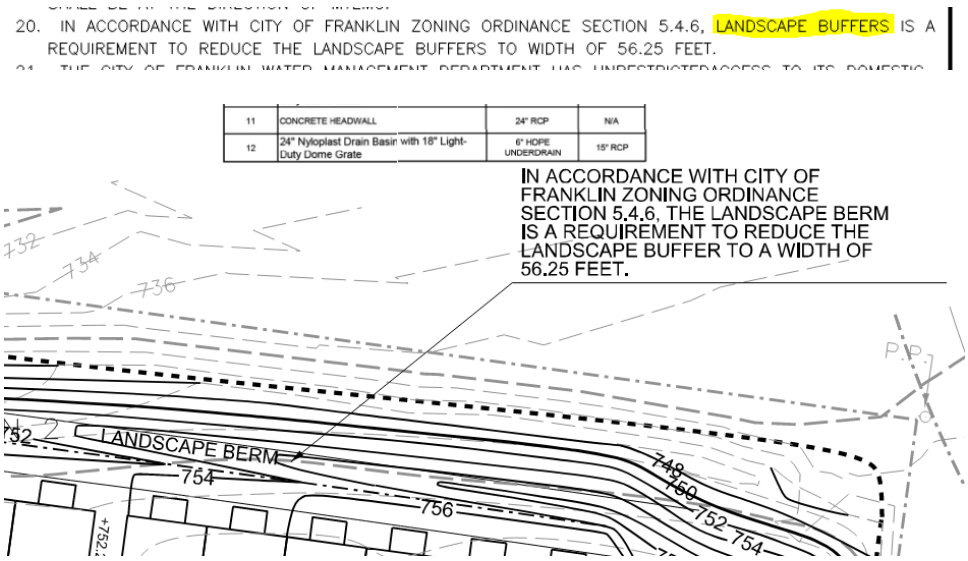
Open Issues: 18 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

18. Incompatible Use Buffer

lance.fittro@franklintn.gov Applicant shall revise General Note #20 to reflect the wording of the note below from the approved site plan (i.e. change the highlighted portion to "THE LANDSCAPE BERM" rather than "LANDSCAPE BUFFERS"):



[Edited By Lance Fittro]

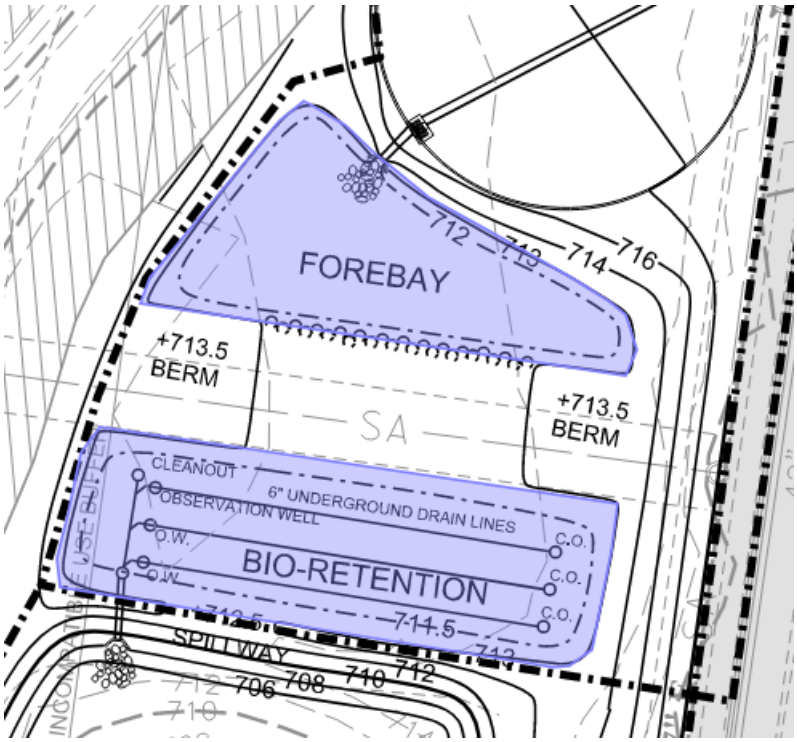
19. C. Final Plat

lance.fittro@franklintn.gov **The following condition is placed on the final plat as a Condition of Approval to be satisfied prior to issuance of building permits**:

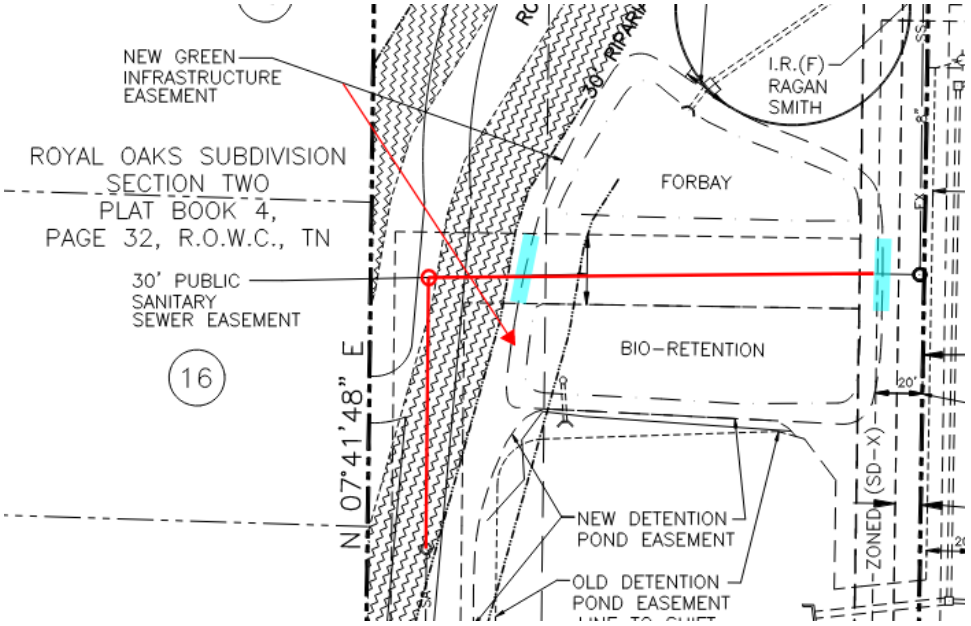
No building permits for Section 2 shall be issued until the additional detention pond volume shown on the Section 1 site plan (COF #5841) is provided per the approved plans and stormwater design for Section 2. Pond volume shall be verified with approved submittal of as-built drawings for the detention pond.
[Edited By Lance Fittro]

21. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the Green Infrastructure Easement for the bioretention pond and forebay approximately as highlighted below, such that the GIE lies on either side of the sanitary sewer easement without overlap, and show the sanitary sewer line within the sewer easement:

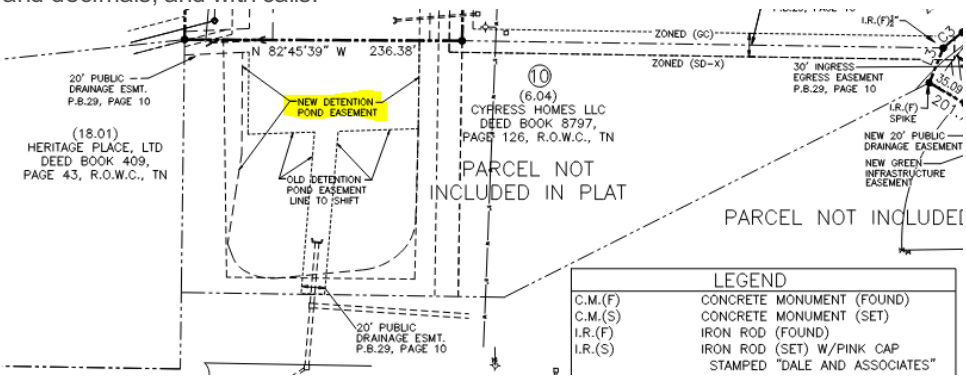


removing the highlighted linework, and adding labels and sewer line as marked up below:



22. C. Final Plat

lance.fittro@franklintn.gov Applicant shall include Lot 10 in the revised plat in order to record the revised drainage easement shown on the lot, and revise the easement name to "Public Drainage Easement." When including Lot 10 in the plat, the Applicant shall show the lot boundaries with bold linework, lengths of the boundaries measured to the nearest foot and decimals, and with calls.



26. Open Space Lots

lance.fittro@franklintn.gov Upon adding Lot 10 to the lots included in the revised plat, applicant shall likewise indicate Lot 10 as an Open Space Lot.

27. C. Final Plat

lance.fittro@franklintn.gov Note 29 which was added with this submittal is a duplicate of Note 26. Applicant shall remove the duplicated Note 29:

26. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
28. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
29. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

Parks

General Issues

4. Parkland information

kevinl@franklintn.gov Nothing was shown on this plat regarding Parkland Information.

Applicant shall show on plat either in the note section or clouded area the Parkland Information below.

35units x $4,304=$150,640
due at final plat
moved to the the newest ordinance
[Edited By Kevin Lindsey]

5. Parkland information

kevinl@franklintn.gov — The Parkland agreement was sent to Law on 7-18-22. Once signature are obtained from applicant, this agreement can't be fully executed until approved by the Planning Commission on 8-25-22. At that time, fees can be paid and moved on from OneStop and recording of the plat.

Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklintn.gov — **No sureties associated with this final plat.** All sureties associated with this development from site plan **COF# 7216 (Township PUD Subdivision, Site Plan, Section 2)** were previously posted with the site plan.

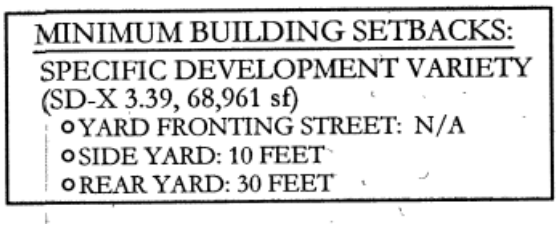
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

6. Setbacks

chelsea.randolph@franklintn.gov — Applicant shall update the plat to reflect the setbacks shown on Williamson Square Subdivision , Final Plat, Section 1, Rev. 5. which can be seen below:



33. Project name

chelsea.randolph@franklintn.gov — Applicant shall revise all sheets to reflect the revised name below:

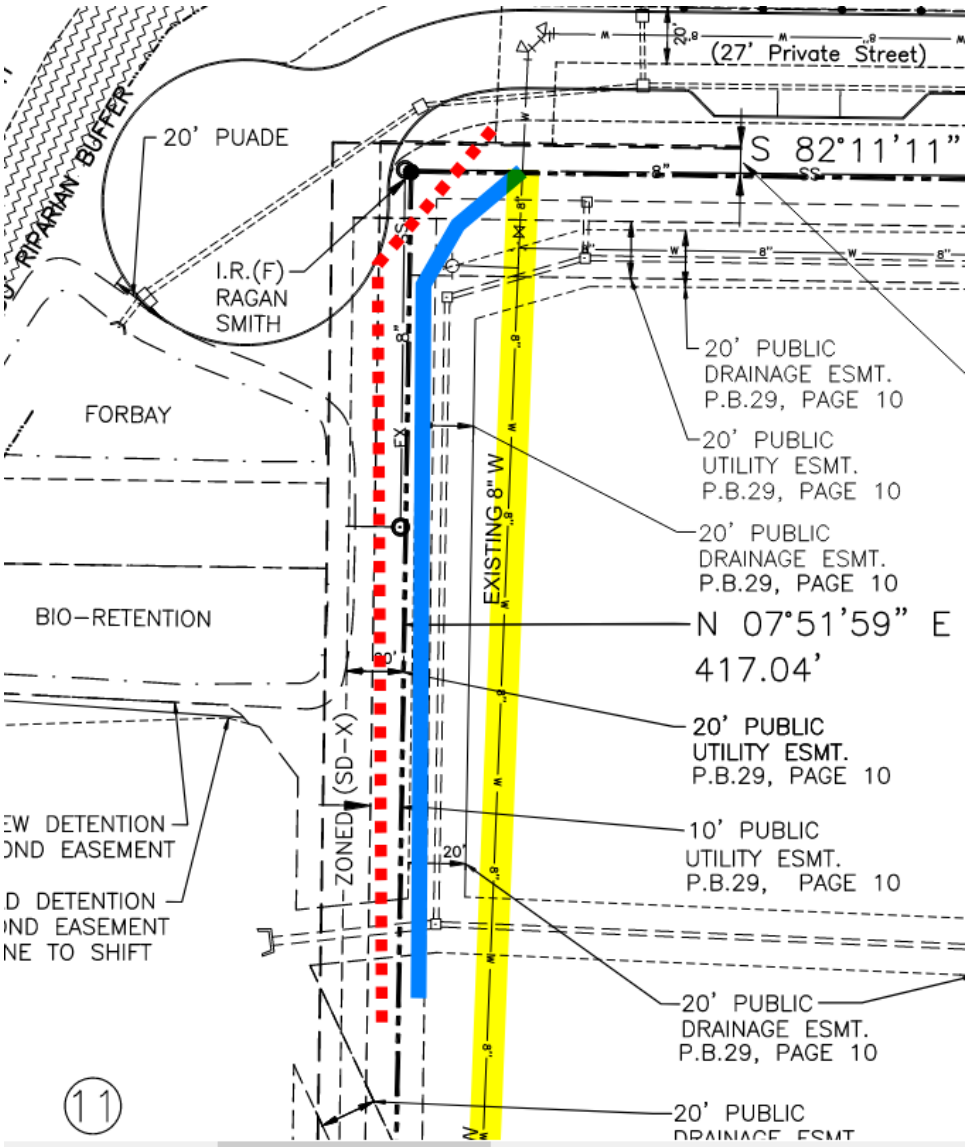
Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, and 11

Water/Sewer

General Issues

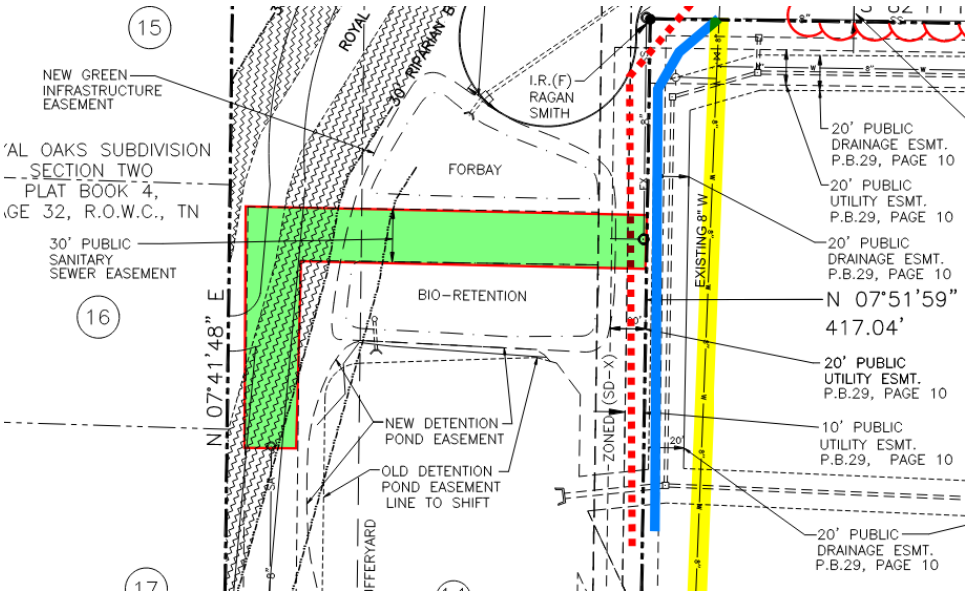
11. Water

ben.mcneil@franklintn.gov During the construction process, it has been found that the water line below is not shown correctly. The water line is actually west along the property line, this must be fully located and shown correctly in the proposed plat. Where the water line is being adjusted and corrected by SP amendment to be submitted to Franklin for review, the plat must reflect changes from site plan amendment. The easement must be adjusted for any location that the easement would overlap onto the proposed platted property. The applicant shall update and revise.



12. Existing utilities

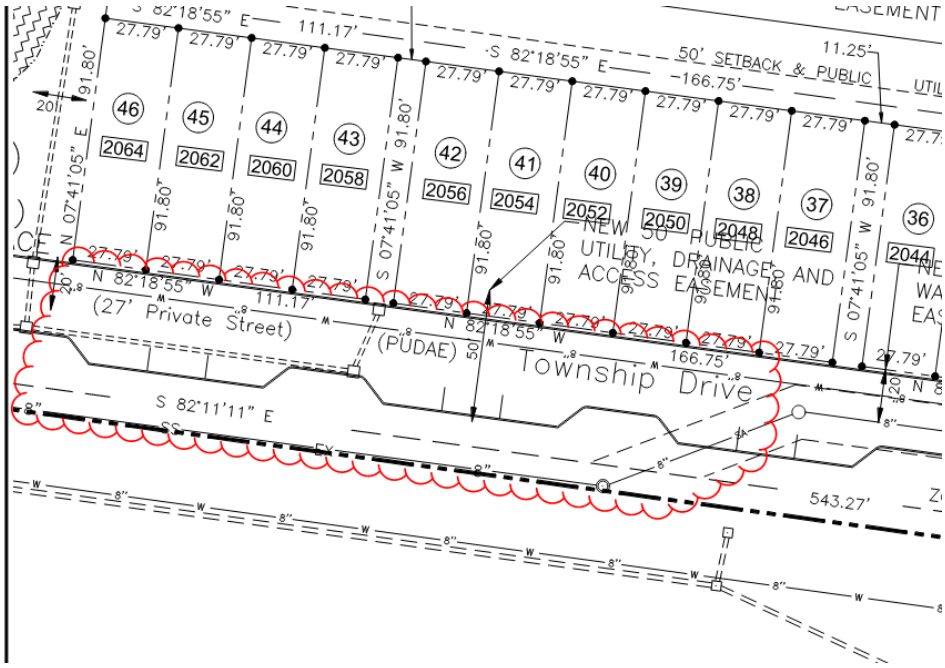
ben.mcneil@franklintn.gov The applicant shall provide the sanitary sewer for the location below, the sewer shall be noted and depths provided to ensure easement widths are acceptable. This shall be corrected on all applicable sheets.



[Edited By Ben McNeil]

28. Sanitary sewer service easement

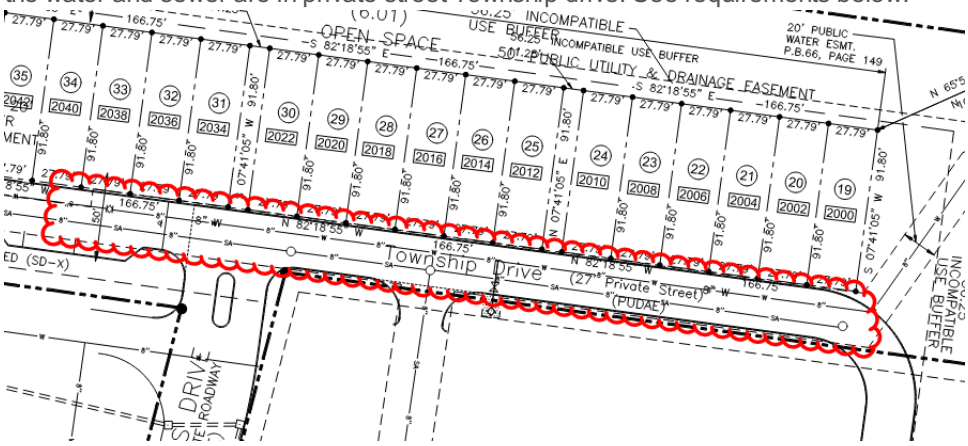
ben.mcneil@franklintn.gov The applicant shall provide the location of the of the existing sanitary sewer services for the lots below. Where the service crosses the open area, easements will be required for COF to maintain the sewer service lines.



[Edited By Ben McNeil]

29. Utility easement

ben.mcneil@franklintn.gov Applicant shall provide exclusive water and sewer easements for the locations where the water and sewer are in private street Township drive. See requirements below.



EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.

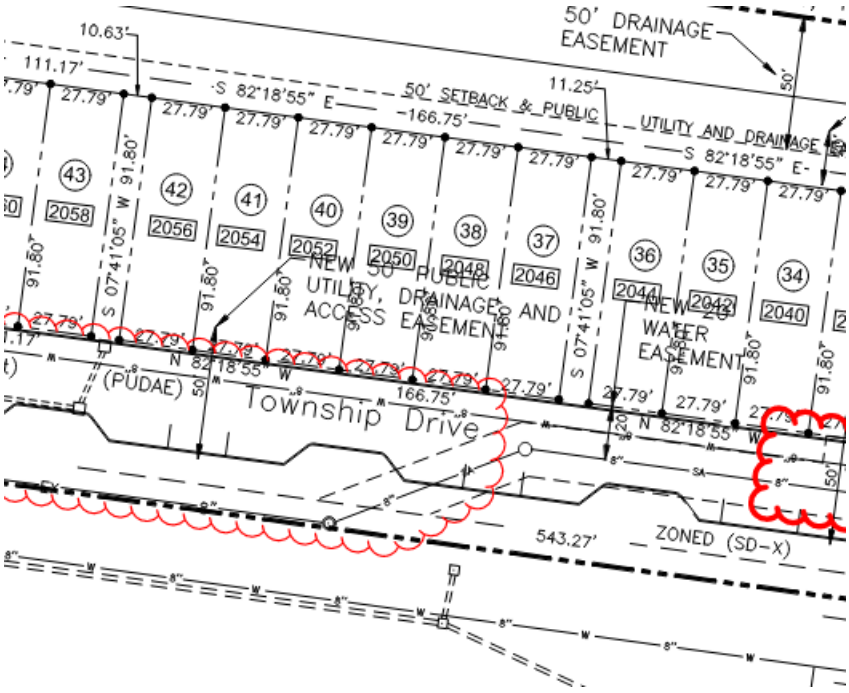
2. 13'-20' depth requires 30' easement.

3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

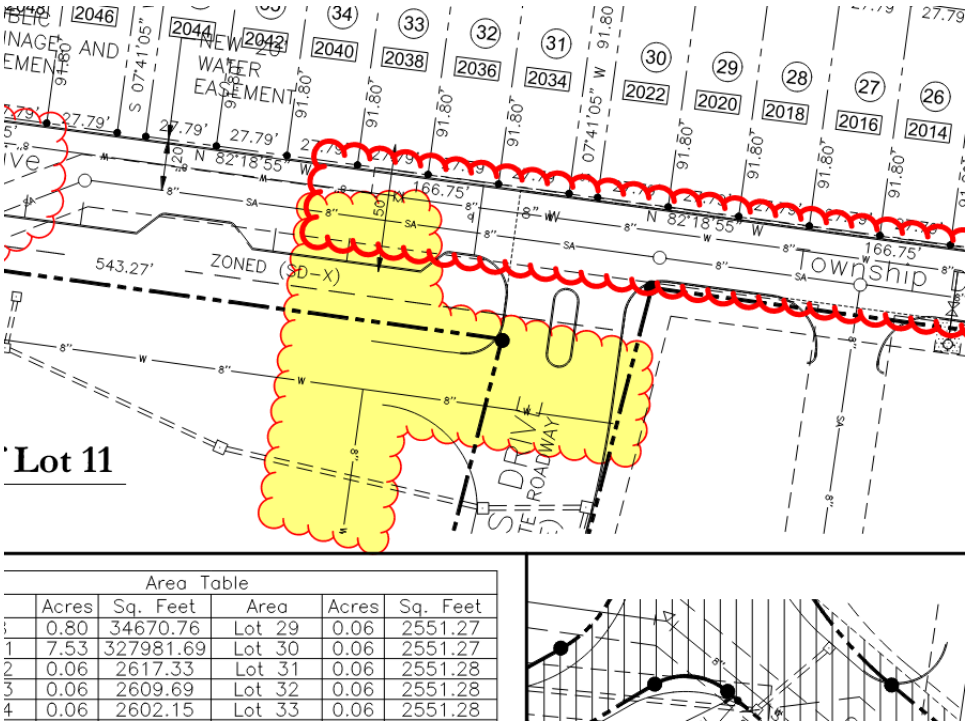
30. Gray scale

ben.mcneil@franklintn.gov The applicant shall correct all of the labels to be legible, the current labels are not able to be read.



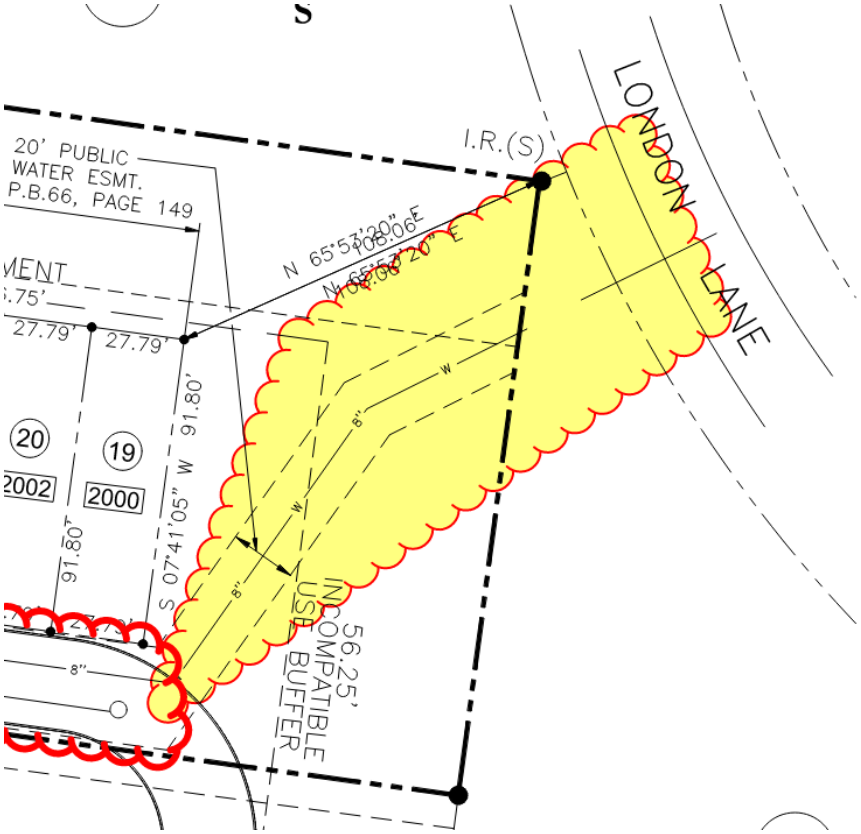
31. Water

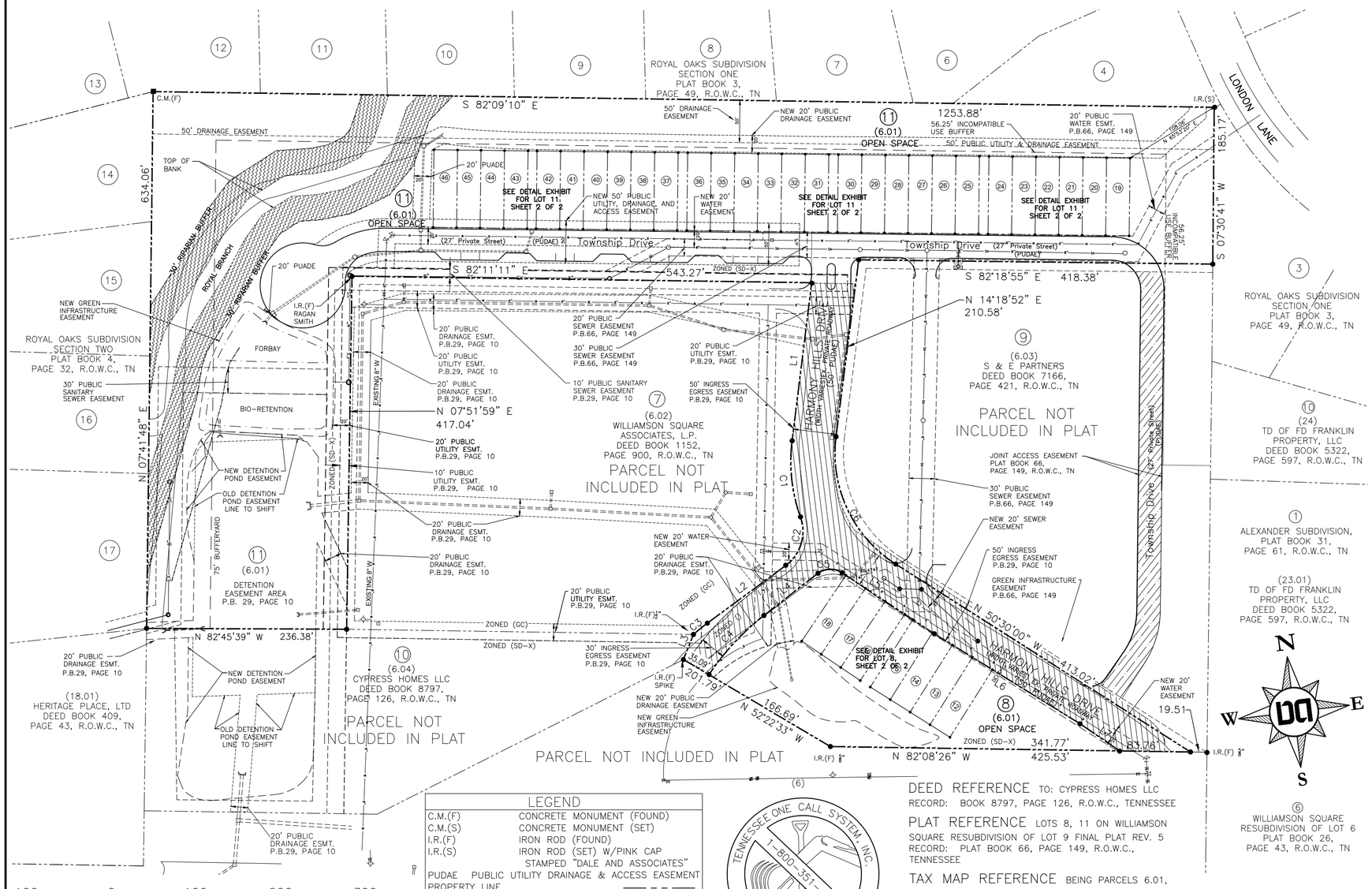
ben.mcneil@franklintn.gov The proposed plat does not match the approved site plan, the water line work does not match what has been installed in field. The water does not do as shown. The applicant shall correct the water layout.



32. Water information

ben.mcneil@franklintn.gov The applicant has not provided the water line work or correct easement layout for the location below, the applicant shall verify the water alignment and correct the easements.





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.24'	195.00'	26°48'31"	S 00°40'43" W	90.41'
C2	64.05'	50.00'	73°23'45"	S 23°58'21" W	59.76'
C3	21.17'	220.00'	5°30'48"	S 57°54'54" W	21.16'
C4	95.59'	300.00'	18°15'26"	N 49°52'19" E	95.19'
C5	30.45'	25.00'	69°46'47"	S 84°25'51" E	28.60'
C6	175.34'	155.00'	64°48'53"	N 18°05'34" W	166.14'

LINE	BEARING	DISTANCE
L1	S 14°04'59" W	188.43'
L2	S 60°40'18" W	114.96'
L3	S 28°45'37" W	31.87'
L4	N 58°59'52" E	81.00'
L5	S 49°32'17" E	130.69'
L6	S 51°19'32" E	202.21'
L7	S 48°33'26" E	56.84'

LEGEND

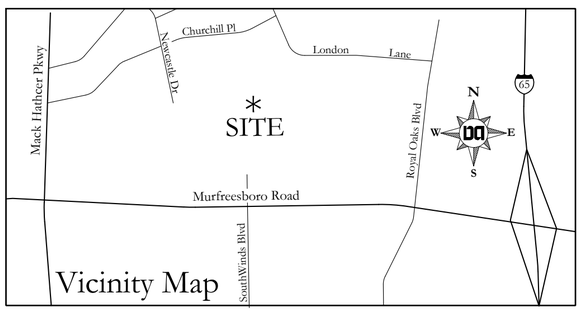
C.M.(F)	CONCRETE MONUMENT (FOUND)
C.M.(S)	CONCRETE MONUMENT (SET)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP STAMPED "DALE AND ASSOCIATES"
PUDAE	PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
PROPERTY LINE	
OVERHEAD UTILIITES	OH
WATER LINE	W
SANITARY LINE	SA
GAS LINE	G
CONCRETE	

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

DEED REFERENCE TO: CYPRESS HOMES LLC
RECORD: BOOK 8797, PAGE 126, R.O.W.C., TENNESSEE

PLAT REFERENCE LOTS 8, 11 ON WILLIAMSON SQUARE RESUBDIVISION OF LOT 9 FINAL PLAT REV. 5
RECORD: PLAT BOOK 66, PAGE 149, R.O.W.C., TENNESSEE

TAX MAP REFERENCE BEING PARCELS 6.01, & 6.05 ON TAX MAP 079G



GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE LOTS 8 AND 11 INTO 37 LOTS TOTAL.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATAGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
4. PARCEL NUMBER SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 79G.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THE AFFECTED PROPERTY SHOWN HEREON CONTAINS 452,362.28 SQUARE FEET OR 10.39 ACRES OF LAND.
7. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212F DATED SEPTEMBER 29, 2006.
8. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS. PROPERTY CORNERS SHOWN THUS -■- ARE MARKED BY CONCRETE MONUMENTS.
9. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-X 3.39, 68,961 SF (SPECIFIC DEVELOPMENT-VARIETY). THE PLAT REVISION IS FOR A DEVELOPMENT NOW NAMED TOWNSHIP PUD SUBDIVISION.
10. NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES OFF HARMONY HILLS DRIVE
11. PROPERTY OWNER:
    CYPRESS HOMES LLC, P.O. BOX 682447, FRANKLIN, TN 37068
12. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 8 AND 11 ON THE PLAT OF WILLIAMSON SQUARE REVISION FIVE (RESUBDIVISION OF LOT 9) OF RECORD IN PLAT BOOK P66, PAGE 149, R.O.W.C., TN.
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. LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
15. BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, (NAD 83).
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
17. MINERAL RIGHTS WERE NOT DETERMINED AND ARE UNCERTAIN RELATIVE TO THESE PARCELS.
18. 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.
19. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
20. IN ACCORDANCE WITH CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.4.6, LANDSCAPE BUFFERS IS A REQUIREMENT TO REDUCE THE LANDSCAPE BUFFERS TO WIDTH OF 56.25 FEET.
21. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTEDACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPE, 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.
22. ALL WATER AND SEWER EASEMENTS SHOWN HEREON RELATIVE TO THE SUBJECT PLAT SHALL BE CONSIDERED EXCLUSIVE TO UTILITY USES OF WATER AND SEWER.
23. NO BUILDING PERMITS FOR SECTION 2 SHALL BE ISSUED UNTIL THE DETENTION POND WORK SHOW ON SECTION 1 SITE PLAN 9COF #5941) IS COMPLETED PER THE APPROVED PLANS.
24. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
25. ALL PRIVATE STREETS SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
26. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
28. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
29. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 8797, Page 126, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown 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., TN. running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:

Cypress Homes LLC — Date

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

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

City of Franklin — Date

Williamson County Emergency Management Agency — Date

MTEMC

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 MTEMT's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 24 day of June, 2022.

Registered Land Surveyor — 6/24/22 Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Williamson Squre Subdivision, Lots 8 & 11 have been installed in accordance with City specifications, or (2) a performance bond 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.

Supt. Water and Sewer Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets, drainage, and sidewalks designated in Williamson Squre Subdivision, Lots 8 & 11 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary Franklin Municipal Planning Commission — Date

STEVEN C. MATTHEWS REGISTERED LAND SURVEYOR XVI AGRICULTURE SERVICE COMMERCE 8/4/23 TENNESSEE NO. 2352

Owner/Developer:
Cypress Homes LLC
P.O. Box 682447
Franklin , TN 37068

9th CIVIL DISTRICT
SCALE 1"=100'
CLOSURE>1:10,000

TOTAL ACRES OF AFFECTED PROPERTY = 10.39
TOTAL LOTS= 37
City of Franklin Project# 7924

Rev: August 4, 2022 R1

Date: June 24, 2022

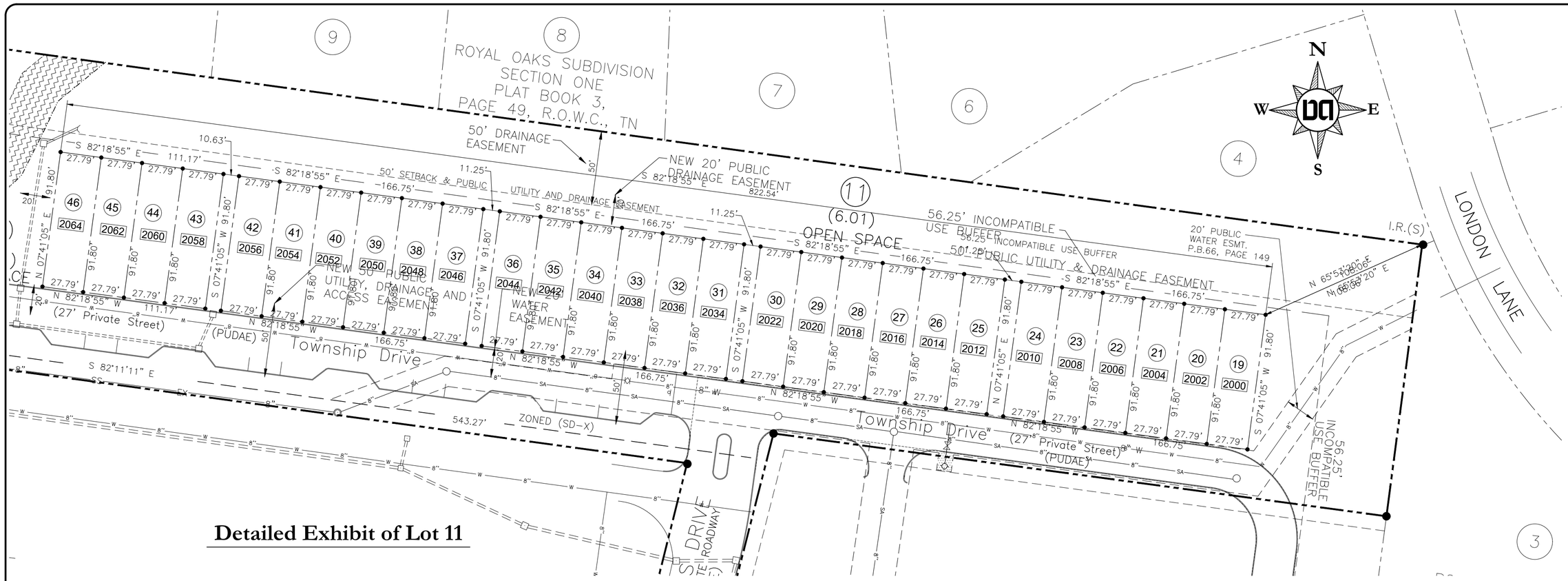
FINAL PLAT

WILLIAMSON SQUARE
Resubdivision of Lots 8 & 11
FINAL PLAT, REVISION 6

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 12017

Sheet 1 of 2



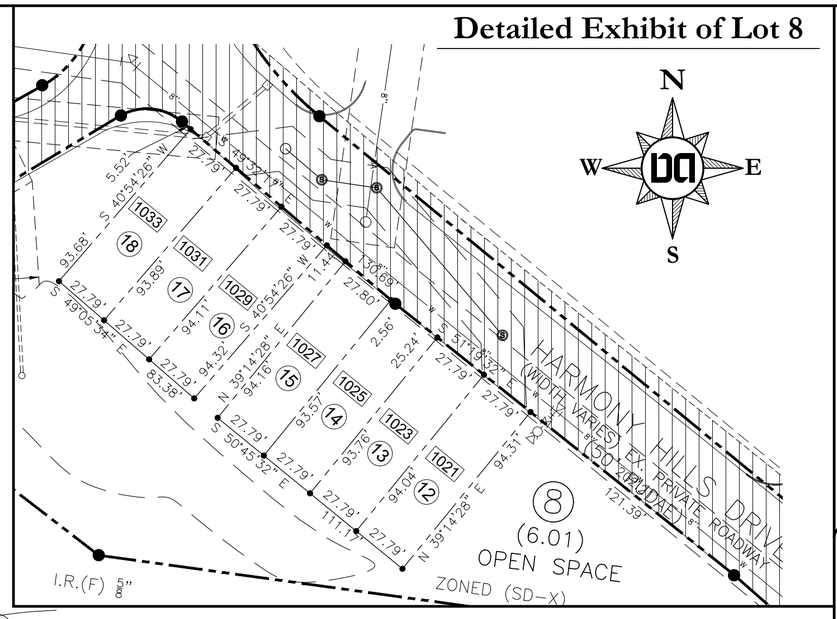
LEGEND	
C.M.(F)	CONCRETE MONUMENT (FOUND)
C.M.(S)	CONCRETE MONUMENT (SET)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP STAMPED "DALE AND ASSOCIATES"
PUDAE	PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
PROPERTY LINE	
OVERHEAD UTILIITES	OH
WATER LINE	W
SANITARY LINE	SA
GAS LINE	G
CONCRETE	

DEED REFERENCE TO: CYPRESS HOMES LLC
RECORD: BOOK 8797, PAGE 126, R.O.W.C., TENNESSEE

PLAT REFERENCE LOTS 8, 11 ON WILLIAMSON SQUARE RESUBDIVISION OF LOT 9 FINAL PLAT REV. 5
RECORD: PLAT BOOK 66, PAGE 149, R.O.W.C., TENNESSEE

TAX MAP REFERENCE BEING PARCELS 6.01, & 6.05 ON TAX MAP 079G

Area Table					
Area	Acres	Sq. Feet	Area	Acres	Sq. Feet
Lot 8	0.80	34670.76	Lot 29	0.06	2551.27
Lot 11	7.53	327981.69	Lot 30	0.06	2551.27
Lot 12	0.06	2617.33	Lot 31	0.06	2551.28
Lot 13	0.06	2609.69	Lot 32	0.06	2551.28
Lot 14	0.06	2602.15	Lot 33	0.06	2551.28
Lot 15	0.06	2608.68	Lot 34	0.06	2551.28
Lot 16	0.06	2618.43	Lot 35	0.06	2551.28
Lot 17	0.06	2612.43	Lot 36	0.06	2551.28
Lot 18	0.06	2606.43	Lot 37	0.06	2551.28
Lot 19	0.06	2551.28	Lot 38	0.06	2551.28
Lot 20	0.06	2551.27	Lot 39	0.06	2551.28
Lot 21	0.06	2551.27	Lot 40	0.06	2551.28
Lot 22	0.06	2551.27	Lot 41	0.06	2551.28
Lot 23	0.06	2551.27	Lot 42	0.06	2551.28
Lot 24	0.06	2551.27	Lot 43	0.06	2551.28
Lot 25	0.06	2551.28	Lot 44	0.06	2551.27
Lot 26	0.06	2551.28	Lot 45	0.06	2551.27
Lot 27	0.06	2551.28	Lot 46	0.06	2551.28
Lot 28	0.06	2551.27	Total Area	10.38	452362.28





50 0 50 100 150

Scale 1" = 50'

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City of Franklin — Date

Williamson County Emergency Management Agency

Date

STEVEN C. MATTHEWS — REGISTERED LAND SURVEYOR XVI — AGRICULTURE COMMERCE — 8/4/22 — TENNESSEE NO. 2352

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P.O. Box 682447
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Supt. Water and Sewer Franklin, Tennessee

Date

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Director, Streets Department
City of Franklin, Tennessee

Date

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Secretary Franklin Municipal Planning Commission — Date

Rev: August 4, 2022 R1

Date: June 24, 2022

FINAL PLAT

WILLIAMSON SQUARE
Resubdivision of Lots 8 & 11
FINAL PLAT, REVISION 6

9th CIVIL DISTRICT
SCALE 1"=100'
CLOSURE>1:10,000

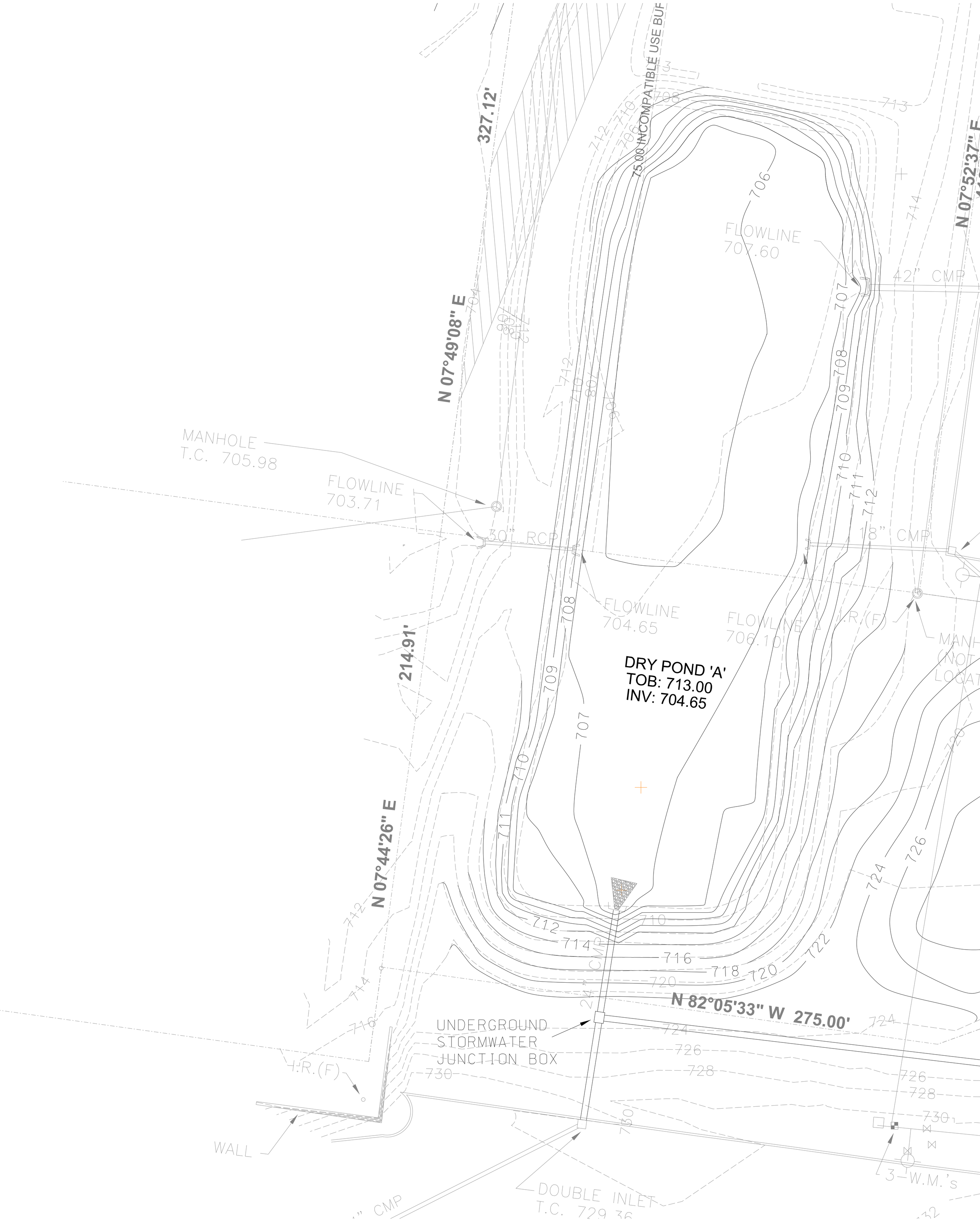
TOTAL ACRES OF AFFECTED PROPERTY = 10.39
TOTAL LOTS= 37

City of Franklin Project# 7924

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 12017

Sheet 2 of 2


327.12'
N 07°49'08" E
214.91'
N 07°44'26" E
N 82°05'33" W 275.00'
75.00 INCOMPATIBLE USE BUF
DRY POND 'A'
TOB: 713.00
INV: 704.65
FLOWLINE
707.60
FLOWLINE
704.65
FLOWLINE
706.10
MANHOLE
T.C. 705.98
FLOWLINE
703.71
30" RCP
42" CMP
18" CMP
UNDERGROUND
STORMWATER
JUNCTION BOX
DOUBLE INLET
T.C. 729.36
H.R.(F)
WALL
3—W.M.'S
706
707
708
709
710
711
712
713
714
716
718
720
722
724
726
728
730